AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
November 10, 2026
5:30 p.m.

Public Hearing
Loudon County Codes Enforcement Director – Jim Jenkins

A. Item A – Resolution extending temporary moratorium on data centers/facilities

B. Item B – Resolution extending temporary moratorium on the approval of residential subdivisions connecting to county roads

1. Call to Order and Pledge of Allegiance.

2. Roll Call and Approval of Minutes from October 13, 2026, meeting.

3. Planned Agenda Items.

A. Commercial Site Plan, Applicant LeAmber Yisrael, Property owner Rooney Land Development, Tax map 007, Parcel 050.01, Located 19770 Hwy 11 East, C-2 General Commercial District, District 5, Approximately 0.83 acres

B. Commercial Site Plan, Applicant Roger Boring, Property owner Reckless Property, Tax map 080, Parcel 013.01, Located 100 Tarwater Rd, M-1 General Industrial District, District 3, Approximately 2.50 acres

C. Commercial Site Plan, Applicant Lemay & Associates, Property owners Luke Sirken & William Readett, Tax map 027, Parcel 137.00, Located 8301 Jackson Bend Rd, C-2 General Commercial District, District 3, Approximately 13.40 acres

D. Subdivision plat for 3 lots, Applicant Fran Bowers, Property owner Floyd Bowers, Tax map 011, Parcel 035.00, Located 16408 Hwy 11, R-1 Suburban Residential District, District 5, Approximately 7.58 acres

E. Subdivision plat for 5 lots, Applicant James Hair, Property owner David Johnson, Tax map 015, Parcels 354.00 & 357.00, Located 687 Robinson Rd, R-1 Suburban Residential District, District 2, Approximately 8.37 acres

F. Subdivision plat for 3 lots, Applicant Lemay & Associates, Property owner D J Wheeler Trust, Tax map 016, Parcel 214.03, Located 151 Beals Chapel Rd, C-1 Rural Center District, F-1 Floodway District, District 6, Approximately 3.37 acres

G. Subdivision plat for 4 lots, Applicant Lemay & Associates, Property owner D J Wheeler Trust, Tax map 016, Parcel 214.05, Located 1611 Beals Chapel Rd, R-1 Suburban Residential District, Approximately 11.34 acres

H. Rezone request from A-1/F-1 to CFD for (1) 2.5-acre lot, Applicant/Property owners Anthony & Robyn Amanda Summers, Tax map 018, Parcel 045.01, Located 6869 Breazeale Rd, A-1 Agriculture Forestry District, F-1 Floodway District, District 5, Approximately 13.53 acres

I. Rezone request from A-2 to A-3 for (1) one acre lot, Applicant/Property owner Gordon & Karen Queener, Tax map 028, Parcel 011.03, Located 17165 Beals Chapel Rd, A-2 Rural Residential District, District 6, Approximately 10.18 acres

J. Rezone request from A-1 to A-3 for (4) one acre lots, Applicant Aaron May, Property owner Darlene Robertson, Tax map 036, Parcel 050.00, Located 11066 Unitia Rd, A-1 Agriculture Forestry, District 3, Approximately 4.7 acres

K. Vote to extend temporary moratorium on data center/facilities

L. Vote to extend temporary moratorium on the approval of residential subdivisions connecting to county roads

M. Discussion on lithium battery/storage facilities/disposal facilities

N. Final subdivision plat for 26 lots, Applicant/Property owner Turner Development Funds, Tax map 044, Parcels 061.28 – 061.30, Located Friendsville Rd, R-2 Multi Family Residential District, Approximately 17.4 acres

4. County Commission Action on Planning Commission Recommendations

5. Codes Department Building Activity Summary for October (attached)

6. Additional Public Comments

7. Update from Planning Department

Adjournment

LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION _____

RESOLUTION EXTENDING THE TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY

WHEREAS, on June 29, 2026, the Loudon County Board of Commissioners ("Commission") adopted Resolution No. 062926–N imposing a temporary moratorium on the approval of Data Center facility operations in Loudon County (the "Moratorium"). A true and correct copy of Resolution No. 062926–N and the minutes of the Commission meeting adopting the same are attached hereto as **Exhibit A**; and

WHEREAS, the Moratorium was adopted to allow the Commission, the Loudon County Regional Planning Commission ("Planning Commission"), and the Planning and Codes Director time to study land uses and provide recommendations regarding potential changes to the Loudon County zoning and/or planning rules and regulations, and any other appropriate regulations, to address concerns related to Data Center facility operations, including infrastructure burdens, limited employment opportunity growth, noise, extraordinary electrical power consumption, and other impacts that may not align with the long-term economic goals and character of local rural and residential communities in the unincorporated areas of Loudon County; and

WHEREAS, the Commission finds that such review remains ongoing and that additional time is necessary to complete the development, consideration, and adoption of appropriate Data Center facility operation standards, rules and/or regulations; and

WHEREAS, the Commission further finds that allowing the Moratorium to expire prior to completion of such work could result in Data Center facility approvals that adversely impact the health, safety, and welfare of the citizens of the County;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this ___ day of _____, 2026, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, as follows:

1. Extension of Moratorium. The Moratorium previously adopted by the Commission on June 29, 2026, is hereby extended in its entirety, and all terms, conditions, definitions, and requirements set forth therein shall remain in full force and effect without modification unless expressly stated herein.

2. Duration of Extension. This extension shall remain in effect for a period of six (6) months immediately following the expiration of the original Moratorium, without interruption, unless earlier terminated by:

a. Adoption by the Commission of updated Data Center facility operation standards, rules, and/or regulations; or

b. Further action of the Commission modifying, rescinding, or further extending the Moratorium.

3. Continuing Effect. Except as expressly extended herein, all provisions of the original Moratorium shall remain unchanged and in full force and effect.

4. Severability. If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST: _____
Riley Wampler, County Clerk

_____
William Satterfield, Chairman, Loudon County, Tennessee
Board of Commissioners

DATE: _____

APPROVED: _____
Rollen (Buddy) Bradshaw, Loudon County Mayor

The votes on the question of approval of this Resolution by the Planning Commission on _____, 2026 are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

ATTEST: _____
Planning Commission Secretary

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, June 29, 2026
Courthouse Annex Building
6:00 P.M.

REGULAR COMMISSION MINUTES

(1) Opening of Meeting

BE IT REMBERED, that the Board of Commission of Loudon County was convened in regular session in Loudon, Tennessee on the 29th day of June 2026.

Commission Chairman Henry Cullen called the meeting to order at 6:00 pm.

(2) Public Hearing

Loudon County Codes Enforcement Director – Jim Jenkins held the Public Hearing for the four zoning issues for:

1295 Cook Drive, 921 Phelps Road, Jim Dyke Road, 465 Black Road, 18102 Beals Chapel Road (tabled – August 3rd), 6069 Hwy 70 E, 857 Phelps Road,4075 Hwy 11 West, 2921 Moss Road, and a resolution on a moratorium on the approval of Data Center Facility Operations in Loudon County.

(3) Opening of Meeting

Commissioner Bill Satterfield opened the County Commission Meeting by leading the Pledge of Allegiance to the Flag of the United States of America and then gave the invocation.

(4) Roll Call

Upon Roll Call, the following commissioners were present: Chase Randolph, Bill Geames, William Jenkins, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller (10)

Also present, were Mayor Buddy Bradshaw, Director of Accounts and Budgets - Erin Rice and Chief Deputy –Tammie Wampler.

Loudon County Codes Enforcement Director – Jim Jenkins was not present.

Commission Chairman Cullen tuned the meeting over to the Director of Accounts and Budgets – Erin Rice for Budget Adoption.

(5) Budget Adoption – Appropriations 7-1-26 to 6-30-27

Director of Accounts and Budgets – Erin Rice presented to commission the following:

- Consideration of recommendation to approve a Resolution Making Appropriations for the Various Funds, Departments, Institutions, Offices and Agencies of Loudon County, Tennessee for the year beginning July 1, 2026 and ending June 30, 2027

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Whitfield seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph (10)

Upon Roll Call Vote, the motion PASSED.

(6) Budget Adoption – Tax Levy for fiscal year beginning 7-1-2026

- Consideration of recommendation to approve a Resolution Fixing the Tax Levy in Loudon County, Tennessee for the Fiscal Year Beginning July 1, 2026

Commissioner Shaver made a motion to approve the tax levy.

Commissioner Geames seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames (10)

Upon Roll Call Vote, the motion PASSED.

Exhibit A

070.00, LOCATED 4075 HWY 11 WEST, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT
Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Morrison made the motion to approve the resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED.

(21) Zoning – 2921 Moss Road

- A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT.LOUDON COUNTY TAX MAP 081, PARCEL 004.01 LOCATED 2921 MOSS RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT FOR (1) ONE ACRE LOT APPROXIMATELY 25 ACRES
  Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Whitfield made the motion to approve the resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED.

(22) Zoning – Temp. Moratorium on Data Centers

- A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY
  Approved – 8 / Disapproved -0 / Abstained – 1 by Planning Commission

Commissioner Shaver made the motion to approve the resolution.

Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED.

Mayor Bradshaw presented to Commission the following:

(23) Boards & Committees – Solid Waste

-Boards & Committees
Solid Waste Disposal Commission – Tyler Hunsaker

Commissioner Waller made the motion to approve the appointee.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED.

(24) Resignation – Rex Dale / General Sessions Judge

-Resignation of Judge Dale

Commissioner Shaver made a motion to accept the resignation and declare a vacancy.

Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED

Commissioner Geames made a motion for the sale of the Loudon Entertainment / Drive- In.

(25) Sale – Loudon Entertainment / Drive-In

Commissioner Randolph seconded the motion

Upon Roll Call Vote, the following commissioners voted AYE: Cullen, Morrison, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, (9)

The following voted NAY: Shaver (1)

LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION 062926-N

RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY

WHEREAS, the Loudon County Board of Commissioners ("Commission") recognizes the need to address land-use regulations for current and emerging technologies not yet covered by existing planning and/or zoning regulations including but not limited to "data mining" centers, "data processing" centers, and/or "Artificial Intelligence data" or "AI data" centers (herein referenced as Data Center facilities); and

WHEREAS, Data Center facilities provide limited economic growth compared to the immense burden likely imposed upon the County infrastructure, provide limited employment opportunity growth, and which may not align with the long-term economic goals of Loudon County as identified and understood at this time; and

WHEREAS, Data Center facilities and their operations generate significant, continuous noise from industrial-grade cooling systems, fans, compressors, and other equipment, which can negatively impact public health, property values, and citizens' rights to the peaceful enjoyment of nearby communities; and

WHEREAS, such facilities and their operations consume extraordinary levels of electrical power, often equivalent to the electrical needs of thousands of homes, placing enormous strain on local utilities and potentially increasing local residential ratepayers' costs; and

WHEREAS, several Tennessee counties and multiple jurisdictions nationwide have either restricted or prohibited Data Center facility operations due to concerns over electrical grid strain, noise nuisances, fire hazard risks, and comparative lack of community benefit; and

WHEREAS, the Loudon County Board of Commissioners has a responsibility and duty to protect the health, safety, welfare, and property values of its citizens and to ensure responsible land-use planning that preserves the character of local rural and residential communities of the unincorporated areas of Loudon County;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this 29 day of June, 2026, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, that the following Moratorium on the approval of Data Center facility operations is hereby adopted:

1. Temporary Moratorium Established. Effective immediately upon passage of this Resolution, the Planning and Codes Director shall not approve any proposed location, construction, operation, permitting, vesting, etc., of Data Center facilities within Loudon County.

2. Planning Consideration. The Loudon County Planning and Codes Director is hereby requested to study land uses and provide recommendations regarding potential changes to the Loudon County zoning and/or planning rules and regulations and any other appropriate regulations.

3. Definition of Data Center facilities. In this Moratorium, the term "Data Center" facility is defined pursuant to Tenn. Code Ann. § 7-70-101 where "Data Center" means a building that:

a. Primarily contains:

i. Electronic equipment used to process, store, or transmit digital information; and

ii. Environmental control equipment necessary to maintain proper operating conditions for the electronic equipment described in subdivision 3(a)(i); and

iii. Is projected to have a peak electric demand of fifty megawatts (50 MW) or more during the first three (3) years of operation; and

b. Does not include:

i. A facility owned or operated by the state of Tennessee; or

ii. A facility owned or operated by a provider of telecommunications, broadband, internet, cable, mobile, or wireless telecommunications services, or by a broadband internet access provider, if the facility primarily supports telecommunications or wireless telecommunications network operations or broadband internet access services.

4. Filing Prohibitions. Data Center facilities, including any associated AI data, data mining, data processing operations, etc., are hereby prohibited during such Moratorium from filing preliminary development plans, final development plans, and/or applications for building permits, etc., that may entitle them to any vesting rights, and are prohibited from locating, constructing, or operating in Loudon County during said Moratorium.

5. Approval Prohibitions. During such Moratorium, no County permits, zoning approvals, building approvals, utility extensions, building permits, text amendments, and/or development agreements, etc., shall be issued for the purpose of establishing a Data Center facility, of any form or kind for such operations within Loudon County.

6. Exceptions. This prohibition shall not apply to standard commercial or industrial businesses that are permitted and that use data processing equipment for their internal business operations.

7. Duration of Moratorium. This Moratorium shall remain in effect until the first of the following occurs:

a. The expiration of a period of six (6) months from the date of its adoption;

b. The Commission adopts by resolution updated Data Center facility operation standards; or

c. The Moratorium is extended, modified, or rescinded by further action of the Commission.

8. Severability. If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately, the public welfare requiring it.

[*signatures on the following page*]

ATTEST: _____

Riley Wampler, County Clerk

_____

Henry Cullen, Chairman, Loudon County, Tennessee
Board of Commissioners

DATE: _____

APPROVED: _____

Rollen (Buddy) Bradshaw, Loudon County Mayor

The votes on the question of approval of this Resolution by the Planning Commission on _____, 2026 are as follows:

APPROVED: 8

DISAPPROVED: _____

ABSTAINED: 1

ATTEST: _____

Planning Commission Secretary

6-23-26

LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION _____

RESOLUTION FURTHER EXTENDING THE TEMPORARY MORATORIUM ON THE APPROVAL OF RESIDENTIAL SUBDIVISIONS CONNECTING TO COUNTY ROADS

WHEREAS, on December 15, 2025, the Loudon County Board of Commissioners ("Commission") adopted Resolution No.121525-A imposing a temporary moratorium on the approval of certain residential subdivisions connecting to County Roads (the "Moratorium"). A true and correct copy of Resolution No.121525-A and the minutes of the Commission meeting adopting the same are attached hereto as **Exhibit A**; and

WHEREAS, on June 1, 2026, the Commission adopted Resolution No.061126-F extending the Moratorium for a period of six (6) months immediately following the expiration of the original Moratorium (the "First Extension"). A true and correct copy of Resolution No.061126-F and the minutes of the Commission meeting adopting the same are attached hereto as **Exhibit B**; and

WHEREAS, the Moratorium was adopted, and subsequently extended, to allow the Commission, the Loudon County Regional Planning Commission ("Planning Commission"), and the County Road Superintendent ("Superintendent") time to review and recommend updated roadway standards and development requirements to ensure safe and adequate infrastructure within Loudon County, Tennessee ("County"); and

WHEREAS, the Commission finds that such review remains ongoing and that additional time is necessary to complete the development, consideration, and adoption of appropriate roadway and subdivision standards; and

WHEREAS, the Commission further finds that allowing the Moratorium, as previously extended, to expire prior to completion of such work could result in development approvals that adversely impact the health, safety, and welfare of the citizens of the County;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this ___ day of _____, 2026, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, as follows:

1. Further Extension of Moratorium. The Moratorium adopted by the Commission on December 15, 2025, and extended by Resolution No. 061126-F on June 1, 2026, is hereby further extended in its entirety, and all terms, conditions, definitions, and requirements set forth therein shall remain in full force and effect without modification unless expressly stated herein.

2. Duration of Extension. This further extension shall remain in effect for a period of six (6) months immediately following the expiration of the extension granted by Resolution No. 061126-F, without interruption, unless earlier terminated by:

a. Adoption by the Commission of updated roadway and subdivision standards; or

b. Further action of the Commission modifying, rescinding, or further extending the Moratorium.

3. Continuing Effect. Except as expressly extended herein, all provisions of Resolution No. 121525-A, as extended by Resolution No. 061126-F, shall remain unchanged and in full force and effect.

4. Severability. If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST: _____
Riley Wampler, County Clerk

_____
William Satterfield, Chairman, Loudon County,
Tennessee Board of Commissioners

DATE: _____

APPROVED: _____
Rollen (Buddy) Bradshaw, Loudon County Mayor

The votes on the question of approval of this Resolution by the Planning Commission on _____ ___, 2026 are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

ATTEST: _____
Planning Commission Secretary

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, June 29, 2026
Courthouse Annex Building
6:00 P.M.

REGULAR COMMISSION MINUTES

(1) Opening of Meeting

BE IT REMBERED, that the Board of Commission of Loudon County was convened in regular session in Loudon, Tennessee on the 29th day of June 2026.

Commission Chairman Henry Cullen called the meeting to order at 6:00 pm.

(2) Public Hearing

Loudon County Codes Enforcement Director – Jim Jenkins held the Public Hearing for the four zoning issues for:

1295 Cook Drive, 921 Phelps Road, Jim Dyke Road, 465 Black Road, 18102 Beals Chapel Road (tabled – August 3rd), 6069 Hwy 70 E, 857 Phelps Road,4075 Hwy 11 West, 2921 Moss Road, and a resolution on a moratorium on the approval of Data Center Facility Operations in Loudon County.

(3) Opening of Meeting

Commissioner Bill Satterfield opened the County Commission Meeting by leading the Pledge of Allegiance to the Flag of the United States of America and then gave the invocation.

(4) Roll Call

Upon Roll Call, the following commissioners were present: Chase Randolph, Bill Geames, William Jenkins, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller (10)

Also present, were Mayor Buddy Bradshaw, Director of Accounts and Budgets - Erin Rice and Chief Deputy –Tammie Wampler.

Loudon County Codes Enforcement Director – Jim Jenkins was not present.

Commission Chairman Cullen tuned the meeting over to the Director of Accounts and Budgets – Erin Rice for Budget Adoption.

(5) Budget Adoption – Appropriations 7-1-26 to 6-30-27

Director of Accounts and Budgets – Erin Rice presented to commission the following:

- Consideration of recommendation to approve a Resolution Making Appropriations for the Various Funds, Departments, Institutions, Offices and Agencies of Loudon County, Tennessee for the year beginning July 1, 2026 and ending June 30, 2027

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Whitfield seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph (10)

Upon Roll Call Vote, the motion PASSED.

(6) Budget Adoption – Tax Levy for fiscal year beginning 7-1-2026

- Consideration of recommendation to approve a Resolution Fixing the Tax Levy in Loudon County, Tennessee for the Fiscal Year Beginning July 1, 2026

Commissioner Shaver made a motion to approve the tax levy.

Commissioner Geames seconded the motion.

Upon Roll Call Vote, the following commissioners voted AYE: Jenkins, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller, Randolph, Geames (10)

Upon Roll Call Vote, the motion PASSED.

Exhibit A

070.00, LOCATED 4075 HWY 11 WEST, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT
Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Morrison made the motion to approve the resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED.

(21) Zoning – 2921 Moss Road

- A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT.LOUDON COUNTY TAX MAP 081, PARCEL 004.01 LOCATED 2921 MOSS RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT FOR (1) ONE ACRE LOT APPROXIMATELY 25 ACRES
  Approved – 9 / Disapproved – 0 by Planning Commission

Commissioner Whitfield made the motion to approve the resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED.

(22) Zoning – Temp. Moratorium on Data Centers

- A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY
  Approved – 8 / Disapproved -0 / Abstained – 1 by Planning Commission

Commissioner Shaver made the motion to approve the resolution.

Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED.

Mayor Bradshaw presented to Commission the following:

(23) Boards & Committees – Solid Waste

-Boards & Committees
Solid Waste Disposal Commission – Tyler Hunsaker

Commissioner Waller made the motion to approve the appointee.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED.

(24) Resignation – Rex Dale / General Sessions Judge

-Resignation of Judge Dale

Commissioner Shaver made a motion to accept the resignation and declare a vacancy.

Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED

Commissioner Geames made a motion for the sale of the Loudon Entertainment / Drive- In.

(25) Sale – Loudon Entertainment / Drive-In

Commissioner Randolph seconded the motion

Upon Roll Call Vote, the following commissioners voted AYE: Cullen, Morrison, Waller, Randolph, Geames, Jenkins, Quillen, Satterfield, Whitfield, (9)

The following voted NAY: Shaver (1)

LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION 062026-N

RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY

WHEREAS, the Loudon County Board of Commissioners ("Commission") recognizes the need to address land-use regulations for current and emerging technologies not yet covered by existing planning and/or zoning regulations including but not limited to "data mining" centers, "data processing" centers, and/or "Artificial Intelligence data" or "AI data" centers (herein referenced as Data Center facilities); and

WHEREAS, Data Center facilities provide limited economic growth compared to the immense burden likely imposed upon the County infrastructure, provide limited employment opportunity growth, and which may not align with the long-term economic goals of Loudon County as identified and understood at this time; and

WHEREAS, Data Center facilities and their operations generate significant, continuous noise from industrial-grade cooling systems, fans, compressors, and other equipment, which can negatively impact public health, property values, and citizens' rights to the peaceful enjoyment of nearby communities; and

WHEREAS, such facilities and their operations consume extraordinary levels of electrical power, often equivalent to the electrical needs of thousands of homes, placing enormous strain on local utilities and potentially increasing local residential ratepayers' costs; and

WHEREAS, several Tennessee counties and multiple jurisdictions nationwide have either restricted or prohibited Data Center facility operations due to concerns over electrical grid strain, noise nuisances, fire hazard risks, and comparative lack of community benefit; and

WHEREAS, the Loudon County Board of Commissioners has a responsibility and duty to protect the health, safety, welfare, and property values of its citizens and to ensure responsible land-use planning that preserves the character of local rural and residential communities of the unincorporated areas of Loudon County;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this 29 day of June, 2026, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, that the following Moratorium on the approval of Data Center facility operations is hereby adopted:

1. Temporary Moratorium Established. Effective immediately upon passage of this Resolution, the Planning and Codes Director shall not approve any proposed location, construction, operation, permitting, vesting, etc., of Data Center facilities within Loudon County.

2. Planning Consideration. The Loudon County Planning and Codes Director is hereby requested to study land uses and provide recommendations regarding potential changes to the Loudon County zoning and/or planning rules and regulations and any other appropriate regulations.

3. Definition of Data Center facilities. In this Moratorium, the term "Data Center" facility is defined pursuant to Tenn. Code Ann. § 7-70-101 where "Data Center" means a building that:

a. Primarily contains:

i. Electronic equipment used to process, store, or transmit digital information; and

ii. Environmental control equipment necessary to maintain proper operating conditions for the electronic equipment described in subdivision 3(a)(i); and

iii. Is projected to have a peak electric demand of fifty megawatts (50 MW) or more during the first three (3) years of operation; and

b. Does not include:

i. A facility owned or operated by the state of Tennessee; or

ii. A facility owned or operated by a provider of telecommunications, broadband, internet, cable, mobile, or wireless telecommunications services, or by a broadband internet access provider, if the facility primarily supports telecommunications or wireless telecommunications network operations or broadband internet access services.

4. Filing Prohibitions. Data Center facilities, including any associated AI data, data mining, data processing operations, etc., are hereby prohibited during such Moratorium from filing preliminary development plans, final development plans, and/or applications for building permits, etc., that may entitle them to any vesting rights, and are prohibited from locating, constructing, or operating in Loudon County during said Moratorium.

5. Approval Prohibitions. During such Moratorium, no County permits, zoning approvals, building approvals, utility extensions, building permits, text amendments, and/or development agreements, etc., shall be issued for the purpose of establishing a Data Center facility, of any form or kind for such operations within Loudon County.

6. Exceptions. This prohibition shall not apply to standard commercial or industrial businesses that are permitted and that use data processing equipment for their internal business operations.

7. Duration of Moratorium. This Moratorium shall remain in effect until the first of the following occurs:

a. The expiration of a period of six (6) months from the date of its adoption;

b. The Commission adopts by resolution updated Data Center facility operation standards; or

c. The Moratorium is extended, modified, or rescinded by further action of the Commission.

8. Severability. If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately, the public welfare requiring it.

[*signatures on the following page*]

ATTEST: _____
Riley Wampler, County Clerk

_____
Henry Cullen, Chairman, Loudon County, Tennessee
Board of Commissioners

DATE: _____

APPROVED: _____
Rollen (Buddy) Bradshaw, Loudon County Mayor

The votes on the question of approval of this Resolution by the Planning Commission on _____, 2026 are as follows:

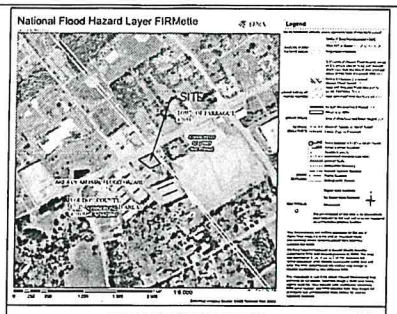
APPROVED: 8

DISAPPROVED: _____

ABSTAINED: 1

ATTEST: Pamela L McNew
Planning Commission Secretary
6-23-26

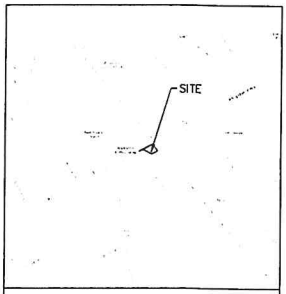
Item A



FLOOD INSURANCE RATE MAP
(N.T.S)

SITE DEVELOPMENT PLAN

KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY
LOUDON COUNTY, TN
ZONING: C2



LOCATION MAP
(N.T.S)

DRAWING INDEX AND ISSUANCE LOG

SHEET #	SHEET NAME	ISSUE DATE	75% DESIGN SET	CONSTRUCTION SET	BID SET	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
C-0.0	COVER SHEET		•										
C-1.0	SITE PLAN		•										
C-1.1	DEMOLITION PLAN		•										
C-1.2	PAVING PLAN		•										
C-1.3	GRADING PLAN		•										
C-1.4	PPS DEVELOPMENT PLAN		•										
C-1.5	POST DEVELOPMENT PLAN		•										
C-1.6	DRAINAGE PLAN		•										
C-1.7	EROSION CONTROL PHASE I		•										
C-1.8	EROSION CONTROL PHASE II		•										
C-1.9	EROSION CONTROL DETAILS		•										
C-1.10	UTILITY PLAN		•										
C-2.1	DETAILS		•										
C-2.2	DETAILS		•										
C-3.1	PHOTOMETRIC PLAN		•										
L-1.1	LANDSCAPE PLAN		•										
L-1.2	LANDSCAPE DETAILS		•										
L-1.3	LANDSCAPE NOTES		•										
IR-1.1	IRRIGATION PLAN		•										
IR-1.2	IRRIGATION DETAILS		•										
IR-1.3	IRRIGATION DETAILS		•										
ATTACHMENT													
	ALTA SURVEY												

THIS SET OF DRAWINGS IS BASED ON THE 2024 G3 DESIGN STANDARDS

CONTACTS:

PRE-CONSTRUCTION P.M.
VALVOLINE INSTANT OIL CHANGE
KRISTIN PRESCOTT
KRISTIN.PRESCOTT@VALVOLINE.COM
VALVOLINE, 100 VALVOLINE WAY
LEXINGTON, KY 40509 USA
BUS: (972) 209-1114

CONSTRUCTION P.M.
VALVOLINE INSTANT OIL CHANGE
MICHAEL LEBRETON
MICHAEL.LEBRETON@VALVOLINE.COM
VALVOLINE, 100 VALVOLINE WAY
LEXINGTON, KY 40509 USA
BUS: (985) 320-3078

LUBE EQUIPMENT SUPPLIER
DEVON INDUSTRIES, INC.
BRIAN STOUPIS
P.O. BOX 270516
OKLAHOMA CITY, OK 73137
BUS: (405) 869-3663

CIVIL P.M.
GREENBERGFARROW
MICHAEL FRERE
1230 WEST PEACHTREE ST. NE
SUITE 2900
ATLANTA, GA 30309
BUS: (334) 245-5533

ARCHITECT
GREENBERGFARROW
AARON M. MARRA
8600 WEST BRYN MAWR AVE.
SUITE 800N
CHICAGO, IL 60631
BUS: (224) 288-6600

LANDSCAPE ARCHITECT
GREENBERGFARROW
ALEX MADDOX
1230 WEST PEACHTREE ST. NE
SUITE 2900
ATLANTA, GA 30309
BUS: (404) 210-7148

STRUCTURAL ENGINEER
GREENBERGFARROW
FABIO E. BERNAL, PE
1230 WEST PEACHTREE ST. NE
SUITE 2900
ATLANTA, GA 30309
BUS: (470) 681-4306

PLANNING & ZONING
LOUDON COUNTY
JIM JENKINS
JENKINS.MR.LOUDONCOUNTY-TN.GOV
BUS: (865) 458-4095

FIRE
LOUDON COUNTY FIRE
BILL HART
LCFD501@CHARTERINTERNET.COM
BUS: (865) 986-2882

PUBLIC WORKS
LOUDON COUNTY
JIM JENKINS
JENKINS.MR.LOUDONCOUNTY-TN.GOV
(865) 458-4095

STORMWATER
LOUDON COUNTY
JIM JENKINS
JENKINS.MR.LOUDONCOUNTY-TN.GOV
BUS: (865) 458-4095

WATER/WASTEWATER
LENOIR CITY UTILITY BOARD
DANIEL WILKINS
DWILKINS@LCUB.COM
BUS: (844) 867-5282

ELECTRIC
LENOIR CITY UTILITY BOARD
DANIEL WILKINS
DWILKINS@LCUB.COM
BUS: (844) 867-5282

GAS
LENOIR CITY UTILITY BOARD
DANIEL WILKINS
DWILKINS@LCUB.COM
BUS: (844) 867-5282

TELEPHONE
AT&T
(865) 986-6032

OWNER/DEVELOPER:

VALVOLINE INSTANT OIL CHANGE
CONTACT: MICHAEL LEBRETON
100 VALVOLINE WAY
LEXINGTON, KY 40509
985-320-3078

ENGINEER:

GreenbergFarrow

CONTACT: MICHAEL FRERE
1230 WEST PEACHTREE ST. NE, SUITE 2900
ATLANTA, GA 30309
334-245-5533

SURVEYOR
ALTA/ACSM LAND TITLE SURVEY
CESO, INC.
216 CENTERVIEW DR., SUITE 150
BRENTWOOD, TN 37027
(615) 928-5120
SURVEYOR'S PROJECT NO. 2524156 - 57982

GEOTECHNICAL ENGINEER:
GILES ENGINEERING ASSOCIATES, INC.
NA W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI 53186
(262) 544-0118
PROJECT NO. IG-2604023

JOB NO. 20260047.0

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

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Suite 2900
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t: 404 601 4000

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NO.	DATE
1	09/12/2025 REVISED PER SET REVIEW
2	10/03/2025 Permit Set

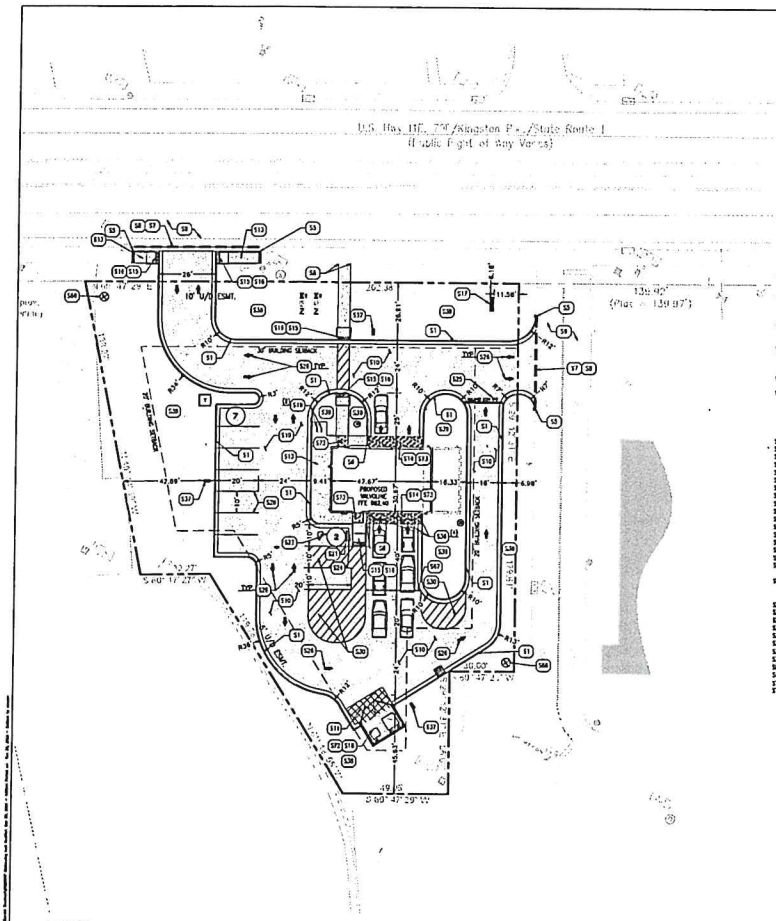
PROFESSIONAL SEAL
STATE OF TENNESSEE
9/30/2025

PROFESSIONAL IN CHARGE
DESIGNED BY
PROJECT MANAGER
QA
QUALITY CONTROL
QC
DRAWN BY
JDD
PROJECT NAME

Valvoline Instant Oil Change
VALVOLINE INSTANT OIL CHANGE
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
20260047.0
SHEET NAME
COVER SHEET
SHEET #
C-0.0

NOT ISSUED FOR CONSTRUCTION



GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR NATURAL FEATURE ON OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, PERVIOUS DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL POND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC., DATED JUNE 15, 2026.
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
16. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

SITE KEY NOTES (1)

S1 CURB AND GUTTER PER NDOC STANDARDS, REFER TO DETAIL ON C-7.0.
S5 TAPER CURB TO MATCH EXISTING.
S6 TAPER CURB FROM 6" TO 0" OVER 10', REFER TO DETAIL ON C-7.0.
S7 LIMITS OF LANDSCAPE.
S8 MATCH EXISTING PAVEMENT ELEVATION.
S9 EXISTING PAVEMENT TO REMAIN.
S10 ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
S11 HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE (PER PAVING PLAN)
S13 CONCRETE SIDEWALK, REFER TO DETAIL ON C-7.0.
S14 CONCRETE SEALER BY SIKA SIKAGARD H 1001 (2 COATS)
S15 SIDEWALK RAMP & ELLSE WALL REFER TO DETAIL ON C-7.0.
S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS
S17 WINDMOW / PYLON SIGN (PER ARCH. PLANS)
S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19 BICYCLE RACK, REFER TO NOTE FOR NUMBER.
S21 CONCRETE APRON, ENTRY (SEE NOTE FOR NUMBER)
S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S28 PARKING STALL STRIPING (PER LOCAL CODES)
S30 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45° (PER LOCAL CODES)
S36 BOLLARD (SEE NOTE FOR #LABEL) REFER TO DETAIL ON C-7.0.
S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S86 CONSTRUCTION CAMERA POST PER STD C-7.1
S87 SERVICE BELL HOOK (PER ARCH PLANS)
S72 TRASH ENCLOSURE CONCRETE PAD (PER ARCH PLANS)
S73 REFER TO STRUCTURAL PLANS FOR CONCRETE AND REINFORCING REQUIREMENTS

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- #1 PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED PARKING SPACES
- PROPOSED SAW CUT
- PROPOSED ASPHALT DRIVEWAY PAVEMENT, REFER TO PAVING PLAN.
- PROPOSED CONCRETE PER STRUCTURAL DESIGN DETAILS
- PROPOSED CONCRETE SIDEWALK PAVEMENT, REFER TO PAVING PLAN.
- PROPOSED HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE, REFER TO PAVING PLAN
- CONCRETE SEALER BY SIKA SIKAGARD H 1001 (2 COATS).
- PROPOSED TRASH ENCLOSURE CONCRETE PAD, REFER TO ARCH. PLANS.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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DATE	ISSUE
04/17/2026	DRAFT REVIEW SET
10/07/2026	PERMIT SET

PROFESSIONAL SEAL

9-30-2026

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
GF
QUALITY CONTROL
GF
DRAWN BY
GF
PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

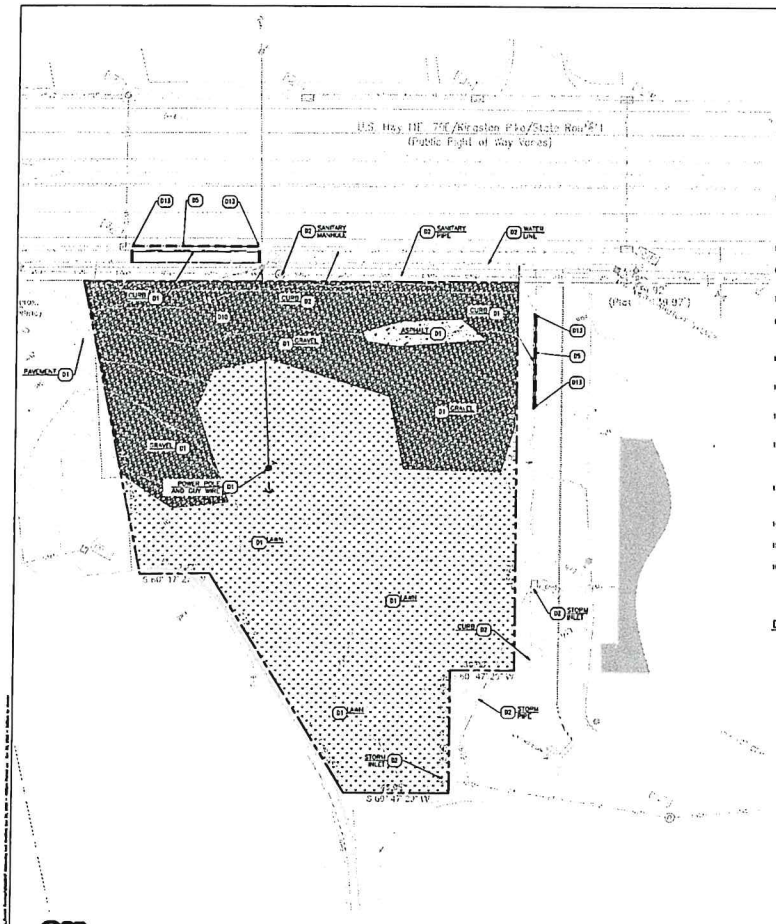
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
26030616

SHEET NAME
SITE PLAN

SHEET #
C-1.0

NOT ISSUED FOR CONSTRUCTION



GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. EROSION AND SEDIMENT CONTROL MEASURES/DEVICES SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
8. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
9. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
10. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED. WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND BELOW BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DONATED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHICH THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
14. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
15. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
16. THE CONTRACTOR IS TO COORDINATE WORK IN THIS PROJECT TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
17. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.

