MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
June 14, 2022
Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present	
Jim Brooks	Ryan Bright	Kalie Harris, Planning	
John Napier		James Jenkins, Codes	
Leon Shields		Greg Montooth, Planning	
Charlie McEachern, Chairman			

CALL TO ORDER
Mr. McEachern, called to order at 5:30 PM

ROLL CALL AND SWEARING IN ALL WITNESSES
Kalie Harris conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM MAY 10, 2022 MEETING
Mr. Napier made a motion to approve the May 10th minutes seconded by Mr. Brooks and unanimously approved.

VARIANCE REQUEST TO SUBDIVIDE PROPERTY WITHOUT ROAD FRONTAGE., APPLICANT/PROPERTY OWNER, NACY COGDILL., 11958 BLUE SPRINGS ROAD., TAX MAP 072, PARCEL 099.00., A-1, AGRICULTURAL-FORESTRY DISTRICT.
Mr. Jenkins stated what the applicant is wanting is to be able to subdivide her home off the 4-acre lot into a 1-acre lot but there wouldn't be any road frontage to that lot. Mr. Jenkins stated the minimum road frontage to subdivide five acres is 50ft per parcel. Mr. Jenkins added they have this track of land that has three dwellings. Mr. Brooks questioned the width of the road. Mr. Jenkins stated there is only about 40ft. Mr. Jenkins stated that the three dwellings must have been placed there illegally with no permit.

ACTION
Mr. Brooks made a motion to deny the variance request seconded by Mr. Shields and unanimously denied.

VARIANCE REQUEST TO CONSTRUCT A GARAGE PRIOR TO CONSTRUCTING A DWELLING., APPLICANT/ PROPERTY OWNER, LORNE PURSLOW., LOCATED 1229 MEADOW ROAD WEST., TAX MAP 071, PARCEL 001.05., A-1, AGRICULTURAL-FORESTRY DISTRICT.
PROPERTY OWNER, MR. PURSLOW STATED HE WANTS TO BUILD A 30X50 GARAGE TO KEEP HIS RV AND TRACTOR. MR. PURSLOW ADDED THAT HE PLANS TO START BUILDING THE HOME IN THE NEXT TWO MONTHS. MR. BROOKS QUESTION MR. PURSLOW ON WHY HE WENT AHEAD AND POURED THE CONCRETE. THE OWNER EXPLAINED HE DIDN'T REALIZE HE NEEDED A PERMIT UNTIL SOMEONE TOLD HM.

ACTION
Mr. Napier made a motion to approve the variance request seconded by Mr. Brooks and unanimously approved.

ADDITIONAL PUBLIC COMMENTS
None

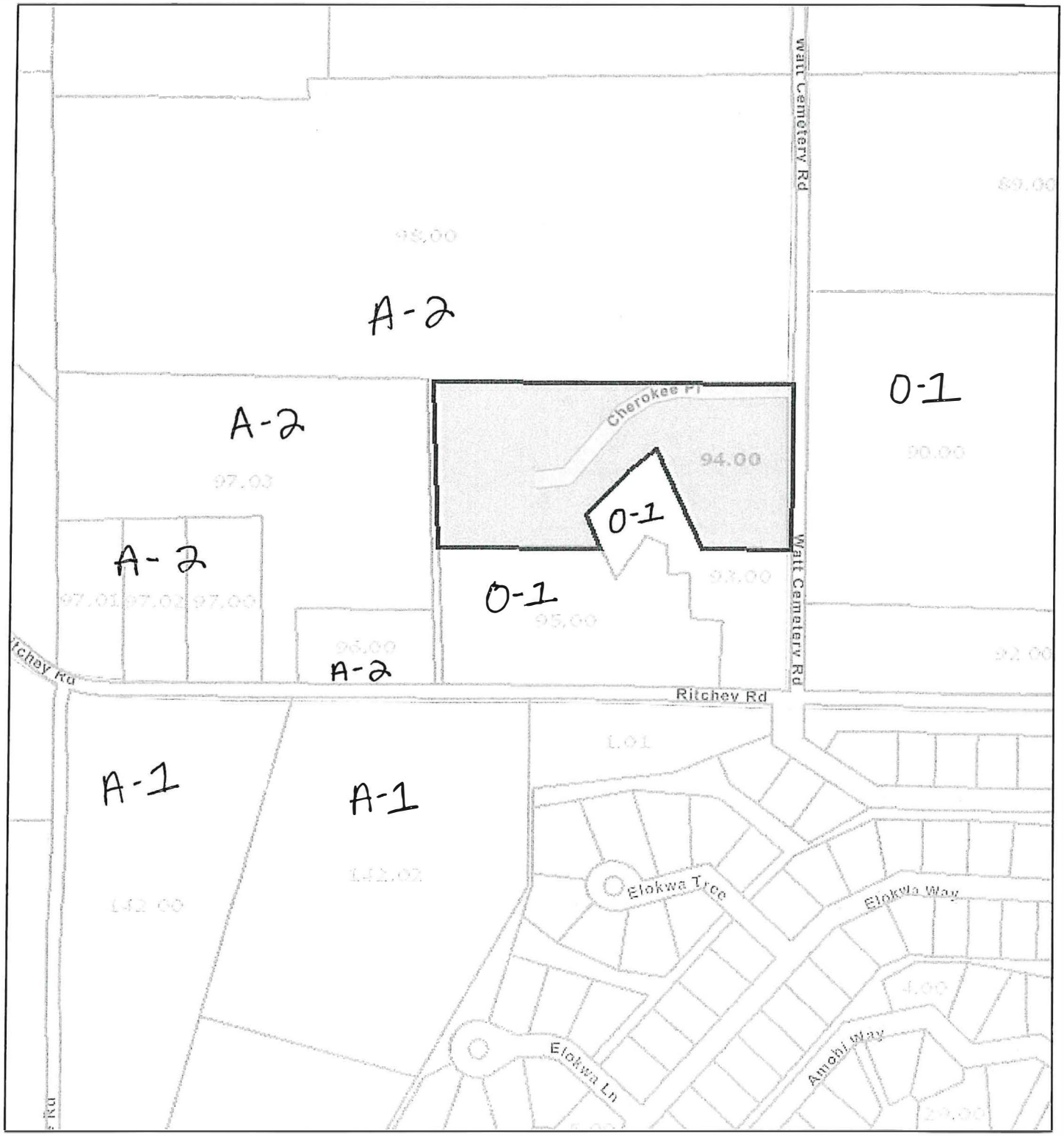
ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION
None

ADJOURNMENT
Adjourned at 6:20 PM

_____ _____
Chairman Date

Item A.

Loudon County - Parcel: 058 094.00

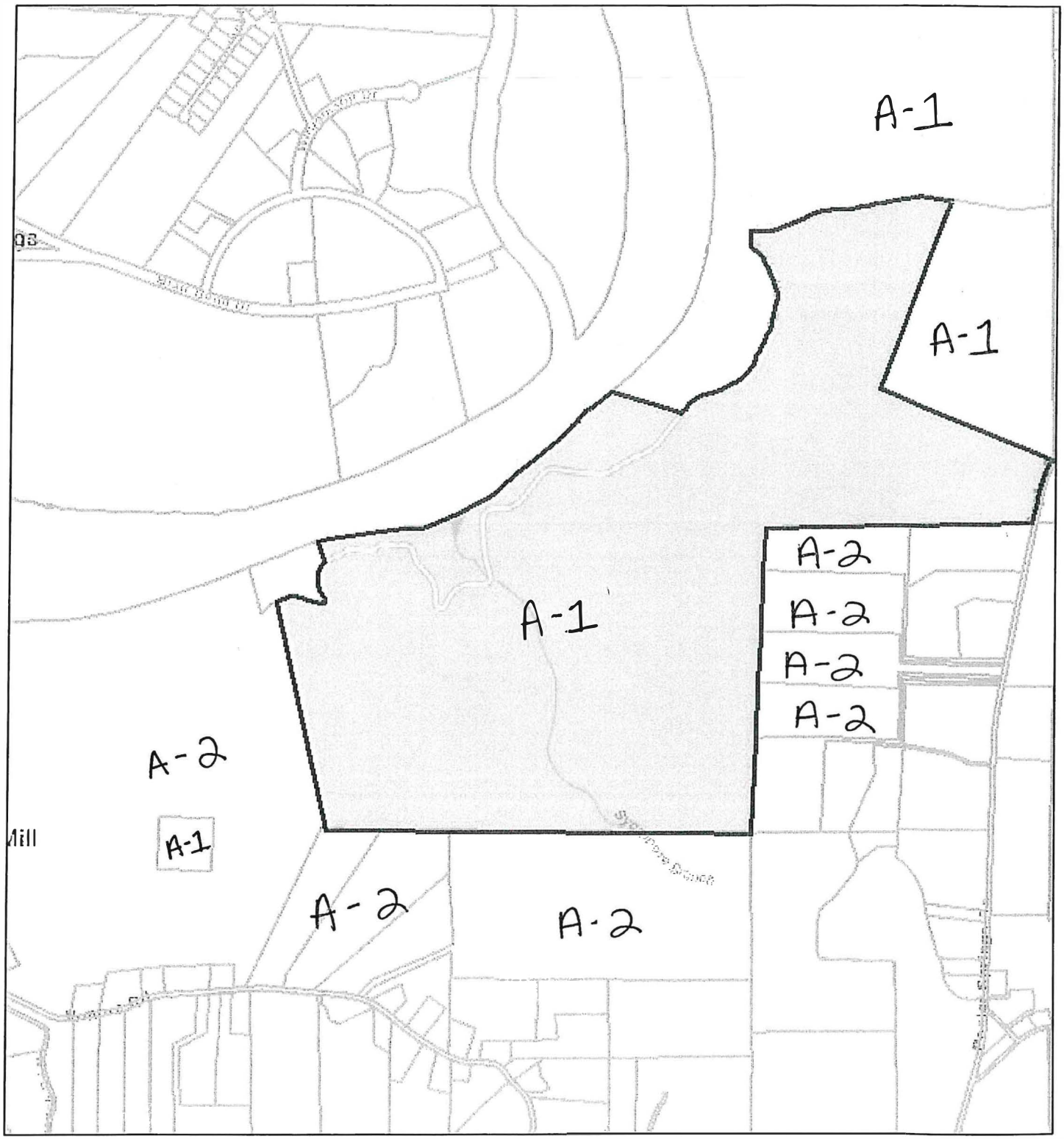


Date: June 10, 2022
County: Loudon
Owner: BSG PROPERTIES LLC
Address: WATT CEMETERY RD 15140
Parcel Number: 058 094.00
Deeded Acreage: 5.49
Calculated Acreage: 5.49
Date of Imagery: 2019

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services

Item B.

