



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAMUEL COOPER, PLANNER II

DATE: OCTOBER 15, 2026

SUBJECT: SUBDIVISION BOND FOR THE ARBOR PH. 2 RELEASE

FILE NUMBER: PD26-0109

During the September 17, 2026 planning commission meeting, the commission voted unanimously to approve the amendment to The Arbor Phase 2 final plat. This amendment removed the sidewalk from the residential lane cross-section that the developer did not originally have to include in their plans. Consequently, the associated bond that DR Horton supplied to cover their bond estimate for the construction of the sidewalk is no longer required.

The current subdivision bond has a performance date of March 18, 2027 with an expiration date of June 18, 2027.

Staff recommends approval for the release of DR Horton's Subdivision Bond in the amount of \$154,622.18.

Re-plat of The Arbor Phase 2

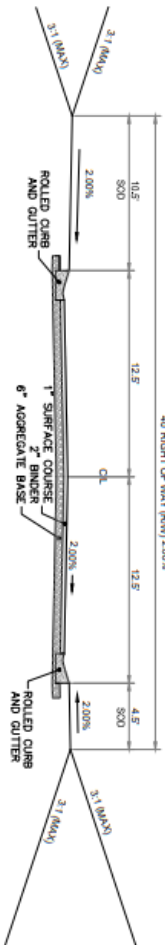
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REPLAT OF THE ARBOR - PHASE 2

RIVERBEND ROAD
KINGSPORT, TENNESSEE



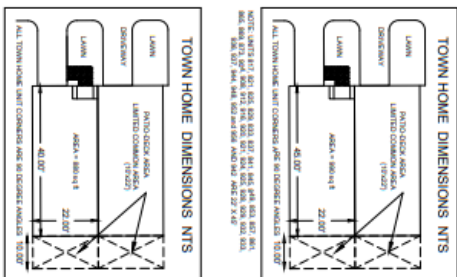
LOCATION MAP



RESIDENTIAL LANE SECTION
SCALE: NTS

SCALE: NTS

40' RIGHT OF WAY (ROW) 2.00%



SITE & ZONING DATA

OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC
367 HOG HOLLOW ROAD
JOHNSON CITY, TENNESSEE 37615

SITE ADDRESS: 1119 & 1120 RIVERBEND DRIVE

PRESENT ZONING: PROPERTY CURRENTLY ZONED PD
(CITY OF KINGSFORT)

PROPOSED ZONING: PD (CITY OF KINGSPORT)

A. SETBACKS:

PERIMETER - 25' BUFFER
FRONT YARD - N/A
REAR YARD - N/A
SIDE YARD - N/A

TAX PARCELS: SULLIVAN COUNTY - 2 PARCELS

SOUTH (S) - 082077H C00200

PROPOSED USE: 47 MULTI-FAMILY DWELLING UNITS (N+S)

PARKING SPACES: 2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE)

PROVIDED:

ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORD.

ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.

