Loudon County
Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

WORKSHOP
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 17, 2019
4:30 p.m.

The Loudon County Regional Planning Commission will hold a workshop at **4:30 p.m.** to review and discuss proposed amendments to the Loudon County Zoning Resolution, Section 4.090. Standards for Signs, Billboards, and Other Advertising Structures. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

PUBLIC HEARING
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 17, 2019
5:30 p.m.

The Loudon Regional Planning Commission will hold a public hearing at 5:30 p.m. to receive comments on the MS4 Phase 11 Program Annual Report, July 1, 2018 – June 30, 2019.

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 17, 2019
5:30 p.m.

1. Call to Order and Pledge of Allegiance

2. Roll Call and Approval of Minutes from August 20, 2019 meeting

3. Planned Agenda Items

   A. Site Plan for pet supply store, Applicant and Owner, Terry Brown, 7003 Hwy 411, Tax Map 079 Parcel 117.00, C-1 Rural Center District, Approximately 0.78 acres;

B. Subdivision Plat with shared driveway, Applicant, Joseph Colvin, surveyor, JMC Surveying & Mapping, Property Owners, Fredric G. Lovelace, Bobby and Charlotte Queen, 34693 Hwy. 72 N and 34683 Hwy. 72 N., Tax Map 038 Parcels 014.00 & 015.00, A-1, Agriculture-Forestry District, and R-1, Suburban Residential District, Approximately 19.44 acres;

C. Subdivision Plat to combine four lots into one lot, Applicant, Matthew Dawson, surveyor, Property Owners, Ray Dean Walker and Katie Neal Robinson, Engel Rd., Tax Map 33L, Parcels 009.00, 010.00, 011.00, and 012.00, R-1 Suburban Residential District, F-1 Floodway District, Approximately 3.0 acres;

D. Final Subdivision Plat for Ashton Fields, Applicant, Richard Lemay, surveyor for Fred Long Construction, 4860 Beals Chapel Rd., Tax Map 021 Parcel 093.00, R-1 Suburban Residential District, F-1, Floodway District, Approximately 9.70 acres;

E. Discussion of Thomas Woods Subdivision (see attachments), Henry Kalakauskis;

F. Amendment to the Zoning Resolution, Section 4.090. Standards for Signs, Billboards, and Other Advertising Structures;

4. County Commission Action on Planning Commission Recommendations;

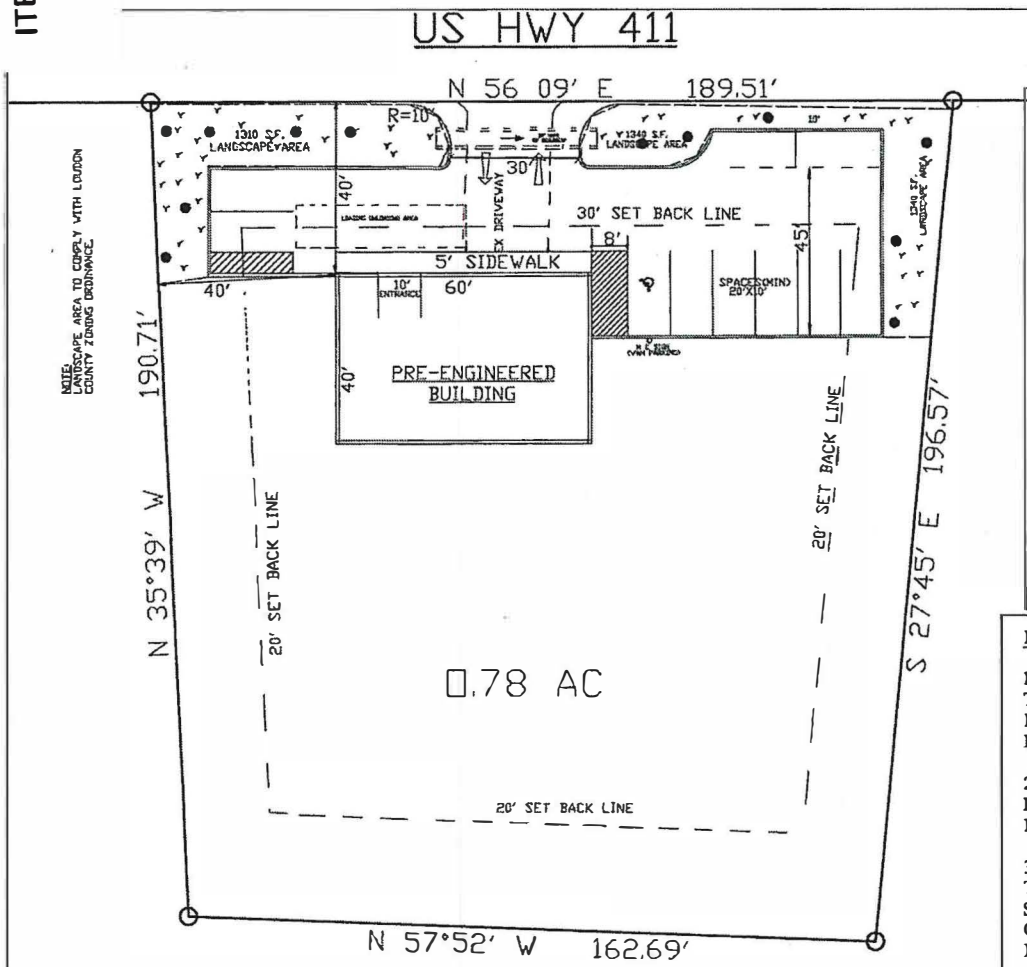
5. Codes Department Building Activity Summary for August 2019 (attached)

6. Additional Public Comments

7. Update from Planning Department

8. Adjournment

ITEM A

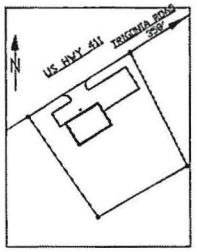


NOTE:
LANDSCAPE AREA TO COMPLY WITH LOUDON COUNTY ZONING ORDINANCE.

SITE PLAN

SCALE 1"=20'

NOTE:
LANDSCAPE AREA TO COMPLY WITH LOUDON COUNTY ZONING ORDINANCE.



KEY PLAN

PROJECT NAME: PROPOSED DOG GROOMING.
7003 GREENBACK, GREENBACK TN37742

CONTACT: EDDY BITTLE 389-8607

APPLICABLE CODES: 2018 IBC BUILDING CODE
STANDARD FIRE PREVENTION CODE

OCCUPANCY TYPE: GROUP B BUSINESS

PERMITTED USES: ANIMAL GROOMING SERVICES.

ZONING		C-1
SETBACK	FRONT	30'
	REAR	20'
	SIDE	20'

SITE AREA: 34,000 S.F. APPROX.
DISTURBED AREA 8500 S.F.

PARKING SPACES: 2400/250=10 SPACES PROVIDED
REQUIREMENTS:

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL GET HIMSELF FAMILIAR WITH THE SITE, EXISTING UTILITIES, EXISTING FEATURES, DRAINAGE, SOIL PROPERTIES AND OTHER REQUIREMENTS BEFORE PRECEDING THE WORK.

2. CONTRACTOR SHALL VERIFY ALL MEASUREMENT, PROPERTY INFORMATION, BEARING AND DISTANCES BEFORE COMITTING OR PROCEEDING TO WORK.

3. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUN BEST MANAGEMENT PRACTICES FOR STORM WATER MGMT AND EROSION CONTROL IN COMPLIANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND LOUDON COUNTY.

4. THE INSTALLATION OF EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ONTHE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

5. DISTURBED AREA SHALL BE STABILIZED WITH SOD OR PERMANENT SEEDING, AS SOON AS PER EROSION AND SEDIMENTATION CONTROL REQUIREMENTS PER TENNESSEE DEPARTMENT OF ENVIRONMENT.

EARTHWORK SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING.

REVISIONS

NO.	DATE	DESCRIPTION
0	08/01/2019	INITIAL ISSUE

SCHEMATIC DESIGN INC.
(ALL RIGHTS RESERVED)

REV 1
REVISED PER COMMENTS.

Schematic Design, Inc.
CONSULTING ENGINEERS
CIVIL • SITE DEVELOPMENT • STRUCTURAL
TRANSPORTATION • STORMWATER MANAGEMENT
9041 Executive Park Dr., Ste. 216 • Knoxville, TN 37923
(865) 531-7161 • sdinc@mchsi.com • FAX (865) 531-7109

SITE PLAN

PROPOSED GROOMING SERVICES
7003 US HWY 411
GREENBACK TN37742

PROJECT NO.:

DRAWN BY: NSG
SCALE: AS NOTED
DATE: 08/01/19

SH.01

Loudon County - Parcel: 079 117.00

ITEM A

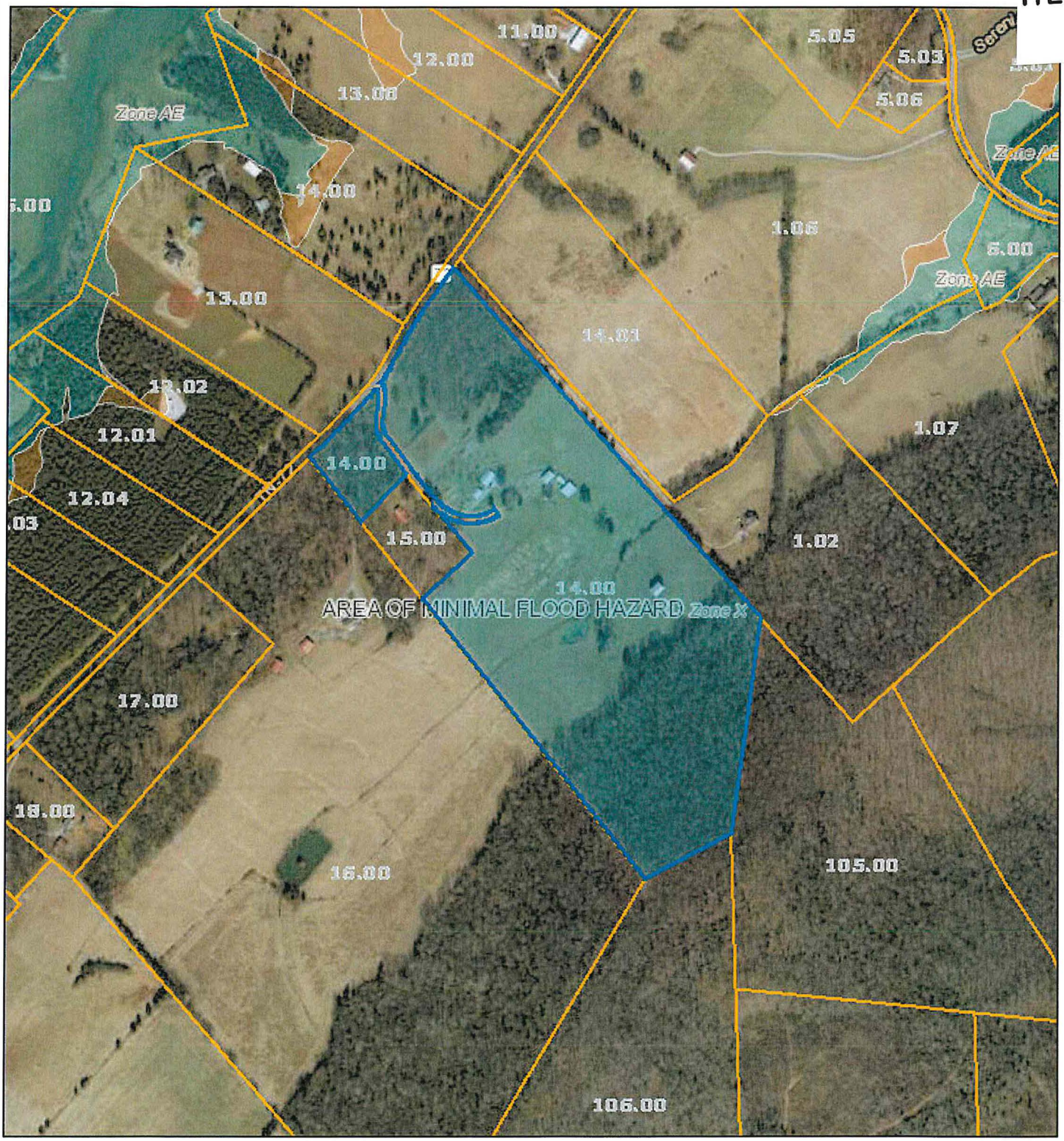
Date: September 9, 2019
County: Loudon
Owner: FRYE TRANSPORTATION INC
Address: HWY 411 S 7003
Parcel Number: 079 117.00
Deeded Acreage: 0
Calculated Acreage: 0.78
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local county Assessor's

