



## MATERIALS AGREEMENT SUMMARY

### Consideration of the City Manager to Sign all Documents Necessary to Enter into a Materials Agreement with TS Designs (Todd Stevens) Related to the St. Andrews Garth Phase 2 Development and to Appropriate the Funds

Date: February 3, 2023  
To: Chris McCartt, City Manager  
From: G. Burton/J. Williams

Project No.: 2021-D32  
ComDev No.: RESDEV21-0098

#### **Summary:**

In an effort to promote smart growth and infill development as well as encourage the new housing market within the Kingsport city limits, the City of Kingsport passed the Materials Agreement Policy as set forth in Resolution 2007-084. Developers have the opportunity to enter into an agreement with the City whereas the City furnishes the water and sewer materials for the developer's use within the developer's proposed subdivision. The developer would be responsible for posting a cash bond covering the cost of the materials that would be available for refund (minus sales tax) once the project is completed and has been approved by the City Engineer and the Regional Planning Commission.

Pursuant to the policy, TS Designs (Todd Stevens) has requested that the proposed St. Andrews Garth Phase 2 Development be allowed to participate in the materials agreement program. The total amount of the agreement is proposed at \$41,312.60 for a new development with 25 lots.

To date, including this development, the program has supported 1,425 new/proposed lots within the City of Kingsport.

#### **Attachments:**

1. Agreement
2. Cost Table
3. Location Maps
4. Utilities Plans
5. Development Chart

**MATERIALS AGREEMENT**

This AGREEMENT made and entered into on this 24th day of January, 2023, by and between Todd Stevens hereinafter "Developer", and the City of Kingsport, Tennessee, a municipal corporation, hereinafter "City".

WITNESSETH:

1. The Developer has subdivided a tract of land known as St. Andrews Garth Phase 2, and preliminary approval having been heretofore granted by the Planning Commission.
2. The plans for the proposed water and sewer line improvement of the subdivided property have been submitted to and approved by the City of Kingsport, City Engineer and will require 580 LFT of Waterline and 826 LFT of Sanitary Sewer Line to construct.
3. The estimated cost of the materials listed in paragraph 2 above is approximately \$41,312.60. The Developer will purchase this material from the City for use for construction pursuant to this contract only.
4. The Developer will install the lines according to City's specifications and will pay all costs for installation of all mains, valves, hydrants and other appurtenances, and will furnish the City "as built" drawings showing the cost lists of all pipe fittings, as well as their exact location.
5. The Developer, upon completion of the work and acceptance by the City, will tender to the City an instrument conveying unencumbered ownership of the lines and easement over and under the land where said lines are laid. Once this conveyance has been made and all the permits needed have been issued, all the inspections completed and passed, and all the payments have been made to the City by the Developer, the City will cause the said line to be connected to the main distribution line of the City.
6. The Developer will reimburse the City for any materials or engineering work required not covered by this agreement.
7. Prior to any reimbursement by the City to the Developer, the Developer will cause the property to be completely annexed into the corporate limits of the City.
8. The Developer will save the City harmless from any and all responsibility for laying any lines, etc., on or across any private premises not dedicated to public use.
9. The Developer will pay the City for the materials listed above and supplied by the City, and upon completion of the laying of water and sewer lines according to specification of and the plans approved by the City, and upon the Developer fully performing all the requirements contained in this agreement the City will reimburse the Developer for the amount paid to the City for the pipe purchased and used in the subdivision, less state and local sales tax.
10. The purpose of this agreement is to reimburse the Developer for 100% of cost of the water and sewer material, less state and local sales tax, with said materials being purchased from the City, and reimbursement for the cost of the materials being made to the Developer subject to the satisfactory completion of all terms of this agreement including complete annexation of the property into the corporate limits of the City.
11. It is understood that the Developer will do any and all ditching, laying of the pipelines, and any and all other work that may be necessary to meet the specifications of the City.
12. Any unused materials other than described in item number 12 acquired by the Developer from the City will be returned to the City and the costs of such material, if returned undamaged, will be credited to the Developer.

IN TESTIMONY WHEREOF, the parties hereto have unto set their hands and seal on this the day and year first above written.

Todd Stevens  
Developer

Chris McCart  
Chris McCart, City Manager

Approved as to form:  
Rodney B. Rowlett III  
Rodney B. Rowlett, III, City Attorney

Attest:  
Angela Marshall  
Angela Marshall, Deputy City Recorder



## Materials Agreement

Project: St. Andrews Garth Phase 2 (Re-Do)  
 Date: January 20, 2023  
 Developer: Todd Stevens

