



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: AUGUST 17TH, 2023

SUBJECT: CASH BOND FOR CHEROKEE BEND PHASE II

FILE NUMBER: 2021-103-00004

The City Engineering Division has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Cherokee Bend Phase II. The estimate is for the amount of \$819.00. A cash deposit from the developer has been made to the City for the amount matching that estimate. The remaining improvements have been completed and staff recommends releasing the bond.

All improvements have been satisfied and staff sees no need to keep this cash bond.

Staff recommends releasing the cash deposit in the amount of \$819.00, as calculated by the City Engineering Division, since all remaining improvements have been made.

ENGINEERS ESTIMATE
Cherokee Bend Phase 2

FILE NO. 2018-D17

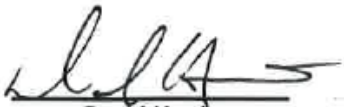
August 4, 2023

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
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Sidewalk

1	20	LF	6" Concrete Sidewalk (5'-6" wide)	\$ 7.45	\$ 819.00
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TOTAL	\$	819.00
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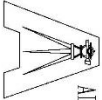
David Harris
Civil Engineer I
City of Kingsport

August 4, 2023

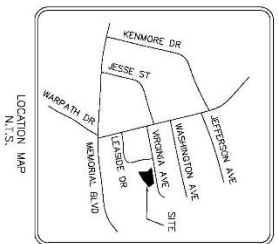
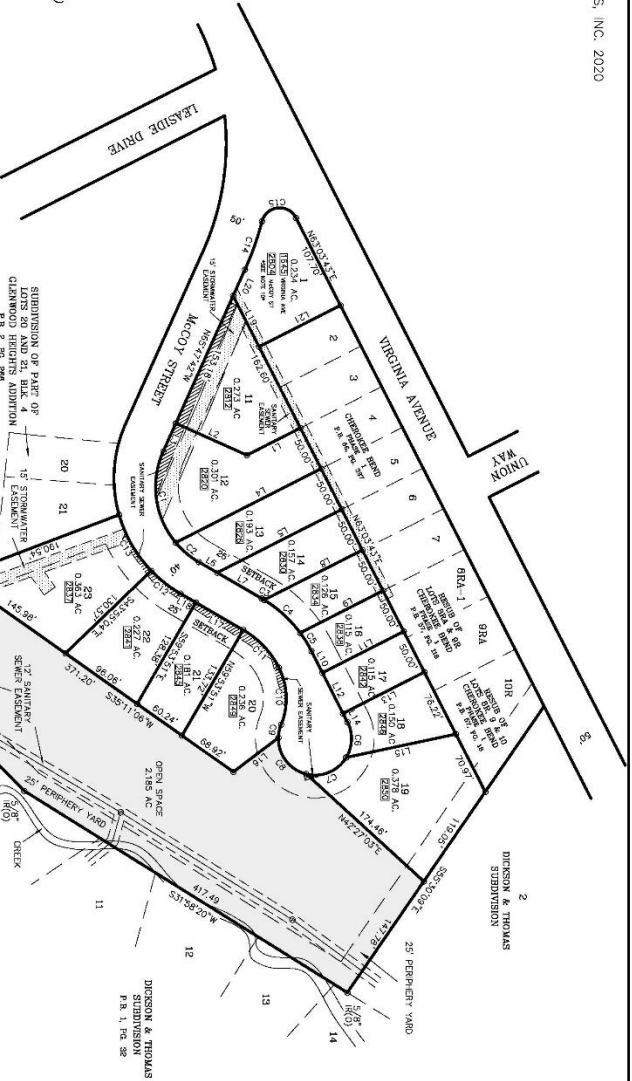
Date



LEGEND
IRON ROD(GOLD)
D.B.
DEED BOOK
P.B.
PLAT BOOK
N.T.S.
NOT TO SCALE
AC
723
911 ADDRESS



ALLEY & ASSOCIATES, INC.
SURVEYORS
240 E. MAIN STREET
KINGSPORT, TENNESSEE 37660
TEL: 615.326.3800
F: 615.326.3801
E: WLL@alleyandassociates.com



CHORD TABLE		
CHORD BEARING	LENGTH	CHORD
C1	86.24	1.0628
C2	86.24	1.0628
C3	86.24	1.0628
C4	86.24	1.0628
C5	86.24	1.0628
C6	86.24	1.0628
C7	86.24	1.0628
C8	86.24	1.0628
C9	86.24	1.0628
C10	86.24	1.0628
C11	86.24	1.0628
C12	86.24	1.0628
C13	86.24	1.0628
C14	86.24	1.0628
C15	86.24	1.0628

LINE TABLE		
LINE BEARING	LENGTH	LINE
L1	86.24	1.0628
L2	86.24	1.0628
L3	86.24	1.0628
L4	86.24	1.0628
L5	86.24	1.0628
L6	86.24	1.0628
L7	86.24	1.0628
L8	86.24	1.0628
L9	86.24	1.0628
L10	86.24	1.0628
L11	86.24	1.0628
L12	86.24	1.0628
L13	86.24	1.0628
L14	86.24	1.0628
L15	86.24	1.0628
L16	86.24	1.0628
L17	86.24	1.0628
L18	86.24	1.0628
L19	86.24	1.0628
L20	86.24	1.0628
L21	86.24	1.0628

- NOTES:
- 1) NORTH BASED ON SURVEYED "AS SHOWN" IN PLAT BOOK 38, PAGE 18.
 - 2) PROPERTY IS ZONED PD.
 - 3) 25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY.
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EFFECTIVE DATE SEPTEMBER 29, 2005 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 5) JOB NO. 18-11104 SHELBY DR.
 - 6) TAX MAP 62A "W" PART OF PARCEL 23.
 - 7) DEED REFERENCES: D.B. 2396C, PG. 706.
 - 8) HERBERT GARNER PLAT THIS IS A CANTONMENT SURVEY.
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) LOT 1 PHASE 1 IS ADDED TO THIS PLAT TO ELIMINATE A 15' STRIP WATER EASEMENT NO. 1001.007.

LOTS 1, PHASE 1 &

CHEROKEE BEND PHASE 2

KINGSPORT REGIONAL PLANNING COMMISSION				
TOTAL ACRES	5.24	TOTAL LOTS	14	
ACRES NEW ROAD	0.002	MILES NEW ROAD	0.008	
OWNER	SCH-001 H205E, L.L.C. et al		CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.		CLOSURE ERROR	1:10,000
SCALE 1"=80'				
<div><div><div>100'</div><div>50'</div><div>0</div><div>50'</div><div>100'</div></div></div>				