Loudon County - Parcel: 038 014.00

ITEM B



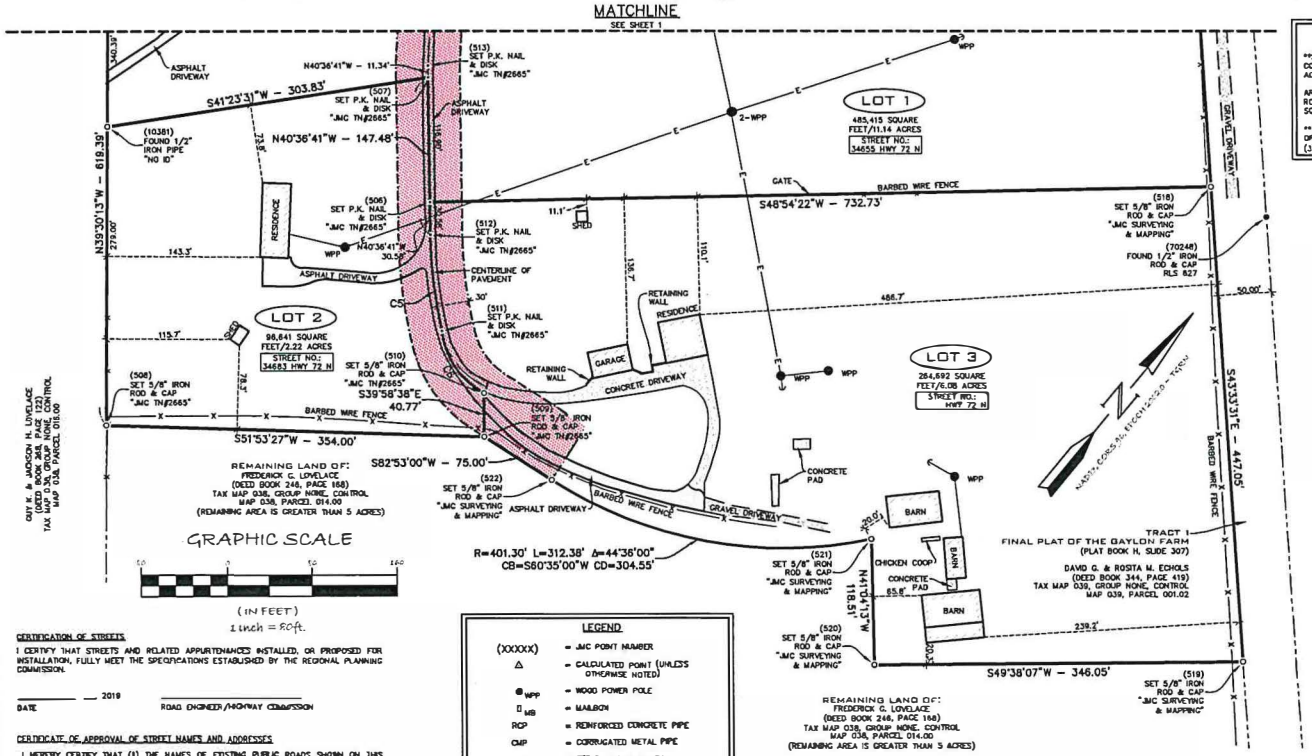
Date: August 15, 2019
County: Loudon
Owner: LOVELACE FREDRIC G
Address: HWY 72 N 34693
Parcel Number: 038 014.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

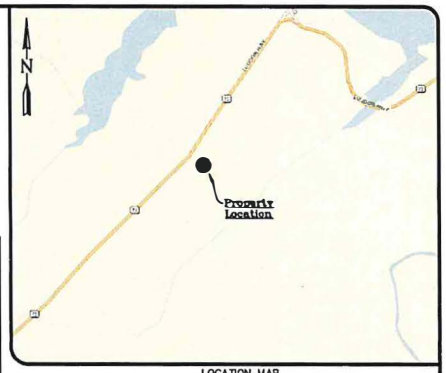
Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by our local county Assessor's

Final Plat of the Lovelace Property

Being All of the Property Described in Deed Book 106, Page 151 & A Portion of the Property Described in Deed Book 246, Page 168 ~ A Parcel of Land Lying in the 1st Civil District of Loudon County, Tennessee





LOCATION MAP
NOT-TO-SCALE

AREA STATEMENT

SHARED DRIVEWAY/UTILITY EASEMENT CONTAINS 48,239 SQUARE FEET OR 1.11 ACRES, MORE OR LESS.

AREA DEDICATED TO LOUDON COUNTY FOR ROAD RIGHT-OF-WAY CONTAINS 15,598 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

THIS PLAT SUBDIVIDES 844,748 SQUARE FEET OR 19.44 ACRES, MORE OR LESS, INTO THREE (3) LOTS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2007, TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL NETWORK.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999914690B.
3. GLOBAL POSITIONAL DATA (REAL-TIME KINEMATIC (RTK) GPS) WAS OBSERVED ON NOVEMBER 18, 2018, UTILIZING A TRIMBLE R10 DUAL FREQUENCY RECEIVER. THE POSITIONAL ACCURACY OF THE GPS SURVEY CONTROL SET TO PERFORM THIS SURVEY DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
4. THE SURVEY SHOWN HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE BETWEEN THE FOLLOWING DATES: DECEMBER 8, 2017 AND JULY 19, 2019. THE FIELD WORK WAS COMPLETED ON _____ _____.
5. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 3 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
6. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND DEED INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, OR OTHER ENCROACHMENTS NOT SHOWN IN THE DEED OF RECORD.
7. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LOUDON COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47105C0175D AND HAS AN EFFECTIVE DATE OF MAY 18, 2007.
9. THE PROPERTY SHOWN HEREON IS ZONED "R-1" (SUBURBAN RESIDENTIAL DISTRICT) ACCORDING TO LOUDON COUNTY PLANNING. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT ..... 30'
   SIDE ..... 15'(SINGLE STORY)
   REAR ..... 35'
   ALWAYS CONSULT WITH BUILDING AUTHORITIES PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.
10. THE SLOPE OF THE EXISTING ASPHALT DRIVEWAY DOES NOT EXCEED 12%.
11. EACH LOT SHOWN HEREON IS SUBJECT TO DRAINAGE AND UTILITY EASEMENTS AS FOLLOWS:
    5' WIDE ALONG INTERIOR LOT LINES
    10' WIDE ALONG EXTERIOR LOT LINES AND ROAD RIGHT-OF-WAY LINES
12. THE OWNER AND PROPERTY ADDRESS
    PARCEL 014.00
    FREDERICK G. LOVELACE
    34683 HIGHWAY 72 NORTH
    LOUDON, TENNESSEE 37774
    PARCEL 015.00
    BOBBY AND CHARLOTTE QUEEN
    34663 HIGHWAY 72 NORTH
    LOUDON, TENNESSEE 37774
13. THIS SURVEY IS CERTIFIED TO:
    CINDY LOVELACE
    FREDERICK G. LOVELACE
    BOBBY QUEEN
    CHARLOTTE QUEEN

SURVEYOR'S CERTIFICATION

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE LICENSED LAND SURVEYOR)

I HEREBY CERTIFY THAT THE FINAL PLAT OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-03, STANDARDS OF PRACTICE. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE. THE SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.

I FURTHER CERTIFY THAT THE SURVEY CONTROL SHOWN AND UTILIZED FOR THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEMS METHODOLOGY, MEETING RULE 0820-03-.03(5) AND THE CURRENT MINIMUM STANDARD FOR A CATEGORY IV SURVEY.

I FURTHER CERTIFY THAT THE BOUNDARY SURVEYING AND CONVENTIONAL TRAVERSING MEETS THE CURRENT MINIMUM STANDARDS FOR A CATEGORY "B" SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:7,500 AS SHOWN HEREON.

JULY 23, 2019
DATE OF SIGNATURE

JOSEPH M. COLVIN
TENNESSEE REGISTERED LAND SURVEYOR
CERTIFICATE NO. 2665

Tax Map 038, Group None, Control Map 038, Parcels 014.00 & 015.00

LEGEND

(XXXXX)	= JMC POINT NUMBER
△	= CALCULATED POINT (UNLESS OTHERWISE NOTED)
WPP	= WOOD POWER POLE
MB	= MAILBOX
RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE
•	= SET P.K. NAIL & DISK "JMC TN #2665"
	= EASEMENT LINE
	= BOUNDARY/PROPERTY LINE
	= ADJOINER LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
	= RIGHT-OF-WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
E	= OVERHEAD ELECTRIC LINE
	= SHARED DRIVEWAY/UTILITY EASEMENT
	= AREA DEDICATED TO LOUDON COUNTY FOR ROAD RIGHT-OF-WAY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	90.42'	428.02'	12°06'13"	S46°39'47"E	90.25'
C6	72.98'	74.32'	56°15'36"	S73°46'06"E	70.08'

SCAN TO LEARN MORE ABOUT JMC

Tennessee811
Know what's below. Call before you dig.

CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

_____ ___ 2019 _____
DATE ROAD ENGINEER/HIGHWAY COMMISSION

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT, (2) THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND SAID NAMES ARE APPROVED, AND (3) THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

_____ ___ 2019 _____
DATE E-911 AUTHORITY

CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

_____ ___ 2019 _____
DATE REGISTERED SURVEYOR

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

_____ ___ 2019 _____ _____
DATE OWNER OWNER

_____ ___ 2019 _____ _____
DATE OWNER OWNER

_____ ___ 2019 _____ _____
DATE OWNER OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ ___ 2019 _____
DATE SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF SUBSURFACE DISPOSAL

APPROVAL IS HEREBY GRANTED FOR LOTS _____ DEFINED AS _____ LOUDON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL

_____ _____
ENVIRONMENTAL SPECIALIST DATE
DIVISION OF GROUND WATER PROTECTION

NO.	Revisions

PROFESSIONAL
JMC
SURVEYING AND MAPPING
9080 Barbee Lane, Suite 105
Knoxville, Tennessee 37923
(865) 200-4366
www.jmcsurveying.com
Alabama Certificate No. CA-953-LS

FINAL PLAT OF THE
LOVELACE PROPERTY
1ST CIVIL DISTRICT OF LOUDON COUNTY
LOUDON, TENNESSEE

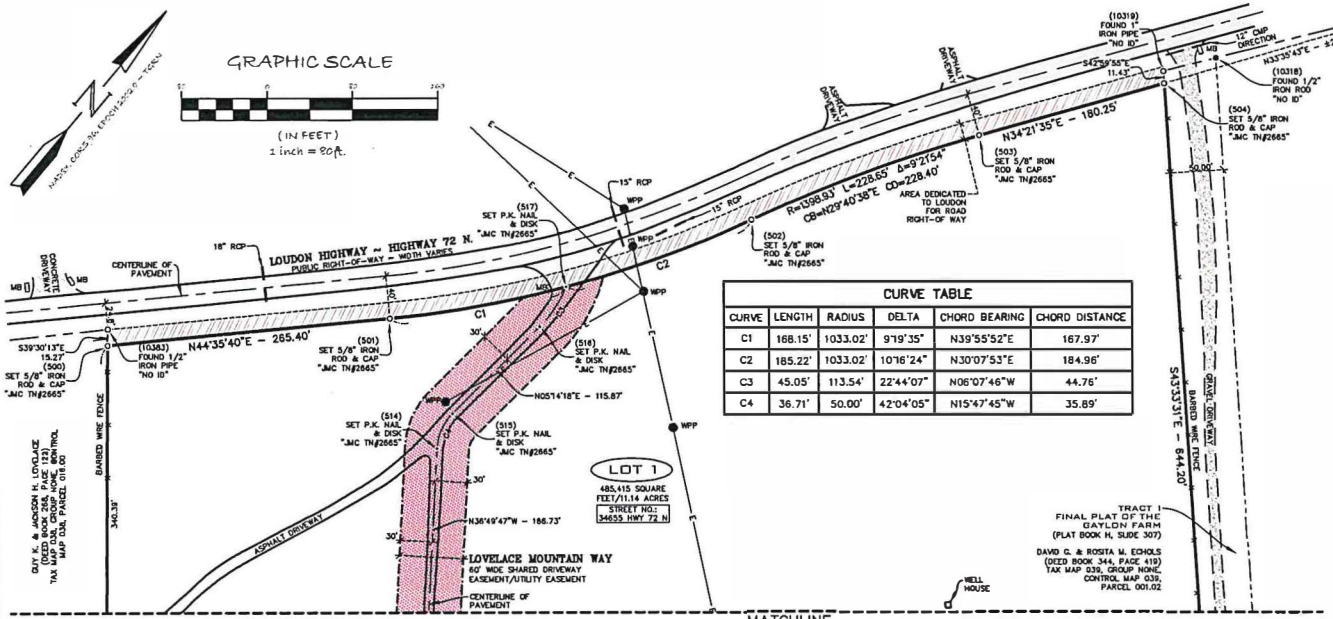
Scale:	Date:	File & Drawing No:
1"=80'	7/2019	19-1067-01
Drawn By: C.L.S.	Checked By: J.M.C.	Sheet 2 of 2

