

**PROPERTY INFORMATION:****Fieldcrest Acres Phase 1 FINAL PLAT**

|                            |                                |
|----------------------------|--------------------------------|
| <b>ADDRESS:</b>            | Fieldcrest Road                |
| <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>              | +/- 24.41                      |
| <b>EXISTING USE:</b>       | Vacant                         |
| <b>PROPOSED USE:</b>       | Residential                    |

**APPLICANT:** Integrity Building Group, LLC.

**ADDRESS:** 135 W. Main St., Suite 101 Kingsport, TN

**REPRESENTATIVE:** Darin Karst, Chris Alley

**INTENT**

The applicant is requesting final plat approval for Fieldcrest Acres Phase 1. Fieldcrest Acres Phase 1 consists of 22 Townhome units & 48 Single-Family lots located along Fieldcrest Road.

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.

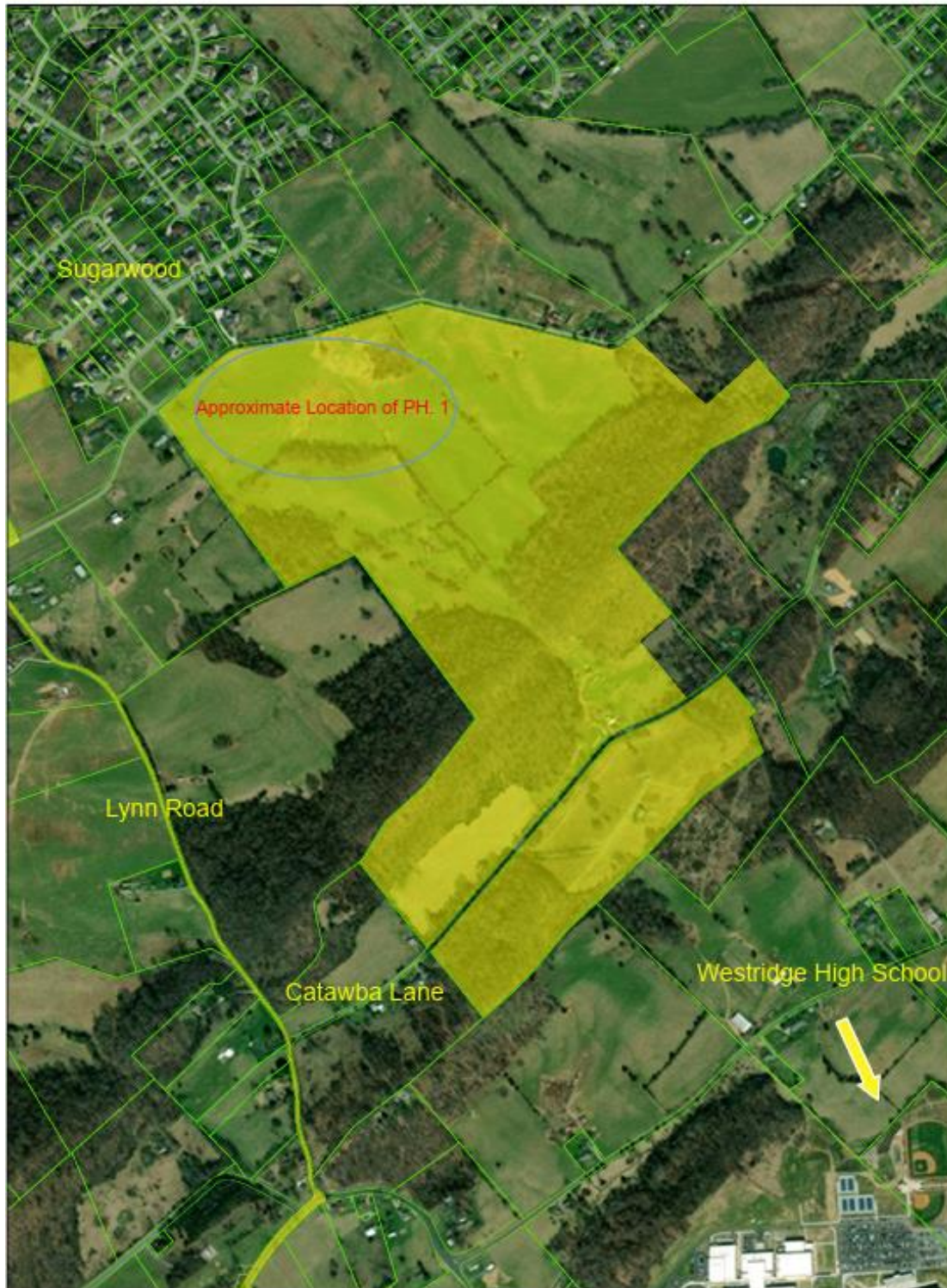
Integrity Building Group, LLC., has also requested the Planning Commission accept an Irrevocable Letter of Credit for the remaining on-site improvements. The remaining on-site improvements are detailed in the subdivision bond estimate and amount to \$660,997.10.

