

PROPERTY INFORMATION:**Fieldcrest Ph. 1 Subdivision Bond**

ADDRESS: Fieldcrest Road

DISTRICT, LAND LOT: 7th Civil District

OVERLAY DISTRICT: Not Applicable

EXISTING ZONING: PD, Planned Development

PROPOSED ZONING: No Change

ACRES: +/- 24.41

EXISTING USE: Vacant

PROPOSED USE: Residential

APPLICANT: D.R. Horton**ADDRESS:** 6 Sheridan Square, Suite 200, Kingsport, TN 37660**REPRESENTATIVE:** D.R. Horton**INTENT**

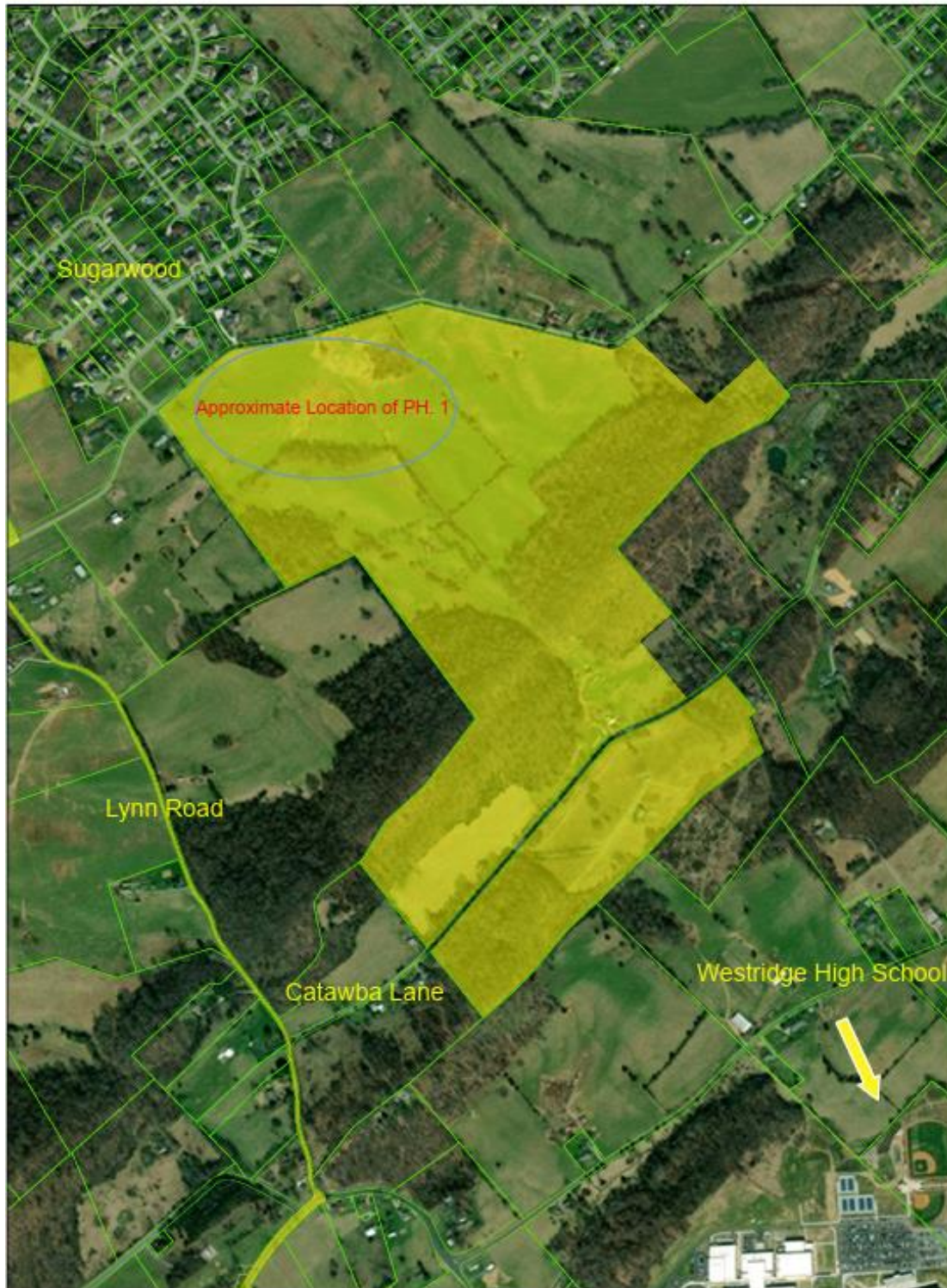
D.R. Horton has requested that the Planning Commission accept a Subdivision Bond in the amount of \$256,656.60 for 11,049 sq. ft. of sidewalk, 2 truncated dome mats, and 2 concrete curb ramps, as noted in the subdivision bond estimate.