REPLAT OF THE ARBOR
PHASE 2 FINAL PLANNED DEVELOPMENT
 CITY OF KINGSFORD PLANNING COMMISSION

TOTAL ACRES <u>9.28</u>	TOTAL UNITS <u>47</u>
ACRES NEW ROAD <u>0.882</u>	MILES NEW ROAD <u>0.196</u>

OWNER LAND STAR DEVELOPMENT, LLC **CIVIL DISTRICT 11B**
SURVEYOR LARRY CLIBBERSON **CLOSURE ERROR 10.000**

SCALE 1"=60'  **DATE: 9-09-26**

Culbertson Surveying
 P.O. Box 190, Nickassville, VA 24271
 (276) 879-3093

Sheet 1 of 3

LEGEND

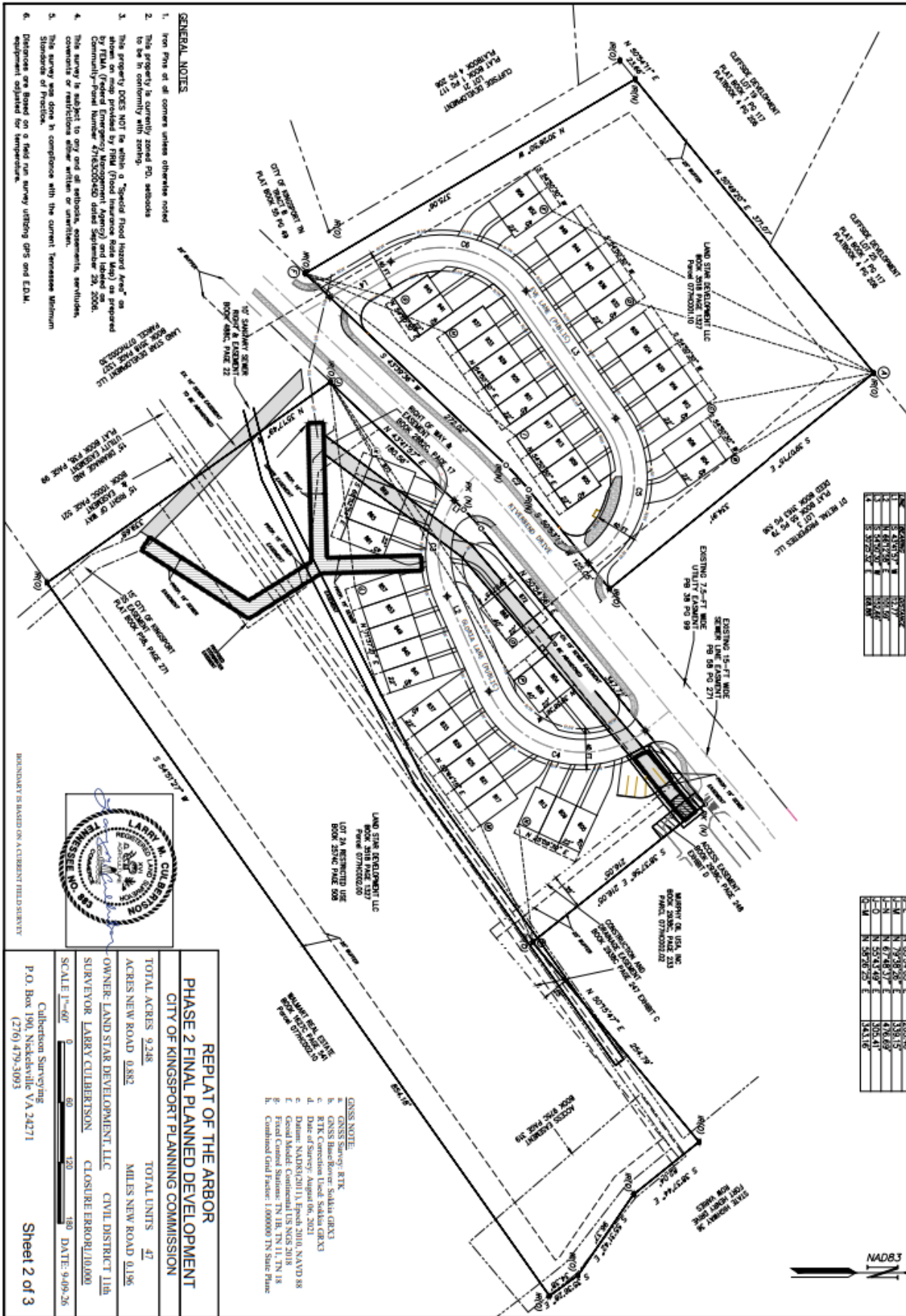
RTN = Iron Road Found
 RTN = Iron Road Set
 RTN = Point Not Set
 --- = Boundary Line
 --- = Adjoining Property Line

CORNER ELEVATIONS - HATCH LENGTH CORNER ELEVATION

STATION	ELEVATION	STATION	ELEVATION
1	250.00	11	250.00
2	250.00	12	250.00
3	250.00	13	250.00
4	250.00	14	250.00
5	250.00	15	250.00
6	250.00	16	250.00
7	250.00	17	250.00
8	250.00	18	250.00
9	250.00	19	250.00
10	250.00	20	250.00

BEARING

LINE	BEARING	LENGTH
1	S 89° 57' 30" E	15.50
2	S 89° 57' 30" E	15.50
3	S 89° 57' 30" E	15.50
4	S 89° 57' 30" E	15.50
5	S 89° 57' 30" E	15.50
6	S 89° 57' 30" E	15.50
7	S 89° 57' 30" E	15.50
8	S 89° 57' 30" E	15.50
9	S 89° 57' 30" E	15.50
10	S 89° 57' 30" E	15.50



- GENERAL NOTES**
1. Iron Pins at all corners unless otherwise noted.
 2. This property is currently zoned R1, which is to be in conformity with zoning.
 3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on maps provided by FEMA (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community-Plan Number 476000000 dated September 20, 2006.
 4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or unwritten.
 5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
 6. Distances are based on a field run survey utilizing GPS and EDM.