D.R. Horton is also requesting the Planning Commission accept a Subdivision Bond to cover 11,049 sq. ft. of sidewalk, 2 truncated dome mats, and 2 concrete curb ramps totaling \$256,656.60.

Staff recommends granting final plat approval for Fieldcrest Acres Phase 1 and accepting the Irrevocable Letter of Credit and Subdivision Bond for the remaining on-site improvements listed in the subdivision bond estimate totaling \$917,004.37, submitted and approved in a form acceptable to the City Attorney.

\*Construction for Phase 1A is still on-going to permit the developer the opportunity to present a reduced bond amount. Before Thursday's planning commission meeting a new bond estimate will be produced for review.

Fieldcrest Ph.1 Site Map

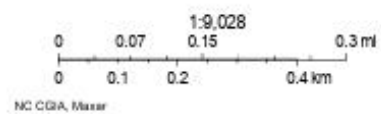


5/19/2025, 1:23:56 PM

Sullivan County Parcels Jan 2023

Parcels  
Municipal Boundary  
KINGSPORT

MT CARMEL  
CHURCH HILL  
JOHNSON CITY



Web AppBuilder for ArcGIS

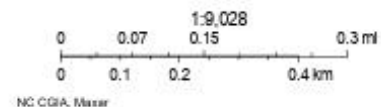


Fieldcrest Ph.1 Zoning-PD, Planned Development



5/19/2025, 1:27:43 PM

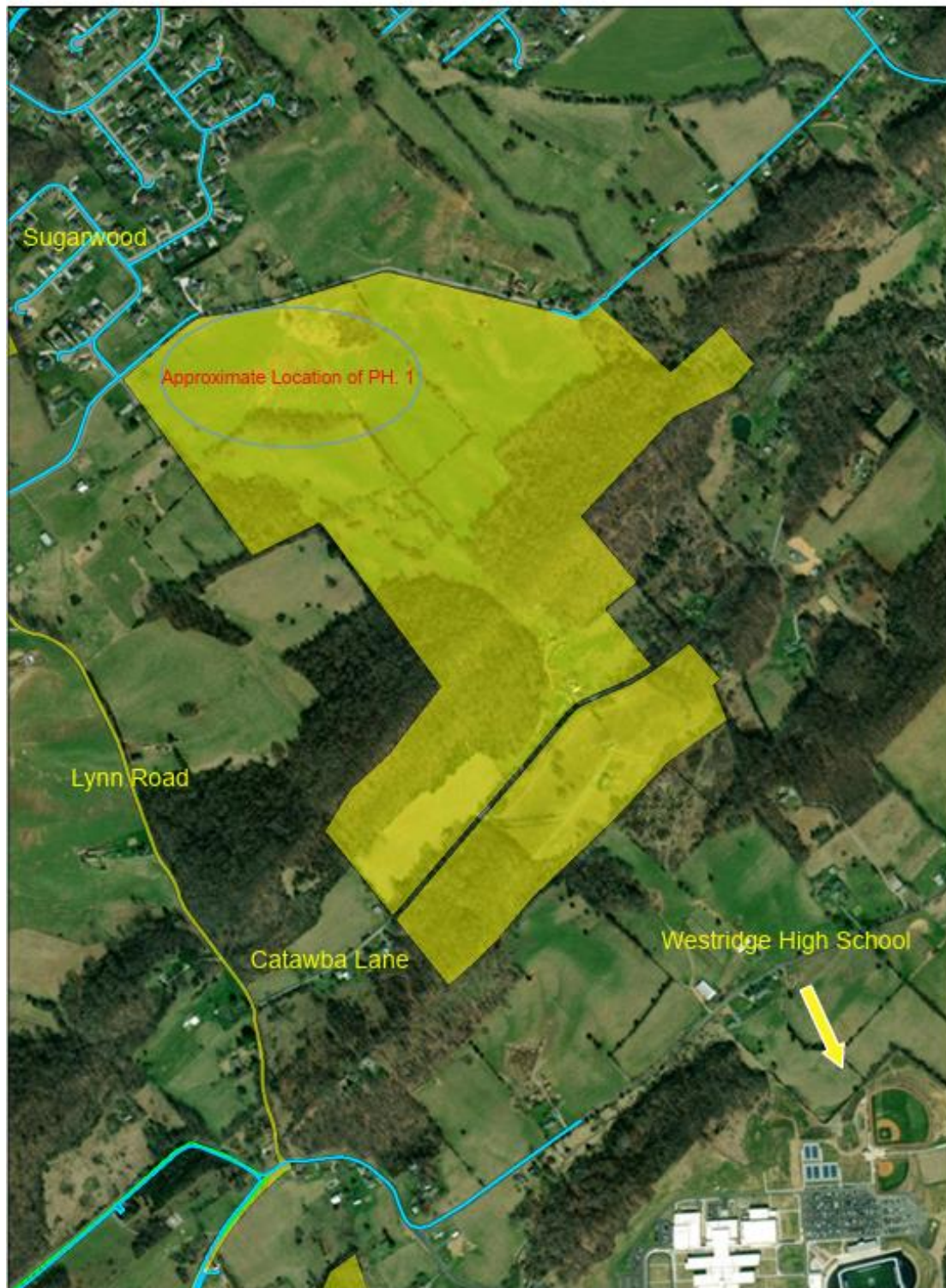
|             |     |      |      |        |      |       |      |
|-------------|-----|------|------|--------|------|-------|------|
| City Zoning | A-1 | B-3  | M-1  | PBD-3  | PVD  | R-3   | TA-C |
| <Null>      | A-2 | B-4  | M-1R | PBD/J* | R-1  | R-3A  | UAE  |
| TA/C        | AR  | B-4P | M-2  | PD     | R-1A | R-3B  |      |
| R-5         | B-1 | B-4P | MX   | PMD-1  | R-1B | R-4   |      |
| GC          | B-2 | BC   | P-1  | PMD-2  | R-1C | Split |      |
| B-2E        | B-3 | GC   | P-D  | PUD    | R-2  | TA    |      |