Loudon County - Parcel: 041 034.00

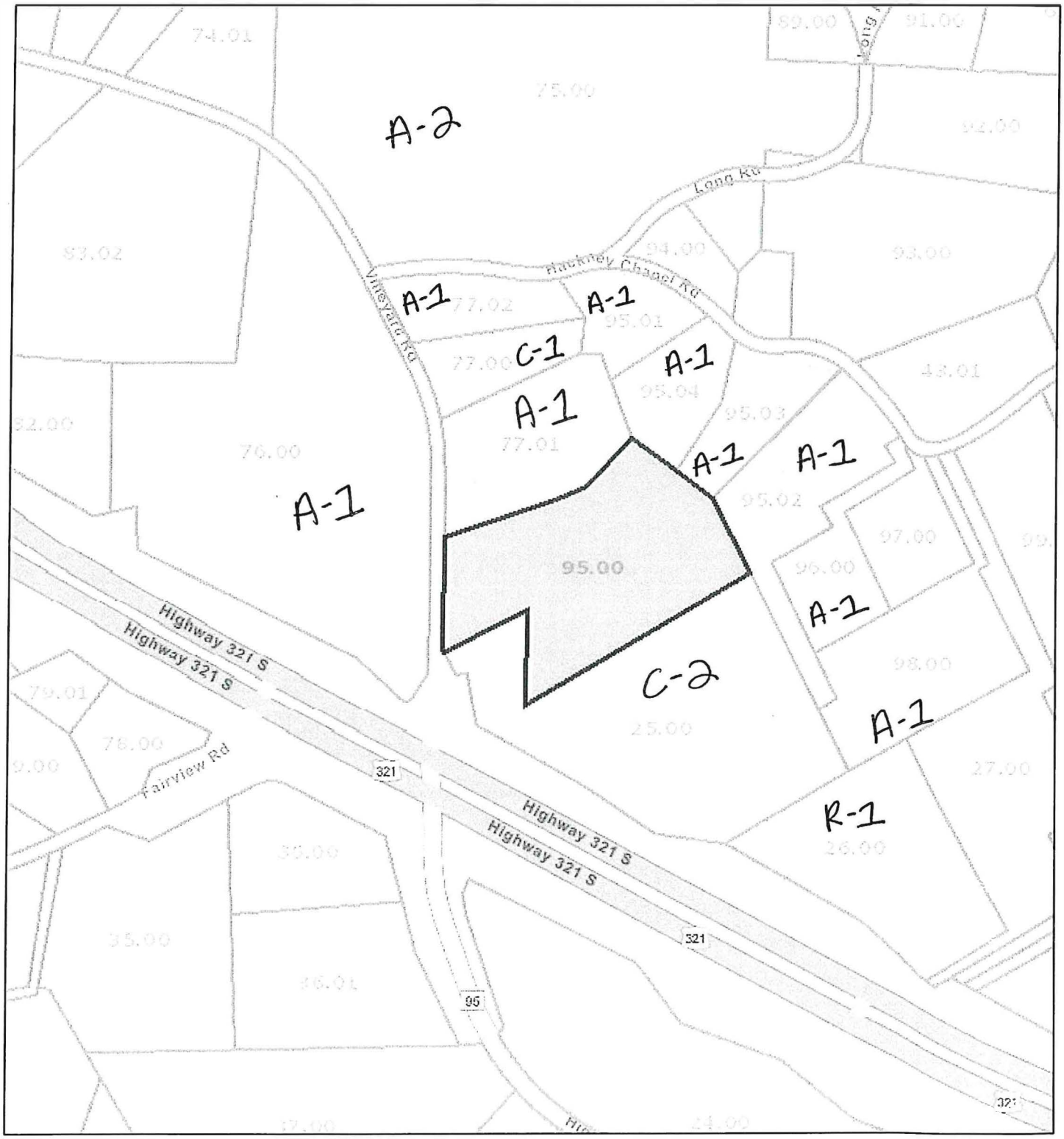


Date: June 21, 2022
County: Loudon
Owner: QUINLEY BRIAN EDWARD ETAL
Address: POPLAR SPRINGS RD
Parcel Number: 041 034.00
Deeded Acreage: 394.51
Calculated Acreage: 394.51
Date of Imagery: 2019

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services

Item C.

Loudon County - Parcel: 036 095.00

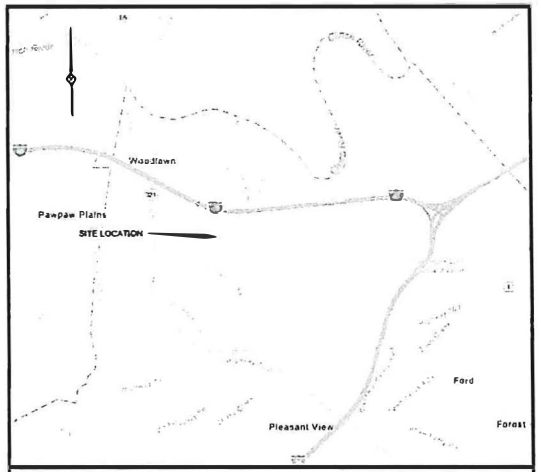


Date: June 22, 2022
County: Loudon
Owner: FORT LOUDON COMPANIES INC
Address: VINEYARD RD 3899
Parcel Number: 036 095.00
Deeded Acreage: 4.87
Calculated Acreage: 4.87
Date of Imagery: 2019

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services

RESUBDIVISION OF:
TRINITY EQUESTRIAN ESTATES

LOUDON, TENNESSEE



VICINITY MAP NOT TO SCALE

SCHEDULE OF DRAWINGS

G-001 . . . . . COVER SHEET

G-002 . . . . . GENERAL NOTES

C-101 . . . . . CANTER WAY PLAN & PROFILE

C-102 . . . . . CANTER WAY GRADING, DRAINAGE & EROSION CONTROL PLAN

C-301 . . . . . EROSION PREVENTION AND SEDIMENT CONTROL NOTES AND DETAILS

C-302 . . . . . SITE DETAILS

C-303 . . . . . SITE DETAILS

ProE Engineering Services, LLC
112 Newport Drive
Oak Ridge, TN 37830
(865) 603-2188

MAY 2022

Item D.

GENERAL NOTES

1. FIELD SURVEY WAS PERFORMED BY SURVEYING AND MAPPING, LLC (S.A.M.) AND PROVIDED TO OWNER.
2. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN THE PROJECT LIMITS SET FORTH BY THE CLIENT ARE SHOWN HEREON.
3. 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.
4. NOTIFY THE ENGINEER AFTER EXISTING BURIED UTILITIES HAVE BEEN LOCATED AND AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.
5. ALL WORK NEAR AND AROUND WATERWAYS MUST CONFORM TO THE RULES OF THE STATE OF TENNESSEE.
6. FIELD VERIFY ALL PROPOSED TOP ELEVATIONS AND EXISTING INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. REPAIR DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN THE ORIGINAL SITE, OR AS NOTED.
8. CONSTRUCTION ON THIS PROJECT MAY NOT COMMENCE UNTIL ALL PERMITS ASSOCIATED WITH THE WORK ARE ISSUED FOR THE PROJECT.
9. NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT A DISCREPANCY IS FOUND IN THE EXISTING CONDITIONS OF THE PROJECT SITE.
10. A CONCRETE WASHOUT AREA SHALL BE PROVIDED AT THE PROJECT'S "MATERIAL STORAGE AREA", OR AS DESIGNATED BY THE ENGINEER, AND SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION DRAWING DETAIL.
11. ALL CHEMICAL AND SOLUBLE MATERIALS STORED ONSITE MUST EITHER BE STORED IN AN ENCLOSED, WATERPROOF STORAGE FACILITY OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
12. IT SHALL NOT BE STANDARD PRACTICE FOR VEHICLE MAINTENANCE TO BE PERFORMED ON THE PROJECT SITE. HOWEVER, WHEN IT IS NECESSARY, THE USE OF APPROPRIATE BEST MANAGEMENT PRACTICES SUCH AS DRIP PANS, OIL RECYCLING FACILITIES, SPILL CLEANUP MATERIALS, AND CONTAINERS FOR LUBRICANTS & CLEANERS IS REQUIRED.
13. THE PROJECT ENGINEER MUST APPROVE THE PLACEMENT OF PORT-A-POTTIES, IN NO INSTANCE SHALL THEY BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.

