

ArcGIS Web Map

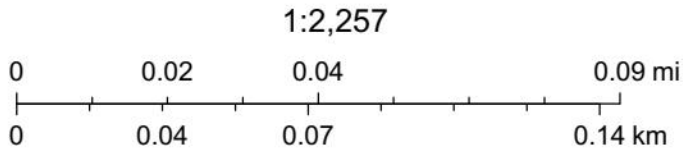


1/16/2026, 2:20:00 PM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Urban Growth Boundary
- Major Arterial
- Collector Street

- Local Street
- Private Street



Microsoft, Vantor

ArcGIS Web Map



1/16/2026, 2:21:41 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

R-1A

R-1B

R-4

Urban Growth Boundary

Streets

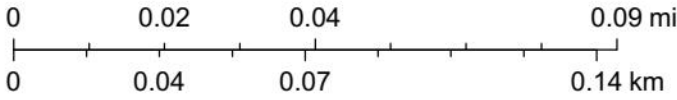
Major Arterial

Collector Street

Local Street

Private Street

1:2,257



Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 18, 2026

RE: 1225 E. Stone Drive

The Board is asked to consider the following request:

Case: BZA26-0220– The owner of property located at 1225 E. Stone Drive, Control Map 046L, Group A, Parcel 003.00 requests a 65.36-foot deviation from the rear-yard requirement of Sec. 114-133(1) to allow placement of a dumpster enclosure in the front yard and a 13.21-foot rear-yard variance. These requests are to accommodate construction of a new Murphy Oil Fuel Center. The property is zoned B-3, Highway-Oriented Business District.

The applicant previously appeared before the BZA under Case No. BZA26-0009, where the Board approved a 66.1-foot deviation from the required rear yard to allow the placement of a dumpster enclosure in the front yard, a 17.3-foot rear-yard variance, and a 5-foot reduction to the required landscape buffer, as presented. Due to revisions to the site plan, the applicant is now requesting reductions to both the previously approved rear-yard deviation and rear-yard variance.

Code reference:

Sec. 114-133. - Accessory building location and height.

Under this chapter, the following shall apply to the location and height of accessory buildings:

(1) Yards. No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.

Sec. 114-195. - B-3, Highway Oriented Business District.

(f) Design standards; dimensional requirements.

(1) Minimum requirements.

- a. Lot area, 10,000 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 20 feet.*
- d. Each side yard, not applicable.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner			Representative		
Name: <u>Jonathan Pratt - Trustee of Canyon Mountain Trust</u>			Name: <u>James Coyle</u>		
Address: <u>3530 Betty Ford Rd</u>			Address: <u>1250 E Diehl Rd., Suite 300</u>		
<u>Murfreesboro</u>	<u>TN</u>	<u>37130</u>	<u>Naperville</u>	<u>IL</u>	<u>60563</u>
City	State	Zip	City	State	Zip
Telephone: <u>[REDACTED]</u>			Telephone: <u>[REDACTED]</u>		
Email: <u>[REDACTED]</u>			Email: <u>[REDACTED]</u>		

Information regarding the property site:Street Address: 1225 E Stone DrTax Map: _____ Group: _____ Parcel: _____ Lot: PID # 082046LA00300Current Zoning: B-3 Current Use: Closed BBQ Restaurant**Requested action:**

- ☒ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:

1. Relief on Frontage Landscape Buffer 10-ft requirement -> (5')
2. relief on Dumpster Location in Relationship to Principle Structure as measured from rear of building -> 65.36
3. Relief on Building Location within Rear Building Setback Requirement -> 13.21'

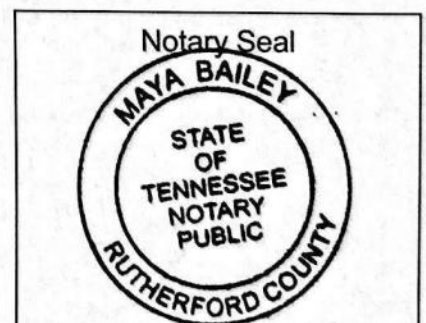
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Jonathan Pratt
Signature of Property Owner

08-12-2026
Date

Signed before me on this 17th day of August, 2026
a notary public for the State of Tennessee
County of Rutherford.

Notary Signature MB
My Commission Expires 12/15/2024



Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

The property is different from other properties nearby as this parcel has a unique shape limited to depth in some areas. The existing topography elevation change is high for a small parcel. The points of access are constrained.

