



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 12-SD-18-C **AGENDA ITEM #:** 9
12-L-18-UR **AGENDA DATE:** 1/10/2019

POSTPONEMENT(S): 12/13/2018

▶ **SUBDIVISION:** WESTLAND OAKS - UNIT 2 (FKA: HERITAGE WOODS)

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Mesana Investments, LLC

TAX IDENTIFICATION: 144 PART OF 03001 & 154 001 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1296 Heritage Lake Blvd

▶ **LOCATION:** South end of Heritage Lake Blvd., south of Westland Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 42.91 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences, church and vacant land - PR (Planned Residential)
South: Residences and vacant land - PR (Planned Residential), A (Agricultural) and RA (Low Density Residential)
East: Residences - PR (Planned Residential)
West: Vacant land - PR (Planned Residential) (k)

▶ **NUMBER OF LOTS:** 133

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Heritage Lake Blvd, a local street with 26' pavement width within a 50' right-of-way with access out to Westland Dr., a minor arterial street.

▶ **SUBDIVISION VARIANCES REQUIRED:** Variances requiring Planning Commission approval.: None

Waiver approved by Knox County Department of Engineering and Public Works:

1. Intersection grade waivers from 1% to up to 2% as identified on the concept plan except in the case of sidewalk crosswalks where the maximum grade shall meet ADA specifications.

STAFF RECOMMENDATION:

► **APPROVE the Concept Plan subject to 10 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. During the design plan stage of the subdivision review, the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas identified on the concept plan as "not to be disturbed". When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as undisturbed areas. The area to remain undisturbed shall be identified on the final plat for the subdivision. Minor clearing may be allowed in this area for a passive trail system. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
5. During the design plan stage of the subdivision, meeting all applicable requirements and obtaining any required permits from the Tennessee Department of Environment and Conservation regarding the two blueline streams that are identified on this property in the area of Lots 9-16 and Lot 47. If a determination is made that they are blueline streams subject to buffer requirements, a revised lot layout plan shall be submitted to Planning staff for review that identifies that all lots will have adequate building sites meeting required setbacks.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to final plat approval for the subdivision, providing survey documentation regarding the location of the existing access driveway (on the east side of the existing southern end of Heritage Lake Blvd.) that provides access to Tax Parcels 144 031 and 154 027. If the proposed subdivision impacts the existing driveway, the access will have to be addressed in the final plat.
8. Revising the concept plan to add an amenity area for Westland Oaks Subdivision that will have a total of 207 lots.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
10. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 133 detached dwelling units on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to develop this 42.91 acre tract with 133 detached residential lots at a density of approximately 3.1 du/ac. The proposed subdivision will have access to Heritage Lake Blvd, a local street with access out to Westland Dr., a minor arterial street at two separate locations. This subdivision will be developed as Unit 2 of Westland Oaks Subdivision.

A little over one half of the property falls within the Hillside Protection Area as designated on the Southwest County Sector Plan. The applicant has submitted a concept plan that has clustered the lots on the site in order to avoid the steeper portions of the site that are within the Hillside Protection Area. With the proposed layout, it is Planning staff's position that the design would qualify for consideration of the Hillside and Ridgetop Protection Area Development Standards of Section 4.01 of the Subdivision Regulations. Westland Oaks Subdivision was reviewed under these same standards. These standards allow consideration of a reduction of the street right-of-way from 50' to 40', and a reduction of the minimum pavement width from 26' down to 20'. The proposed plan includes a design with a 22' pavement width within a 40' right-of-way. The reduction of the street width will impact the availability of on-street parking. The proposed layout with the reduction of the right-of-way and pavement width, has allowed the applicant to reduce the amount of site grading and clearing so that approximately 5 acres of the site will remain undisturbed.

A Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., was submitted for the proposed subdivision (last revised date of December 17, 2018). With the proposed distribution, the study did not

recommend additional turn lanes and the traffic signal at the intersection of Westland Drive and Heritage Lake Boulevard was not warranted with the addition of the proposed development. It should be noted that any request for further subdivision of the 21 acre parcel on the west side of Westland Oaks Subdivision (Tax Parcel 154 002) will require an updated traffic impact study and implementation of any required street improvements.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. Historically the Planning Commission has required amenity areas for any development with 150 or more lots. Pedestrian connections have also been required between the proposed lots and amenity areas. While sidewalks are being provided on one side of the streets within the subdivision that will connect to the approved sidewalks within the first unit of Westland Oaks Subdivision there is no amenity area proposed for this subdivision with a total of 207 lots. Staff is recommending that an amenity area be provided.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 3.1 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.
3. The applicant has laid out the development to stay off of some of the steeper portions of the site. The concept plan has included these steeper area within common area, and with the recommended conditions, those areas will be protected from development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street.
3. The proposed residential development at a density of 3.1 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential development for this site. The proposed development at a density of 3.1 du/ac is consistent with the Sector Plan.
2. Approximately half of the site is located within the hillside protection area. The proposed concept plan includes approximately 5 acres in common area. The majority of that area includes the steeper portions of the site. Staff is recommending a condition that clearing and grading be restricted in those areas.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

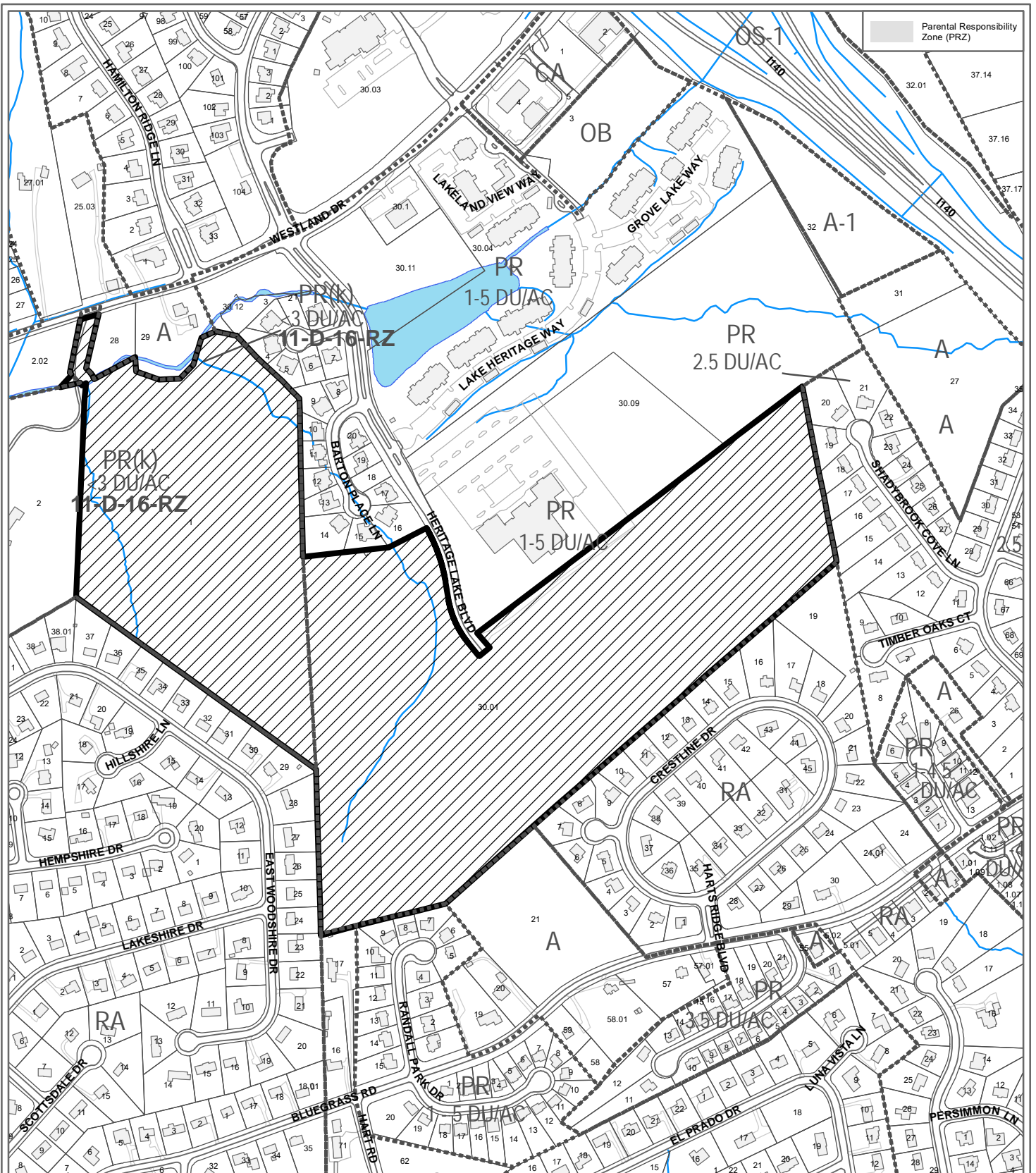
ESTIMATED STUDENT YIELD: 55 (public school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden High.