DEMOLITION KEY NOTES

D1 EXISTING TO BE REMOVED
D2 EXISTING TO REMAIN
D3 LIMITS OF SAWCUT AND FULL DEPTH PAVEMENT REMOVAL
D10 CONTRACTOR TO COORDINATE WITH LOCAL ELECTRIC COMPANY FOR REMOVAL AND/OR POINT OF CONNECTION
D13 DEMOLITION LIMITS

EXISTING LEGEND:

- Bollard
- Catch Basin Square
- Column
- COM Communication Line Marker
- Communications Box
- Curb Inlet
- Drainage Manhole
- Yard Drain Inlet
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Insert
- Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Pole
- Water Meter
- Water Spigot
- Water Valve
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- COM — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED SAW CUT

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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gfpartners@gfpmail.com
1230 Peachtree Street, NE
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Atlanta, GA 30309
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DATE	ISSUE
08/17/2026	ONLY SITE SET
10/07/2026	PERMIT SET

PROFESSIONAL SEAL

9/30/2026

PROJECT DESIGNER IN CHARGE
ZACH MICHELS

PROJECT MANAGER
MF

QUALITY CONTROL
MF

DRAWN BY
RB

PROJECT NAME
VALVOLINE INSTANT OIL CHANGE

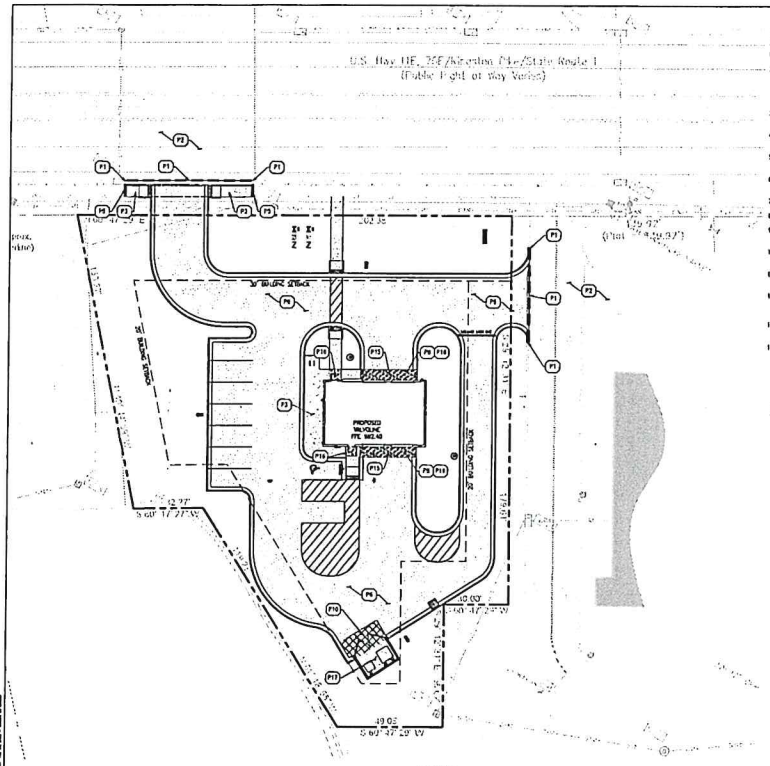
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
20260247.2

SHEET NAME
DEMOLITION PLAN

SHEET #
C-1.1

NOT ISSUED FOR CONSTRUCTION



GENERAL PAVING NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
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4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE COUNTY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT NUISANCE AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC. DATED JUNE 13, 2024 AND SHOWN ON DETAIL P10.

PAVING KEY NOTES:

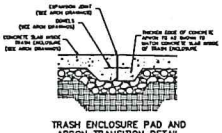
P1	MATCH EXISTING PAVEMENT ELEVATION
P2	EXISTING PAVEMENT TO REMAIN
P3	CONCRETE SIDEWALK (PER NCDOT STD DW C-7.2)
P5	MATCH EXISTING SIDEWALK ELEVATIONS.
P6	DRIVEWAY ASPHALT PAVING (SEE PAVING DETAIL)
P8	STANDARD DUTY CONCRETE PAVING (SEE PAVING DETAIL)
P10	HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE (SEE PAVING DETAIL)
P13	CONCRETE SEALER BY SIKA STANDARD H 1021 (2 COATS)
P15	REFER TO STRUCTURAL PLANS FOR CONCRETE AND REINFORCING REQUIREMENTS
P17	TRASH ENCLOSURE CONCRETE PAD (SEE ARCH. PLANS)

EXISTING LEGEND:

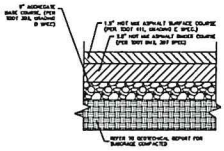
Bollard	Drop Manhole
Catch Basin Square	Guy Wire
Column	Inlet
COM Communication Line Marker	Light Pole
Communications Box	Power Telephone Pole
Curb Inlet	Sanitary Manhole
Drainage Manhole	Sewer Cleanout Cover
Yard Drain Inlet	Sign
Electric Meter	Telephone Pole
Electric Transformer	Water Meter
Fire Hydrant	Water Spigot
Gas Meter	Water Valve
Gas Valve	
G — Gas Line	
W — Water Line	
UGE — Underground Electric (Per Plan)	
COM — Underground Communications	
OHL — Overhead Utility Line	
STM — Storm Sewer	
SAN — Sanitary Sewer	

PROPOSED LEGEND:

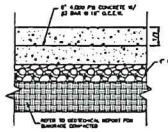
	PROPERTY LINE
	PROPOSED CURB & GUTTER
4'-1" 2.0%	PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
D	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
W	WATER METER, (SEE UTILITY PLANS).
	IRRIGATION WATER METER, (SEE UTILITY PLAN).
S	SEWER STRUCTURES, (SEE UTILITY PLAN).
	PROPOSED SAW CUT
	PROPOSED DRIVEWAY ASPHALT PAVEMENT, REFER TO KEYNOTE P6 BELOW.
	PROPOSED CONCRETE PER STRUCTURAL DESIGN DETAILS
	PROPOSED CONCRETE SIDEWALK PAVEMENT, REFER TO KEYNOTE P3 BELOW.
	PROPOSED CONCRETE APRON OUTSIDE TRASH ENCLOSURE, REFER TO KEYNOTE P10 BELOW.
	CONCRETE SEALER BY SIKA STANDARD H 1021 (2 COATS).
	PROPOSED TRASH ENCLOSURE CONCRETE PAD, REFER TO ARCHITECTURAL PLANS.



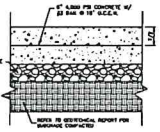
TRASH ENCLOSURE PAD AND APRON TRANSITION DETAIL



DRIVEWAY ASPHALT PAVING P6



STANDARD DUTY CONCRETE PAVING P8



HEAVY DUTY CONCRETE APRON TRASH ENCLOSURE OUTSIDE P10

PAVING NOTES:

1. REFER TO GEOTECHNICAL REPORT BY GILES ENGINEERING ASSOCIATES, INC. DATED JUNE 13, 2024 FOR LOCATIONS, ADDITIONAL RECOMMENDATIONS AND REQUIREMENTS. IF ANY CONFLICTS WITH THIS REPORT AND THESE DETAILS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. SEE TO PROVIDE ADA ACCESS FOR ALL AVAILABLE PARKING SPACES PER GEOTECHNICAL REPORT.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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DATE	ISSUE
09/17/2025	CONSTRUCTION SET
10/01/2025	PERMIT SET

PROFESSIONAL SEAL

9/30/2025

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
MF
QUALITY CONTROL
MF
DRAWN BY
MF
PROJECT NAME

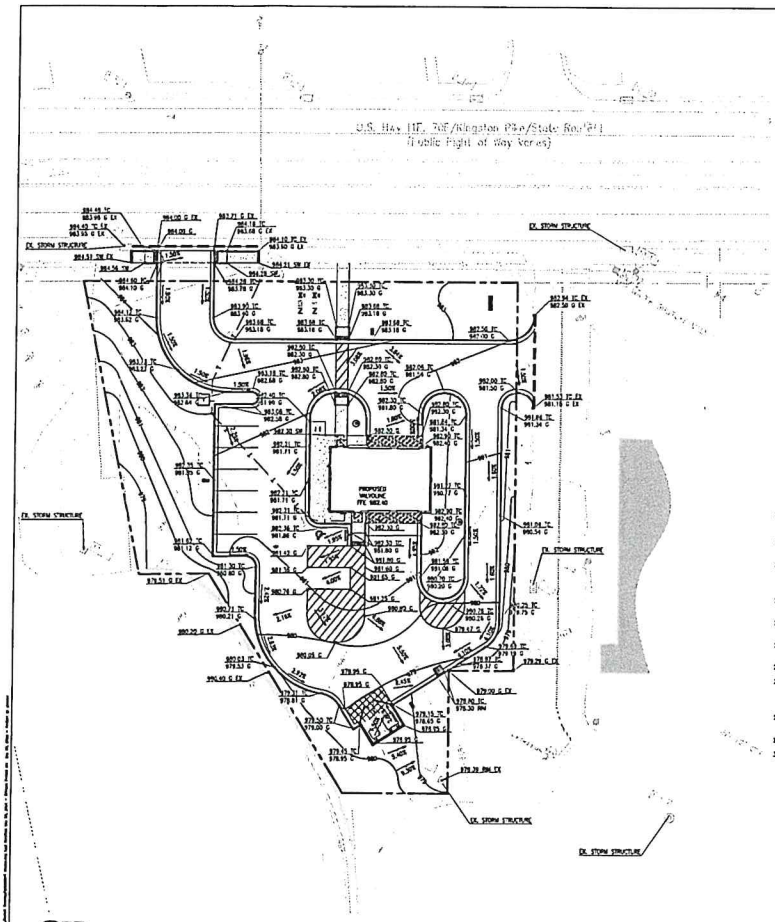
Valvoline
Premium Oil Changes

VALVOLINE INSTANT OIL CHANGE

KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
25216.01.0
SHEET NAME
PAVING PLAN
SHEET #
C-2.0

NOT ISSUED FOR CONSTRUCTION



GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH-MARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTIONS.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE EROSION PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND GRUBBING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND DRAINING TO THE SITE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL PITS, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OPEN AREAS.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE AREAS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION AND COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
21. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL U.S.H.A. AND LOCAL REGULATIONS.
22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"-36" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL ON ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
27. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY POWERLINES MODIFIED.
28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR CURVE BREAKS, UNLESS OTHERWISE NOTED.
29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- PROPOSED CONTOUR
- PROPOSED STORM SEWER PIPE
- DRAINAGE SLOPE AND DIRECTION
- XXXX SW — SIDEWALK ELEVATION
- XXXX RW — RIM ELEVATION
- XXXX EX — EXISTING SPOT ELEVATION
- XXXX TC / XXXX C — TOP OF CURB / GUTTER

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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ISSUE
09/17/2025 COMM'R REVIEW SET
10/27/2025 REVISED SET

PROFESSIONAL SEAL

9/29/2025

PROFESSIONAL IN CHARGE
ZACH MCNEELY
PROJECT MANAGER
AF
QUALITY CONTROL
AF
DRAWN BY
AG
PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

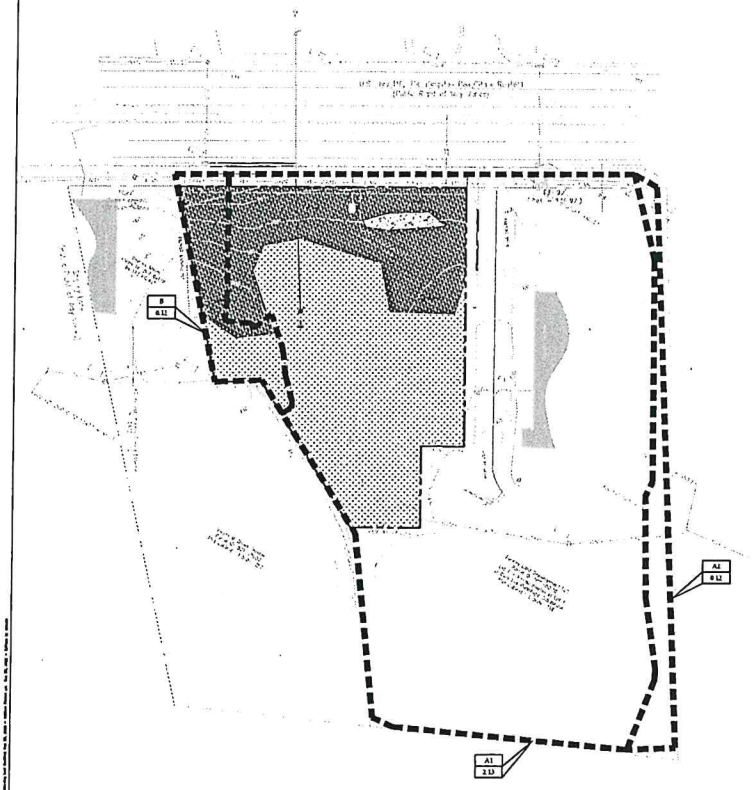
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
25GA0018

SHEET NAME
GRADING PLAN

SHEET #
C-3.0

NOT ISSUED FOR CONSTRUCTION



EXISTING LEGEND:

- Bollard
- Catch Basin Square
- Column
- 400M Communication Line Marker
- Communications Box
- Curb Inlet
- Drainage Manhole
- Yard Drain Inlet
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Inlet
- Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Pole
- Water Meter
- Water Spigot
- Water Valve
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- UCM — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

PROPOSED LEGEND:

- PROPERTY LINE
- DRAINAGE DIRECTION
- DRAINAGE BASIN BOUNDARY
- X-X — DRAINAGE BASIN ID
- X.XX — DRAINAGE BASIN AREA (ACRE)

EXISTING DRAINAGE BASIN SUMMARY (CURVE NUMBER METHOD)

BASIN ID	OVERALL AREA (ac)	Tc (min)	CN	5-YR Q (CFS)	5-YR Q (CFS)	5-YR Q (CFS)	10-YR Q (CFS)	25-YR Q (CFS)	100-YR Q (CFS)	NOTES
A1	2.139	5.00	91	7.26	8.19	11.60	13.50	16.26	20.30	DRAINS TO DETENTION BASIN.
A2	0.120	5.00	73	0.30	0.30	0.40	0.50	0.60	0.80	DRAINS OFFSITE TO THE EAST.
B	0.120	5.00	81	0.30	0.40	0.50	0.70	0.80	1.10	DRAINS OFFSITE TO THE WEST.
TOTAL	2.379			7.80	8.70	12.50	15.10	17.60	22.20	

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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MARK	DESCRIPTION
1	10/17/2025 CONCEPT REVIEW SET
2	12/01/2025 PERMIT SET

PROFESSIONAL SEAL

9/30/2026

PROFESSIONAL IN CHARGE
ZACH MCCOLL

PROJECT MANAGER
AF

QUALITY CONTROL
AF

DRAWN BY
AF

PROJECT NAME
VALVOLINE INSTANT OIL CHANGE

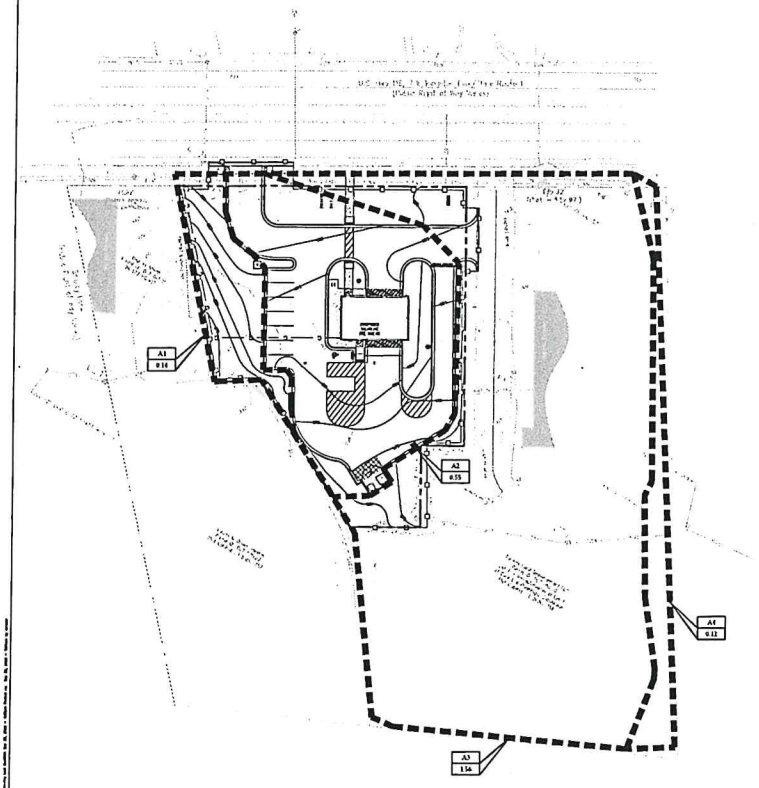
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
25240007.0

SHEET NAME
PRE-DEVELOPMENT PLAN

SHEET #
C-4.0

NOT ISSUED FOR CONSTRUCTION



EXISTING LEGEND:

- Bollard
- Catch Basin Square
- Column
- COM Communication Line Marker
- Communications Box
- Curb Inlet
- Drainage Manhole
- Yard Drain Inlet
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Invert
- Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Pole
- Water Meter
- Water Spigot
- Water Valve
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- COM — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- DRAINAGE SLOPE AND DIRECTION
- DRAINAGE BASIN BOUNDARY
- X-X — DRAINAGE BASIN ID
- X.XX — DRAINAGE BASIN AREA (ACRE)

PROPOSED DRAINAGE BASIN SUMMARY (CURVE NUMBER METHOD)

BASIN ID	OVERALL AREA (ac)	Tc (min)	CN	1-YR Q (CFS)	2-YR Q (CFS)	5-YR Q (CFS)	10-YR Q (CFS)	25-YR Q (CFS)	100-YR Q (CFS)	NOTES
A1	0.140	5.00	73	0.14	0.21	0.29	0.40	0.52	0.73	DRAIN OFFSITE TO THE WEST.
A2	0.550	6.00	98	1.30	1.91	2.48	2.79	3.30	4.14	DRAINS TO DETENTION BASIN.
A3	1.360	6.00	91	4.11	5.16	6.56	7.66	8.98	11.57	DRAINS TO DETENTION BASIN.
A4	0.120	5.00	73	0.12	0.18	0.27	0.31	0.43	0.63	DRAINS OFFSITE TO THE EAST.
TOTAL	2.370			5.52*	7.48	9.34	11.18	13.43	17.87	

GRAPHIC SCALE

(IN FEET)
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DATE	RE-#
09/17/2025	DRAINAGE REVIEW SET
10/07/2025	PERMIT SET

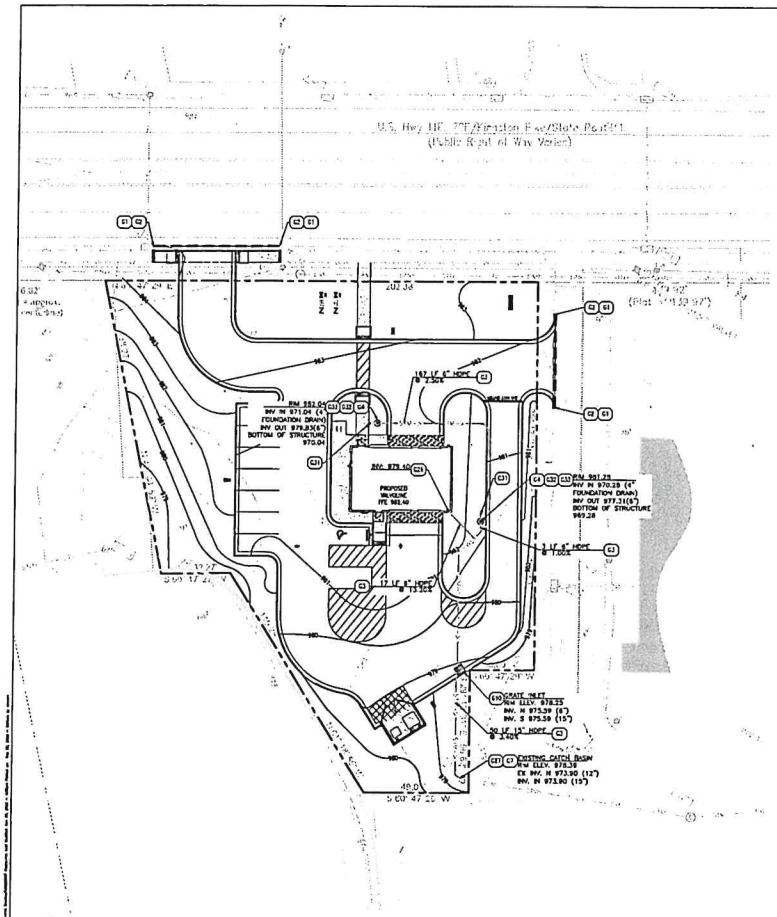
PROFESSIONAL SEAL
9/30/2025

PROJECT MANAGER
ZACK MCNEILL
PROJECT MANAGER
MF
QUALITY CONTROL
MF
DRAWN BY
MF

PROJECT NAME
Valvoline Instant Oil Change
VALVOLINE INSTANT OIL CHANGE
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
20250401.0
SHEET NAME
POST-DEVELOPMENT PLAN
SHEET #
C-4.1

NOT ISSUED FOR CONSTRUCTION



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EXISTING LEGEND:

- Bollard
- Catch Basin Square
- Column
- COM Communication Line Marker
- Communications Box
- Curb Inlet
- Drainage Manhole
- Yard Drain Inlet
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Insert
- Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Pole
- Water Meter
- Water Spigot
- Water Valve
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- COM — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- PROPOSED FOUNDATION DRAIN
- PROPOSED MANHOLE
- PROPOSED GRATE INLET

GRADING KEY NOTES

- G1 MATCH EXISTING PAVEMENT ELEVATION.
- G2 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- G3 STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
- G4 STORM SEWER MANHOLE. REFER TO DETAIL ON C-7.1.
- G7 EXISTING CATCH BASIN.
- G10 GRATE INLET. SEE NOTE FOR GRATE TYPE. REFER TO DETAIL ON C-7.1.
- G26 CONNECT DOWN SPOUTS UNDERGROUND TO STORM PIPE (SEE NOTE FOR MANNER AND SIZE)
- G27 CONNECT TO EXISTING STORM DRAIN STRUCTURE. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
- G31 REFER TO PLUMBING PLAN FOR FOUNDATION DRAIN DESIGN
- G32 REFER TO PLUMBING AND ELECTRICAL PLANS FOR SUMP PUMP, POWER AND GFCI VOLTAGE DESIGN
- G33 FOUNDATION SUMP PUMP MANHOLE STRUCTURE PER DETAIL ON C-7.1.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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Set	Issue
09/17/2025	Permit Set
10/31/2025	Permit Set

PROFESSIONAL SEAL

9/30/2026

PROFESSIONAL IN CHARGE
ZACK MCNEELY
PROJECT MANAGER
MP
QUALITY CONTROL
MP
DRAWN BY
AM
PROJECT NAME

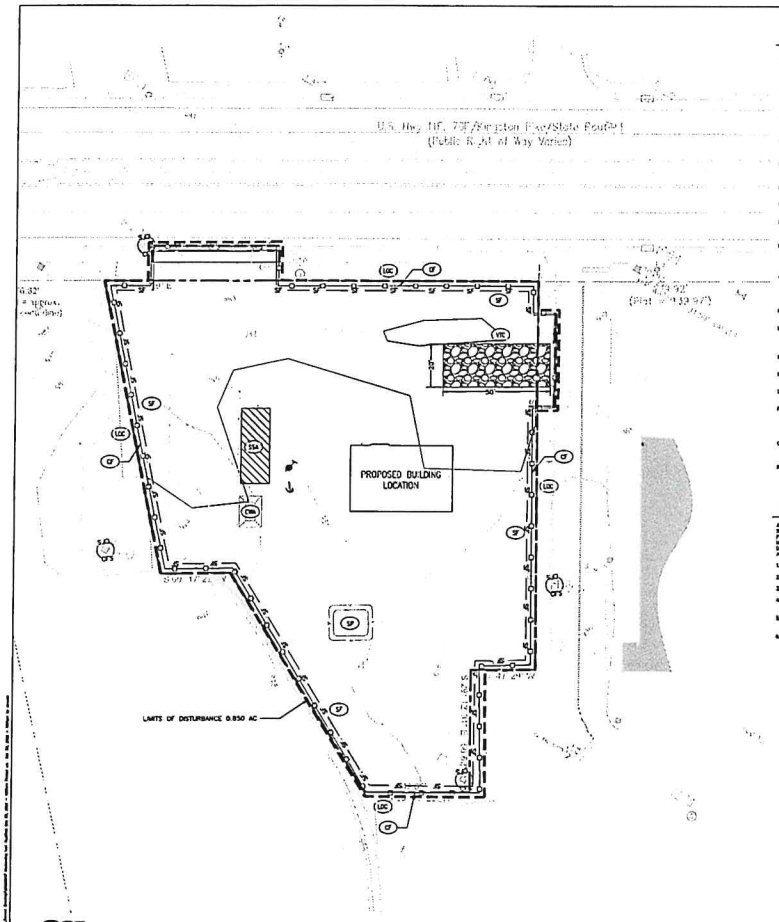
Valvoline
Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
25VALV042.0
SHEET NAME
DRAINAGE PLAN
SHEET #
C-4.2

NOT ISSUED FOR CONSTRUCTION



GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TENNESSEE NOI/NOC PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT UNLOADING AND EQUIPMENT CLEANING AREA. SUCH EQUIPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, CONCRETE TRUCKS, STUCCO EQUIPMENT, ETC. SANITARY FACILITIES, INCLUDING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES, SHALL BE LOCATED IN THE TEMPORARY PARKING AND STORAGE AREA. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER OR DRY ANGLES OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO FLUSHES, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE IMPLEMENTED AS SOON AS PRACTICABLE.

H. NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.

I. A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS OF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.

J. A SUBSTITUTION OF VEGETATIVE MEASURES SUCH THE GRANT CONSTRUCTION SYSTHOUSES IS NOT SUFFICIENT TO RETAIN THE MAJORITY OF DIRT ON SAID, THEN THE TYRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEM. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURE HAS BEEN EMPLOYED.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE STATE OF TENNESSEE PERMIT. INSPECTIONS SHALL BE MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. SILT PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. SILT FENCES SHALL BE INSPECTED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED.
3. SILT FENCES SHALL BE FERTILIZED, MULCHED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
5. THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL AREAS SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE), THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DOWNS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EXISTING LEGEND:

- Bollard
- Catch Basin Square
- Column
- 4CCM Communication Line Marker
- Communications Box
- Curb Inlet
- Drainage Manhole
- Yard Drain Inlet
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Insert
- Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Pole
- Water Meter
- Water Spigot
- Water Valve

- C — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- CUM — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

PROPOSED

- PROPERTY LINE
- CONTOUR ELEVATION
- TEMPORARY CONSTRUCTION FENCE (SEE SWPPP DETAIL SHEETS)
- LIMIT OF DISTURBED AREA

PROJECT INFORMATION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 2,583 S.F. BUILDING AND ASSOCIATED PARKING AREA.

ACREAGE OF SITE IS 2.00 ACRES.

DISTURBED ACREAGE OF SITE (INCLUDING OFF-SITE WORK) IS 0.85 ACRES.

ANTICIPATED CONSTRUCTION START DATE IS FEBRUARY 2017 AND COMPLETION DATE IS JULY 2017.

VALVOLINE'S CONSTRUCTION TO TAKE APPROXIMATELY 10 MONTHS TO HELP REMOVE FROM EXISTING SITE AND ALL NECESSARILY SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

KEY NOTES

- VSE VEHICLE TRACKING CONTROL
- SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
- CF CONSTRUCTION FENCE
- CFF COMPOST FILTER SOCK
- CWA CONCRETE WASHOUT AREA
- SSA STABILIZED STAGING AREA
- SP SOIL STOCKPILE
- LOC LIMITS OF CONSTRUCTION

SEQUENCE OF CONSTRUCTION

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE SEDIMENT TRAPPING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL ALL PERIMETER SEDIMENT MEASURES.
5. INSTALL ALL EQUIPMENT (EXCEPT A SEDIMENT BARRELS AS NEEDED.

PHASE II
6. BEGIN DEVELOPING SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED DISTURBED AREAS.
10. INSTALL ALL UNDERGROUND STORM SEWERS.
11. INSTALL MULTI-FLOW PROTECTION DEVICES.
12. PREPARE SITE FOR PAVING.