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

See attached description.

3. Did you create these unique conditions?

Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

The conditions for the property existed prior to ownership.

4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

The development will provide safe passage for all patrons whether on foot or vehicle. The variance will provide additional safety to include efficient vehicle circulation. Development lighting for patrons are as per code.

DESCRIPTION :

1. Landscape Buffer on Frontage

The proposed pavement encroaches into the required landscape buffer along the site frontage. The ordinance requires a ten-foot (10") landscape buffer measured from the property line. The site plan provides a five-foot (5') buffer. A variance is being requested for the five-foot difference. The development needs to maintain adequate drive aisle depth to ensure vehicles are safe while maneuvering and circulating around the site. The increased drive aisle depth increases this measure for all vehicle traffic flow within the site.

Additionally, the proposed right-of-way landscaping improvements, combined with the removal of existing paved parking along the frontage, will significantly enhance the landscaped area along the street frontage (26.5-ft of landscaped ROW). These improvements will result in a net increase in landscaped area and visual buffering beyond the existing conditions and will effectively meet the intent of the ordinance.

2. Dumpster Location

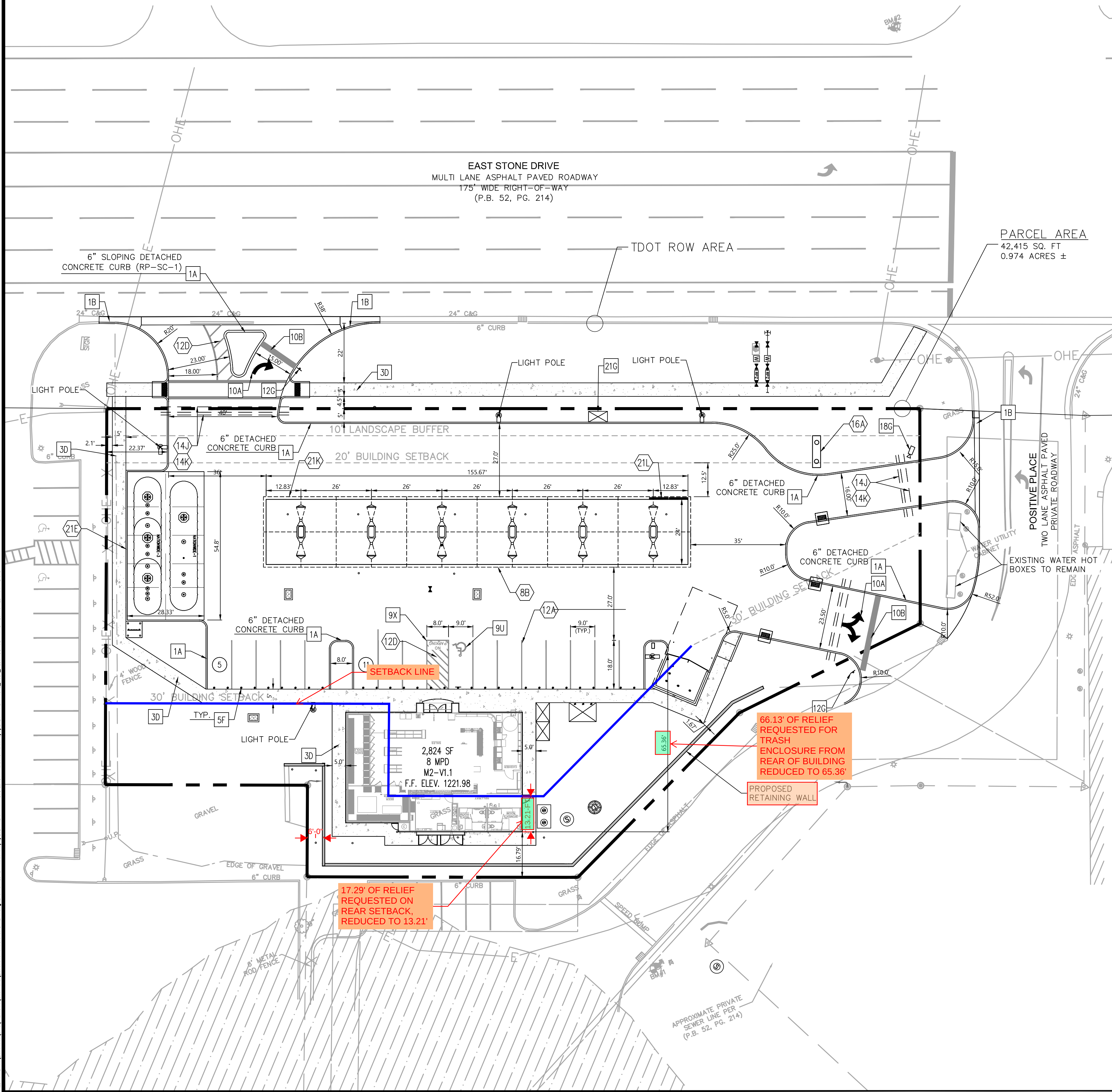
The dumpster is not located at the rear of the principal structure due to existing site topography. Placement of the dumpster behind the building would render it inaccessible for service vehicles and site operations. A variance is therefore requested to allow the dumpster to remain in its proposed location, which provides safe and functional access while minimizing site disturbance. The distance from the rear of the building to the nearest point of the dumpster structure closest to Stone Drive is 65.36-ft.