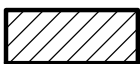
- School-age population (ages 5–18) is estimated using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**12-SD-18-C / 12-L-18-UR
CONCEPT PLAN/USE ON REVIEW**

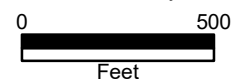


Detached Residential Subdivision in PR (Planned Residential)

Petitioner: Sullivan, Jim
Heritage Woods

Map No: 144

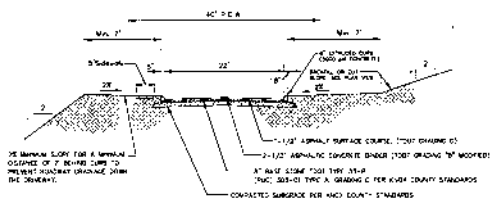
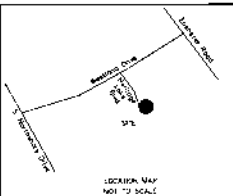
Jurisdiction: County



Original Print Date: 11/15/2018

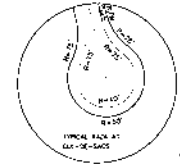
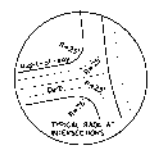
Revised: 12/4/2018

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

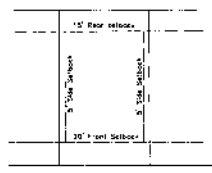


TYPICAL ROADWAY CROSS-SECTION
A-3

- NOTES
1. CLT MAP 144, PARCEL 003.C1
 2. CLT MAP 154, PART OF PARCEL 001
 3. 40 AC. LOTS - 145'
 4. AREA SUBDIVIDED - 42.91 ACRES
 5. THIS PROPERTY IS ZONED R1
 6. ALL LOTS ON THIS PLAT WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM SHOWN
 7. 10' UTILTY & DRAINAGE EASEMENT WIDE AS NOTED
 8. 20' EASEMENT WIDE AS NOTED AT INTERSECTION LOT LINES AND EXTERIOR LOT LINES
- NOTE: ALL INTERSECTION MARKS OF HWY 1 AND RVA IS 25'. ALL ROAD MARK AT DAK-DE-SAC ARE 25'.



NOTE: All setbacks are controlled by 30' minimum setback where applicable



TYPICAL LOT - A-4-1
1/4" = 1'

DEFINITION OF CONCEPT PLAN
I hereby certify that this Concept Plan, together with all supporting data, has been prepared in accordance with the provisions of the State of Tennessee's Uniform Land Use Planning and Zoning Act, and that the same conform to the applicable provisions of the Tennessee State Planning Commission's Regulations, except as may be amended and described in a separate order of the Tennessee State Planning Commission.



