

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

June 15, 2017

6:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON MAY 15, 2017, THE REGULAR MEETING HELD ON MAY 18, 2017.

IV. CONSENT AGENDA L Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

06-01 Replat of The Landings at Anchor Pointe – (17-201-000015)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval for The Landings at Anchor Pointe. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

06-02 Sullivan Gardens Rezoning (County Rezoning) – (17-101-00003)

The Kingsport Regional Planning Commission is requested to recommend approval to rezone from R-1 to B-4 for business use. The property is located outside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Weems)

06-03 Surplus Request– (17-401-00002)

The Kingsport Regional Planning Commission is requested to declare 1700N John B Dennis Highway as surplus property by the City of Kingsport. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

VIII. OTHER BUSINESS

- 06-04** Appoint a Nominating Committee for July officer elections.
- 06-05** Receive a letter of resubdivision of lot 14 Edinburgh South Phase II and Lot 15R of the resubdivision of lot 15 & 16, located on Southbridge Road.
- 06-06** Receive a letter of resubdivision of lot 46 polo Fields Phase 3 and Lot 45R of the resubdivision of lots 44 & 45. Located on Polo Fields Place.
- 06-07** Receive a letter of subdivision of lot 8 Hunts Crossing – Phase 2 Plat, located on Summerville Road.
- 06-08** Receive a letter of resubdivision of lot 1-5 block c Hemlock Park, located on Hemlock Park Road.
- 06-09** Receive a letter of subdivision of Edinburgh Phase 2e lots 90 & 91, located on Edinburgh Channel Road.
- 06-10** Receive a letter of resubdivision of lot 2 Wilder Property Replat, located on Packing House Road.
- 06-11** Receive a letter of resubdivision of lot 57 Edinburgh Phase 2b-2 and lot 56 of the re-plat of Edinburgh, phase 2b-2 lots 54 & 56, located on Wallace Court.
- 06-12** Receive a letter of resubdivision lots 15 & 16 Block 6 Ridgefields, located on Sunningdale Road.
- 06-13** Receive a letter of resubdivision of Part of Tract 1 Division of A.P. Mann Property, located on Memorial Blvd.
- 06-14** Receive a letter of resubdivision of part of Lots 8 & 9 Block 18 Kingsport Heights, located on Overlook Road.
- 06-15** Receive a letter of subdivision of lot 1 Horse Creek Farms, GP Subvision, located on Tri Cities Crossing.
- 06-16** Receive a letter of resubdivision of lot 1 Division of O'Neill Property, located on Rock Springs Road.
- 06-17** Receive a letter of replat of Edinburgh lot 89 Phase 2 a, Dissolution lot 90 Phase 2e, located on Edinburgh Channel Road.
- 06-18** Receive a letter of replat of the Byrd Property, located on Fuller Street.
- 06-19** Receive a letter of subdivision for lots 1 & 2 Riverwatch, located on Riverwatch Circle.
- 06-20** Receive a letter of resubdivision of Lots 33, 34, & 35 Sugarwood, Section 6, located on Red Leaf Lane.
- 06-21** Receive a letter of subdivision of the David & Evelyn Pierce Property & The Kelly Payne Property plat, located on Ames Street.

06-22 Receive a letter of desubdivision of lots 1 & 2, resubdivision of lots 1 & 2 St. Charles Place, located on St. Charles Place.

06-23 Receive, for informational purposes only, the May 2017 Building Department report.

X. ADJOURNMENT

**MINUTES OF THE WORK SESSION OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

Jimmy Walker Conference Room – Improvement Building
201 West Market Street, Kingsport, TN 37660

May 15, 2017

12:00 noon

Members Present

Sam Booher, Chairman
Mike McIntire
Pat Breeding
Paula Stauffer
Phil Rickman
Mark Selby

Members Absent

Beverley Perdue
John Moody
Sharon Duncan

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
David Harris
Michael Thompson

Visitor's

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked for any changes to the April work session or regular meeting minutes. With no changes identified, the April work session and regular meeting minutes will be presented for approval during the May regular meeting. Mr. Weems announced that Pat Breeding, Sharon Duncan, Beverley Perdue, and Sam Booher would be appointed to new 4 year terms during the May 16th BMA meeting.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

05-01 Irrevocable Letter of Credit for Edinburgh Phase 9 – (17-201-00034)

The Kingsport Regional Planning Commission is requested to release the Irrevocable Letter of Credit back to the developer in the amount of \$126,400.00. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Staff presented the details of the item, which completes all public improvements for Edinburgh Phase 9. The Engineering Department has verified that the improvements are complete and planning staff recommends releasing the bond. No official action was taken.

05-02 Irrevocable Letter of Credit Reduction - Edinburgh South Phase 2 – (17-201-00035)

The Kingsport Regional Planning Commission is requested to reduce the Irrevocable Letter of Credit from \$65,872.23 to \$7,584.30. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Staff presented the details of the item, which consists of a reduction of the bond down to \$7,584.30. The Engineering Department has verified that all bond items to be released have been completed. Planning staff recommends approval of the bond reduction. No official action was taken.

Chairman Booher stated that both items 05-01 and 05-02 can be moved to the Consent Agenda.

05-03 Resubdivision of Lot 1-R Division of O'Neill Property – (17-201-00024)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented details of this item, which consist of making 3 lots utilizing the horizontal property regime as outlined by Tennessee state law. Staff commented that the unique subdivision is part of a list of requirements from the state to be fulfilled if one desires to employ the horizontal property regime. The other requirements include a charter, declaration, by-laws, a townhouse corporation, and attorney opinion on the matter. Staff reiterated that this item only deals with the required plat. No official action was taken.

05-04 Surplus Request – 1909 Sherwood Road – (17-401-00002)

The Kingsport Regional Planning Commission is requested to recommend declaring the turnaround portion of the alleyway located in front of 1909 Sherwood Road as surplus property. The Property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented details of the item, which consist of shortening an existing paper street to redefine the location of right-of-way. Staff commented that the proposal had been examined with the fire marshal's office. Staff also commented that the project would facilitate the expansion of the Just Store It business. No official action was taken.

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

VIII. OTHER BUSINESS

05-05 Receive, for informational purposes only, the April 2017 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:25 p.m.

Respectfully Submitted,

Ken Weems, Planning Commission Secretary

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall Council Room
225 West Center St., Kingsport, TN 37660

May 18, 2017

6:00 p.m.

Members Present

Sam Booher, Chairman
Pat Breeding
Sharon Duncan
Mike McIntire
John Moody
Phil Rickman
Mark Selby

Members Absent

Beverley Perdue

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
David Harris

Visitor's

Brian Sauceman
Steve Hutton

At 6:00 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Sam Booher asked for approval of the agenda. A motion was made by Mark Selby seconded by Mike McIntire to approve the agenda as presented. The motion was approved unanimously, 6-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on April 17, 2017 and the regular meeting held on April 20, 2017. A motion was made by Mike McIntire, seconded by Mark Selby to approve the minutes as presented. The motion was approved unanimously 6-0.

IV. CONSENT AGENDA

05-01 Irrevocable Letter of Credit for Edinburgh Phase 9 – (17-201-00034)

The Kingsport Regional Planning Commission is requested to release the Irrevocable Letter of Credit back to the developer in the amount of \$126,400.00. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County.

05-02 Irrevocable Letter of Credit Reduction - Edinburgh South Phase 2 – (17-201-00035)

The Kingsport Regional Planning Commission is requested to reduce the Irrevocable Letter of Credit from \$65,872.23 to \$7,584.30. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County.

Chairman Booher asked the Commission if any members would like a presentation on any of the consent agenda items. No presentation or further information was requested. On a motion by Mark Selby, seconded by Phil Rickman, the consent agenda was approved unanimously, 6-0.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

05-03 Resubdivision of Lot 1-R Division of O'Neill Property – (17-201-00024)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented details of this item, which consist of making 3 lots utilizing the horizontal property regime as outlined by Tennessee state law. Staff commented that the unique subdivision plat is part of a list of requirements from the state to be fulfilled if one desires to employ the horizontal property regime. The other requirements include a charter, declaration, by-laws, a townhouse corporation, and attorney opinion on the matter. To differentiate the plat from others, staff recommended the note on the plat to state property conformance with Tennessee Code Annotated. Staff reiterated that this item only deals with the required plat. A motion was made by Pat Breeding, seconded by Sharon Duncan to approve the plat. The motion was approved unanimously, 6-0.

05-04 Surplus Request – 1909 Sherwood Road – (17-401-00002)

The Kingsport Regional Planning Commission is requested to recommend declaring the turnaround portion of the alleyway located in front of 1909 Sherwood Road as surplus property. The Property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented details of the item, which consist of shortening an existing paper street to redefine the location of right-of-way. Staff commented that the proposal had been examined with the fire marshal's office. Staff also commented that the project would facilitate the expansion of the Just Store It business. A motion was made by Mike McIntire, seconded by Phil Rickman to declare the property surplus to the Board of Mayor and Aldermen. The motion was approved, 6-0.

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

VIII. OTHER BUSINESS

05-05 Receive, for informational purposes only, the April 2017 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:24 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

PROPERTY INFORMATION

Replat of The Landings at Anchor Pointe

ADDRESS	Topsail Court and Sailmakers Whip Court
DISTRICT, LAND LOT	7th Civil District, TM 77F, Group A, Parcel 32
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES +/-	6.687
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER Commercial Bank

ADDRESS 1072 E Stone Drive Kingsport, TN 37660

SURVEYOR Wilson & Associates (Danny Carr)

PHONE 791-3114

INTENT

The applicant is requesting final plat approval for the replat of The Landings at Anchor Pointe which is located in the 7th civil district and more fully described as Tax Map 77F Group A Parcel 32 on the Sullivan County Tax Maps.

This development was originally developed under our PD zoning designation and the subdivision was approved in 2009. At that time, no lots were created for this interior portion of the development known as "The Landings." It is this wish of the owner of the subdivision at this time to create lots for this development. The final plat would create 37 new lots with no new street construction or utility construction. The original 4 acres of open space from 2009 will remain unchanged.