3. Building is located within Rear Building Setback

The proposed building encroaches into the required rear building setback due to the parcel's unique shape, limited depth, and constrained access points. These site characteristics dictate the building's placement in the proposed location. The site plan reflects all reasonable efforts to minimize encroachment into the rear setback while still providing adequate drive aisle spacing for safe and efficient vehicular circulation. The distance of encroachment into the setback we are requesting relief on is 13.21-ft.

The building cannot be shifted further without compromising site functionality and traffic safety. As such, a variance is requested to permit the building in its proposed location.

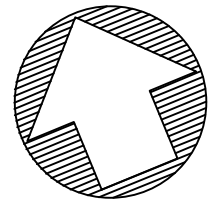
FILE NAME: K:\25000100\DWG\Plan\25000100_C-030_SIT_Parking_Land_Survey.dwg DATE: 8/7/2024 12:04 PM PLOTTED BY: hshah Date: 8/7/2024 PLOTTER: HP DesignJet T1200 Plot Size: 36" x 48" Scale: 1"=20'



Know what's below.
Call before you dig.

THESE DRAWINGS DO NOT INCLUDE
COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES
ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE
CONTRACTOR SHALL DETERMINE THE EXACT LOCATION
OF ALL EXISTING UTILITIES BEFORE COMMENCING
WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR
ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED
BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE
ANY AND ALL UNDERGROUND UTILITIES.



ATWELL
866.850.4200
www.atwell.com

1250 E DIEHL RD, SUITE 3000
NAPERVILLE, IL 60563
ATWELL, LLC D/B/A ATWELL, PLLC
COA: P-2380

THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE SHOWN IN
AN APPROXIMATE WAY ONLY AND HAVE
NOT BEEN INDEPENDENTLY VERIFIED BY
THE OWNER OR HIS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL EXISTING
UTILITIES BEFORE COMMENCING WORK,
AND AGREES TO BE FULLY
RESPONSIBLE FOR ANY AND ALL
DAMAGES WHICH MIGHT BE
OCCASIONED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL UNDERGROUND
UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER NOR
THE ENGINEER SHALL BE EXPECTED TO
ASSUME ANY RESPONSIBILITY FOR
SAFETY OF THE WORK OF PERSONS
ENGAGED IN THE WORK OF ANY
NEARBY STRUCTURES, OR OF ANY
OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT:
CALEB CHAMBERS (704) 860-3602

PRE-CONSTRUCTION

	AREA	SQUARE FEET	%
PARCEL	IMPERVIOUS	38,108	90
	PERVIOUS	4,307	10
	TOTAL	42,415	100
TDOT ROW (E STONE DRIVE)	IMPERVIOUS	9,705	96
	PERVIOUS	406	4
	TOTAL	10,111	100
PRIVATE DRIVE ROW (POSITIVE PLACE)	IMPERVIOUS	595	34
	PERVIOUS	1132	66
	TOTAL	1,727	100
TOTAL IMPERVIOUS		48,408	89
TOTAL PERVIOUS		5,845	11
TOTAL DISTURBED		54,253	100