GENERAL GRADING AND DRAINAGE NOTES

1. FINISHED GRADE TOLERANCE SHALL BE ±0.1' IN LANDSCAPED AREAS AND ±0.05' IN CONCRETE OR ASPHALT PAVED AREA. THE ENGINEER MAY MAKE GRADE CHANGES AS REQUIRED IN THE FIELD WITHOUT AFFECTING THE UNIT BID PRICE FOR UNCLASSIFIED EXCAVATION.
2. UNLESS OTHERWISE STATED, ALL FILL AREAS DESIGNATED FOR FUTURE USE OF PARKING AND/OR BUILDINGS SHALL BE CONSTRUCTED IN LAYERS OF 8" MAXIMUM THICKNESS, WITH WATER ADDED OR SOIL CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ENGINEER AND COMPACTED WITH A SHEEP'S FOOT ROLLER TO A COMPACTION EQUAL TO OR GREATER THAN 98% (100% IN THE TOP 12" OF THE SUB GRADE BELOW ROADWAYS AND PARKING LOTS) OF THE DENSITY OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH THE STANDARD PROCTOR METHOD OF MOISTURE-DENSITY RELATIONSHIPTEST, ASTM D698 OR AASHTO-99 UNLESS SPECIFIED IN OTHER SPECIFICATIONS. COMPACTION OF SOILS SHALL BE LIMITED TO THE MAXIMUM EXTENT PRACTICABLE ON ALL LANDSCAPING AND OPEN AREAS TO PROMOTE GROUND INFILTRATION.
3. UPON COMPLETION OF SITE CONSTRUCTION, BUT PRIOR TO THE INSTALLATION OF LANDSCAPING AND APPLICATION OF TOPSOIL, SEEDING, AND MULCH, ALL LANDSCAPING AND OPEN AREAS SHALL BE DISKED TO A MINIMUM DEPTH OF 18".
4. ENTIRE AREA TO BE GRADED SHALL BE CLEARED AND GRUBBED. NO FILL SHALL BE PLACED ON ANY AREA NOT CLEARED AND GRUBBED.
5. DISPOSABLE MATERIAL:
   A. CLEARING AND GRUBBING WASTES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE. UNLESS SPECIFIED OTHERWISE.
   B. SOLID WASTES TO BE REMOVED, SUCH AS SIDEWALKS, CURBS, PAVEMENT, ETC., SHALL EITHER BE REMOVED FROM THE SITE OR PLACED IN SPECIFIC DISPOSAL AREAS APPROVED BY THE ENGINEER. IF PLACED ON-SITE, THIS MATERIAL SHALL HAVE A MINIMUM COVER OF 2. THE CONTRACTOR SHALL MAINTAIN SPECIFIED COMPACTION REQUIREMENTS IN THESE AREAS. WHEN DISPOSAL SITES ARE NOT PROVIDED, THE CONTRACTOR SHALL REMOVE THIS WASTE FROM THE SITE AND PROPERLY DISPOSE OF IT AT HIS EXPENSE.
   C. ABANDONED UTILITIES SUCH AS CULVERTS, WATER PIPE, HYDRANTS, CASTINGS, PIPE APPURTENANCES, UTILITY POLES, ETC., SHALL BE THE PROPERTY OF THE SPECIFIC UTILITY AGENCY, OR COMPANY HAVING JURISDICTION. BEFORE THE CONTRACTOR CAN REMOVE, DESTROY, SALVAGE REUSE, SELL OR STORE FOR PERSONAL USE ANY ABANDONED UTILITY, CONTRACTOR MUST PRESENT TO THE OWNER WRITTEN PERMISSION FROM THE UTILITY INVOLVED.
5. IN THE EVENT EXCESSIVE GROUNDWATER OR SPRINGS ARE ENCOUNTERED WITHIN THE LIMITS OF CONSTRUCTION, THE CONTRACTOR SHALL FIRST NOTIFY THE ENGINEER OR HIS REPRESENTATIVE IN ORDER TO DEVELOP A REMEDIATION PLAN. CONTRACTOR SHALL THEN INSTALL NECESSARY UNDER DRAINS AND STONE AS DIRECTED BY THE ENGINEER. ALL WORK SHALL BE PAID AS AGREED UPON IN WRITING BY THE OWNER, UNLESS SPECIFIED OTHERWISE.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSES REGARDLESS OF WHO PERFORMS THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ACCESS WITHIN THE PROJECT AREA TO PROPERTY OWNERS AND/OR EMERGENCY VEHICLES AT ALL TIMES, ALL OPEN DITCHES AND HAZARDOUS AREAS SHALL BE CLEARLY MARKED IN ACCORDANCE WITH THE SPECIFICATIONS.
8. ALL AREAS OF EXPOSED DIRT SHALL BE SEEDED, FERTILIZED AND MULCHED ACCORDING TO THE SPECIFICATIONS. THE FINISHED SURFACE SHALL BE TO GRADE, SMOOTH, FREE OF ALL ROCKS LARGER THAN 0.5", EQUIPMENT TRACKS, DIRT CLODS, BUMPS, RIDGES AND GOUGES PRIOR TO SEEDING. THE SURFACE SHALL BE LOOSENED TO A DEPTH OF 4"-6" TO ACCEPT SEED. THE CONTRACTOR SHALL NOT PROCEED WITH SEEDING OPERATIONS WITHOUT FIRST OBTAINING THE ENGINEER'S APPROVAL OF THE GRADED SURFACE.
9. STORM DRAINAGE:
   A. UNLESS OTHERWISE SPECIFIED, ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III TYPE AND CONFORM TO ASTM C-76, ALL GASKET JOINTS SHALL MEET THE REQUIREMENTS OF AASHTO M-170.
   B. WHEN SPECIFIED, HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE SHALL BE SMOOTH WALL INTERIOR, MEETING THE REQUIREMENTS OF AASHTO M294, TYPE S, HAVE WATER TIGHT JOINTS, AND BE BACKFILLED WITH #57 WASHED STONE UP TO MINIMUM OF 6" OVER THE CROWN OF THE PIPE.
   C. ALL CORRUGATED METAL STORM DRAIN PIPE (CMP) SHALL BE ALUMINIZED TYPE 2 CORRUGATED STEEL MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M-36. THE PIPE SHALL BE MANUFACTURED FROM ALUMINIZED STEEL TYPE 2 MATERIAL CONFORMING TO THE REQUIREMENTS OF AASHTO M-274. ALL PIPE SHALL BE FURNISHED WITH RE-ROLLED ENDS AND SHALL BE JOINED WITH HUGGER BANDS. THE USE OF DIMPLE BANDS WILL NOT BE ALLOWED. PIPE THROUGH 24" DIAMETER SHALL BE 16 GAUGE, PIPE THROUGH 42" DIAMETER SHALL BE 14 GAUGE, PIPE THROUGH 54" DIAMETER SHALL BE 12 GAUGE.
   D. WHEN SPECIFIED, PVC PIPING FOR STORMWATER CONVEYANCE SHALL BE CONTECH A-2000 TYPE OR APPROVED EQUAL.
   E. MANHOLES AND CATCH BASIN SHALL BE REINFORCED PRECAST CONCRETE TYPE, CONFORM TO ASTM C-478, AND HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI.
11. CONTRACTOR SHALL VERIFY ALL ELEVATIONS BEFORE INSTALLATION OF FACILITIES.
12. TOPS OF PROPOSED FRAMES AND GRATES SHALL BE FLUSH WITH FINISHED GRADE.
13. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PROPERTY PINS THAT ARE DISTURBED DURING CONSTRUCTION.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE COP SEC 3.1.2 FOR ASSESSMENT LANGUAGE)
4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
6. THE CONTRACTOR SHALL CONTROL ALL "DUST" BY PERIODIC WATERING.
7. THE CONTRACTOR IS TO DESIGNATE A SPECIFIC INDIVIDUAL TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON PROJECT SITE DURING CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR'S FOREMAN IS RESPONSIBLE FOR KEEPING A CURRENT COPY OF THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE AT ALL TIMES THAT WORK IS TAKING PLACE.
8. ALL SOIL EROSION CONTROL MEASURES REQUIRED BY THE GRADING PLAN SHALL BE PERFORMED PRIOR TO GRADING, CLEARING OR GRUBBING. ALL EROSION CONTROL DEVICES SUCH AS SILT FENCES, ETC., SHALL BE MAINTAINED IN WORKABLE CONDITION FOR THE LIFE OF THE PROJECT AND SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT ONLY ON THE ENGINEER'S APPROVAL. PAYMENT SHALL BE CONSIDERED INCIDENTAL TO CLEARING AND GRUBBING. IF DURING THE LIFE OF THE PROJECT, A STORM CAUSES SOIL EROSION WHICH CHANGES FINISH GRADES OR CREATES "GULLIES" AND "WASHED AREAS", THESE SHALL BE REPAIRED AT NO EXTRA COST, AND ALL SILT WASHED OFF OF THE PROJECT SITE ONTO ADJACENT PROPERTY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AT NO EXTRA COST. THE CONTRACTOR SHALL ADHERE TO ANY APPROVED EROSION CONTROL PLANS WHETHER INDICATED IN THE CONSTRUCTION PLANS OR UNDER SEPARATE COVER.
9. WITHIN A MONTH OF THE COMMENCEMENT OF CONSTRUCTION, A SITE ASSESSMENT INSPECTION SHALL BE PERFORMED BY THE A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), OR A PERSON WHO HAS SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE. THE SITE ASSESSMENT SHALL BE PERFORMED WITH THE SITE INSPECTOR AND IS TO INCLUDE INSPECTION OF EACH OUTFALL AND ALL PERIMETER E&SC MEASURES, AT A MINIMUM, TO VERIFY THEIR PROPER INSTALLATION, FUNCTIONALITY, AND PERFORMANCE. ALL FINDINGS FROM THE ASSESSMENT SHALL BE DOCUMENTED, KEPT WITH THE SITE'S SWPPP, AND INCLUDE THE INFORMATION INCLUDED IN THE TNCGP "APPENDIX C" INSPECTION FORM AT A MINIMUM.
10. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE EMPLOYED BY THE CONTRACTOR WHERE DETERMINED NECESSARY BY LOCAL AUTHORITIES OR THE ENGINEER BASED ON ACTUAL SITE CONDITIONS AT NO COST TO THE OWNER.
11. EROSION CONTROL MEASURES MAY HAVE TO BE ALTERED FROM THOSE SHOWN ON THE DRAWINGS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE DRAINAGE PATTERNS SHOWN ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION.
12. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE, AT A MINIMUM, IN CONFORMANCE WITH THE LATEST REVISION OF THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK", PUBLISHED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.
13. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION ACTIVITY BEING STOPPED UNTIL SUCH MEASURES ARE CORRECTED.
14. IF FINES OR PENALTIES ARE LEVIED AGAINST THE OWNER OF THIS PROJECT BECAUSE OF A LACK OF EROSION OR SEDIMENTATION CONTROL, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES, OR THE COST OF SUCH FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
15. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED BY THE END OF EACH DAY.
16. CONSTRUCTION OF THE SITE WILL BEGIN WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL EROSION AND SEDIMENT DEPOSIT. ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL UPSTREAM DISTURBED GROUND HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION. NO DISTURBANCE ACTIVITY SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE DRAWINGS.
17. SITE EROSION CONTROL SHALL BE CHECKED TWICE A WEEK, AT LEAST 72 HOURS APART, AND WITHIN 24 HOURS AFTER EACH RAINFALL GREATER OR EQUAL TO 1/2". IN THE EVENT OF CONTINUOUS RAINFALL, EROSION CONTROL MEASURES SHALL BE CHECKED DAILY. IF REPAIRS ARE FOUND TO BE NECESSARY, THEY SHALL BE PERFORMED IMMEDIATELY.
18. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT FROM SEDIMENT BARRIERS AND OTHER CONTROLS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
19. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>33%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
20. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE WAY, THE CONTRACTOR SHALL NOT DEPOSIT ANY MATERIAL, DIRT OR OTHERWISE, IN THE DRAINAGE COURSE OR THE FLOODPLAIN.
21. DURING SEDIMENT REMOVAL, TAKE CARE TO ENSURE THAT STRUCTURAL COMPONENTS OF EROSION CONTROL STRUCTURES ARE NOT DAMAGED AND THUS MADE INEFFECTIVE. IF DAMAGE DOES OCCUR, REPAIR STRUCTURES AT CONTRACTORS OWN EXPENSE.
22. TREAT STOCKPILED TOPSOIL OR FILL MATERIAL SO SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
23. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE. HOLD CLEARING AND GRUBBING TO MINIMUM WIDTH NECESSARY TO ACCOMMODATE SLOPES. UNNECESSARY CANOPY REMOVAL (TREES, SHRUBS, ETC.) IS PROHIBITED.
24. DO NOT DESTROY, REMOVE OR DISTURB VEGETATIVE GROUND COVER MORE THAN 14 CALENDAR DAYS PRIOR TO GRADING.
25. TOP SOIL, SEED AND MULCH ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT PAVED OR CONCRETED. PLACE MINIMUM 6" OF TOPSOIL TO ESTABLISH FINISH GRADE ON AREAS TO BE GRASSED. SEE SEEDING SCHEDULE FOR SEED TYPES AND APPLICATION RATES.
26. A MINIMUM OF 100 SEEDLINGS IS REQUIRED PER SQUARE FOOT OF GRASS SPECIES LISTED. REWORK, REFERTILIZE AND/OR RESEED AS NECESSARY TO ESTABLISH ACCEPTABLE GRASS GROWTH.
27. EROSION CONTROL MEASURES OTHER THAN THOSE SPECIFIED ON THIS SHEET MAY BE USED PENDING ENGINEER'S APPROVAL.