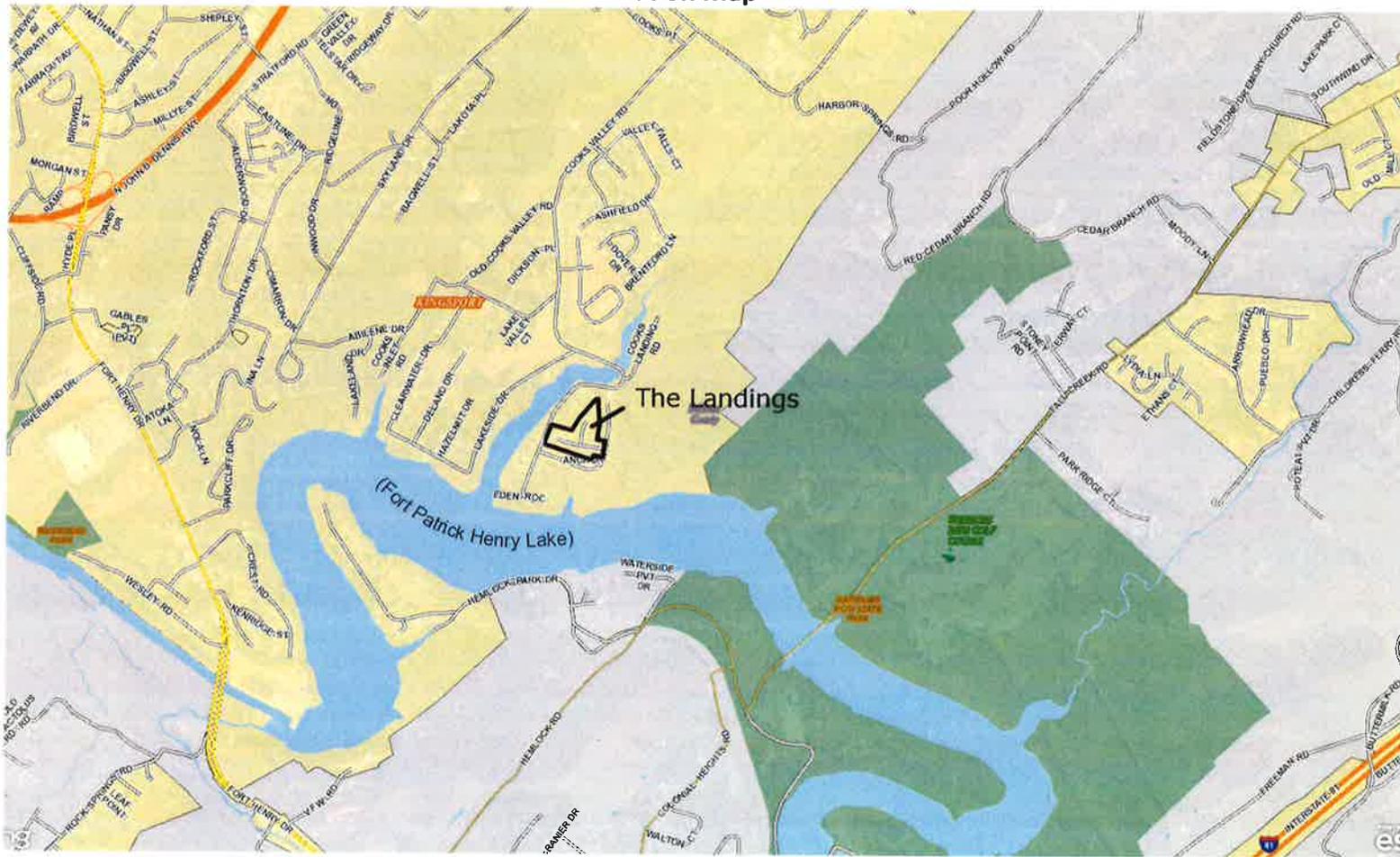
Five of the thirty-seven lots fall short of the required 50' of road frontage as detailed in the Minimum Subdivision Regulations. The owners of these 5 lots have required variances as follows:

- Lot 13: a 7.73' variance from the required 50' to 42.21'
- Lot 26: a 1.46' variance from the required 50' to 48.54'
- Lot 27: a 12.85' variance from the required 50' to 37.15'
- Lot 28: a 20.76' variance from the required 50' to 29.24'
- Lot 29: a 3.35' variance from the required 50' to 46.65'

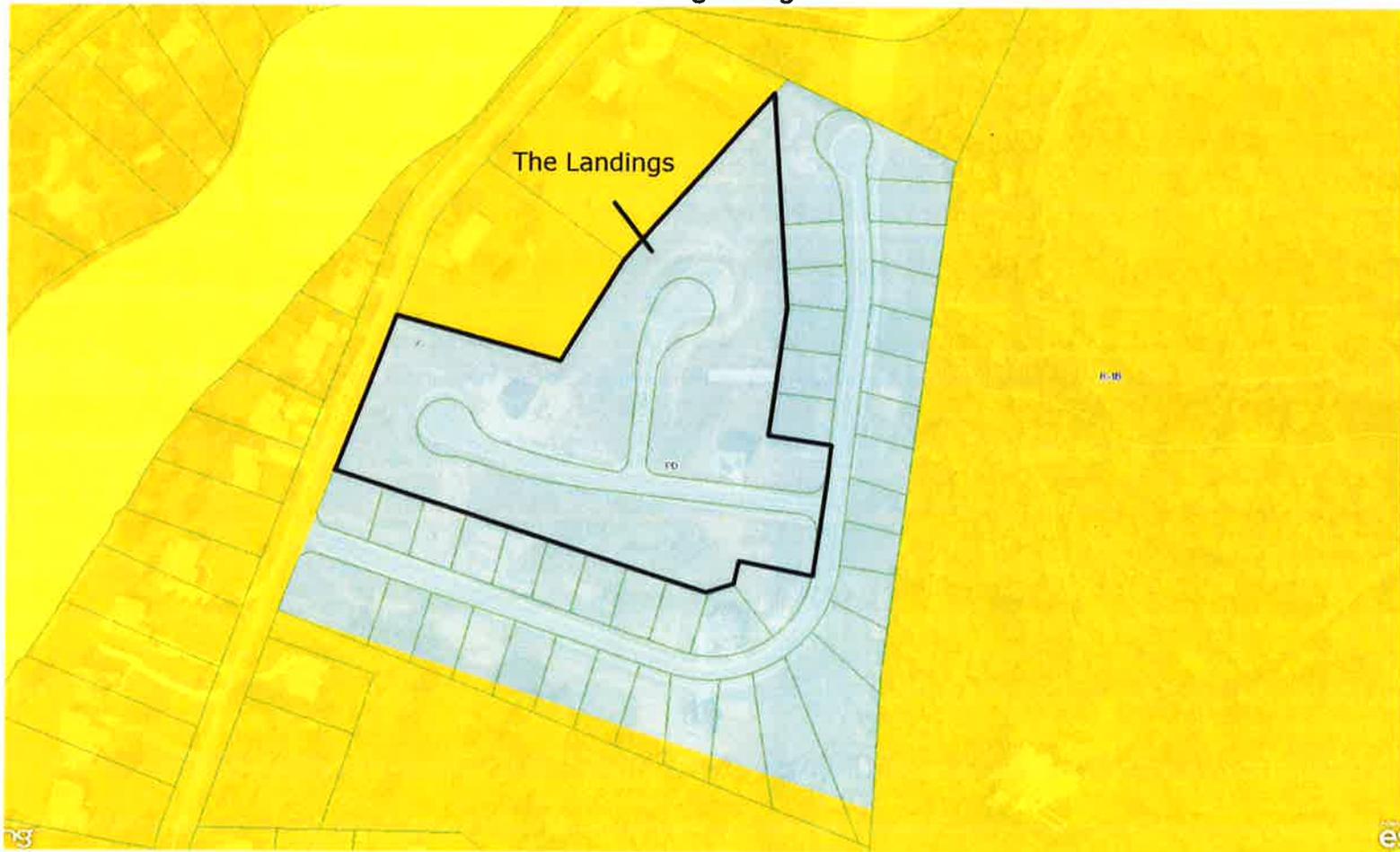
These lots have structures on them that were constructed prior to the idea that actual lots would be created and the proposed configuration would not accommodate the 50' required frontage.

Staff recommends final plat approval of the replat of The Landings at Anchor Pointe with the 5 variances to the lot frontage requirements as requested.

Location Map



Surrounding Zoning



Future Land Use Map



Aerial Map



Kingsport Regional Planning Commission

Subdivision Report
File Number 17-201-00015

JOHN D. MCKINNIS
ADMITTED IN KY, TN, AND NY
TIMOTHY E. SCOTT
ADMITTED IN KY, TN, AND VA

LAW OFFICES OF
MCKINNIS & SCOTT
125 WEST MAIN STREET, SUITE 200
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 247-9376
TELECOPIER (423) 247-9207
WWW.MCKINNIS&SCOTT.COM
E-MAIL: MANDSLAW@MCKINNIS&SCOTT.COM

June 2, 2017

The Kingsport Regional Planning Commission
225 West Center Street
Kingsport, Tennessee 37660

Re: The Landings at Anchor Pointe

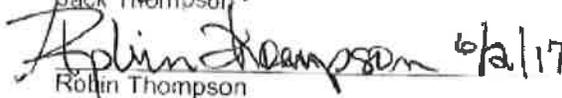
Dear Sir/Madam:

Our office has been requested to file the within request on behalf of the following signatory owners hereto and in that regard, please consider this letter as a request for variances to the road frontage requirement of fifty (50') feet for lots in the referenced development as mandated by the present minimum subdivision regulations. The request is made because the lot configuration on the proposed plat will not permit the required 50' road frontage or because the improvements on some of the affected lots were constructed prior to the within request and the filing of the proposed plat. The variance requests are for the following lots:

- Lot 13- a 7.73' road frontage variance from the required 50' to 42.27';
- Lot 26- a 1.46' road frontage variance from the required 50' to 48.54';
- Lot 27- a 12.85' road frontage variance from the required 50' to 37.15';
- Lot 28- a 20.76' road frontage variance from the required 50' to 29.24'; and,
- Lot 29- a 3.35' road frontage variance from the required 50' to 46.65'.

The undersigned signatories are the owners of the listed lots and by their signatures endorse this request.

Lot 13

 Jack Thompson 6/2/2017

 Robin Thompson 6/2/17

Lot 26

 Terry Bolling

Page 2

Lots 27 and 28

Lot 29

Commercial Bank

Ricky Vaughn


Kenneth N. Reff, II
Executive Vice President

Please let me know if you need any additional information.

Yours very truly,

Timothy E. Scott

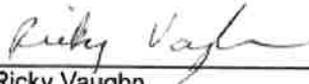
TES/gtv

Page 2

Lots 27 and 28

Lot 29

Commercial Bank

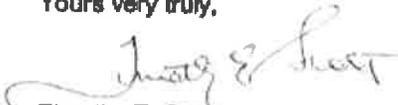


Ricky Vaughn

Kenneth N. Raff, II
Executive Vice President

Please let me know if you need any additional information.