ITEM B

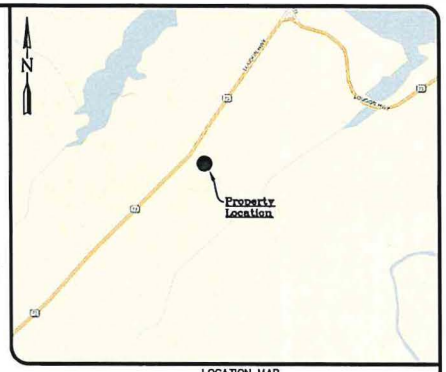
Page(s): 57-58; 55; 24
Field Book(s): 200,201,232
Drawing Path and Name: Keller Williams - Highway 72 Exempt Plat - CURRENT.dwg

Final Plat of the Lovelace Property

Being All of the Property Described in Deed Book 106, Page 151 & A Portion of the Property Described in Deed Book 246, Page 168 ~ A Parcel of Land Lying in the 1st Civil District of Loudon County, Tennessee



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	168.15'	1033.02'	9°19'35"	N39°55'52"E	167.97'
C2	185.22'	1033.02'	10°16'24"	N30°07'53"E	184.96'
C3	45.05'	113.54'	22°44'07"	N06°07'46"W	44.76'
C4	36.71'	50.00'	42°04'05"	N15°47'45"W	35.89'



LOCATION MAP
NOT-TO-SCALE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2007, TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL NETWORK.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999914698.
3. GLOBAL POSITIONAL DATA (REAL-TIME KINEMATIC (RTK) GPS) WAS OBSERVED ON NOVEMBER 19, 2018, UTILIZING A TRIMBLE R10 DUAL FREQUENCY RECEIVER. THE POSITIONAL ACCURACY OF THE GPS SURVEY CONTROL SET TO PERFORM THIS SURVEY DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
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   SIDE .....15'(SINGLE STORY)
   REAR .....25'
   ALWAYS CONSULT WITH BUILDING AUTHORITIES PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.
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11. EACH LOT SHOWN HEREON IS SUBJECT TO DRAINAGE AND UTILITY EASEMENTS AS FOLLOWS:
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    FREDERICK G. LOVELACE
    34693 HIGHWAY 72 NORTH
    LOUDON, TENNESSEE 37774

    PARCEL 015.00
    BOBBY AND CHARLOTTE QUEEN
    34683 HIGHWAY 72 NORTH
    LOUDON, TENNESSEE 37774
13. THIS SURVEY IS CERTIFIED TO:
    CINDY LOVELACE
    FREDERICK G. LOVELACE
    BOBBY QUEEN
    CHARLOTTE QUEEN

SURVEYOR'S CERTIFICATION

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE LICENSED LAND SURVEYOR)

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I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-03, STANDARDS OF PRACTICE. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE. THE SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.

I FURTHER CERTIFY THAT THE SURVEY CONTROL SHOWN AND UTILIZED FOR THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEMS METHODOLOGY, MEETING RULE 0820-03-.07(5) AND THE CURRENT MINIMUM STANDARD FOR A CATEGORY IV SURVEY.

I FURTHER CERTIFY THAT THE BOUNDARY SURVEYING AND CONVENTIONAL TRAVERSING MEETS THE CURRENT MINIMUM STANDARDS FOR A CATEGORY "R" SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:7,500 AS SHOWN HEREON.

JULY 23, 2019
DATE OF SIGNATURE

JOSEPH M. COLVIN
TENNESSEE REGISTERED LAND SURVEYOR
CERTIFICATE NO. 2665

Tax Map 038, Group None, Control Map 038, Parcels 014.00 & 015.00

CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

_____ ___ 2019 _____
DATE REGISTERED SURVEYOR

CERTIFICATION OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

_____ ___ 2019 _____
DATE ROAD ENGINEER/HIGHWAY COMMISSION

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT, (2) THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND SAID NAMES ARE APPROVED, AND (3) THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

_____ ___ 2019 _____
DATE E-911 AUTHORITY

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

_____ _____2019 _____ _____
DATE OWNER OWNER

_____ _____2019 _____ _____
DATE OWNER OWNER

_____ _____2019 _____ _____
DATE OWNER OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ ___ 2019 _____
DATE SECRETARY, REGIONAL PLANNING COMMISSION

LEGEND

(XXXXX)	= JMC POINT NUMBER
Δ	= CALCULATED POINT (UNLESS OTHERWISE NOTED)
WPP	= WOOD POWER POLE
MB	= MAILBOX
RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE
•	= SET P.K. NAIL & DISK "JMC TN #2665"
	= EASEMENT LINE
	= BOUNDARY/PROPERTY LINE
	= ADJOINER LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
	= RIGHT-OF-WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
E	= OVERHEAD ELECTRIC LINE
	= SHARED DRIVEWAY/UTILITY EASEMENT
	= AREA DEDICATED TO LOUDON COUNTY FOR ROAD RIGHT-OF-WAY

AREA STATEMENT

SHARED DRIVEWAY/UTILITY EASEMENT CONTAINS 48,238 SQUARE FEET OR 1.11 ACRES, MORE OR LESS.

AREA DEDICATED TO LOUDON COUNTY FOR ROAD RIGHT-OF-WAY CONTAINS 15,599 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

THIS PLAT SUBDIVIDES 846,748 SQUARE FEET OR 19.44 ACRES, MORE OR LESS, INTO THREE (3) LOTS.

CERTIFICATION OF SUBSURFACE DISPOSAL

APPROVAL IS HEREBY GRANTED FOR LOTS_____ DEFINED AS _____ LOUDON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

_____ _____
ENVIRONMENTAL SPECIALIST DATE
DIVISION OF GROUND WATER PROTECTION

Tennessee811
Know what's below. Call before you dig.

SCAN TO LEARN MORE ABOUT JMC

No.	Revisions

ITEM B

PROFESSIONAL
JMC
SURVEYING AND MAPPING
9080 Barbee Lane, Suite 105
Knoxville, Tennessee 37923
(865) 200-4386
www.jmcsurveying.com
Alabama Certificate No. CA-953-LS

FINAL PLAT OF THE
LOVELACE PROPERTY
1ST CIVIL DISTRICT OF LOUDON COUNTY
LOUDON, TENNESSEE

Scale:	Date:	File & Drawing No:
1"=80'	7/2019	19-1067-01
Drawn By: C.L.S.	Checked By: J.M.C.	Sheet 1 of 2

Page(s): 57-58; 55; 24
Field Book(s): 200,201,232
Drawing Path and Name: Keller Williams - Highway 72 Exempt Plat - CURRENT.dwg

Loudon County - Parcel: 033L A 009.00

ITEM C

Date: August 20, 2019
County: Loudon
Owner: WALKER RAY DEAN
Address: ENGEL RD
Parcel Number: 033L A 009.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by our local county Assessor's

ITEM C

NOTE:
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
www.tnonecall.com
Dig Safely.
STOP-CALL BEFORE YOU DIG!

OWNER:
RAY D. WALKER
249 COYATEE SHORES
LOUDON, TN 37774

1. CERTIFICATION OF OWNERSHIP AND DEDICATION
This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Date _____, 20____ _____
Owner

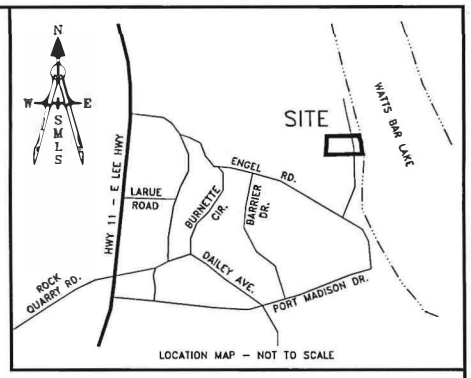
2. CERTIFICATE OF ACCURACY
I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date _____, 20____ _____
Registered Engineer/Surveyor

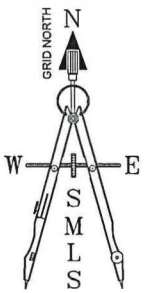
DRAFT

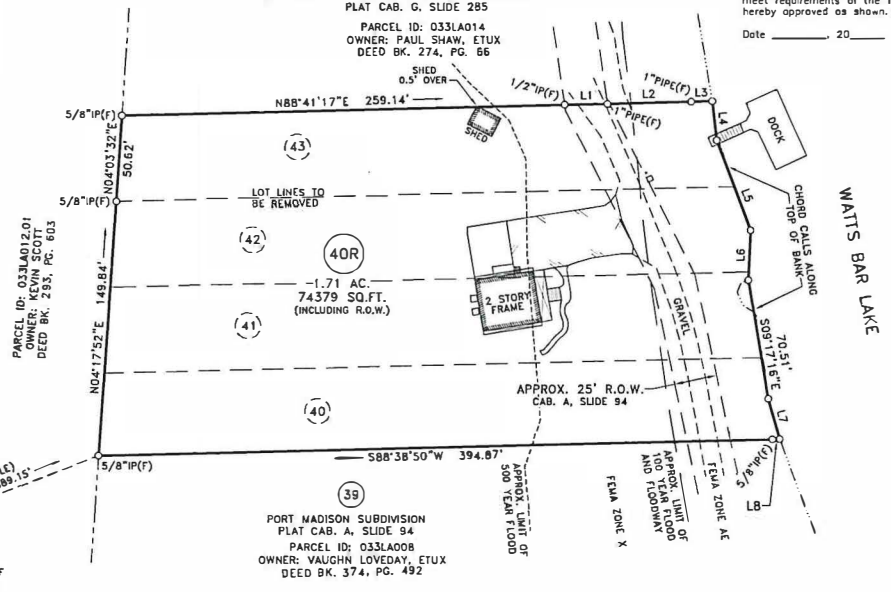
3. CERTIFICATION OF APPROVAL OF WATER SYSTEMS
I certify that the water system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date _____, 20____ _____
City or County Health Officer
or his Authorized Representative



LOCATION MAP - NOT TO SCALE





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°00'19"E	25.12'
L2	N88°30'16"E	49.20'
L3	N88°30'16"E	12.40'
L4	S06°03'33"E	23.09'
L5	S20°13'01"E	56.38'
L6	S02°55'01"W	29.33'
L7	S15°36'50"E	24.63'
L8	S88°38'50"W	4.26'

4b. CERTIFICATION OF SUBSURFACE DISPOSAL (Septic Systems)
Approval is hereby granted for lots _____, defined as _____, Loudon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD sy tem permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

_____ _____
Enviromnental Specialist Date
Division of Ground Water Protection

5. CERTIFICATION OF STREETS
I certify that streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

Date _____, 20____ _____
Road Engineer/Highway Commission

6. CERTIFICATE OF APPROVAL FOR RECORDING
I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date _____, 20____ _____
Secretary, Regional Planning Commission

7. CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date _____, 20____ _____
E-911 Authority

50 0 25 50 100 200
GRAPHIC SCALE - 1"=50'

NOTES:
1.) 1 LOT CONTAINING 1.71 ACRES.
2.) UTILITY AND DRAINAGE EASEMENTS OF 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, AND 10 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES.
3.) PROPERTY IS ZONED: "R-1"
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
4.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
5.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
6.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
G.P.S. RECEIVER INFO.: TOPCON HIPER GA - S/N 457-0448
G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
7.) GRID NORTH IS BASED ON THE TDOT GNSS REFERENCE NETWORK.
8.) UNLABELLED CORNERS ARE CALCULATED UNMONUMENTED POINTS.

