

Think Quality - Think Future

Blount County Planning Department

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273-5750)

DATE: October 1st – October 20th, 2010

SUBJECT: Staff reports on items to be considered for the Thursday October 28th, 2010 regular meeting. 5:30 Hearings

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions:
 - 1. **Revised preliminary plat for Tall Oaks Phase 4 off Pea Ridge Road by Arthur Gotts: 11 lots off of a proposed new county road section.**

Background:

The Preliminary Plat for Phase 4 was approved in July of 2008 and renewal was granted at the July 2010 regular meeting for one year. No work has begun on the project as of this time. The owner is requesting revised preliminary plat approval to consider the proposed changes to the design of the road and common driveway. The same number of lots are proposed, however the proposed county road section has been shortened and the common driveway has been lengthened. The previously approved plat and the revised plat are both attached.

The Tall Oaks Planned Community is an existing mobile home community located on a tract of land containing 45 acres off of Pea Ridge Road. The original concept plan and preliminary plat illustrated 107 lots, common area inclusive of on-site sewer area, and future development area. The original preliminary plat was approved in October of 1998.

This Phase 4 request is the final phase of development and while on-site sewer is present, these lots are to be greater than 30,000 square feet and served by individual septic systems due to the fact that the sewer utility provider cannot accommodate these lots with the present on-site facilities.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 zone and the proposed density is appropriate as all of the lots are greater than 30,000 square feet. The preliminary plat for Tall Oaks Phase 4 illustrates 11 small lots. A new paved county road section with a cul-de-sac and a common driveway easement are planned to serve all of the lots. All of the proposed lots are to be served by individual septic systems and public water. All electric shall be underground.

The parcel is heavily wooded gently sloping terrain and the bulk of the drainage will be directed towards the existing drainage facilities. A portion of the parcel slopes towards an adjacent parcel containing a pond. Drainage on these lots is not planned to be redirected; special attention and control measures during all onsite construction shall be required. The parcel is currently vacant of any farming activity.

The proposed development has been reviewed inclusive of subdivision regulations for small lots along county roads with public water and individual septic systems.

Existing County Road(s): The county road list indicates that Pea Ridge Road is 18 feet wide with adequate ditches and shoulders. According to the highway department the proposed Phase 4 of Tall Oaks is appropriate for the existing roads serving the development.

Coordination by the developer with the highway department in addressing damages to sections of county roadways that will serve this phase must be completed to the satisfaction of the highway department prior to any future final plat. Sections of the curbing within previous phases of the development have been damaged and must be fixed.

Septic, Sanitary Sewer: The developer has supplied a preliminary soil analysis with the preliminary plat. The soil scientist has indicated marginal soil conditions. The environmental health department has reviewed the proposed subdivision and has stated that the plat appears satisfactory for preliminary approval. Lot line modifications on the final plat may be required particularly with the small lots sizes and the common driveway to be constructed.

TWSI operates a sewer system within Tall Oaks Subdivision that accommodates all previous phases and lots with sanitary sewer. The utility has confirmed in writing that they do not have the on-site capacity to accommodate any other lots.

The lot sizes indicated on the Phase 4 preliminary plat are all greater than 30,000 square feet for standard septic evaluation.

Drainage and Erosion Controls: Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. A state erosion control permit shall be supplied to staff prior to any future pre-construction meeting.

The drainage plan indicates there are to be no new drainage basins to serve these lots in Phase 4. The parcel is gently sloping and the bulk of the drainage will be directed towards the existing drainage ditches along the county road sections. A portion of the parcel slopes towards an adjacent parcel containing a pond. Drainage on these lots is not planned to be redirected, as per the project engineer's specification. Special attention and control measures during all onsite construction shall be required.

All erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction.

It is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for grading and clearing prior to commencing construction for the roads, electric, waterlines and drainage facilities. A copy of all applicable state grading permit shall be supplied prior to the pre-construction meeting with planning and engineering staff.

Any changes in the field shall require as-built information at final plat. A final certification letter from the project engineer shall be required after project completion. Adequate building sites for each lot must avoid drainage areas.

Proposed Road Plan: A road plan with profiles, cross section and proposed road layout has been submitted. The road cross section supplied illustrates an 18' wide roadway with 3 foot shoulders and ditches indicated. All conduit must be in place prior to binder surface application in order to reduce the short and long term damages to the county roads. All road work is to be coordinated between the developer and the highway department and only after a preconstruction meeting with staff.