POST-CONSTRUCTION

	AREA	SQUARE FEET	%
PARCEL	IMPERVIOUS	31,479	74
	PERVIOUS	10,972	26
	TOTAL	42,415	100
TDOT ROW (E STONE DRIVE)	IMPERVIOUS	2,786	28
	PERVIOUS	7,325	72
	TOTAL	10,111	100
PRIVATE DRIVE ROW (POSITIVE PLACE)	IMPERVIOUS	1,044	60
	PERVIOUS	683	40
	TOTAL	1,727	100
TOTAL IMPERVIOUS		35,309	67
TOTAL PERVIOUS		18,944	33
TOTAL DISTURBED		54,253	100

EXISTING	
—	SANITARY SEWER
—	STORM SEWER
—	GAS LINE
—	WATER LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELEPHONE LINE
⊗	SEWER MANHOLE
⊗	WATER METER
⊗	WATER VALVE
⊗	FIRE HYDRANT
⊗	UTILITY POLE

BM#1 = N: 824987.62 E: 2988543.80 ELEV: 1217.16'
BM#2 = N: 825276.14 E: 2988543.80 ELEV: 1225.53'

PROPOSED	
---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
⊕	BUILDING CONTROL POINT

- A. ALL LINEAR DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR GUTTER
EDGE UNLESS OTHERWISE NOTED. ALL RADI DIMENSIONS ARE TO FACE OF CURB
UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN,
UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT, OR SPECIFIED HEREON:
ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL
1B ON DETAIL SHEET C-09.0.
- PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER
THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
- SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND
DETAILS AND LAYOUT.
- D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR
RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON
AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF
POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED
SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT
AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY
THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED,
FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH
IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR
TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE
CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- F. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL
COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER
AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
- G. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE
SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A. SEE SHEET C-09.0.

SITE NOTES

- 8B OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12D 4" WIDE PAINTED STRIPES, 2' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY
PLAN FOR INSTALLATION REQUIREMENTS)
- 14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR
INSTALLATION REQUIREMENTS)
- 16A MURPHY FREE STANDING SIGN
- 21E UNDERGROUND STORAGE TANKS
- 21K MURPHY EXPRESS TO SIGN PER APPROVED RENDERING
- 21L PRICE SIGN PER APPROVED ELEVATION
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS (REFERENCE DETAIL SHEETS)

- 1A INTEGRAL CURB
- 1B CONCRETE CURB AND GUTTER
- 2E DUMPSTER ENCLOSURE
- 3D CONCRETE SIDEWALK (SEE PAVING AND JOINT PLAN)
- 5B TRAFFIC SIGN IN BOLLARD
- 5F STEEL BOLLARD W/COVER (SINGLE)
- 9V ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- 9U ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
- 9X "NO PARKING" PAINTED ON PAVEMENT
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 12G "STOP" SIGN
- 13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL,
FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
- 18G CONSTRUCTION CAMERA (COORDINATE WITH MUSA PM FOR LOCATION)
- 21G AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB
- 21H FUTURE ATM PAD AND BOLLARDS BY ATM EQUIPMENT SUPPLIER (SEE
DEVELOPMENT PLAN SHEET FE-1 FOR CONDUITS)
- 21U ELECTRICAL PULL BOX FOR FUTURE ATM
- 21P 7"x10" CONCRETE SLAB FOR PROPANE TANKS
- 21T MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND
POSTMASTER PRIOR TO INSTALLATION)
- 21U 5"x7" ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A STATE
REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY
CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR
CONSTRUCTION LAYOUT.

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE
ENCOMPASSES THE ENTIRE WORK AREA. (REF: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT
LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE
VEHICLES STRIKING THE LIGHT POLE OR SIGN.

SEE SHEET C-04.3 FOR BUILDING
AND CANOPY DRAINAGE PLAN

ZONING — B-3 (HIGHWAY ORIENTED BUSINESS DISTRICT)	
LOT DIMENSIONS	
MINIMUM LOT SIZE (S.F.)	10,000
MINIMUM LOT DEPTH (FT)	N/A
MINIMUM LOT WIDTH (FT)	50
SETBACKS (MINIMUM FT.)	
MINIMUM STREET SETBACK (FT)	20
MINIMUM SIDE SETBACK (FT)	N/A
MINIMUM REAR SETBACK (FT)	30
MAXIMUM LOT COVERAGE	40
MAXIMUM BUILDING HEIGHT	N/A

PARKING INFORMATION				
DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED: 2 SPACES PER BAY + 1 SPACE FOR EACH EMPLOYEE		
		SPACES		
FUELING STATION	2,824	STANDARD	ACCESSIBLE	TOTAL
		15	1	16
		PROVIDED:		
		SPACES		
		STANDARD	ACCESSIBLE	TOTAL
		15	1	16
NO. OF FUEL ISLANDS: 6 REGULAR				
NO. OF VEHICLE FUELING POINTS: 12				

MURPHY OIL USA, INC.



