

<b>PROPERTY INFORMATION:</b>	<b>Fieldcrest Acres Ph. 1 Letter of Credit</b>
<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

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

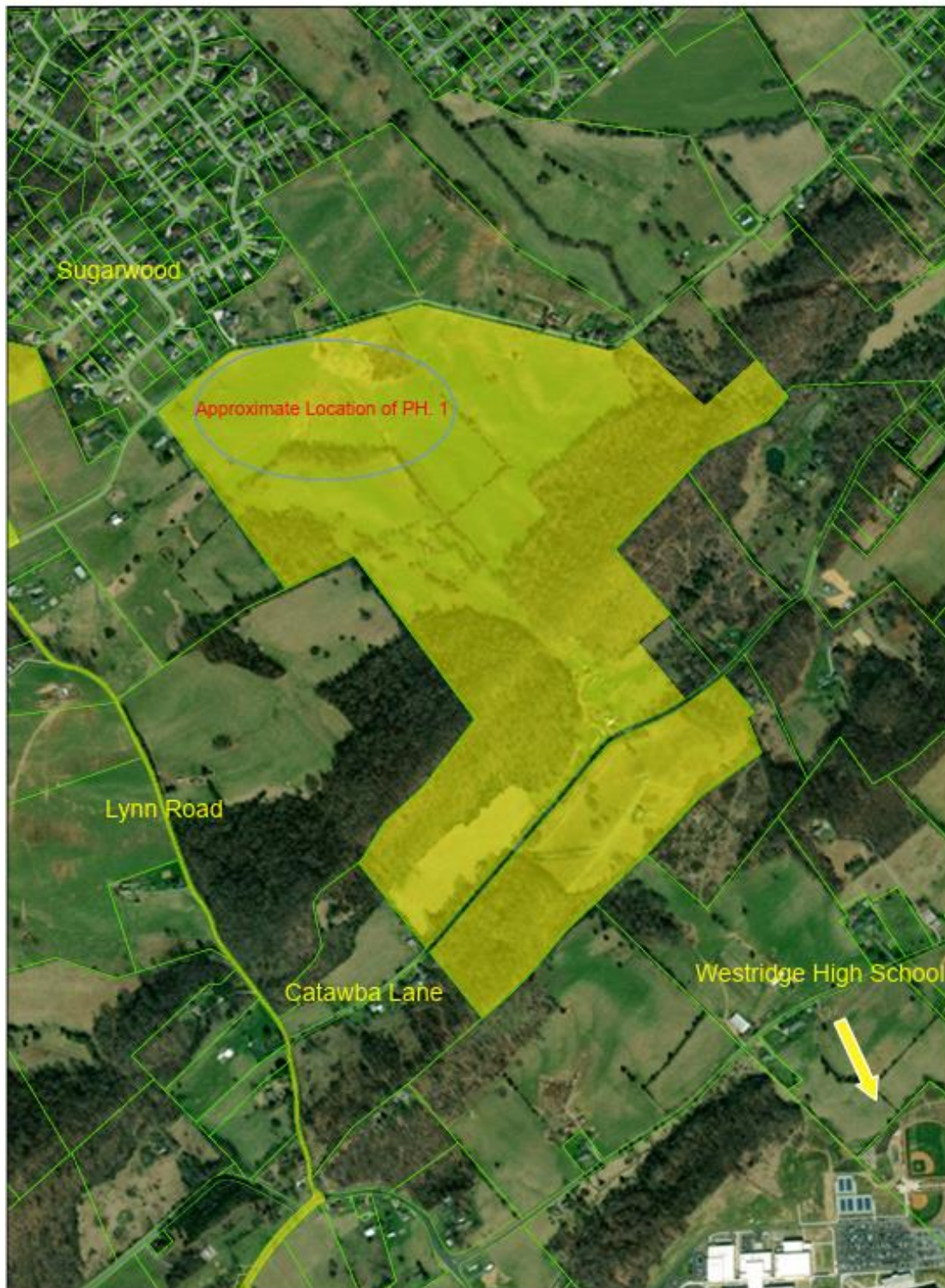
The remaining total of \$256,007.27 will be covered by D.R. Horton's Subdivision Bond, submitted and approved in a form acceptable to the City Attorney.

Therefore, staff recommends accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements for Fieldcrest Acres Phase 1 listed in the Bond Estimate totaling \$660,997.10, 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 estimate amount. Prior to Thursday's planning commission meeting a new bond estimate will be produced for review.