The new road for these 11 lots shall be fully constructed with a full cul-de-sac turn-around and a common driveway prior to final plat approval. According to the road profile much of the road is at 2% grade. As-built road plans or profiles may be required for this roadway prior to final plat to ensure this road will drain adequately.

The entire road and common drive shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. Prior to stone application the owner shall contact the subdivision inspector for sub-grade inspection.

For the county road section, the graded surface shall be a prepared crowned surface and be a minimum of 24 feet wide between ditches on both sides of the road (18 feet width for roadway and 3 foot ditches on either side). The gravel surface application shall be spread a minimum of 6 inches thick of pug-mix and rolled with a steel drum roller. A consistent depth of stone shall be achieved the entire length of the private road and on the cul-de-sac and along the shoulders. The binder course of asphalt shall be 2" thick and the top course of asphalt shall be 1" thick. The three foot shoulders on both sides shall also be compacted sub-grade and seeded and covered in straw as soon as the stone surface is applied.

The common driveway must be fully installed with a T-turn around to be constructed within the easement shown. The common drive shall be built on a compacted earth surface void of substandard soil condition in the sub-grade. Prior to completion the owner shall contact the subdivision inspector for inspection of the sub-grade as mentioned above. The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches on both sides of the driveway. The gravel surface application shall be spread a minimum of 4 inches thick of rolled pug-mix the entire length of the common driveway and on the turn-around, and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three foot shoulders on both sides of the 10 foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied.

In addition, the driveway entrance shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the county road. The paving shall extend from the edge of the existing pavement in the new cul-de-sac to the edge of the right-of-way at a minimum, approximately 20 feet.

Public Water and Electric Utilities: Public water and underground electric are proposed to serve all of the lots. All water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility prior to final plat. Written verification shall be provided that a surety has been posted or the extension of services has been accommodated from the individual utilities prior to any final plat.

Property Owner's Association: The developer shall supply documentation for a Maintenance agreement for Tall Oaks Phase 4 for staff review prior to final plat inclusive of common drive maintenance. The final plat and name of the subdivision shall be changed in order to eliminate confusion with the previous phases since these lots are not part of the open space, drainage facilities or on-site sewer system for the previous three phases.

Construction of Improvements: As of this time there has been no construction of any improvements on site for Phase 4.

The proposed new road shall be built according to the project engineering plans and according to county road standards. Both water and electric shall be completely installed to serve these lots prior to final plat for any lots and to avoid unnecessary disturbance to the roadway after completed. Should a surety be posted for the electric and water utility prior to final plat, certification of said surety shall be required in addition to insuring that conduit has been installed for all road crossings prior to binder surface paving.

The developer shall contact the Highway Department to schedule a pre-construction meeting prior to any on-site construction. The comments of the Highway Department and Storm Water Coordinator are included in this staff analysis. Any and all modifications to roads, drainage and lot design shall be supplied to staff with an updated preliminary plat submission. In addition, the developer shall supply all required permits and/or road plan changes in writing and at the time of the preconstruction meeting.

Developer Notice:

- Any construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- The owner shall contact the Planning Office at 273-5750 to schedule a pre-construction meeting.
- All erosion controls must be fully installed and inspected by the Storm Water Coordinator prior to any on-site construction activities.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC prior to the preconstruction meeting.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652 regarding any utility construction to be done within the county right-of-way along any of the internal roads in Tall Oaks.
- The developer shall coordinate with the Subdivision Inspector at 984-3421 to schedule inspections during construction.
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111.

Administrative Considerations: The proposed Tall Oaks Phase 4 preliminary plat was reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, calculations and preliminary soil information. No lot shall be advertised or offered for sale prior to recording of any final plat. The comments from the engineering department are included in this staff analysis.

Outstanding Items to Be Completed:

1. All instructions in this staff analysis, including pre-construction meeting, permits and construction of all improvements. Repair of damage to previous curb sections.
2. Copy of Maintenance Agreement documentation to be supplied to staff for review prior to final plat submission. Re-naming of this Phase to reduce confusion with previous three phases prior to final plat.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary plat due to identified deficiencies, 2) defer preliminary plat approval until deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies

2. Extension of Preliminary Plat for Rudd Acres by Don Headrick off Rudd Hollow Road: 4 lots to be served exclusively by a 25' common driveway easement.

The Planning Commission approved the preliminary plat at the November 10th, 2008 called meeting for a period of 24 months. The owner is requesting a 12 month extension of the preliminary plat.