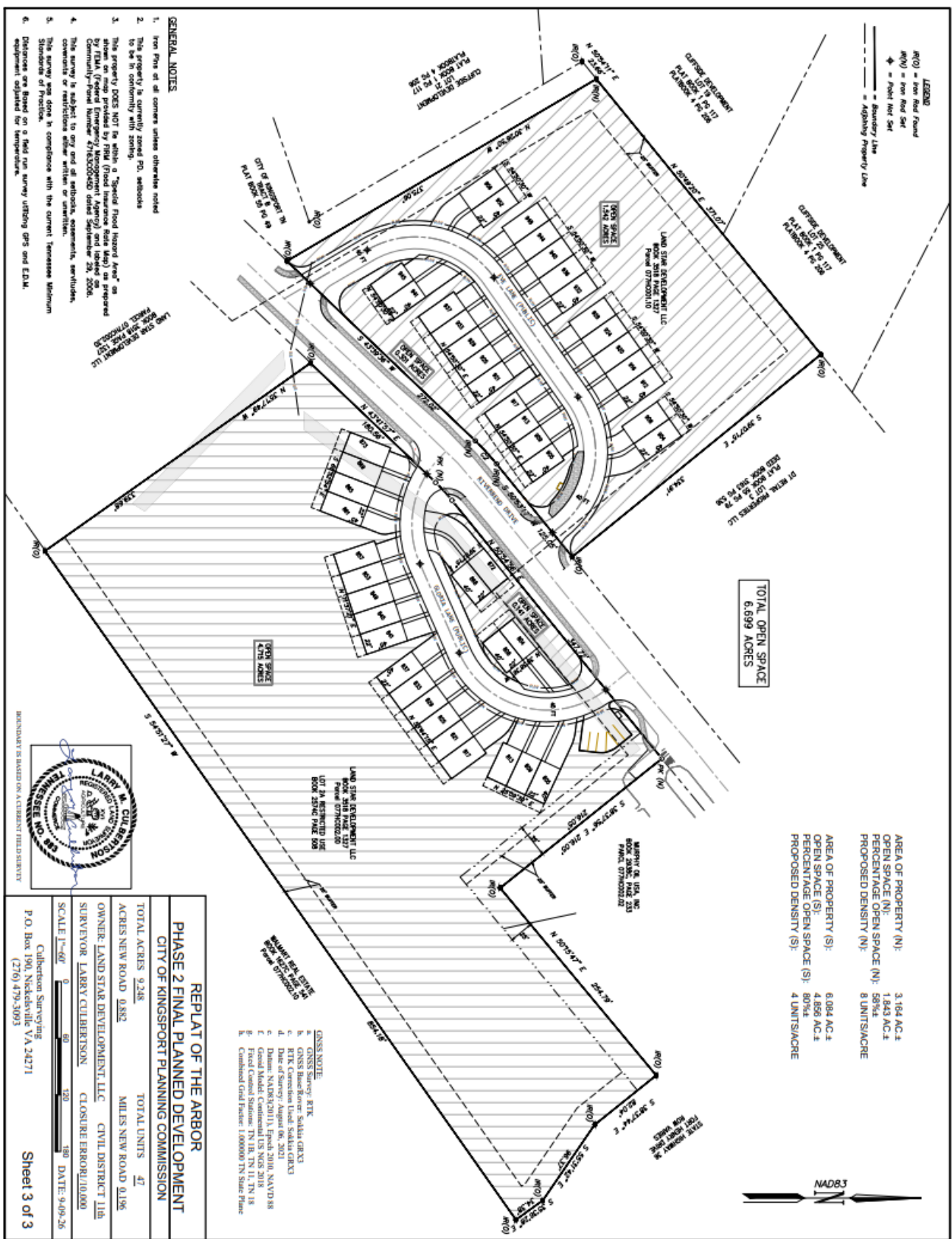
REPLAT OF THE ARBOR
PHASE 2 FINAL PLANNED DEVELOPMENT
CITY OF KINGSFORD PLANNING COMMISSION