LOCATED IN

11TH CIVIL DISTRICT

CITY OF KINGSPORT

SULLIVAN COUNTY, TENNESSEE

KINGSPORT, TN — MURPHY USA #7912

MURPHY OIL USA, INC.

1225 E STONE DR

KINGSPORT, TN 37660

SITE PLAN

DATE

AUGUST 5, 2026

REVISIONS

0 10' 20'
SCALE: 1"=20'

DR. AO/AA CH. JC

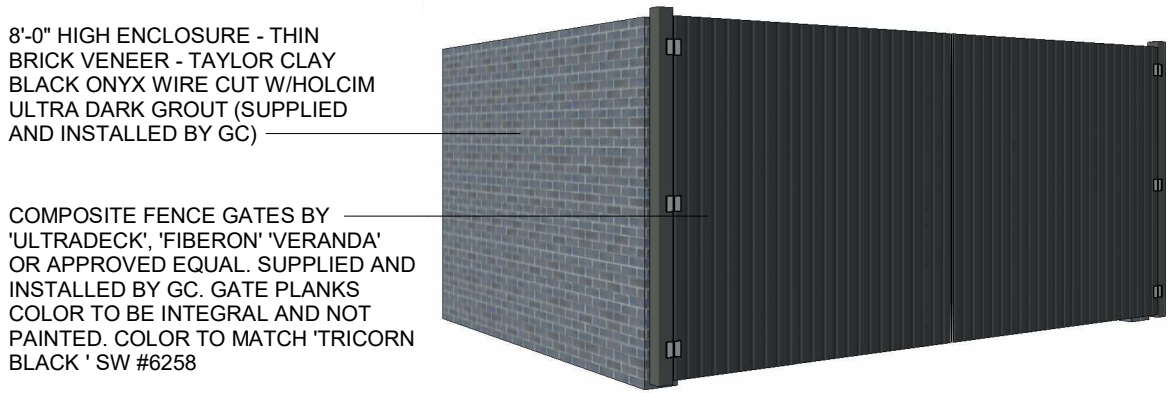
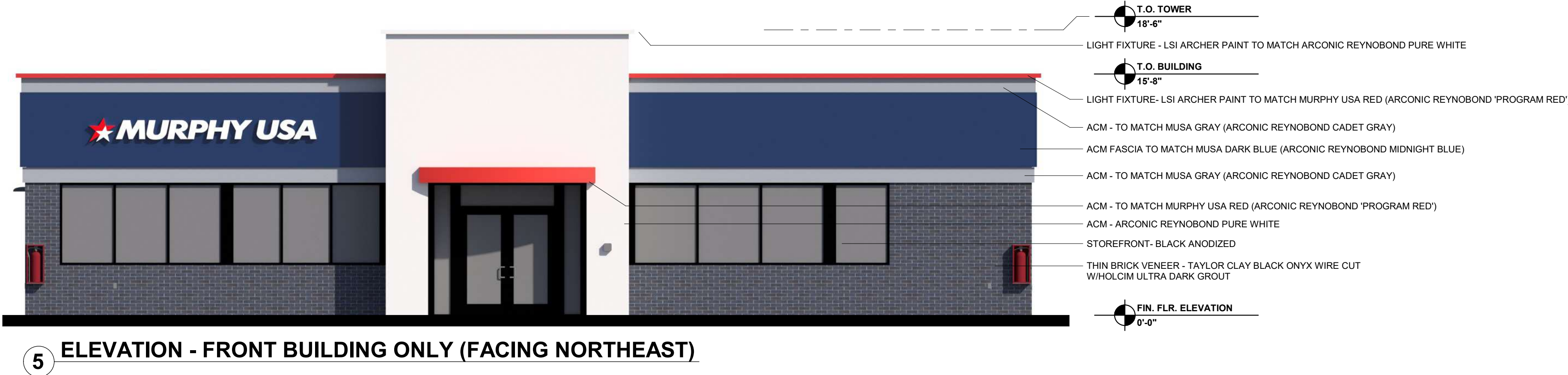
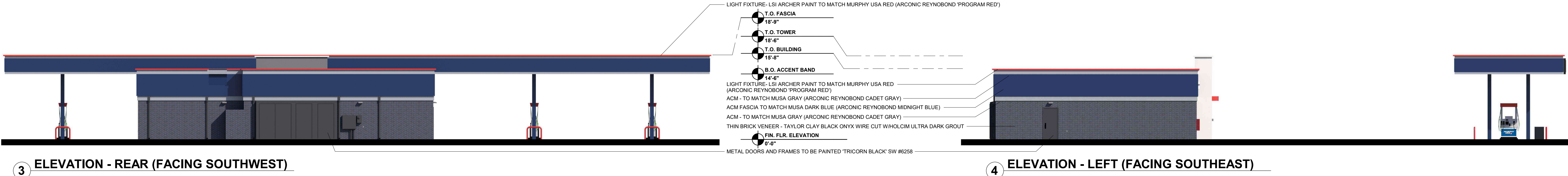
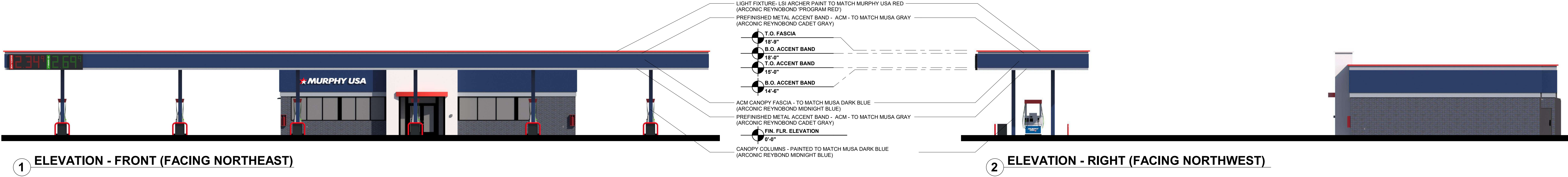
P.M. J.COYLE, P.E.