A review of the driveway grade indicated a short section of the common driveway is approximately 16%. The maximum road grade for a common driveway is 15%. The owner requested a variance to the regulations for this short section which is less than 100 feet in length, the variance was granted at the November 10th meeting.

Background: The preliminary plat for Rudd Acres is a proposed 4 lot subdivision containing 4.3 acres. A 25' common driveway easement is planned to serve the proposed lots off of Rudd Hollow Road. While lots 1 and 4 have road frontage, all of the lots are served off the common driveway easement. All of the lots will access the common driveway easement for safety purposes to eliminate additional driveways along Rudd Hollow Road. Currently the parcel contains an existing home and the existing driveway is to be improved to common driveway

standards. The first portion of the common driveway easement crosses the Primitive Baptist Church property. The proposed location of the common driveway easement and sight distance at this location is satisfactory.

Developer Notice:

- Any on-site construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- The owner shall contact the Planning Office at 273-5750 to schedule a pre-construction meeting.
- The owner must confirm to staff that a Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC is or is not required for this project and supply a copy prior to the preconstruction meeting.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652 regarding any utility construction to be done within the county right-of-way along Rudd Hollow Road.
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111.

Maintenance agreement for common drive: The owner shall supply a Maintenance Agreement or property owner's association inclusive of maintenance responsibilities for the common driveway.

Administrative Considerations:

The owner shall secure a notice from the Primitive Baptist Church acknowledging that these four lots constitute all of the lots that can be accommodated off of the common driveway easement.

The proposed subdivision of Rudd Acres was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems. As required, the preliminary plat was supplied with topographic information and preliminary soil information. The comments from the engineering department and storm water department are included in this staff analysis.

Outstanding items to be completed:

1. Copy of a Maintenance Agreement or Property Owner's Association documentation to be supplied to staff for review prior to final plat submission.

2. A preconstruction meeting shall occur again since this project has not been completed in the previous 24 months. Any required permits to staff; all instructions in this staff analysis for the construction of the common driveway turn around and ditch improvements, and construction of all utility improvements.
3. The owner shall secure a notice from the Primitive Baptist Church acknowledging that these four lots constitute all of the lots that can be accommodated off of the common driveway easement,

This comes as a request for renewal for one year of a previously approved preliminary plat with all conditions attached.

C. Final Plats – Major Subdivisions: None

1. Robert and Tammy Hearon Property off of Walker School Road: 4 lots, 3 with county road frontage and one lot to be served by a 25' easement.

The preliminary plat was approved as the Pearson Property at the September 2010 regular meeting. The parcel has changed ownership and the new owner's name is shown on the final plat.

Background: The proposed Hearon Property subdivision off Walker School Road contains 4.2 acres and is rolling land. Two of the lots will have road frontage along Walker School Road. One lot will be served by a 25' flag-stem and one off an easement across the flag-stem.

The regulations state that a one-lot subdivision with an easement does not require the easement to be improved. The condition of the existing driveway is satisfactory. No driveway or utility extensions are required for this plat other than the electric and water being available along Walker School Road.

Design of plat, plat description: The proposed preliminary plat is satisfactory with the information supplied and subject to this staff analysis. The parcel is rolling land and is not in the floodplain. The parcel is in the R-1 zone and the density and lots sizes are appropriate.

Septic, Sanitary Sewer: The environmental health department is reviewing the preliminary soil information and has stated that the soil information provided appears satisfactory for approval.

Existing County Roads: The road list for the county indicates that Walker School Road is 18 feet wide with adequate ditches and shoulders and is satisfactory for this proposed subdivision.

Utilities: both water and electric utilities are in place along Walker School Road.

Construction of Improvements: Vegetation shall be removed along the entire front of the property to insure adequate sight distance for all of the proposed lots and driveways. Staff shall re-evaluate sight distance once the vegetation is removed. A sight distance easement and a maintenance note for the long term care of the sight distance easement shall be placed on the future final plat.

Administrative Considerations: The proposed plat was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, existing electric and individual septic systems.

Outstanding items to be completed:

1. Removal of vegetation along Walker School road for sight distance improvements; to be inspected by staff.
2. Signature plats and a \$20 per lot platting fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. **Harry McIntosh Property: 2 lots off of a common driveway easement and variance request for lots in the floodplain.**

Background: The proposed subdivision contains two lots to be served off a shared driveway easement. The entire parcel is located within the floodplain. The owner wishes to simply divide the parcel and have one home on each lot. Both of the homes and the entire parcel are already in the floodplain.