MPC FILE NO'S 12-SD-18-C-17-1-18-JR
REVISED CONCEPT PLAN & SITE PLAN
WESTLAND OAKS - UNIT 2
CLT MAP 144, PARCEL 003.C1
& CLT MAP 154, PART OF PARCEL 001
DISTRICT 6 - MARION CO., TENN.
DATE: 11-10-18 NOW 26, 2018
DEC 26, 2018

SKETCH BY: JIM BULLMAN
3264 CRYSTALWOOD DR
MARIETTA, TN 37054
PH: 406-732-2111

DESIGNED BY: MESSINA INVESTMENTS, LLC
P.O. BOX 11210
KNOXVILLE, TN 37930
PH: (865) 693-3324



12-SD-18-C/12-L-18-UR

HERITAGE WOODS SUBDIVISION

Traffic Impact Study
Heritage Lake Boulevard
Knoxville, TN

A Traffic Impact Study for the Heritage Woods Subdivision

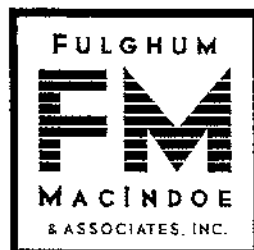
Submitted to

**Knoxville – Knox County Metropolitan
Planning Commission**

Revised December 17, 2018
November 26, 2018
FMA Project No. 525.009



Submitted By:



8 Conclusions and Recommendations

8.1 Westland Drive @ Heritage Lake Boulevard

The existing traffic conditions at the unsignalized intersection of Westland Drive at Heritage Lake Boulevard were analyzed using the Highway Capacity Software (HCS7). The eastbound and westbound approaches operate at a LOS A during both the AM and PM peak hours. The northbound approach operates at a LOS B during both the AM and PM peak hours. The southbound left turn lane operates at a LOS D during both the AM and PM peak hours and the southbound thru/right lane operates at a LOS B during both the AM and PM peak hours.

The background traffic conditions at the unsignalized intersection of Westland Drive at Heritage Lake Boulevard were analyzed using the Highway Capacity Software (HCS7). The eastbound and westbound approaches operate at a LOS A during both the AM and PM peak hours. The northbound approach operates at a LOS B during both the AM and PM peak hours. The southbound left turn lane operates at a LOS E during the AM peak hour and LOS D during the PM peak hour and the southbound thru/right lane operates at a LOS B during both the AM and PM peak hours.

The full buildout traffic conditions at the unsignalized intersection of Westland Drive at Heritage Lake Boulevard were analyzed using the Highway Capacity Software (HCS7). The eastbound and westbound approaches operate at a LOS A during both the AM and PM peak hours. The northbound approach operates at a LOS C during both the AM and PM peak hours. The southbound left turn lane operates at a LOS F during both the AM and PM peak hours and the southbound thru/right lane operates at a LOS B during both the AM and PM peak hours.

After the completion of both the Westland Oaks Subdivision and the Heritage Woods Subdivision an eastbound right turn lane is not warranted at the intersection of Westland Drive at Heritage Lake Boulevard.

The existing left turn lane on Westland Drive at the intersection with Heritage Lake Boulevard has a storage length of 225 feet and a taper length of 135 feet. The unsignalized intersection capacity analyses shows a 95% queue length at the full buildout for the westbound approach of Westland Drive of less than one car length during both the AM and PM peak hours; therefore the existing storage at the intersection is adequate and no change is necessary.

The existing left turn lane on Garrison Ridge Boulevard at the intersection with Heritage Lake Boulevard has a storage length of 100 feet and a taper length of 35 feet. The unsignalized intersection capacity analyses shows a 95% queue length at the full buildout for the southbound left turn lane of three car lengths during the AM

peak hour and two car lengths during the PM peak hour; therefore the existing storage at the intersection is adequate and no change is necessary.

