



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: AUGUST 15, 2024

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR SAINT ANDREWS GARTH PHASE 2 LOTS 11-18, 29-35

FILE NUMBER: PD24-0114

The City Engineering Department has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Saint Andrews Garth Phase 2 Lots 11-18, 29-35. The estimate is for the amount of \$70,834.50. The remaining improvements is the completion of sidewalk construction. A letter of credit from the developer will be submitted to the City for the amount matching that estimate.

The Irrevocable Letter of Credit will state that the improvements will be completed on or before the Performance Date, which will be set to May 31st, 2025 and expiration date of August 31th, 2025.

Staff recommends approval of the Irrevocable Letter of Credit in the amount of \$70,834.50 as calculated by the City Engineering Division, to cover all remaining improvements for Saint Andrews Garth Phase 2 Lots 11-18, 29-35.

**BOND ESTIMATE
St. Andrews Garth Ph. 2**

FILE NO. 2021-D32

August 6, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
19	1,600	S.F.	6" Sidewalk, 5' Wide - Driveway Crossings w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 32,000.00
20	2,390	S.F.	4" Sidewalk, 5' Wide w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 29,875.00
				SUBTOTAL	\$ 61,875.00
CONTINGENCIES (6%)					\$ 3,712.50
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 5,247.00
				TOTAL	\$ 70,834.50

August 6, 2024

Date



**Garret Burton
Civil Engineer I
City of Kingsport**



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THIS MAP CAN NOT BE USED FOR ANY OTHER PURPOSE THAN IS IN INTENDED ON THIS DATE

LOT	ACRES
# 11	0.130 AC.
# 12	0.098 AC.
# 13	0.103 AC.
# 14	0.110 AC.
# 15	0.126 AC.
# 16	0.136 AC.
# 17	0.112 AC.
# 18	0.111 AC.
# 29	0.160 AC.
# 30	0.166 AC.
# 31	0.184 AC.
# 32	0.166 AC.
# 33	0.148 AC.
# 34	0.134 AC.
# 35	0.168 AC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00	44.76	44.60	N24°34'15"E
C2	92.63	36.51	36.27	N27°18'42"E
C3	92.63	1.10	1.10	N38°56'31"E
C4	425.00	48.87	48.84	N35°59'15"E
C5	425.00	48.75	48.72	N29°24'27"E
C6	425.00	38.53	38.52	N23°31'27"E
C7	75.00	35.07	34.75	N34°19'20"E
C8	50.00	39.49	38.47	N35°10'18"E
C9	50.00	35.76	35.00	N07°56'27"W
C10	50.00	35.76	35.00	N48°54'56"W
C11	50.00	35.76	35.00	S89°53'24"E
C12	50.00	35.76	35.00	N49°08'07"E
C13	50.00	38.91	37.94	S06°21'09"W
C14	75.00	35.58	35.25	N07°20'08"E
C15	375.00	16.10	16.09	S22°09'23"W
C16	375.00	73.03	72.91	S28°57'53"W
C17	375.00	31.01	31.00	N36°54'45"E
C19	142.63	49.35	49.10	N29°22'14"E
C20	142.63	8.55	8.55	S17°44'25"W
C21	100.00	50.78	50.24	N30°34'09"E
C22	150.00	31.41	31.35	S39°07'06"W

LINE	BEARING	DISTANCE
L1	S36°47'16"E	54.12
L2	S50°43'06"E	80.74
L3	S50°43'06"E	85.96
L4	S50°43'06"E	90.80
L5	S50°50'00"E	96.45
L6	N69°04'24"W	95.03