Yours very truly,



Timothy E. Scott

TES/gtv





CONCLUSION: Staff recommends APPROVAL of the replat of The Landings at Anchor Pointe with the five lot frontage variances as requested.

Kingsport Regional Planning Commission

Rezoning Report

File Number 17-101-00003

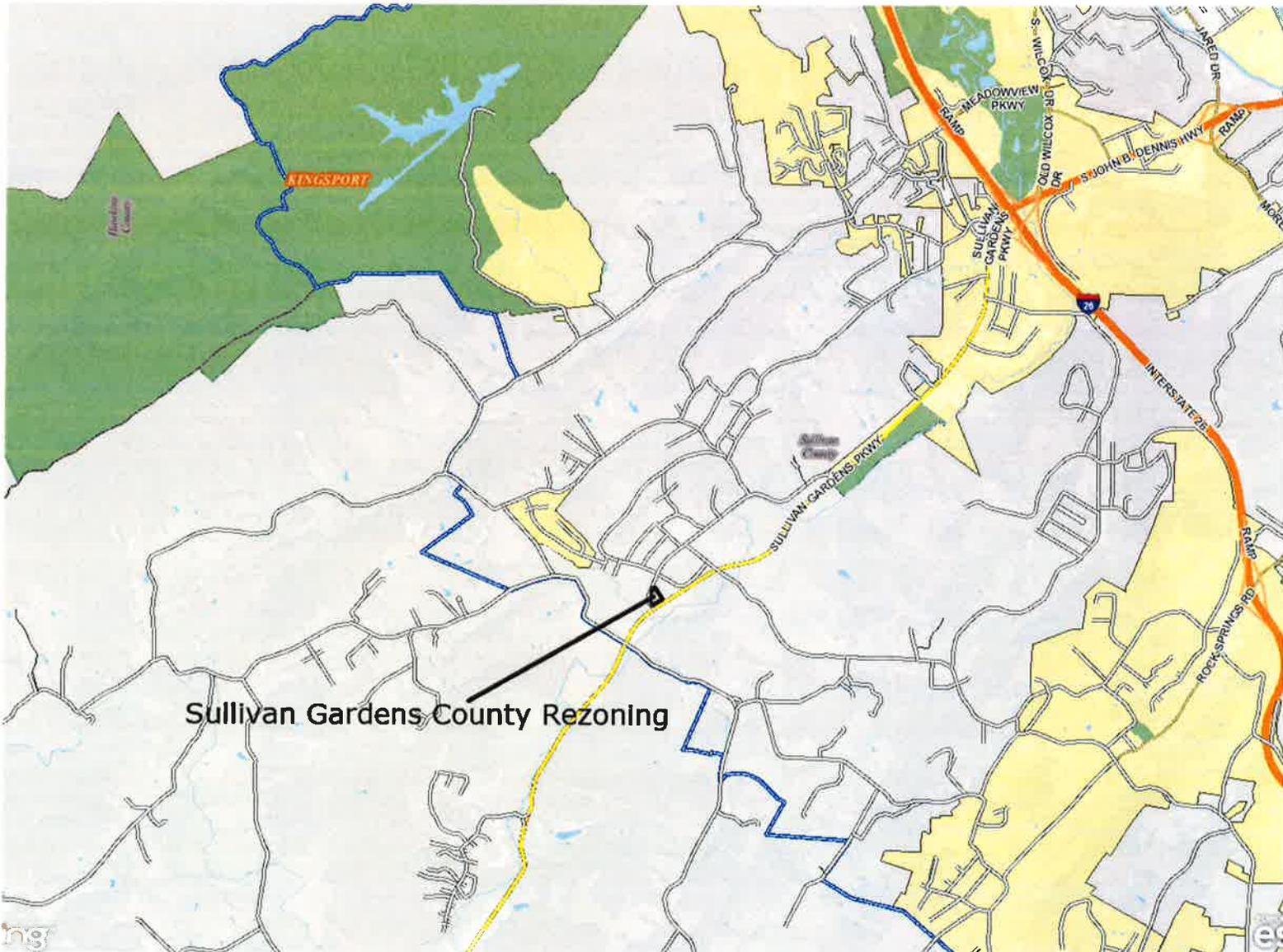
PROPERTY INFORMATION	
ADDRESS	n/a (Tax Map 104, Parcel 57)
DISTRICT	15
OVERLAY DISTRICT	n/a
EXISTING ZONING	County R-1 (Low Density/Single-Family Residential District)
PROPOSED ZONING	County B-4 (Arterial Business Service District)
ACRES	2.5 +/-
EXISTING USE	vacant land
PROPOSED USE	future business

PETITIONER

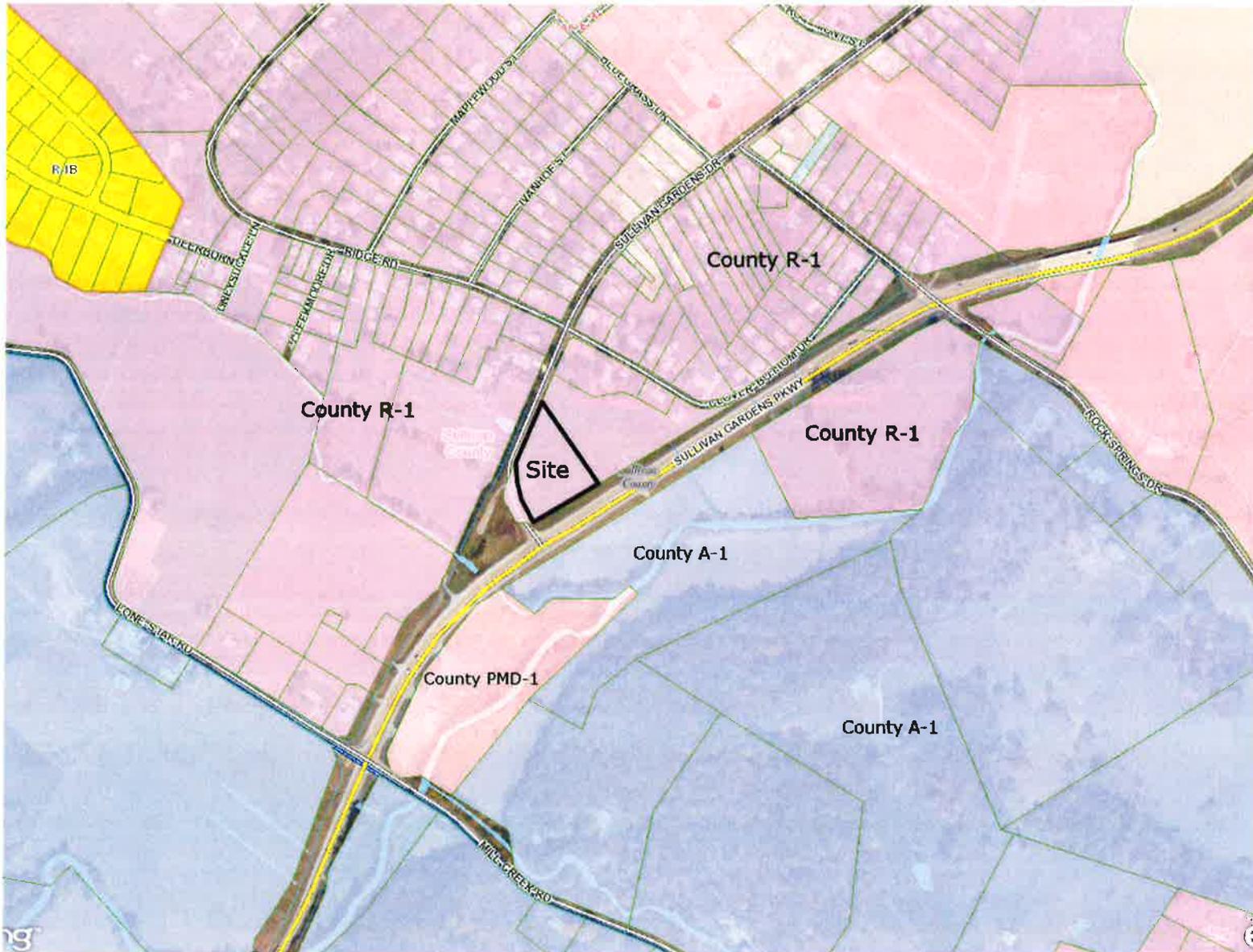
ADDRESS 216 Westside Square, Huntsville, AL 35801

INTENT
<i>To rezone from R-1 to B-4 for business use.</i>

Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



Aerial with Flood Zone



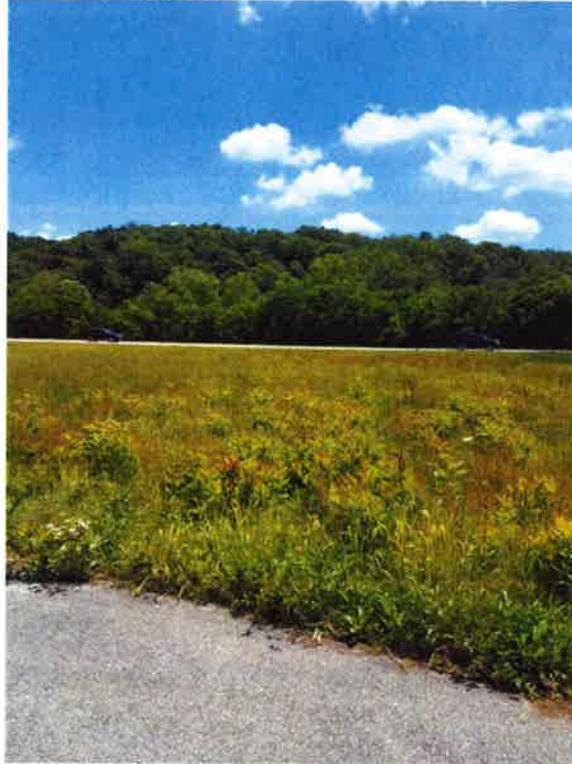
North View



East View



South View (Toward Sullivan Gardens Parkway)



West View



Existing Uses Location Map



Kingsport Regional Planning Commission

Rezoning Report

File Number 17-101-00003

Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: County R-1</u> Use: Agricultural/ Residential	n/a
Further North and Northwest	2	<u>Zone: County R-1</u> Use: Single Family Residential	n/a
East	3	<u>Zone: County R-1</u> Use: Agricultural	n/a
Further East	4	<u>Zone: County R-1</u> Use: Single Family Residential	n/a
Southeast and South	5	<u>Zone: County A-1</u> Use: Agricultural	n/a
Further South	6	<u>Zone: County A-1</u> Use: Agricultural	n/a
West	7	<u>Zone: County R-1</u> Use: Agricultural	n/a

Kingsport Regional Planning Commission

Rezoning Report

File Number 17-101-00003

Property Features

The rezoning site is currently vacant land.