LOUDON COUNTY-
FLOOD INSURANCE RATE MAP
F.I.R.M. PANEL NUMBER:
47105C0089D & 47105C0093D
DATED: 05/16/2007
BASE FLOOD ELEV.: 755'

NOTE: LIMITS OF SPECIAL FLOOD HAZARD AREA SHOWN HEREON IS BY GRAPHIC REPRESENTATION AS SHOWN ON THE ABOVE REFERENCED FLOOD INSURANCE RATE MAPS (FIRM)

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

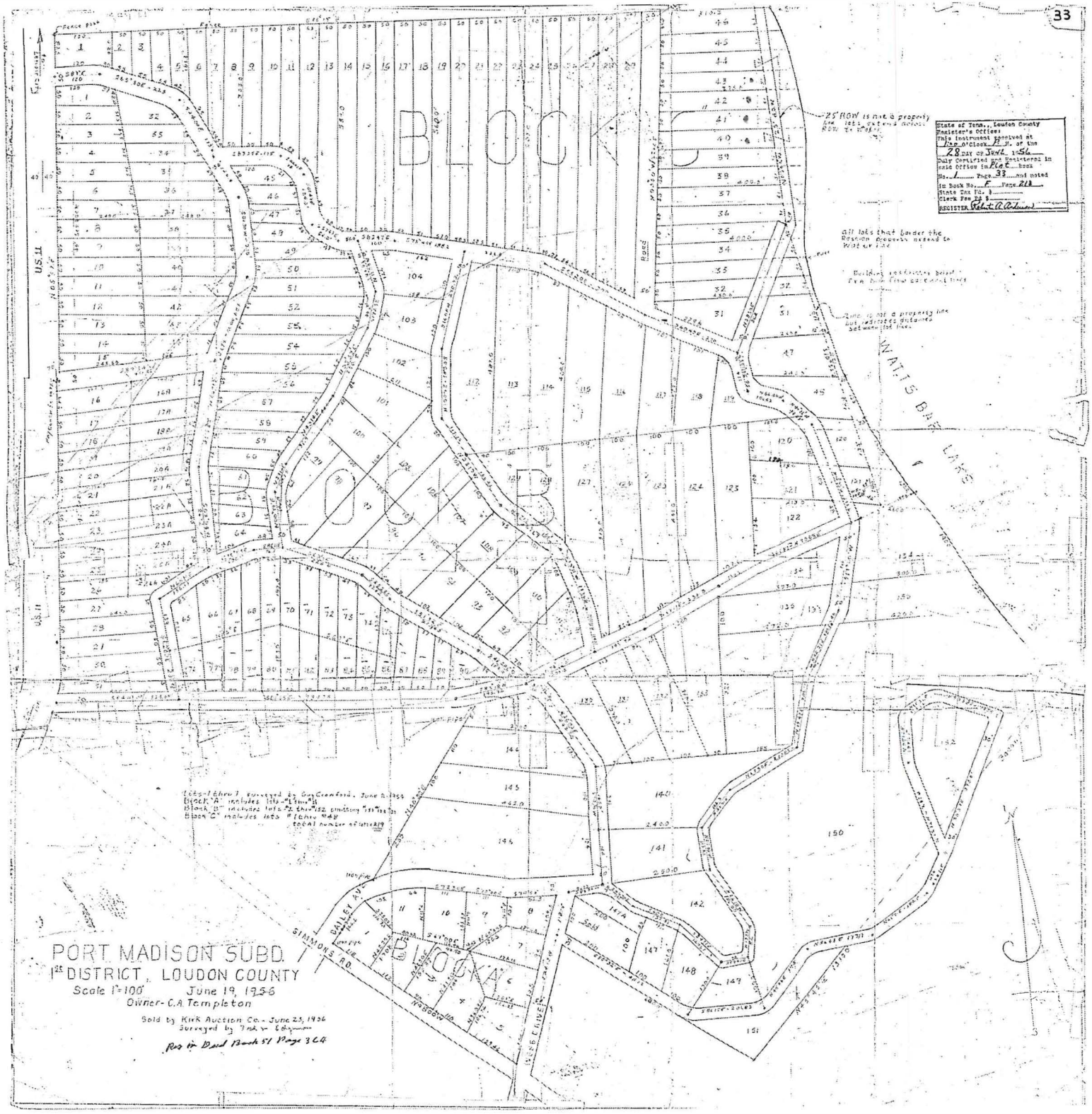
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

MATTHEW J. DAWSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3050

RESUBDIVISION OF LOTS 40-43, BLOCK C, PORT MADISON SUBDIVISION

SURVEY FOR
DISTRICT 1 COUNTY LOUDON CITY - WARD - STATE TN
LOT NO. 40-43 BLOCK C IN PORT MADISON SUBDIVISION
ADDRESS 531 ENGEL ROAD
PLAT REFERENCE CAB. C, SLIDE 42
DEED REFERENCE D.B. 404, PG. 63
TAX MAP 033L GROUP A PARCEL 009-012
CITY BLOCK NO. - SCALE 1"=50'
DATE 08/24/2018 REVISION DATE -
CENSUS TRACT NO. - DRAWN BY MBD/MJD
BEARING BASE GRID NORTH

SMOKY MOUNTAIN LAND SURVEYING CO., INC.
MATTHEW J. DAWSON
R.L.S. #3050
P.O. BOX 9691
KNOXVILLE, TN 37940
PH: (865) 579-4075
FAX: (865) 333-5788
WWW.SMLSURVEY.COM
SMLS SINCE 1979 39TH YEAR
SMLS DWG NO. 180081R

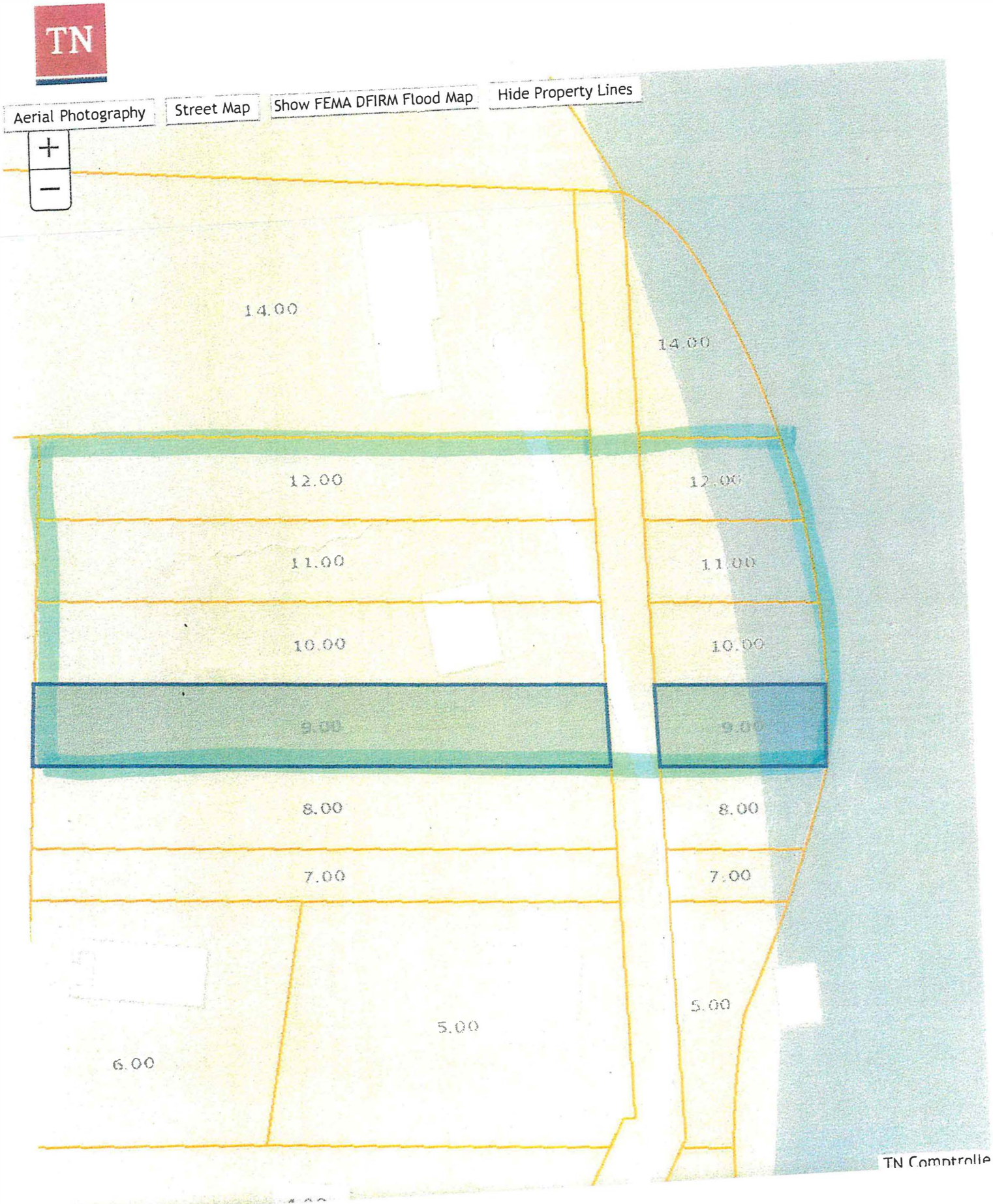

PORT MADISON SUBD.
1st DISTRICT, LOUDON COUNTY
Scale 1"=100'
June 19, 1956
Owner- C.A Templeton
Sold by Kirk Auction Co.- June 23, 1956
Surveyed by Frank V. Edgemon
Rec in Deed Book 51 Page 364
BLOCK A
BLOCK B
BLOCK C
U.S. 11
DAILEY AVE.
SIMMONS RD.
NATIS BAY LAKE
25' ROW is not a property line but lets extend notice ROW to public
All lots that border the Reason property extend to point of lake
Building restriction based from high water elevation line
Line is not a property line but indicates distance between lot lines
State of Tenn., Loudon County
Register's Office:
This instrument received at
Four O'Clock P.M. of the
28 day of June 1956
Duly Certified and Registered in
said Office in Book
No. 1 Page 33 and noted
in Book No. F Page 218
State Tax Fd. $
Clerk Fee $
REGISTER