The remaining total of \$660,997.10 (price subject to change, due to active construction at the time of this report) will be covered by Integrity Building Group, LLC's Letter of Credit, submitted and approved in a form acceptable to the City Attorney.

Therefore, staff recommends accepting D.R. Horton's Subdivision Bond for Fieldcrest Phase 1 totaling \$256,656.60, submitted and approved in a form acceptable to the City Attorney.

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

Fieldcrest Ph.1 Site Map

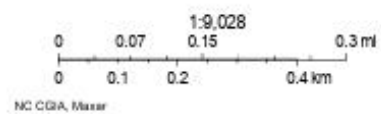


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Sullivan County Parcels Jan 2023

Parcels
Municipal Boundary
KINGSPORT

MT CARMEL
CHURCH HILL
JOHNSON CITY



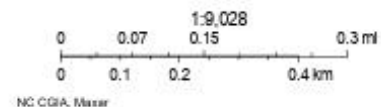
Web AppBuilder for ArcGIS

Fieldcrest Ph.1 Zoning-PD, Planned Development



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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

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BOND ESTIMATE
Fieldcrest Phase 1

FILE NO. 2024-D16

July 10, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
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
Utilities - Sewer					
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
Utilities - Storm					
13	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
Sidewalks					
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
Signs and Pavement Markings					
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
				SUBTOTAL	\$ 577,390.89
				CONTINGENCIES (6%)	\$ 34,643.45
					\$ 612,034.35
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 48,962.75
					\$ 660,997.10
				INTEGRITY BUILDING GROUP, LLC TOTAL	\$ 660,997.10
DR Horton Sidewalks					
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
				SUBTOTAL	\$ 223,626.20
				CONTINGENCIES (6%)	\$ 13,417.57
					\$ 237,043.77
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 18,963.50
					\$ 256,007.27
				DR HORTON TOTAL	\$ 256,007.27
				PROJECT TOTAL	\$ 917,004.37

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
Garret Burton
Civil Engineer I
City of Kingsport

July 10, 2025

Date



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 Obligee, 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 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 10th day of June, 2025.

D.R. Horton, Inc.

By: Elizabeth Rave

Principal

Atlantic Specialty Insurance Company

By: Noah William Pierce

Noah William Pierce

Attorney-in-Fact



S-3889/GEEF 2/98



Surety Bond No: 800190418

Power of Attorney

 prepared by: D.R. Horton, Inc.
 obligee: 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.

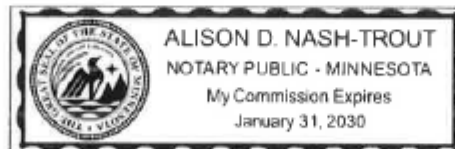
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

 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

Eastern Property View



Western Property View



Recommendation:

Therefore, staff recommends accepting D.R. Horton's subdivision bond for Fieldcrest Phase 1 totaling \$256,656.60, submitted and approved in a form acceptable to the City Attorney.