Web AppBuilder for ArcGIS



Fieldcrest Ph.1 Utilities



5/19/2025, 1:32:19 PM

Municipal Boundary  
 JOHNSON CITY  
 KINGSFORT  
 MT CARMEL  
 CHURCH HILL

Water Lines  
 Sewer Mains

1:9,028  
 0 0.07 0.15 0.3 ml  
 0 0.1 0.2 0.4 km  
 NC CGIA, Masser

Web AppBuilder for ArcGIS

**NOT FOR CONSTRUCTION FOR REVIEW PURPOSES ONLY**

**DISCLAIMER:** THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

**LEGEND:**

- 1. LOT 1
- 2. LOT 2
- 3. LOT 3
- 4. LOT 4
- 5. LOT 5
- 6. LOT 6
- 7. LOT 7
- 8. LOT 8
- 9. LOT 9
- 10. LOT 10
- 11. LOT 11
- 12. LOT 12
- 13. LOT 13
- 14. LOT 14
- 15. LOT 15
- 16. LOT 16
- 17. LOT 17
- 18. LOT 18
- 19. LOT 19
- 20. LOT 20
- 21. LOT 21
- 22. LOT 22
- 23. LOT 23
- 24. LOT 24
- 25. LOT 25
- 26. LOT 26
- 27. LOT 27
- 28. LOT 28
- 29. LOT 29
- 30. LOT 30
- 31. LOT 31
- 32. LOT 32
- 33. LOT 33
- 34. LOT 34
- 35. LOT 35
- 36. LOT 36
- 37. LOT 37