The intersection of Westland Drive at Heritage Lake Boulevard was evaluated to determine if a traffic signal is warranted for the existing, background and full buildout conditions. Based on the "Manual of Uniform Traffic Control Devices" (MUTCD) published by the Federal Highway Administration in 2009 there are no signal warrants met for either the existing, background and full buildout conditions and therefore a signal is not warranted at this intersection at this time.

The intersection of Westland Drive at Heritage Lake Boulevard does not meet any of the conditions for Warrant 1, Eight-Hour Vehicular Volume, Warrant 2, Four-Hour Vehicular Volume or Warrant 3, Peak Hour and therefore does not warrant a traffic signal for any of the existing, background or full buildout conditions.

8.2 Westland Drive @ Westland Oaks Roadway

The full buildout traffic conditions at the unsignalized intersection of Westland Drive at Westland Oaks Roadway were analyzed using the Highway Capacity Software (HCS7). The westbound approach operates at a LOS A during both the AM and PM peak hours. The northbound approach operates at a LOS C during the AM peak hour and a LOS B during the PM peak hour.

After the completion of the Westland Oaks Subdivision an eastbound right turn lane is not warranted and a westbound left turn lane is warranted during the PM peak hour due to the high volume of westbound thru traffic on Westland Drive.

FMA does not recommend an additional westbound turn lane be built on Westland Drive. FMA assumed that approximately 50% of the westbound entering traffic from the Westland Oaks Subdivision would enter at the intersection with Heritage Lake Boulevard. The existing left turn lane on Westland Drive at the intersection with Heritage Lake Boulevard has adequate storage to handle the additional traffic from both the Westland Oaks and Heritage Woods Subdivisions. The unsignalized intersection capacity analyses for the full buildout of both subdivisions shows a 95% queue length for the westbound left turn lane of less than one car length during both the AM and PM peak hours.

8.3 Westland Drive

Knox County provided crash data from the year 2015 to 2017 on Westland Drive within the vicinity of Andover View Lane to Heritage Lake Boulevard. There were 10 crashes reported for this stretch of Westland Drive during the time frame stated. There are not any recommended improvements for Westland Drive at this time due to the relatively low number of crashes reported.

8.4 Heritage Woods Road "C"

The minimum required sight distance for a road with a posted speed limit of 25 mph is 250 feet in each direction in accordance with the "Subdivision Regulations" for Knoxville and Knox County. FMA measured the sight distance at the proposed intersection of Heritage Lake Boulevard at Heritage Woods Road "C". At 15 feet from the edge of pavement the sight distance at the proposed intersection is greater than 250 feet northbound and southbound; however, the northbound sight distance is partially blocked due to the existing overgrowth conditions.

FMA recommends that the sight distance be re-evaluated in the field after the completion of the proposed Heritage Woods Subdivision to ensure that the sight distance complies with the requirements for Knox County Engineering and Public Works. FMA also recommends any landscaping be installed so as to maintain the sight distance and continue to comply with Knox County Engineering and Public Works.

12-SD-18-C - 12-L-18-UR PP 12-13-18

12/27/2018 KnoxMPC Mail - Spring Lake Farms (12-SC-18-C / 12-J-18-UR) & Heritage Woods (12-SD-18-C / 12-L-18-UR)



Tom Brechko <tom.brechko@knoxmpc.org>

Spring Lake Farms (12-SC-18-C / 12-J-18-UR) & Heritage Woods (12-SD-18-C / 12-L-18-UR)

3 messages

Tom Brechko <tom.brechko@knoxmpc.org> Fri, Nov 30, 2018 at 3:33 PM
To: "swd444@gmail.com" <swd444@gmail.com>

automatic - 30 days -

Scott,

As a follow-up to our previous discussion and your discussion with Gerald Green the other day, it is our understanding that you will be requesting that the above referenced Concept Plan applications be postponed to the Planning Commission's meeting of January 10, 2019. We have received the Traffic Impact Studies and the revised concept plans for both cases which will allow us to review both revised subdivisions for the January meeting. If you provide us with an official request for postponement, we can place the two cases on the automatic postponement list for the December 13, 2018 Planning Commission meeting.

