



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 15TH, 2023

**SUBJECT: IRREVOCABLE LETTER OF CREDIT RELEASE FOR WEST PARK
DEVELOPMENT LOT 9**

FILE NUMBER: 2021-201-00010

The City currently holds an Irrevocable Letter of Credit for the West Park Development Lot 9. This letter of credit totals \$29,428.24 and is to cover the cost of the remaining improvements. The developer is no longer required to have the Irrevocable Letter of Credit because the new subdivided recorded plat encompasses the improvement area in the new lot extension. Therefore, they no longer have any remaining improvements.

All improvements have been satisfied and staff sees no need to keep this Irrevocable Letter of Credit.

Staff Recommends releasing this Irrevocable Letter of Credit in the amount of \$29,428.24, as calculated by the City Engineering Division, since all remaining improvements have been made.

BOND ESTIMATE
West Park Lot 9 - 25' Aisle Continued

FILE NO. 2020-D2

April 4, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 4,904.71	\$ 4,904.71
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
3	1	LS	Erosion Control	\$ 5,000.00	\$ 5,000.00
Paving					
4	158	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 24.72	\$ 3,914.16
5	51	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 127.52	\$ 6,484.52
6	24	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$ 3,581.08
Curbing					
7	32	LFT	6" Detached Curb (TDOT RP-VC-10)	\$ 16.78	\$ 543.77
				TOTAL	\$ 29,428.24


Dave Harris
Civil Engineer I
City of Kingsport

April 4, 2022
Date

NOTE #1: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE THE SURVEYOR MAKES NO WARRANTIES, STATISTICS AND CONDITIONS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2: THE LOT AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. EFFECTIVE DATE JULY 03, 2006

NOTE #3: ALL FUTURE CONSTRUCTION HEREON MUST COMPLY WITH THE STANDARDS OF THE APPLICABLE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #4: THE LOT AS SHOWN HEREON HAS PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

NOTE #5: 7 1/2' UTILITY AND DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES.

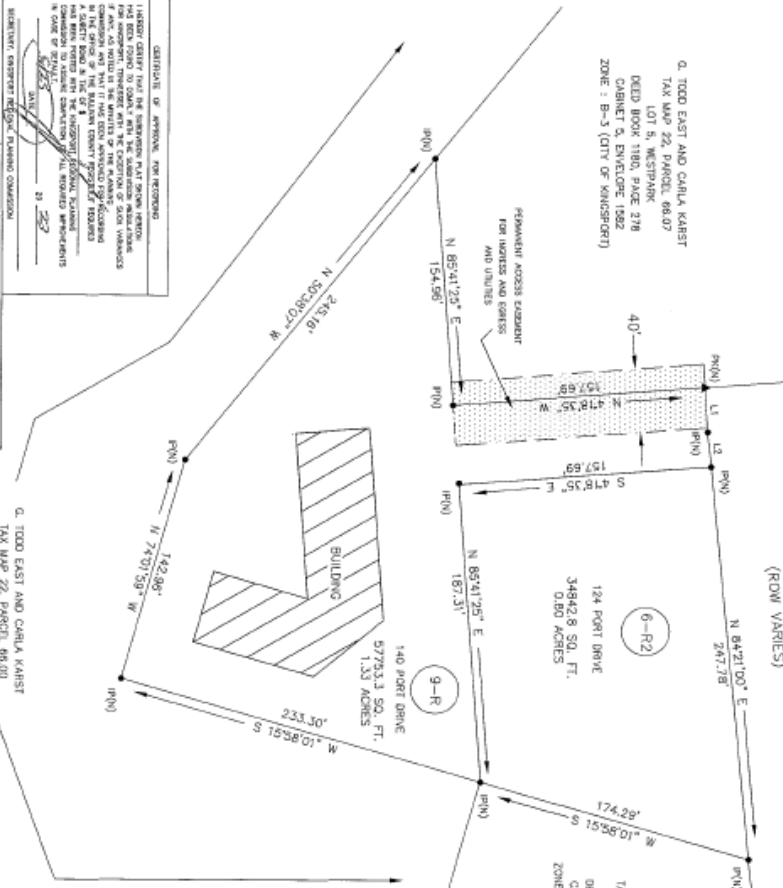
NOTE #6: ZONE B-3

NOTE #7: BUILDING SETBACKS - FRONT - 30'
REAR - 30'
SIDE - 0'

Map Cabinet 5
Envelope 2251

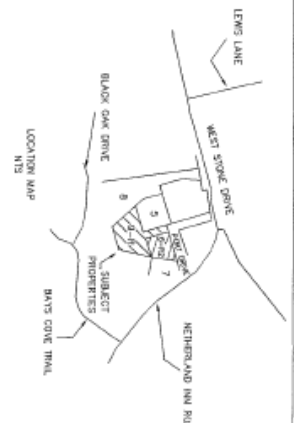


23003184
DAVID W. DAVIS
REGISTERED PROFESSIONAL SURVEYOR
NO. 4034
13209 W. 25th Street
Charlotte, NC 28217
704.768.2111
WWW.DAVISLANDSURVEYING.COM
JUDY KIRKPATRICK
REGISTERED PROFESSIONAL SURVEYOR
NO. 4034



LINE	BEARING	DISTANCE
1-2	N 85°41'25\"/>	

MAP CABINET 4, ENVELOPE 1419-A



I HEREBY CERTIFY THAT THIS IS A CATEGORY \"A\" SURVEY AND THAT THE SURVEYING WAS DONE IN COMPLIANCE WITH THE TENNESSEE STANDARD PRACTICE OF SURVEYING.

DAVID W. DAVIS
TENN. REG. NO. 1573

CHARACTER OF CONVEYOR AND RECEIVING PARTY

I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PART HEREIN DESCRIBED. I HAVE BEEN ADVISED BY THE CONVEYOR AND RECEIVING PARTY OF THE NATURE AND EXTENT OF THE INTEREST BEING CONVEYED AND I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS INSTRUMENT, INCLUDING ALL RIGHTS, OBLIGATIONS AND RESTRICTIONS THEREON, AND I HEREBY AGREE TO ACCEPT THE SAME.

DATE: 5/23/23
NAME: Judy Kirkpatrick

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CHARACTER OF APPROVAL, NON-RECORDING

I HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN PREPARED BY A PROFESSIONAL SURVEYOR AND I HAVE REVIEWED IT AND I AM Satisfied THAT IT ACCURATELY REPRESENTS THE INTENT OF THE PARTIES HERETO AND THAT THE SAME IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.

DATE: 5/23/23
NAME: David W. Davis

CHARACTER OF APPROVAL, NON-RECORDING

I HEREBY CERTIFY THAT THE PART HEREIN DESCRIBED IS A PERMANENT ACCESS EASEMENT FOR THE USE OF THE ROADWAY AND I AM Satisfied THAT THE SAME IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.

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