<b>Planner:</b> Samuel Cooper	<b>Meeting Date:</b> 7/17/2025
<b>Approved:</b>	<b>Date:</b> 7/17/2025
<b>Denied:</b>	<b>Reason for Denial:</b>
<b>Deferred:</b>	<b>Reason for Deferral:</b>

Fieldcrest Ph.1 Site Map

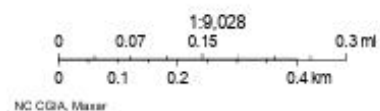


5/19/2025, 1:23:56 PM

Sullivan County Parcels Jan 2023

Parcels  
Municipal Boundary  
KINGSPORT

MT CARMEL  
CHURCH HILL  
JOHNSON CITY



Web AppBuilder for ArcGIS

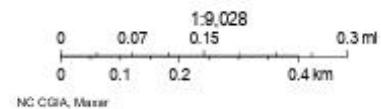


Fieldcrest Ph.1 Zoning-PD, Planned Development



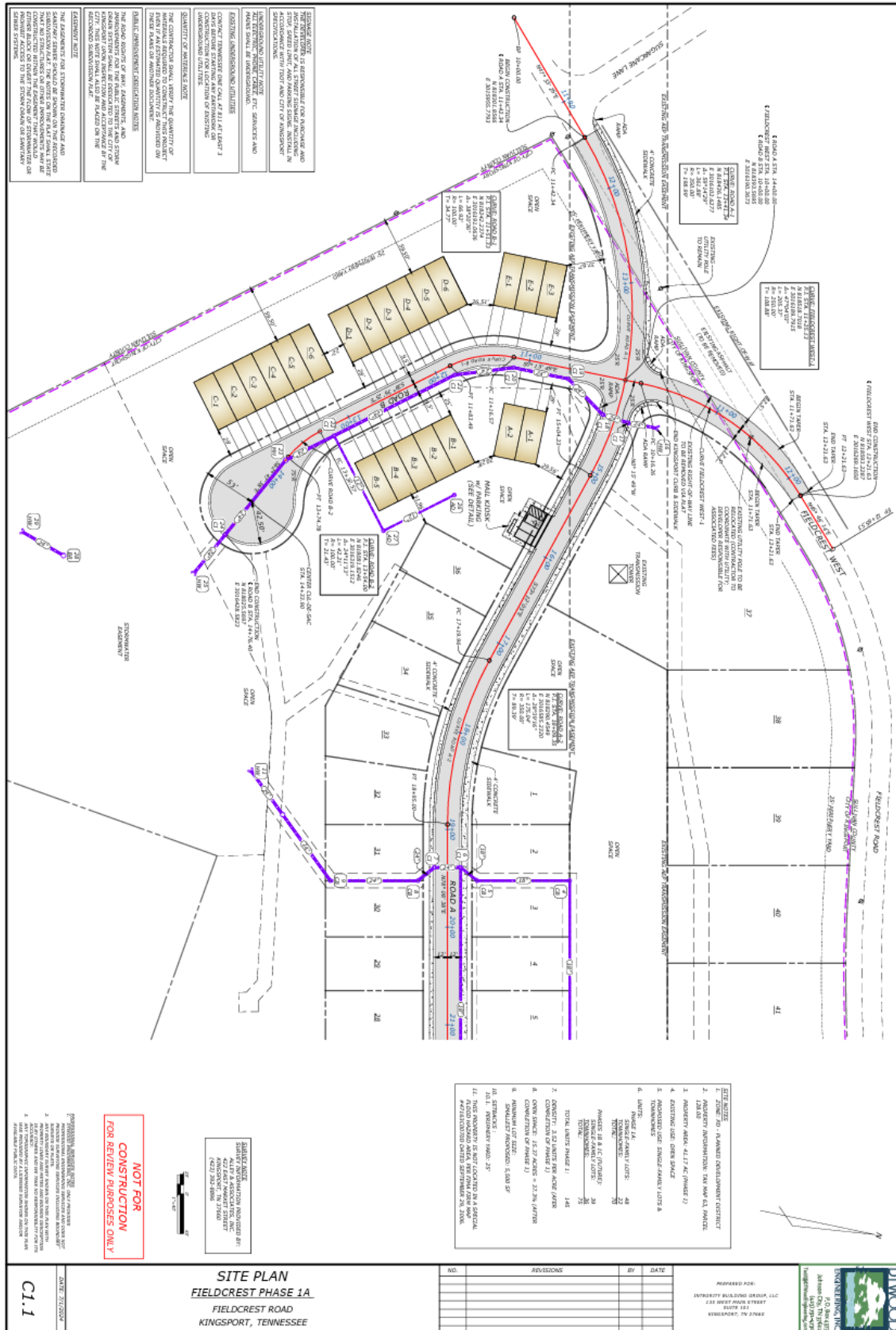
5/19/2025, 1:27:43 PM

City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBDJ*	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 Preliminary