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal may permit a use that is suitable with adjacent and surrounding property as commercial use. Location standards have been vetted by both the Kingsport Regional Planning Commission as well as the Sullivan County Planning Commission. Both Commissions found the use suitable for commercial use based upon the parcel fronting Sullivan Gardens Parkway.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The impact to adjacent and nearby property will be minimalized due to the immediate surrounding area being uninhabited.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. Commercial use of the property, in close proximity to the principal arterial of Sullivan Gardens Parkway, is reasonable as well.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The impact will be negligible. Sullivan Gardens Parkway will be able to accommodate the added commercial traffic. Schools will not be affected. The City of Kingsport is discussing ways to serve the area with sewer with the rezoning applicant. This includes the potential for annexing the property.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

Proposed use: business

The Future Land Use Plan Map recommends:

County: Future Commercial Corridor

City: Retail

Kingsport Regional Planning Commission

Rezoning Report

File Number 17-101-00003

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions and both the city and county land use plan support approval of the proposed rezoning.
7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** The retail business proposal is not considered environmentally adverse. Flood Plain mitigation will be addressed through the Tennessee Department of Environmental Conservation.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposed rezoning will create an isolated commercial district. Though isolated, the proposal is best characterized as furtherance of the adopted land use plans for the area.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to existing topographic conditions.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare.

CONCLUSION

Staff recommends sending a positive recommendation to rezone from County R-1 to County B-4 to the Sullivan County Commission. The proposal is in keeping with the County Land Use Plan and the City Land Use Plan as appropriate for commercial land use.

Property Information	Surplus Request		
Address	1700 N John B Dennis Highway		
Tax Map, Group, Parcel	Tax Map 61M Group A Parcel 26		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 1.05		
Applicant #1 Information		Intent	
Name: City of Kingsport Address: 225 W Center Street City: Kingsport State: TN Zip Code: 37660 Phone Number: (423) 229-9485		Intent: <i>To declare 1700 N John B Dennis Hwy as surplus property by the City of Kingsport.</i> Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
<p>The Kingsport Planning Division recommends declaring 1700 N John B Dennis Highway as surplus:</p> <ul style="list-style-type: none"> • Request reviewed by all city departments. • New raw water tunnel located on this property. <ul style="list-style-type: none"> ○ Easement already secured. 			
Staff Field Notes and General Comments:			
The City is requesting that the Planning Commission declare 1700 N. John B. Dennis Highway as surplus property. The requested area is approximately 1.05 acres. The new raw water tunnel for the City is located on this property and the Water/Sewer Department have already secured the necessary easement for this tunnel. The request has been reviewed by all City Departments and it has been determined that there is no need for the City to retain this property.			
Planner:	Harmon	Date: 6/2/17	
Planning Commission Action		Meeting Date:	June 15, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

Surplus Request

ADDRESS	1700 N John B Dennis Highway
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 61M, Group A Parcel 26
OVERLAY DISTRICT	N/A
CURRENT ZONING	B-3
PROPOSED ZONING	No Change
ACRES +/-	1.05
EXISTING USE	Vacant Commercial Building
PROPOSED USE	no change

PETITIONER 1: City of Kingsport
225 W Center Street Kingsport, TN 37660

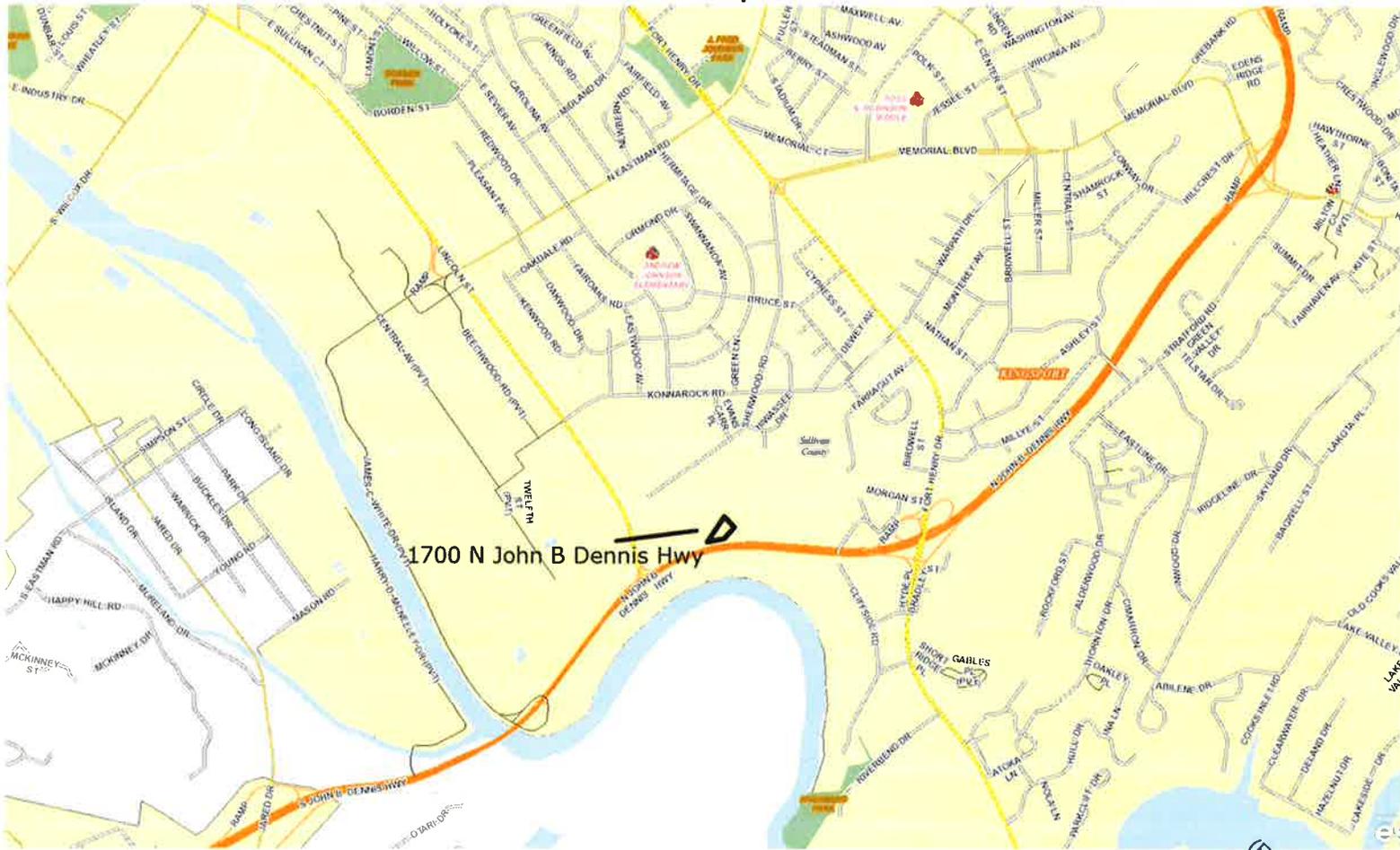
INTENT

The City is requesting that 1700 N John B Dennis Highway be declared surplus. The area requested to be declared surplus is approximately 1.05 acres.

The new raw water tunnel is located along this property. An easement has already been secured by the Water/Sewer Department. No other utilities are located in the area of request. This request has been reviewed by all city departments and they have responded that there is no need for the City to retain this property.

Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. This action would return the property back to private ownership.

Location Map



Surrounding Zoning



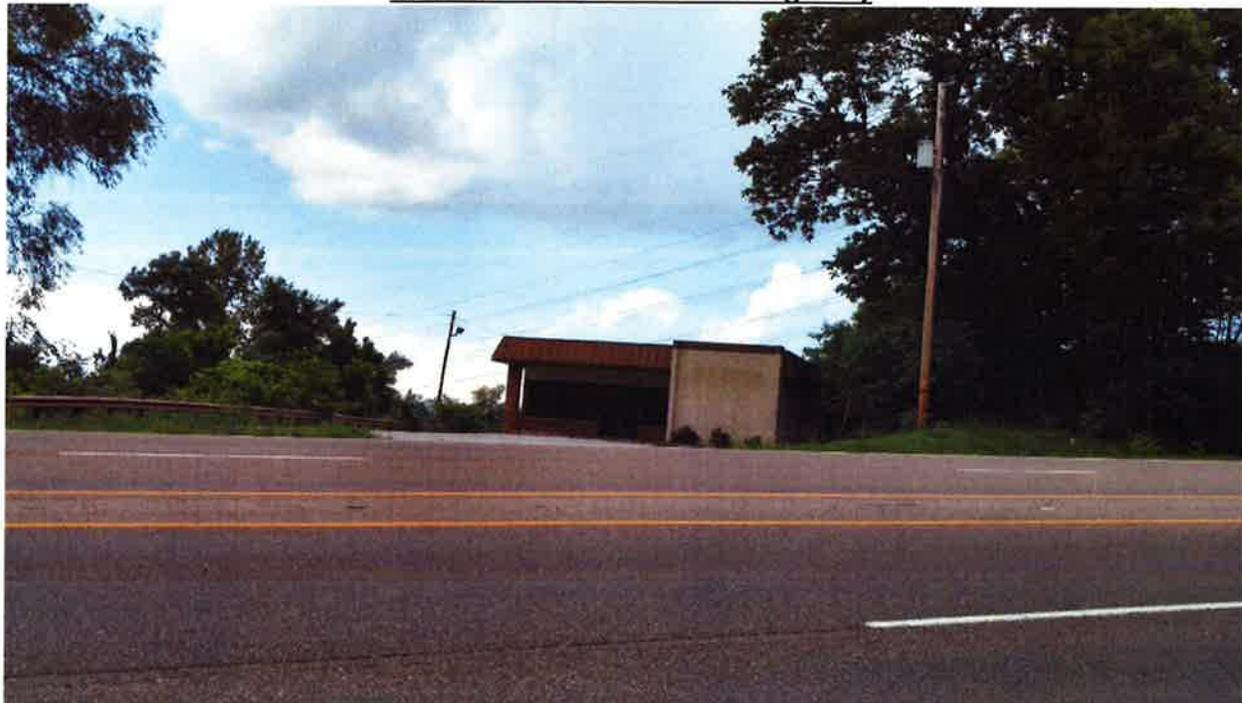
Future Land Use Map



Aerial



View from N John B Dennis Highway



RECOMMENDATION:

Staff recommends that the Planning Commission declare property located at 1700 N John B Dennis Highway surplus as City staff sees no future use for the property.