24 HR EMERGENCY CONTACT:
MICHAEL LEGRETON – 985.320.3078

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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DATE	ISSUE
09/17/2016	Issue Review Set
12/21/2016	Permit Set

9/30/2026

PROFESSIONAL-IN-CHARGE
JACK MORRIS
PROJECT MANAGER
GF
QUALITY CONTROL
GF
DRAWN BY
GF
PROJECT NAME

VALVOLINE INSTANT OIL CHANGE

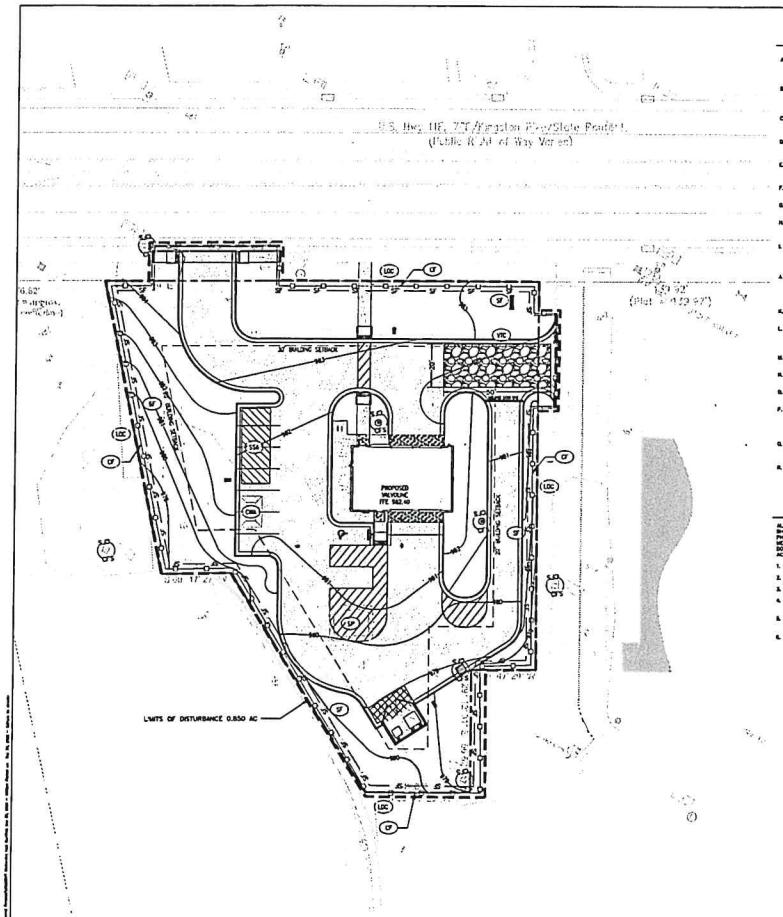
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
20160047.0

SHEET NAME
EROSION CONTROL PHASE I

SHEET #
C-5.0

NOT ISSUED FOR CONSTRUCTION



GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TENNESSEE NOI#24 PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE ONWERS CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATING BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

H. NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A DURABLE COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (MAJOR OR FINAL) OF GRADING.

I. A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.

J. A SILT SECTION OF VEHICLES TRAVELING OVER AREAS THE GRAVEL CONSTRUCTION ENTRANCE IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLE ENTER A PUBLIC ROAD IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE, AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAIN SYSTEM. IF PIPES, CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SAME FROM ANY SEDIMENT IF NECESSARY.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCE SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION, THIS STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT BAGS, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS AND THE GENERAL PERMIT #NOI#24, SERVICED IF NEEDED, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERCUTTING OR DETERIORATION.
2. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, MULCHED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
4. THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EXISTING LEGEND:

- Bollard
- Catch Basin Square
- Column
- COM Communication Line Marker
- Communications Box
- Curb Inlet
- Drainage Manhole
- Yard Drain Inlet
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Inlet
- Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Pole
- Water Meter
- Water Spigot
- Water Valve
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- COM — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

PROPOSED

- PROPERTY LINE
- CONTOURS ELEVATIONS
- SF — TEMPORARY CONSTRUCTION FENCE (SEE SWPPP DETAIL SHEETS)
- LIMIT OF DISTURBED AREA

PROJECT INFORMATION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 1,982 S.F. BUILDING AND ASSOCIATED PARKING AREA.

ACREAGE OF SITE ± 2.00 ACRES.

DISTURBED ACREAGE OF SITE (INCLUDING OFF-SITE WORK) ± 2.65 ACRES.

ANTICIPATED CONSTRUCTION START DATE IS FEBRUARY 2027 AND COMPLETION DATE IS JULY 2027.

VALVOLINE'S CONTRACTOR TO TAKE APPROPRIATE MEASURES TO HELP REMOVE FROM LEAVING SITE AND ALL ACCUMULATED SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

KEY NOTES

- VTC VEHICLE TRACKING CONTROL
- SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
- CF CONSTRUCTION FENCE
- CFF COMPOST FILTER SOCK
- CWA CONCRETE WASHOUT AREA
- SSA STABILIZED STAGING AREA
- SP SOIL STOCKPILE
- LOC LIMITS OF CONSTRUCTION

SEQUENCE OF CONSTRUCTION

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT ALL SILT FENCES ON THE SITE.
4. INSTALL ALL PERIMETER SEDIMENT MEASURES.
5. INSTALL ALL REMAINING EROSION & SEDIMENT CONTROLS AS NEEDED.

PHASE II
6. BEGIN DEMOLISHING SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
9. INSTALL UNDERGROUND UTILITIES.
10. INSTALL UTILITIES, LANDSCAPING, STORM SEWERS.
11. INSTALL TELEPHONE/FIBER SERVICES.
12. PREPARE SITE FOR PAVING.

24 HR EMERGENCY CONTACT:
MICHAEL LEBRETON – 985.320.3078

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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DATE	ISSUE
09/17/2026	COMM'D REVIEW SET
10/21/2026	PERMIT SET

TENNESSEE REGISTERED PROFESSIONAL ENGINEER
ZACK NICHOLS
9/30/2026

PROFESSIONAL IN CHARGE: ZACK NICHOLS
PROJECT MANAGER: MF
QUALITY CONTROL: MF
DRAWN BY: AM
PROJECT NAME:

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

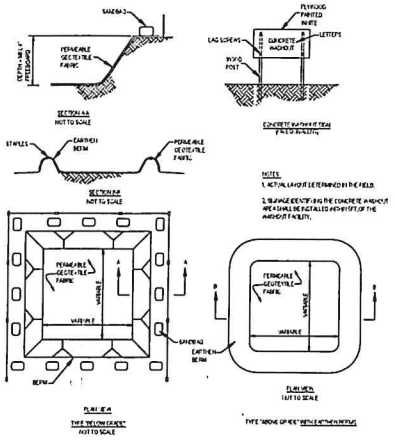
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER: 25216CAT.0

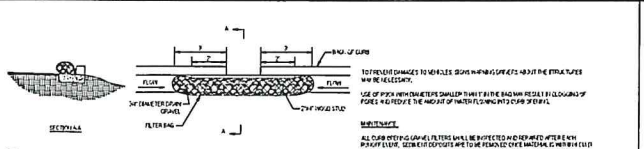
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SHEET #: C-5.1

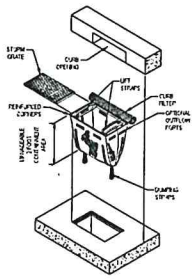
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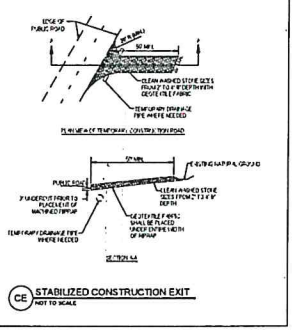
CW CONCRETE WASHOUT
NOT TO SCALE



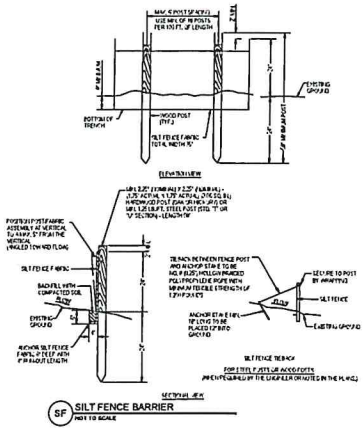
CFS CURB OPENING GRAVEL FILTER
NTS



CFS CURB INLET PROTECTION
NOT TO SCALE



CE STABILIZED CONSTRUCTION EXIT
NOT TO SCALE



SF SILT FENCE BARRIER
NOT TO SCALE

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DATE	BRIEF DESCRIPTION
09/17/2026	ISSUED REVIEW SET
10/07/2026	PERMIT SET

PROFESSIONAL SEAL



9/30/2026

PROFESSIONAL IN CHARGE
ZACH HOWELL
PROJECT MANAGER
MF
QUALITY CONTROL
MF
DRAWN BY
MF
PROJECT NAME

Valvoline
Always On Demand

VALVOLINE INSTANT OIL CHANGE

KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

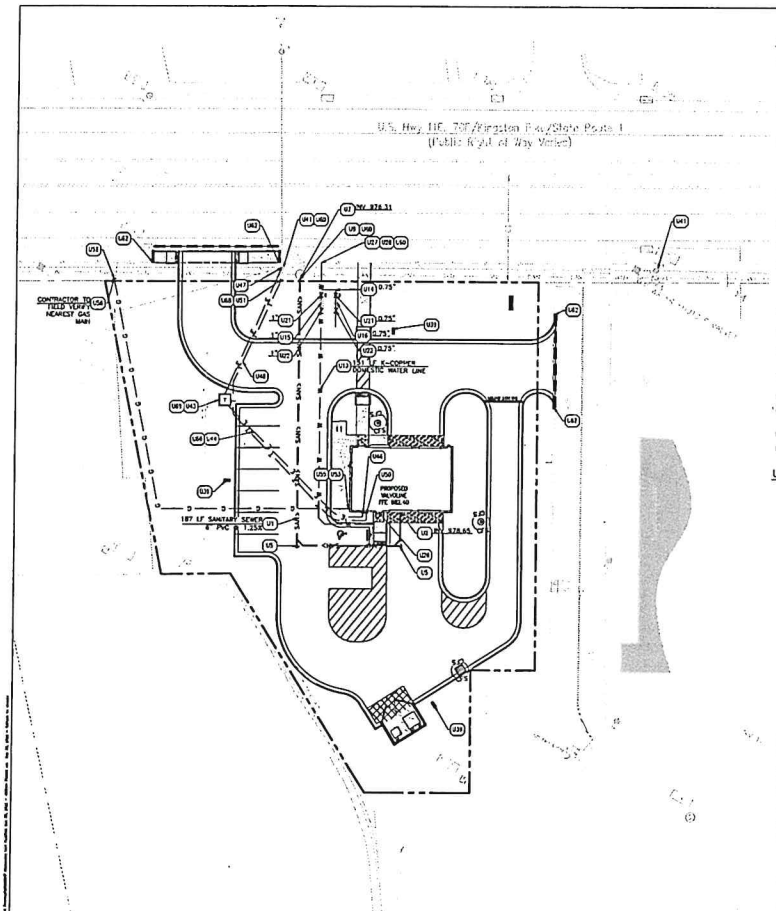
PROJECT NUMBER
20260001.0

SHEET NAME
EROSION CONTROL DETAILS

SHEET #
C-5.5

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GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND EXCLUDE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLANS). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AUTHORIZATION MUST BE OBTAINED FROM THE LENOIR CITY UTILITY BOARD TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
   - APPROVAL OF SUBMITTED PLANS
   - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
4. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
5. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
6. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
8. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
9. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
10. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
12. COORDINATE EXACT TRENCHING, BEDDING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
13. ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO BE FINISHED GROUND SURFACE.
14. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.

UTILITY KEY NOTES

U1	SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
U2	SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)
U3	SANITARY SEWER POINT OF CONNECTION
U5	SANITARY SEWER CLEAN-OUT, REFER TO DETAIL ON C-7.1.
U9	CONNECT TO EXISTING SANITARY SEWER, MANHOLE STUB-OUT OR CLEAN-OUT. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION
U13	DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)
U14	IRRIGATION WATER LINE (SEE NOTE FOR SIZE)
U15	DOMESTIC WATER METER (SEE NOTE FOR SIZE).
U16	IRRIGATION WATER METER (SEE NOTE FOR SIZE).
U21	WATER VALVE (SEE NOTE FOR SIZE).
U22	BACKFLOW PREVENTER (SEE NOTE FOR SIZE)
U28	WATER LINE POINT OF ENTRY (PER MEP PLANS)
U27	WATER LINE POINT OF CONNECTION
U28	CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
U39	LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)
U41	EXISTING POWER POLE
U43	PROPOSED ELECTRIC TRANSFORMER
U44	UNDERGROUND ELECTRIC SERVICE
U46	ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)
U47	ELECTRIC SERVICE POINT OF CONNECTION
U48	UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 3" CONDUITS)
U50	TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)
U51	TELEPHONE SERVICE POINT OF CONNECTION
U52	GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
U53	GAS METER
U55	GAS LINE POINT OF ENTRY (PER MEP PLANS)
U56	GAS LINE POINT OF CONNECTION
U60	CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
U62	LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL
U66	ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC TRENCH. CONTRACTOR SHALL INSTALL TWO (1) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS).
U68	TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
U69	TRANSFORMER CONCRETE PAD BY OWNER/DEVELOPER (PER LOCAL ELECTRIC COMPANY SPECIFICATIONS)

EXISTING LEGEND:

- Bollard
- Catch Basin Square
- Column
- Communication Line Marker
- Communications Box
- Curb Inlet
- Drainage Manhole
- Yard Drain Inlet
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Insert
- Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Pole
- Water Meter
- Water Spigot
- Water Valve

- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- CON — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED EASEMENT LINE
- G — GAS LINES
- T — TELEPHONE LINES
- SAN — SANITARY SEWER LINES
- W — WATER LINES
- E — ELECTRIC LINES
- CLEAN OUT
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WATER METER
- RPZ/BFP
- WATER VALVE
- LIGHT POLES

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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DATE	ISSUE
09/17/2025	LENOIR REVIEW SET
10/31/2025	PERMIT SET

PROFESSIONAL SEAL
SCOTT T. BOWLES
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
9/30/2026

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
MF
QA/QC CONTROL
MF
Drawn By
MH
PROJECT NAME

Valvoline
Partner Of Change

VALVOLINE INSTANT OIL CHANGE

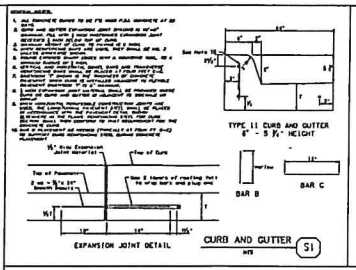
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
20252601.0

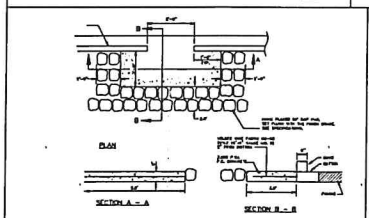
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UTILITY PLAN

SHEET #
C-6.0

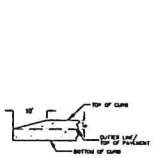
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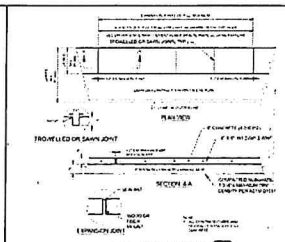
CURB AND GUTTER S1



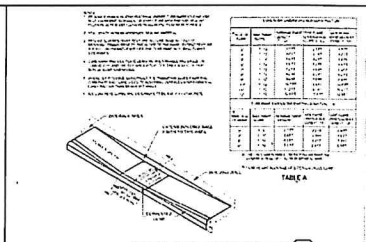
CURB CUT S4



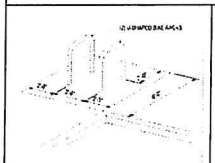
CURB TAPER S6

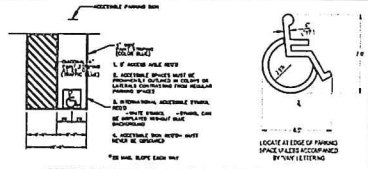


CONCRETE SIDEWALK DETAIL S13

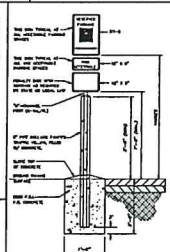


HANDICAPPED RAMP DETAIL AND RAMP SCHEDULE S15

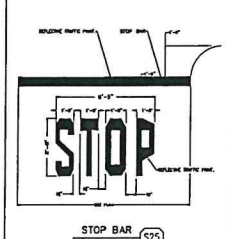

U-SHAPED BIKE RACK DETAIL S19



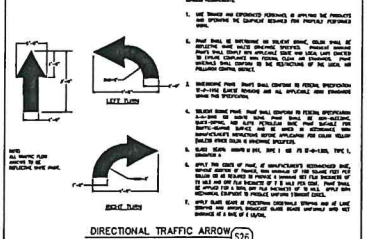
ACCESSIBLE PARKING STALL & PARKING SYMBOL S23



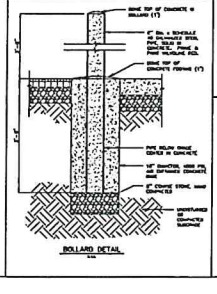
S24



STOP BAR S25



DIRECTIONAL TRAFFIC ARROW S26



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DATE	BY
09/17/2025	CHECK SET
12/01/2025	PERMIT SET

PROFESSIONAL SEAL
9/30/2026

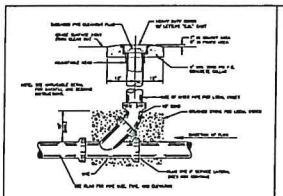
PROFESSIONAL IN CHARGE
DATA MGR'S
PROJECT MANAGER
QC
QUALITY CONTROL
QC
DRAWN BY
QC
PROJECT MGR

Valvoline
Instant Oil Change
VALVOLINE INSTANT OIL CHANGE
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

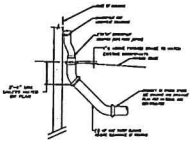
PROJECT NUMBER
SHEET NAME
DETAILS

SHEET #
C-7.0

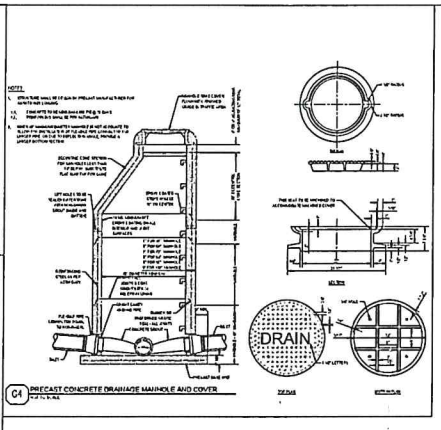
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SANITARY SEWER CLEAN–OUT (S5)

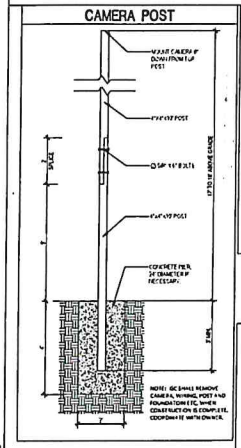


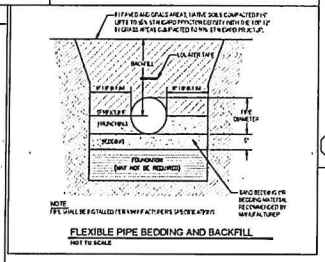
DOWNSPOUT LEADER DETAIL



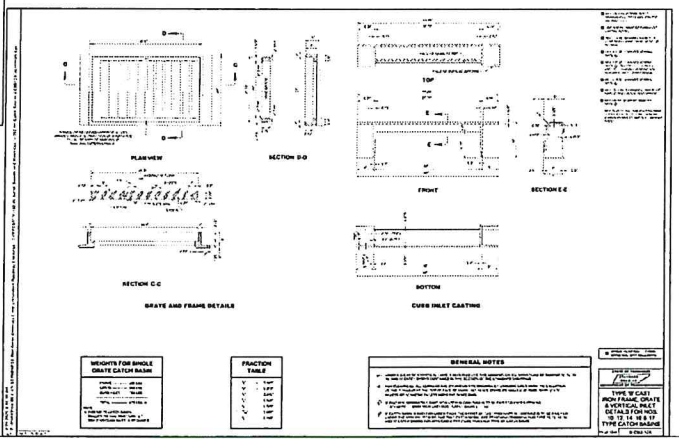
C1 PRECAST CONCRETE DRAINAGE MAINHOLE AND COVER

CAMERA POST





FLEXIBLE PIPE BEDDING AND BACKFILL



GRATE AND FRAME DETAILS

CURB INLET CASTING

WEIGHTS FOR SINGLE GRATE CATCH BASIN

FRACTION TABLE

GENERAL NOTES

TYPE 'A' CAST IRON FRAME, GRATE & VERTICAL INLET DETAILS FOR NOS. 12, 14, 16 & 17 TYPE CATCH BASINS

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DATE	DESCRIPTION
09/17/2025	SUBMITTAL SET
10/07/2025	PERMIT SET

PROFESSIONAL SEAL

9/30/2025

PROJECT MANAGER	
DRAWN BY	
CHECKED BY	

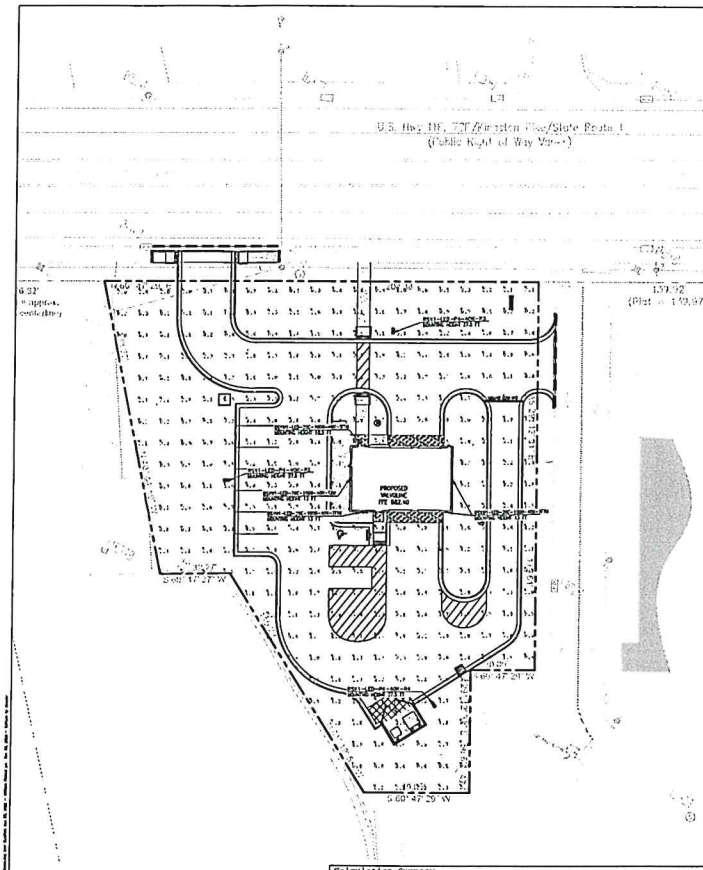
PROJECT NAME

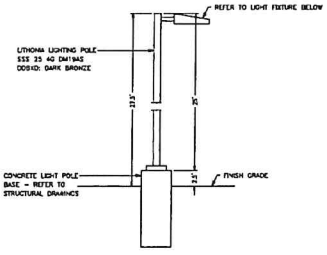
VALVOLINE INSTANT OIL CHANGE

KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER	25104.0
SHEET NAME	DETAILS
SHEET #	C-7.1

NOT ISSUED FOR CONSTRUCTION





LIGHTPOLE FIXTURE DETAIL
N.T.S.

EXISTING LEGEND:

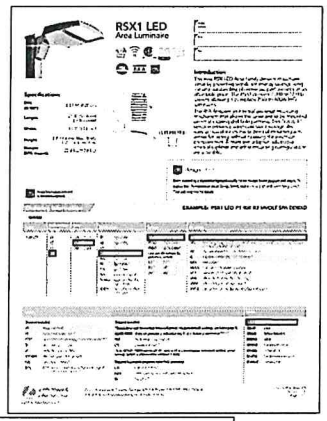
- Bollard
- Catch Basin Square
- Column
- Communications Line Marker
- Communications Box
- Curb Inlet
- Drainage Manhole
- Yard Drain Inlet
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Grease Manhole
- Guy Wire
- Insert
- Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sewer Cleanout Cover
- Sign
- Telephone Pole
- Water Meter
- Water Spigot
- Water Valve
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- COM — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

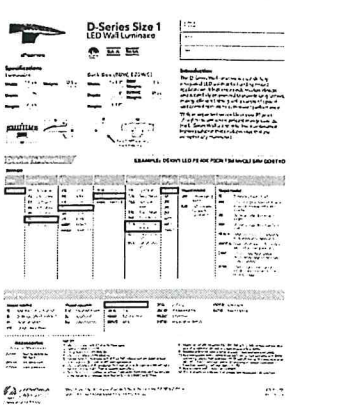
SITE LIGHTING CRITERIA

AREA	FOOT CANDLE AVERAGE
5' AROUND BUILDING & SIDEWALKS	5 FC
PARKING SPACES	1.5 FC
OTHER PARKING LOT AREAS	1 FC

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIGHT POLES





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	2.93	9.0	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	RSX1 LED P4 40K R2	Single	RSX1 LED P4 40K R2		1.000	16421	133.1431	133.143
	1	RSX1 LED P4 40K R4	Single	RSX1 LED P4 40K R4		1.000	16573	133.14	133.14
	1	RSX1 LED P4 40K R3	Single	RSX1 LED P4 40K R3		1.000	16359	133.14	133.14
	1	DSXW1 P6 40K 90CRI T2M	Single	DSXW1 P6 40K 90CRI T2M		1.000	6552	49.25	49.25
	4	DSXW1 P6 40K 90CRI TFTM	Single	DSXW1 P6 40K 90CRI TFTM		1.000	6569	49.25	193

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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

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DATE	ISSUE
09/17/2025	ZONING REVIEW SET
10/31/2025	REVISED SET

PROFESSIONAL SEAL
8/30/2025

PROFESSIONAL IN CHARGE
JACK WOOLF
PROJECT MANAGER
MF
QUALITY CONTROL
MF
DRAWN BY
MB

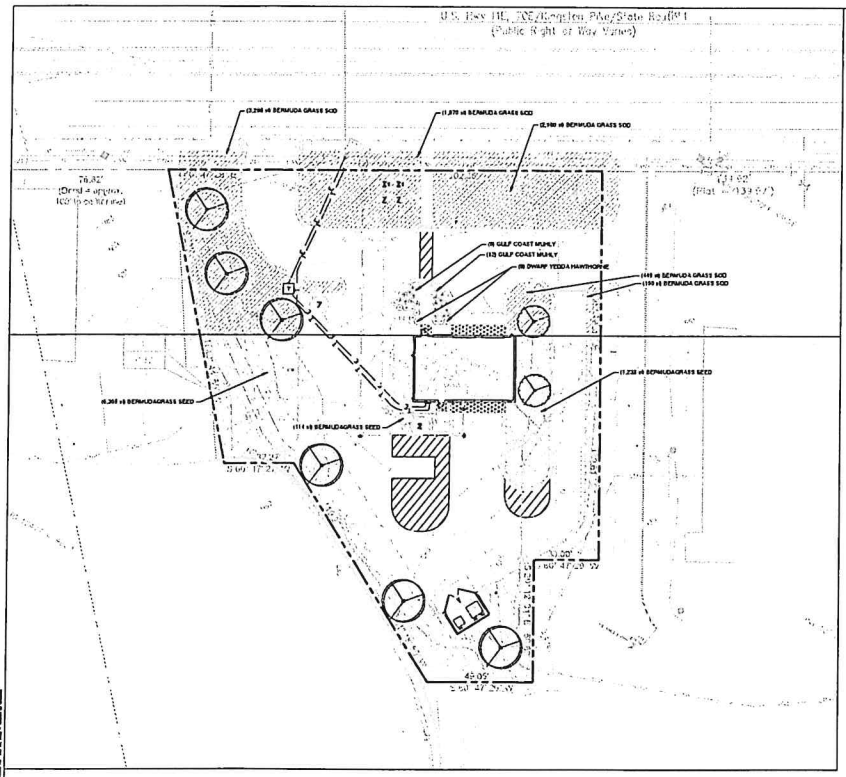
PROJECT NAME
Valvoline Instant Oil Change
VALVOLINE INSTANT OIL CHANGE
KINGSTON PIKE NEAR S. WATT RD
LENOIR CITY, TN

PROJECT NUMBER
25240047.0

SHEET NAME
PHOTOMETRIC PLAN

SHEET
C-8.0

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PLANT SCHEDULE LANDSCAPE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CALIPER	SIZE	REMARKS
TREES						
	2	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE	B & B	3" CAL	10'-12' HT	MULTI-TRUNK FULL CANOPY
	6	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2" CAL	12'-14' HT	STRAIGHT TRUNK FULL
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HT.		REMARKS
SHRUBS						
	21	TAXUS CUSPIDATA 'CAPITATA' / GULF COAST / GULF COAST MUHLY	3 GAL	18"		
	8	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE	7 GAL	24"-30"		FULL WELL POTTED IN POT
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT			REMARKS
SODDED						
	7,616 SF	CYNODON DACTYLON TIF 419 SOD / BERMUDAGRASS SEED	SOD			CERTIFIED PURE WEED FREE
	6,734 SF	CYNODON DACTYLON TIF 419 SOD / BERMUDA GRASS SOD	SOD			CERTIFIED PURE WEED FREE

WEED BARRIER REQUIRED UNDER LANDSCAPE BEDS (INCLUDING MULCH AND ROCK BED)

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT 6 PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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DATE	ISSUE
09/17/2024	Permit Revision 1
10/21/2024	PERMIT SET

PROFESSIONAL SEAL

EXPIRES 09/30/2026

PROFESSIONAL IN CHARGE
RICK MICHELS
PROJECT MANAGER
QC
QUALITY CONTROL
RM
DRAWN BY
MR

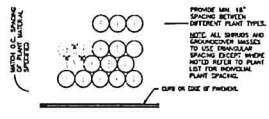
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Valvoline Instant Oil Change
VALVOLINE INSTANT OIL CHANGE
KINGSTON PIKE
LENOIR CITY, TN

PROJECT NUMBER
20240412.0

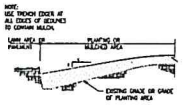
SHEET NAME
LANDSCAPE PLAN

SHEET #
L-1.0

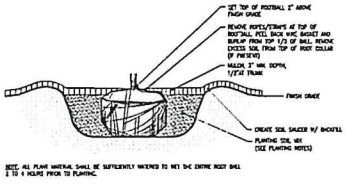
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1 TYP. PLANT SPACING
SCALE: NTS

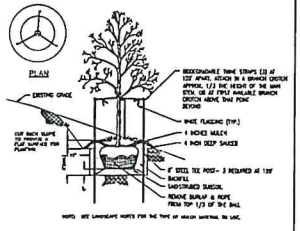


2 TRENCH EDGER
SCALE: NTS



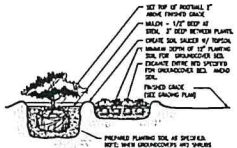
NOTE: ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL 2 TO 4 HOURS PRIOR TO PLANTING.

3 ROOTBALL DETAIL
SCALE: NTS

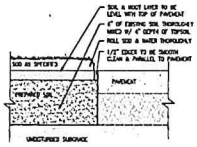


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

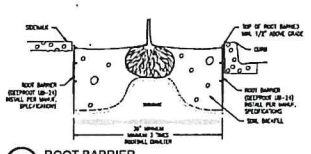
4 TREE PLANTING ON SLOPE
SCALE: NTS



5 SHRUB & GROUNDCOVER PLANTING
SCALE: NTS



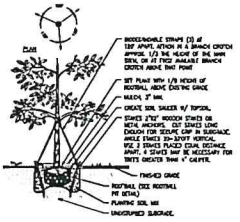
6 SOD EDGE DETAIL
SCALE: NTS



7 ROOT BARRIER
SCALE: NTS

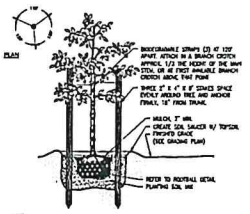
TREE PROTECTION NOTES

1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
3. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY NATIVE SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
4. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
5. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
6. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNER'S REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.



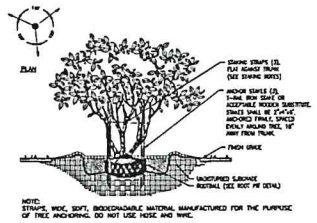
NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

8 DECIDUOUS TREE STAKING
SCALE: NTS



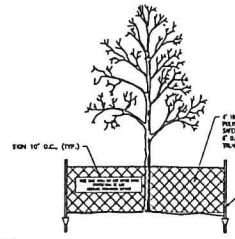
NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

9 SMALL TREE STAKING
SCALE: NTS



NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

10 MULTI-TRUNK TREE STAKING
SCALE: NTS



11 TREE PROTECTION DETAIL
NTS

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DATE	MARK
09/11/2025	Owner Review Set
10/27/2025	Permit Set

PROFESSIONAL SEAL

09/30/2025

PROFESSIONAL IN CHARGE
ZACH NICHOLS
PROJECT MANAGER
MP
QUALITY CONTROL
MP
DRAWN BY
MP
PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

KINGSTON PIKE
LENOIR CITY, TN

PROJECT NUMBER
20250011.0
SHEET NAME
LANDSCAPE DETAILS
SHEET #
L-1.1

NOT ISSUED FOR CONSTRUCTION

LANDSCAPE NOTES

1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.

2. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

4. CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.

5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.

6. STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.

7. TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

   PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

   OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.
   PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.

8. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING

   80% TOPSOIL
   20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):

   - 3 PARTS – ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
   - 1 PART – STERILIZED COW MANURE (OR EQUAL)
   - COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
   - LIME (AS RECOMMENDED IN SOIL ANALYSIS)

9. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

   PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004).

   TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

   ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.

10. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.

11. NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.

12. CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT

13. MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN PINESTRAW TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRAG AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE PINESTRAW FROM THE PLANTS.

14. BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL. TILL SUBGRADE TO A MINIMUM DEPTH OF 8 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.

   SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

   WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.

15. MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.

16. WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.

   THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

17. WEED BARRIER REQUIRED UNDER LANDSCAPE BEDS (INCLUDING MULCH AND ROCK BED).

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DATE	ISSUE
08/17/2026	OWNER REVIEW SET
10/27/2026	PERMIT SET

PROFESSIONAL SEAL

09/30/2026

PROFESSIONAL IN CHARGE
JACK WICKLE
PROJECT MANAGER
MF
QUALITY CONTROL
MF
DRAWN BY
MS
PROJECT NAME

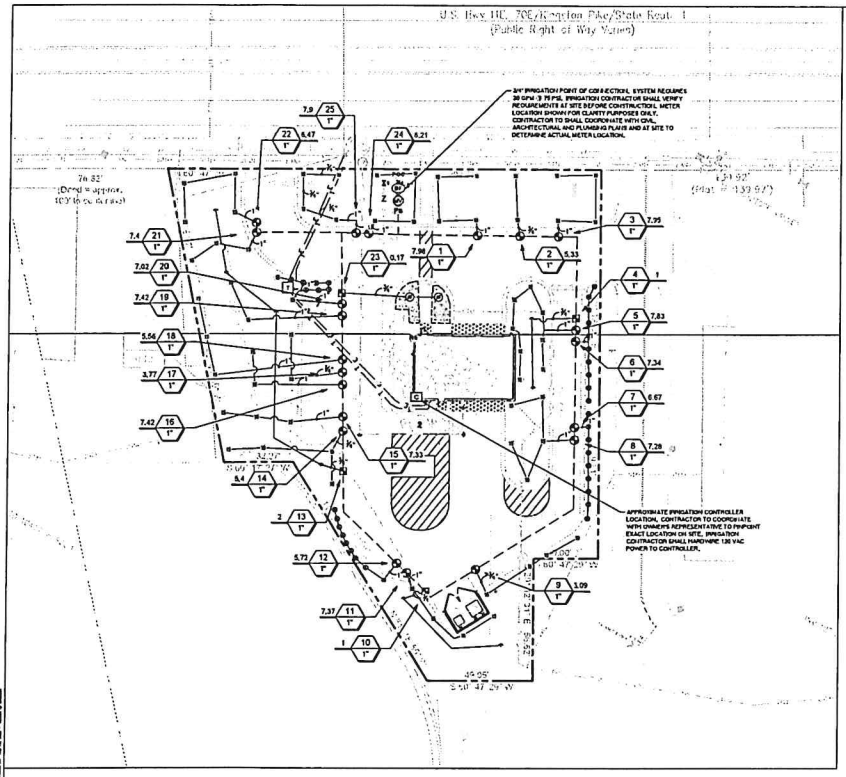
Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

KINGSTON PIKE
LENOIR CITY, TN

PROJECT NUMBER
2025-0013.0
SHEET NAME
LANDSCAPE NOTES
SHEET #
L-1.2

NOT ISSUED FOR CONSTRUCTION



IRRIGATION SCHEDULE LANDSCAPE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAINBIRD 1806 ADJ TURF SPRAY 4.6" POP-UP SPRINKLER WITH CHECK VALVE, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET.	
	RAINBIRD 1806 HE-VAN Series TURF SPRAY 4.6" POP-UP SPRINKLER WITH CHECK VALVE, SIDE AND BOTTOM INLET, 1/2" NPT FEMALE THREADED INLET.	
	RAINBIRD 1806-MDFLOOD WITH FLOOD BUBBLER 4.6" POP-UP	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAINBIRD XCZ-100-PRB 1" ELECTRIC CONTROL VALVE FOR CLEAN WATER APPLICATIONS, FEATURES DESIGNATED FOR RECLAIMED WATER APPLICATIONS. 1" FEMALE NPT INLET AND 1" FEMALE NPT OUTLET. 1" FEBPR VALVE WITH 1" PRESSURE REGULATING DIAPHRAGM FILTER, ADJUSTS TO 25PSI.	4
	PIPE TRANSITION FITTING PIPE TRANSITION FITTING FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	2
	AREA TO RECEIVE DRIP EMITTERS RAINBIRD XFCV XERIGATION PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 1 GPH/HOUR, 1 GPH/HOUR, 2 GPH/HOUR, COMES WITH A 0.62" PIERCING BARB INLET X BARB OUTLET.	2183 SF
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	RAINBIRD PEB 1" NPT, PLASTIC INDUSTRIAL VALVE, LOW FLOW OPERATING PRESSURE, GLOBE CONFIGURATION.	
	RAINBIRD PESB-PRB-D 1" NPT, PLASTIC INDUSTRIAL VALVE, LOW FLOW OPERATING PRESSURE, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE.	
	WATTS LFU115Q REDUCED PRESSURE BACKFLOW PREVENTER	
	RAINBIRD ESP-LXME2 12 STATION MODULE WALL MOUNTED COMMERCIAL CONTROLLER, INDOOR/OUTDOOR PLASTIC WALL MOUNT ENCLOSURE.	
WS	RAINBIRD WR2-RFC WIRELESS RAIN FREEZE SENSOR.	
PS	RAINBIRD PS-1150B PRESSURE SENSOR FOR USE WITH RAINBIRD SMART IRRIGATION CONTROLLERS. SUPPORTED MODELS: ESP-LX IRRIGATION CONTROLLERS, SYSTEMS MUST MODEL SUGGESTED OPERATING RANGE OF 25 PSIG TO 150 PSIG. REQUIRES SMART HUB NEEDED FOR USE WITH ESP-ME3	
POC	POINT OF CONNECTION 3/4" PIPE TO STUB PLANS	
	IRRIGATION LATERAL LINE: POLYFLEX PIPE SCH 40 CTS	
	IRRIGATION MAINLINE: POLYFLEX PIPE SCH 40 CTS	
	PIPE SLEEVE: PVC SCHEDULE 40	

THE SYSTEM INDICATED ON THE DRAWING IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS FOR THE PURPOSE OF CLARITY. ALL EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING, OR ARCHITECTURAL FEATURES.

NOTE: LATERAL LINE - POLYFLEX PIPE SCH 40 CTS
MAINLINE - POLYFLEX PIPE SCH 40 CTS

EXISTING LEGEND:

Power / Telephone Pole	Catch Basin (Round)
Gas Marker	End Storm Drain
Gas Meter	Structure Number
Cleanout	Fire Hydrant
Sanitary Manhole	Water Valve
Storm Manhole	Sign
Catch Basin	
G — Gas Line	
W — Water Line	
OHL — Overhead Utility Line	
STM — Storm Sewer	
SAN — Sanitary Sewer	
— Centerline Road	
ROW — Right-of-Way	

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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

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NO.	ISSUE
09/11/25.1	ZONING REVISION 1
10/21/25.2	PERMIT SET

PROFESSIONAL SEAL

09/23/2025

PROFESSIONAL IN CHARGE
JACOB MCNEELY
PROJECT MANAGER
MF
QUALITY CONTROL
JM
DRAWN BY
MA
PROJECT NAME

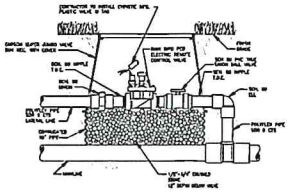
Valvoline
Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

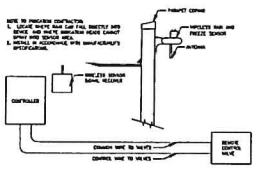
KINGSTON PIKE
LENOIR CITY, TN

PROJECT NUMBER
20251247.2
SHEET NAME
IRRIGATION PLAN
SHEET #
IR-1.0

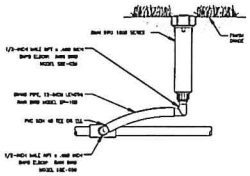
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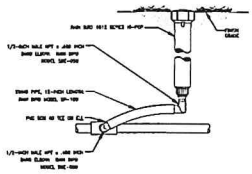
1 CONTROL VALVE
SCALE: NTS



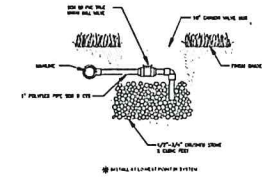
2 RAIN SENSOR
SCALE: NTS



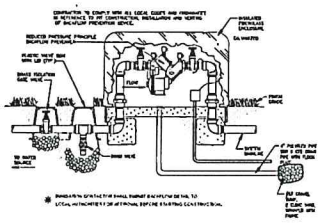
3 LAWN SPRAY
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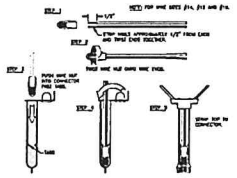
4 SHRUB SPRAY
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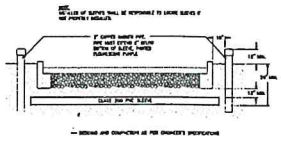
5 MANUAL DRAIN VALVE
SCALE: NTS



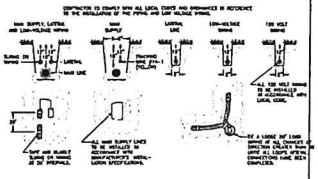
6 RPA BACKFLOW DEVICE
SCALE: NTS



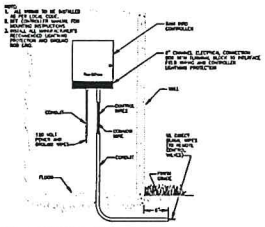
7 WIRE CONNECTION 3M-DPR/Y6
SCALE: NTS



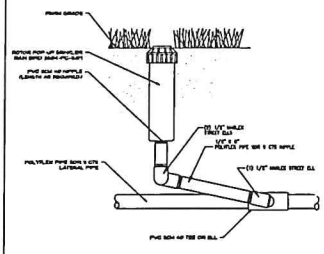
8 SLEEVING
SCALE: NTS



9 TRENCHING
SCALE: NTS



10 CONTROLLER
SCALE: NTS



11 TURF ROTOR W/ POP-UP SWING JOINT
SCALE: NTS

NOTE: LATERAL LINE - POLYFLEX PIPE SDR 9 CTS
MAIN LINE - POLYFLEX PIPE SDR 9 CTS

NOTE: ALL IRRIGATION EQUIPMENT IS TO BE RAINBIRD, NO SUBSTITUTIONS

AS REQUIRED PER AHJ

IF IS VALVOLINE'S PREFERENCE TO NOT ENGAGE SHOP SIZES, HOWEVER, IF REQUIRED FOR APPROVAL DESIGNER TO FOLLOW IMC DESIGN STANDARDS ON SHEETS IR-1.0, IR-1.1 & IR-1.2.

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DATE	REV #
09/11/2025	DRAFT SUBMITTAL
10/07/2025	PERMIT SET

PROFESSIONAL SEAL

09/30/2025

PROFESSIONAL IN CHARGE
JACK MCNELLY
PROJECT MANAGER
DP
QUALITY CONTROL
MP
DRAWN BY
MB
PROJECT NAME

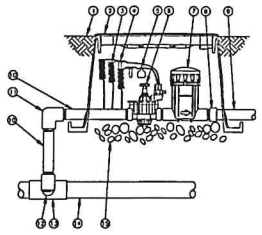
Valvoline
Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

KINGSTON PIKE
LENOIR CITY, TN

PROJECT NUMBER
20251007.0
SHEET NAME
IRRIGATION DETAILS
SHEET #
IR-1.1

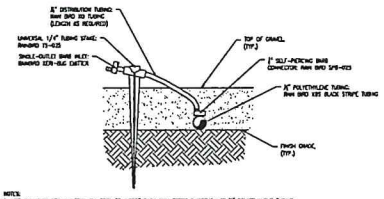
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1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. ID TAG
6. REMOTE CONTROL VALVE: RAIN BIRD 100-PEB (INCLUDED IN CZE-100-PRB-LC KIT)
7. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRS-100 (INCLUDED IN CZE-100-PRB-LC KIT)
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. POLYFLEX PIPE SDR 9 CTS (LENGTH AS REQUIRED)
11. PVC SCH 40 ELL
12. PVC SCH 80 NIPPLE (3-INCH LENGTH, MEDIUM) AND PVC SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

1 XCZ-100-PRB-LC CONTROL ZONE KIT

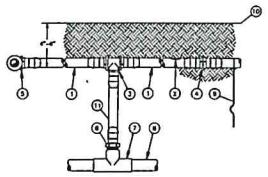
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NOTES:
1. USE RAIN BIRD XERIMARK TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/4" POLYETHYLENE TUBING.
2. SHIELD THE EMITTER BECOME EXPLOSION UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XCN-1LC BARB E BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

3 XERI-BUG DRIP EMITTER WITH BARBED CONNECTOR

SCALE: NTS



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINGS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

1. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm RAIN BIRD XFT-TEE
4. BARB COUPLING 17x17mm RAIN BIRD XFT-COUP
5. BARB ELBOW 17x17mm RAIN BIRD XFT-ELBOW
6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFT-MA-050 17mm X 3/4" MPT RAIN BIRD XFT-MA-075
7. PVC TEE S×S×T
8. POLYFLEX PIPE SDR 9 CTS LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. FINISH GRADE
11. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

5 XFS SUB-SURFACE DRIPLINE

SCALE: NTS

AS REQUIRED PER AHJ

IF IS VALVOLINE'S PREFERENCE TO HOT IRRIGATE THEIR SITES, HOWEVER, IF REQUIRED FOR APPROVAL, DESIGNER TO FOLLOW THE DESIGN STANDARDS ON SHEETS R-1.0, R-1.1 & R-1.2.

40' L. LATERAL LINE - POLYFLEX PIPE, SDR 9 CTS
MAINLINE - POLYFLEX PIPE SDR 9 CTS

NOTE: ALL IRRIGATION EQUIPMENT IS TO BE MANUFACTURER SUBSTITUTIONS

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DATE	ISSUE
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10/27/2026	PERMIT SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
[NOT SHOWN]
PROJECT MANAGER
GF
QUALITY CONTROL
GF
DRAWN BY
AM

PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

KINGSTON PIKE
LENOIR CITY, TN

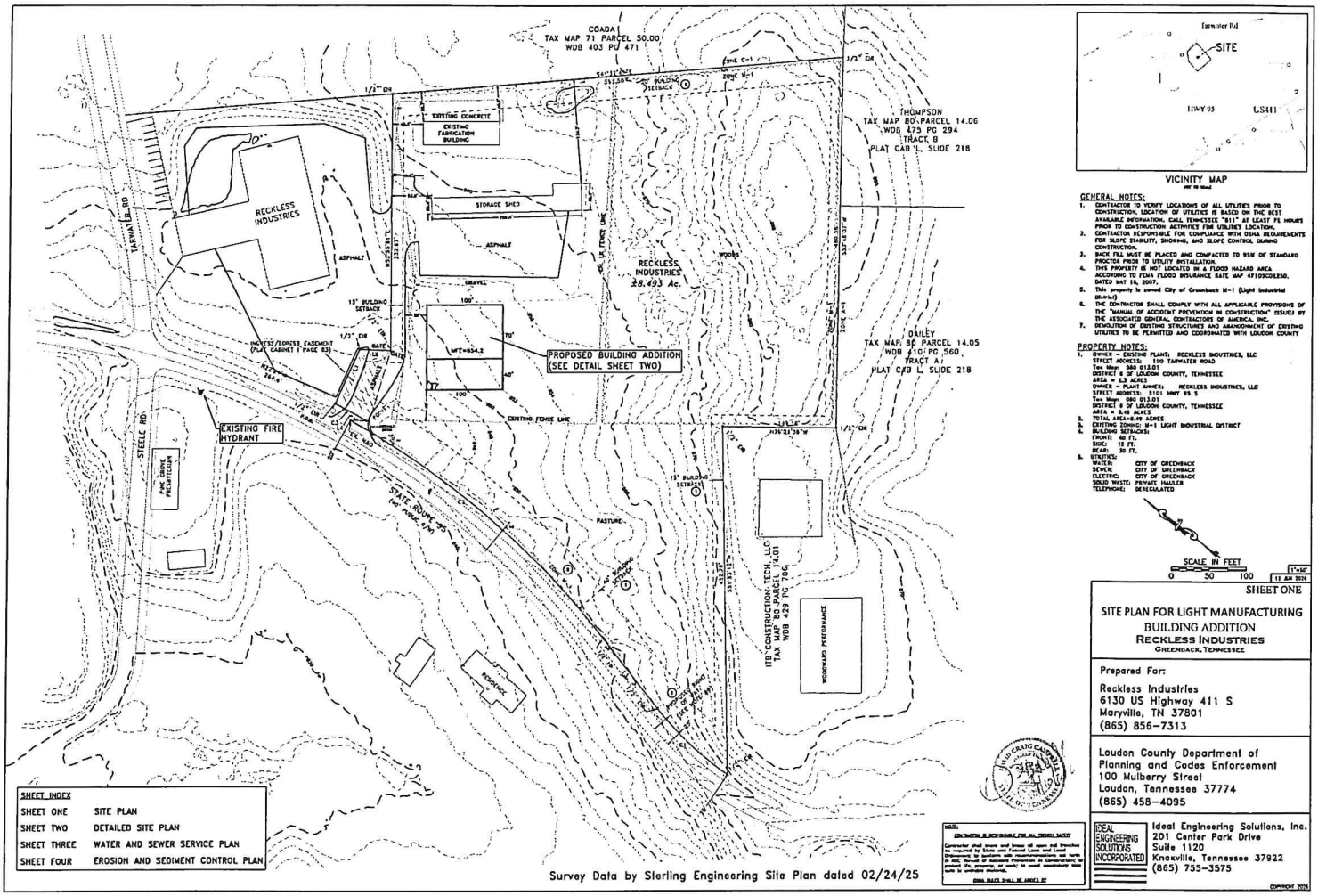
PROJECT NUMBER
20260049.0

SHEET NAME
IRRIGATION DETAILS

SHEET #
IR-1.2

NOT ISSUED FOR CONSTRUCTION

Item B



VICINITY MAP

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47105C0125D. DATED MAY 16, 2007.
5. This property is zoned City of Greeneback M-1 (Light Industrial District)
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH LOUDON COUNTY

PROPERTY NOTES:

1. OWNER – EXISTING PLANT: RECKLESS INDUSTRIES, LLC
   STREET ADDRESS: 100 TARWATER ROAD
   Tax Map: 080 013.01
   DISTRICT 8 OF LOUDON COUNTY, TENNESSEE
   AREA = 3.3 ACRES
   OWNER – PLANT ADDED: RECKLESS INDUSTRIES, LLC
   STREET ADDRESS: 3101 HWY 95 S
   Tax Map: 080 013.01
   DISTRICT 8 OF LOUDON COUNTY, TENNESSEE
   AREA = 8.46 ACRES
2. TOTAL AREA=8.49 ACRES
3. EXISTING ZONING: M-1 LIGHT INDUSTRIAL DISTRICT
4. BUILDING SETBACKS:
   FRONT: 40 FT.
   SIDE: 15 FT.
   REAR: 30 FT.
5. UTILITIES:
   WATER: CITY OF GREENBACK
   SEWER: CITY OF GREENBACK
   ELECTRIC: CITY OF GREENBACK
   SOLID WASTE: PRIVATE HAULER
   TELEPHONE: DEREGULATED

SCALE IN FEET
0 50 100
1"=50'

SHEET ONE

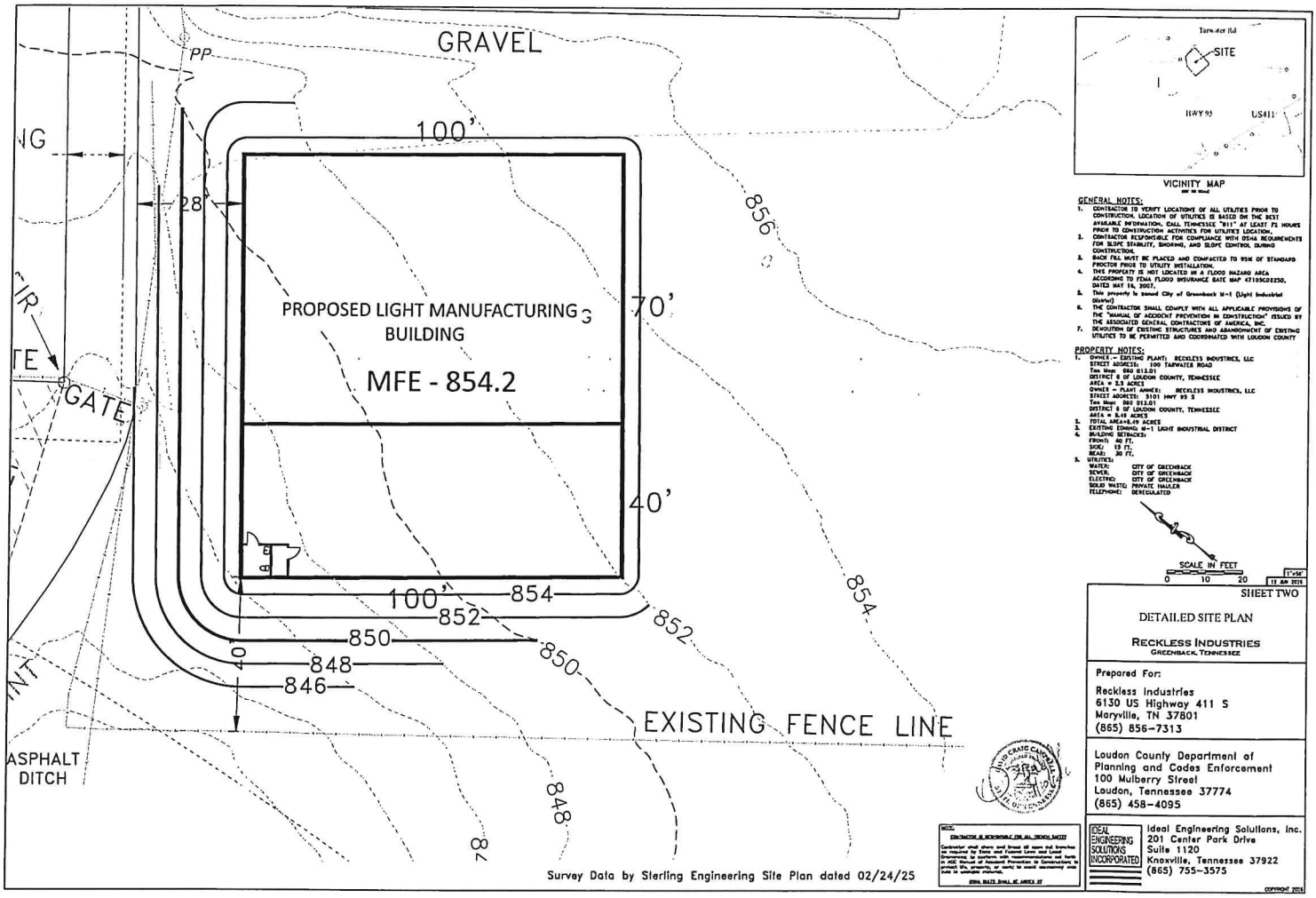
SITE PLAN FOR LIGHT MANUFACTURING
BUILDING ADDITION
RECKLESS INDUSTRIES
GREENBACK, TENNESSEE

Prepared For:
Reckless Industries
6130 US Highway 411 S
Maryville, TN 37801
(865) 856-7313

Loudon County Department of
Planning and Codes Enforcement
100 Mulberry Street
Loudon, Tennessee 37774
(865) 458-4095

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
201 Center Park Drive
Suite 1120
Knoxville, Tennessee 37922
(865) 755-3575

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VICINITY MAP

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47105C0225D, DATED MAY 16, 2007.
5. This property is zoned City of Greenback M-1 (Light Industrial District)
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH LOUDON COUNTY

PROPERTY NOTES:

1. OWNER – EXISTING PLANT: RECKLESS INDUSTRIES, LLC
   STREET ADDRESS: 100 TARWATER ROAD
   Tax Map: 060 013.01
   DISTRICT 8 OF LOUDON COUNTY, TENNESSEE
   AREA = 2.5 ACRES
   OWNER – PLANT ADDED: RECKLESS INDUSTRIES, LLC
   STREET ADDRESS: 3101 HWY 95 S
   Tax Map: 060 013.01
   DISTRICT 8 OF LOUDON COUNTY, TENNESSEE
   AREA = 5.68 ACRES
2. TOTAL AREA=8.49 ACRES
3. EXISTING ZONING: M-1 LIGHT INDUSTRIAL DISTRICT
4. BUILDING SETBACKS:
   FRONT: 40 FT.
   SIDE: 15 FT.
   REAR: 30 FT.
5. UTILITIES:
   WATER: CITY OF GREENBACK
   SEWER: CITY OF GREENBACK
   ELECTRIC: CITY OF GREENBACK
   SOLID WASTE: PRIVATE HAULER
   TELEPHONE: DEREGULATED

SCALE IN FEET
0 10 20
1"=20'
11 JUN 2025

SHEET TWO

DETAILED SITE PLAN

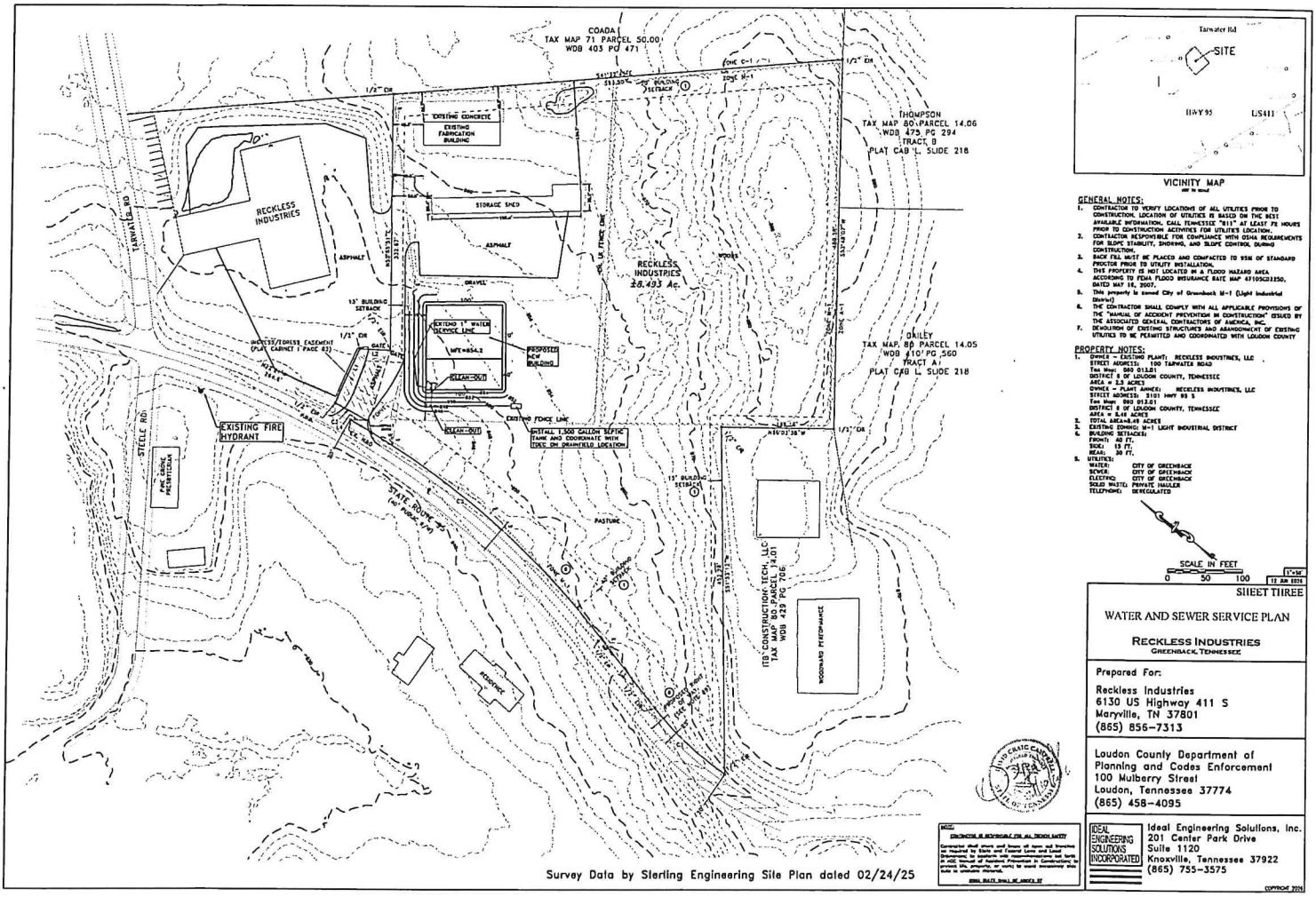
RECKLESS INDUSTRIES
GREENBACK, TENNESSEE

Prepared For:
Reckless Industries
6130 US Highway 411 S
Maryville, TN 37801
(865) 856-7313

Loudon County Department of Planning and Codes Enforcement
100 Mulberry Street
Loudon, Tennessee 37774
(865) 458-4095

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
201 Center Park Drive
Suite 1120
Knoxville, Tennessee 37922
(865) 755-3575

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Survey Data by Sterling Engineering Site Plan dated 02/24/25

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE 811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITY LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47105C0225D, DATED MAY 16, 2007.
5. This property is zoned City of Greenback M-1 (Light Industrial District)
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH LOUDON COUNTY

PROPERTY NOTES:

1. OWNER – EXISTING PLANT: RECKLESS INDUSTRIES, LLC
   STREET ADDRESS: 100 TARWATER ROAD
   Tax Map: 080 013.02
   DISTRICT 8 OF LOUDON COUNTY, TENNESSEE
   AREA = 2.5 ACRES
   OWNER – PLANT ANNEX: RECKLESS INDUSTRIES, LLC
   STREET ADDRESS: 3101 HWY 95 S
   Tax Map: 080 013.01
   DISTRICT 8 OF LOUDON COUNTY, TENNESSEE
   AREA = 8.48 ACRES
2. TOTAL AREA=8.48 ACRES
3. EXISTING ZONING: M-1 LIGHT INDUSTRIAL DISTRICT
4. BUILDING SETBACKS:
   FRONT: 40 FT.
   SIDE: 15 FT.
   REAR: 30 FT.
5. UTILITIES:
   WATER: CITY OF GREENBACK
   SEWER: CITY OF GREENBACK
   ELECTRIC: CITY OF GREENBACK
   SOLID WASTE: PRIVATE HAULER
   TELEPHONE: BENCELLATED

SHEET THREE

WATER AND SEWER SERVICE PLAN

RECKLESS INDUSTRIES

GREENBACK, TENNESSEE

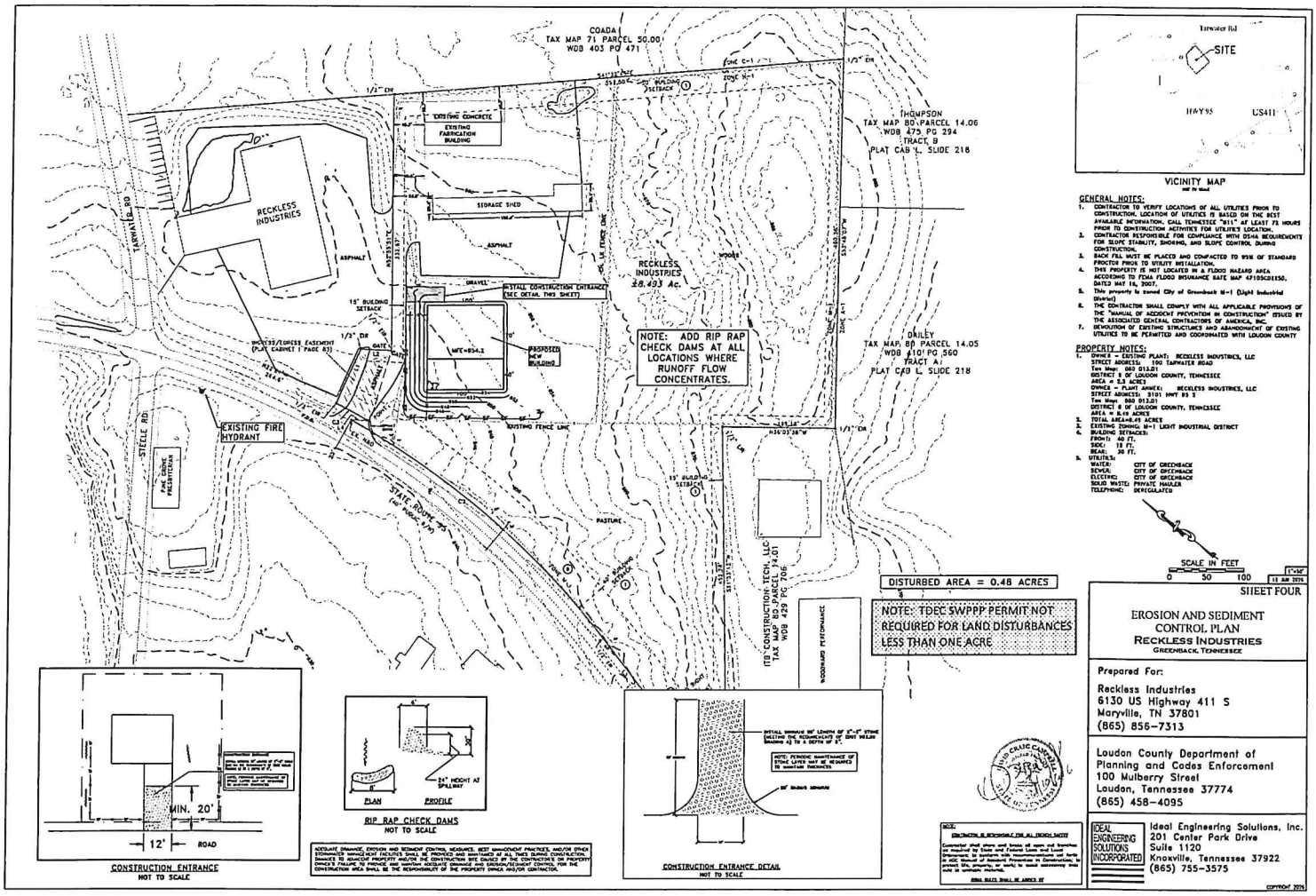
Prepared For:

Reckless Industries
6130 US Highway 411 S
Maryville, TN 37801
(865) 856-7313

Loudon County Department of
Planning and Codes Enforcement
100 Mulberry Street
Loudon, Tennessee 37774
(865) 458-4095

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
201 Center Park Drive
Suite 1120
Knoxville, Tennessee 37922
(865) 755-3575

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VICINITY MAP

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47105C0115D, DATED MAY 16, 2007.
5. This property is zoned City of Greenback M-1 (Light Industrial District)
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH LOUDON COUNTY

PROPERTY NOTES:

1. OWNER – EXISTING PLANT: RECKLESS INDUSTRIES, LLC
   STREET ADDRESS: 100 TANYARD ROAD
   Tax Map: 080 013.01
   DISTRICT 8 OF LOUDON COUNTY, TENNESSEE
   AREA = 8.3 ACRES
   OWNER – PLANT ADDED: RECKLESS INDUSTRIES, LLC
   STREET ADDRESS: 3101 HWY 95 S
   Tax Map: 080 013.01
   DISTRICT 8 OF LOUDON COUNTY, TENNESSEE
   AREA = 8.49 ACRES
2. TOTAL AREA=16.49 ACRES
3. EXISTING ZONING: M-1 LIGHT INDUSTRIAL DISTRICT
4. BUILDING SETBACKS:
   FRONT: 40 FT.
   SIDE: 15 FT.
   REAR: 30 FT.
5. UTILITIES:
   WATER: CITY OF GREENBACK
   SEWER: CITY OF GREENBACK
   ELECTRIC: CITY OF GREENBACK
   SOLID WASTE: PRIVATE HAULER
   TELEPHONE: DEREGULATED

CONSTRUCTION ENTRANCE
NOT TO SCALE

RIP RAP CHECK DAMS
NOT TO SCALE

ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER MEASURES SHALL BE PROVIDED AS REQUIRED BY LOCAL, STATE, AND FEDERAL LAWS. IMPROPER CONSTRUCTION OF ALL TEMPORARY AND PERMANENT DRAINAGE 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.