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

REVISIONS

NO.	DATE	DESC.

JOHN R. GREER — STATE OF TENNESSEE — 19125 — 12/05/22

PE Engineering Services

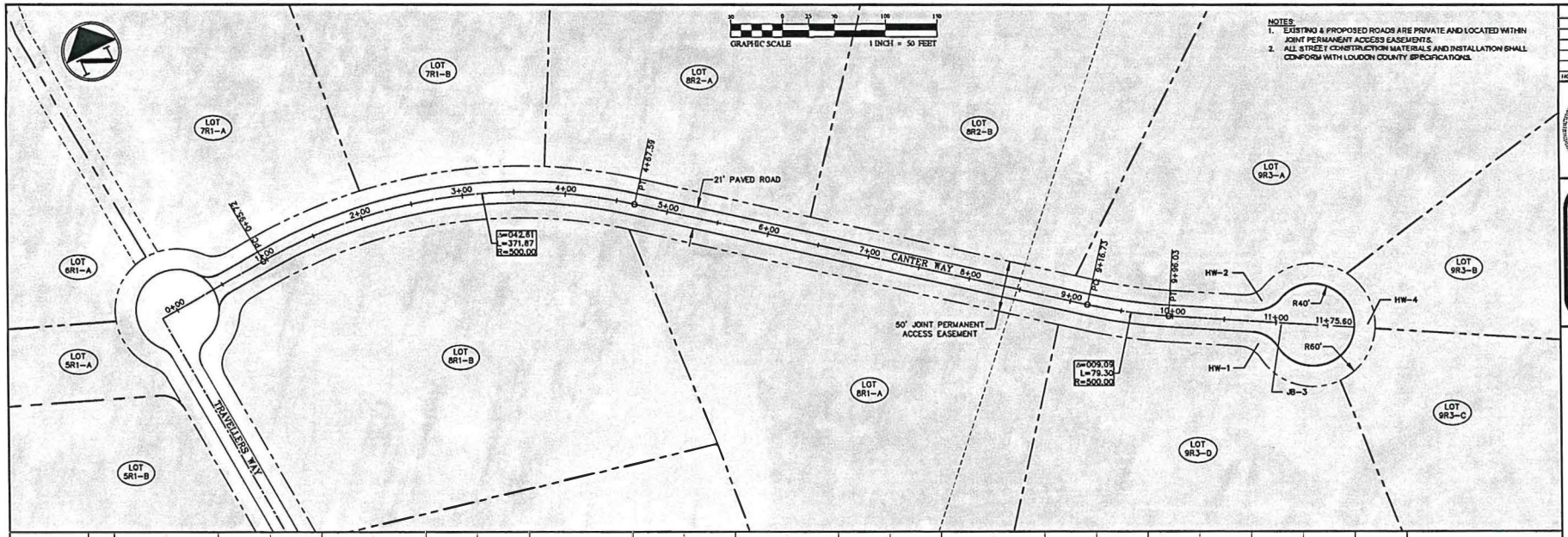
RESUBDIVISION OF
TRINITY EQUESTRIAN ESTATES
LOUDON COUNTY, TENNESSEE

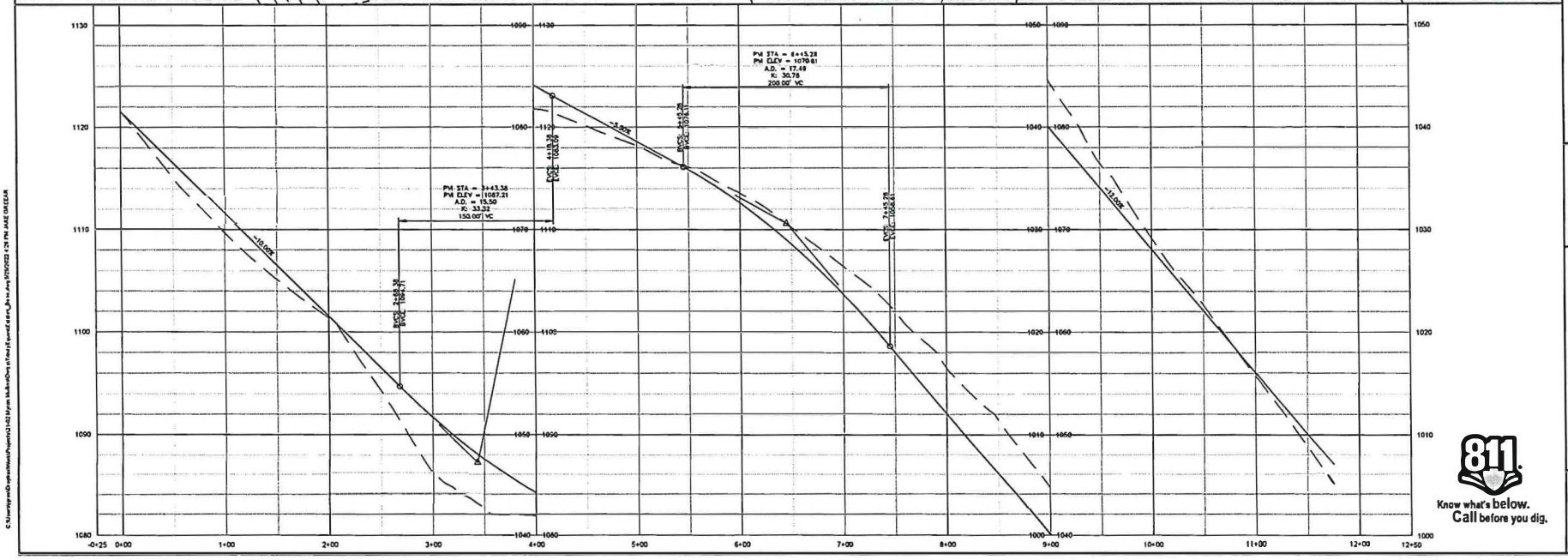
JOB NO.: 21-02
DATE: APRIL 2022
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ___
CONST. REVIEW: ___
FILE NAME: Trinity Equest Estates_Base.dwg

GENERAL NOTES

SHEET
G-002

C:\Users\jgreer\Dropbox\Work\Projects\21-02 Hyten Mt Juliet Property Trinity Equestrian Estates_Base.dwg 5/25/2022 1:29 PM JOHN GREER





Know what's below.
Call before you dig.

REVISIONS

NO.	DATE	DESC.