ITEM C

ITEM C

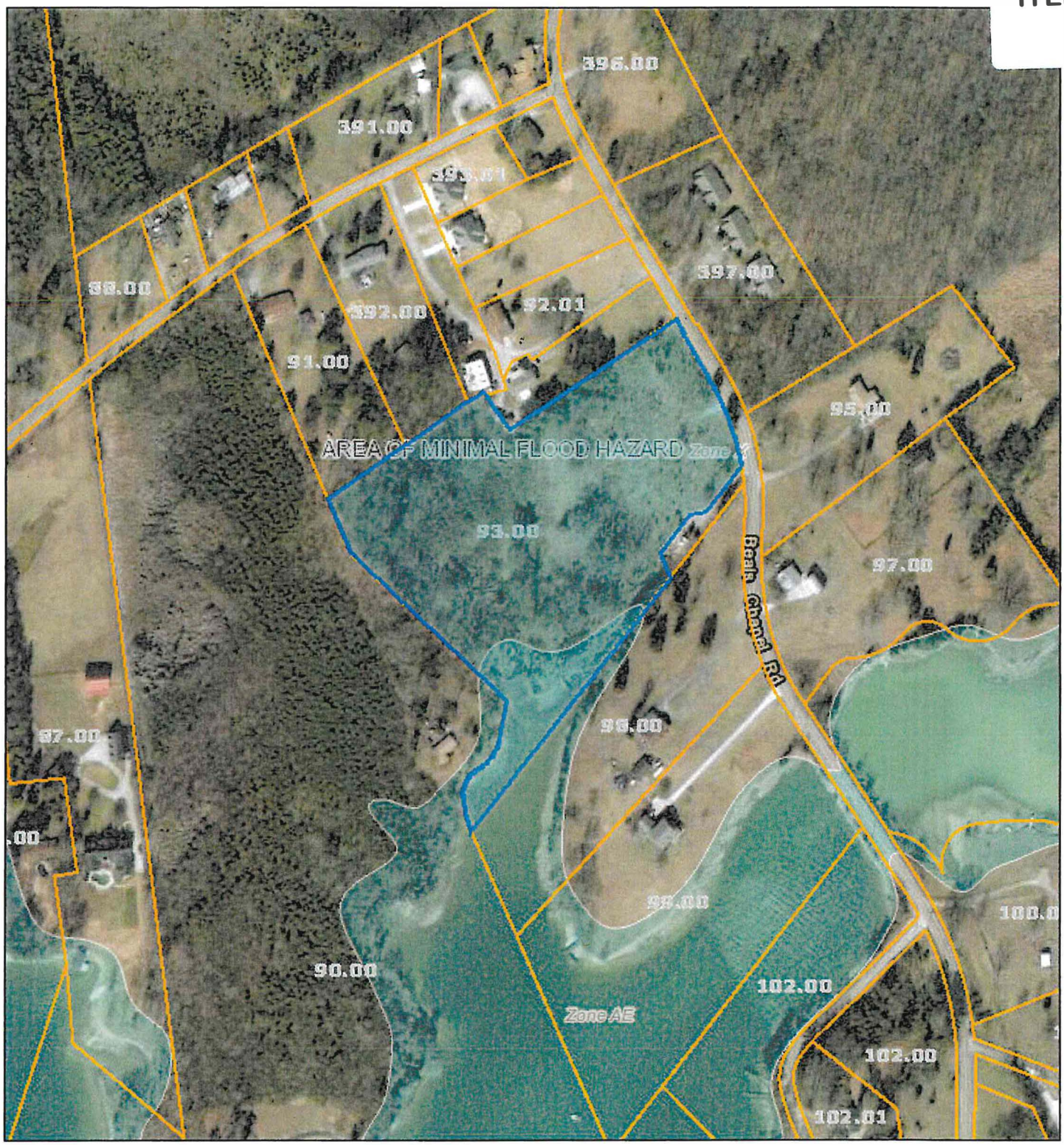
TN Property Viewer

7/31/2019



Loudon County - Parcel: 021 093.00

ITEM D

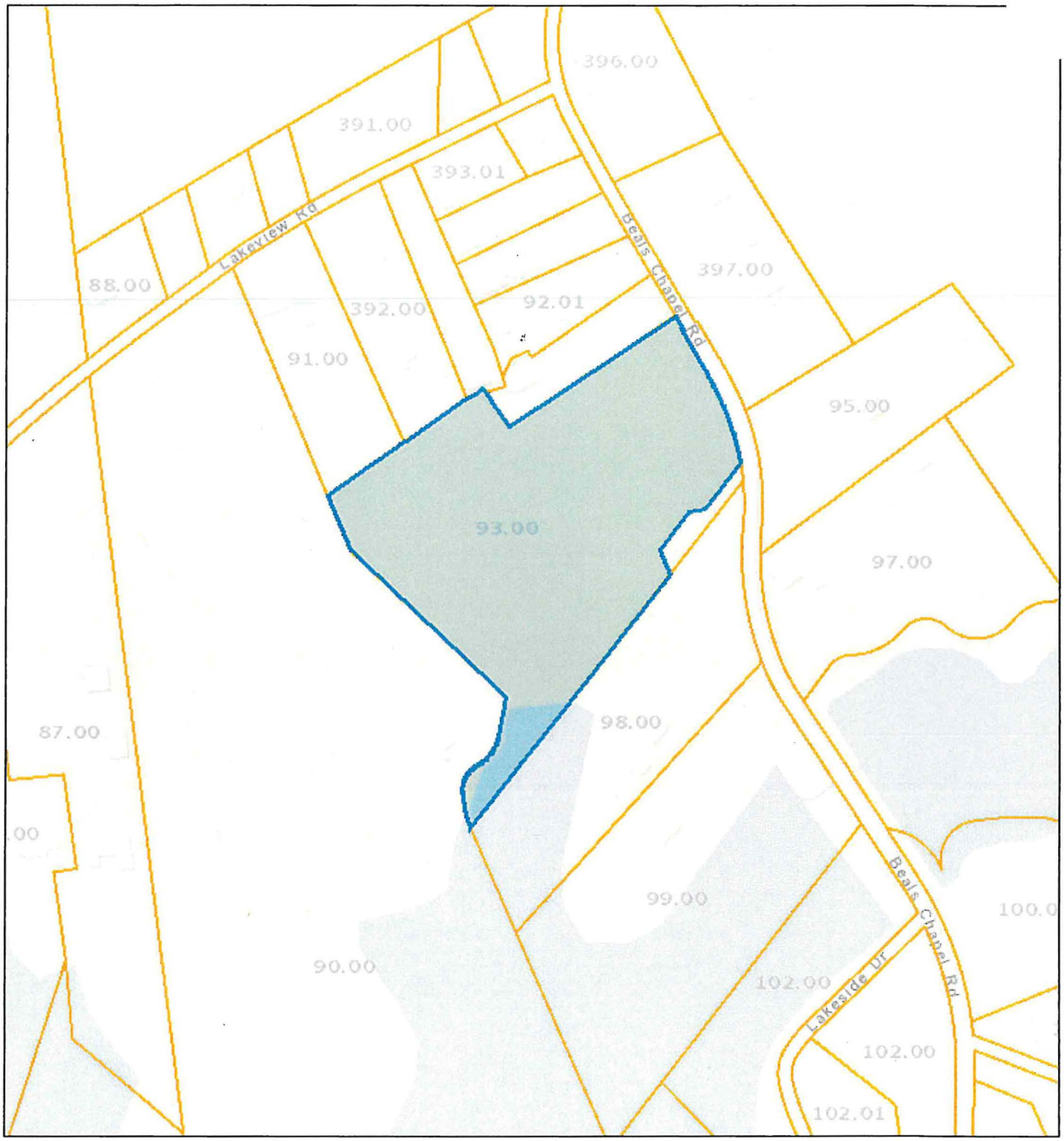


Date: August 8, 2019
County: Loudon
Owner: FRED LONG CONSTRUCTION
Address: BEALS CHAPEL RD 4860
Parcel Number: 021 093.00
Deeded Acreage: 9.7
Calculated Acreage: 0
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

Loudon County - Parcel: 021 093.00

ITEM D



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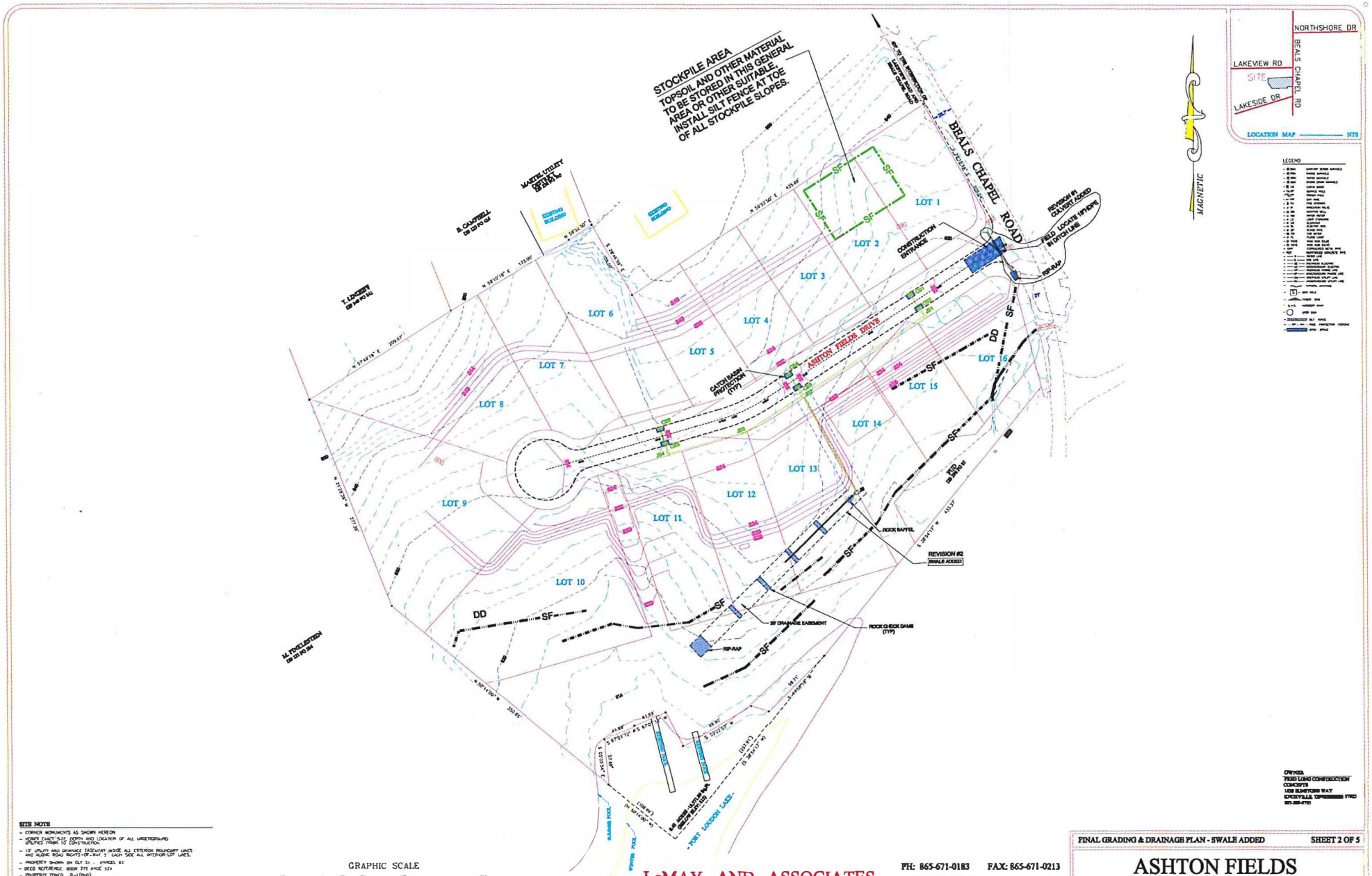
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government



SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
- PROPERTY SHOWN ON CLT 21 , PARCEL 93
- DEED REFERENCE: BOOK 373 PAGE 324
- PROPERTY ZONED: R-1 (PUD)
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- TOTAL AREA: 8.93 ACRES

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

FINAL GRADING & DRAINAGE PLAN - SWALE ADDED — SHEET 2 OF 5

ASHTON FIELDS

4860 BEALS CHAPEL ROAD MAP 021 PARCEL 093
DISTRICT 2 • LOUDON COUNTY • TENNESSEE

DRAWN BY:	CHECKED	DATE	REVISIONS	SCALE	DRAWING NO.:
REL,jr	REL		05-18-2018 DR	1"=50'	4977

ITEM C

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2019	Fees	Value	2018	Fees	Value	2017	Fees	Value	2016
January	43	$36,267	$10,581,553	50	$ 33,482	$9,276,834	33	$23,564	$6,620,670	29
February	45	$28,439	$7,544,271	38	$ 26,937	$7,623,628	37	$21,244	$6,073,905	32
March	51	$33,030	$9,998,800	61	$ 40,087	$11,450,722	50	$29,072	$7,742,918	37
April	53	$31,815	$8,522,190	52	$ 29,859	$8,415,166	32	$20,477	$5,504,520	51
May	55	$30,108	$7,978,973	56	$ 31,182	$8,264,540	47	$29,526	$8,339,273	43
June	41	$21,204	$5,587,036	56	$ 32,578	$9,493,426	57	$30,081	$7,938,743	35
July	56	$40,622	$11,175,837	49	$ 27,677	$23,143,415	45	$29,719	$8,134,683	42
August	59	$39,884	$10,835,249	56	$ 31,007	$8,575,728	45	$25,780	$6,952,025	42
September				55	$ 32,185	$8,561,038	41	$27,381	$8,299,292	38
October				65	$ 46,425	$12,830,429	54	$33,494	$9,200,561	38
November				50	$ 32,098	$8,887,651	55	$27,672	$7,124,729	23
December				34	$ 26,207	$7,271,454	40	$72,155	$29,769,555	36
TOTALS	403	$261,369	$72,223,909	622	$389,724	$123,794,031	536	$370,165	$111,700,874	446

34 Single-family building permits issued for August, 2019

Loudon County
Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 17, 2019
Immediately following the Planning Commission Meeting

1. Call to Order

2. Roll Call and Swearing In All Witnesses

3. Approval of Minutes from August 20, 2019 meeting.

4. Planned Agenda Items;

   A. Special Exception, private recreation facility, Applicant and Property Owner, Jordan Atkins, Bird Rd., Tax Map 006 Parcel 083.00, A-2, Rural Residential District, Approximately 15.8 acres;

   B. Variance request for a garage in front of the house, Applicant, Daryl Johnson, Property Owner, Carol and Scot Robert Benson, 24214 Beals Chapel Rd., Tax Map 028 Parcel 076.00, A-2 Rural Residential District, Approximately 2.5 acres;

   C. Variance request to extend accessory building into front yard, Applicant and Property Owner, Ricardo Mejia, 1114 Outer Dr., Tax Map 015B Group B Parcel 001.00, R-1 Suburban Residential District, Approximately 0.46 acres;

   D. Variance request to eliminate distension basin, for Ashton Fields, Richard Lemay, surveyor for Fred Long Construction, 4860 Beals Chapel Rd., Tax Map 021 Parcel 093.00, R-1 Suburban Residential District, F-2 Floodway District, Approximately 9.70 acres;