Respectfully,
Tom Brechko

Scott Davis <swd444@gmail.com> Fri, Nov 30, 2018 at 4:18 PM
Reply-To: swd444@gmail.com
To: Tom Brechko <tom.brechko@knoxmpc.org>

Yes sir, please postpone the two referenced items to the January MPC meeting.

Thank you.

Scott Davis
865-806-8008

[Quoted text hidden]

Tom Brechko <tom.brechko@knoxmpc.org> Sun, Dec 2, 2018 at 10:37 AM
To: Dori Caron <dori.caron@knoxmpc.org>

FYI.

Tom
[Quoted text hidden]

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Jim Sullivan
Date Filed: 10/29/18 Meeting Date: 12-13-18
Application Accepted by: Sherry Michienzi
Fee Amount: \$2510⁰⁰ File Number: Subdivision - Concept 12-SD-18-C
Fee Amount: _____ Related File Number: Development Plan 12-L-18-UR

PROPERTY INFORMATION

Subdivision Name: Heritage Woods
Unit/Phase Number: _____
General Location: Westland Drive
west of Pellissippi Parkway
Tract Size: 13.74± No. of Lots: 67
Zoning District: PR 1-5 dujac
Existing Land Use: Ag For Vac
Planning Sector: Southwest County
Growth Policy Plan Designation: Planned Growth
Census Tract: 57.08
Traffic Zone: 233
Parcel ID Number(s): 144 pt of 03001
Jurisdiction: City Council _____ District
 County Commission 5 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Scott Davis
Messura Investments
Company: Messura Investments
Address: PO Box 11315
City: Knoxville State: TN Zip: 37939
Telephone: 865-806-8008
Fax: 693-7465
E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: Jim Sullivan
Company: _____
Address: 2543 Creekestown Circle
City: Maryville State: TN Zip: 37804
Telephone: 406-7329
Fax: _____
E-mail: susie and Jim S @ Gmail

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer FWD
Water FWD
Electricity LCUR
Gas KUR
Telephone Bell South

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
Name: Jim Sullivan
Company: same as above
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
Fax: _____
E-mail: _____