JOSHUA R. GREEAR
STATE OF TENNESSEE
10/25/22

PIE Engineering Services

RESUBDIVISION OF TRINITY EQUESTRIAN ESTATES

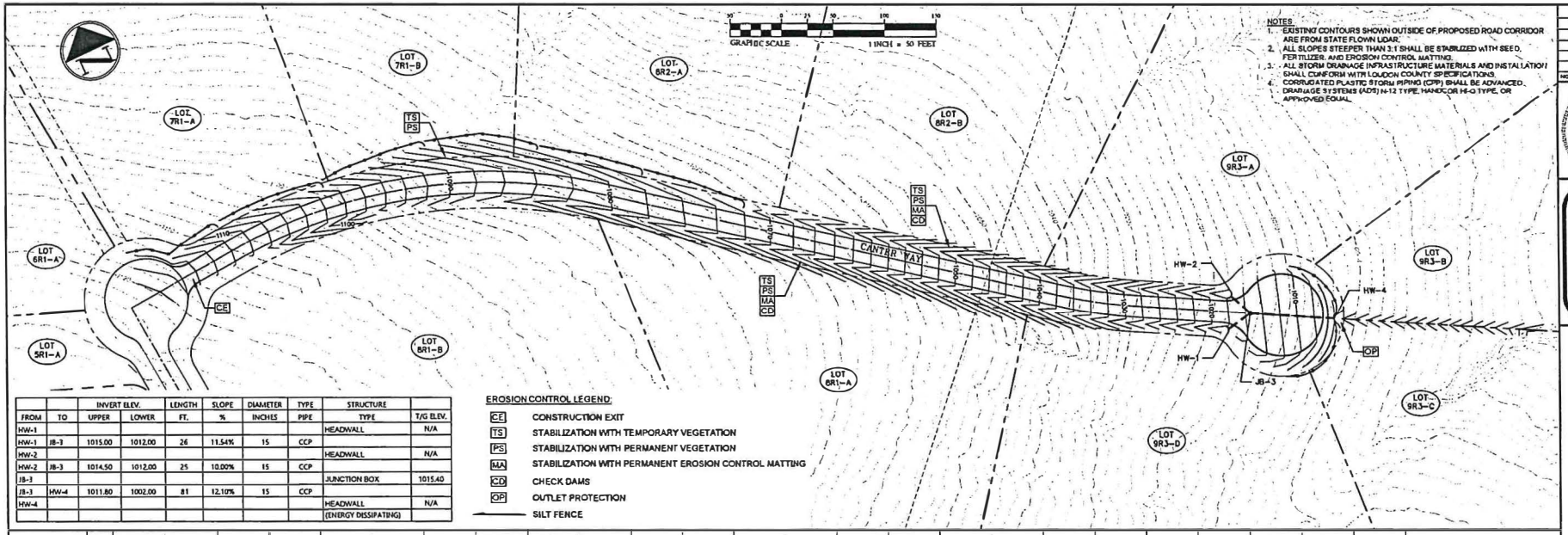
LOUDON COUNTY, TENNESSEE

JOB NO.: 21-02
DATE: APRIL 2022
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: Trinity Equestrian Estates_Base.dwg

CANTER WAY PLAN & PROFILE

SHEET
C-101

C:\Users\jgreear\Dropbox\Work\Projects\2021-02 Byron McAbee\Dwg pt Files\Equestrian Estates_Base.dwg Aug 8/10/2022 4:26 PM JAKE GREEAR

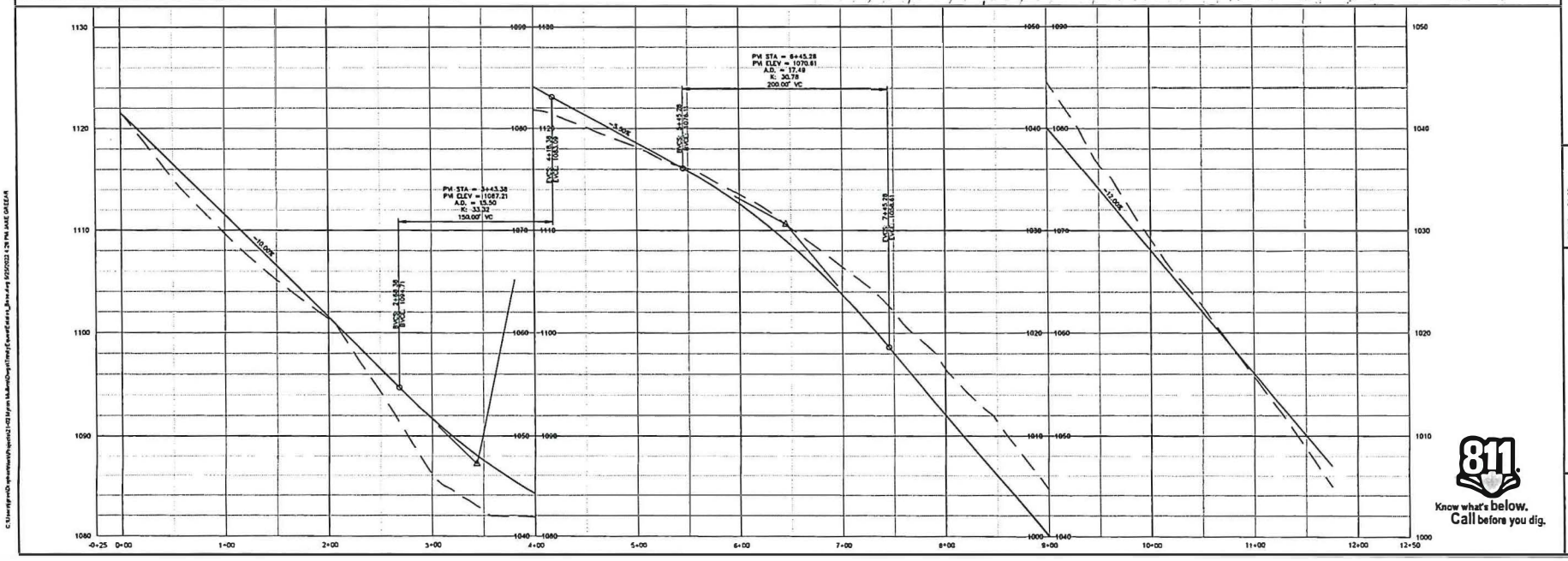


NOTES:
1. EXISTING CONTOURS SHOWN OUTSIDE OF PROPOSED ROAD CORRIDOR ARE FROM STATE FLOWN LIDAR.
2. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH SEED, FERTILIZER, AND EROSION CONTROL MATTING.
3. ALL STORM DRAINAGE INFRASTRUCTURE MATERIALS AND INSTALLATION SHALL CONFORM WITH LOUDON COUNTY SPECIFICATIONS.
4. CORRUGATED PLASTIC STORM PIPING (CPP) SHALL BE ADVANCED DRAINAGE SYSTEMS (ADS) N-12 TYPE, HANDCOR HI-Q TYPE, OR APPROVED EQUAL.

		INVERT ELEV.		LENGTH	SLOPE	DIAMETER	TYPE	STRUCTURE	
FROM	TO	UPPER	LOWER	FT.	%	INCHES	PIPE	TYPE	T/G ELEV.
HW-1								HEADWALL	N/A
HW-1	JB-3	1015.00	1012.00	26	11.54%	15	CCP		
HW-2								HEADWALL	N/A
HW-2	JB-3	1014.50	1012.00	25	10.00%	15	CCP		
JB-3								JUNCTION BOX	1015.40
JB-3	HW-4	1011.80	1002.00	81	12.10%	15	CCP		
HW-4								HEADWALL	N/A
								(ENERGY DISSIPATING)	

EROSION CONTROL LEGEND:

- CE — CONSTRUCTION EXIT
- TS — STABILIZATION WITH TEMPORARY VEGETATION
- PS — STABILIZATION WITH PERMANENT VEGETATION
- MA — STABILIZATION WITH PERMANENT EROSION CONTROL MATTING
- CD — CHECK DAMS
- OP — OUTLET PROTECTION
- SILT FENCE



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

REVISIONS

NO.	DATE	DESC.

JOSH R. GREAR — STATE OF TENNESSEE — 10/25/22

PIE Engineering Services

RESUBDIVISION OF TRINITY EQUESTRIAN ESTATES

LOUDON COUNTY, TENNESSEE

JOB NO.: 21-02
DATE: APRIL 2022
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ___
CONSTR. REVIEW: ___
FILE NAME: Trinity Equestrian Estates_Base.dwg

CANTER WAY GRADING, DRAINAGE & EROSION CONTROL PLAN

SHEET

C-102

SITE STABILIZATION

GENERAL

ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, 4TH ED. AUGUST 2012. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

1. OBTAIN ALL REQUIRED PERMITS FROM LOCAL AND STATE AGENCIES.
2. INSTALL ALL EROSION CONTROL MEASURES AS CALLED FOR IN THE CONSTRUCTION PLANS AND AS OUTLINED IN THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND SEDIMENT CONTROL HANDBOOK, 4TH ED. AUGUST 2012.
3. PROCEED WITH GRADING, CLEARING AND GRUBBING.
4. SEED AND MULCH DENUDED AREA WITHIN 14 DAYS AFTER FINISHED GRADES ARE ESTABLISHED. SEED AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE REQUIRED RATES PER ACRE.
5. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
6. REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THOSE AREAS.

TEMPORARY STABILIZATION TS

1. TEMPORARY STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED AND ON SOIL STOCKPILES. TEMPORARY SOIL STABILIZATION ON THE CONSTRUCTION SITE OR A PHASE OF THE PROJECT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITIES WITHIN THAT AREA HAVE TEMPORARILY OR PERMANENTLY CEASED.
2. SEEDBED PREPARATION:
   - SEEDBED PREPARATION MAY NOT BE REQUIRED WHEN THE SOIL MATERIAL IS LOOSE AND HAS NOT BEEN COMPACTED BY MACHINERY OR RAINFALL.
   - SEEDBED SHALL BE DISKED, PLOWED, TILLED, OR OTHERWISE SCARIFIED WHEN SOIL COMPACTION HAS OCCURRED DUE TO EQUIPMENT OR RAINFALL.
3. SELECT APPROPRIATE SEED FROM TEMPORARY PLANTING TABLE BELOW. SEED SHALL BE APPLIED UNIFORMLY TO THE APPROPRIATE DEPTH.
4. MULCH SHALL BE UTILIZED ON ALL AREAS REQUIRING TEMPORARY STABILIZATION AND REQUIRE ADDITIONAL ATTENTION UNDER THE FOLLOWING CONDITIONS:
   - SEEDING IN THE FALL FOR WINTER COVER;
   - SLOPES STEEPER THAN 3:1;
   - EXCESSIVELY HOT OR DRY WEATHER;
   - ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND); AND
   - AREAS RECEIVING CONCENTRATED FLOW.
5. REFER TO TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK SECTION 7.8 FOR ADDITIONAL REQUIREMENTS FOR TEMPORARY STABILIZATION.