April 11, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of lot 14 Edinburgh South Phase II and Lot 15R of the Resubdivision of lot 15 & 16, located on Southbridge Road, surveyed by Alley & Associates Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ker Weems", is written over the word "Sincerely,".

Ker Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



April 11, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of lot 46 Polo Fields Phase 3 and Lot 45R of the Resubdivision of lots 44 & 45, located on Polo Fields Place, surveyed by Alley & Associates Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



April 13, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the lot 8 Hunts Crossing – Phase 2 Plat, located on Summerville Road, surveyed by Wilson & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over the word "Sincerely,".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



April 24, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of lot 1-5 block c Hemlock Park, located on Hemlock Park Road, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



April 24, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

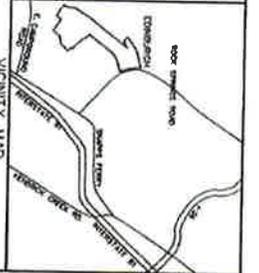
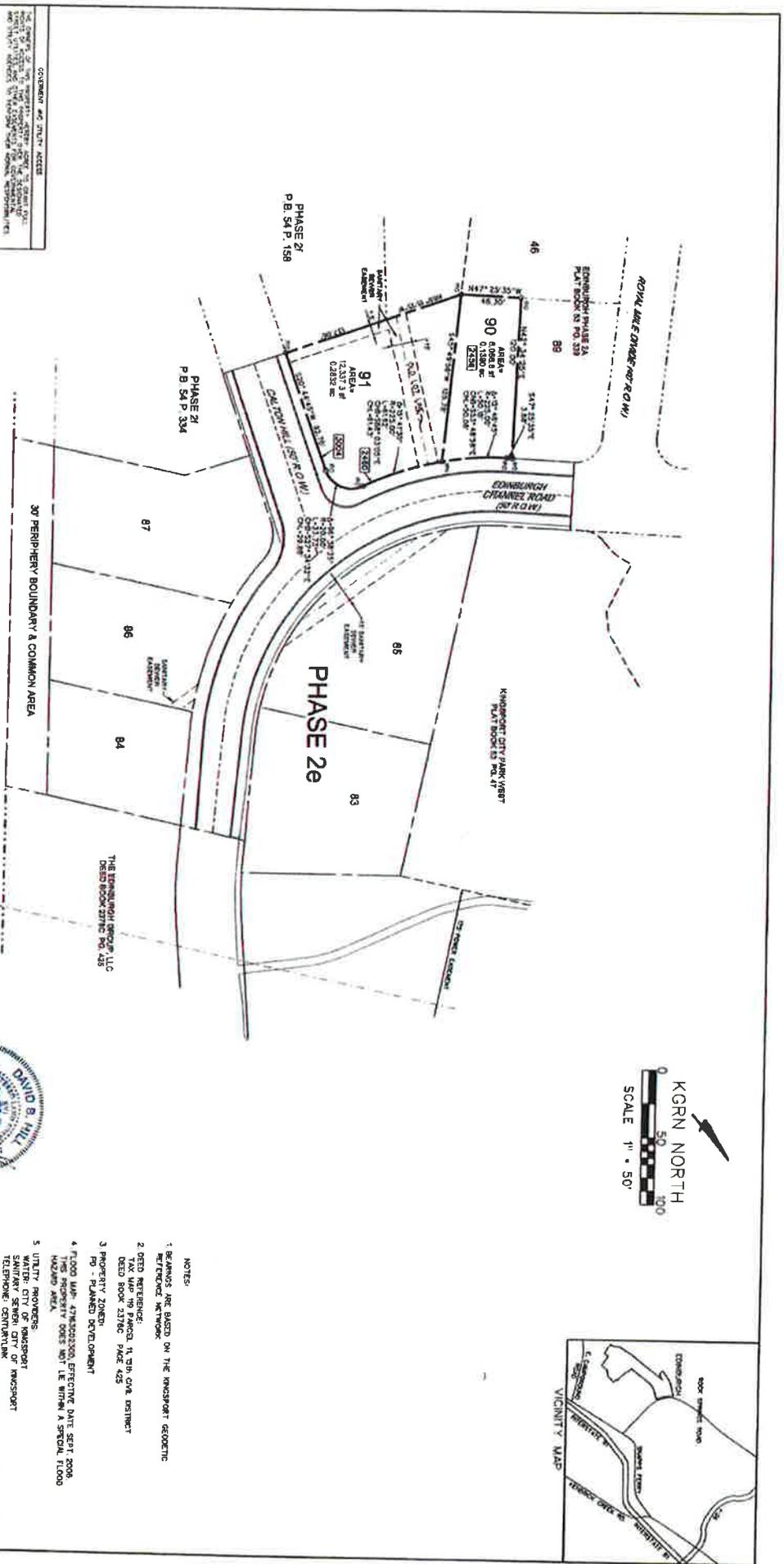
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that replat Edinbrugh Phase 2e Lots 90 & 91, located on Edinbrugh Channel Road, surveyed by David Hill, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a faint, larger signature.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



- NOTES
1. REMAINS ARE BASED ON THE KINGSFORT GEODETIC NETWORK NETWORK.
 2. DEED REFERENCES: TAX MAP #19 PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
 3. PROPERTY ZONE: PD - PLANNED DEVELOPMENT
 4. FLOOD MAP: 47490202000, EFFECTIVE DATE: SEPT 2006, HAZARD AREA: 17A FLOOD TYPICAL EASEMENT
 5. UTILITY EASEMENTS: WATER: CITY OF KINGSFORT; TELEPHONE: CENTRALINK; POWER: KINGSFORT POWER COMPANY; CABLE: CHARTER COMMUNICATIONS
 6. R.O.N. ROOS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 7. UTILITY EASEMENTS: IS FOOT UTILITY EASEMENT ALONG FRONT LOT LINES
 8. 17A FLOOD TYPICAL EASEMENT
 9. SANITARY SEWER EASEMENT AS SHOWN



BWSC | ENGINEER
 WALTER B. BURNER &
 DANNOON, INC.
 1582 CRESCENT DRIVE
 KINGSFORD, TN 37064

CONTRACTOR AND PLANNING ACCESS

DATE: April 21 2017

CONTRACTOR: Edinburgh Group, LLC

DATE: April 21 2017

CONTRACTOR: Edinburgh Group, LLC

REQUIREMENTS - 170005533

AREA	1.00
PERMITS	2.00
PLAT BOOK NO.	170005533
PLAT NO.	170005533
TOTAL	3.00

DESCRIPTION OF THE PROPERTY OR PROJECTS

DATE: April 21 2017

CITY NUMBER OF COUNTY ROAD COMMISSION: 21

DESCRIPTION OF THE PROPERTY OR PROJECTS

DATE: April 21 2017

CITY NUMBER OF COUNTY ROAD COMMISSION: 21

DESCRIPTION OF THE PROPERTY OR PROJECTS

DATE: April 21 2017

CITY NUMBER OF COUNTY ROAD COMMISSION: 21

RE-PLAT - EDINBURGH - PHASE 2e LOTS 90 & 91

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.4222	TOTAL LOTS	2
ACRES NEW ROAD/ALEYS	0	MILES NEW ROAD	0
OWNER: THE EDINBURGH GROUP, LLC		CIVIL DISTRICT	158
SURVEYOR: DAVID HILL		CLOSURE FEE	\$10,000

SCALE: 1" = 50'



April 25, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of lot 2 Wilder Property Replat, located on Packing House Road, surveyed by Alley & Associates Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



April 27, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of lot 57 Edinburgh Phase 2b-2 and lot 56 of the re-plat of Edinburgh, phase 2b-2 lots 54 and 56, located on Wallace Ct, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a faint, illegible stamp or watermark.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



April 27, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of lots 15 & 16 Block 6 Ridgefields, located on Sunningdale Road, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



May 3, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Part of Tract 1 Division of A.P. Mann Property, located on Memorial Blvd, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Weems", is written over a faint, illegible stamp.

Kent Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



May 3, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of part of Lots 8 & 9 Block 18 Kingsport Heights, located on Overlook Road, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a faint, illegible stamp.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



May 3, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the lot 1 Horse Creek Farms, GP Subdivision, located on Tri Cities Crossing, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

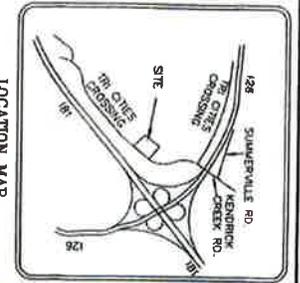
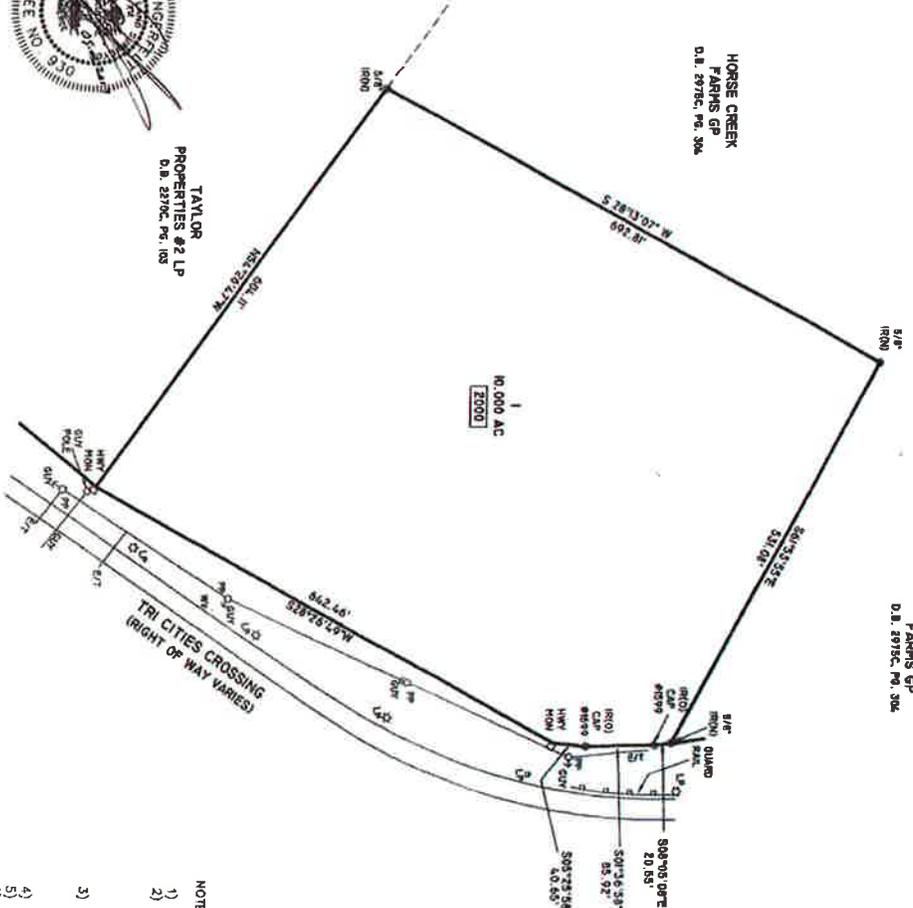