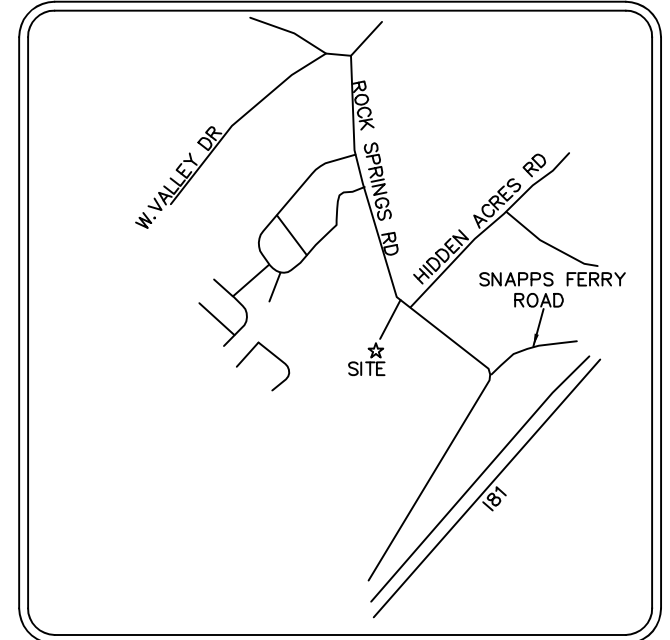
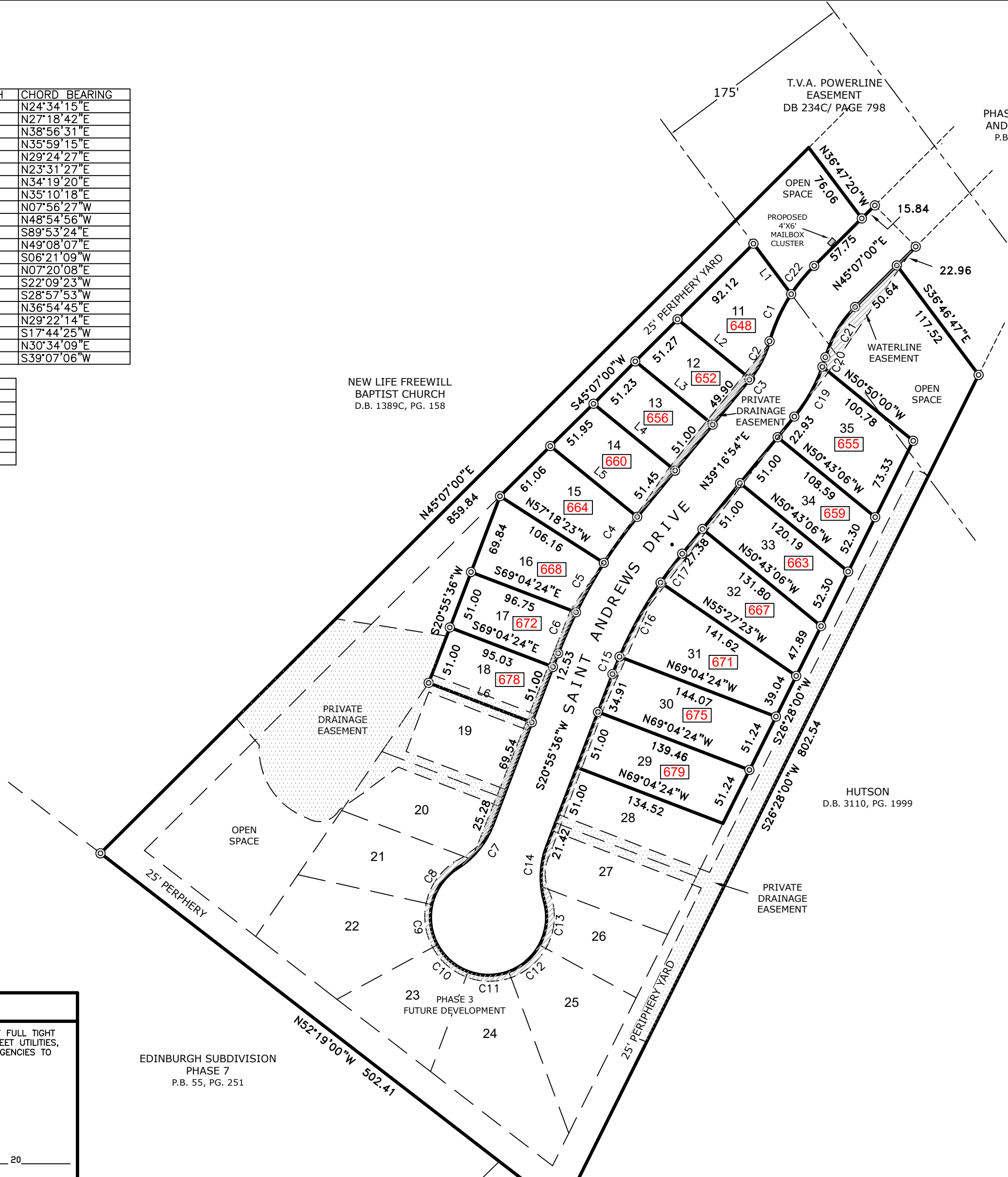
DENSITY CALCULATIONS