TEMPORARY PLANTS

WINTER/SPRING MIX

SPECIES	RATE (LB/ACRE)
RYE	120

SEEDING	DATES
EAST TN ABOVE 2500 FEET:	FEB 15–MAY 15
BELOW 2500 FEET:	FEB 1–MAY 1
MIDDLE TN	JAN 1–MAY 1
WEST TN	DEC 1–APR 15

SUMMER MIX

SPECIES	RATE (LB/ACRE)
OATS	60
BROWN TOP MILLET	30

SEEDING	DATES
EAST TN	MAY 15–AUG 15
MIDDLE TN	MAY 1–AUG 15
WEST TN	APR 15–AUG 15

FALL MIX

SPECIES	RATE (LB/ACRE)
OATS	30
WINTER WHEAT	30

SEEDING	DATES
EAST TN	AUG 15–DEC 15
MIDDLE TN	AUG 15–DEC 30
WEST TN	AUG 15–DEC 30

SOIL AMENDMENTS:
EITHER SOIL TESTING IS TO BE PROVIDED BY AN AGRONOMIST AND THEIR RECOMMENDATIONS FOR SOIL AMENDMENTS FOLLOWED OR CONTRACTOR IS TO APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER. REGARDLESS OF THE MANNER IN WHICH AMENDMENTS ARE CHOSEN, THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING ACCEPTABLE VEGETAL COVER ON THE SITE THROUGHOUT THE LIFE OF THE CONSTRUCTION PROJECT.

MULCH:
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

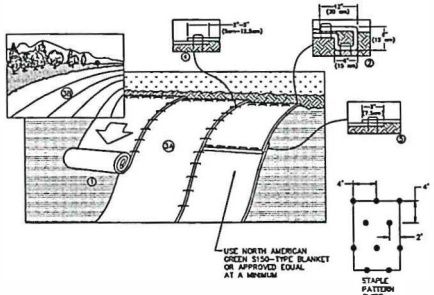
MAINTENANCE:
RE-FERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, RE-FERTILIZED AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

PERMANENT STABILIZATION PS

1. PERMANENT STABILIZATION IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETE AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA.
2. PERMANENT STABILIZATION SHALL BE APPLIED WHERE NO SOIL DISTURBANCE HAS TAKEN PLACE, OR WHERE TOPSOIL HAS BEEN RETURNED AND INCORPORATED INTO THE SOIL SURFACE.
3. WHERE A SUITABLE PLANTING MEDIUM IS NOT PRESENT, TOPSOIL SHALL BE IMPORTED AND INCORPORATED INTO THE SOIL SURFACE.
4. TOPSOIL SHALL BE FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND TOXIC SUBSTANCES. TOPSOIL SHOULD BE HANDLED ONLY WHEN DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE AND PLACED TO A MINIMUM UNSETTLED DEPTH OF 5".
5. PLANTS SHALL BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS, SITE AND SOIL CONDITIONS, PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING, AND THE METHOD OF PLANTING BEING USED.
6. MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER.
7. MULCHING MATERIAL SHALL BE DRY STRAW OR DRY HAY FREE OF WEED SEEDS, OR WOOD CELLULOSE MULCH OR PULP. MULCHING MATERIAL SHOULD BE APPLIED AS STATED IN THE PROJECT SPECIFICATIONS.
8. IRRIGATION SHALL BE PERFORMED WHEN SOIL IS DRY AND WHEN SUMMER PLANTINGS ARE DONE.

PERMANENT PLANT MIXTURES

1. SOIL TESTING SHOULD BE PERFORMED AND EVALUATED BY AN AGRONOMIST TO DETERMINE SOIL TREATMENT REQUIREMENTS FOR PARAMETERS SUCH AS PH, NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER FACTORS.
2. SEED SHALL BE IRRIGATED IMMEDIATELY AFTER PLACEMENT AND REGULARLY DURING DRY PERIODS.



NOTES:
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL BLANKET, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL BLANKET (6) DOWN OR (8) HORIZONTALLY ACROSS THE SLOPE. BLANKET WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETING MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL ROLLS OF BLANKET MUST BE STAKED WITH 3-4" OF OVERLAP AT A MINIMUM.
5. CONSECUTIVE ROLLS OF BLANKET SLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE BLANKET WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKET.

EROSION CONTROL MATTING
NOT TO SCALE

PREFERRED SEED MIXES USING NATIVE OR NATURALIZED PLANTS AND PLANTING DATES

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (LB/AC PLS)
REGION III	>2500 FT ELEVATION STEEP SLOPES	MAR 20–APR 30	AUG 15–AUG 30 MAR 1–MAR 20 APR 20–JUN 15	15 BROWNTOP MILLET* (NURSE CROP) 5 PURPLETOP 10 LITTLE BLUESTEM 10 INDIAN GRASS 2 BLACK-EYED SUSAN 0.5 MONARDA (BERGAMOT) 4 MARYLAND SENNA
	<2500 FT ELEVATION STEEP SLOPES	AUG 15–SEPT 1 MAR 1–APR 1	SEPT 1–SEPT 15 APR 1– JUN 10	
	>2500 FT ELEVATION SHALLOW SOILS	MAR 20–APR 20	AUG 15–AUG 30 MAR 5–MAR 20 APR 20–JUN 15	15 BROWNTOP MILLET* (NURSE CROP) 4 PURPLETOP 10 LITTLE BLUESTEM 10 BROOMSEDGE 2 PARTRIDGE PEA 2 BLACK-EYED SUSAN 0.5 MONARDA (BERGAMOT)
	<2500 FT ELEVATION SHALLOW SOILS	AUG 15–SEPT 1 MAR 1–APR 1	SEPT 1–SEPT 15 APR 1– JUN 10	
	>2500 FT ELEVATION MODERATE SLOPES	MAR 20–APR 20	AUG 15–AUG 30 MAR 5–MAR 20 APR 20–JUN 15	15 BROWNTOP MILLET* (NURSE CROP) 4 PURPLETOP 10 LITTLE BLUESTEM 10 INDIAN GRASS 2 BLACK-EYED SUSAN 4 MARYLAND SENNA
	<2500 FT ELEVATION MODERATE SLOPES	AUG 15–SEPT 1 MAR 1–APR 1	SEPT 1–SEPT 15 APR 1– JUN 10	
	>2500 FT ELEVATION HIGH MAINTENANCE	Mar 20–Apr 20	AUG 15–AUG 30 MAR 5–MAR 20 APR 20–JUN 15	15 BROWNTOP MILLET* (NURSE CROP) 45 RED FESCUE* 45 HARD FESCUE* 25 CHEWING FESCUE*
	<2500 FT ELEVATION HIGH MAINTENANCE	AUG 15–SEPT 1 MAR 1–APR 1	SEPT 1–SEPT 15 APR 1– JUN 10	

BOLD DATES ARE THE PREFERRED DATES FOR SEEDING. ALSO, HIGH MAINTENANCE AREAS INCLUDE LAWNS AND OTHER GRASSED AREAS THAT WILL BE MAINTAINED FOR AESTHETICS.

ABOVE TABLE IS REFERENCES FROM THE TN EROSION AND SEDIMENT CONTROL HANDBOOK 4TH ED.

* NON-NATIVE PLANTS THAT DO NOT SPREAD.

ALLOWABLE SEED MIXES USING NATIVE OR NATURALIZED PLANTS AND PLANTING DATES

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (LB/AC PLS)
REGION III	>2500 FT ELEVATION STEEP SLOPES	JULY 25–AUG 15 MAR 20–APR 20	JULY 15–JULY 25 AUG 15–AUG 30 MAR 1–MAR 20 APR 20–MAY 15	100 KY 31 FESCUE** 20 KOBE LESPEDEZA** 10 KOREAN LESPEDEZA** 5 REDTOP
	<2500 FT ELEVATION STEEP SLOPES	AUG 15–SEPT 1 MAR 1–APR 1	JULY 25–AUG 15 SEPT 1–SEPT 15 APR 1– MAY 10	
	>2500 FT ELEVATION SHALLOW SOILS	JULY 25–AUG 15 MAR 20–APR 20	JULY 15–JULY 25 AUG 15–AUG 30 MAR 5–MAR 20 APR 20–MAY 15	40 KY 31 FESCUE** 10 KOBE LESPEDEZA** 10 REDTOP 10 CROWN VETCH**
	<2500 FT ELEVATION SHALLOW SOILS	AUG 15–SEPT 1 MAR 1–APR 1	JULY 25–AUG 15 SEPT 1–SEPT 15 APR 1– MAY 10	
	>2500 FT ELEVATION MODERATE SLOPES	JULY 25–AUG 15 MAR 20–APR 20	JULY 15–JULY 25 AUG 15–AUG 30 MAR 5–MAR 20 APR 20–MAY 15	60 KY 31 FESCUE** 15 KOREAN LESPEDEZA** 15 KOBE LESPEDEZA**
	<2500 FT ELEVATION MODERATE SLOPES	AUG 15–SEPT 1 MAR 1–APR 1	JULY 25–AUG 15 SEPT 1–SEPT 15 APR 1– MAY 10	
	>2500 FT ELEVATION HIGH MAINTENANCE	JULY 25–AUG 15 MAR 20–APR 20	JULY 15–JULY 25 AUG 15–AUG 30 MAR 5–MAR 20 APR 20–MAY 15	200 KY 31 FESCUE**
	<2500 FT ELEVATION HIGH MAINTENANCE	AUG 15–SEPT 1 MAR 1–APR 1	JULY 25–AUG 15 SEPT 1–SEPT 15 APR 1– MAY 10	

BOLD DATES ARE THE PREFERRED DATES FOR SEEDING. ALSO, HIGH MAINTENANCE AREAS INCLUDE LAWNS AND OTHER GRASSED AREAS THAT WILL BE MAINTAINED FOR AESTHETICS.