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

SHEET FOUR

EROSION AND SEDIMENT CONTROL PLAN
RECKLESS INDUSTRIES
GREENBACK, TENNESSEE

Prepared For:
Reckless Industries
6130 US Highway 411 S
Maryville, TN 37801
(865) 856-7313

Loudon County Department of Planning and Codes Enforcement
100 Mulberry Street
Loudon, Tennessee 37774
(865) 458-4095

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
201 Center Park Drive
Suite 1120
Knoxville, Tennessee 37922
(865) 755-3575

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Item C

SWPPP FOR:
JACKSON BEND STORAGE
8301 JACKSON BEND ROAD

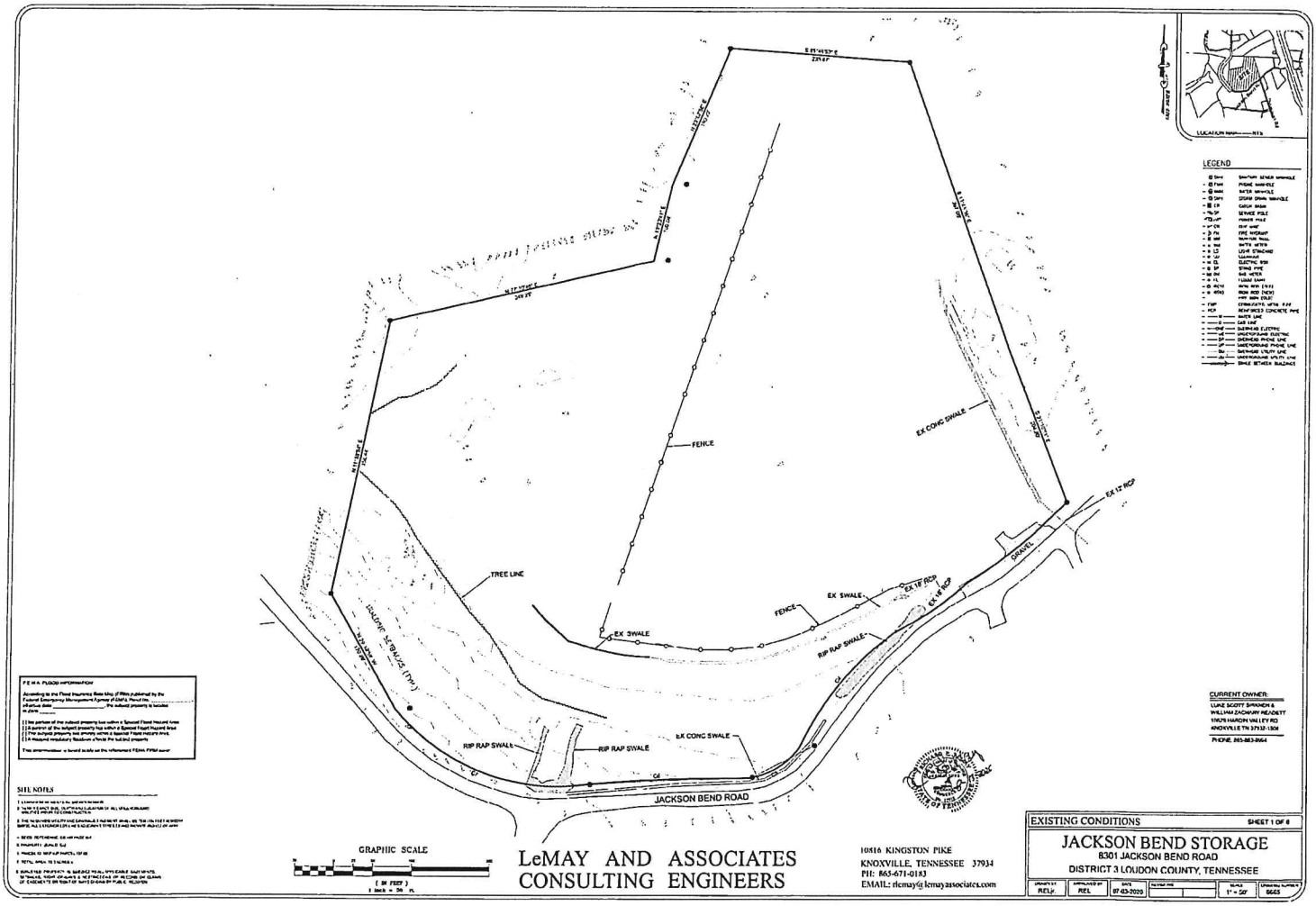
DISTRICT 3* LOUDON COUNTY, TENNESSEE

SHEET(S)	
1 OF 6	EXISTING CONDITIONS
2 OF 6	SITE PLAN
3 OF 6	INITIAL GRADING PLAN
4 OF 6	DURING CONSTRUCTION GRADING PLAN
5 OF 6	POST CONSTRUCTION PLAN
6 OF 6	SITE DETAILS

CURRENT OWNER:
LUKE SCOTT SIRKNEN &
WILLIAM ZACHARY READETT
10629 HARDIN VALLEY RD
KNOXVILLE TN 37932-1504
PHONE: 865-863-9954

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: (865) 671-0183
EMAIL: lemayassociates.com


FENCE
TREE LINE
EX CONC SWALE
EX 12" RCP
GRAVEL
EX 18" RCP
EX 18" RCP
EX SWALE
EX SWALE
FENCE
RIP RAP SWALE
RIP RAP SWALE
RIP RAP SWALE
EX CONC SWALE
EROSION SERVICE (TYP.)
JACKSON BEND ROAD
LEGEND
CURRENT OWNER
LUKE SCOTT BRANDON &
WILLIAM ZACHARY READETT
10676 HARON VALLEY RD
KNOXVILLE TN 37932-1504
PHONE 865-883-2664
FEMA FLOOD INFORMATION
SITE NOTES
GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT.
LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10516 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183
EMAIL: rlemay@lemayassociates.com
EXISTING CONDITIONS
SHEET 1 OF 6
JACKSON BEND STORAGE
8301 JACKSON BEND ROAD
DISTRICT 3 LOUDON COUNTY, TENNESSEE
DRAWN BY
RELY.
APPROVED BY
REL
DATE
07-03-2020
SCALE
1" = 30'
DRAWING NUMBER
6665

UTILITY NOTES

THE WATER METER AND WATER HYDRANT ARE EXISTING AND WILL NOT BE EXTENDED.

THE ELECTRIC METER IS EXISTING AND SERVICE WILL BE EXTENDED AS SHOWN IN ACCORDANCE WITH LCUB REQUIREMENTS.

UNDERGROUND CONDUIT WILL BE INSTALLED UNDER THE GRAVEL DRIVES CONNECTING BUILDINGS. WIRING WILL BE RUN IN CONDUIT PLACED IN THE BUILDING RAFTERS.

LIGHTING WILL BE CONTROLED BY MOTION DETECTING SENSORS.

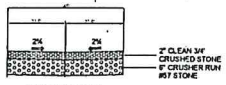
STANDARD ELECTRICAL RECEPTACLES TO BE INSTALLED IN EACH BUILDING.

LANSCAPE NOTE:

THE EXISTING VEGATATION ALONG ALL BOUNDARIES TO BE TO BE RETAINED.

THE LANDSCAPE BUFFER WILL BE INSTALLED IN AREAS OF NO EXISTING VEGATATION IN ACCORDANCE WITH LOUDOUN COUNTY

ALL UNITS OPEN BOTH ENDS
(106 UNITS) 12' WIDE X DEPTHS VARY



TYPICAL DRIVE ISLE
NTS

CLEAR ALL TOPSOIL, ROOTS AND ORGANIC MATERIAL UNTIL REACHING TOPSOIL.

COMPACT SUBGRADE WITH VIBRATORY ROLLERS OR EQUIVALENT.

PLACE GRAVEL IN 3" LIFTS, COMPACT EACH LIFT, MAINTAIN POSITIVE POSITIVE DRAINAGE THROUGH OUT THE CONSTRUCTION PROCESS.

BUILDING SETBACKS C-2 ZONING

FRONT 30'
SIDE 20'
REAR 35'

F.E.M.A. FLOOD PLAIN INFORMATION

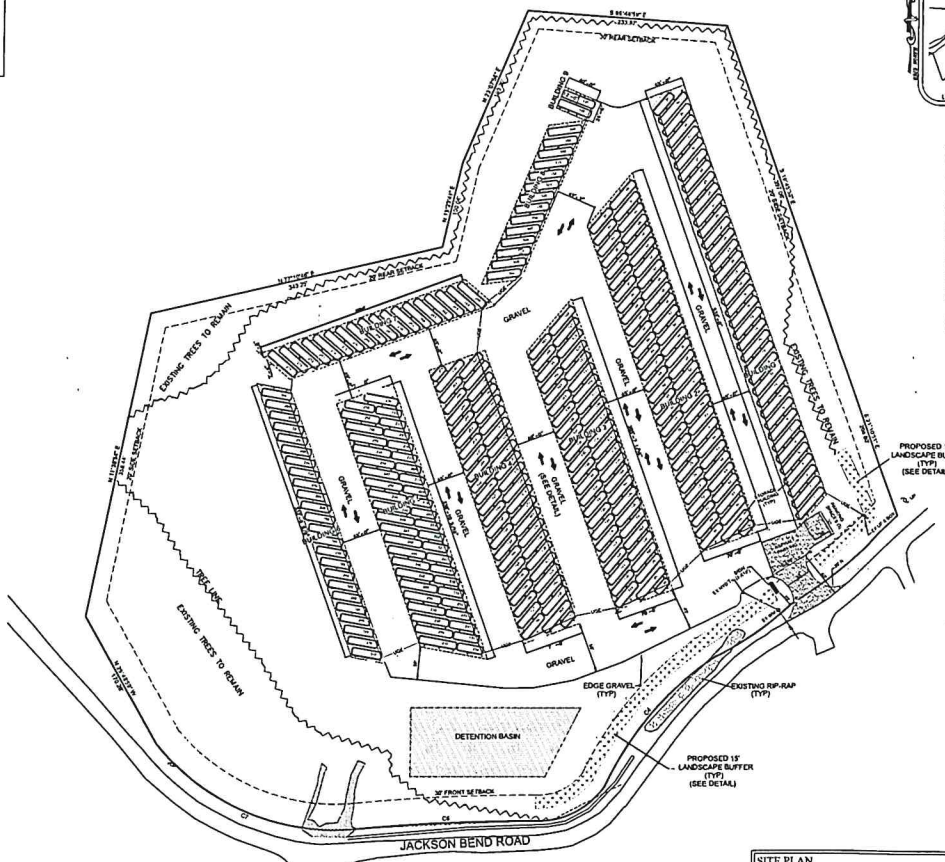
Per map by the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA), Panel No. 47105C0215D, effective date 9/29/2017, the subject property is located in Zone X.

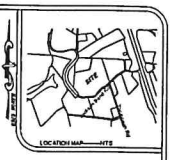
[ ] The portion of the subject property lies within a Special Flood Hazard Area.
[ ] A portion of the subject property lies within a Special Flood Hazard Area.
[X] The subject property lies entirely within a General Flood Hazard Area.
[ ] Proposed Building Pad(s) affect the subject property.

The determination is based solely on the referenced FEMA FIRM panel.

SITE NOTES

1. CORNER MONUMENTS ARE SHOWN HEREON
2. DEPTH, EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJACENT TO STREETS AND FIVE (5) FEET IN WIDTH
4. DEED REFERENCE: DB 668 PAGE 926
5. PROPERTY ZONED C-2
6. PARCEL ID 134P 027 PARCEL 137.00
7. TOTAL AREA 13.3 ACRES ±
8. SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS & RESTRICTIVE OF RECORD OR TO ANY OF EASEMENTS OR RIGHTS-OF-WAYS KNOWN BY PUBLIC RECORDS.





LEGEND

CURRENT OWNER:
LUKE SCOTT BRANDEN &
WILLIAM ZACHARY BEADETT
10620 MARION VALLEY RD
KNOXVILLE TN 37932-3504
PHONE: 865-963-3994

STOP

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

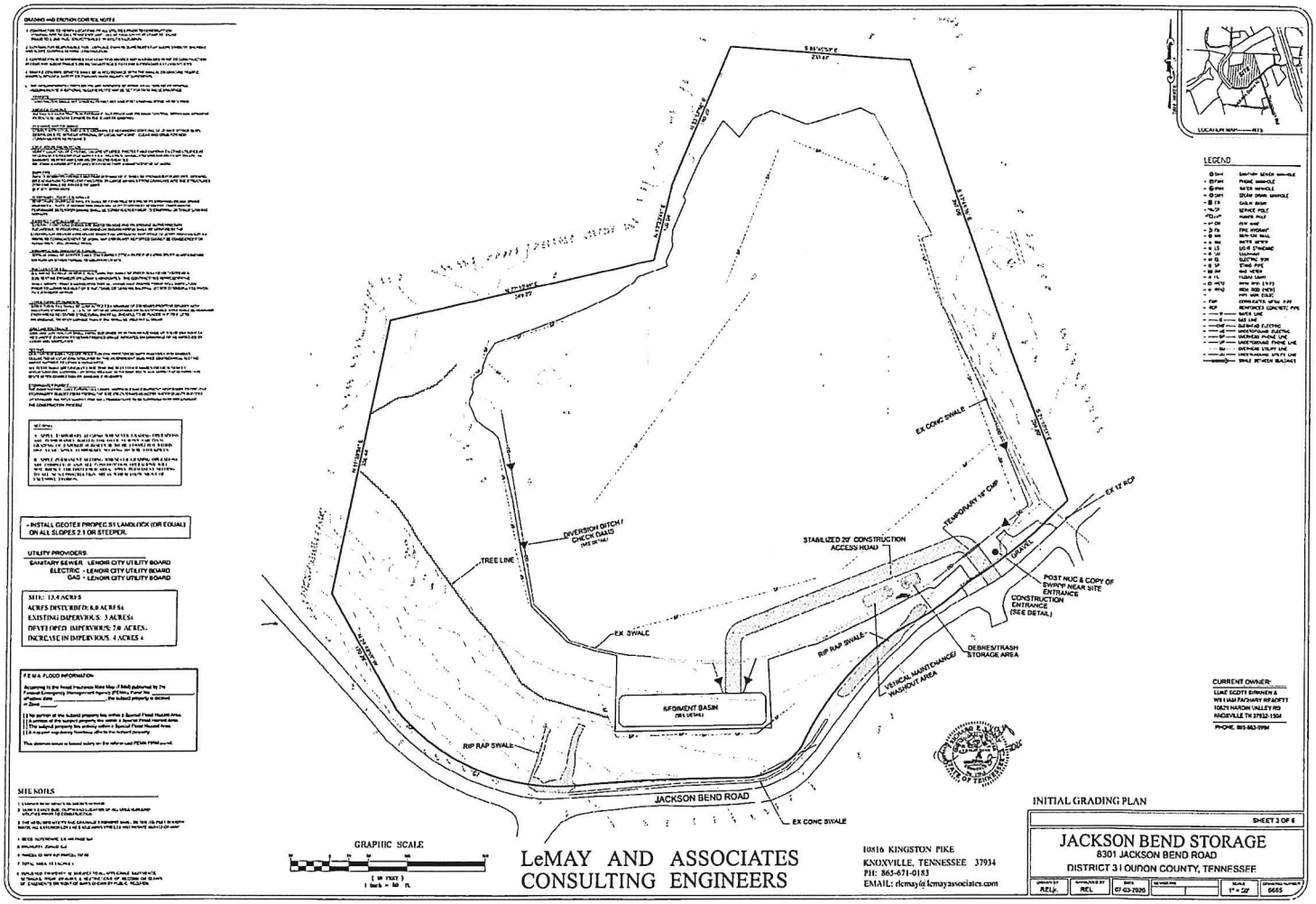
LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183
EMAIL: rlemay@lemayassociates.com

SITE PLAN — SHEET 2 OF 6

JACKSON BEND BOAT & RV STORAGE
LOUDON COUNTY, TENNESSEE

DRAWN BY	APPROVED BY	DATE	REVISIONS	SCALE	DRAWING NUMBER
RELK	REL	3-03-2026	8-20-2026 | 10/23/2026	1" = 50'	8665



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183
EMAIL: rlemay@lemayassociates.com

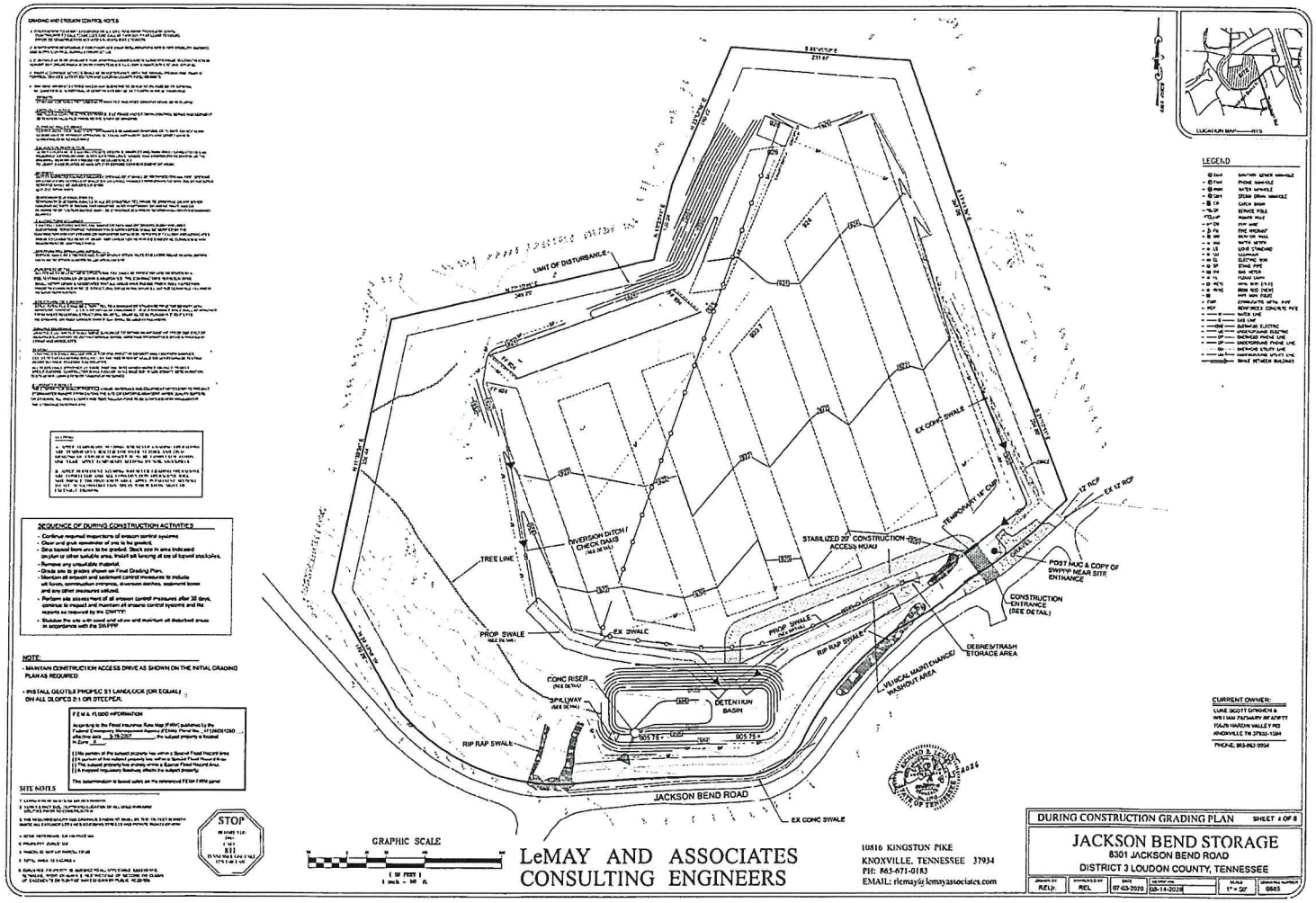
INITIAL GRADING PLAN

SHEET 3 OF 8

JACKSON BEND STORAGE

8301 JACKSON BEND ROAD
DISTRICT 31 OUNON COUNTY, TENNESSEE

DRAWN BY	CHECKED BY	DATE	REVISIONS	SCALE	DRAWING NUMBER
REL#	REL	07-03-2020		1" = 50'	6665



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183
EMAIL: rlemay@lemayassociates.com

DURING CONSTRUCTION GRADING PLAN — SHEET 4 OF 8

JACKSON BEND STORAGE

8301 JACKSON BEND ROAD
DISTRICT 3 LOUDON COUNTY, TENNESSEE

DRAWN BY	APPROVED BY	DATE	REVISION NO.	SCALE	DRAWING NUMBER
REJr	REL	07-03-2020	03-14-2021	1" = 50'	0605

Standard 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 monitoring outfall within 5 inches of construction commencement. (see CGP 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 owners.

5. Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.

6. 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.

7. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 14 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.

8. Existing vegetation should be preserved to the maximum extent practicable.

9. Temporary or permanent soil stabilization must be completed no later than 14 days after the construction activity in that portion of the site has permanently or temporarily ceased. Slopes steeper than 3:1 must be permanently or temporarily stabilized within 7 days.

10. Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all unstabilized sites.

SEQUENCE OF POST CONSTRUCTION ACTIVITIES

- Continue regular inspections of erosion control systems.
- Stabilize with seed and straw and continue maintenance of disturbed areas.
- File Notice of Termination once site is stabilized.

F.E.M.A. FLOOD INFORMATION

According to the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA) Panel No. _____ effective date _____, the subject property is/are in Zone _____.

[ ] No portion of the subject property lies within a Special Flood Hazard Area.
[ ] A portion of the subject property lies within a Special Flood Hazard Area.
[ ] The subject property lies entirely within a Special Flood Hazard Area.
[ ] Unmapped regulatory floodway where the subject property.

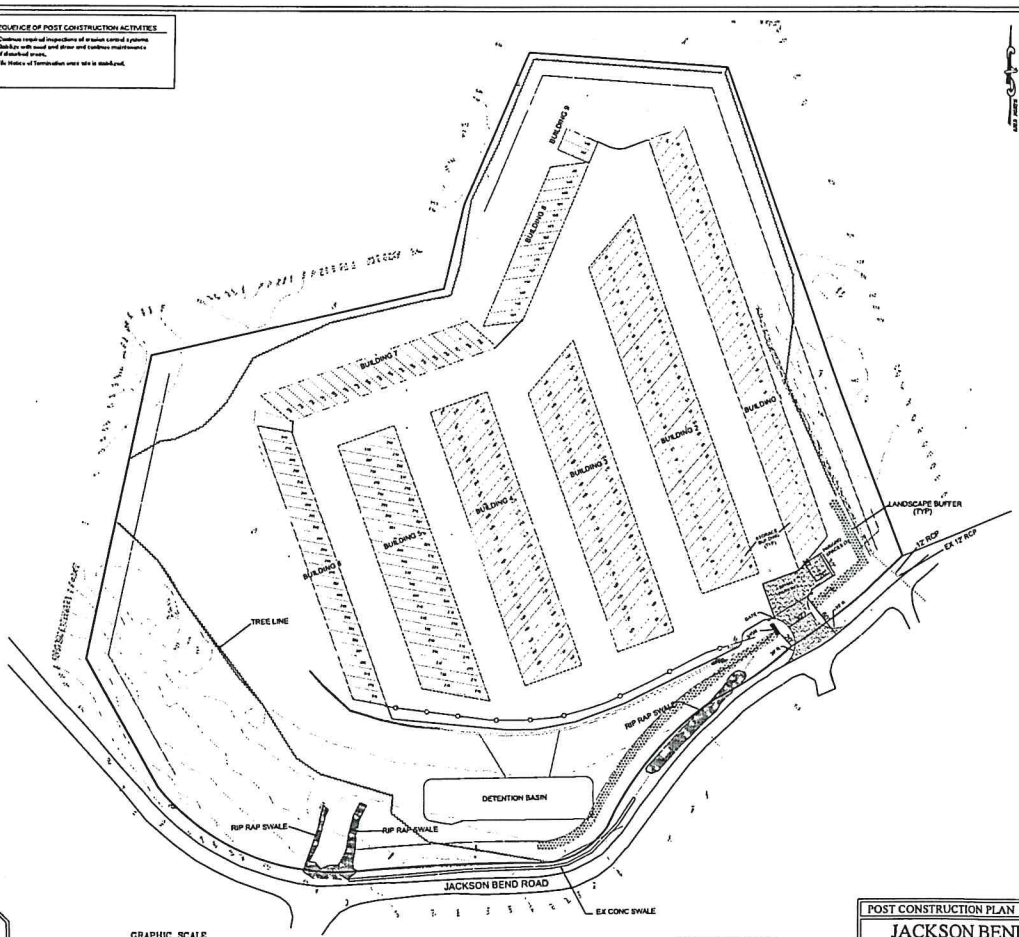
This determination is based solely on the referenced FEMA FIRM panel.

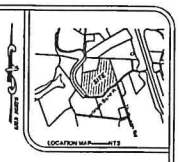
SITE NOTES

1. CLIMATE MOVEMENT AS SHOWN HEREON.
2. STRIP UPPER 6" OF TOPSOIL AND USE UPON ALL DISTURBED AREAS WHERE POSSIBLE DURING CONSTRUCTION.
3. THE PROPERTY WILL BE GRADED TO DRAIN AS SHOWN HEREON.
4. FREE REFERENCE 38 mm base m
5. PROPERTY ZONED C-2
6. PARCEL ID: 047 047.00 CP 030
7. TOTAL AREA 11.12 ACRES ±
8. ANY EXISTING PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RESTRICTIVE COVENANTS & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR IMPROVEMENTS BEYOND PUBLIC RECORDS.

STOP
SIGN & SIGN POST TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE M.U.T.C.D.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.





LEGEND

- SANITARY SEWER MANHOLE
- PHONE MANHOLE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SERVICE POLE
- POWER POLE
- GAS VALVE
- FIRE HYDRANT
- WATER WELL
- WATER METER
- LIGHT STANDARD
- CLEANOUT
- ELECTRIC BOX
- GUARD POST
- GAS METER
- FLARE UNIT
- BENCH MARK (SOLID)
- BENCH MARK (SOLID)
- BENCH MARK (SOLID)
- REINFORCED CONCRETE PIPE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND PHONE LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- SWALE BETWEEN BUILDINGS

CURRENT OWNER

LUKE SCOTT BRANNEN &
WILLIAM ZACHARY READETT
10629 HARDIN VALLEY RD
KNOXVILLE TN 37932-1504

PHONE: 865-963-9994

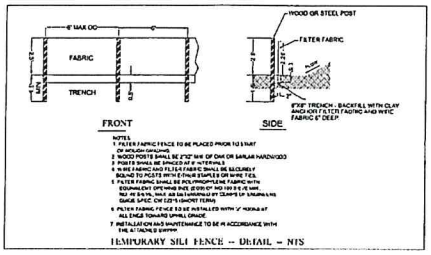
LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183
EMAIL: rlemay@lemayassociates.com

POST CONSTRUCTION PLAN — SHEET 5 OF 6

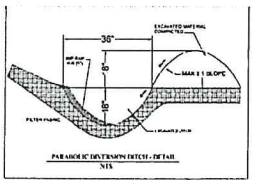
JACKSON BEND STORAGE

8301 JACKSON BEND ROAD
DISTRICT 3 LOUDON COUNTY, TENNESSEE

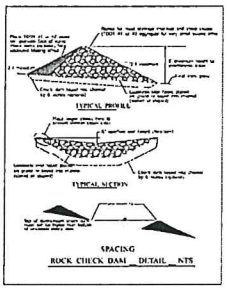
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RELr.	REL	07-03-2024	08-26-2024 05-24-2025	1" = 50'	6663



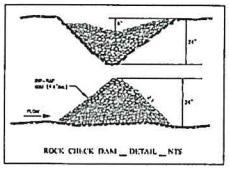
TEMPORARY SILT FENCE – DETAIL – NTS



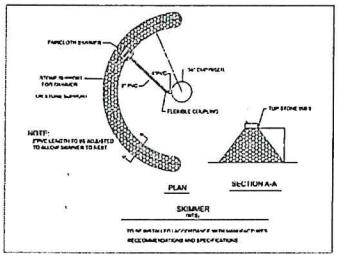
PARABOLIC DIVERSION DITCH - DETAIL
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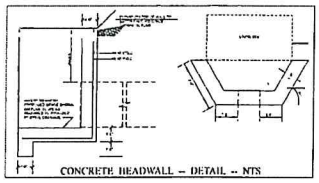
ROCK CHECK DAM – DETAIL – NTS



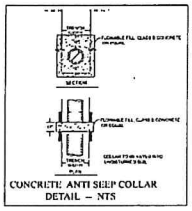
ROCK CHECK DAM – DETAIL – NTS



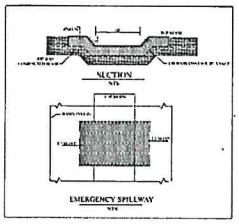
SKIMMER
NTS



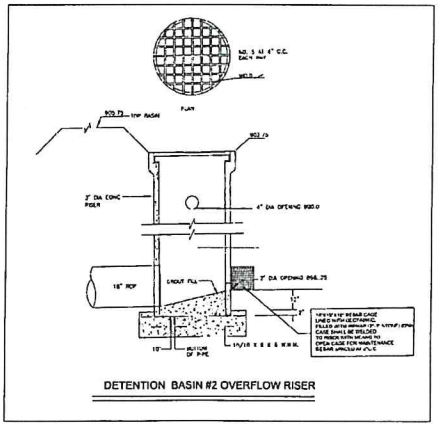
CONCRETE HEADWALL – DETAIL – NTS



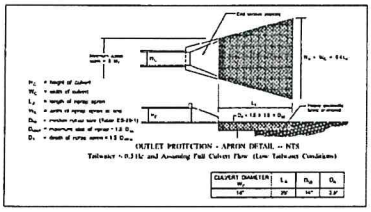
CONCRETE ANTI SEEP COLLAR
DETAIL – NTS



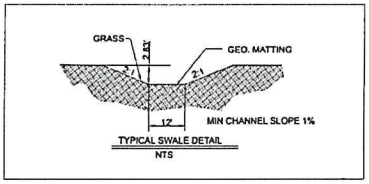
EMERGENCY SPILLWAY
NTS



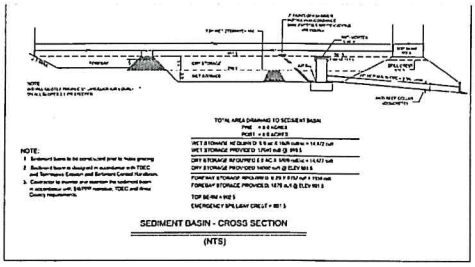
DETENTION BASIN #2 OVERFLOW RISER



CULVERT DIAMETER	L_a	R_p	D_s
12"	3'	1'	3'



TYPICAL SWALE DETAIL
NTS



SEDIMENT BASIN - CROSS SECTION
(NTS)

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
Phone: 865-671-0183
Email: lemayassociates.com

SWPPP DETAILS

SHEET 6 OF 6

JACKSON BEND STORAGE

8301 JACKSON BEND ROAD
DISTRICT 3 LOUDON COUNTY, TENNESSEE

DRAWN BY	APPROVED BY	DATE	REVISIONS	SCALE	DRAWING NUMBER
REL	REL	07-03-2026		NTS	6665

UTILITY NOTES:

THE WATER METER AND WATER HYDRANT ARE EXISTING AND WILL NOT BE EXTENDED.

THE ELECTRIC METER IS EXISTING AND SERVICE WILL BE EXTENDED AS SHOWN IN ACCORDANCE WITH LCUB REQUIREMENTS.

UNDERGROUND CONDUIT WILL BE INSTALLED UNDER THE GRAVEL DRIVES CONNECTING BUILDINGS. WIRING WILL BE RUN IN CONDUIT PLACED IN THE BUILDING RAFTERS.

LIGHTING WILL BE CONTROLED BY MOTION DETECTING SENSORS.

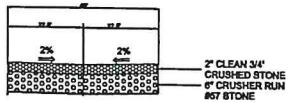
STANDARD ELECTRICAL RECEPTACLES TO BE INSTALLED IN EACH BUILDING.

LANSCAPE NOTE:

THE EXISTING VEGATATION ALONG ALL BOUNDARIES TO BE TO BE RETAINED.

THE LANDSCAPE BUFFER WILL BE INSTALLED IN AREAS OF NO EXISTING VEGATATION IN ACCORDANCE WITH LOUNDON COUNTY

ALL UNITS OPEN BOTH ENDS
(300 UNITS) 12' WIDE X DEPTHS VARY



TYPICAL DRIVE ISLE
NTS

CLEAR ALL TOPSOIL, ROOTS AND ORGANIC MATERIAL UNTIL REACHING TOPSOIL.

COMPACT SUBGRADE WITH VIBRATORY ROLLERS OR EQUIVALENT.

PLACE GRAVEL IN 3" LIFTS. COMPACT EACH LIFT.

MAINTAIN POSITIVE POSITIVE DRAINAGE THROUGH OUT THE CONSTRUCTION PROCESS.

BUILDING SETBACKS C-2 ZONING

FRONT: 35'
SIDE: 25'
REAR: 25'

F.E.M.A. FLOOD INFORMATION:

According to the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA), Panel No. 47105C0212D, effective date 6-16-2007, the subject property is located in Zone X.

[ ] No portion of the subject property lies within a Special Flood Hazard Area.
[ ] A portion of the subject property lies within a Special Flood Hazard Area.
[ ] The subject property lies entirely within a Special Flood Hazard Area.
[ ] A mapped regulatory floodway affects the subject property.