**STREET NAMES:**

- ROAD A
- ROAD B
- ROAD C

**UTILITY LINES:**

- WATER
- SEWER
- ELECTRIC
- TELEPHONE

**SCALE:** 0' 100'

**DATE:** 10/1/2024

**BY:** [Signature]

**REVISIONS:**

| NO. | DESCRIPTION    |
|-----|----------------|
| 1   | 1. [REVISION]  |
| 2   | 2. [REVISION]  |
| 3   | 3. [REVISION]  |
| 4   | 4. [REVISION]  |
| 5   | 5. [REVISION]  |
| 6   | 6. [REVISION]  |
| 7   | 7. [REVISION]  |
| 8   | 8. [REVISION]  |
| 9   | 9. [REVISION]  |
| 10  | 10. [REVISION] |
| 11  | 11. [REVISION] |
| 12  | 12. [REVISION] |
| 13  | 13. [REVISION] |
| 14  | 14. [REVISION] |
| 15  | 15. [REVISION] |
| 16  | 16. [REVISION] |
| 17  | 17. [REVISION] |
| 18  | 18. [REVISION] |
| 19  | 19. [REVISION] |
| 20  | 20. [REVISION] |
| 21  | 21. [REVISION] |
| 22  | 22. [REVISION] |
| 23  | 23. [REVISION] |
| 24  | 24. [REVISION] |
| 25  | 25. [REVISION] |
| 26  | 26. [REVISION] |
| 27  | 27. [REVISION] |
| 28  | 28. [REVISION] |
| 29  | 29. [REVISION] |
| 30  | 30. [REVISION] |
| 31  | 31. [REVISION] |
| 32  | 32. [REVISION] |
| 33  | 33. [REVISION] |
| 34  | 34. [REVISION] |
| 35  | 35. [REVISION] |
| 36  | 36. [REVISION] |
| 37  | 37. [REVISION] |





[illegible]

[illegible]



BOND ESTIMATE  
Fieldcrest Phase 1

FILE NO. 2024-D16

July 10, 2025

| ITEM NO.   | QUANTITY | UNIT | DESCRIPTION  | UNIT COST                                  | TOTAL COST           |
|--|----------|------|--|--|----------------------|
| <b>General Items</b>                                   |          |      |  |  |                      |
| 1  | 1        | EA   | As-Builts (See Note Below)   | \$ 15,000.00                               | \$ 15,000.00         |
| 2  | 1        | LS   | Topsoil, Mulching, Seeding and Strawing                                      | \$ 5,000.00                                | \$ 5,000.00          |
| 3  | 1        | LS   | Additional Grading   | \$ 12,000.00                               | \$ 12,000.00         |
| <b>Utilities - Sewer</b>                               |          |      |  |  |                      |
| 4  | 328      | LFT  | 10" SDR-35 Gsktd Sewer Pipe (Full Install)                                   | \$ 246.56                                  | \$ 80,871.68         |
| 5  | 809      | LFT  | 8" SDR-35 Gsktd Sewer Pipe (Full Install)                                    | \$ 227.76                                  | \$ 184,257.84        |
| 6  | 220      | LFT  | 6" SDR-35 Gsktd Sewer Pipe (Full Install)                                    | \$ 140.90                                  | \$ 30,998.00         |
| 7  | 5        | EA   | Sanitary Sewer Manhole 4'-6" Depth (Full Install)                            | \$ 4,873.20                                | \$ 24,366.00         |
| 8  | 5        | EA   | Manhole Frame and Cover  | \$ 1,800.00                                | \$ 9,000.00          |
| 9  | 10       | EA   | 8" x 6" TEE Wye Gsktd Sewer  | \$ 61.33                                   | \$ 613.30            |
| 10   | 1        | LS   | Video Inspection & Testing of Sanitary Sewer Lines (See Note Below)          | \$ 6,098.65                                | \$ 6,098.65          |
| 11   | 1        | LS   | Sewer Pump Station   | \$ 125,000.00                              | \$ 125,000.00        |
| 12   | 280      | LFT  | 4" PVC Force Main Pipe (Full Install)  | \$ 66.28                                   | \$ 18,558.40         |
| <b>Utilities - Storm</b>                               |          |      |  |  |                      |
| 13   | 1        | EA   | Stormwater Basin Completion & Conversion to Detention Basin (See Note Below) | \$ 10,000.00                               | \$ 10,000.00         |
| <b>Sidewalks</b>                                       |          |      |  |  |                      |
| 14   | 50       | S.F. | 6" Sidewalk (Repair), 5' Wide w/ (6" Base Stone and Spray-Lok)               | \$ 20.00                                   | \$ 1,000.00          |
| 15   | 220      | S.F. | 4" Concrete Splitter Island w/ (4" Base Stone and Spray-Lok)                 | \$ 12.50                                   | \$ 2,750.00          |
| 16   | 2,463    | S.F. | 6" Concrete Roundabout Apron w/ (6" Base Stone and Spray-Lok)                | \$ 20.00                                   | \$ 49,260.00         |
| 17   | 30       | LF   | 6" Kingsport Curb (Repair)   | \$ 36.40                                   | \$ 1,092.00          |
| <b>Signs and Pavement Markings</b>                     |          |      |  |  |                      |
| 18   | 2        | EA   | Plastic Pavement Marking (Stop Line)   | \$ 141.35                                  | \$ 282.70            |
| 19   | 3        | EA   | Plastic Pavement Marking (Cross-Walk)  | \$ 317.70                                  | \$ 953.10            |
| 20   | 1        | EA   | Plastic Pavement Marking (Roundabout / Turn Arrow)                           | \$ 210.75                                  | \$ 210.75            |
| 21   | 196      | LF   | Pavement Marking (Double Yellow)   | \$ 0.40                                    | \$ 78.47             |
|  |          |      |  | <b>SUBTOTAL</b>                            | <b>\$ 577,390.89</b> |
| CONTINGENCIES (6%)                                     |          |      |  |  | <b>\$ 34,643.45</b>  |
|  |          |      |  |  | <b>\$ 612,034.35</b> |
| CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) |          |      |  |  | <b>\$ 48,962.75</b>  |
|  |          |      |  | <b>INTEGRITY BUILDING GROUP, LLC TOTAL</b> | <b>\$ 660,997.10</b> |
| <b>DR Horton Sidewalks</b>                             |          |      |  |  |                      |
| 22   | 11,049   | S.F. | 6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok)                        | \$ 20.00                                   | \$ 220,980.00        |
| 23   | 2        | EA   | Truncated Dome Mats  | \$ 283.60                                  | \$ 567.20            |
| 24   | 2        | EA   | Concrete Curb Ramps  | \$ 1,039.50                                | \$ 2,079.00          |
|  |          |      |  | <b>SUBTOTAL</b>                            | <b>\$ 223,626.20</b> |
| CONTINGENCIES (6%)                                     |          |      |  |  | <b>\$ 13,417.57</b>  |
|  |          |      |  |  | <b>\$ 237,043.77</b> |
| CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) |          |      |  |  | <b>\$ 18,963.50</b>  |
|  |          |      |  | <b>DR HORTON TOTAL</b>                     | <b>\$ 256,007.27</b> |
|  |          |      |  | <b>PROJECT TOTAL</b>                       | <b>\$ 917,004.37</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