BOOK —

JOB 25000100

SHEET NO.

C-030



SIGNAGE COLOR CHART		
BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA STAR LOGO	BLUE	ORACAL 8500 - 005 MIDDLE BLUE
	RED	ORACAL 8500 - 031 RED
	RETURNS	WHITE
	TRIMCAP	WHITE JEWELITE
CANOPY - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK
MONUMENT & PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR		
MURPHY USA STAR LOGO	BLUE	3M 3632-157
	RED	3M 3632-43
	SILVER	3M 3630-121
	CABINET	BLACK
UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK
ETHANOL FREE	BLUE	3M 3632-157
	WHITE	3M 3632-20
	DIGIT	BLUE/WHITE
	CABINET	BLACK

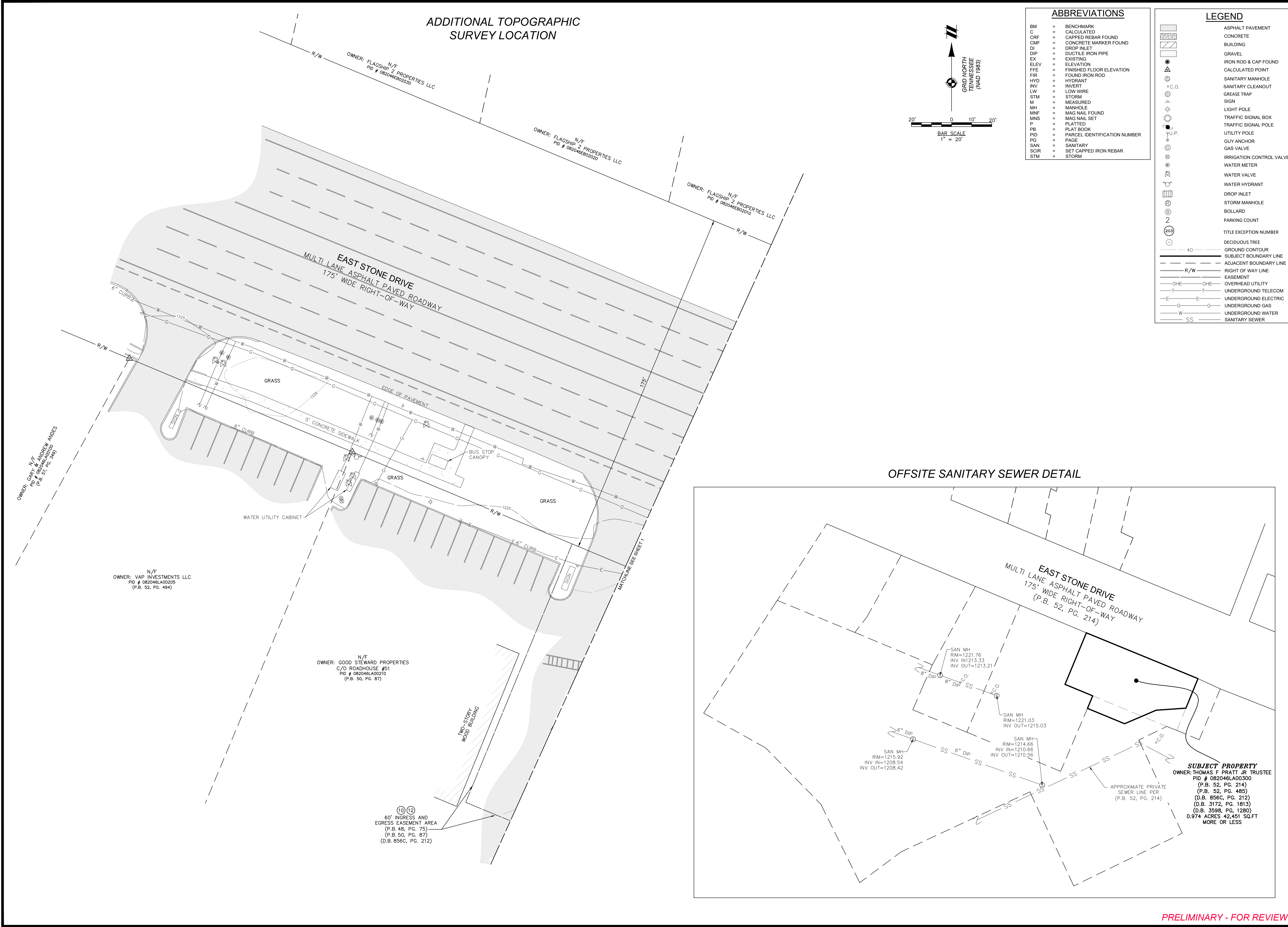


BUILDING & CANOPY SIGNS:		QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA CHANNEL BLDG. LOGO SIGN		1		GRAPHIC AREA	24.70	24.70
MEDIUM CANOPY PRICE SIGN COMBO		#	42.00"	196.00"	57.20	57.20
BUILDING & CANOPY SIGNS TOTAL SIGNAGE :						81.90 S.F.
PYLON SIGN:		QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