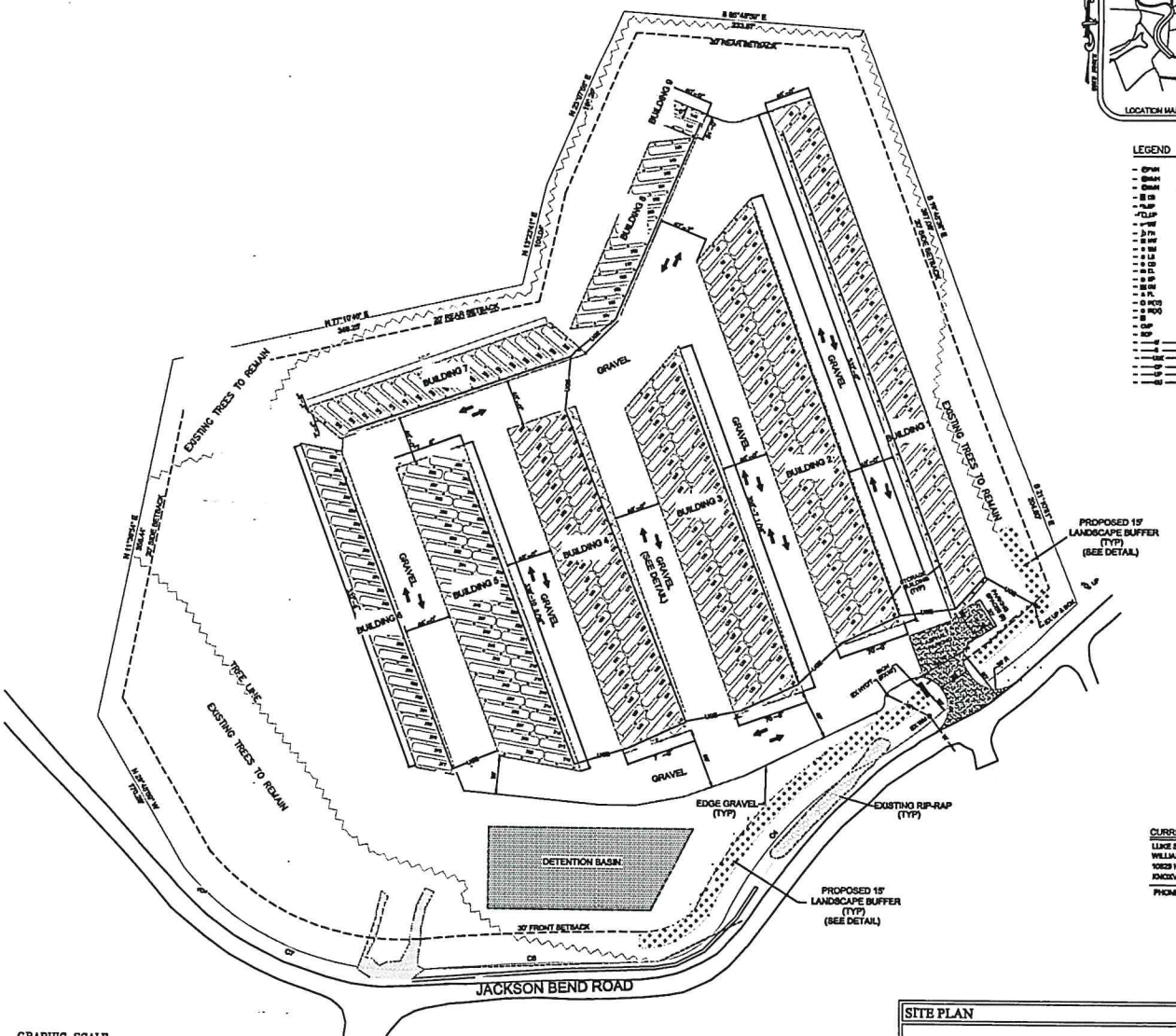
This determination is based solely on the referenced FEMA FIRM panel.

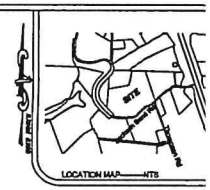
SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY
4. DEED REFERENCE: DB/488 PAGE 804
5. PROPERTY ZONED: C-2
6. PARCEL ID: MAP 027 PARCEL 137.00
7. TOTAL AREA: 13.3 ACRES ±
8. SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS SHOWN BY PUBLIC RECORDS.



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.





LEGEND

- PHONE MANHOLE
- WATER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SERVICE POLE
- POWER POLE
- GUY WIRE
- FIRE HYDRANT
- MONITOR WELL
- WATER METER
- LIGHT STANDARD
- CLEANOUT
- ELECTRIC BOX
- STUBD PIPE
- GAS METER
- FLOOD LIGHT
- IRON ROD (OLD)
- IRON ROD (NEW)
- NAIL MON (OLD)
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PI
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD PHONE LINE
- UNDERGROUND PHONE LINE
- OVERHEAD UTILITY LINE

CURRENT OWNER:
LUKE SCOTT BRIGHEN &
WILLIAM ZACHARY READETT
10828 HARDIN VALLEY RD.
KNOXVILLE TN 37933-1804
PHONE: 865-963-8894

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183
EMAIL: rlemay@lcmayassociates.com

SITE PLAN — SHEET 2 OF 1

JACKSON BEND BOAT & RV STORAGE
LOUDON COUNTY, TENNESSEE

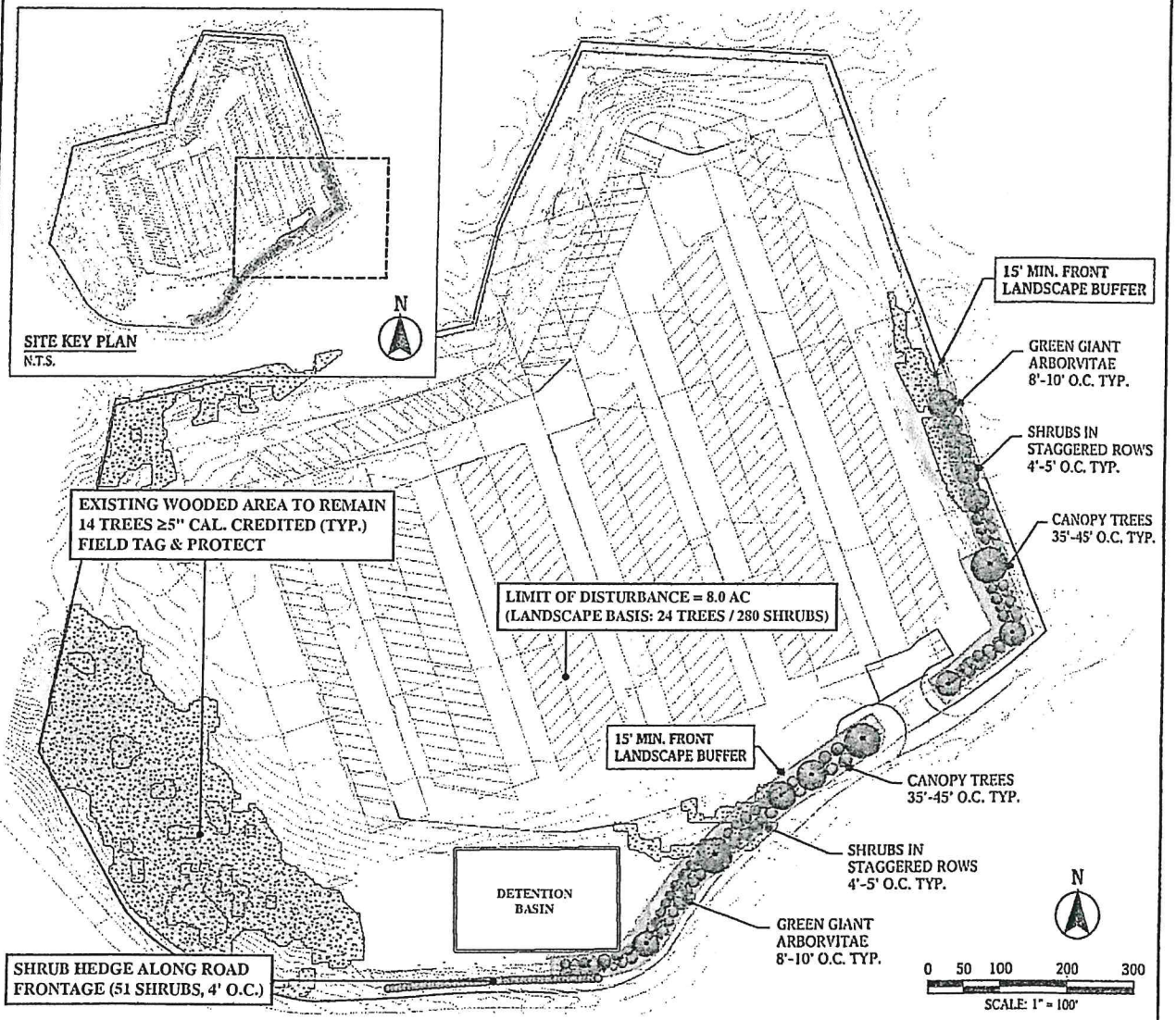
DRAWN BY:	APPROVED BY:	DATE:	REVISIONS	SCALE:	DRAWING NUM
R.E.L.Jr.	REL	3-03-2026	8-20-2026 10/22/2025	1" = 60'	8665

JACKSON BEND BOAT AND RV STORAGE

LOUDON COUNTY, TENNESSEE

LANDSCAPE BUFFER PLAN

BUFFER AREAS ONLY · REV. 10/23/26



LOUDON COUNTY LANDSCAPING REQUIREMENTS (C-2 / §4.160)

	REQUIREMENT	PROVIDED
1. Canopy Trees (5" caliper min.)	24	24 (14 exist. + 10 new)
2. Shrubs (18" min. height)	280	280
3. Landscape Area for Parking	30 sq. ft. (3 spaces)	In buffer areas
4. Front Landscape Strip	15 feet minimum	15 feet minimum
5. Screening Height	6 feet minimum	6 feet minimum
6. Planted Screen Width at Property Line	10 feet minimum	10 feet minimum
7. Acreage Basis (Disturbed Area)	3 trees & 35 shrubs / ac	8.0 ac

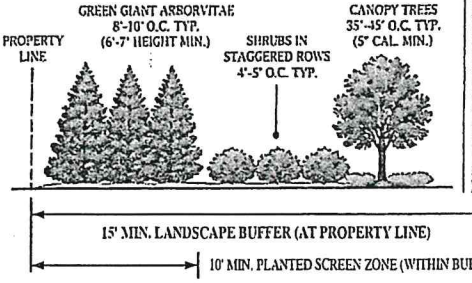
PLANT SCHEDULE (BUFFER AREAS ONLY)

CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	5	Quercus rubra	Northern Red Oak	5" Cal. B&B	Deciduous Canopy
	5	Acer rubrum 'October Glory'	October Glory Red Maple	5" Cal. B&B	Deciduous Canopy
	58	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	6'-7' Ht. B&B	Evergreen Screen
	140	Viburnum pragense	Prague Viburnum	18" Ht. Min.	Shrub
	140	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	18" Ht. Min.	Shrub

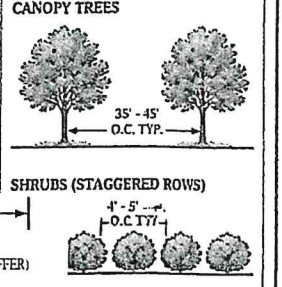
GENERAL NOTES

1. PLANTING IS LIMITED TO THE BUFFER AND FRONTAGE HEDGE AREAS SHOWN.
2. THIS PLAN IS INTENDED TO SATISFY LOUDON COUNTY ZONING ORDINANCE §4.160.
3. CANOPY TREE REQUIREMENT (24) IS MET USING THE 5-INCH CALIPER ALTERNATIVE: 14 EXISTING TREES CREDITED + 10 NEW TREES.
4. SHRUB REQUIREMENT IS MET WITH 280 SHRUBS.
5. THREE PARKING SPACES REQUIRE 30 SQUARE FEET OF LANDSCAPING.
6. A 15-FOOT FRONT LANDSCAPE STRIP AND 10-FOOT PLANTED SCREEN ARE PROVIDED WHERE REQUIRED.
7. GREEN GIANT ARBORVITAE ARE USED FOR EVERGREEN SCREENING.
8. ALL PLANTING SHALL BE MAINTAINED AND REPLACED IF DEAD OR UNHEALTHY IN ACCORDANCE WITH LOUDON COUNTY REQUIREMENTS.
9. QUANTITIES BASED ON 8.0 AC DISTURBED AREA (3 TREES, 35 SHRUBS PER AC).
10. TAG & PROTECT THE 14 CREDITED EXISTING TREES BEFORE GRADING.

TYPICAL BUFFER PLANTING SECTION (NOT TO SCALE)



TYPICAL PLANT SPACING (NOT TO SCALE)



JACKSON BEND BOAT & RV STORAGE

DRAINAGE CALCULATION REPORT

PERMANENT DETENTION BASIN | JOB NO. 6665

PROJECT INFORMATION	DETAIL
Project location	8301 Jackson Bend Road, Loudon County, Tennessee
Prepared by	LeMay & Associates | Consulting Engineers & Land Surveyors
Office	10816 Kingston Pike, Knoxville, Tennessee 37934
Report date	October 23, 2026
Hydrologic model	HydroCAD 10.00-26; 6665_EXISTING2 and 6665_DEVELOPED3
Pond stage-storage source	PondPack BASIN elevation-area table dated October 23, 2026

1. Summary of detention design

The proposed boat and recreational-vehicle storage development drains 7.950 acres to the detention basin represented by HydroCAD Pond 1P. The basin has been routed using the project-specific Loudon County design storms: the 25-year predevelopment event (4.60 inches) and the 100-year developed event (6.60 inches).

GOVERNING COMPARISON	PEAK FLOW (CFS)
Existing condition, LC25_4p60	24.23
Developed condition, LC100_6p60 (routed)	22.61
Reduction below existing allowable peak	1.62
Peak-flow attenuation through pond	49%

The routed developed peak discharge of 22.61 cfs is less than the existing-condition peak of 24.23 cfs. The governing detention peak-flow comparison is satisfied by the submitted HydroCAD run.

2. Basin operating elevations

COMPONENT	DESIGN ELEVATION / VALUE
Pond low point	EL 899.20 ft
60-inch principal riser rim	EL 905.00 ft
Emergency spillway crest	EL 905.00 ft
Routed 100-year developed peak water surface	EL 904.57 ft
Previously established design dam crest	EL 906.00 ft
Calculated freeboard to EL 906.00 crest	1.43 ft

Freeboard uses the previously provided EL 906.00 embankment crest; the final grading sheet should show the same or a higher constructed crest. Storage tabulation extends to EL 906.50 but does not by itself establish dam-crest elevation.

3. Hydrologic methodology and input data

HydroCAD employs the SCS TR-20 runoff method with the SCS unit hydrograph, Type II 24-hour rainfall distribution, and storage-indication routing for Pond 1P. The model uses a 168-hour routing period and a 0.02-hour computation increment.

MODEL PARAMETER	EXISTING CONDITION	DEVELOPED CONDITION
HydroCAD model	6665_EXISTING2	6665_DEVELOPED3
Tributary watershed	7.950 acres	7.950 acres
Hydrologic soil group	B	B
SCS curve number	82	85
Land cover input	Existing watershed model	Gravel roads, HSG B
Time of concentration	19.8 minutes	18.0 minutes
Controlling rainfall	LC25_4p60 = 4.60 in	LC100_6p60 = 6.60 in
Computed source peak	24.23 cfs	44.60 cfs pond inflow
Source runoff volume	1.805 ac-ft	3.227 ac-ft

Developed parameters are taken directly from the current HydroCAD 1S output. The developed model represents 7.950 acres at CN 85 and 0.00% HydroCAD-designated impervious area.

4. Detention discharge comparison

Predevelopment allowable release: Qpre, LC25_4p60 = 24.23 cfs. Routed developed release: Qpost, LC100_6p60 = 22.61 cfs. The maximum discharge is 1.62 cfs, or approximately 6.7%, below the existing-condition peak.

The governing postdevelopment 6.60-inch storm produces an unrouted pond inflow peak of 44.60 cfs at 12.10 hours. After routing through the basin, the maximum primary outlet discharge is 22.61 cfs at 12.28 hours. HydroCAD reports 49% attenuation and an 11.2-minute peak-time lag.

5. Supplemental rainfall event comparison

EVENT	EXISTING RUNOFF (CFS)	ROUTED DEVELOPED (CFS)
1-year (2.50 in)	8.69	6.25
2-year (3.30 in)	14.35	9.72
5-year (4.10 in)	20.37	13.57
10-year (4.80 in)	25.78	16.89
25-year (5.50 in)	31.27	19.51
50-year (5.70 in)	32.85	20.21
100-year (6.30 in)	37.60	21.84

For the additional 10-year existing versus 25-year developed check, Qexisting,10 = 25.78 cfs and Qdeveloped,25 = 19.51 cfs. The developed release is 6.27 cfs below the existing 10-year runoff peak.

6. Detention basin stage-storage relationship

Basin storage is derived from the supplied PondPack 5-05-97 "Vol: Elev-Area" table, basin BASIN, file sample\6665.PPK, dated October 23, 2026. PondPack reports individual elevation increments and cumulative "Volume Sum." HydroCAD uses the cumulative values below, not the sum of cumulative entries.

ELEVATION (FT)	SURFACE AREA (AC)	INCREMENTAL (AC-FT)	CUMULATIVE (AC-FT)
899.20	0.0710	0.000	0.000
901.00	0.1450	0.190	0.190
902.00	0.1650	0.155	0.345
903.00	0.1740	0.169	0.515
904.00	0.1830	0.178	0.693
905.00	0.2920	0.235	0.929
906.00	0.3120	0.302	1.231
906.50	0.3320	0.161	1.392

Volumes are as printed by PondPack (three decimals); minor rounding variations are inherent in the original tabulation. Cumulative basin volumes match the HydroCAD Pond 1P storage summary.

7. Storage utilization and high-water calculations

QUANTITY	RESULT
PondPack storage below EL 905.00	0.929 ac-ft (40,467 cu ft)
Routed peak volume at EL 904.57	0.828 ac-ft (36,068 cu ft)
Unused capacity to EL 905.00	0.101 ac-ft (4,400 cu ft)
Maximum storage through EL 906.50	1.392 ac-ft (60,636 cu ft)
Routed water-surface elevation	EL 904.57 ft
Peak elevation below spillway crest	0.43 ft
Freeboard to EL 906.00 embankment crest	1.43 ft
Normal-event emergency spillway flow	0.00 cfs

At the governing routed peak, the basin operates below the EL 905.00 riser rim and EL 905.00 emergency-spillway crest. The low and intermediate riser openings pass the design-storm discharge through the 24-inch outlet barrel. No high-stage riser-rim or emergency-weir overflow is activated during this routing.

8. Drainage grading and storage coordination

The pond bottom, stage-storage geometry, 60-inch riser invert and crest, outlet barrel profile, emergency spillway, and dam crest on the construction drawings are to conform to the model inputs listed herein. The PondPack tabulation establishes modeled volume but is not itself a grading plan or a stability analysis.

9. Principal outlet and emergency spillway schedule

All low-flow and intermediate wall openings discharge to Device #1, the 24-inch primary barrel. Device #6, the emergency spillway, discharges directly to the downstream primary route without passing through the barrel.

DEVICE	SIZE / TYPE	INVERT / CREST (FT)	ROUTING
#1 Primary outlet barrel	24-in round pipe; 30.0 ft	899.20 in / 898.60 out	Primary
#2 Low-flow opening	3-in vertical orifice	899.20	Device #1
#3 Lower wall opening	18-in vertical orifice	900.00	Device #1
#4 Intermediate opening	12-in vertical orifice	902.00	Device #1
#5 Riser rim	60-in horizontal opening	905.00	Device #1
#6 Emergency overflow	20-ft-long x 8-ft-broad broad-crested weir	905.00	Primary

Barrel hydraulic parameters: Manning n = 0.024; length = 30.0 ft; inlet and outlet inverts = 899.20 ft and 898.60 ft; longitudinal slope = 0.020 ft/ft (2.0%); entrance loss Ke = 0.50; contraction coefficient Cc = 0.90. All modeled riser-opening discharge coefficients are 0.600. The broad-crested weir uses HydroCAD's tabulated coefficient relationship for an 8-foot crest breadth.

10. HydroCAD principal-discharge results

OUTLET COMPONENT	FLOW AT REPORTED PEAK
24-in discharge barrel — combined riser outflow	22.61 cfs
3-in low-flow orifice contribution	0.54 cfs
18-in lower wall orifice contribution	16.63 cfs
12-in intermediate orifice contribution	5.44 cfs
60-in principal riser rim	0.00 cfs
20-ft emergency spillway	0.00 cfs

The individual orifice contributions sum to the combined barrel flow; do not add the 22.61-cfs barrel total a second time.

11. Conclusion

Using the supplied PondPack cumulative basin storage and the HydroCAD 6665_DEVELOPED3 inputs, the proposed detention system routes the 6.60-inch developed design storm from 44.60 cfs inflow to 22.61 cfs discharge. This is less than the 24.23-cfs existing-condition peak for the 4.60-inch comparison storm. Maximum calculated water elevation is EL 904.57; the 60-inch principal riser rim and 20-foot emergency-spillway crest both remain at EL 905.00, and neither overflows in the governing run. The presented detention peak-flow calculations satisfy the specified existing-versus-developed comparison.

Calculation appendices

The print-ready PDF includes the original PondPack basin volume sheet; the existing-condition HydroCAD event table; the developed-condition HydroCAD subcatchment summary; the passing Pond 1P summary; and the developed discharge event table. These supporting sheets retain their original software print format.

File.... .\sample\6665.PPK

Elevation (ft)	Planimeter (sq.in)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume Sum (ac-ft)
899.20	-----	.0710	.0000	.000	.000
901.00	-----	.1450	.3175	.190	.190
902.00	-----	.1650	.4647	.155	.345
903.00	-----	.1740	.5084	.169	.515
904.00	-----	.1830	.5354	.178	.693
905.00	-----	.2920	.7062	.235	.929
906.00	-----	.3120	.9058	.302	1.231
906.50	-----	.3320	.9658	.161	1.392

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

Events for Subcatchment 1S: 6665_JACKSON_BEND_STORAGE_EXISTING

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1YR	2.50	8.69	0.661	1.00
2YR	3.30	14.35	1.073	1.62
5YR	4.10	20.37	1.516	2.29
10YR	4.80	25.78	1.922	2.90
25YR	5.50	31.27	2.339	3.53
50YR	5.70	32.85	2.459	3.71
100YR	6.30	37.60	2.825	4.26
LC100_6p60	**6.60**	**39.97**	**3.009**	**4.54**
LC25_4p60	4.60	24.23	1.805	2.72

Summary for Subcatchment 1S: Developed Disturbed Envelope 7.952 ac

Runoff = 44.60 cfs @ 12.10 hrs, Volume= 3.227 af, Depth= 4.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-168.00 hrs, dt= 0.02 hrs
Type II 24-hr LC100_6p60 Rainfall=6.60"

Area (ac)	CN	Description
7.950	85	Gravel roads, HSG B
7.950		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0					**Direct Entry, Developed pond tributary Tc**

Summary for Pond 1P: Pond

Inflow Area = 7.950 ac, 0.00% Impervious, Inflow Depth = 4.87" for LC100_6p60 event
Inflow = 44.60 cfs @ 12.10 hrs, Volume= 3.227 af
Outflow = 22.61 cfs @ 12.28 hrs, Volume= 3.227 af, Atten= 49%, Lag= 11.2 min
Primary = 22.61 cfs @ 12.28 hrs, Volume= 3.227 af

Routing by Stor-Ind method, Time Span= 0.00-168.00 hrs, dt= 0.02 hrs
Peak Elev= 904.57' @ 12.28 hrs Surf.Area= 0.000 ac Storage= 0.828 af

Plug-Flow detention time= 57.1 min calculated for 3.227 af (100% of inflow)
Center-of-Mass det. time= 57.4 min (862.6 - 805.1)

Volume	Invert	Avail.Storage	Storage Description
#1	899.20'	1.392 af	**Custom Stage Data** Listed below

Elevation (feet)	Cum.Store (acre-feet)
899.20	0.000
901.00	0.190
902.00	0.345
903.00	0.515
904.00	0.693
905.00	0.929
906.00	1.231
906.50	1.392

Device	Routing	Invert	Outlet Devices
#1	Primary	899.20'	**24.0" Round 24-IN OUTLET BARREL** L= 30.0' Ke= 0.500 Inlet / Outlet Invert= 899.20' / 898.60' S= 0.0200 '/' Cc= 0.900 n= 0.024, Flow Area= 3.14 sf
#2	Device 1	899.20'	**3.0" Vert. 3-IN LOW-FLOW ORIFICE** C= 0.600
#3	Device 1	900.00'	**18.0" Vert. 18-IN INTERMEDIATE ORIFICE** C= 0.600
#4	Device 1	902.00'	**12.0" Vert. 12-IN INTERMEDIATE ORIFICE** C= 0.600
#5	Device 1	905.00'	**60.0" Horiz. 60-IN HORIZONTAL RISER TOP** C= 0.600 Limited to weir flow at low heads
#6	Primary	905.00'	**20.0' long x 8.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.43 2.54 2.70 2.69 2.68 2.68 2.66 2.64 2.64 2.64 2.65 2.65 2.66 2.66 2.68 2.70 2.74

Primary OutFlow Max=22.61 cfs @ 12.28 hrs HW=904.57' (Free Discharge)
- **1=24-IN OUTLET BARREL** (Passes 22.61 cfs of 30.16 cfs potential flow)
  - **2=3-IN LOW-FLOW ORIFICE** (Orifice Controls 0.54 cfs @ 11.03 fps)
  - **3=18-IN INTERMEDIATE ORIFICE** (Orifice Controls 16.63 cfs @ 9.41 fps)
  - **4=12-IN INTERMEDIATE ORIFICE** (Orifice Controls 5.44 cfs @ 6.93 fps)
  - **5=60-IN HORIZONTAL RISER TOP** (Controls 0.00 cfs)
- **6=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Events for Link 1L: Pond Discharge

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
1YR	6.25	6.25	**0.00**
2YR	9.72	9.72	0.00
5YR	13.57	13.57	0.00
10YR	16.89	16.89	0.00
25YR	19.51	19.51	0.00
50YR	20.21	20.21	0.00
100YR	21.84	21.84	0.00
LC100_6p60	**22.61**	**22.61**	0.00
LC25_4p60	16.07	16.07	0.00

Item D

NOTES:

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES IF SHOWN ARE APPROXIMATE. THERE MAY BE OTHER EXISTING UTILITIES NOT SHOWN. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, DIAL 811 FOR A ONE CALL CENTER.
2. BOUNDARIES WERE RETRACED USING THE LATEST RECORD DOCUMENTS AND EVIDENCE FOUND ON THE GROUND.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE GRID NORTH DERIVED FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011) (EPOCH 2010.00) GEOID 18. DISTANCES SHOWN ARE U.S. SURVEY FOOT GRID.
4. ALL DEED AND PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF LOUDON COUNTY, TN (ROLC) UNLESS OTHERWISE NOTED.
5. DEED REFERENCE(S): BK. 490 PG. 334, D.B. 491 PG. 1
6. ZONING: R-1 "SUBURBAN RESIDENTIAL DISTRICT" PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT LOUDON COUNTY PLANNING AND CODES ENFORCEMENT OFFICE: 865-458-4470
7. SETBACK REQUIREMENTS:
   FRONT = 30'
   SIDE = 15' FOR 1-2 STORY STRUCTURES, PLUS 5' FOR EACH ADDITIONAL STORY, & 5' FOR ACCESSORY STRUCTURES
   REAR = 25' FOR THE PRIMARY STRUCTURE & 5' FOR ANY PERMITTED ACCESSORY STRUCTURES
8. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
9. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
10. THIS SURVEY INDICATES ONE OR MORE POSSIBLE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCY. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
11. THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AND SUBDIVIDE THE PARCELS OF LAND.
12. ROAD CENTERLINES AS SHOWN ARE BASED ON FIELD OBSERVATION AT TIME OF THE SURVEY AND ARE NOT NECESSARILY THE CENTERLINE OF THE RIGHT-OF-WAY.
13. MONUMENTS LABELED "DISTS." APPEAR TO BE BENT OR DISTURBED. WHERE PRACTICABLE, MEASUREMENTS WERE TAKEN TO THE ESTIMATED ORIGINAL/STRAIGHT POSITION OF THE MONUMENT.
14. OWNER/SUBDIVIDER: FRANCES & FLOYD BOWERS JR.
    16408 HIGHWAY 11 E
    LENOIR CITY, TN. 37772
    865-660-7433

GNSS SURVEY NOTE:

ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GNSS. RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 02/16/2026 & 09/25/2026 UTILIZING A TRIMBLE R12 AND R10 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN HEREON WERE DERIVED USING AN OPUS SOLUTION REFERENCED TO NAD 83 (2011) (EPOCH 2010.00), GEOID 18.

FIXED STATION FOR GNSS BASE: LATITUDE N. 35° 50' 42.94718" LONGITUDE W. 84° 13' 34.24701" EL. HGT. 857.89'

POSITIONAL ACCURACY:
OPUS SOLUTION: OBSERVATION TIME 7.57
OBSERVATIONS USED: 86%
FIXED AMBIGUITIES: 97%
OVERALL RMS: 0.013'
SINGLE VECTOR RTK GPS DOES NOT EXCEED H=0.03' & V=0.06' FOR BOUNDARY PORTIONS.

COMBINED GRID FACTOR: 1.00009263 CENTERED ON FIXED STATION AS SHOWN HEREON.

LEGEND

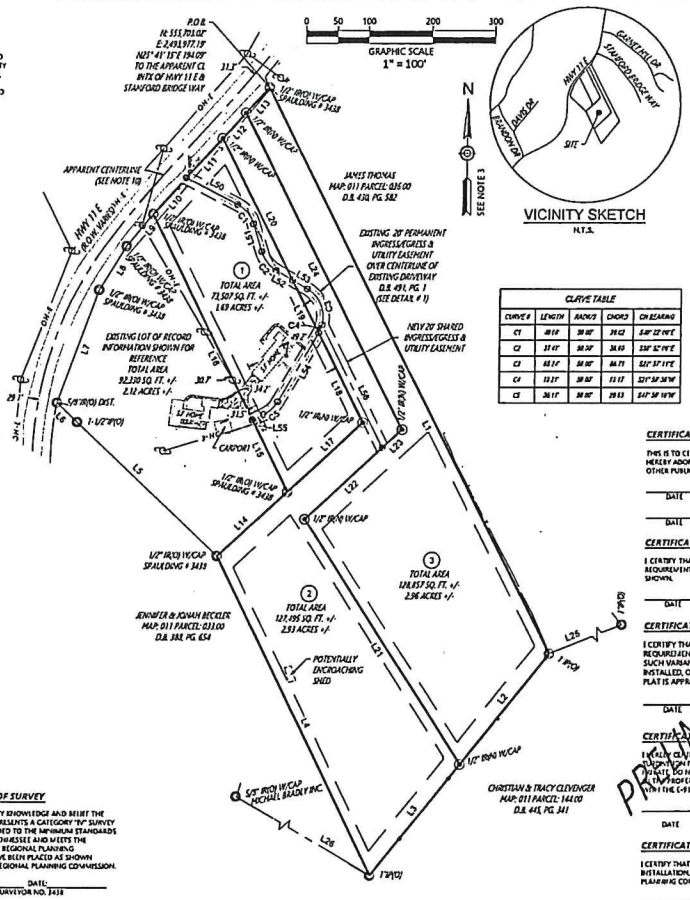
◉ IRON/ 1/2" CAP	1/2" IRON ROD (NEW) WITH BLUE PLASTIC CAP "3DLS PROP COR."
○ IP(O)	IRON PIPE (OLD)
○ IR(O) W/CAP	IRON ROD (OLD) WITH CAP
⊘	CORNER NOT SET OR FOUND
☐ MB(O)	MAILBOX
☐ AC	AIR CONDITIONING UNIT
	POWER POLE
←	GUY ANCHOR
E	ELECTRIC METER
	AREA DRAIN
———	BUILDING SETBACK
— — —	EASEMENT
——OH-E——	OVERHEAD POWER LINE
——X——	FENCE LINE
——ST——	STORM PIPE
	STRUCTURE
	DECK/PATIO
	ASPHALT
	CONCRETE
	PAVERS/GRAVEL

CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN BOUNDARY SURVEY REPRESENTS A CATEGORY "A" SURVEY AND THE TIME THE SURVEY HAS BEEN PERFORMED TO THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF TENNESSEE AND MEETS THE REQUIREMENTS OF THE LOUDON COUNTY REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

BY: _____ DATE: _____
DANIEL SPAULDING TN REGISTERED SURVEYOR NO. 3438

DANIEL SPAULDING — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — NO. 3438



VICINITY SKETCH
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	104.25'	S21° 25' 45"E
L2	230.51'	S39° 48' 19"W
L3	270.13'	S39° 48' 19"W
L4	131.86'	N39° 11' 41"W
L5	302.76'	N48° 18' 11"W
L6	43.54'	N48° 18' 11"W
L7	105.41'	N39° 05' 31"E
L8	86.23'	N21° 41' 15"E
L9	63.98'	N39° 41' 32"E
L10	75.62'	N42° 32' 51"E
L11	82.72'	N4° 32' 51"E
L12	52.24'	N42° 11' 54"E
L13	33.24'	N4° 11' 54"E
L14	148.03'	N48° 18' 11"E
L15	125.15'	N39° 41' 49"W
L16	354.48'	N39° 41' 49"W
L17	133.03'	N48° 21' 45"E
L18	139.07'	N27° 23' 45"W
L19	31.77'	N27° 23' 45"W
L20	244.17'	N27° 23' 45"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	43.33'	N27° 14' 54"W
L22	144.64'	N41° 38' 42"E
L23	41.42'	N41° 38' 42"E
L24	340.12'	N27° 23' 23"W
L25	214.13'	N61° 18' 38"E
L26	423.82'	N69° 08' 32"W

ACCESS EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L30	30.42'	S35° 19' 54"E
L31	44.21'	S17° 14' 02"E
L32	30.22'	S60° 39' 52"E
L33	27.29'	S39° 39' 52"E
L34	133.74'	S39° 39' 52"W
L35	19.35'	S85° 48' 18"W
L36	213.62'	S27° 23' 23"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	CH BEARING
C1	48.18'	30.00'	39.42'	S49° 22' 19"E
C2	37.41'	30.00'	34.99'	S38° 52' 19"E
C3	68.31'	54.00'	64.11'	S21° 57' 11"E
C4	13.21'	30.00'	13.11'	S21° 58' 36"W
C5	36.11'	30.00'	29.83'	S47° 58' 16"W

CERTIFICATE OF OWNERSHIP AND GENERAL 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 _____ OWNER

_____ DATE _____ OWNER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED SHOWN.

_____ DATE _____ COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS OF THE LOUDON COUNTY PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, HEREINAFTER 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 _____ SECRETARY, LOUDON COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATION 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 _____ E-911 AUTHORITY

CERTIFICATION OF STREETS

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

_____ DATE _____ ROAD ENGINEER/HIGHWAY COMMISSION

PRELIMINARY

NO.	DATE	DESCRIPTION	BY	CHK	APV
△	10/13/2025	PLANNING REVIEW	BG	DS	DS

FINAL PLAT FOR:

FRANCES & FLOYD BOWERS JR.