TOTAL ACRES	9.248	TOTAL UNITS	47
ACRES NEW ROAD	0.882	MILES NEW ROAD	0.106
OWNER: LAND STAR DEVELOPMENT LLC	CIVIL DISTRICT 11B		
SURVEYOR: LARRY CULBERTSON	CLOSURE ERROR/10,000		

SCALE 1"=60' DATE: 9-09-26

Culbertson Surveying
 P.O. Box 190, Nashville, TN 37203
 (276) 479-3093

Sheet 2 of 3



LEGEND
R(0) = Iron Rod Found
R(N) = Iron Rod Set
+ = Metal Nail Set
--- = Boundary Line
--- = Adjoining Property Line

TOTAL OPEN SPACE
6.699 ACRES

AREA OF PROPERTY (N):	3.164 AC.±
OPEN SPACE (N):	1.843 AC.±
PERCENTAGE OPEN SPACE (N):	58%±
PROPOSED DENSITY (N):	8 UNITS/ACRE
AREA OF PROPERTY (S):	6.084 AC.±
OPEN SPACE (S):	4.856 AC.±
PERCENTAGE OPEN SPACE (S):	80%±
PROPOSED DENSITY (S):	4 UNITS/ACRE

- GROSS NOTE:
- a. GNSS Survey: RTK
 - b. GNSS Base-Station: SABLE GRX
 - c. RTK Correction: Local SABLE GRX
 - d. Date of Survey: August 06, 2021
 - e. Data Collection: 10 Hz, NAD 83
 - f. Control Station: US NGS 2018
 - g. Field Control Station: TN 18, TN 11, TN 18
 - h. Combined Grid Factor: 1.000000 TN State Plane

- GENERAL NOTES
1. Iron Pins at all corners unless otherwise noted
 2. This property is currently zoned R0, setbacks to be in conformity with zoning.
 3. This property DOES NOT include a "Special Flood Hazard Area" as shown on the Flood Insurance Rate Map (FIRM) (Flood Insurance Study) issued by FEMA (Federal Emergency Management Agency) and labeled as Community-Flood Number 2766200400 dated September 28, 2006.
 4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or unwritten.
 5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
 6. Distances are based on a field run survey utilizing GPS and EDM.



REPLAT OF THE ARBOR	
PHASE 2 FINAL PLANNED DEVELOPMENT	
CITY OF KINGSFORD PLANNING COMMISSION	
TOTAL ACRES: 9.248	TOTAL UNITS: 47
ACRES NEW ROAD: 0.882	MILES NEW ROAD: 0.106
OWNER: LAND STAR DEVELOPMENT, LLC	CIVIL DISTRICT: 116
SURVEYOR: LARRY CULBERTSON	CLOSURE ERROR: 0.000
SCALE: 1"=60'	DATE: 9-09-26
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	
Sheet 3 of 3	

SUBDIVISION BOND

Bond No. 016253147

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.

6 Sheridan Square, Suite 200 Kingsport, TN 37660

as Principal, and Liberty Mutual Insurance Company

authorized to do business in the State of TN, as Surety, are held and firmly bound unto

City Of Kingsport, TN

as Obligee, in the penal sum of One Hundred Fifty Four Thousand Six Hundred Twenty Two Dollars and Eighteen Cents

(\$ 154,622.18) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc.

has agreed to construct in The Arbors Phase 2

the following improvements: The Arbors Phase 2 - Sidewalk

All such improvements to be completed in accordance with approved subdivision plans, subdivision regulations and Kingsport Code of Ordinances.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 22nd day of June, 2026.

D.R. Horton, Inc.

By: *Elinoreen Dow*

Principal

Liberty Mutual Insurance Company

By: *Noah William Pierce*

Noah William Pierce

Attorney-in-Fact





POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint Noah William Pierce all of the city of Tampa state of FL its true and lawful attorney-in-fact, with full power and authority hereby conferred to sign, execute and acknowledge the following surety bonds, undertakings, recognizances, contracts of indemnity, and all other surety obligations related thereto, the execution of which shall be binding upon the Companies as if it had been duly signed and executed by its own officers:

Principal Name: D.R. Horton, Inc.
Obligee Name: City Of Kingsport, TN
Surety Bond Number: 016253147

Bond Amount: See Bond Form

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 22nd day of June, 2026.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 22nd day of June, 2026, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 22nd day of June, 2026.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary