

<b>PROPERTY INFORMATION:</b>	<b>Fieldcrest Acres Phase 2 Final</b>
<b>ADDRESS:</b>	Fieldcrest Road, Kingsport, TN
<b>DISTRICT, LAND LOT:</b>	7 <sup>th</sup> Civil District
<b>OVERLAY DISTRICT:</b>	Not Applicable
<b>EXISTING ZONING:</b>	PD, Planned Development
<b>PROPOSED ZONING:</b>	No Change
<b>ACRES:</b>	+/- 13.648
<b>EXISTING USE:</b>	Vacant
<b>PROPOSED USE:</b>	Residential

**APPLICANT:**

**ADDRESS:**

**REPRESENTATIVE:**

**INTENT**

The applicant is requesting final plat approval for Fieldcrest Acres Phase 2. Fieldcrest Acres Phase 2 consists of 41 lots located along Fieldcrest Road and Chimney View Loop.

The plan displays the required 25' development free periphery zone as required by the PD zone and an appropriate density of 3.44 units per acre based on their dedication of 38.5% open space, or 16.23 acres.

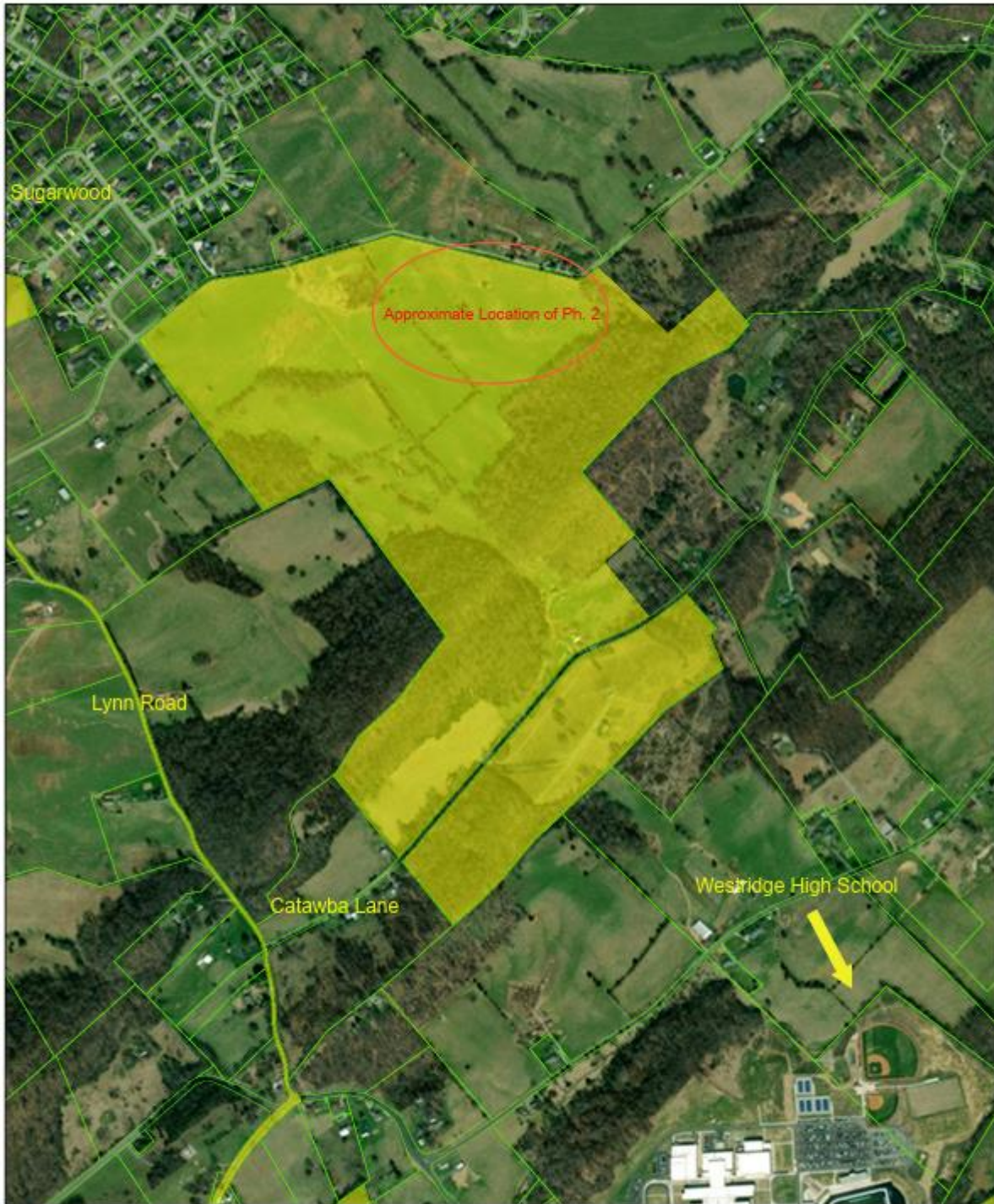
Integrity Building Group, LLC., has also requested the Planning Commission accept an Irrevocable Letter of Credit/Subdivision Bond for the remaining on-site improvements. The remaining on-site improvements are detailed in the subdivision bond estimate and amount to \$45,792.00.

D.R. Horton is also requesting the Planning Commission accept a Subdivision Bond to cover 12,960 sq. ft. of sidewalk, 6 truncated dome mats, and 6 concrete curb ramps totaling \$305,820.27.

The Irrevocable Letter of Credit & Subdivision Bond will have a performance date of January 16, 2027 and an expiration date of April 16, 2027.

Staff recommends granting final plat approval for Fieldcrest Acres Phase 2 and accepting the Irrevocable Letter of Credit and Subdivision Bond for the remaining on-site improvements listed in the subdivision bond estimates, totaling \$45,792.00 and \$305,820.27, contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

Fieldcrest Ph. 2 Site Map



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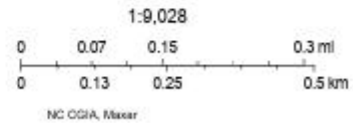
Sullivan County Parcels Jan 2023

Parcels

Municipal Boundary

KINGSPORT

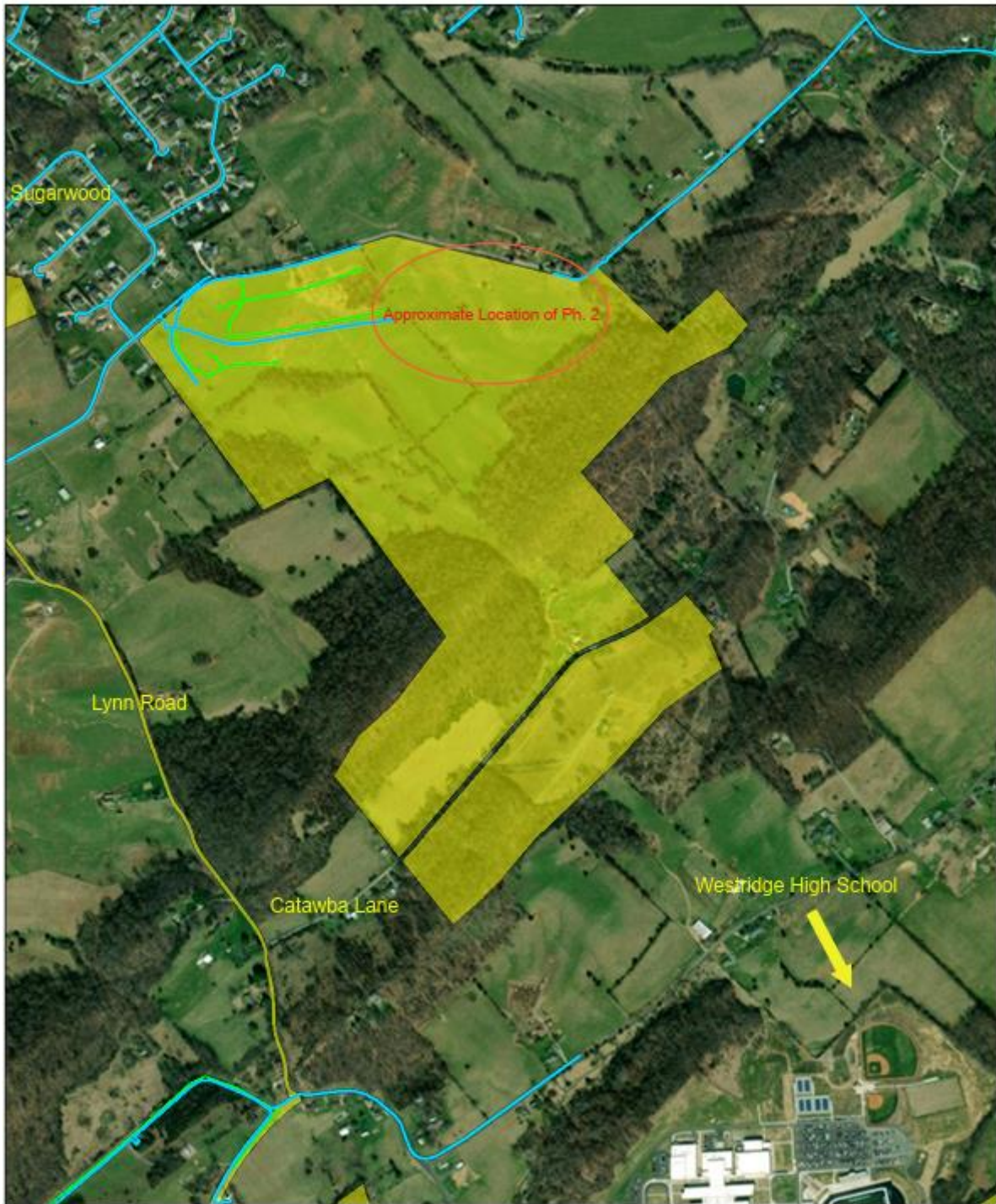
- MT CARMEL
- CHURCH HILL
- JOHNSON CITY
- Urban Growth Boundary



Web AppBuilder for ArcGIS

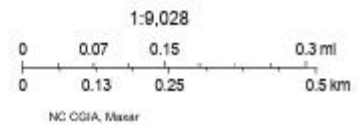


Fieldcrest Ph. 2 Utilities



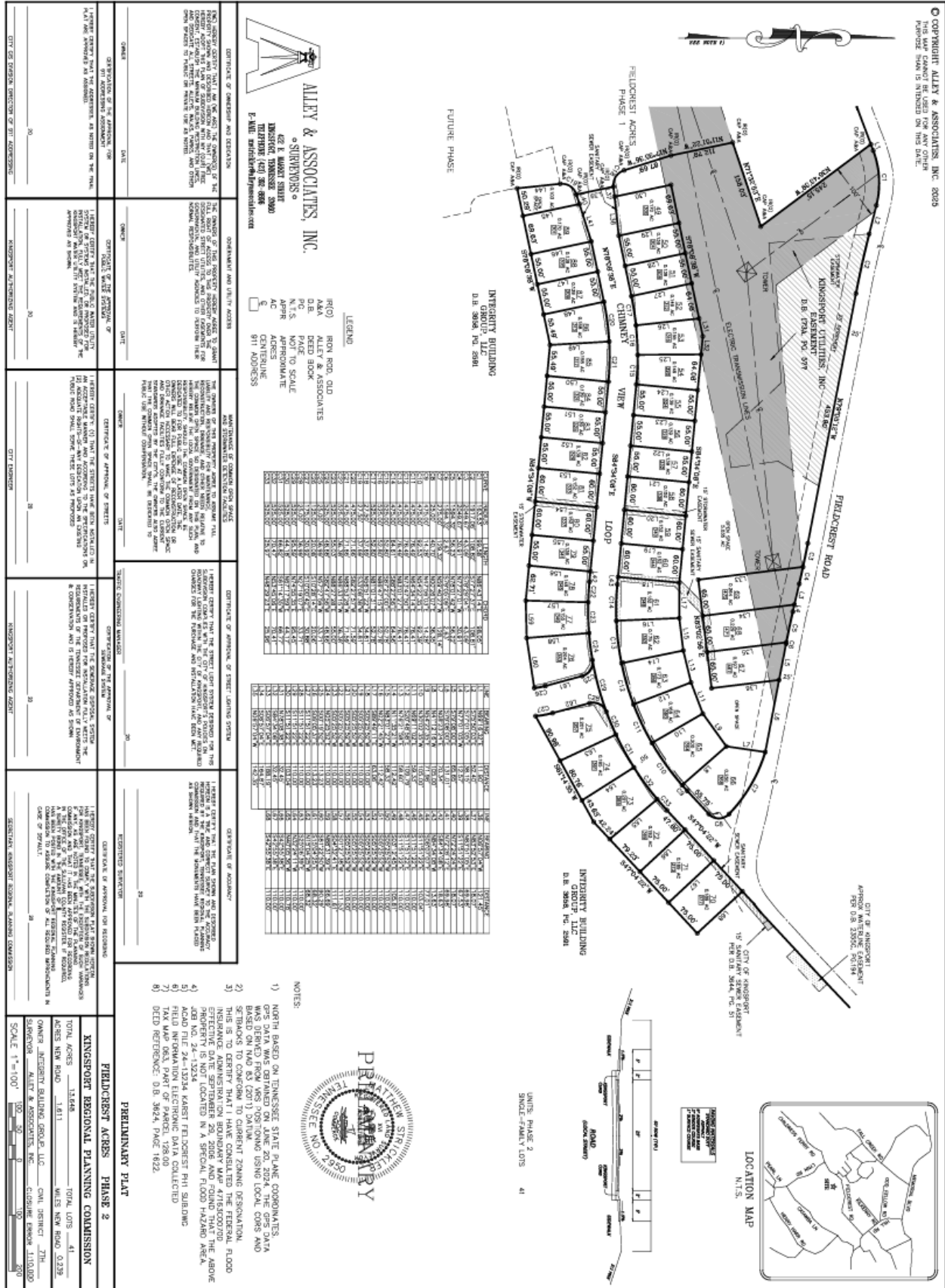
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- |                    |              |
|--------------------|--------------|
| Municipal Boundary | JOHNSON CITY |
| KINGSPORT          | Sewer Mains  |
| MT CARMEL          | Water Lines  |
| CHURCH HILL        |              |



Web AppBuilder for ArcGIS

Fieldcrest Ph. 2 Preliminary





BOND ESTIMATE  
Fieldcrest Phase 2 (Integrity Building Group)

FILE NO. 2025-D30

April 7, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>General Items</b>					
1	1	EA	As-Builts (See Note Below)	\$ 10,000.00	\$ 10,000.00
<b>Utilities - Storm</b>					
2	3	EA	Stormwater Detention Basins (See Note Below)	\$ 10,000.00	\$ 30,000.00
				SUBTOTAL	\$ 40,000.00
CONTINGENCIES (6%)					\$ 2,400.00
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 3,392.00
				<b>INTEGRITY BUILDING GROUP, LLC TOTAL</b>	<b>\$ 45,792.00</b>

**Notes:** As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.

Garret Burton  
Civil Engineer I  
City of Kingsport

April 7, 2026

Date

**IRREVOCABLE LETTER OF CREDIT**

Bank Letterhead

**April 16, 2026**

City Treasurer  
City of Kingsport  
415 Broad Street  
Kingsport, Tennessee 37660

**RE: Fieldcrest Phase 2** Subdivision  
Letter of Credit

At the request of **Integrity Building Group, LLC** (the "Account Party"), (Obligator Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$45,792.00** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Phase 2** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before **January 16, 2027** (the "Performance Date").

**This letter of credit shall remain open until 5:00 p.m. April 16, 2027, at which time it shall expire.**

In the event the Account Party fails to complete the required improvements described above on or before **January 16, 2027** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: \_\_\_\_\_  
Official's Name  
Official's Title

**BOND ESTIMATE**  
**Fieldcrest Phase 2 (DR Horton)**

FILE NO. 2025-D30

March 30, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>DR Horton Sidewalks</b>					
1	12,960	S.F.	6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 259,200.00
2	6	EA	Truncated Dome Mats	\$ 283.60	\$ 1,701.60
3	6	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 6,237.00
				<b>SUBTOTAL</b>	<b>\$ 267,138.60</b>
CONTINGENCIES (6%)					<b>\$ 16,028.32</b>
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					<b>\$ 22,653.35</b>
				<b>DR HORTON TOTAL</b>	<b>\$ 305,820.27</b>

**Notes:** As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



**Garret Burton**  
Civil Engineer I  
City of Kingsport

March 30, 2026

Date

**SUBDIVISION BOND**

Bond No. 9493780

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.  
6 Sheridan Square, Suite 200 Kingsport, TN 37660

as Principal, and Fidelity and Deposit Company of Maryland

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 Three Hundred Five Thousand Eight Hundred Twenty Dollars and Twenty Seven Cents  
(\$ 305,820.27 ) 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 Fieldcrest Acres Phase 2

the following improvements: Fieldcrest Acres Phase 2 - sidewalks

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 31st day of March, 2026.

D.R. Horton, Inc.  
By: [Signature] Principal

Fidelity and Deposit Company of Maryland  
By: [Signature]  
Noah William Pierce Attorney-in-Fact



S-3689/GEEF 2/98

Bond No. 9493780

Obligee: City Of Kingsport, TN

ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Noah William Pierce, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland, and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has heretunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 7th day of February, A.D. 2025.



ATTEST:  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan  
Vice President

By: Dawn E. Brown  
Secretary

State of Maryland  
County of Baltimore

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Christopher Nolan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have heretunto set my hand and affixed my Official Seal the day and year first above written.

Catherine M. Mason  
Notary Public  
My Commission Expires January 27, 2029

Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998,

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 31st day of March, 2026.



*MJ Petlick*

Mary Jean Petlick  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
reportsfclaims@zurichna.com  
800-626-4577

Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790

**Northern Property View**

**8/11/2025**



**4/7/2026**



**Eastern Property View**

**8/11/2025**



**4/7/2026**



**Southern Property View**

**8/11/2025**



**4/7/2026**



**Western Property View**

**8/11/2025**



**4/7/2026**



**Recommendation:**

Staff recommends granting final plat approval for Fieldcrest Acres Phase 2 and accepting the Irrevocable Letter of Credit and Subdivision Bond for the remaining on-site improvements listed in the subdivision bond estimates, totaling \$45,792.00 and \$305,820.27, contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.