File No.: 2021-D32

| Water Line    |                             | Anticipated |      | Estimated    |             |
|---------------|-----------------------------|-------------|------|--------------|-------------|
| Item #        | Item Description            | Units       | U/M  | Price        | Total       |
| 41446         | 6" x 18' D.I. Pipe          | 580.00      | Ft.  | \$23.25      | \$13,485.00 |
| 42120         | 4' Bury Hydrant             | 1.00        | each | \$1,997.00   | \$1,997.00  |
| 42845         | 6" x 18" MJ Anchor Coupling | 1.00        | each | \$221.00     | \$221.00    |
| 42325         | 6" MJ Gate Valve            | 3.00        | each | \$936.65     | \$2,809.95  |
| 43032         | 6x6x6 Anchor Tee            | 1.00        | each | \$175.00     | \$175.00    |
| 42014         | 6x6x6 MJ Tee                | 1.00        | each | \$145.50     | \$145.50    |
| 41951         | 6" MJ D.I. Plug with 2" Tap | 1.00        | each | \$89.00      | \$89.00     |
|               |                             |             |      |              |             |
|               |                             |             |      |              |             |
|               |                             |             |      |              |             |
|               |                             |             |      |              |             |
| Building Code |                             |             |      |              |             |
|               | Receipt To:                 |             |      |              |             |
| Subtotal:     | <b>451-0000-208-1250</b>    |             |      |              | \$18,922.45 |
| Sales Tax:    | <b>451-0000-207-0201</b>    |             |      | 9.50%        | \$1,797.63  |
| Project #     | <b>WA2350</b>               |             |      | Water Total: | \$20,720.08 |
|               | Expense To:                 |             |      |              |             |
| Water Acct. # | <b>451-0000-605-9003</b>    |             |      |              |             |



## Materials Agreement

Project: St. Andrews Garth Phase 2 (Re-Do)  
 Date: January 20, 2023  
 Developer: Todd Stevens

File No.: 2021-D32

| <b>Sanitary Sewer</b> |                                  | Anticipated |        | Estimated    |             |
|-----------------------|----------------------------------|-------------|--------|--------------|-------------|
| Item #                | Item Description                 | Units       | U/M    | Price        | Total       |
| 45003                 | 8" x 14' SDR-35 gsktd Sewer Pipe | 59.00       | Joints | \$153.30     | \$9,044.70  |
| 45057                 | 8" x 6" Tee Wye gsktd Sewer      | 25.00       | each   | \$71.75      | \$1,793.75  |
| 45112                 | Manhole Frame & Covers JBS 1268  | 3.00        | each   | \$425.50     | \$1,276.50  |
|                       | Manhole Estimate                 | 1.00        | each   | \$6,691.00   | \$6,691.00  |
|                       |                                  |             |        |              |             |
|                       |                                  |             |        |              |             |
|                       |                                  |             |        |              |             |
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|                       |                                  |             |        |              |             |
| Building Code         |                                  |             |        |              |             |
|                       |                                  |             |        |              |             |
|                       | Receipt To:                      |             |        |              |             |
| Subtotal:             | <b>452-0000-208-1250</b>         |             |        |              | \$18,805.95 |
| Sales Tax:            | <b>452-0000-207-0201</b>         |             |        | 9.50%        | \$1,786.57  |
| Project #             | <b>SW2350</b>                    |             |        | Sewer Total: | \$20,592.52 |
|                       | Expense To:                      |             |        |              |             |
| Sewer Acct #          | <b>452-0000-606-9003</b>         |             |        |              |             |
| Grand Total:          |                                  |             |        |              | \$41,312.60 |



# ArcGIS Web Map



1/24/2023, 8:51:30 AM

Sullivan County Parcels 2021

- Lake\_Pond
- Parcel\_Conflict
- Parcels

Railroad\_ROW

- River
- Street\_ROW

Washington County Parcels 2020

- Lake\_Pond
- Parcel\_Conflict
- Parcels

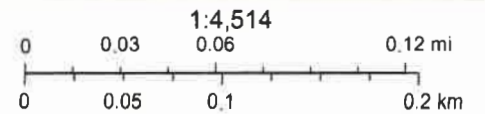
Railroad\_ROW

- River
- Street\_ROW

Kpt 911 Address

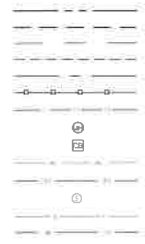
Streets

- Interstate
- Expressway
- Major Arterial



**LEGEND**

- PROPERTY LINE (THIS PROJECT)
- SETBACK - EASEMENT
- PROPERTY SETBACK
- STREET RIGHT-OF-WAY
- STREET CENTER LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED STORM SEWER PIPING
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED DOMESTIC WATER LINE



PROVIDE 12" EASEMENTS FOR ALL SANITARY SEWER LINES  
 6" SUBMANS, LATERALS AND APPURTENANCES  
 EASEMENTS SHALL CENTER ON INDICATED LINE LOCATIONS  
 AND ON EACH APPLICABLE LOT LINE

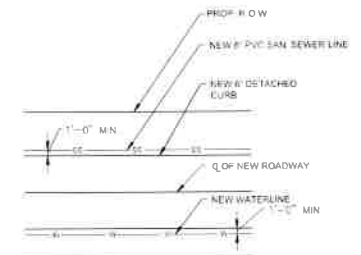
ALL SANITARY SEWER PIPING MATERIALS, BEDDING  
 AND APPURTENANCES SHALL BE STRICTLY IN  
 CONFORMANCE WITH CITY OF KINGSPORT, TENNESSEE  
 STANDARD PUBLIC WORKS SPECIFICATIONS

FOR SANITARY SEWER LINES OF SLOPE GREATER  
 THAN 18%, PROVIDE ANCHORS AT SPACINGS  
 INDICATED ON THIS PLAN IN ACCORDANCE WITH CITY  
 OF KINGSPORT STANDARDS AND SPECIFICATIONS

PROVIDE TYP CHECK DAMS AT UPSTREAM END OF ALL  
 MANHOLES TYP

ALL SANITARY SEWER LINES THIS SHEET ARE 6" PVC ALL  
 SUBMANS ARE 6" PVC

MAINTAIN 10" MIN HORIZONTAL SEPARATION BETWEEN  
 SANITARY SEWER LINES AND DOMESTIC WATER LINES

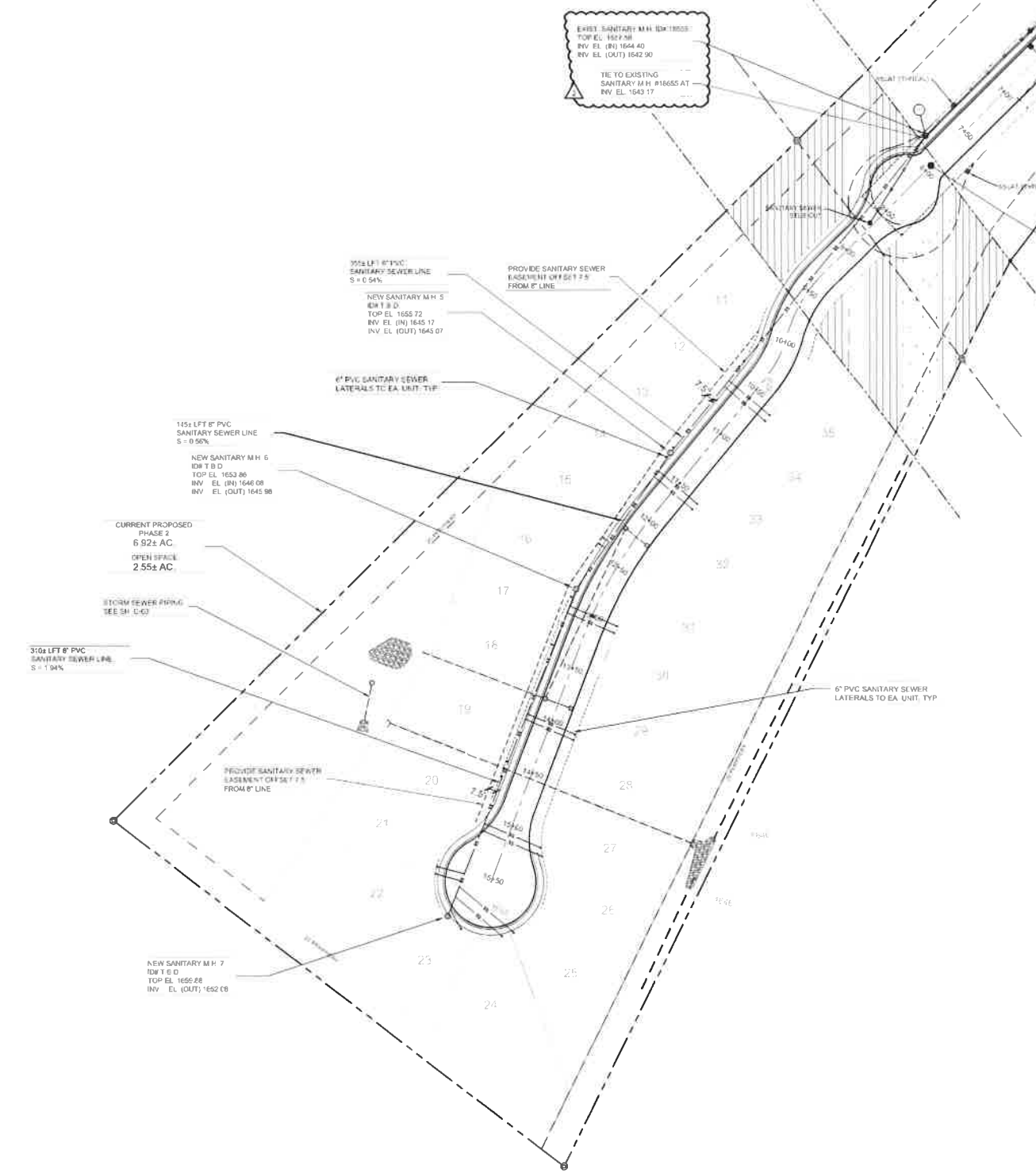


**TYP. SANITARY SEWER LINE AND WATERLINE LAYOUT**

NOTE:  
 ALL FLUSH CLEAN-OUTS DEPICTED IN PLAN ARE TO BE  
 PLACED WITHIN OR ON THE PUBLIC R.O.W. LINE. PLAN VIEW  
 DEPICTION FOR GRAPHICAL CLARITY ONLY

NOTE:  
 SITE PLAN INFORMATION INCLUDING LOT LAYOUT, ROADWAY  
 LAYOUT BY CARTER, CARR & ASSOCIATES. ALL SITE  
 SURVEY INFORMATION INCLUDING EXISTING TOPOGRAPHY  
 ALL PREVIOUS PHASES AS-BUILT SITE UTILITIES, ETC.  
 INFORMATION PROVIDED BY CARTER, CARR & ASSOCIATES

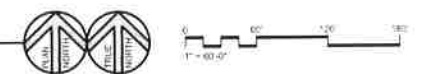
1. SANITARY SEWER PIPING TO BE ASTM 3034 CLASS PVC IN ACCORDANCE WITH THE CITY OF
2. PROVIDE TWO-WAY SANITARY SEWER CLEANOUTS AT EDGE OF EACH EASEMENT LINE  
 TWO-WAY FLUSH CLEANOUTS TO INCLUDE SIGMA 9" CAST IRON CLEANOUT (C9) PER
3. ALL 6" SANITARY SEWER LATERALS TO BE 4'-0" MIN DEPTH AT PROPERTY LINE TYP
4. THURST BLOCKING MUST BE DONE IN ACCORDANCE WITH CITY OF KINGSPORT  
 SPECIFICATIONS FOR REDUCTION FROM 6" AND LARGER LINES TO 2" LINE. BEFORE FINAL  
 PLAN IS SIGNED FOR SANITARY SEWER, FURNISH CITY OF KINGSPORT SEWER  
 DEPARTMENT AS-BUILT DRAWINGS OF ALL MANHOLE LOCATIONS AND LINE LOCATIONS  
 AND MEASUREMENTS IN AUTOCAD (.DGN) / DIGITAL FORMAT AND IN PDF FORMAT



| Manhole #    | MH Type  | MH Depth | Top Elev. | Invert In | Invert Out | Northing (Y) | Easting (X) | MH Connection # | Separation |
|--------------|----------|----------|-----------|-----------|------------|--------------|-------------|-----------------|------------|
| MH-4 (18555) | Exist    | 14.60    | 1657.50   | 1644.40   | 1642.50    | 785658.40    | 2978183.73  | 2-6" PVC        | 168.29'    |
| MH-5         | Standard | 10.64    | 1655.72   | 1643.17   | 1645.09    | 785412.92    | 2977955.65  | 2-6" PVC        | 176'       |
| MH-6         | Standard | 7.88     | 1653.86   | 1646.08   | 1645.98    | 785290.67    | 2977871.21  | 2-6" PVC        | 167'       |
| MH-7         | Standard | 7.80     | 1652.98   | N/A       | 1652.08    | 785000.00    | 2977755.78  | 1-8" PVC        | 0'         |

\* DEACTIVE EXISTING MANHOLE FROM PREVIOUS PHASE

**SANITARY SEWER PLAN**  
 SCALE: 1" = 60'



Phase II  
**St. Andrews Garth**  
 Kingsport, TN

**CRW**  
 Engineers  
 130 Regional Park Dr.  
 Kingsport, TN 37660  
 Phn (423) 349-7760  
 Fax (423) 349-7413  
 www.grinc.com

THIS DRAWING AS PREPARED  
 BY CARROLL WEST ARCHITECTS  
 SHALL BE USED FOR THE  
 SPECIFIC IDENTIFIED PROJECT  
 ONLY. THIS DRAWING IS THE  
 PROPERTY OF CARROLL WEST  
 ARCHITECTS AND SHALL BE  
 RETURNED UPON REQUEST.

| no. | date     | rev description       |
|-----|----------|-----------------------|
| 1   | 02-15-22 | ADDRESS CITY COMMENTS |
| 2   | 03-24-22 | ADDRESS CITY COMMENTS |



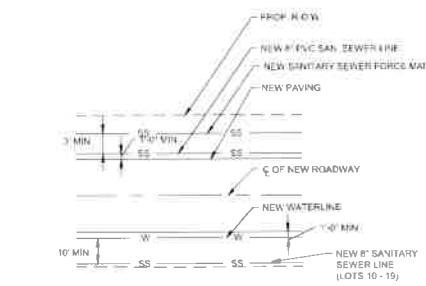
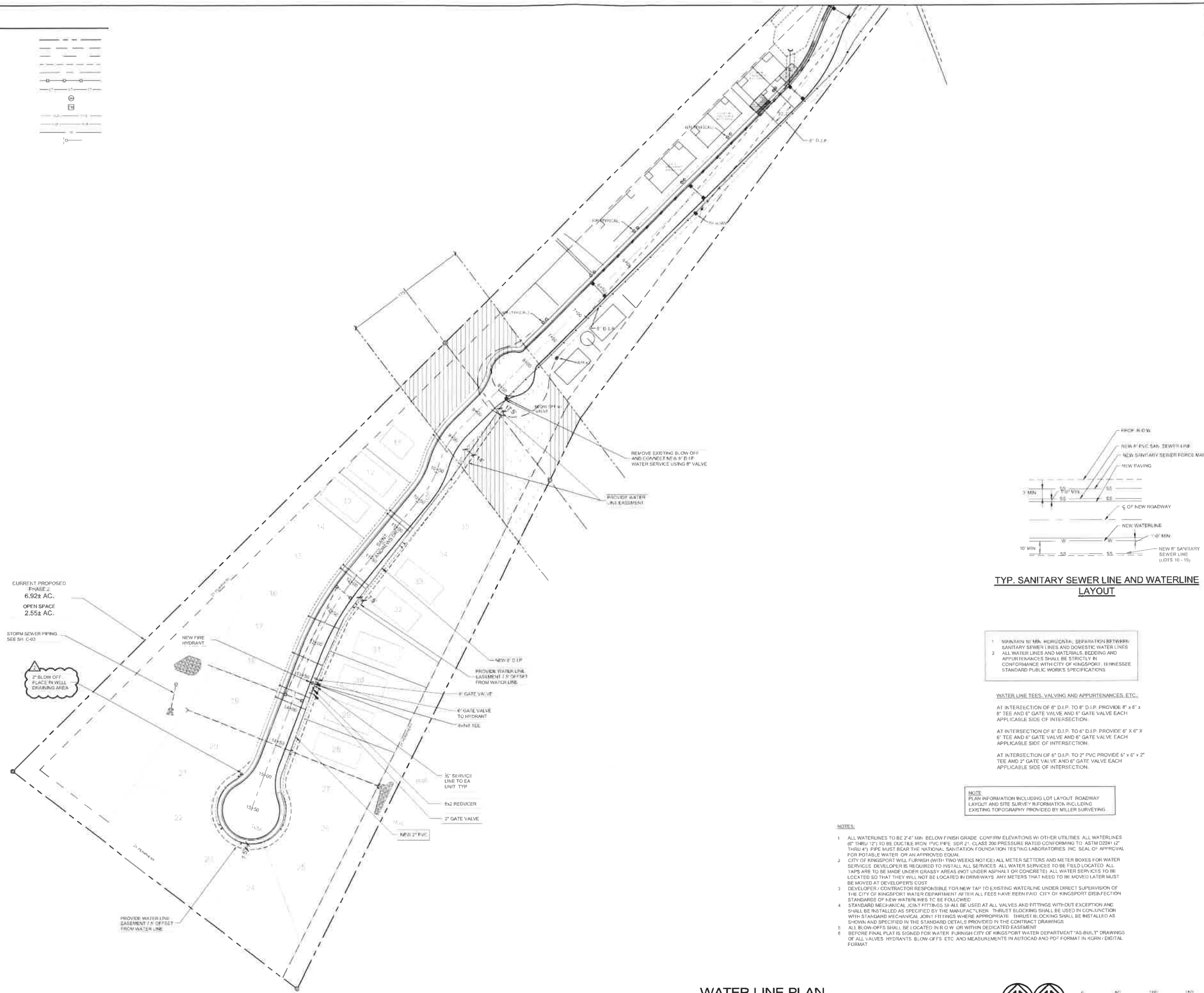
issued 10 DEC 2021  
 checked BWJ  
 drawn TE/SDW/BWJ  
 project no. 202191

SANITARY SEWER PLAN

**C-08**

**LEGEND**

- PROPERTY LINE (THIS PROJECT)
- SETBACK / EASEMENT
- PROPERTY SETBACK
- STREET RIGHT OF WAY
- STREET CENTER LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED STORM SEWER PIPING
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED DOMESTIC WATER METER



**TYP. SANITARY SEWER LINE AND WATERLINE LAYOUT**

- 1 MAINTAIN 10' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND DOMESTIC WATER LINES
- 2 ALL WATER LINES AND MATERIALS, BEDDING AND APPURTENANCES SHALL BE STRICTLY IN CONFORMANCE WITH CITY OF KINGSPORT, TENNESSEE STANDARD PUBLIC WORKS SPECIFICATIONS

**WATER LINE TEES, VALVING AND APPURTENANCES, ETC.:**

AT INTERSECTION OF 6" D.I.P. TO 6" D.I.P. PROVIDE 6" x 6" x 6" TEE AND 6" GATE VALVE AND 6" GATE VALVE EACH APPLICABLE SIDE OF INTERSECTION.

AT INTERSECTION OF 6" D.I.P. TO 6" D.I.P. PROVIDE 6" x 6" x 6" TEE AND 6" GATE VALVE AND 6" GATE VALVE EACH APPLICABLE SIDE OF INTERSECTION.

AT INTERSECTION OF 6" D.I.P. TO 2" PVC PROVIDE 6" x 6" x 2" TEE AND 2" GATE VALVE AND 6" GATE VALVE EACH APPLICABLE SIDE OF INTERSECTION.

**NOTE**  
PLAN INFORMATION INCLUDING LOT LAYOUT, ROADWAY LAYOUT AND SITE SURVEY INFORMATION INCLUDING EXISTING TOPOGRAPHY PROVIDED BY MILLER SURVEYING.