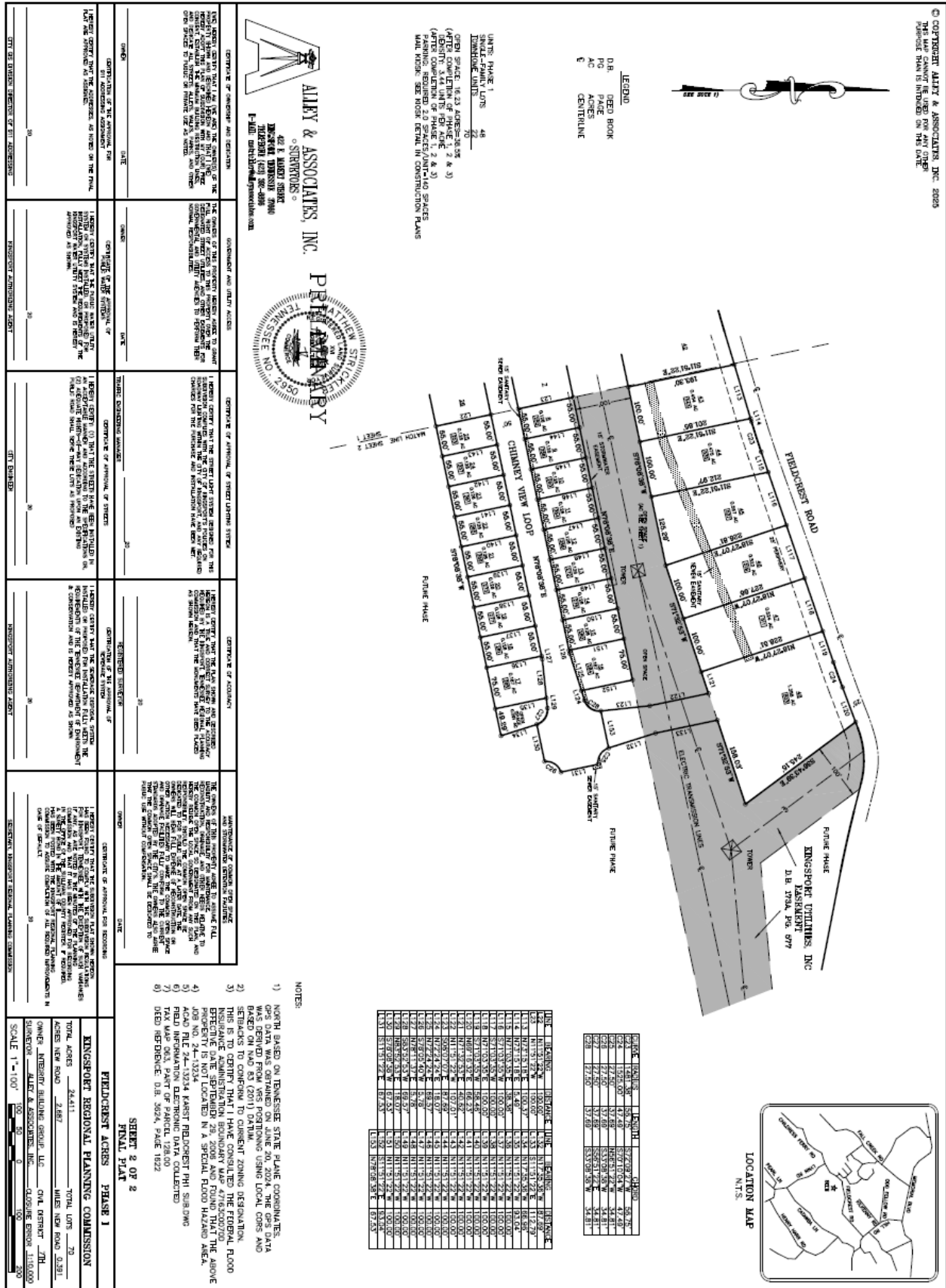


[illegible]



[illegible]

Fieldcrest Phase 1 Final Plat



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

**Eastern Property View**





**Western Property View**



**Recommendation:**

Staff recommends accepting the Irrevocable Letter of Credit for the remaining on-site improvements for Fieldcrest Acres Phase 1 listed in the Bond estimate totaling \$660,997.10, submitted and approved in a form acceptable to the City Attorney.