Two easements are indicated on the plat, the existing septic area for lot 1 is located on lot 2. The environmental health department shall confirm adequate reserve for lot 2 is still available or if an easement for lot 2 reserve needs to be placed on lot 1. There is also an easement for a shared well. Since both lots are greater than 35,000 square feet both lots meet the minimum lot size requirement in case a new well must be dug later for one lot or the other.

The common drive is already extended to both lots and is in satisfactory condition.

Design of plat, plat description: The proposed subdivision is satisfactory with the information supplied and subject to this staff analysis. The parcel is flat land and is located completely in the floodplain. The parcel is in the R-1 zone and the density and lots sizes are appropriate.

Septic, Sanitary Sewer: The environmental health department has reviewed the plat and is prepared to sign the final plats with some modifications to the easement.

Utilities: All utilities are previously signed the plat.

Construction of Improvements: No construction is required for this two lot subdivision.

Administrative Considerations: The proposed preliminary and final plat was reviewed inclusive of subdivision regulations for small lots off of a common driveway road with public water, existing electric and individual septic systems.

These two lots are served by an easement across the Stinnett property. Typically, the other lot owners are notified of the four lot rule, however the Stinnett parcel is not large enough (1.21 acres) to re-divide off the easement and these lots for McIntosh will be the final division off of the easement.

A maintenance agreement shall be supplied to staff for the common driveway to include these two lots (and Stinnett if agreeable) prior to releasing the final plat.

Outstanding items to be completed:

1. Variance being granted for lots in the floodplain.
2. A maintenance agreement for the common driveway.
3. Corrections on the plat to include the following; indicate survey tie-in to Rudd Road, show the width of easement across Stinnett, addition of septic easement per the Environmental Health Department, and correction Insert #2 note on plat, and add common driveway note to final plat.
4. Signature plats with all required certifications and \$20 per lot platting fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary and final plat due to identified deficiencies, 2) defer preliminary and final plat approval until deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies

2. Kyle Mynatt property off of Chambers Road: 2 lots with county road frontage and a remainder greater than 5 acres.

The Kyle Mynatt Property is a 2 lot preliminary and final plat with a remainder greater than 5 acres containing 2.69 acres off of Chambers Road. Both lots have county road frontage. Lot 2 is to be served by a flag-stem. Site distance at this location appears satisfactory.

Analysis:

Design of plat, plat description: The proposed subdivision is satisfactory with the information supplied and subject to this staff analysis. The parcel is in the R-1 zone and the density and lots sizes are appropriate.

Septic, Sanitary Sewer: The environmental health department has reviewed the soil information and is prepared to sign the final plats.

Existing County Roads: Chambers Road has adequate shoulders and ditches and is acceptable for this preliminary and final plat request.

Utilities: The water utility and electric utility are prepared to sign the final plat.

Construction of Improvements: No construction is required for this plat

Administrative Considerations: The Kyle Mynatt preliminary and final plat was reviewed inclusive of subdivision regulations for small lots along the county road with public water, electric and individual septic systems.

Outstanding items to be completed:

1. Signature plats with all certifications and a \$20.00 per lot platting fee

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary and final plat due to identified deficiencies, 2) defer preliminary and final plat approval until deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

Misc. Items: Request of Tammy and James Smith to allow division on a common driveway off of Turkey Pen Road.

This item was deferred from the July meeting to allow contact with Cecil Willis, et al. Staff sent certified letter as follows:

August 4, 2010

Cecil Willis, et al
c/o Jennifer Willis
2737 Turkey Pen Road
Maryville, TN 37803

Dear Cecil Willis, et al:

According to records in the Blount County Register of Deeds and Blount County Assessor Office, you are owners of a tract off of Turkey Pen Road (Parcel 10.12 on map attached). The tax map shows the property as being 14.6 acres. However, preliminary field survey measurement done for a proposed division of the land for Tammy and James Smith shows the property to have only about 9.8 acres.

Tammy and James Smith state that they entered into contract with you for transfer of approximately six acres (5.58 acres based on preliminary field survey information) off of your property along a pre-existing 30 foot wide easement of access. You would own less than five acres after the transfer to the Smiths based on preliminary field survey information. In accordance with State statutes and the Blount County Subdivision Regulations, to accomplish the proposed division and transfer to the Smiths a plat is required for approval by the Planning Commission and registration in the Register of Deeds.