UN/DSL/EFA		1	120.00"	120.00"	100.00	100.00
PYLON SIGNS TOTAL SIGNAGE :						100.00 S.F.
TOTAL SIGN AREA :						181.90 S.F.



KINGSPORT, TN (1225 E STONE DR. & POSITIVE) (R02)
MURPHY #7612
JANUARY 23, 2026

FILE NAME: \\map\info\25000100\dwg\survey\25000100.dwg LAST SAVED BY: anpham 4/11/2025 2:44 PM PLOTTED BY: Alex Hayburn 4/11/2025 3:42 PM PLOT SIZE: 11.00 x 17.00 INCHES DEVICE: MICROSOFT PDF (GENERAL DOCUMENTATION) PLOT STYLE: ADASTB



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
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1850 PARKWAY PLACE, SUITE 650
770423.0607

CLIENT	MYRPHY OIL USA INC.
	ALTA/NSPS LAND TITLE SURVEY OF 1225 EAST STONE DRIVE KINGSFORT, TENNESSEE
LOCATED IN	11TH CIVIL DISTRICT CITY OF KINGSFORT SULLIVAN COUNTY, TENNESSEE
DATE	04/11/2025
REVISIONS	
DWG. MAH	CH. BBY
P.M. JWA	
CODE	AS
JOB	25000100
SHEET NO.	2 OF 2

PRELIMINARY - FOR REVIEW