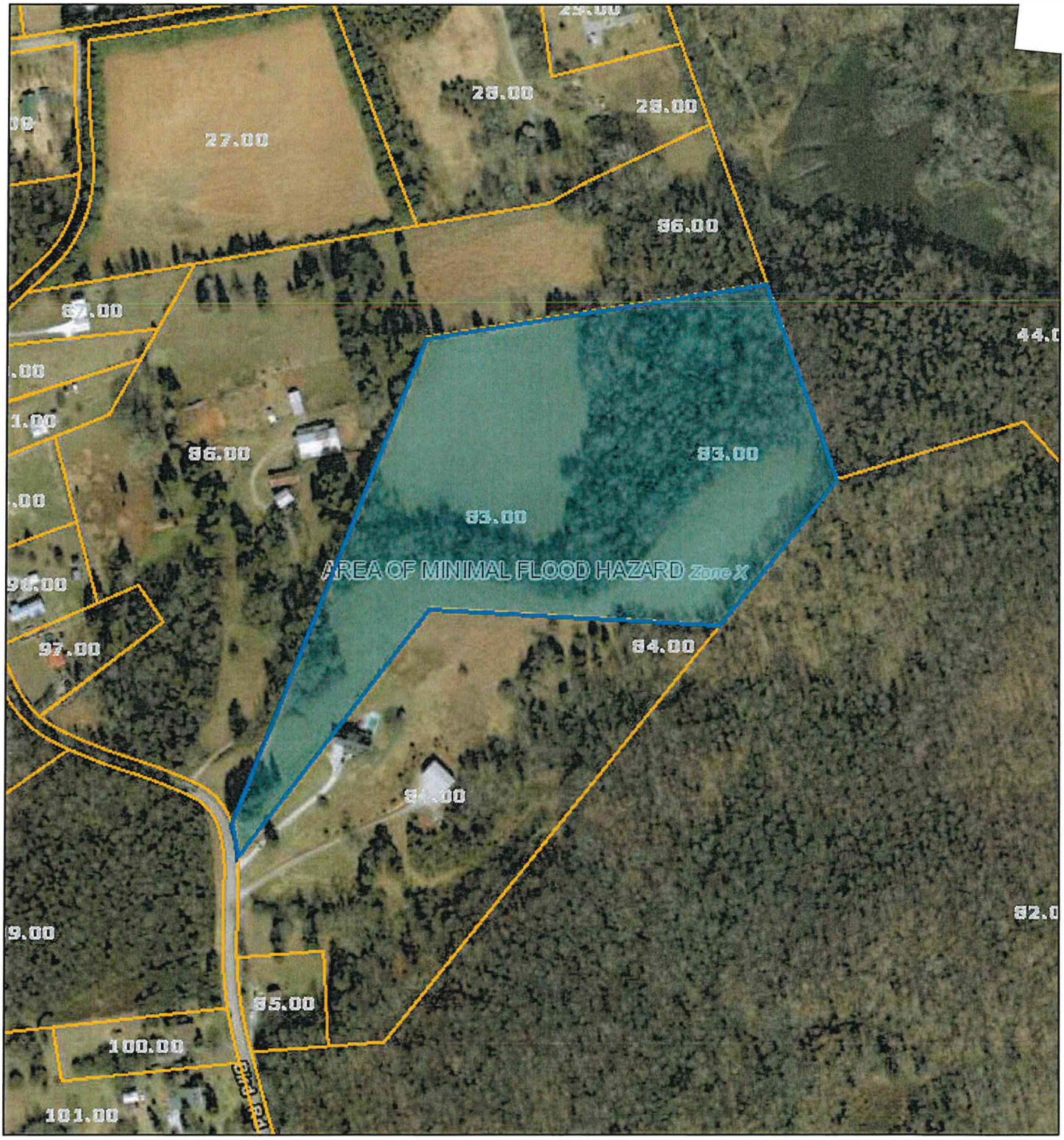
5. Additional Public Comments;

6. Announcements and/or comments from Board/Commission;

7. Adjournment;

Loudon County - Parcel: 006 083.00

ITEM A



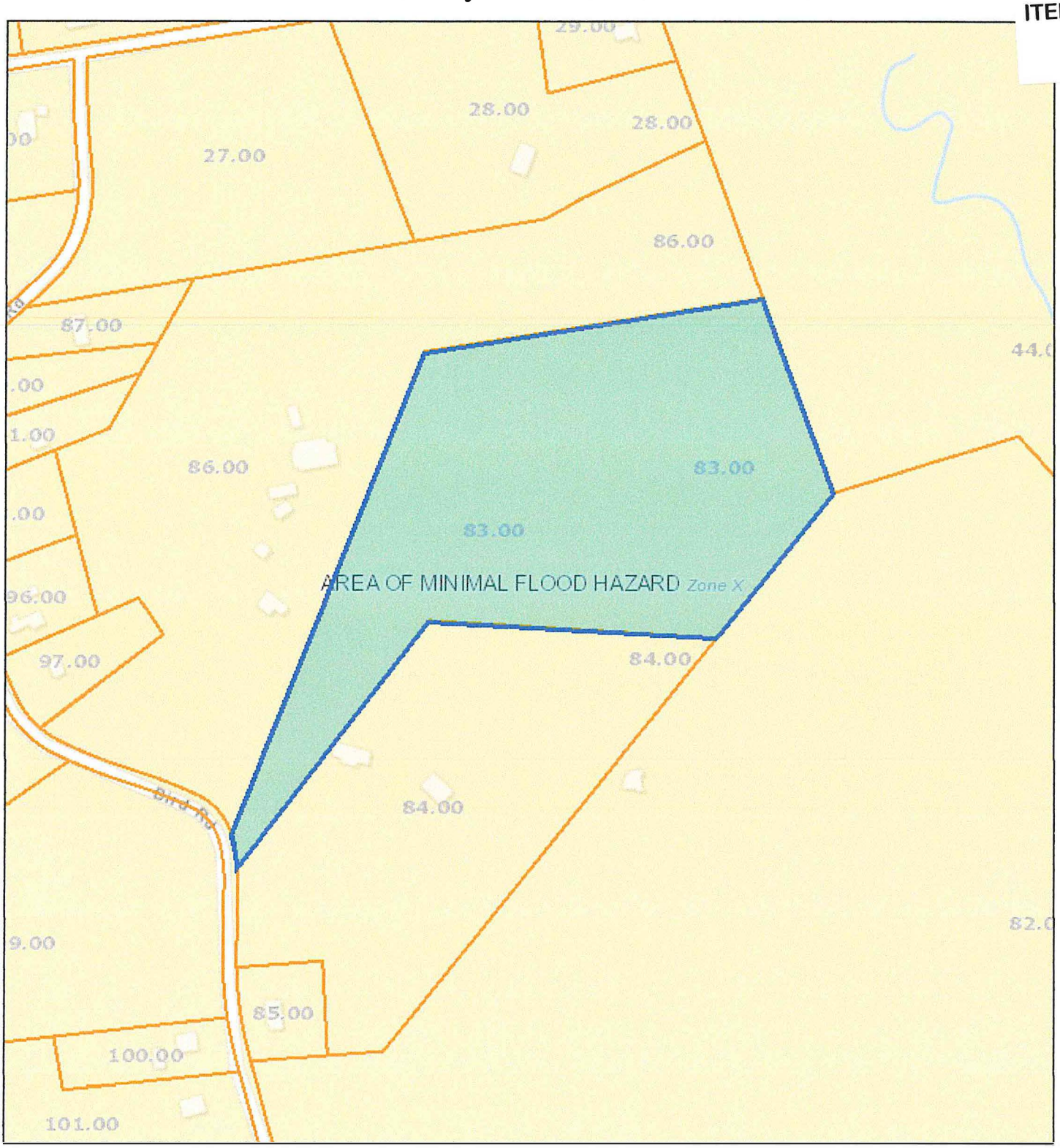
Date: August 26, 2019
County: Loudon
Owner: GREEN RICHARD C ETUX
Address: BIRD RD
Parcel Number: 006 083.00
Deeded Acreage: 15.86
Calculated Acreage: 15.86
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local county Assessor's

Loudon County - Parcel: 006 083.00

ITEM A



Date: August 26, 2019
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

The property lines are compiled from information maintained by your local county Assessor's

Loudon County - Parcel: 028 076.00

ITEM B

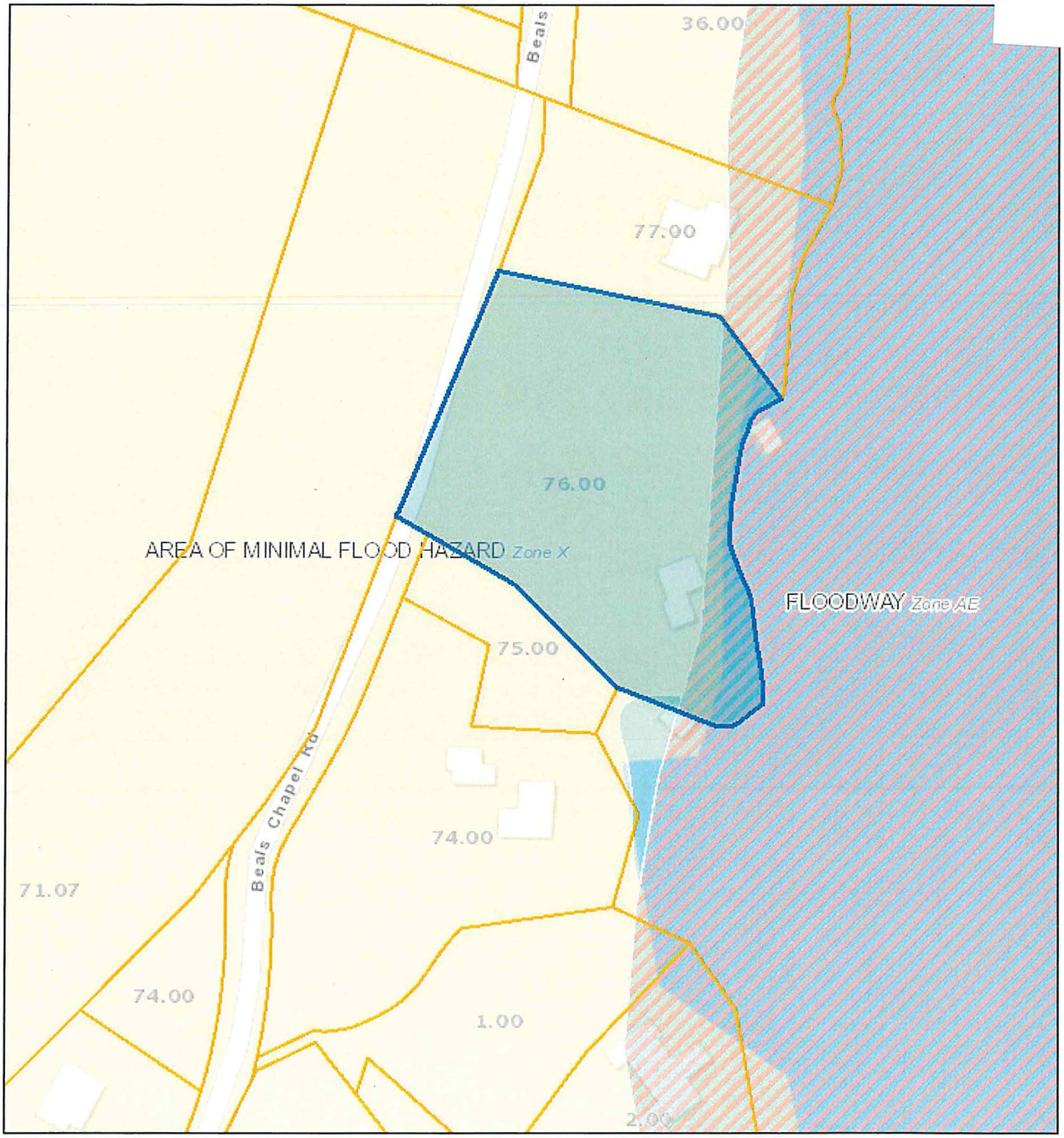
Date: August 28, 2019
County: Loudon
Owner: BENSON CAROL COLLEEN &
Address: BEALS CHAPEL RD 24214
Parcel Number: 028 076.00
Deeded Acreage: 2.5
Calculated Acreage: 2.8
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by our local county Assessor

Loudon County - Parcel: 028 076.00

ITEM B



Date: August 28, 2019
County: Loudon
Owner: BENSON CAROL COLLEEN &
Address: BEALS CHAPEL RD 24214
Parcel Number: 028 076.00
Deeded Acreage: 2.5
Calculated Acreage: 2.8
Date of Imagery: 2015

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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ITEM B

GENERAL LAYOUT & GRADING NOTES:

1. BASE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT, ANY OF THEIR CONSULTANTS, AND THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. PHYSICAL FEATURES TO BE DEMOLISHED, IF ANY, HAVE BEEN OMITTED FROM THE BASE FOR CLARITY.

2. THE SITE LAYOUT SHALL BE BASED ON THE SITE PLAN AS PROVIDED. MINOR ADJUSTMENTS TO THE LAYOUT MAY BE NECESSARY IN THE FIELD TO MAINTAIN EXISTING TREES AND TO ACHIEVE THE DESIRED ALIGNMENT WITH EXISTING FEATURES TO REMAIN, IF ANY. THE CONTRACTOR SHALL CONTACT THE HOMEOWNER FOR APPROVAL PRIOR TO ADJUSTMENTS.

3. THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUNDS AND REPORT ANY DISCREPANCIES TO THE HOMEOWNER IMMEDIATELY FOR A DECISION.

4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE LOCAL APPROVAL WHERE NECESSARY PRIOR TO CONSTRUCTION. OWNER IS RESPONSIBLE FOR OBTAINING APPROVALS FROM LOCAL NEIGHBORHOOD AUTHORITIES, DESIGN REVIEW BOARDS OR ANY OTHER LOCAL AUTHORITY WHICH MAINTAINS JURISDICTION OVER CONSTRUCTION APPROVAL OR COMMENCEMENT.

5. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. ANY DAMAGE OR RELOCATION SHALL BE ACCOMPLISHED PER LOCAL STANDARD. DAMAGE RELOCATION OR REPAIR SHALL BE AT THE CONTRACTOR'S EXPENSE.