HORSE CREEK
FARMS GP
D.B. 2975C, PG. 304

HORSE CREEK
FARMS GP
D.B. 2975C, PG. 304



TAYLOR
PROPERTIES #2 LP
D.B. 2270C, PG. 102



6/20/2017 - 04:08:10 PM
17007590
UNDEVELOPED LOT/TRACT
PLAT BOOK P/B
PAGE: 537-547

NOTES:

- 1) NORTH BASED ON N54°26'47\"/>
- 2) PROPERTY IS ZONED B-4P SETBACKS:
FRONT 30'
REAR 30'
SIDE 15'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4716A0023D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) D.B. 17-0029
- 5) ACAD FILE 17-0029 GRC MEADE TRACTOR DING
- 6) FIELD INFORMATION TELEPHONE DATA COLLECTED
- 7) TAX MAP 105 PART OF 2975C-102
- 8) DEED REFERENCE D.B. 2975C-102
- 9) I HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE PLAT OF PRECISION IS BETTER THAN 1:10,000
- 11) THERE IS APPROXIMATELY 81 ACRES REMAINING IN ORIGINAL TRACT.

<p>CERTIFICATE OF ADDRESS AND BOUNDARIES</p> <p>I HEREBY CERTIFY THAT I AM AN ENGINEER AND THE DISTRICT OF THE ENGINEERING BOARD OF THE STATE OF TENNESSEE HAS GRANTED ME THE LICENSE NO. 20175 TO PRACTICE AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE. I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT AND HAVE FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 5/1/17</p> <p>SIGNATURE: <i>Tim L. Ingber</i></p>	<p>CERTIFICATE OF ADDRESS</p> <p>I HEREBY CERTIFY THAT THE STREET LINE SHOWN ON THIS INSTRUMENT IS THE CORRECT LOCATION OF THE STREET LINE AS SHOWN ON THE CITY RECORD MAPS AND AS SHOWN ON THE CITY RECORD MAPS.</p> <p>DATE: 5-1-17</p> <p>SIGNATURE: <i>Tim L. Ingber</i></p>	<p>CERTIFICATE OF ADDRESS OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHTING SYSTEM SHOWN ON THIS INSTRUMENT IS THE CORRECT LOCATION OF THE STREET LIGHTING SYSTEM AS SHOWN ON THE CITY RECORD MAPS AND AS SHOWN ON THE CITY RECORD MAPS.</p> <p>DATE: 5-1-17</p> <p>SIGNATURE: <i>Tim L. Ingber</i></p>	<p>CERTIFICATE OF ADDRESS OF TRAFFIC ENGINEERING SURVEY</p> <p>I HEREBY CERTIFY THAT THE TRAFFIC ENGINEERING SURVEY SHOWN ON THIS INSTRUMENT IS THE CORRECT LOCATION OF THE TRAFFIC ENGINEERING SURVEY AS SHOWN ON THE CITY RECORD MAPS AND AS SHOWN ON THE CITY RECORD MAPS.</p> <p>DATE: 5-1-17</p> <p>SIGNATURE: <i>Tim L. Ingber</i></p>	<p>CERTIFICATE OF ADDRESS OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE RECORDING INFORMATION SHOWN ON THIS INSTRUMENT IS THE CORRECT LOCATION OF THE RECORDING INFORMATION AS SHOWN ON THE CITY RECORD MAPS AND AS SHOWN ON THE CITY RECORD MAPS.</p> <p>DATE: 5-1-17</p> <p>SIGNATURE: <i>Tim L. Ingber</i></p>	<p>HORSE CREEK FARMS, GP SUBDIVISION</p> <p>KINGSFORD REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 10.0000</p> <p>TOTAL LOTS: 1</p> <p>OWNER: HORSE CREEK FARMS, GP</p> <p>ENGINEER: ALLEY & ASSOCIATES, INC.</p> <p>SCALE: 1"=100'</p>
--	--	--	--	---	---

ALLEY & ASSOCIATES, INC.
SURVEYORS
302 E. MARKET STREET
MEMPHIS, TENNESSEE 38102
TELEPHONE: (901) 262-4999
FAX: (901) 262-4999
E-MAIL: info@alleyandassociates.com



May 3, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

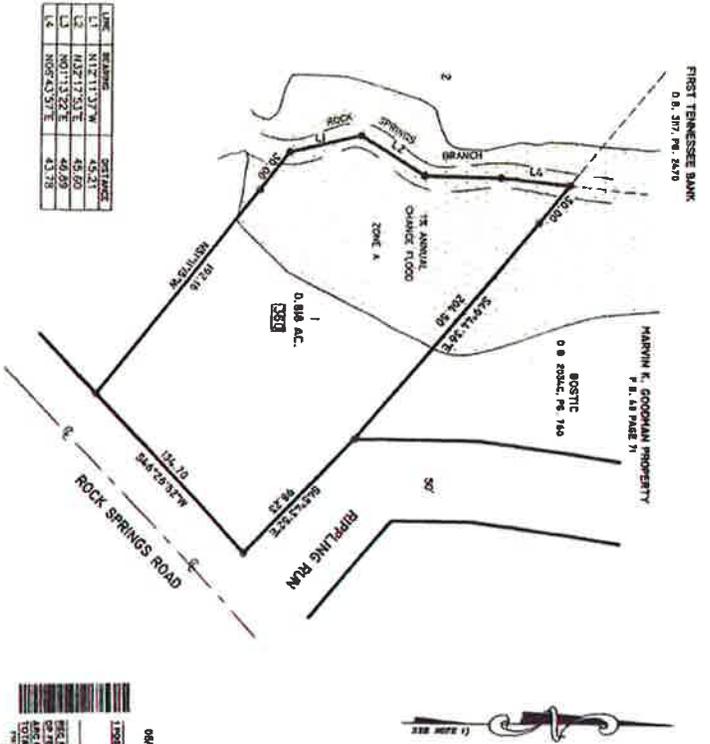
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of lot 1 Division of O'Neill Property, located on Rock Springs Road, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Kay Weems".

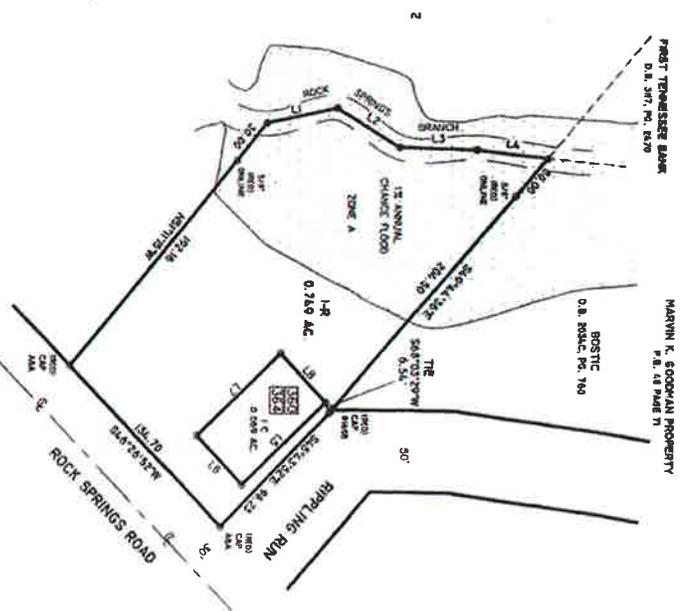
Kay Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



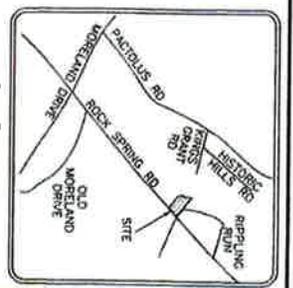
LINE	BEARING	DISTANCE
L1	N12°11'37\"	43.21
L2	N42°17'53\"	45.60
L3	N01°13'52\"	46.69
L4	N05°43'37\"	43.78

BEFORE



LINE	BEARING	DISTANCE
L1	N12°11'37\"	43.21
L2	N42°17'53\"	45.60
L3	N01°13'52\"	46.69
L4	N05°43'37\"	43.78
L5	S43°50'03\"	73.28
L6	S46°26'52\"	41.13
L7	N43°55'03\"	73.28
L8	N46°26'52\"	41.13

AFTER



LEGEND
 (R/O) IRON ROD (GUD)
 (A&A) ALLEY & ASSOCIATES
 A.C. ACRES
 D.B. DEED BOOK
 P.C. PAGE
 [23] 317 ADDRESS
 N.T.S. NOT TO SCALE
 C.M.C. COUNTY MAP CORNER POINT IN ORDER

NOTES

- 1) WORK BASED ON TENNESSEE STATE PLANS
- 2) PROPERTY IS ZONED R-2
- 3) STRIPES TO CONFORM TO ZONING ORDINANCE
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD RESISTANCE ADMINISTRATION SCENARIO MAP AND DETERMINED ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN.