- NOTES:**
- 1 ALL WATERLINES TO BE 2'-6" MIN. BELOW FINISH GRADE. CONFIRM ELEVATIONS W/ OTHER UTILITIES. ALL WATERLINES (6" THRU 12") TO BE DUCTILE IRON (PVC PIPE, SDR 21, CLASS 200 PRESSURE RATED CONFORMING TO ASTM D2241 (2" THRU 4") PIPE MUST BEAR THE NATIONAL SANITATION FOUNDATION TESTING LABORATORIES, INC. SEAL OF APPROVAL FOR POTABLE WATER, OR AN APPROVED EQUAL.
  - 2 CITY OF KINGSPORT WILL FURNISH (WITH TWO WEEKS NOTICE) ALL METER SETTERS AND METER BOXES FOR WATER SERVICES. DEVELOPER IS REQUIRED TO INSTALL ALL SERVICES. ALL WATER SERVICES TO BE FIELD LOCATED. ALL TAPS ARE TO BE MADE UNDER GRASSY AREAS (NOT UNDER ASPHALT OR CONCRETE). ALL WATER SERVICES TO BE LOCATED SO THAT THEY WILL NOT BE LOCATED IN DRIVEWAYS. ANY METERS THAT NEED TO BE MOVED LATER MUST BE MOVED AT DEVELOPER'S COST.
  - 3 DEVELOPER / CONTRACTOR RESPONSIBLE FOR NEW TAP TO EXISTING WATERLINE UNDER DIRECT SUPERVISION OF THE CITY OF KINGSPORT WATER DEPARTMENT AFTER ALL FEES HAVE BEEN PAID. CITY OF KINGSPORT DISINFECTON STANDARDS OF NEW WATERLINES TO BE FOLLOWED.
  - 4 STANDARD MECHANICAL JOINT FITTINGS SHALL BE USED AT ALL VALVES AND FITTINGS WITH-OUT EXCEPTION AND SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER. THRUST BLOCKING SHALL BE USED IN CONJUNCTION WITH STANDARD MECHANICAL JOINT FITTINGS WHERE APPROPRIATE. THRUST BLOCKING SHALL BE INSTALLED AS SHOWN AND SPECIFIED IN THE STANDARD DETAILS PROVIDED IN THE CONTRACT DRAWINGS.
  - 5 ALL BLOW-OFFS SHALL BE LOCATED IN R.O.W. OR WITHIN DEDICATED EASEMENT.
  - 6 BEFORE FINAL PLAT IS SIGNED FOR WATER, FURNISH CITY OF KINGSPORT WATER DEPARTMENT "AS-BUILT" DRAWINGS OF ALL VALVES, HYDRANTS, BLOW-OFFS, ETC. AND MEASUREMENTS IN AUTOCAD AND PDF FORMAT IN KGRN / DIGITAL FORMAT.

CURRENT PROPOSED PHASE 2  
6.92± AC.  
OPEN SPACE  
2.55± AC.

STORM SEWER PIPING  
SEE SH C-03



NEW FIRE HYDRANT

PROVIDE WATER LINE EASEMENT 7' 6" OFFSET FROM WATER LINE

8" GATE VALVE

8" GATE VALVE TO HYDRANT

8" x 6" TEE

1/2" SERVICE LINE TO EA UNIT TYP

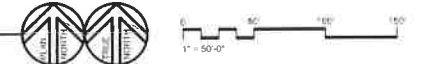
6x2 REDUCER

2" GATE VALVE

NEW 2" PVC

PROVIDE WATER LINE EASEMENT 7' 6" OFFSET FROM WATER LINE

**WATER LINE PLAN**  
SCALE: 1" = 50'



Phase II  
**St. Andrews Garth**  
Kingsport, TN



130 Regional Park Dr.  
Kingsport, TN 37660  
Phn (423) 349-7760  
Fax (423) 349-7413  
www.grcnc.com

THIS DRAWING AS PREPARED BY CRW ENGINEERS ARCHITECTS SHALL BE USED FOR THE SPECIFIC IDENTIFIED PROJECT ONLY. THIS DRAWING IS THE PROPERTY OF CRW ENGINEERS ARCHITECTS AND SHALL BE RETURNED PER THEIR REQUEST.

| no. | date     | rev description       |
|-----|----------|-----------------------|
| 1   | 02-15-22 | ADDRESS CITY COMMENTS |
| 2   | 03-24-22 | ADDRESS CITY COMMENTS |
| 3   | 04-12-22 | ADDRESS CITY COMMENTS |
|     |          |                       |
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|             |             |
|-------------|-------------|
| issued      | 10 DEC 2021 |
| checked     | BWJ         |
| drawn       | TE:SDW/BWJ  |
| project no. | 202191      |

WATER LINE PLAN

**C-11**

Title: 4/12/2022 10:51:11 AM DW: C-1112 WATER MAIN PLAN 202110.DWG

| File No.  | Developer                   | Development  | Proposed Lots / Development | Agreement Amount | Date       | Reimbursed to Developer | Status |
|-----------|-----------------------------|--|-----------------------------|------------------|------------|-------------------------|--------|
| 2006-D23  | Edinburgh Group, LLC        | Edinburgh Phase IA, Section 1                      | 32                          | \$ 42,867.62     | 2/19/2007  | \$ 39,474.82            | Closed |
| 2006-D8   | Jeff McKee                  | Settler's Ridge Phase I                            | 41                          | \$ 45,344.29     | 3/20/2007  | \$ 41,214.30            | Closed |
| 2006-D23  | Edinburgh Group, LLC        | Edinburgh Phase IA, Section 2                      | 15                          | \$ 25,205.92     | 4/17/2007  | \$ 23,273.53            | Closed |
| 2006-D19  | Butch Rose                  | Hillcrest Heights                                  | 6                           | \$ 5,140.09      | 6/19/2007  | \$ 4,636.74             | Closed |
| 2006-D19  | Harold Slep & Jack McMurray | Villas at Andover - Polo Fields                    | 104                         | \$ 76,522.72     | 8/7/2007   | \$ 70,722.51            | Closed |
| 2006-D23  | Jeff McKee                  | Settler's Ridge Phase II                           | 7                           | \$ 18,822.89     | 11/6/2007  | \$ 17,439.89            | Closed |
| 2008-D2   | Butch Rose                  | Windridge Phase IV                                 | 40                          | \$ 92,202.29     | 4/15/2008  | \$ 85,648.47            | Closed |
| 2007-D7   | Jim Nottingham              | Riverwatch   | 29                          | \$ 47,605.13     | 4/15/2008  | \$ 44,680.99            | Closed |
| 2007-D26  | George Hunt                 | Hunts Crossing Phase II                            | 22                          | \$ 18,375.20     | 4/15/2008  | \$ 16,883.63            | Closed |
| 2007-D16  | Jerry Petzoldt              | Old Island Phase II                                | 59                          | \$ 118,027.86    | 5/6/2008   | \$ 111,538.58           | Closed |
| 2007-D13  | Rob McLean                  | Anchor Point                                       | 80                          | \$ 72,552.51     | 7/15/2008  | \$ 66,603.46            | Closed |
| 2008-D1   | Ken Bates                   | Chase Meadows Phase I (reim for 1)                 | 15                          | \$ 39,418.91     | 7/15/2008  | \$ 31,518.06            | Closed |
| 2007-D13  | Rob McClean                 | Anchor Point – Topsail Court (incl in Anchor Point | 0                           | \$ 3,816.08      | 8/5/2008   | \$ -                    | Closed |
| 2008-D17  | Rob McClean                 | Stapleton Dr Phase I                               | 7                           | \$ 8,757.81      | 8/19/2008  | \$ 8,203.18             | Closed |
| -         | Ken Bates                   | Chase Meadows Phase II (amt not paid)              | 87                          |                  | 8/19/2008  | \$ -                    | Closed |
| 2008-D21  | Terry Orth                  | Autumn Woods Phase I                               | 19                          | \$ 30,628.25     | 10/7/2008  | \$ 28,588.47            | Closed |
| 2008-D10  | Gary Alexander              | Riverbend Phase I                                  | 15                          | \$ 32,767.17     | 2/3/2009   | \$ 26,351.32            | Closed |
| 2009-D15  | Terry Orth                  | Autumn Woods Phase II                              | 51                          | \$ 97,091.46     | 9/1/2009   | \$ 91,166.09            | Closed |
| 2010-D19  | Edinburgh Group, LLC        | Edinburgh Phase 2, Section 1A                      | 6                           | \$ 2,852.48      | 2/2/2010   | \$ 2,659.62             | Closed |
| 2009--D18 | Leonard & Cynthia Gerber    | St. Andrew's Garth Phase I                         | 40                          | \$ 34,049.03     | 3/16/2010  | \$ 30,938.04            | Closed |
| 2011-D5   | Edinburgh Group, LLC        | Edinburgh Phase 2, Section 2                       | 6                           | \$ 11,976.02     | 11/16/2010 | \$ 11,116.69            | Closed |
| -         | Gary Alexander              | Riverbend - Epcon Phase II (tabled 1/10/11)        | 9                           |                  | 2/1/2011   | \$ -                    | Closed |
| -         | Jane Karst                  | Jane Karst Subdivision                             | 4                           | \$ 4,100.78      | 9/20/2011  | \$ 3,799.14             | Closed |
| 2010-D21  | M & M Builders              | Brookton Park Subdivision                          | 7                           | \$ 2,145.88      | 9/20/2011  | \$ 1,959.94             | Closed |
| 2011-D5   | Edinburgh Group, LLC        | Edinburgh Phase 2, Section 2B                      | 11                          | \$ 9,472.85      | 10/18/2011 | \$ 8,770.02             | Closed |
| 2011-D5   | Edinburgh Group, LLC        | Edinburgh Phase 2, Section 2C                      | 14                          | \$ 20,128.29     | 4/3/2012   | \$ 18,549.10            | Closed |
| 2012-D9   | Edinburgh Group, LLC        | Edinburgh Phase 2, Section 2E                      | 8                           | \$ 25,177.34     | 10/2/2012  | \$ 23,403.87            | Closed |
| 2012-D10  | Edinburgh Group, LLC        | Edinburgh Phase 2, Section 2F                      | 9                           | \$ 19,382.60     | 5/7/2013   | \$ 17,792.14            | Closed |
| 2012-D12  | Edinburgh Group, LLC        | Edinburgh Phase 4                                  | 17                          | \$ 65,033.97     | 7/24/2013  | \$ 60,735.18            | Closed |
| 2008-D32  | Vic Davis                   | The Summitt at Preston Park Ph. 3                  | 20                          | \$ 79,327.82     | 12/3/2013  | \$ 70,967.77            | Closed |
| 2014-D15  | Edinburgh Group, LLC        | Edinburgh Phase V                                  | 12                          | \$ 51,965.42     | 10/7/2014  | \$ 48,501.91            | Closed |
| 2014-D24  | Edinburgh Group, LLC        | Edinburgh Phase VII                                | 20                          | \$ 27,552.51     | 6/2/2015   | \$ 25,162.11            | Closed |
| 2016-D2   | Edinburgh Group, LLC        | Edinburgh Phase 9                                  | 6                           | \$ 5,917.93      | 5/5/2016   | \$ 5,386.74             | Closed |