ABOVE TABLE IS REFERENCES FROM THE TN EROSION AND SEDIMENT CONTROL HANDBOOK 4TH ED.

** INVASIVE EXOTIC PEST PLANTS IN TENNESSEE USED BY TDEC AND TDOT FOR EROSION CONTROL.

REVISIONS		
NO.	DATE	DESC.

JOHN R. GREEAR
STATE OF TENNESSEE
10/25/2022

Engineering Services

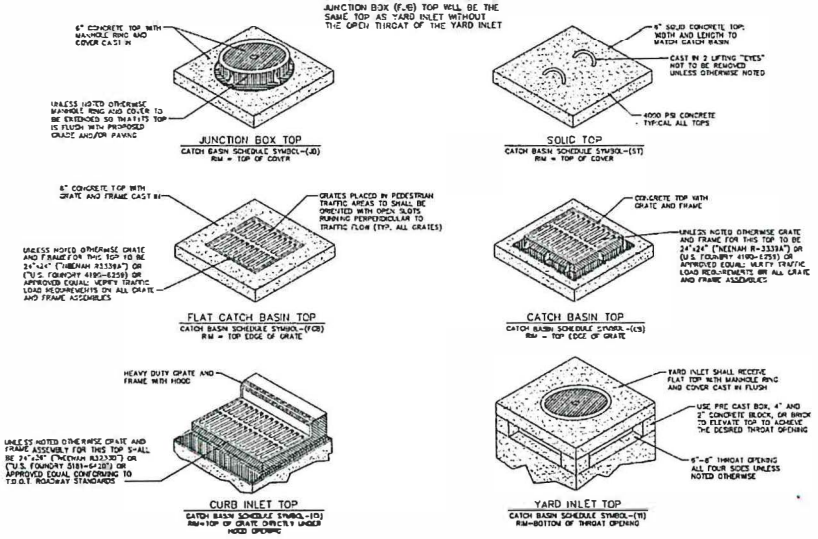
RESUBDIVISION OF
TRINITY EQUESTRIAN ESTATES
LOUDON COUNTY, TENNESSEE

JOB NO. 21-02
DATE APRIL 2022
DESIGNED BY: JG
DRAWN BY: JG
DESIGN REVIEW: ___
CONST. REVIEW: ___
FILE NAME: TrinityEquestrianEstates_Base.dwg

EROSION PREVENTION & SEDIMENT CONTROL NOTES & DETAILS

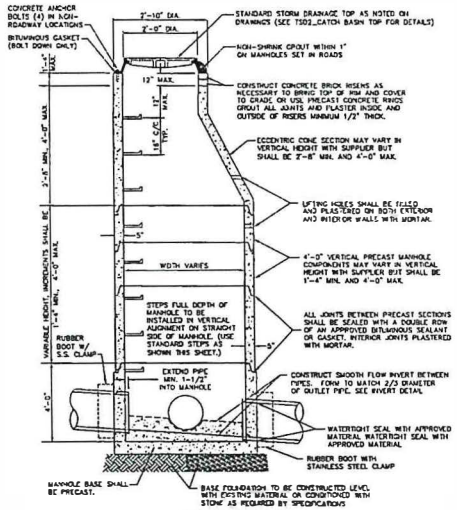
SHEET
C-301

NOTE:
STRUCTURES SPECIFIED TO HAVE FLAT JUNCTION BOX (F-6) TOP WILL BE THE SAME TOP AS YARD INLET WITHOUT THE OPEN THROAT OF THE YARD INLET



CATCH BASIN TOP DETAILS

NOT TO SCALE



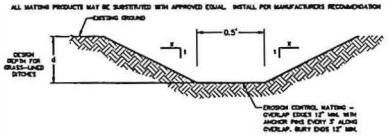
ELEVATION VIEW

PRECAST MANHOLE NOTES:

1. ALL PRECAST MANHOLE COMPONENTS SHALL MEET REQUIREMENTS OF ASTM C-478, LATEST REVISION AND ASTM C-890.
2. ALL MANHOLES SHALL BE CONSTRUCTED PLUMB
3. THE PRECAST SUPPLIER SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE STRUCTURE AND, WHEN REQUESTED BY THE ENGINEER, SHALL SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER.
4. ALL MANHOLE GRADES SHOWN ON THE PLANS ARE FOR THE INVERT OF THE MANHOLE CENTER.
5. 8" MANHOLE IS SET IN LOCATION OF HIGH WATER TABLE OR UNDERGROUND WATER IS ENCOUNTERED, THE CONTRACTOR SHALL INSTALL UNDERDRAINS AND STONE AS DIRECTED IN THE FIELD BY THE ENGINEER.
6. STEPS SHALL BE INSTALLED ON STRAIGHT SIDE OF MANHOLE.

PRECAST CONCRETE MANHOLE

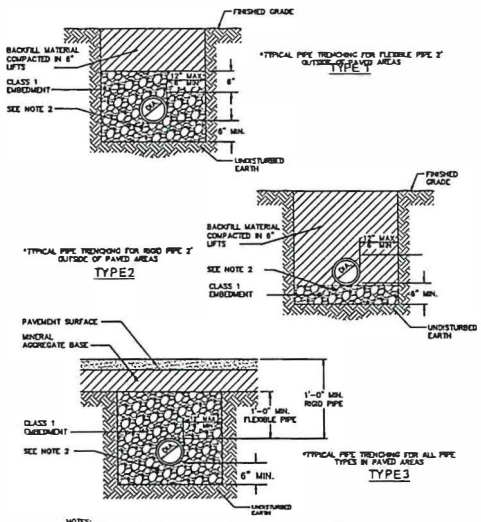
ALL MATERIAL PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATION



	SIDE SLOPE (S:1)	DEPTH (FT.)	BOTTOM WIDTH (FT.)
CANTER WAY (ROADSIDE)	2:1	1	1.0
CANTER WAY (END)	3:1	1	1.0

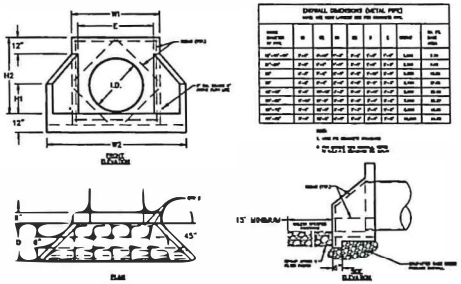
DITCH CROSS-SECTION

NOT TO SCALE



NOTES:
1. CLASS 1 EMBEDMENT SHALL BE TDOT STANDARD #57 STONE OR APPROVED EQUAL. FOUNDATION STONE SHALL BE TDOT STANDARD #57 OR #67 STONE OR APPROVED EQUAL.
2. NO. 12 SOLID COPPER WIRE WITH SPLICE CEL CONNECTORS TO BE USED ON FIRE LINE FROM UTILITY CONNECTION TO REDUCED PRESSURE DETECTOR ASSEMBLY.

STORM & SANITARY SEWER TRENCH DETAIL



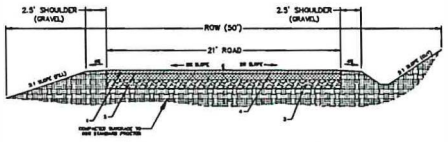
EARTHWALL DIMENSIONS (METAL PIPE)								
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
12"-18"-24"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.25
27"-30"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.25
36"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.25
42"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.25
48"-54"	2'-0"	1'-10"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.50
60"-66"	2'-0"	1'-10"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.50
72"-78"	2'-0"	1'-10"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.67
84"-90"	2'-0"	1'-10"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.67
96"-102"	2'-0"	1'-10"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.67
108"-114"	2'-0"	1'-10"	2'-0"	2'-0"	2'-0"	2'-0"	1.00	1.67

NOTES:
1. USE PE CONCRETE PIPE.
2. ALL PIPE DIMENSIONS ARE IN INCHES.

REINFORCED CONCRETE HEADWALL

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE	
ITEM	DESCRIPTION
1	ASPHALT CONCRETE SURFACE @ 1.5 INCH THICK, 411-01.01 TON – ASPHALT CONCRETE SURFACE 411 (PG64-22) (SUBMIX 2)
2	[illegible]
3	[illegible]
4	[illegible]



ROAD CROSS-SECTION

NOT TO SCALE

REVISIONS

NO.	DATE	DESC.

JOHN R. GREER — STATE OF TENNESSEE — 18572572

PDE Engineering Services

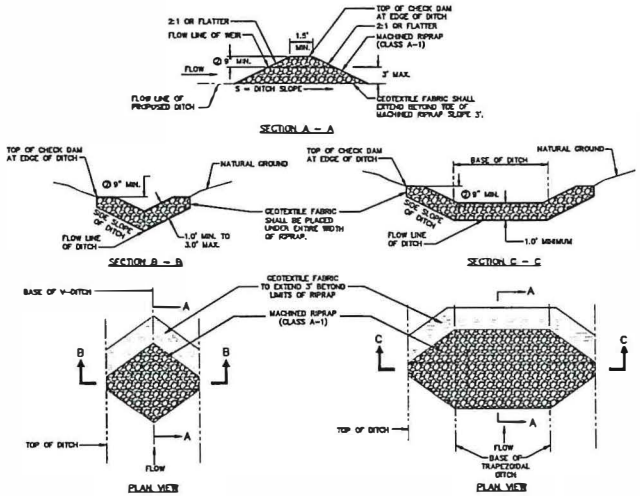
RESUBDIVISION OF
TRINITY EQUESTRIAN ESTATES
LOUDON COUNTY, TENNESSEE

JOB NO.: 21-02
DATE: APRIL 2022
DESIGNED BY: JG
CALCULATED BY: JG
CONSTRUCTION REVIEW: ___
FILE NAME: Trinity Equestrian Estates_Base.dwg