NOTES

- 1) WORK BASED ON TENNESSEE STATE PLANS
- 2) PROPERTY IS ZONED R-2
- 3) STRIPES TO CONFORM TO ZONING ORDINANCE
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD RESISTANCE ADMINISTRATION SCENARIO MAP AND DETERMINED ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN
- 5) SET ON ALL CORNERS FIELDS (TENSURE NOTD)
- 6) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF ABSTRACT TITLE AND THE SURVEY HAS BEEN RECORDED IN AN ATTORNEY-AT-LAW RESERVATION AND INSTRUMENT, WHICH AND INSTRUMENT, RECORDS AND UNRECORDED
- 7) THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE PER TENNESSEE CODE TITLE 60, CHAPTER 22, PART 1, THIS PROPERTY IS TO BE CONSIDERED A PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT WITH ALL REQUIRED ELEMENTS

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 241 E. MARKET STREET
 KINGSFORD, TENNESSEE 37688
 TELE: (423) 382-4800
 E-MAIL: Deputy@alleysurveyors.com

CERTIFICATE OF APPROVAL AND APPROVAL

CITY ENGINEER: *[Signature]* DATE: 5-11-17

CERTIFICATE OF APPROVAL OF RESUBDIVISION

CITY ENGINEER: *[Signature]* DATE: 5-11-17

CERTIFICATE OF APPROVAL OF STREETS

CITY ENGINEER: *[Signature]* DATE: 5-11-17

CERTIFICATE OF APPROVAL FOR RECORDING

RECORDING OFFICER: *[Signature]* DATE: 5-11-17

RESUBDIVISION OF LOT 1

DIVISION OF OVERLAP PROPERTY

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.818 TOTAL LOTS: 3
 CORNERS: IRON, CHAIN, IRON, CHAIN
 CORNERS: IRON, CHAIN, IRON, CHAIN
 SCALE: 1" = 60'



May 8, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat Edinburgh Lot 89 Phase 2a, Dissolution lot 90 Phase 2e, located on Edinburgh Channel Road, surveyed by David Hill, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



May 8, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of the Byrd Property, located on Fuller Street, surveyed by Henson Land Surveying, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



May 12, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

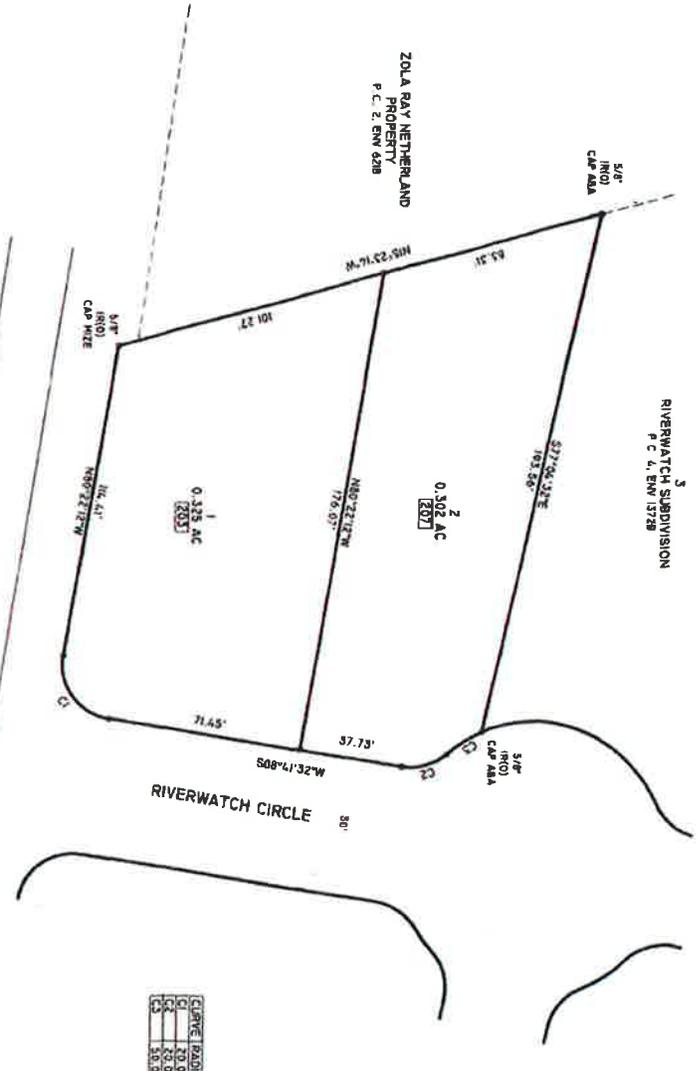
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the plat for lots 1 & 2 Riverwatch, located on Riverwatch Circle, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

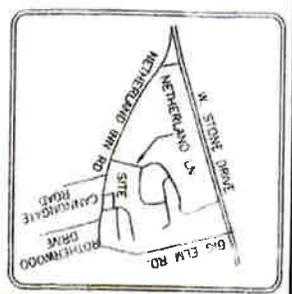
A handwritten signature in black ink, appearing to read "Ken Weems", is written over a horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



CLUMP	BOUNDARY	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'	11.74'	S84.09°40'W	22.31'
C2	12.00'	17.62'	S71.59°25'E	16.70'
C3	10.00'	15.50'	S31.27°28'E	15.11'



LEGEND

IR(O) ROW ROAD (GOLD)
 A&A ALLEY & ASSOCIATES
 P.C. PLAT CABINET
 D.B. DEED BOOK
 P.A.S. PLAT TO SCALP
 [T23] 811 ADDRESS
 ENV ENVELOPE
 AC ACRES



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 1402 E MARKET STREET
 MEMPHIS, TENNESSEE 38103
 TELEPHONE (901) 526-4888
 FAX (901) 526-4899
 E-MAIL: info@alleyandassociates.com

CONTRACT OF SALE

1. HEREBY CERTIFY THAT THE MAP, PLAT AND DEEDS REFERRED TO IN THIS INSTRUMENT ARE TRUE AND CORRECTLY REPRESENT THE PROPERTY DESCRIBED HEREIN AND THAT THE MEASUREMENTS AND CALCULATIONS THEREON ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 5/13/17

CONTRACT OF APPROVAL OF INSTRUMENT

1. HEREBY CERTIFY THAT THE INSTRUMENT REFERRED TO IN THIS INSTRUMENT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN AND THAT THE MEASUREMENTS AND CALCULATIONS THEREON ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 5-13-17



NOTES:

- 1) NORTH BASED ON REFERENCED P.L.1
- 2) PROPERTY IS ZONED R-3
- 3) SETBACKS: FRONT 25', REAR 20', SIDE 8'
- 4) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 5) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FEDERAL SURVEYING ACT OF 1946 AND THE FEDERAL SURVEYING REGULATIONS OF 1947.
- 6) EFFECTIVE DATE: MAY 3, 2006 AND FOUND THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 7) JOB NO. 16-10421
- 8) ACAD FILE 16-10421 RIVERWATCH
- 9) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 10) PLAT REFERENCE: RIVERWATCH CABINET 3, ENVELOPE 10948
- 11) I HEREBY CERTIFY THAT THIS SURVEYING SURVEY AND THE RATIO OF PRECISION IS BETTER THAN THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

DATE	DESCRIPTION	BY
5/13/17	FIELD SURVEY	JADY WOODRUFF
5/13/17	OFFICE SURVEY	JADY WOODRUFF
5/13/17	PLAT PREPARED	JADY WOODRUFF
5/13/17	PLAT CHECKED	JADY WOODRUFF
5/13/17	PLAT RECORDED	JADY WOODRUFF

COPY
 Map Cabinet 4
 Envelope 10948

RIVERWATCH	
TOTAL ACRES	0.627
TOTAL LOTS	2
ACRES NEW ROAD	0
ACRES NEW ROAD	0
OWNER	WATKINSBURG
PREPARED BY	ALLEY & ASSOCIATES, INC
CITY/DISTRICT	7TH
CLASSIFICATION	110.029
SCALE	1" = 30'

LOT 1 & 2



May 17, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 33, 34 & 35 Sugarwood, Section 6, located on Red Leaf Lane, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



May 24, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

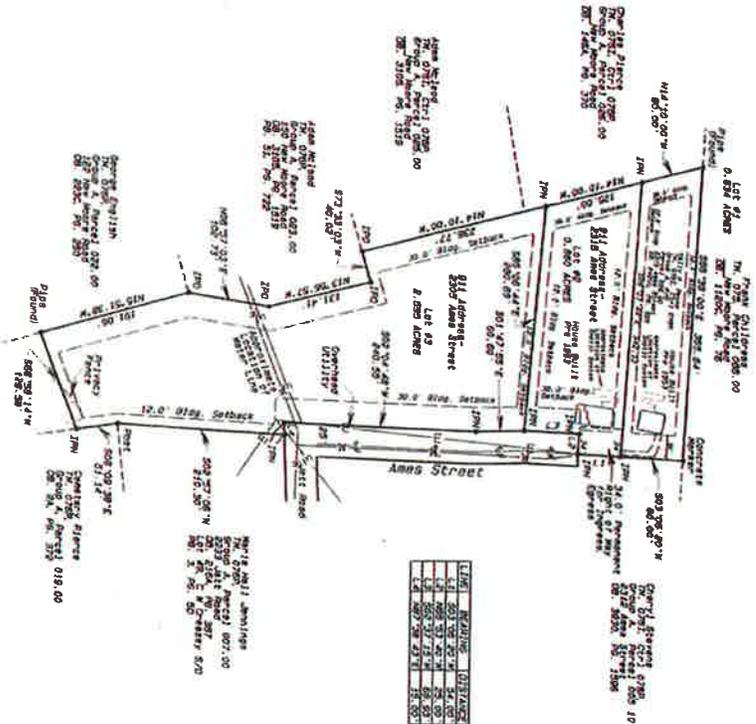
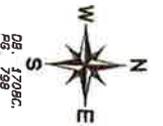
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the David & Evelyn Pierce Property & The Kelly Payne Property plat, located on Ames Street, surveyed by Jonathan Willis, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a faint, illegible printed name.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



Jonathan Wayne Hillis
 Land Surveyor #23851
 670 Lakeland Lane
 Clarksville, TN 37043
 (615) 202-8567

- NOTES
1. This survey is based upon existing monuments and evidence which were found in the field as of the date of this survey.
 2. No title investigation was conducted in this survey.
 3. This boundary survey is subject to all laws, rules, regulations, and orders of the State of Tennessee.
 4. All utility lines shown on this plan are as shown on the utility company's records in effect at the time of this survey.
 5. The location of the utility lines is shown on this plan for informational purposes only. The installer and owner of any utility line are responsible for the location and depth of the utility line.
 6. The location of the utility lines is shown on this plan for informational purposes only. The installer and owner of any utility line are responsible for the location and depth of the utility line.
 7. This survey is not a plat and does not constitute a plat.
 8. The location of the utility lines is shown on this plan for informational purposes only. The installer and owner of any utility line are responsible for the location and depth of the utility line.