July 10, 2025

Date



1 of 1

**IRREVOCABLE LETTER OF CREDIT**

Bank Letterhead

**July 17, 2025**

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

**RE: Fieldcrest Acres 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 **\$660,997.10** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Acres** 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 **April 17, 2026** (the "Performance Date").

**This letter of credit shall remain open until 5:00 p.m. July 17, 2026, at which time it shall expire.**

In the event the Account Party fails to complete the required improvements described above on or before **April 17, 2026** (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

## SUBDIVISION BOND

Bond No. 800190418KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.6 Sheridan Square, Suite 200 Kingsport, TN 37660as Principal, and Atlantic Specialty Insurance Companyauthorized to do business in the State of TN, as Surety, are held and firmly bound untoCity Of Kingsportas Oblige, in the penal sum of Two Hundred Fifty Six Thousand Six Hundred Fifty Six Dollars and Sixty Cents(\$ 256,656.60 ) 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 1the following improvements: Fieldcrest Acres Phase 1 - 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 Oblige 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 10th day of June, 2025.D.R. Horton, Inc.By: Elyzabeth Rave

Principal

Atlantic Specialty Insurance CompanyBy: Noah William Pierce

Noah William Pierce

Attorney-in-Fact



S-3689/GEEF 2/98





Surety Bond No: 800190418

## Power of Attorney

Principal: D.R. Horton, Inc.  
 Obligor: City Of Kingsport

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Noah William Pierce, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

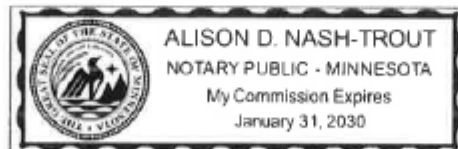
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

STATE OF MINNESOTA  
 HENNEPIN COUNTY



By   
 Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 10th day of June, 2025.

This Power of Attorney expires  
 January 31, 2030



Kara L.B. Barrow, Secretary

Please direct bond verifications to [surety@intactinsurance.com](mailto:surety@intactinsurance.com)

**Northern Property View**





**Eastern Property View**





**Southern Property View**





**Western Property View**



**Recommendation:**

Staff recommends granting final plat approval for Fieldcrest Acres Phase 1 and accepting the Irrevocable Letter of Credit and Subdivision Bond for the remaining on-site improvements listed in the bond estimate totaling \$917,004.37, submitted and approved in a form acceptable to the City Attorney.