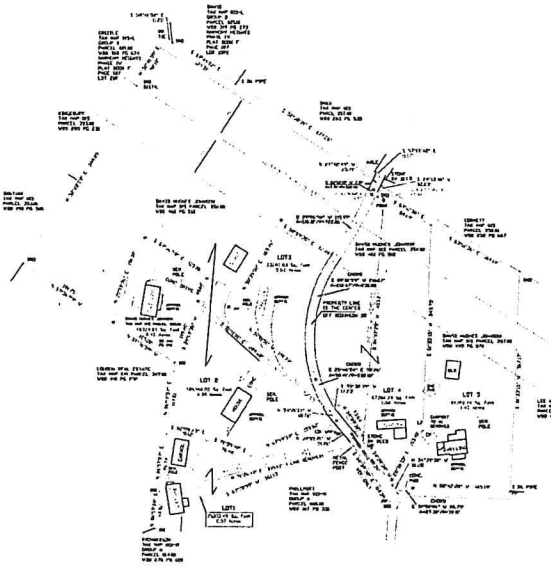
3D LAND SURVEYING
P.O. BOX 1418, LENOIR CITY, TN 37771
(865) 306-1348 INFO@3DLANDSURVEYORS.COM

PROJECT ADDRESS: 16404 & 16408 HIGHWAY 11 E LENOIR CITY TN, TN. 37772	TAX MAP: 011	GROUP: NA	PARCEL(S): 035.00
	CIVIL DISTRICT: 2ND	COUNTY: LOUDON	STATE: TN
			JOB # 20260156LC
			SHT. 1 OF 1

Item E

DAVID HUGHES JOHNSON SUBDIVISION

PROPERTY LINE(S)





LOCATION MAP

IRO= IRON ROD OLD
IRN= IRON ROD NEW

LEGEND

IRO	○
PIPE	●
POWER POLE	
WATER VALVE	
CONTROL	
BENCHMARK	
SANITARY SEWER	
HIGHWAY MON.	

PROPERTY ZONED R-1
BUILDING SETBACKS ARE:
FRONT 30 FEET
REAR 25 FEET
SIDE 15 FEET (1 STORY)

LAND SURVEYS

JAH

JAMES A. HAIR, RLS #1878

SITE DEVELOPMENT SURVEYS

STATE GRID

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) am (are) the owner(s) of the property shown and described hereon, hereby adopt this subdivision with my (our) free consent, establish minimum building restriction lines, and dedicate streets, alleys and other public areas to public or private use as noted.

Date _____ Owner _____

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 the monuments have been placed as shown hereon, per the specifications of the Regional Planning Commission.

Date _____ Registered Engineer/Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I certify that the water system installed or proposed for installation, fully meets requirements of the Tennessee State Health Department and is hereby approved as shown.

Date _____ City or County Health Officer or Authorized Representative

CERTIFICATE OF STREETS

I certify that streets and related improvements installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

Date _____ Road Engineer/Highway Commission

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been signed for records with the subdivision requirements for the currently adopted rules and regulations governing subdivision of land, and whatever improvements have been installed or an acceptable bond guaranteed as to amount and completion, have been or are presently in the office of the County Register.

Date _____ Secretary, Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that (1) the names of recorded public roads on this subdivision plat are approved, (2) the naming of any new roads is consistent with the pattern in the area, (3) the addresses are correctly located and as numbered, and (4) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date _____ E-911 Authority

GENERAL INFORMATION

(1) THIS LOT SUBDIVISION SURVEY OF PARCEL(S) 354.00 AND 357.00 ON TAX MAP 015.

(2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.

(3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, LEASES, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.

(4) UTILITY AND DRAINAGE EASEMENTS ARE BY LOUDON COUNTY ZONING DEPARTMENT.

(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) EXISTING DEEDED INFORMATION SHOWS OWNERSHIP OF THE EXISTING ROBINSON DRIVE.

(7) PARCEL 353.00 ON TAX MAP 015 HAS BEEN PREVIOUSLY APPROVED PRIOR THIS PLAT.

(8) LOT 1 DWELLING CANNOT BE REBUILT IN ITS ORIGINAL LOCATION SHOULD IT BE DESTROYED BY ANY MEANS MAY BE REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.

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 PROPERTY BY (OR) USING INSTRUMENTS) AND METHODS DEEMED BY ENGINEER TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET, THAT THE PLAT OR MAP SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE SURVEYED 10-22-26

DATE PLAT DRAWN 10-22-26

JAMES A. HAIR, R.L.S.

GRAPHIC SCALE 1"=50'

DAVID HUGHES JOHNSON 687 ROBINSON DRIVE LENOIR CITY, TENNESSEE 37772	
SCALE: 1"=100'	APPROVED BY:
DATE: 10/22/26	REVISED
DISTRICT TWO LOUDON COUNTY	LENOIR CITY TENNESSEE
TAX MAP 015 PARCEL(S) 354.00 AND 357.00	8.37 ac
DRAWN BY: JAH	DRAWING NUMBER: DJ102-18

Item F

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 OWNER

CERTIFICATION 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 REGISTER SURVEYOR
TDKN.REC.NO.769
TDKN.REC.NO.769

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE

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 ROADENGINEER/HIGHWAY COMMISSION

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that the names of existing public roads shown on this subdivision plat are correct, the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and the property addresses of the lots shown on this plat are in conformance with the E-911 system.

Date E-911 Authority

CERTIFICATION OF SEWERAGE SYSTEM

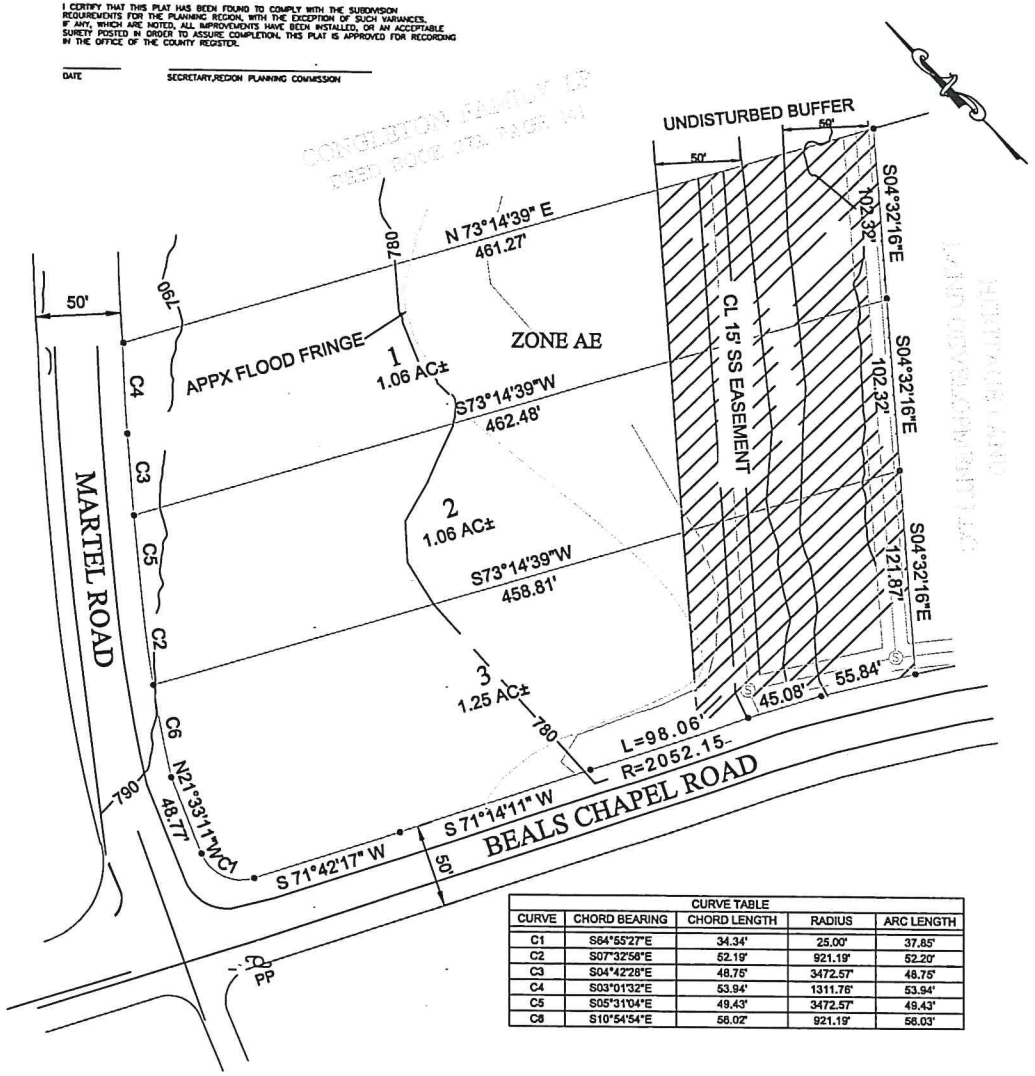
I CERTIFY THAT SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN WITH ALL RESTRICTIONS/CONDITIONS AS NOTED).

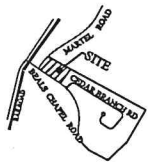
DATE LOCAL HEALTH AUTHORITY

CERTIFICATION 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 SECRETARY,REGION PLANNING COMMISSION





LOCATION MAP NTS

LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- FH - FIRE HYDRANT
- EW - ENDWALL
- SANITARY SEWER MANHOLE
- BASIN OUTLET STRUCTURE
- JUNCTION BOX
- CATCH BASIN
- STORM DRAIN PIPE
- 911 E-911 ADRESSES

SITE UTILITIES

SANITARY SEWER : FUD. (LCUB)
WATER : LCUB
ELECTRIC : LCUB
GAS : LCUB
TELEPHONE: AT&T
CABLE : CHARTER

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S64°55'27"E	34.34'	25.00'	37.85'
C2	S07°32'56"E	52.19'	921.19'	52.20'
C3	S04°42'26"E	48.75'	3472.57'	48.75'
C4	S03°01'32"E	53.94'	1311.76'	53.94'
C5	S05°31'04"E	49.43'	3472.57'	49.43'
C6	S10°54'54"E	56.02'	921.19'	58.03'

SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 25'

SITE NOTES

1. TOTAL LOTS: 3
2. TOTAL ACREAGE: 3.37 ACRES
3. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
4. 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED, (WHERE APPLICABLE).
4. TAX MAP 16, PARCEL 214.03
5. DEED REFERENCE: DEED BOOK 348, PAGE 320
EASEMENT REFERENCE: DEED BOOK 274, PAGE 254
6. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
7. IRON RODS AT ALL CORNERS.
8. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
9. SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
10. THIS PROPERTY IS ZONED: R-1/PUD/F1
11. HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING.
12. NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:

SURVEY MONUMENT #15-030	SURVEY MONUMENT #15-009
N. 531473.98	N. 548609.45
E. 2503314.11	E. 2495537.44
ELEV. 979.34 (NAVD88)	ELEV.786.55 (NAVD88)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10818 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: (865) 671-0183
EMAIL: LEMAYASSOCIATES.COM

OWNER/DEVELOPER
KRIS GAFNER
8913 HIGHBRIDGE DRIVE
KNOXVILLE, TN 37922

FINAL PLAT

BEALS CREEK

SCALE: 1" = 50'	APPROVED BY: REL	DRAWN BY: RELJr
DATE: 09-22-2026	REVISION DATE: 10-20-2026	

BEALS CHAPEL ROAD
DISTRICT 2 • LOUDON COUNTY • TENNESSEE

TAX MAP 016, PART OF PARCEL 214.03
SHEET 1 OF 1

DRAWING NO.: 4652 FP 2026

Item G

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, PARKS AND OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE LOUDON COUNTY REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE COMMISSION. PRIOR TO RECORDING, SURVEY PHOTOS IN ORDER TO ASSURE CORRECTION, THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, LOUDON PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

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

DATE _____ E-911 AUTHORITY

CERTIFICATION 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 _____ REGISTER SURVEYOR TENN. REG. NO. 769

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATION OF STREETS

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

DATE _____ SUPERINTENDENT/HIGHWAY COMMISSION

CERTIFICATE OF SUBSURFACE DISPOSAL

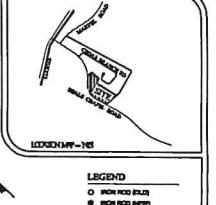
Approval is hereby granted for lot(s) _____ as shown on Loudon County, Tennessee, as being suitable for subsurface sewerage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the owner 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 taps, underground utilities and driveways should be located at sites properly from unless otherwise noted, hay bailing, filling or disturbance of the soil conditions may void this approval.

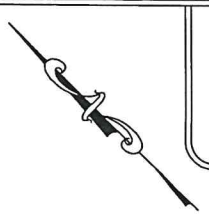
Date _____ 2023
Environmental Specialist
Division of Ground Water Protection

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 72°57'40" W	21.39'
L2	N 72°57'40" W	21.39'
L3	N 72°57'40" W	21.39'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 68°58'56" W	150.00'	150.00'	150.00'
C2	N 68°58'56" W	150.00'	150.00'	150.00'

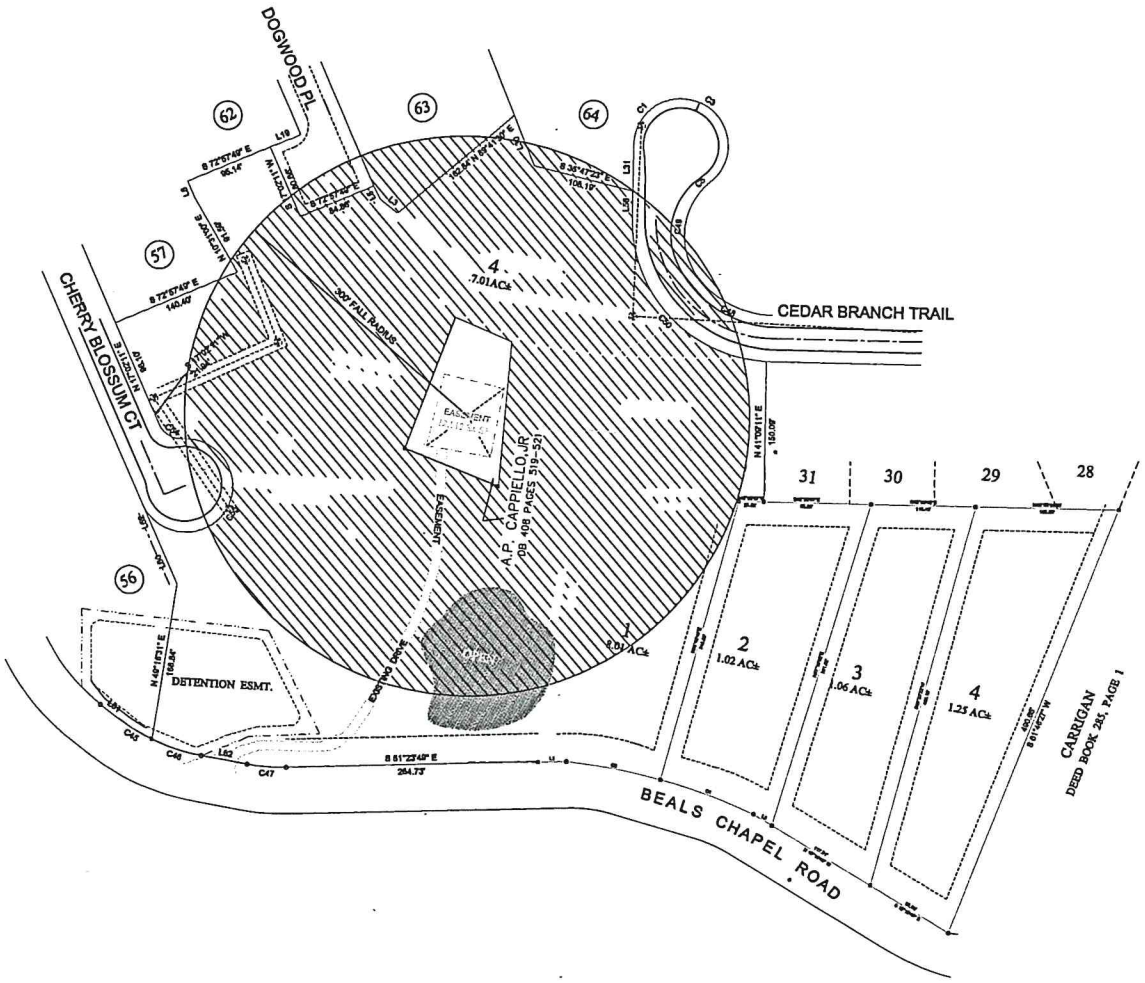


LOCATION MAP - NTS



LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- PK - PINE HYDRANT
- RW - RINGWALL
- SANITARY SEWER MANHOLE
- BASIN OUTLET STRUCTURE
- JUNCTION BOX
- CATCH BASIN
- STORM DRAIN PIPE
- 911 E-911 ADDRESSES



NOTE:
NO BUILDING ALLOWED WITHIN FALL LINE OF

SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 25'

SITE NOTES

1. TOTAL LOTS: 4
2. TOTAL ACREAGE: 11.34 ACRES
3. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
4. 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED, (WHERE APPLICABLE).
5. TAX MAP 16, PARCEL 214.01
6. DEED REFERENCE: DEED BOOK 345, PAGE 328
EASEMENT REFERENCE: DEED BOOK 374, PAGE 284
7. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
8. IRON RODS AT ALL CORNERS.
9. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
10. SURVEYED FROM TIE IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS. CALL TOWER.
11. THE PROPERTY IS ZONED: R-1/PUD/FT
12. HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING.
13. NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:

SURVEY MONUMENT #16-028	SURVEY MONUMENT #16-029
N. 521473.86	N. 519935.48
E. 2902314.11	E. 2498267.44
ELEV. 815.24 (NAVD88)	ELEV. 795.88 (NAVD88)

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10818 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: (865) 671-0163
EMAIL: LEMAYASSOCIATES.COM

I hereby certify that the survey shown hereon is a category I survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon, no title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

Surveyor
Tenn. Reg. No. 769

SITE UTILITIES

SANITARY SEWER : FUD, (LCUB)
WATER : LCUB
ELECTRIC : LCUB
GAS : LCUB
TELEPHONE: AT&T
CABLE : CHARTER

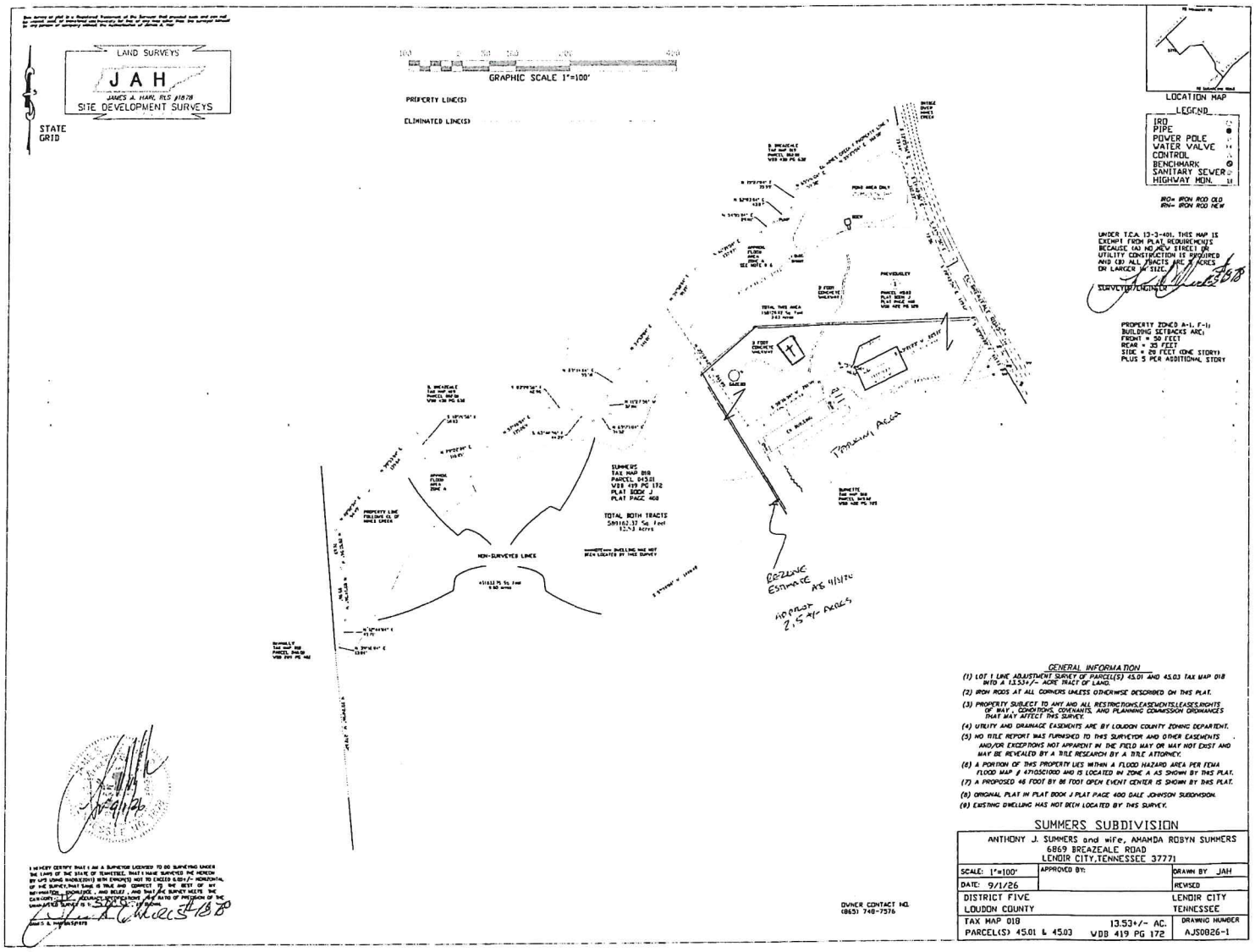
OWNER/DEVELOPER
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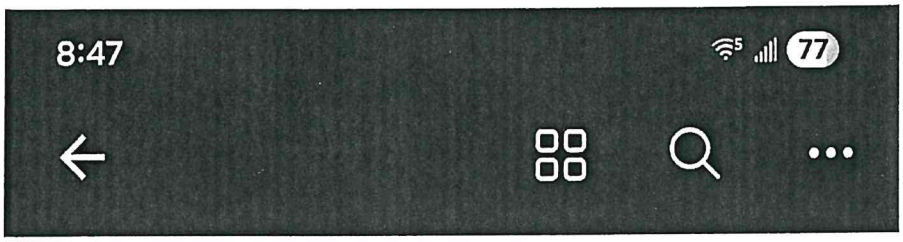
FINAL PLAT

Estates at Cedar Hills

SCALE: 1" = 60'	APPROVED BY: RBL	DRAWN BY: RBL/JJ
DATE: 09-26-2023	REVISION DATE:	
DISTRICT 2		
LOUDON COUNTY ——— TENNESSEE		
TAX MAP 016, PART OF PARCEL 214.01		DRAWING NO.: 6720
SHEET 1 OF 1		

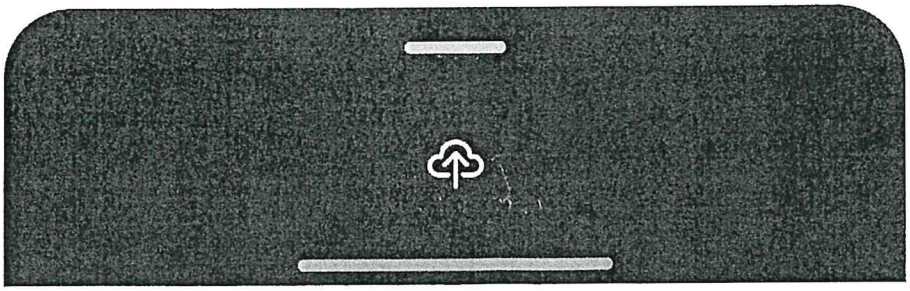
Item H

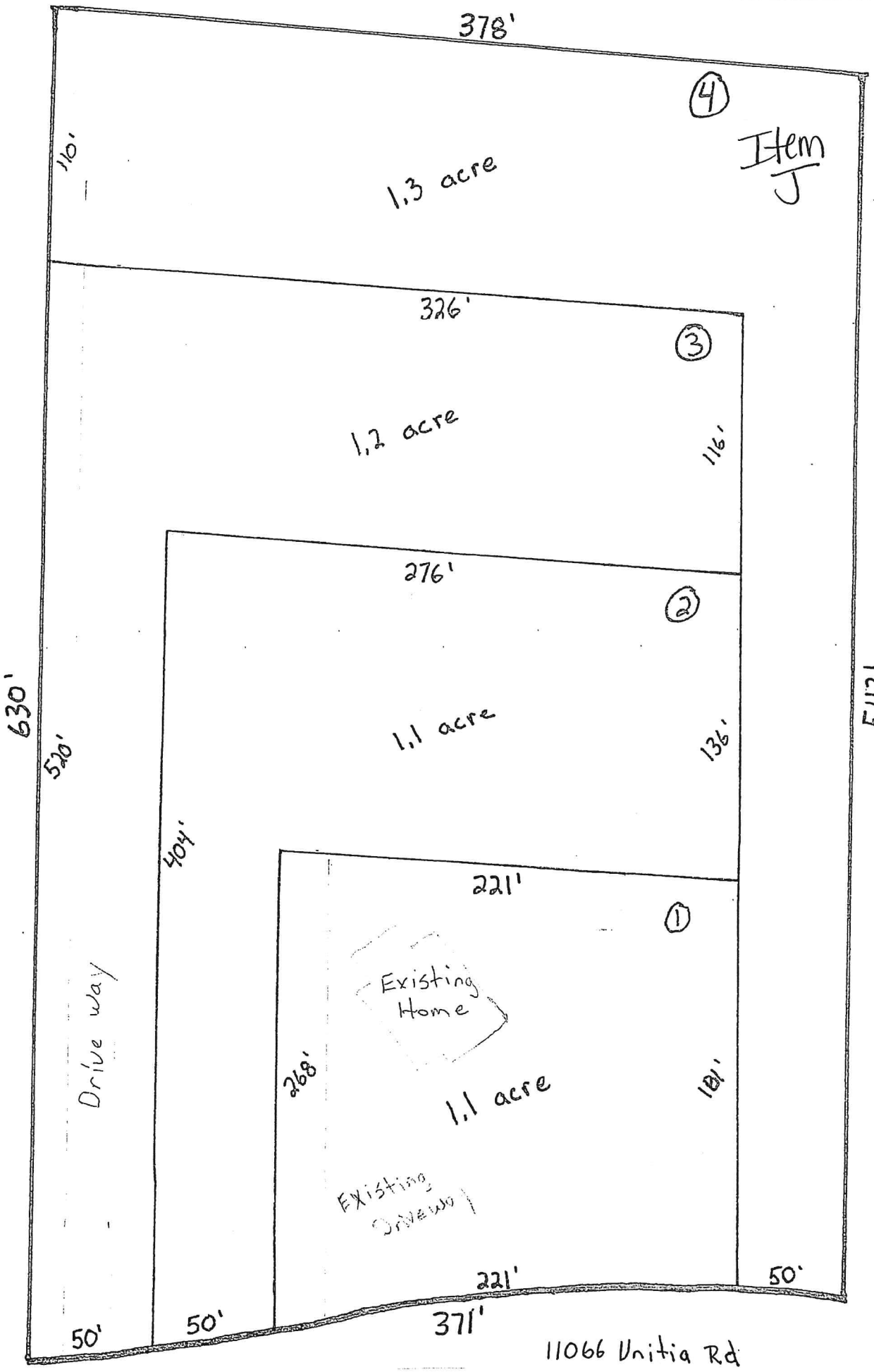

LAND SURVEYS
J A H
JAMES A. HAM, RLS #1878
SITE DEVELOPMENT SURVEYS
STATE GRID
GRAPHIC SCALE 1"=100'
PROPERTY LINE(S)
ELIMINATED LINE(S)
LOCATION MAP
LEGEND
IRO
PIPE
POWER POLE
WATER VALVE
CONTROL
BENCHMARK
SANITARY SEWER
HIGHWAY MON.
IRO= IRON ROD OLD
IRN= IRON ROD NEW
UNDER T.C.A. 13-3-401, THIS MAP IS EXEMPT FROM PLAT REQUIREMENTS BECAUSE (A) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED AND (B) ALL TRACTS ARE 5 ACRES OR LARGER IN SIZE.
SURVEYOR/ENGINEER
PROPERTY ZONED A-1, F-1; BUILDING SETBACKS ARE; FRONT = 50 FEET REAR = 35 FEET SIDE = 20 FEET (ONE STORY) PLUS 5 PER ADDITIONAL STORY
SUMMERS TAX MAP 018 PARCEL 045.01 WBB 419 PG 172 PLAT BOOK J PLAT PAGE 400
TOTAL BOTH TRACTS 589162.37 Sq. Feet 13.53 Acres
NON-SURVEYED LINES
PROPERTY LINE FOLLOWS CL OF MINES CREEK
PARKING AREA
ZONING ESTIMATE AS 4/13/26
APPROX 2.5 +/- ACRES
GENERAL INFORMATION
(1) LOT 1 LINE ADJUSTMENT SURVEY OF PARCEL(S) 45.01 AND 45.03 TAX MAP 018 INTO A 13.53+/- ACRE TRACT OF LAND.
(2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
(3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, LEASES, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
(4) UTILITY AND DRAINAGE EASEMENTS ARE BY LOUDON COUNTY ZONING DEPARTMENT.
(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) A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FLOOD MAP # 47105C0100D AND IS LOCATED IN ZONE A AS SHOWN BY THIS PLAT.
(7) A PROPOSED 48 FOOT BY 88 FOOT OPEN EVENT CENTER IS SHOWN BY THIS PLAT.
(8) ORIGINAL PLAT IN PLAT BOOK J PLAT PAGE 400 DALE JOHNSON SUBDIVISION.
(9) EXISTING DWELLING HAS NOT BEEN LOCATED BY THIS SURVEY.
SUMMERS SUBDIVISION
ANTHONY J. SUMMERS and wife, AMANDA ROBYN SUMMERS
6869 BREAZEALE ROAD
LENOIR CITY, TENNESSEE 37771
SCALE: 1"=100'
APPROVED BY:
DRAWN BY JAH
DATE: 9/1/26
REVISED
DISTRICT FIVE
LOUDON COUNTY
LENOIR CITY
TENNESSEE
TAX MAP 018
PARCEL(S) 45.01 & 45.03
13.53+/- AC.
WBB 419 PG 172
DRAWING NUMBER
AJS0826-1
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 BY GPS USING RADIAL(S) WITH ERROR(S) NOT TO EXCEED 0.03+/- HORIZONTAL OF THE SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CLASS OF SURVEY AS TO ACCURACY SPECIFICATIONS AS A RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:5000+ OF FEET.
OWNER CONTACT NO. (865) 740-7576


8:47
77

Item I


Beals Chapel Rd
Beals Chapel Rd
Chapel Rd
Chapel Rd
Beals Chapel Rd
Beals Chapel Rd
Beals Landing Ln
Beals Chapel
116'
190'
138'
43.19c
800'
1047'
1039'
231'




Item J
378'
4
110'
1.3 acre
326'
3
1.2 acre
116'
276'
2
630'
520'
1.1 acre
136'
543'
404'
221'
1
Existing Home
Drive way
268'
1.1 acre
181'
Existing Driveway
221'
50'
50'
50'
371'
11066 Unitia Rd

Item M

Place in the M-1 as a Special Exception

13. Lithium-Ion Battery Facilities, subject to the provisions of Article IV, Section 4.225.

Definition:

Lithium-Ion Battery Facility: Any parcel of land or structure used for or intended to be used for commercial manufacturing, warehousing, storage, recycling, processing, and disposal of lithium-ion batteries and lithium-containing waste. Also see Article IV, Section 4.225.

4.225 LITHIUM-ION BATTERY FACILITIES

A. PURPOSE AND AUTHORITY

The purpose of this Ordinance is to establish comprehensive land-use regulations for the warehousing, storage, recycling, processing, and disposal of lithium-ion batteries and lithium-containing waste. This Ordinance is enacted to protect public health, safety, and welfare by mitigating risks associated with thermal runaway, toxic off-gassing, chemical contamination, and explosive fire events.

B. DEFINITIONS

Lithium Battery Commercial Warehousing: A facility primarily engaged in the bulk commercial storage or logistics handling of new or used lithium-ion batteries as standalone commodities, rather than integrated as components of consumer electronics or vehicles.

Battery Recycling and Processing Facility: A facility were used or spent lithium-ion batteries are collected, disassembled, mechanically shredded (e.g., producing "black mass"), or chemically/pyrometallurgically treated to recover raw elemental materials.

Lithium-Containing Waste Final Disposal Facility: A hazardous waste management facility, landfill cell, or specialized containment site permitted to handle the ultimate destruction, stabilization, or permanent isolation of compromised or unsalvageable lithium batteries and associated chemical waste.

Thermal Runaway Prevention Plan (TRPP): A comprehensive operational and structural protocol detailing continuous cell monitoring, early-stage gas detection, automatic fire suppression, and hazardous runoff containment.

C. Required Buffers

All facilities shall be enclosed by a fence or wall at least (6) feet high. The entrance and exit shall be through a gate, which shall be locked during non-business hours. A landscape screen shall be provided in conformance with Section 4.160 of the Zoning Resolution.

D. DEVELOPMENT & PERFORMANCE STANDARDS

1. Lithium Battery Commercial Warehousing

a. Setbacks: Structure must maintain a minimum 150-foot setback from all property lines and a 500-foot buffer from any residential district, school, hospital, or public venue.

b. Fire Suppression & Safety: Must feature a dedicated fire control center complying strictly with NFPA 855 standards. The facility must install independent, gas-tight fire barriers with a minimum 3-hour fire-resistance rating to subdivide storage vaults.

c. Environmental Controls: Mandatory continuous off-gas monitoring (e.g., carbon monoxide and hydrogen detection) tied directly to a municipal emergency broadcast link. Mechanical ventilation must be capable of providing 10 air changes per hour under emergency thermal event protocols.