| File No. | Developer                 | Development                              | Proposed Lots / Development | Agreement Amount | Date       | Reimbursed to Developer | Status |
|----------|---------------------------|--|-----------------------------|------------------|------------|-------------------------|--------|
| 2016-D12 | Edinburgh Group, LLC      | Edinburgh South PH 2 (listed as PH1)     | 23                          | \$ 36,694.42     | 11/15/2016 | \$ 33,722.81            | Closed |
| 2016-D7  | Edinburgh Group, LLC      | Edinburgh Phase 10                       | 10                          | \$ 38,265.22     | 3/1/2017   | \$ 34,953.21            | Closed |
| 2018-D3  | Edinburgh Group, LLC      | Edinburgh Phase 11                       | 14                          | \$ 26,250.40     | 6/19/2018  | \$ 23,984.14            | Closed |
| 2019-D5  | Edinburgh Group, LLC      | Edinburgh Phase 12                       | 13                          | \$ 12,752.16     | 7/23/2019  | \$ 11,619.92            | Closed |
| 2019-D18 | Edinburgh Group, LLC      | Gibson Springs PH1 (Edinburgh South PH3) | 19                          | \$ 38,378.10     | 10/15/2019 | \$ 35,631.30            | Closed |
| 2020-D19 | Integrity Group           | Miller Parke Phase 1                     | 54                          | \$ 81,823.42     | 1/19/2020  | \$ 73,989.19            | Closed |
| 2018-D17 | School House, LLC         | Cherokee Bend Phase 2                    | 13                          | \$ 23,332.69     | 1/21/2020  | \$ 21,177.45            | Closed |
| 2020-D7  | Edinburgh Group, LLC      | Gibson Springs Phase 2                   | 24                          | \$ 28,924.56     | 5/5/2020   | \$ 26,415.12            | Closed |
| 2020-D7  | Edinburgh Group, LLC      | Gibson Springs Phase 3                   | 18                          | \$ 16,261.96     | 9/22/2020  | \$ 14,851.10            | Closed |
| 2020-D23 | Landstar, LLC             | West Gate Phase 1                        | 28                          | \$ 33,454.08     | 3/2/2021   | \$ 30,551.67            | Closed |
| 2021-D1  | Landstar, LLC             | West Gate Phase 2                        | 26                          | \$ 42,710.15     | 7/6/2021   | \$ 39,026.03            | Closed |
| 2018-D10 | Vic Davis                 | Frylee Court                             | 40                          | \$ 39,320.60     | 8/10/2021  | \$ 35,286.65            | Closed |
| 2021-D7  | Orth Construction         | Hunts Crossing Phase 1                   | 22                          | \$ 39,751.16     | 8/10/2021  | \$ 35,885.38            | Closed |
| 2021-D21 | HVP, LLC                  | Caymus Yards                             | 28                          | \$ 15,844.63     | 8/22/2021  | \$ 14,362.93            | Closed |
| 2021-D15 | Landstar, LLC             | West Gate Phase 3                        | 23                          | \$ 49,433.21     | 9/17/2021  | \$ 45,709.99            | Closed |
| 2021-D5  | Edinburgh Group, LLC      | Evarts Valley (formerly Edinburgh Ph 6)  | 50                          | \$ 88,826.99     | 11/2/2021  | \$ 78,968.39            | Closed |
| 2021-D7  | Orth Construction         | Hunts Crossing Phase 2                   | 21                          | \$ 41,526.07     | 10/22/2021 | \$ -                    | Open   |
| 2021-D7  | Orth Construction         | Hunts Crossing Phase 3                   | 17                          | \$ 37,073.45     | 10/22/2021 | \$ -                    | Open   |
| 2021-D22 | Ken Bates                 | Magnolia Ridge Phase 1                   | 41                          | \$ 110,747.35    | 12/21/2021 | \$ -                    | Open   |
| 2021-D23 | Integrity Building Group  | Miller Parke Ph 3 (renamed to Ph 2)      | 40                          | \$ 58,858.82     | 1/18/2022  | \$ -                    | Open   |
| 2021-D25 | Carla Karst               | Cox Valley (Birdwell Place)              | 58                          | \$ 153,830.48    | 4/19/2022  | \$ 139,078.33           | Closed |
| 2021-D32 | TS Designs (Todd Stevens) | St. Andrews Garth Phase 2                | 25                          | \$ 41,312.60     | 2/3/2023   | \$ -                    | Open   |

**TOTAL**

**1425**

**\$ 2,189,601.64**

**\$ 1,732,899.92**