David & Evelyn Pierce Property
 & The Kelly Payne Property
 The New City, Civil and Survey, Project 002-00
 KINSPORT, TENNESSEE REGIONAL PLANNING COMMISSION
 TOTAL ACRES 4.089 +-
 OWNERS: DAVID & EVELYN PIERCE & KELLY PAYNE
 SURVEYOR: JONATHAN W. HILLIS
 SCALE: 1" = 100' DRAWN BY: J.W.H.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, do hereby certify that the above described property is being dedicated to the public use of the State of Tennessee for the purpose of a public utility. The dedication is made in accordance with the provisions of Chapter 129, Public Utilities Code, Tennessee Code Annotated, and the provisions of the Tennessee Constitution. The dedication is made for the benefit of the people of the State of Tennessee and is irrevocable and perpetual.

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
 I, the undersigned, do hereby certify that the sewerage system described on the above described property is in accordance with the provisions of the Tennessee Code Annotated, Chapter 129, Public Utilities Code, and the provisions of the Tennessee Constitution. The sewerage system is designed to serve the property and is in accordance with the provisions of the Tennessee Code Annotated, Chapter 129, Public Utilities Code, and the provisions of the Tennessee Constitution.

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SERVICE
 I, the undersigned, do hereby certify that the public water service described on the above described property is in accordance with the provisions of the Tennessee Code Annotated, Chapter 129, Public Utilities Code, and the provisions of the Tennessee Constitution. The public water service is designed to serve the property and is in accordance with the provisions of the Tennessee Code Annotated, Chapter 129, Public Utilities Code, and the provisions of the Tennessee Constitution.

CERTIFICATE OF APPROVAL OF STREETS
 I, the undersigned, do hereby certify that the streets described on the above described property are in accordance with the provisions of the Tennessee Code Annotated, Chapter 129, Public Utilities Code, and the provisions of the Tennessee Constitution. The streets are designed to serve the property and are in accordance with the provisions of the Tennessee Code Annotated, Chapter 129, Public Utilities Code, and the provisions of the Tennessee Constitution.

RECORD ON FILE AT TREC OFFICE
 DATE: _____

GRAPHIC SCALE 1"=100'
 0 100 200 300



May 24, 2017

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Desubdivision of Lots 1 & 2, Resubdivision of Lots 1 & 2 St Charles Place, located on St Charles Place, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

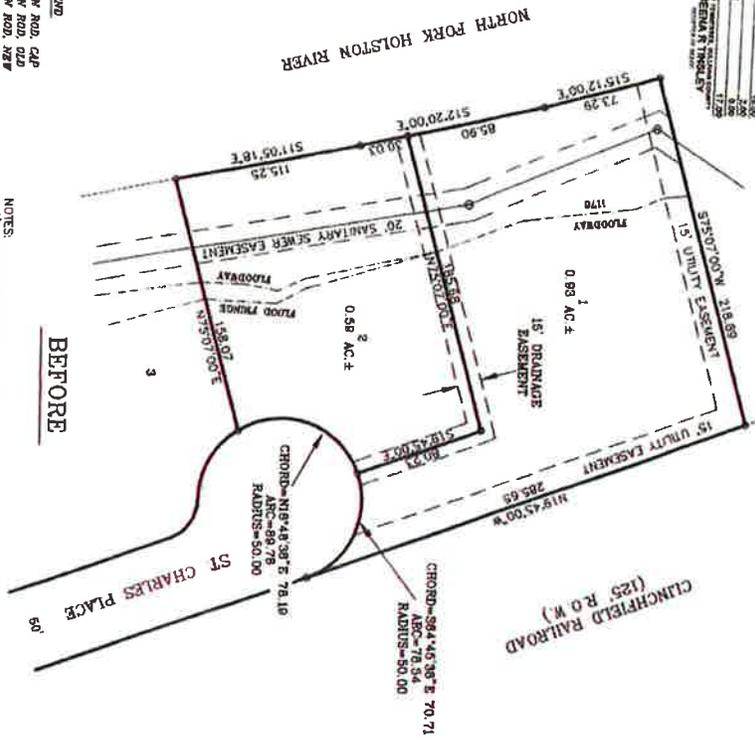
A handwritten signature in blue ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

8/24/2017 - 06:12:23 PM
 170090021
 LINDSEY ALLEY
 PLAT BOOK: 986
 PAGE: 802-805
 SHEENA R. THOLEY
 1/22

W. STONE DRIVE
 (150' R.O.W.)

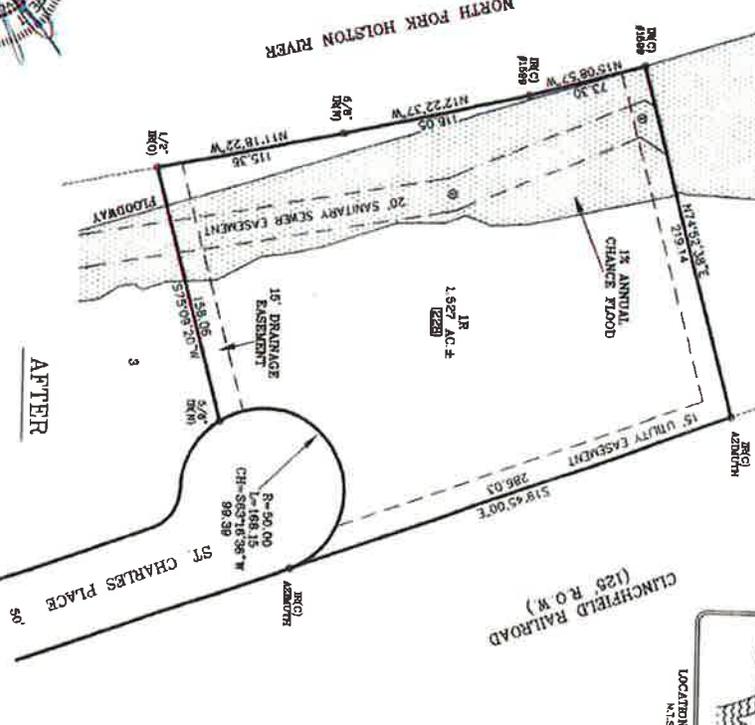


NOTES:
 1) CURRENT ZONING: R-1B
 2) BUILDING SETBACKS WILL CONFORM TO ZONING

LEGEND
 (IRC) ROW RD. CAP
 (R10) ROW RD. OLD
 (R20) ROW RD. NEW
 (R30) ROW RD. NEW
 (R40) ROW RD. NEW
 (R50) ROW RD. NEW
 (R60) ROW RD. NEW
 (R70) ROW RD. NEW
 (R80) ROW RD. NEW
 (R90) ROW RD. NEW
 (R100) ROW RD. NEW
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 (R860) ROW RD. NEW
 (R870) ROW RD. NEW
 (R880) ROW RD. NEW
 (R890) ROW RD. NEW
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 (R910) ROW RD. NEW
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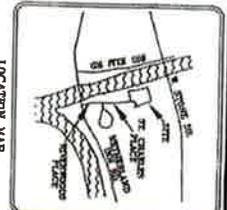


ALLEY & ASSOCIATES, INC.
 SURVEYORS
 241 E. MARKET STREET
 MEMPHIS, TN 38103
 TEL: (901) 527-8888
 FAX: (901) 527-8888
 E-MAIL: lalley@alleyandassociates.com



NOTES:
 1) NORTH BASED ON REFERENCED PLAT
 2) PROPERTY IS ZONED R-1B
 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
 4) INSURANCE AGENTS THAT I HAVE CONSULTED THE FEDERAL FLOOD
 DATE SEPTEMBER 28, 2006 AND FOUND THAT THE REFERENCED PROPERTY
 IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
 5) JOB NO. 17-10722
 6) FIELD INFORMATION BEING COLLECTED
 7) TAX MAP 45-1-17 PARCELS 1, 2 & 4, 5
 8) PLAT REFERENCES: P.B. 44, PAGE 16
 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO
 10) THIS SURVEY WAS MADE IN COMPLIANCE WITH CURRENT TENNESSEE
 MINIMUM STANDARDS OF PRACTICE.

RESUBDIVISION OF LOTS 1 AND 2,
 KINGSPORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES 1.527
 ACRES NEW ROAD 0
 LOTS NEW ROAD 0
 LOTS NEW ROAD 1
 OWNER: MCCOY
 SURVEYOR: ALLEY & ASSOCIATES, INC.
 CIVIL DISTRICT 127B
 CLASSED SURVEY 11/16/00
 SCALE: 1"=50'



<p>CERTIFICATE OF CORRECTION AND REVISION</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSBORT, TENNESSEE, ON 5/19/17.</p> <p>DATE: 5/19/17</p> <p>SIGNATURE: Lindsey Alley</p>	<p>CERTIFICATE OF CORRECTION OF EASEMENT</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSBORT, TENNESSEE, ON 5/19/17.</p> <p>DATE: 5/19/17</p> <p>SIGNATURE: Lindsey Alley</p>	<p>CERTIFICATE OF APPROVAL OF STREET</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSBORT, TENNESSEE, ON 5/19/17.</p> <p>DATE: 5/19/17</p> <p>SIGNATURE: Lindsey Alley</p>	<p>CERTIFICATE OF APPROVAL OF REVISION</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSBORT, TENNESSEE, ON 5/19/17.</p> <p>DATE: 5/19/17</p> <p>SIGNATURE: Lindsey Alley</p>	<p>CERTIFICATE OF APPROVAL OF REVISION</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSBORT, TENNESSEE, ON 5/19/17.</p> <p>DATE: 5/19/17</p> <p>SIGNATURE: Lindsey Alley</p>	<p>CERTIFICATE OF APPROVAL OF REVISION</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSBORT, TENNESSEE, ON 5/19/17.</p> <p>DATE: 5/19/17</p> <p>SIGNATURE: Lindsey Alley</p>
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Building Division Monthly Report

May 2017

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	12	\$175,780
ADDITIONS		
ALTERATIONS	7	\$91,500
NEW CONDO		
NEW DUPLEX	2	\$240,000
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	3	\$890,580
RESIDENTIAL ROOF	8	\$43,185
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	3	\$1,405,000
ALTERATIONS	6	\$761,130
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY	1	\$12,750
COMMUNICATION TOWER		
COMMERCIAL ROOF	5	\$150,940
TOTAL	47	\$3,770,865
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	1	
MOVE STRUCTURE		
SIGNS	15	
TENTS	2	
TOTAL PERMITS ISSUED	65	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$27,143,387