



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAMUEL COOPER, PLANNER II

DATE: JULY 16, 2026

SUBJECT: SUBDIVISION BOND FOR THE ARBOR PHASE 2 (RIVERBEND PHASE 2) REDUCTION

FILE NUMBER: PD26-0109

The City Engineering Division has prepared a revised estimate to cover the cost of the required improvements necessary to meet the Minimum Subdivision Regulations for the Final Plat of The Arbor Phase 2 (Riverbend Phase 2). The remaining improvements listed in the bond estimate amount to \$104,715.54.

The Subdivision Bond will have a new Performance Date of April 16, 2027 and a new Expiration Date of July 16, 2027.

Staff recommends approving the Subdivision Bond for Land Star LLC in the amount of \$104,715.54 as calculated by the City Engineering Division, to cover all remaining improvements for the Final Plat of The Arbor Phase 2 contingent upon a performance bond being submitted and approved in a form acceptable to the City Attorney.

SURETY ESTIMATE
Riverbend Townhomes Phase 2 (Land Star Development, LLC)

FILE NO. 2025-D5

July 6, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	AEP Street Lights	\$ 40,000.00	\$ 40,000.00
Utilities - Storm					
3	1	EA	Sediment Basin Conversion to Detention Basin & Baffle Repair (See Note Below)	\$ 20,000.00	\$ 20,000.00
Paving					
4	124	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.15	\$ 21,470.60
				SUBTOTAL	\$ 91,470.60
CONTINGENCIES (6%)					\$ 5,488.24
					\$ 96,958.84
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 7,756.71
				TOTAL	\$ 104,715.54

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.

July 6, 2026

Date


Garret Burton
Civil Engineer I
City of Kingsport