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Jim Sullivan

Address: zone 25 other side

City: _____ State: _____ Zip: _____

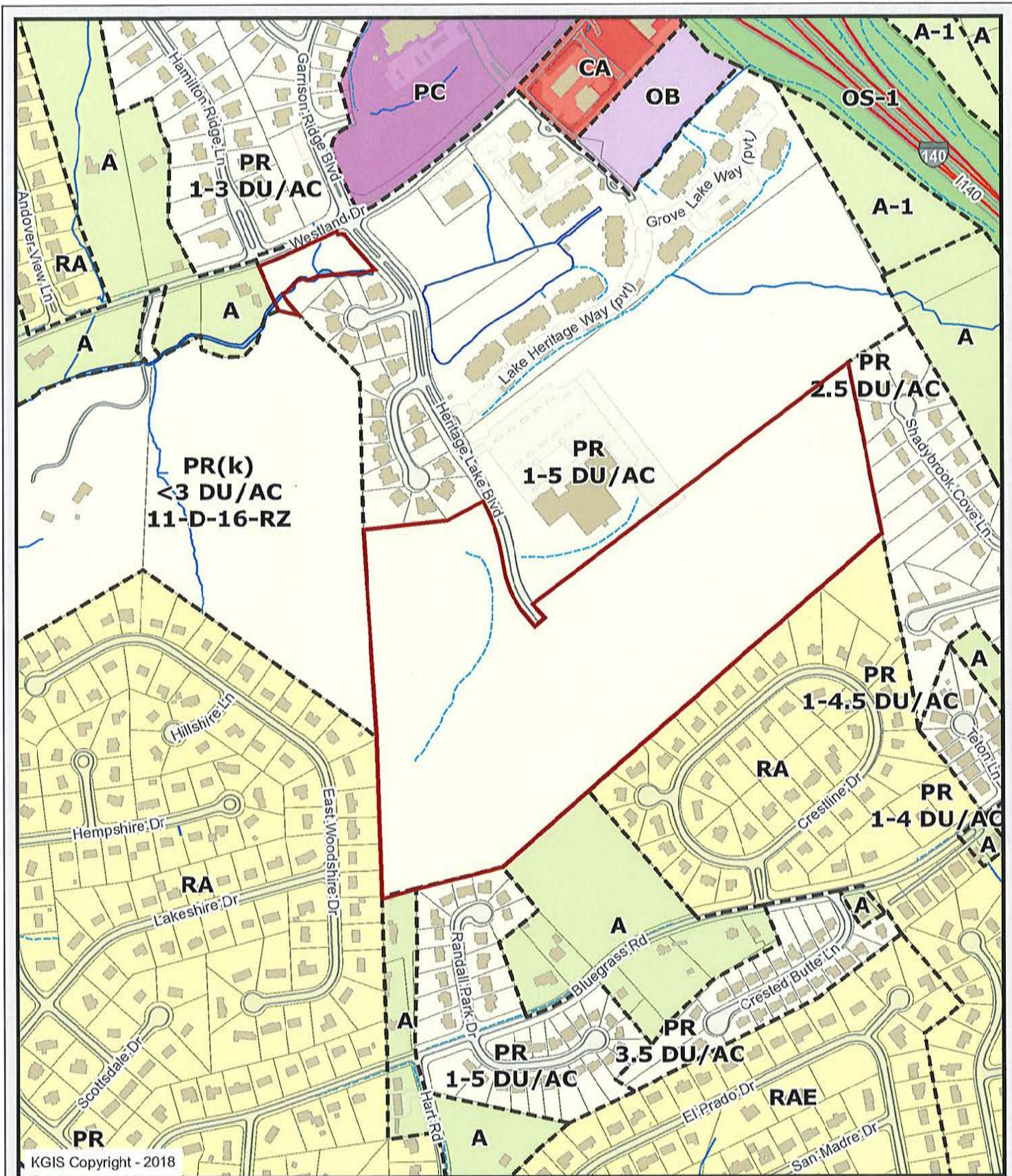
Telephone: _____

Signature: Jim Sullivan

Fax: _____

Date: Oct-29-2018

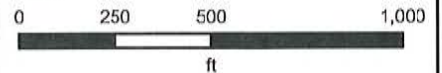
E-mail: _____



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Letter Portrait

Printed: 10/30/2018 at 8:36:14 AM



Knoxville - Knox County - KUB Geographic Information System

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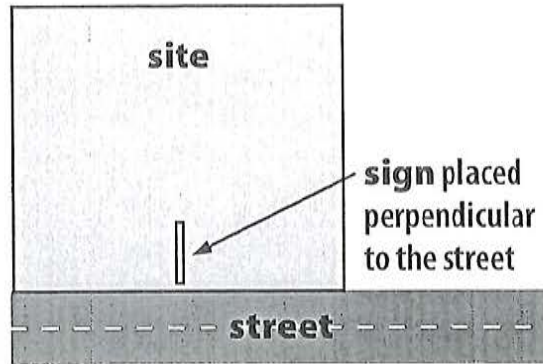
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Nov 28th and Dec 14th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jim Sullivan

Printed Name: Jim Sullivan

Phone: 806-8008 Email: _____

Date: 10-30-18

MPC File Number: 12-SD-18-C / 12-L-18-WR