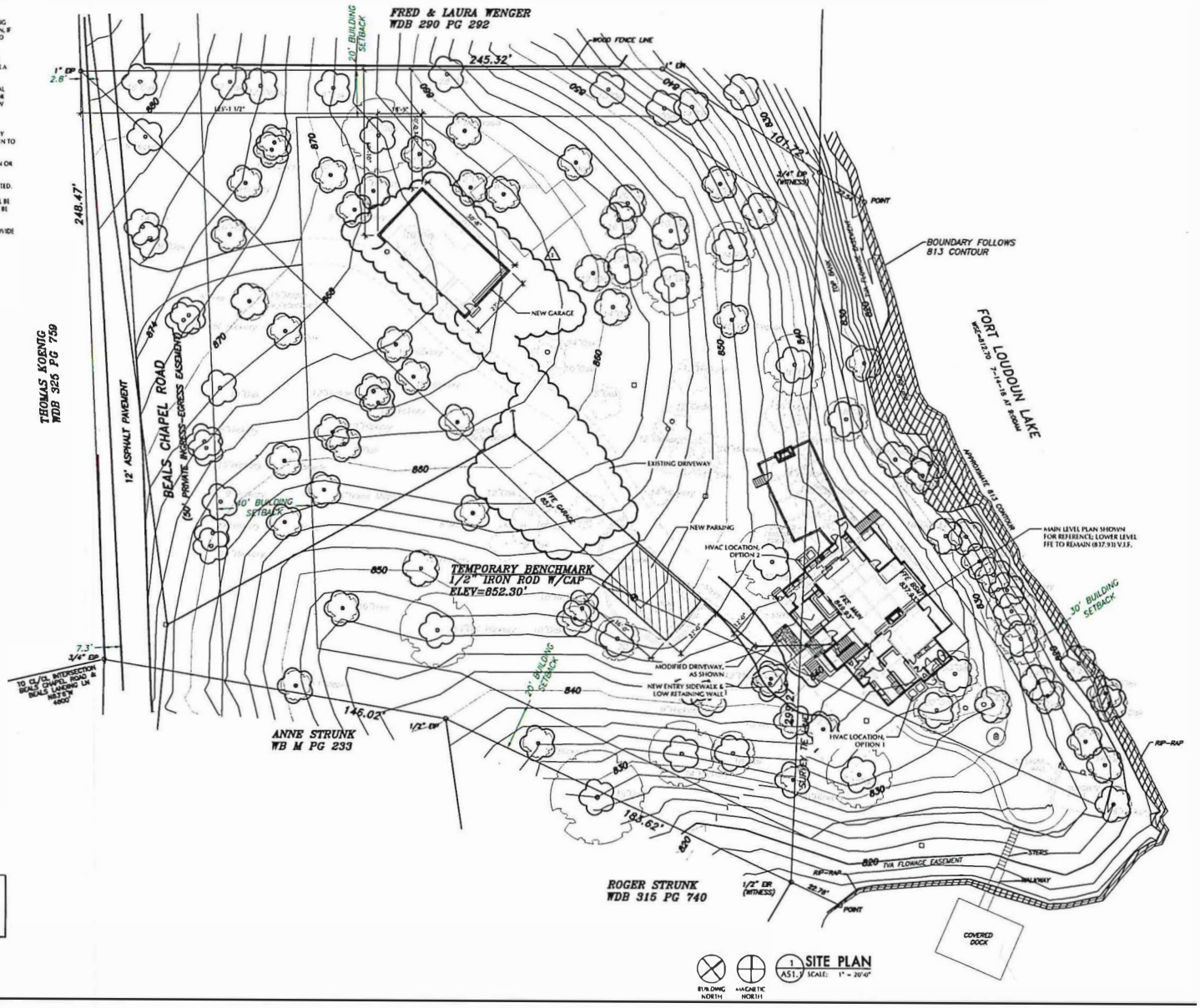
6. MINIMUM GRADE ON ALL NEW PAVING SHALL BE 1.0% UNLESS OTHERWISE NOTED.

7. TRANSITION BETWEEN EXISTING PAVEMENT AND PROPOSED PAVEMENTS SHALL BE SMOOTH IN BOTH VERTICAL AND HORIZONTAL ALIGNMENT. FIELD ADJUSTMENT MAY BE NECESSARY.

8. THE CONTRACTOR SHALL CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT. PROPOSED CURBS SHALL MEET EXISTING CURBS TANGENT TO THE EXISTING CURBS SHOWN.

9. ALL DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

10. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN ALL EXISTING TREES, AND ALL EXISTING TREES OUTSIDE THE GRADING LIMITS.



1 AS1.1 SITE PLAN
SCALE: 1" = 20'-0"

SURVEY INFORMATION IS PROVIDED BY OTHERS, CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD

NOTE:
HOME IS POSITIONED AS SHOWN BASED ON SITE OBSERVATIONS. AERIAL LAYOUT MAY DIFFER IN FIELD BASED ON TOPOGRAPHY, SOIL CONDITIONS, EXISTING TREES OR ANY NUMBER OF UNFORESEEN CONDITIONS. IN THE EVENT THAT THE HOME ORIENTATION IS ALTERED, NOTIFY THE ARCHITECT TO REVIEW PRIOR TO ANY CONSTRUCTION COMMENCING.

PLOT SCALE: AS NOTED

Johnson Architecture
2240 Sutherland Ave., Suite 105
Knoxville, TN 37919
865.671.9060
jainc.com

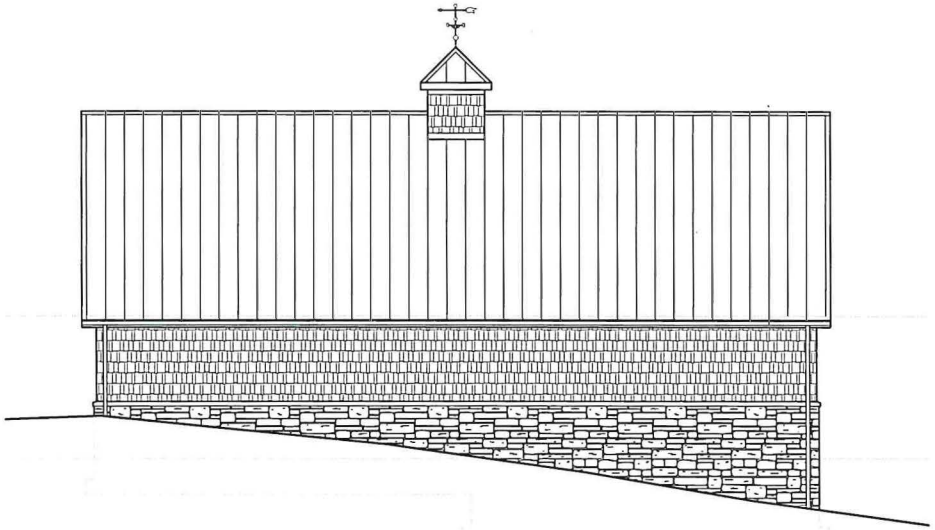
Renovations and Additions for the:
BENSON RESIDENCE
24214 Beals Chapel Road
Lenoir City, Tennessee

SITE PLAN

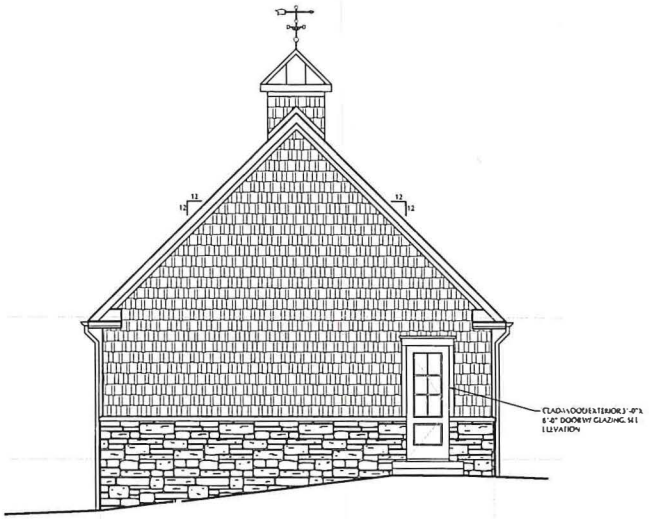
REVISIONS:
1 AUGUST 28, 2019

DATE: August 2, 2019
FILE NAME:
PROJECT NO:

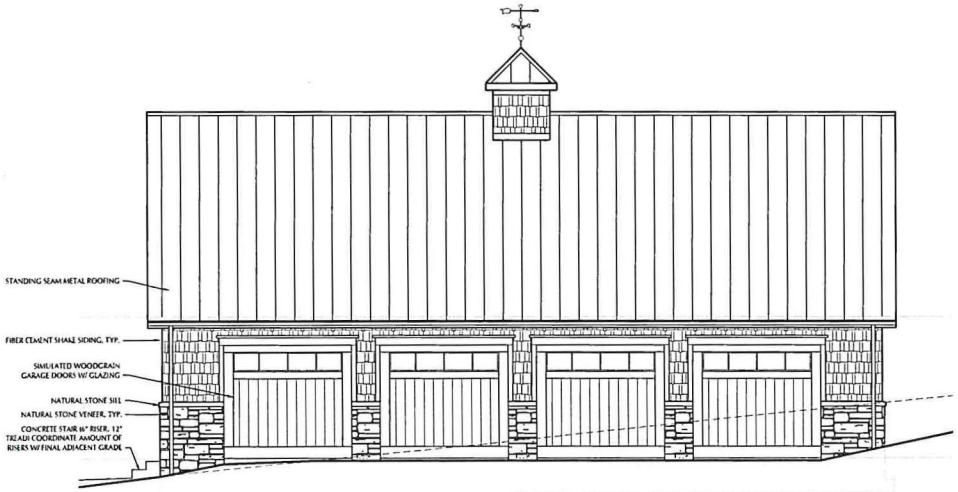
AS1.1



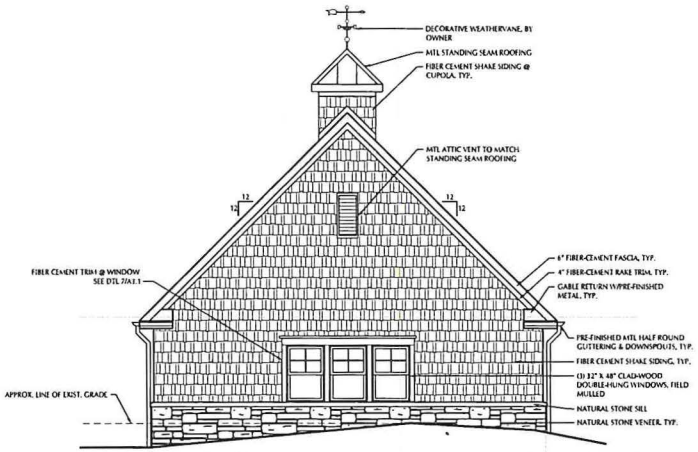
4 G3.1 GARAGE ELEVATION - WEST
SCALE: 1/4" = 1'-0"



3 G3.1 GARAGE ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 G3.1 GARAGE ELEVATION - EAST
SCALE: 1/4" = 1'-0"



1 G3.1 GARAGE ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

PLOT SCALE: AS NOTED

Johnson Architecture
2240 Sutherland Ave., Suite 105
Knoxville, TN 37919
865.671.9060
jainc.com

Renovations and Additions for the:
BENSON RESIDENCE
24214 Beals Chapel Road
Lenoir City, Tennessee

GARAGE EXTERIOR ELEVATIONS

REVISIONS:

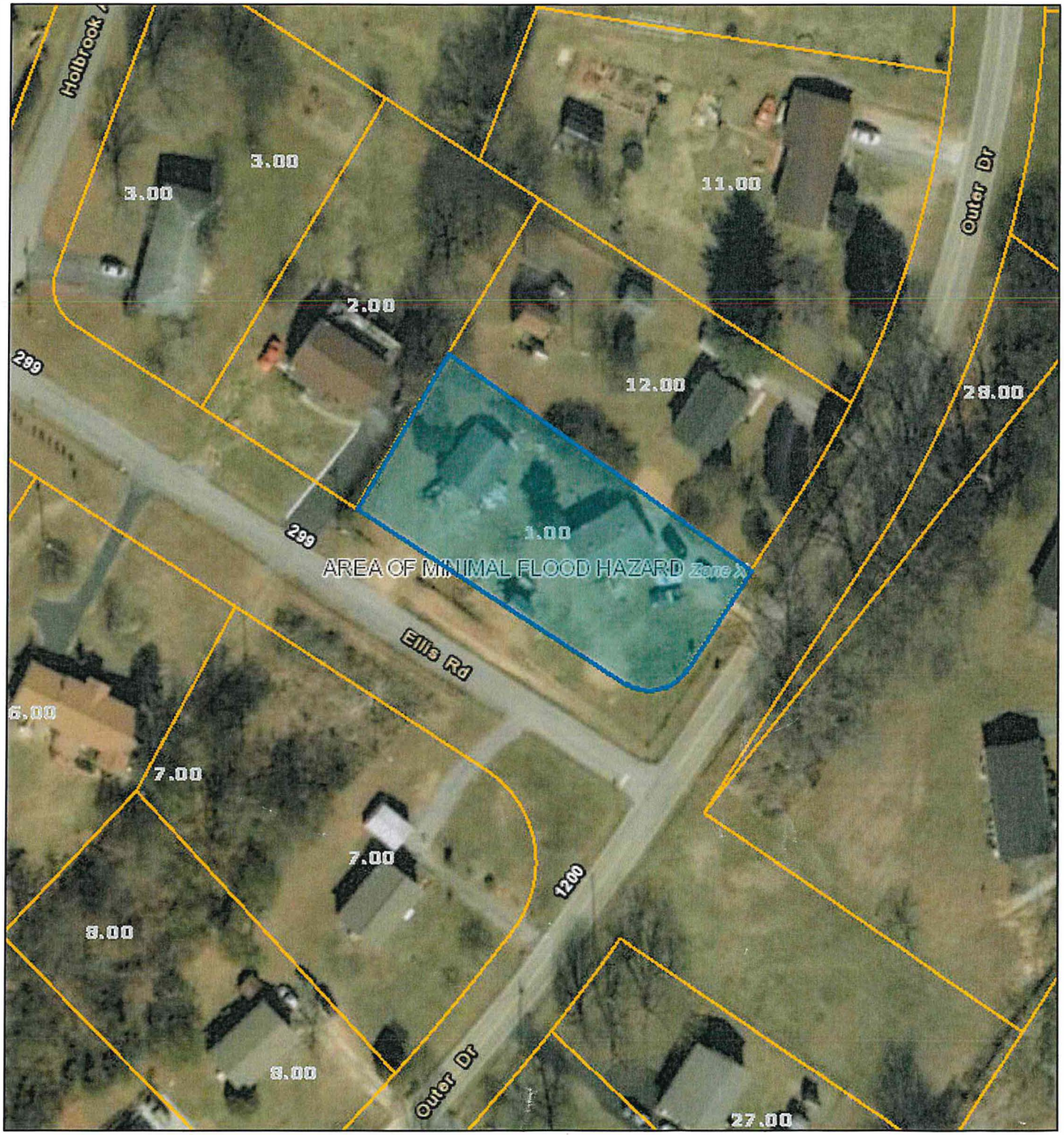
DATE: August 2, 2019
FILE NAME:
PROJECT NO:

G3.1

ITEM B

Loudon County - Parcel: 015B B 001.00

ITEM C



Date: September 4, 2019
County: Loudon
Owner: MEJIA RICARDO &
Address: OUTER DR 1114
Parcel Number: 015B B 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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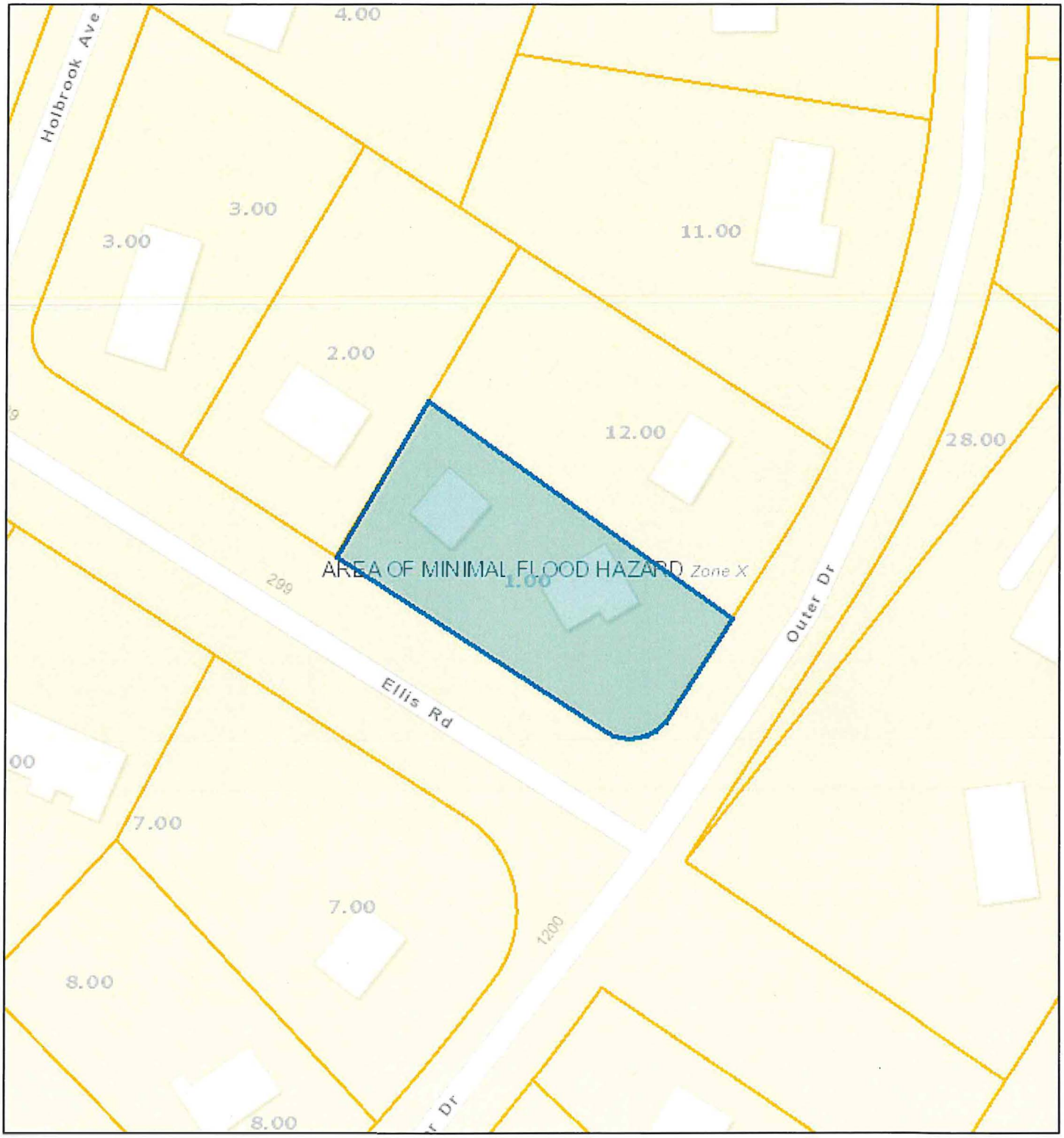
ITEM C

Loudon County - Parcel: 015B B 001.00



Date: September 4, 2019
County: Loudon
Owner: MEJIA RICARDO &
Address: OUTER DR 1114
Parcel Number: 015B B 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
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Loudon County - Parcel: 021 093.00

ITEM D

Date: August 8, 2019
County: Loudon
Owner: FRED LONG CONSTRUCTION
Address: BEALS CHAPEL RD 4860
Parcel Number: 021 093.00
Deeded Acreage: 9.7
Calculated Acreage: 0
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
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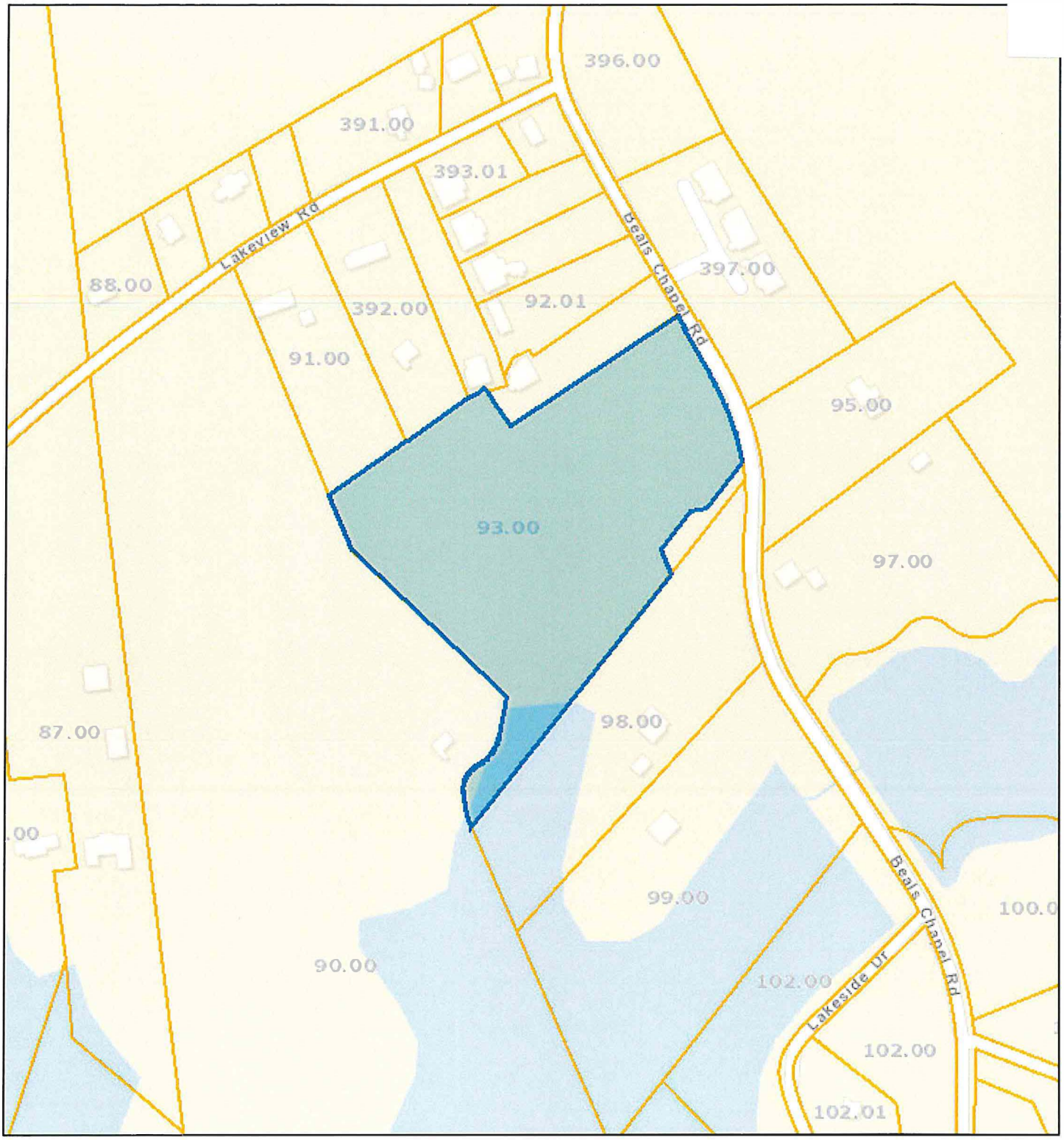
Loudon County - Parcel: 021 093.00

ITEM D



Date: August 8, 2019
County: Loudon
Owner: FRED LONG CONSTRUCTION
Address: BEALS CHAPEL RD 4860
Parcel Number: 021 093.00
Deeded Acreage: 9.7
Calculated Acreage: 0
Date of Imagery: 2015

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, andthe GIS User Community
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STOCKPILE AREA
TOPSOIL AND OTHER MATERIAL TO BE STORED IN THIS GENERAL AREA OR OTHER SUITABLE. INSTALL SILT FENCE AT TOE OF ALL STOCKPILE SLOPES.

BEALS CHAPEL ROAD

ASHTON FIELDS DRIVE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15

CONSTRUCTION ENTRANCE

REVISION #1 CONCRETE ADDED

FIELD LOCATE UTILITIES IN DITCH LINE

TOP-NAP

CATCH BASIN PROTECTION (TYP)

ROCK BATTER

REVISION #2 SWALE ADDED

ROCK CHECK DAMS (TYP)

20' DRAINAGE EASEMENT

FOR-NAP

WATER UTILITY

MAGNETIC

NORTHSHORE DR
BEALS CHAPEL RD
LAKEVIEW RD
SITE
LAKESIDE DR
LOCATION MAP

LEGEND

OWNER
FIELD LAND CONSTRUCTION CONCEPTS
105 SCOTTISH WAY
KNOXVILLE, TENNESSEE 37934
865-690-6750

SITE NOTE

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES
- PROPERTY SHOWN ON CLT 21 , PARCEL 93
- DEED REFERENCE: BOOK 372 PAGE 321
- PROPERTY ZONED R-1(R-U)
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.C.S. DATUM.
- TOTAL AREA: 9.93 ACRES

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX:865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

FINAL GRADING & DRAINAGE PLAN - SWALE ADDED

SHEET 2 OF 5

ASHTON FIELDS

4860 BEALS CHAPEL ROAD MAP 021 PARCEL 093
DISTRICT 2 • LOUDON COUNTY • TENNESSEE

DRAWN BY:	CHECKED	DATE	REVISIONS	SCALE	DRAWING NO:
REL,jr	REL		05-16-2018 08		4227

ITEM C