



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: APRIL 20TH, 2023

**SUBJECT: IRREVOCABLE LETTER OF CREDIT RELEASE FOR WEST PARK
DEVELOPMENT LOT 5**

FILE NUMBER: 2021-201-00012

The City currently holds an Irrevocable Letter of Credit for the West Park Development Lot 5. This letter of credit totals \$14,118.00 and is to cover the cost of the remaining improvements. Those improvements have been completed and staff recommends releasing the bond.

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 \$14,118.00, as calculated by the City Engineering Division, since all remaining improvements have been made.

BOND ESTIMATE
West Park Lot 5 - 25' Aisle Continued

FILE NO. 2018-D20

April 4, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 5,000.00	\$ 5,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 2,000.00	\$ 2,000.00
3	1	LS	Erosion Control	\$ 4,000.00	\$ 4,000.00
Paving					
4	14	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 24.72	\$ 338.26
5	8	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 127.52	\$ 1,000.70
6	12	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$ 1,768.43
TOTAL				\$	14,118.00


Dave Harris
Civil Engineer I
City of Kinasport

April 4, 2022

Date

NOTE #1: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EXISTING EASEMENTS AND CONVEYANCES THAT SUCH A REPORT MIGHT REVEAL.

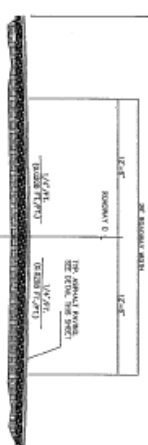
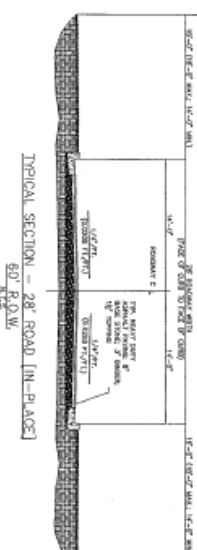
NOTE #2: THE LOT AS SHOWN HEREON IS NOT IN A SPECIAL MAZDA ZONE. REFERENCE ZONE "C" ON FLOOD INSURANCE RATE MAP 4707200200 - EFFECTIVE DATE MAY 01, 2004.

NOTE #3: ALL FUTURE CONSTRUCTION HEREON MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION. THE LOT IS 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.

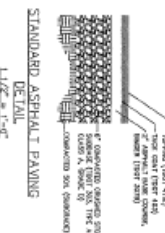
NOTE #5: ZONE B-3

NOTE #6: BUILDING SETBACKS - FRONT - 20' SIDE - 10' REAR - 0'



Map Cabinet 5
Envelope 1582

10094961	
TYPICAL SECTION	28' ROAD (IN-PLACE)
TYPICAL SECTION	25' ASIDE
TYPICAL SECTION	25' ASIDE
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HOLSTON ORDINANCE WORKS
TAX MAP 22, PARCEL 66.01
DEED BOOK 90, PAGE 465

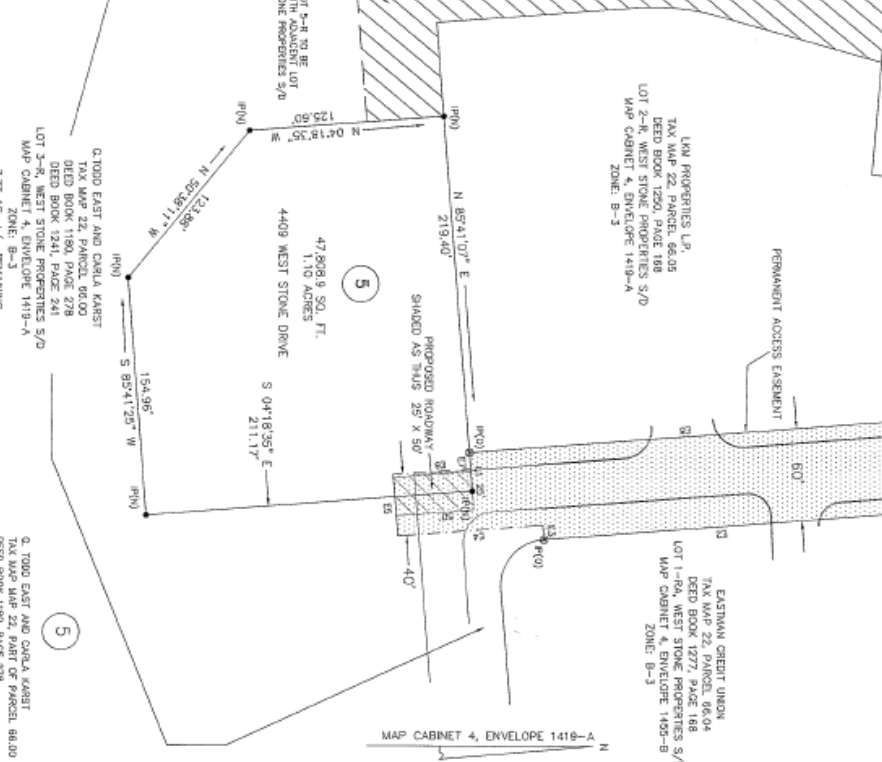


PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
E1	N 85°10' E	251.9
E2	N 85°10' E	251.9

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 85°10' E	251.9
E2	N 85°10' E	251.9
E3	N 85°10' E	251.9
E4	N 85°10' E	251.9
E5	N 85°10' E	251.9
E6	N 85°10' E	251.9
E7	N 85°10' E	251.9
E8	N 85°10' E	251.9
E9	N 85°10' E	251.9
E10	N 85°10' E	251.9



WESTPARK - LOT 5

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E11	N 85°10' E	251.9
E12	N 85°10' E	251.9
E13	N 85°10' E	251.9
E14	N 85°10' E	251.9
E15	N 85°10' E	251.9
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E97	N 85°10' E	251.9
E98	N 85°10' E	251.9
E99	N 85°10' E	251.9
E100	N 85°10' E	251.9