TOTAL ACRES: 6.947
 OPEN SPACE: 2.247 AC (32.3%)
 NEW ROAD ACRES: 0.932 AC

PHASE 2: ACRES/LOTS: 2.052/15 (13.7%)
 FUTURE PHASE 3: ACRES/LOTS 1.714/10 (17.1%)

NOTES:

- NORTH BASED ON REFERENCED PLAT.
- PROPERTY IS ZONED PD
- 25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- JOB NO. 19-11502
- ACAD FILE 19-11502 TS DESIGN (S.A.G.).DWG
- PERIMETER BOUNDARY TAKEN FROM REFERENCED DEED.
- TAX MAP 119 PARCEL 15.20
- DEED REFERENCE: D.B 3310, PG. 1695.
- PLAT REFERENCE: P.B. 53, PG. 319
- I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.



LOCATION MAP
N.T.S.



<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY (G) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS DR. (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED</p> <p>_____, 20_____ CITY ENGINEER</p>	<p>GOVERNMENT AND UTILITY ACCESS</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL TIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.</p> <p>_____, 20_____ OWNER</p>
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<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN</p> <p>_____, 20_____ KINGSPORT AUTHORIZING AGENT</p>

<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>_____, 20_____ KINGSPORT AUTHORIZING AGENT</p>
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<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>_____, 20_____ TRAFFIC ENGINEERING MANAGER</p>
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<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>_____, 20_____ CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>
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<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>_____, 20_____ REGISTERED SURVEYOR</p>

<p>MAINTENANCE OF COMMON OPEN SPACE</p> <p>THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.</p> <p>_____, 20_____ OWNER</p>
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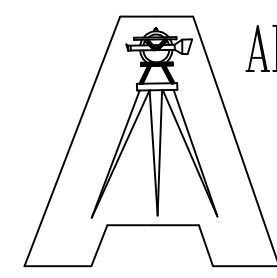
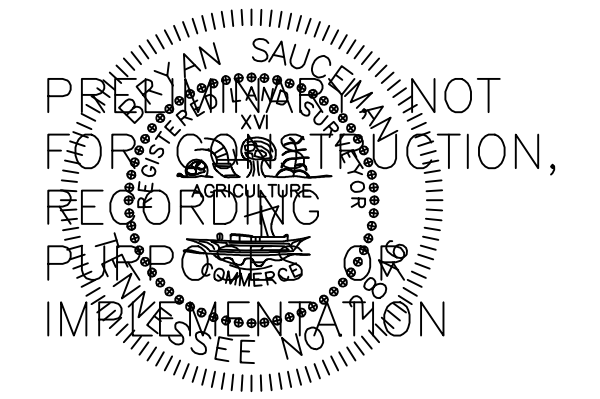
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>_____, 20_____ OWNER</p>

<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>_____, 20_____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>

SAINT ANDREWS GARTH PH. 2, LOTS 11-18, 29-35	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES _____ 6.947	TOTAL LOTS _____ 15
ACRES NEW ROAD _____ 0.932	MILES NEW ROAD _____ 0.14
OWNER <u>TODD STEVENS</u>	CIVIL DISTRICT <u>13TH</u>
SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u>	CLOSURE ERROR <u>1:10,000</u>
SCALE 1"=80'	

EDINBURGH SUBDIVISION
PHASE 7
P.B. 55, PG. 251

LEGEND
 AC. ACRES
 P.B. PLAT BOOK
 D.B. DEED BOOK
 PG. PAGE
 [123] 911 ADDRESS
 N.T.S. NOT TO SCALE



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 392-8896
 E-MAIL: bsauceman@alleyassociates.com

IRREVOCABLE LETTER OF CREDIT



8/8/2024

City Treasurer
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: Saint Andrews Garth PH.2, Lots 11-18, 29-35
Letter of Credit

At the request of Todd Stevens, First Horizon Bank hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of \$70,834.50 to secure the Account Party's obligation to construct certain sidewalk improvements at Saint Andrews Garth PH.2, Lots 11-18, 29-35 subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before 5/31/2025 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. 8/31/2025, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before 5/31/2025, you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

First Horizon Bank

By: _____

A handwritten signature in black ink, appearing to read 'Artie Hall', written over a horizontal line.

Artie Hall
Banking Officer