SITE DETAILS

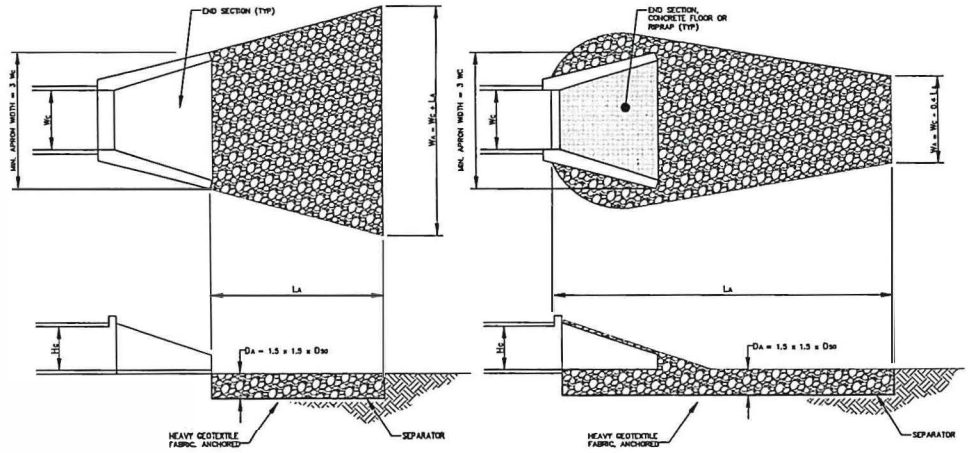
SHEET
C-302

C:\Users\jgreer\OneDrive\Work\Projects\21-02 Trinity Equestrian Estates_Base.dwg 5/26/2022 2:54 PM JAKE GREER



CHECK DAM

NOT TO SCALE



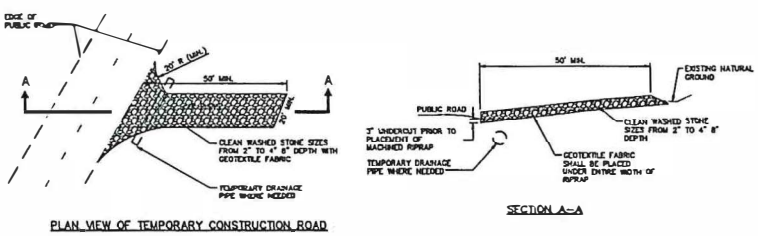
TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)

TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW (HIGH TAILWATER CONDITIONS)

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
La = LENGTH OF RIP-RAP APRON
Wa = WIDTH OF RIP-RAP APRON AT END
D50 = MEDIAN RIP-RAP SIZE
DMAX = MAXIMUM SIZE OF RIP-RAP = 1.5 D50
DA = DEPTH OF RIP-RAP APRON = 1.5 DMAX
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

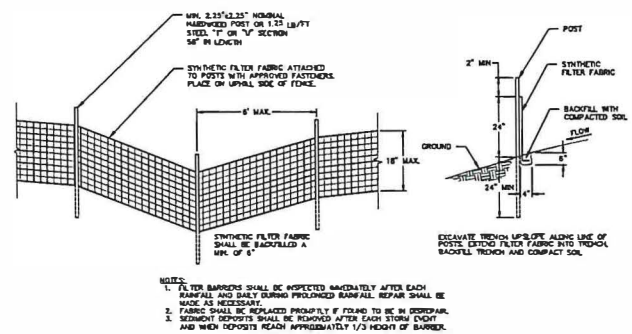
OUTLET PROTECTION

NOT TO SCALE



CONSTRUCTION EXIT

NOT TO SCALE



SILT FENCE

NOT TO SCALE

REVISIONS

NO.	DATE	DESC.

JOHN R. GREAR — STATE OF TENNESSEE

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CONSTR. REVIEW: ___
FILE NAME: TrinityEquestrianEstates_Base.dwg

SITE DETAILS

SHEET
C-303

Land Use Description		Curve Numbers for Hydrologic Soil Group A	B	C	D
Fully developed urban areas (vegetation established)					
Lawns, open spaces, parks, golf courses, cemeteries, etc.					
Good condition; grass cover on 75% or more of the area		39	61	74	80
Fair condition; grass cover on 50 to 75% of the area		49	69	79	84
Poor condition; grass cover on 50% or less of the area		68	79	86	89
Paved parking lots, roofs, driveways, etc. (excl. right-of-way)		98	98	98	98
Streets and roads					
Paved with curbs and storm sewers (excl. right-of-way)		98	98	98	98
Gravel (incl. right-of-way)		76	85	89	91
Dirt (incl. right-of-way)		72	82	87	89
Paved with open ditches (incl. right-of-way)		83	89	92	93
	Average % impervious				
Commercial and business areas	85	89	92	94	95
Industrial districts	72	81	88	91	93
Row houses, town houses, and residential with lots sizes 1/8 acre or less	65	77	85	90	92
Residential: average lot size					
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acre	12	46	65	77	82
Developing urban areas (no vegetation established)					
Newly graded area		77	86	91	94
Western desert urban areas:					
Natural desert landscaping (pervious areas only)		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-in sand or gravel mulch and basin borders)		96	96	96	96
Cultivated agricultural land					
Fallow					
Straight row or bare soil		77	86	91	94
Conservation tillage	Poor	76	85	90	93
Conservation tillage	Good	74	83	88	90

Cover description		Curve numbers for hydrologic soil group—			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing.[2]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element.[3]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	[4]30	48	65	73
Woods—grass combination (orchard or tree farm).[5]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods.[6]	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	[4]30	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

This survey or plat is a Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for free or any fee other than the surveyor himself to any person or company without the Authorization of James A. Hair.

LAND SURVEYS

JAH

JAMES A. HAIR, RLS #1878

SITE DEVELOPMENT SURVEYS

(865) 384-2803

PLAT NORTH
FRANK
HILL
ESTATE
6/16

CERTIFICATE 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 _____ Owner

CERTIFICATE OF ACCURACY

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

Date 6/18 20 22 James A. Hair RLS# 1878
Registered Engineer/Surveyor

CERTIFICATE 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 Authorized Representative

CERTIFICATE OF SEWERAGE SYSTEMS

I certify that the sewage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health department and is approved as shown with all restrictions/conditions as noted.

Date_____ 20__ _____
Local Health Authority

CERTIFICATE OF SUBSURFACE DISPOSAL

Approval is hereby granted for lot(s) _____ defined as _____ Loudon County, Tennessee, as being suitable for subsurface sewerage 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 lines, 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.

Date_____ 20__ _____
Environmental Specialist
Division Of Ground Water Protection

CERTIFICATE 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

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 ensure completion. This plat is approved for recording in the office of the County Register.

Date_____ 20__ _____
Secretary, Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

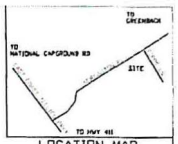
I hereby certy that (1) the names of existing public roads on this subdivision plat are correct, (2) the names of any new road, wheter public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date_____ 20__ _____
E-911 Authority

JAMES A. HAIR TENNESSEE NO. 1878
6/18/22

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY ___ ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10000, AS SHOWN.

JAMES A. HAIR, RLS#1878 6/18/22



LOCATION MAP

LEGEND

IRO	○
PIPE	●
POWER POLE	
WATER VALVE	
CONTROL	△
BENCHMARK	
SANITARY SEWER	

IR● = IRON ROD OLD
IRN= IRON ROD NEW

PROPERTY ZONED; A-1
BUILDING SETBACKS ARE;
FRONT = 50 FEET
REAR = 35 FEET
SIDE = 20 FT (ONE STORY)
25 FEET (TWO STORY)
LOT SIZE 1 AC. MINUMUM

E-911 ADDRESS

GENERAL INFORMATION

(1) THREE LOT SUBDIVISION SURVEY OF PARCEL 6900 ON TAX MAP 079.
(2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
(3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
(4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.
(5) NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.
(6) LOT 1 HAS A SEPTIC SYSTEM WITH SEWER AVAUBLE ON MORGANTON ROAD. LOT(S) 2 AN 3 WILL USE FIPPS LANE ACCESS WITH SEPTIC SYSTEMS

MARY H. JUDD MORGANTON ROAD GREENBACK ,TENNESSEE 37742		
SCALE: 1"=100'	APPROVED BY:	DRAWN BY JAH
DATE: 6/18/22		REVISED
LOUDON COUNTY THIRD CIVIL DISTRICT		LENOIR CITY TENNESSEE
TAX MAP ~~068.00~~ 79 PARCEL ~~079~~ 69	9.96+/- ACRES WDB 439 PG 578	DRAWING NUMBER MJ0522G-1

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2022	Fees	Value	2021	Fees	Value	2020	Fees	Value	2019
January	63	$61,577	$19,327,610	62	$54,335	$15,505,625	43	$32,476	$8,990,150	43
February	56	$42,730	$12,058,384	57	$44,847	$12,536,044	44	$26,183	$7,110,593	45
March	81	$76,182	$22,877,930	87	$70,923	$20,869,398	47	$34,518	$9,568,416	51
April	67	$47,235	$13,022,360	71	$48,055	$12,935,811	47	$25,651	$7,096,643	53
May	79	$61,648	$17,408,080	60	$51,425	$14,922,776	44	$25,354	$6,898,473	55
June	93	$92,029	$27,213,644	92	$78,615	$23,054,294	67	$34,675	$9,364,532	41
July				80	$55,932	$15,101,072	76	$48,847	$13,183,042	56
August				80	$64,633	$19,147,996	61	$41,277	$11,194,115	59
September				69	$51,314	$14,331,131	54	$39,044	$10,650,295	46
October				82	$64,474	$18,168,016	68	$43,878	$11,882,149	59
November				85	$69,452	$19,933,098	50	$44,978	$13,390,067	35
December				53	$46,396	$13,356,239	46	$33,950	$9,551,014	43
TOTALS	439	$381,401	$111,908,008	878	$700,401	$199,861,500	647	$430,831	$118,879,489	586

64 single-family building permits issued for June, 2022