In a related matter, you recently transferred property less than five acres in 2008 without required plat (1.4 acres, - Willis, et al, to Hawn - Parcel 10.15 by quit claim deed registered in book 2183 page 1342). This was a violation of both State statutes and Blount County Subdivision Regulations. The violation could be corrected if you submit a plat for the 1.4 acres and gain approval of the lot through the Planning Commission, and then register the plat with the Register of Deeds. This violation complicates the proposed division of your property for transfer to the Smiths, and may form the basis for future action by the Planning Commission.

This matter has been reviewed by the Blount County Planning Commission as a request for variance by the Smiths. The Planning Commission is holding action on this matter pending response from you on your intentions for proper division of your property. The Planning Commission has requested your attendance at their next regular meeting at 5:30 PM on Thursday, August 26, 2010 in Room 430 of the Blount County Courthouse.

If you have any questions or wish to discuss possibilities for properly addressing division of your property, please feel free to call me at 273-5750 or visit my office in room 327 of the Courthouse.

Sincerely,

John Lamb
Director, Blount County Planning Department
Secretary, Blount County Planning Commission

Mr. Willis contacted staff August 18, and discussed alternatives for resolving the issues. Three alternatives were discussed: 1) prepare and submit a plat for the three parcels ultimately involved; 2) combine the 1.4 acre tract with existing property and pursue exempt division for two properties greater than five acres; or 3) add to existing property in order to reach exempt division for remainder of Smith transfer and address the 1.4 acre division separately. Mr. Willis requested some time to consider the alternatives and discuss with the Smiths. With concurrence with the Smiths, the Planning Commission deferred the item at the August and September meetings.

The Smiths wish for the Planning Commission to consider their request at the October meeting.

The following is from the July memo as background.

See map below for reference to parcels. Cecil Willis, et al, owns a tract off of Turkey Pen Road (Parcel 10.12). The tax map shows the property as being 14.6 acres. However, preliminary field survey measurement shows the property to have only about 9.8 acres.

Tammy and James Smith entered into contract for deed for approximately six acres (5.58 acres based on preliminary field survey information) off of the property of Willis along a pre-existing 30 foot wide easement of access. Willis would own about 8.6 acres after transfer of property to Smith if the tax maps are referenced, but less than five acres based on preliminary field survey information .

If the transfer would result in both parcels after the division being five acres or greater, the transfer to Smith would be exempt, being a transfer of greater than five acres without need of extension of roads or utilities, with remainder also greater than five acres. The preliminary field survey information calls this situation into question, and staff advised that a certification that the division was exempt could not be executed and a standard plat would be necessary.

Staff found that Willis recently transferred property less than five acres in 2008 without required plat (1.4 acres, - Willis, et al, to Hawn - Parcel 10.15 by quit claim deed registered in book 2183 page 1342). This was a violation of both State statutes and our subdivision regulations. Staff thus advised the Smiths that staff would not sign any documents related to the division of the land by Willis until the violation was rectified. The violation could be rectified if Willis would recombine the 1.4 acres into the original

tract, or submit a plat for the 1.4 acres and gain approval of the lot. The Smiths reported that Willis could not arrange the recombination, and that the platting of the lot was outside their control.

The Smiths request approval of a plat for the proposed approximately 6 acre tract without any other requirements. See transcribed letter attached. Staff notes the violation of our subdivision regulations and requests guidance on further legal action the Planning Commission may wish to take in regards to the Willis 1.4 acre division. Staff also notes that approval of the Smith request would imply a remainder less than five acres and an unplatted lot that is usually required to be shown and approved on a plat.

Transcription of hand written letter from Tammy Smith dated July 7, 2010 via fax as follows:

On December 1, 2004 we, Smith family purchased property from Mr. Garrett and Mr. Willis on contract for deed. The property is at the back of this parcel measuring 352 feet wide and going back to the center of the existing creek, approx. 6 (six) acres.

In 2008 they sold 1.4 acres to Mr. Hawn from this parcel. This had left the remaining parcel in a situation that requires your attention, as well as assistance from the Planning Commission.

Mr. Garrett and Mr. Willis also own adjoining land to the parcel. Your authorization will present no problems to either party in the contract or in our area. This parcel remains bordered by Garrett/Willis and Smith families. There will be no further subdivision of this parcel.

We are requesting your authorization of this parcel with no variances. Survey will be completed by Sterling Engineering and plat filed immediately after survey. Two maps are attached for your reference. If you require further information or have questions please call me at <phone number deleted> . Thank you for your time and assistance. (Signed Tammy Smith)

Maps follow.