2. Battery Recycling and Processing Facilities

a. Setbacks: Structure must maintain a minimum 300-foot setback from all property lines and a 1,000-foot buffer from any non-industrial zoning boundary.

b. Enclosure: All shredding, chemical bath, sorting, and processing operations must occur entirely within a fully enclosed building. Open-air storage of un-shredded batteries or processed "black mass" is strictly prohibited.

c. Runoff and Spills: Facilities must construct an engineered secondary containment system capable of holding 110% of the maximum liquid volume used in the facility plus the total projected water volume from a 2-hour fire suppression deployment.

3. Lithium-Containing Waste Final Disposal

a. Siting Restrictions: Prohibited in all commercial, industrial, agricultural or residential zoning districts. Siting is restricted exclusively to state or federally designated hazardous waste zones.

b. Aquifer Protection: Prohibited within 2,000 feet of any active municipal drinking water well, aquifer recharge zone, or 100-year floodplain.

E: Adjudication and Special Exception Criteria

Any facility requesting a Special Exception must submit the following documents to the Planning Commission prior to scheduling a public hearing:

1. Approved Emergency Response Plan (ERP): Signed and certified by the local Fire Chief, proving the facility has provided adequate specialized training and chemical-fire suppression agents (e.g., F-500 or water-deluge capabilities) to responding agencies.
2. Decommissioning Financial Assurance Bond: A surety bond or escrow account equal to 125% of the estimated cost to safely remove, transport, and recycle all maximum capacity materials in the event of bankruptcy, abandonment, or facility closure.
3. Thermal Runaway Prevention Plan (TRPP): Certified by a licensed industrial engineer outlining continuous thermal monitoring arrays.

When allowed, such facilities shall comply with all federal and state regulations for design, siting, construction materials, treating, and monitoring.

Item N

HARRISON
A CRH COMPANY

APAC-Atlantic, Inc., dba Harrison Construction

PROPOSAL

Return Proposal to:
1431 Centerpoint Blvd, Suite 100, Knoxville, TN 37932
Phone: 865-983-3100

To: Turner Homes
Date: Tuesday, October 20, 2026

APAC-Atlantic, Inc., dba Harrison Construction ("Seller") offers to furnish the equipment, labor, materials, and/or services described below to Turner Homes ("Buyer") in connection with construction of improvements at the following project: **Friendsville Road Subdivision, 700 Friendsville Road, Lenoir City, TN** ("Project"). The Project is being performed on property owned by Clouds Rest Development, LLC.

Surface Asphalt Only Paving Scope of Work to Involve:

Road A, B, and C – 8,050 SY with tack and 2" E surface.
TDOT ROW Turn Lane – 710 SY with tack and 1.25" D surface.
Pavement Markings per plan on final surface.

For a total price of: $ 161,005.88

NOTES:

- Add 1.0 % if bond is required.
- No addenda received.
- Exclusions: Cash Allowances/contingencies, Prime Coat, Bonds, Proof Rolling, guardrail, Concrete Flatwork, Pervious Pavers/border curbs, curbs at concrete sections, sidewalk curbs, Excavation; saw-cutting or misc. patching; traffic control; cost of project-specific drug testing; construction/project management subscriptions, engineering services, surveying or layout; erosion control; testing or permitting; soil testing; sodding, irrigation, & landscaping.
- Damage to pavement/curbs resulting from construction activities shall be repaired at the owners/contractor's expense.
- Use of these surfaces for construction activities shall be done at theowner/ contractor's convenience and risk.
- Subgrade/stone grade to be +/- 0.1' prior to our scope of work starting. Drainage cannot be guaranteed at established grades of 1% or less.
- TDOT Weather Limitations Section 407.09 apply.
- APAC's price is conditional on quantities & portions of the work that APAC plans to perform per site plans by (Not Available). Additional cost will arise if work is done out of sequence.
- Above price to be adjusted in accordance with TDOT's Special Provisions SP109A & SP109B regarding price adjustments for Fuel & Bituminous Material (liquid Asphalt Cement) based on April 2026 Index of $ 678.46.
- One mobilization is included for each paving phase.

PRICING IS BASED ON THE QUANTITIES SPECIFIED ABOVE AND IS SUBJECT TO ESCALATION FOR WORK PERFORMED AFTER 12/31/2026 AND/OR IF THE ACTUAL QUANTITIES VARY FROM THE ESTIMATED QUANTITIES BY MORE THAN ONE (1%) PERCENT. Prices for products containing cement, liquid asphalt, and/or steel are subject to equitable adjustment to account for any change in the prices of those materials if there is no applicable index. Unless the words "Lump Sum" appear next to an item of work, the quantities referred to above are estimates only and payment shall be made at the stated unit prices for actual quantities of materials supplied and/or work performed by Seller. This Quotation expires thirty (30) days from its issuance unless accepted in writing by the Buyer.

By: Kim Patty
Kim Patty, Estimator (865) 740-4789

STANDARD TERMS & CONDITIONS

Applicability. These terms and conditions are incorporated into Seller's Quotation & Contract (collectively, **"Contract"**). With the exception of the Terms & Conditions contained in any Application for Business Credit, the Contract comprises the entire agreement between the parties, and supersedes all prior or contemporaneous communications, understandings, agreements, negotiations, representations, and warranties. The Contract prevails over any of Buyer's general terms and conditions of purchase regardless of whether or when Buyer may have submitted a purchase order or contract.

Payment. Seller's agreement to perform any work hereunder is conditioned upon Buyer's satisfaction of Seller's credit terms, as determined in Seller's sole discretion. Payment terms are net thirty (30) days from date of Seller's invoice or sooner as may be required by applicable law. Past due payments shall accrue a finance charge of one and one-half percent (1½%) per month or the highest rate allowable by law, whichever is less. Seller shall be entitled to recover all costs and expenses, including reasonable attorneys' fees, arising out of Buyer's failure to make all payments due under this Contract in a timely manner.

Taxes. Buyer is responsible for payment of all taxes and duties not specifically assumed in writing by Seller in the Contract. Buyer agrees to defend, indemnify, and hold Seller harmless from any damages and expenses related to any levy or attempted levy of any other taxes on Seller.

Suspension; Termination. In addition to any other remedies available to Seller, Seller may suspend or terminate this Contract with immediate effect upon written notice to Buyer, if Buyer: (i) fails to pay any amount when due under this Contract (or any other agreement Buyer has with Seller); (ii) has not otherwise performed or complied with any of these terms (or complied with the terms of any other agreement Buyer has with Seller); (iii) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization or assignment for the benefit of creditors; or (iv) exhibits other adverse credit conditions that are unsatisfactory to Seller, as determined by Seller in its sole discretion.

Shipment; Delivery Conditions. Unless otherwise agreed in writing, all materials purchased by Buyer shall be FOB Seller's plant sourcing the Contract. If FOB Destination, the Buyer agrees to provide suitable roadways or approaches to points of delivery. Seller reserves the right to cease deliveries if the roadways or approaches are unsatisfactory. In the event Buyer Contracts delivery beyond curb line, Buyer assumes liability for damages to sidewalks, driveways or other property, loss and expense incurred as a result of such deliveries to the maximum extent allowed by law. Prices quoted herein are based on prompt unloading of trucks, and in case repeated delays in unloading, deliveries may be discontinued until conditions are corrected. Delays of more than twenty (20) minutes are subject to an additional charge. Buyer also agrees to provide a safe, suitable delivery and work areas for Seller's employees.

Title & Risk of Loss. Title and risk of loss passes to Buyer at the time any materials are loaded into Buyer's, or Buyer's agents,' vehicles, barges, or other modes of transport, in the case of FOB Plant sales, or in the case of Seller's delivery, upon delivery of the Materials.

Warranty. Seller warrants that the goods and services herein will conform to the approved shop drawings. If there a no approved shop drawings, Seller warrants that the goods and services herein will conform to specifications provided to Seller prior to manufacture of the goods and/or Seller's performance of the services. Seller's obligation to meet the applicable specifications supersedes any and all other warranties. SELLER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THOSE OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES. Buyer shall verify that Seller's materials comply with the plans and specifications prior to installation. Changes to the plans and specifications shall be made by written change order and Seller shall be entitled to an equitable price adjustment for such changes. The express limited warranty set forth herein shall be void if Buyer fails to pay Seller in full for the materials provided by Seller pursuant to this Contract.

Time. Seller shall make reasonable efforts to provide the equipment, labor, materials, and/or services by the specified delivery date and provide notice to Buyer of any expected delays. Seller is not responsible for any delays due to labor disputes, repairs to machinery, fire, flood, pandemic, adverse weather conditions, inability to obtain transportation, fuel, electric power, or operating materials or machinery at reasonable cost; or by reason of any other cause beyond its control, including the inability to produce materials meeting any applicable specification or requirement. In the event any such contingency should occur, Seller reserves the right to determine the order of priority of delivering to its customers.

Modification. No amendment or modification of this Contract shall be valid or enforceable unless in writing and signed by the party sought to be charged, and no prior or current course of dealing between the parties, or any usage of trade or custom of the industry shall modify or supplement the terms and conditions of this Contract.

No Waiver. The failure of Seller to exercise any right granted hereunder shall not impair or waive Seller's privilege of exercising such right to any subsequent time or times.

Damages. Seller's liability for any damages related to this Contract shall be limited to (a) replacement of defective materials and work or, at Seller's option, (b) a refund of any payments made by Buyer. **IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, EXEMPLARY, OR PUNITIVE DAMAGES WITH REGARD TO ANY CLAIM ARISING OUT OF OR RELATING TO THIS CONTRACT.** It is further understood that Seller shall not be responsible for any damage to or deterioration of any of its work, whether completed or in process, resulting from any cause or causes beyond its reasonable control, including but not limited to design, failure of subgrade or other subsurface conditions, or failure or inadequacy of any labor or materials not furnished and installed by Seller, whether or not such failure or inadequacy was or could have been known at the time its work was undertaken, or for any work performed under adverse weather conditions

Indemnity. To the maximum extent permitted by applicable law, Buyer shall defend, indemnify and hold Seller, its officers, employees, agents, insurers, sureties, and affiliates, harmless from any and all losses, damages, expenses (including attorneys' fees), claims, suits, liabilities, fines and remedial or clean-up costs arising out of or in any way related to: (i) Buyer's breach of this Agreement; or (ii) any act or omission by or on behalf of Buyer, its employees, contractors and/or agents.

Applicable Law. This Contract, and the rights, duties, obligations, and remedies of the parties shall be governed by or construed in accordance with the laws of the state where the Project is located.

Work Conditions: If Seller's work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit Seller to perform its work in a normal uninterrupted single shift operation. Unless a time for the performance of Seller's work is specified, Seller shall undertake the work in the course of its normal operating schedule. Seller shall not be liable for any failure to undertake or complete the work for causes beyond its control, and Seller may suspend the work for causes beyond its control, including but not limited to fire, flood or other casualty; the presence on or beneath the work site of utilities, facilities, substances, or objects, including but not limited to any substance that in Seller's opinion is hazardous or toxic or the reporting, remediation, or clean-up of which is required by any law or regulation; labor disputes or other disagreements; and accidents or other mishaps, whether affecting this work or other operations in which Seller is involved, directly or indirectly. If for causes beyond Seller's control, Seller's work is not completed within twelve (12) months after the date of Buyer's acceptance of the Contract, Seller may cancel this Contract. In such event: (i) Seller shall be relieved of any further obligation with respect to the balance of the work; and (ii) Seller shall be entitled to receive final and complete payment for all work performed within fifteen (15) days of the notice of cancellation.

Inspection. Seller shall provide materials which comply with the approved submittals and the materials are subject to industry tolerances. Buyer shall inspect all materials prior to installing the materials in order to confirm that the materials comply with Buyer's specifications.

Safety. Safety Data Sheets and product information are available at Seller's office and Seller's website. Buyer agrees to notify all persons handling or using the materials of the warnings contained in the Safety Data Sheets, labels, literature, and packaging relating to the materials.

Storage. Unless otherwise agreed to in writing, Buyer shall take delivery of all materials within thirty (30) days of being notified that the materials are ready for delivery. A storage fee of $50.00 per day shall be charged for any materials left at Seller's facility for more than thirty (30) days. Seller shall have the right to dispose of any materials left at Seller's facility for more than one hundred and twenty (120) days.

MANDATORY BINDING ARBITRATION: ALL CLAIMS OR CONTROVERSIES ARISING OUT OF OR RELATED TO THIS CONTRACT SHALL BE SUBMITTED TO AND RESOLVED BY BINDING ARBITRATION BY A SINGLE ARBITRATOR IN THE COUNTY AND STATE WHERE THE PROJECT IS LOCATED. THE AMERICAN ARBITRATION ASSOCIATION (AAA) SHALL CONDUCT THE ARBITRATION AND THE COSTS OF THE ARBITRATION SHALL BE BORNE EQUALLY BY THE PARTIES. the AAA'S APPELLATE RULES SHALL APPLY.

The person signing below represents that he/she is authorized to enter into this Contract on behalf of the Buyer and has received the Seller's Standard Terms & Conditions, which are incorporated by reference herein. This Contract and the Standard Terms & Conditions are accepted by the following:

BUYER	**SELLER:**
By: _____	By: _____
Printed Name: _____	Printed Name: _____
Its: _____	Its: _____
Date: _____	Date: _____

PROPOSAL

ROGERS GROUP, INC.

601 Maryville Pk.
KNOXVILLE, TN 37920
(865) 579-2000
Fax: (865) 579-2004

Proposal Submitted To	Phone:
Turner Homes	
	Job Name: Cara Villa Subdivision 2" Overlay
ATTN: Colman	
City, State and Zip Code	Job Location: 700 Friendsville Road
Knoxville, Tn	
Architect:	FAX:
Date of Plans: 10-8-25	BID DATE: 10-20-26

1. **NEW SUBDIVISION PAVING AREA: (8,845 S.Y.)**
   INSTALL LIQUID TACK COAT
   2" ASPHALT SURFACE MIX (E-MIX)

BID PRICE: $170,000.00

NOTES:

1. SUB GRADE TO BE +/- .10 OF A FOOT
2. NO SIDEWALKS INCLUDED OR CONCRETE PADS
3. NO THIRD-PARTY TESTING COST INCLUDED
4. NO TRAFFIC CONTROL INCLUDED
5. NO ADJUSTMENT TO EXISTING STRUCTURES INCLUDED
6. NO PAINTED STRIPING OR SIGNAGE

ACCEPTED:

_____
(Individual or firm name)

_____
Date

Respectfully submitted,
ROGERS GROUP, INC.

By: DUSTY BROWN _____

WILLIAMS CONCRETE LLC

1617 Boyd St, Knoxville, TN 37921 | 865-253-0652

ESTIMATE

Project	Cara Villa - Sidewalks
Scope	Concrete sidewalk installation with #57 stone base allowance
Sidewalk Length	1,800 LF
Sidewalk Width	5 FT

Description	Qty.	Unit	Unit Price	Amount
5' wide concrete sidewalk installation	1,800	LF	$28.75	$51,750.00
#57 stone - delivered allowance	150	TON	$33.50	$5,025.00

Concrete Sidewalk	$51,750.00
#57 Stone Allowance	$5,025.00
TOTAL ESTIMATE	**$56,775.00**

Stone Pricing Basis

The #57 stone allowance uses 150 tons at $33.50/ton delivered, consisting of $27.00/ton material plus $6.50/ton quoted haul. Stone allowance: 150 tons x $33.50/ton = $5,025.00.

Important: The Rogers Group quotation used for the stone unit price is for Turner Homes Friendsville Road, 700 Friendsville Road, Lenoir City, TN, and lists sales tax as not included. The quoted haul rate is therefore being used here as a budget allowance for Cara Villa and should be confirmed for the Cara Villa delivery location before purchase.

Romero's construction ,inc
1728 lovell rd
knoxville, TN 37932

Rc,inc

865 755 7998

Estimate

Bill To:
Turner Homes Project: Cara Villa - Sidewalks

Item	Description	Quantity	Rate	Amount
Sidewalk	5' wide concrete sidewalk installation - Cara Villa	1,800 LF	Lump Sum	$53,250.00
#57 Stone	Delivered #57 stone allowance for 4" sidewalk base	150 tons	$33.50/ton	$5,025.00

Sidewalk	$53,250.00
#57 Stone Allowance	$5,025.00
Total Estimate	**$58,275.00**

Estimate Notes

#57 stone allowance is based on 150 tons at $33.50/ton delivered ($27.00/ton material + $6.50/ton haul), for an allowance of $5,025.00. Stone quantity is an estimate; final cost is subject to actual delivered ticket tonnage and confirmation of the haul rate to Cara Villa. Applicable sales tax is not included.

ESTIMATE

Southern Concrete
1303 esquire drive
Maryville TN 37801

BILL TO
Turner Homes
11802 Kingston PK
Knoxville TN 37934

ESTIMATE # 246
ESTIMATE DATE 10/20/2026

DESCRIPTION	AMOUNT
This estimate is for 9,000 ft.^{2} of sidewalk with five ADA access points. All labor, materials and equipment are included in this price.	50,850.00

TOTAL **$50,850.00 USD**

Thank you

TERMS & CONDITIONS

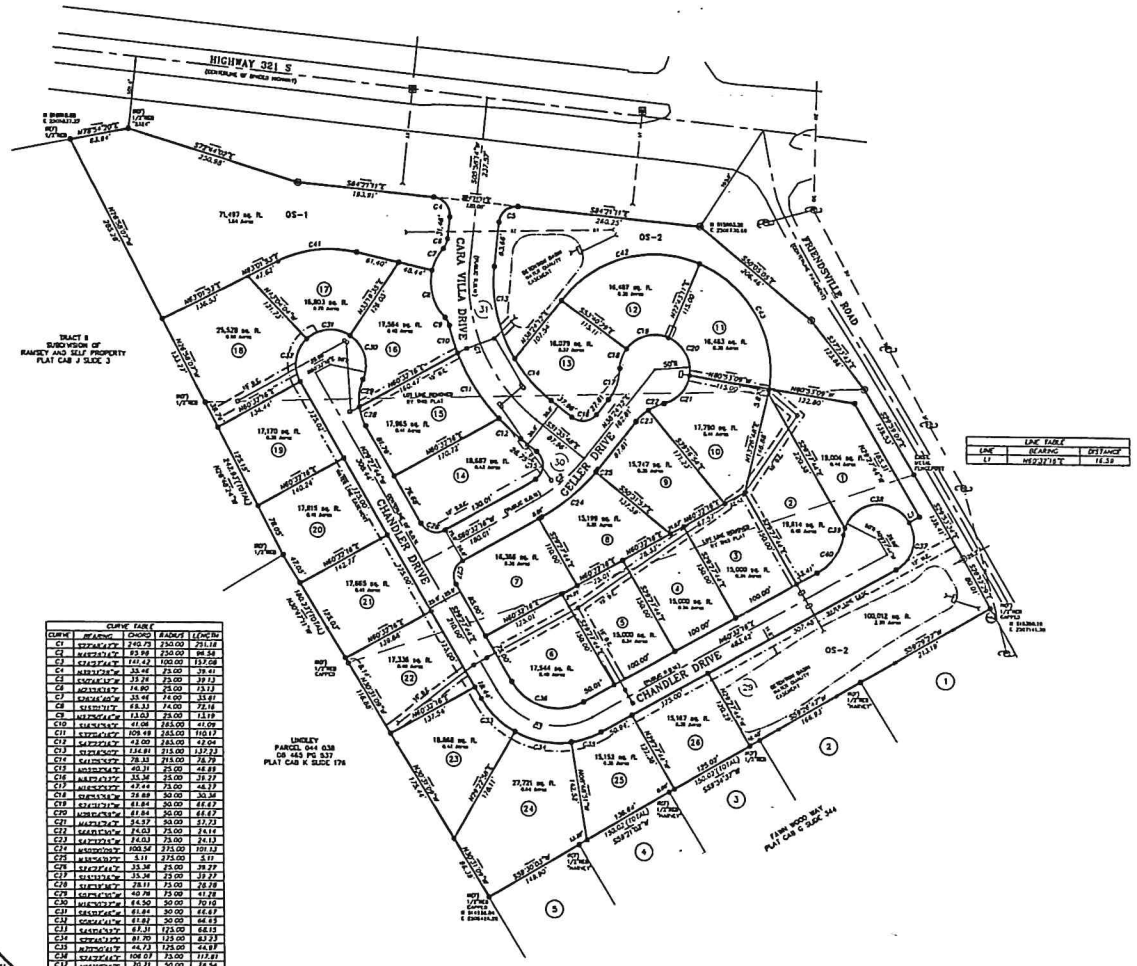
This estimate is good for 90 days

Isaac Smith
423-462-4146

TOTAL AREA
17.39 AC

SYMBOL LEGEND	
○	FOUND MONUMENTATION W/ SIZE AND TYPE
●	IRON ROD SET SEE NOTE 1
WM	WATER METER
	HEADWALL
PP	POWER/TELE. POLE
	DRAIN INLET
	GUY WIRE
	FOUND MONUMENT
	DRAINAGE EASEMENT
	WATERLINE EASEMENT
	SANITARY SEWER EASEMENT

LINE LEGEND	
	FENCE
ST	STORM SEWER LINE
PE	POWER/TELE. LINE
	WATER LINE EASEMENT
	DRAINAGE EASEMENT
	SEWER EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°23'16"E	16.59

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S72°56'43"E	240.73	250.00	251.18
C2	S43°23'41"E	93.98	250.00	94.54
C3	S21°57'54"E	141.42	100.00	157.08
C4	N33°31'26"W	33.46	25.00	39.41
C5	S74°56'43"E	31.76	25.00	39.13
C6	N03°06'34"E	14.90	25.00	15.13
C7	S74°56'43"E	33.46	74.00	33.81
C8	S15°11'17"E	68.33	74.00	72.16
C9	N33°56'43"W	13.03	75.00	13.19
C10	S16°53'51"E	41.08	265.00	41.09
C11	S12°54'43"E	109.49	265.00	110.17
C12	S47°27'01"E	42.00	265.00	42.04
C13	S12°54'43"E	134.81	315.00	137.23
C14	S16°53'51"E	78.33	215.00	78.79
C15	N03°06'34"E	40.31	25.00	44.88
C16	S43°23'41"E	35.36	25.00	39.27
C17	N36°36'19"E	42.46	75.00	44.77
C18	S16°53'51"E	28.89	50.00	30.36
C19	S12°54'43"E	61.84	50.00	64.67
C20	S28°06'34"W	61.84	50.00	64.67
C21	N43°23'41"W	34.97	50.00	37.73
C22	S46°36'19"W	74.03	75.00	74.19
C23	S47°27'01"E	74.03	75.00	74.13
C24	S59°00'09"E	100.54	275.00	101.13
C25	N36°36'19"E	5.11	275.00	5.11
C26	S43°23'41"E	35.36	25.00	39.27
C27	S16°53'51"E	35.36	25.00	39.27
C28	S73°06'09"W	28.11	75.00	28.78
C29	S58°56'34"E	40.78	75.00	41.28
C30	N16°53'51"W	64.50	50.00	70.10
C31	S61°06'26"E	61.84	50.00	64.67
C32	S28°06'34"W	61.82	50.00	64.65
C33	S61°06'26"E	67.31	125.00	68.13
C34	S72°56'43"E	81.70	125.00	83.23
C35	N75°00'17"E	44.73	125.00	44.87
C36	S74°56'43"E	106.07	75.00	117.81
C37	N15°03'17"E	70.71	50.00	78.54
C38	S46°56'34"E	81.33	50.00	115.13
C39	N15°03'26"E	8.76	30.00	8.77
C40	N43°56'43"W	67.08	75.00	69.53
C41	S74°56'43"E	112.53	163.00	114.88
C42	S74°56'43"E	204.13	143.28	230.02
C43	N74°56'43"W	204.04	165.00	270.00

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS. RECEIVER: TOPCON V6 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT CMSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF THE GPS WORK RFW: 1 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

NOTE:
ALL TITLE REPORTS WERE FURNISHED TO THIS SURVEYOR AND ANY EASEMENTS AND/OR RESTRICTIONS THAT APPEARED IN THE TITLE REPORTS ARE SHOWN HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY OF RECORD OR NOT OF RECORD.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

BEFORE YOU DIG STOP CALL 1-800-351-1111 (tennessee one call system, inc.) IT'S THE LAW

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, parks or other public ways and open spaces to public or private use as noted.

Date _____ 20 ____

_____
Owner

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby 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.

_____ 20 ____

_____
Authorized, Regional Planning Commission

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I hereby that the water system installed, or proposed for installation fully meet requirements of the Tennessee State Department, and is hereby approved as shown.

_____ 20 ____

_____
County Health Officer or his Authorized Representative

CERTIFICATION OF SEWERAGE SYSTEM

I hereby that the sewage disposal system installed, or proposed installation, fully meet the requirements of the Tennessee Health Department and is approved as shown with all limitations/conditions as noted (not required if septic tanks).

_____ 20 ____

_____
Health Authority

CERTIFICATION OF STREETS

I hereby that streets and related appurtenances installed, or proposed for installation, fully meet the specifications adopted by the Regional Planning Commission.

_____ 20 ____

_____
Engineer/Highway Commission

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that (1) the names of existing public streets 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.

_____ 20 ____

_____
Authority

USE OF EASEMENTS

Unless noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued by virtue of use and benefit in the utility and drainage easements over the original lot lines eliminated by this map, on the basis that new utility and drainage easements are provided for new property lines established by this map.

Superintendent:

_____ Date

_____

_____
Signature Date

_____
Signature Date

_____
Signature Date

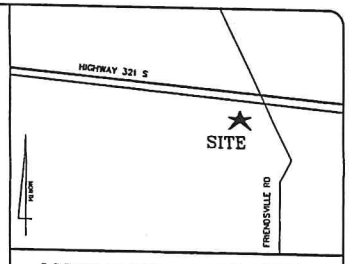
_____
Signature Date

_____
Signature Date

_____
Signature Date

NOTES:

1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
2. CLT TAX MAP 044 GROUP D PARCEL 061.28, 061.29, & 061.30
3. DEED REFERENCES – DB 481 PG 14
   PLAT REFERENCES – CAB F SLIDE 151, "SURVEY OF LOTS 29, 30, & 31 OF THE ROBERT TALLENT ESTATE" BY BLOUNT SURVEYS INC. (NOT RECORDED)
4. THIS PROPERTY IS ZONED R-2
   MINIMUM SETBACKS:
   FRONT: 25' SIDE: 15' REAR: 20'
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47105C0225D EFFECTIVE DATE: MAY16, 2007
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD.
7. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
8. 15' DRAINAGE EASEMENT 7.5' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
9. NORTH ROTATION: TENNESSEE GRID NORTH NAD83(2011)



LOCATION MAP NO SCALE

Certification of Plat and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

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, in the specifications of the Regional Planning Commission.

Date _____ 20 ____
Registered Engineer/Surveyor

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
TENNESSEE No. 2447

FINAL PLAT OF:

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
	1
	2
	3
	4
	5
	6

DRAWN BY: M.STRANGE
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1"=80'
DATE: 9/25/2026

SURVEY FOR:
Clouds Rest Development, LLC
11543 Kingston Pike
Knoxville, Tennessee 37934
Phone: (865) 777-1700

CARA VILLA
FRIENDSVILLE ROAD
Lenoir City, Tennessee
District 3, Loudon County, Tennessee

PROJECT NO.
5029-01

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
November 10, 2026
5:30 PM
Immediately following the Planning Commission Meeting

1. Call to Order.

2. Roll Call and Swearing in All Witnesses.

3. Approve Minutes from October 13, 2026, meeting.

4. Planned Agenda Items.

   A. Variance request for 19' side yard setback & 12' rear yard setback, Applicant/Property Owner LTR Funding, Tax map 057, Parcel 017.01, Located 16320 Steekee Rd, A-2 Rural Residential District, District 4, Approximately 0.21 acres

   B. Variance request to obtain permit to reconstruct decks on mobile home in C-2 zoning, Applicant/Property Rosendo Bedolla, Tax map 020, Parcel 012.00, Located 161 Chrisman Rd, C-2 General Commercial District, District 2, Approximately 0.33 acres

   C. Variance request to live in camper on property while home is being constructed. Applicant Kevin & Angie Tipton, Property Owner Martha Petty, Tax map 060, Parcel 122.00, Located 6500 Brooks Rd, A-3 Developing Agricultural District, District 3, Approximately 1 acre

   D. Variance request 15' rear yard setback, Applicant/Property owner Gabriel Lamar, Tax map 049, Parcel 161.04, Located 4855 Get Good Hollow Rd, A-2 Rural Residential District, District 4, Approximately 3 acres

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

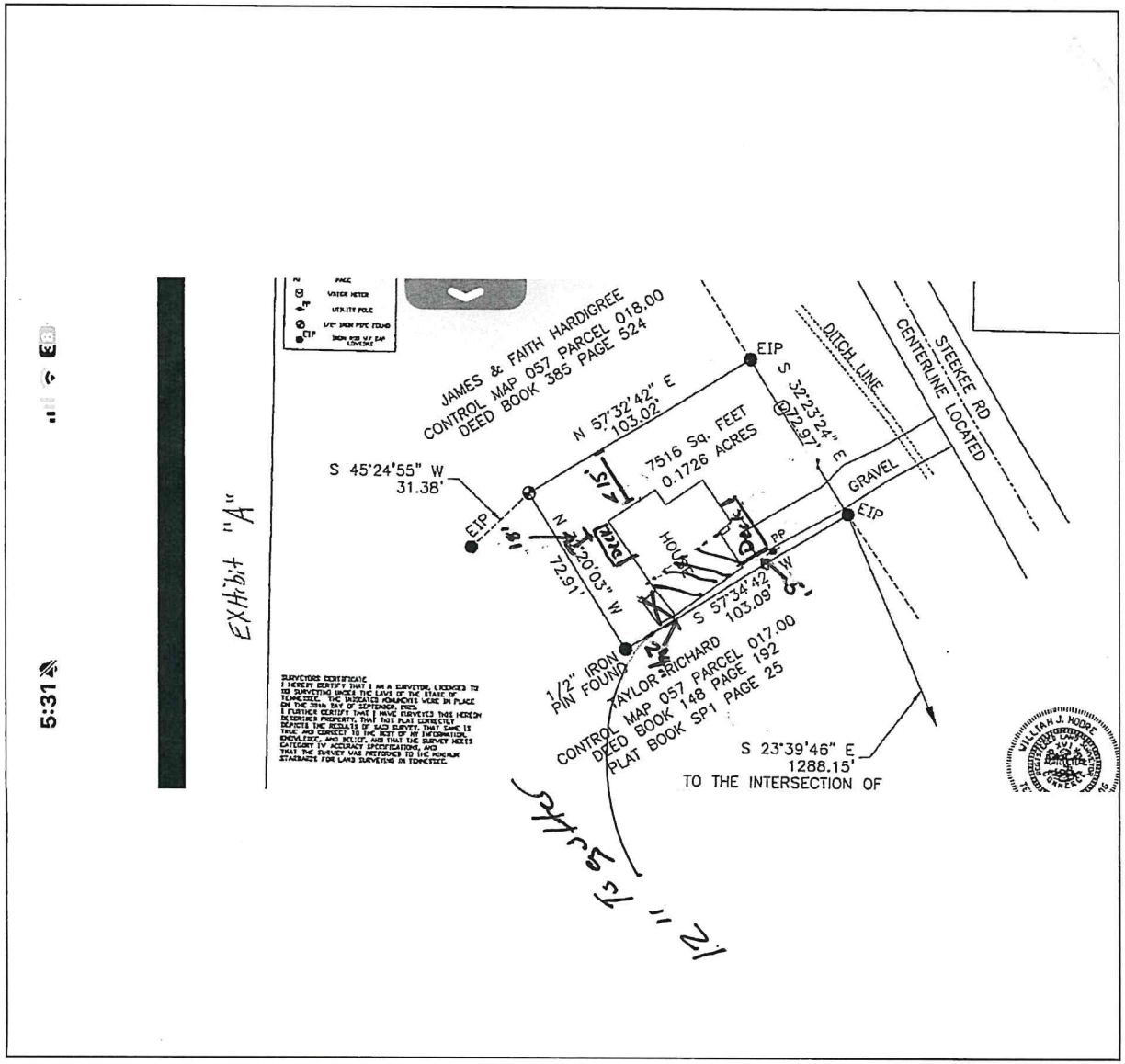
7. Adjournment

SITE PLAN - EXISTING HOUSE & DECKS

Item A

16320 Steekee Rd, Loudon, TN 37774

Prepared from owner-supplied survey and field measurements



CONTROL DOCUMENT: OWNER-SUPPLIED SURVEY / EXHIBIT 'A'

Property boundaries, bearings, monuments and recorded house position are taken from the survey above.

Purpose: planning/code review of existing house and deck locations. Not a boundary survey or engineer's certification.

PROPOSED / EXISTING IMPROVEMENTS

Existing house: approximately 1,240 sq ft

Front deck: 24'-0" along house x 12'-0" deep

Front deck area: approximately 288 sq ft

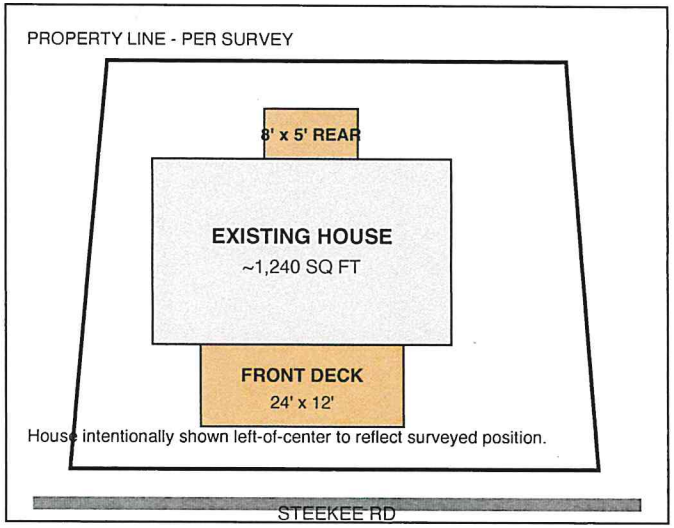
Rear deck: 8'-0" x 5'-0"

Rear deck area: approximately 40 sq ft

Front deck faces driveway / Steekee Rd.

Rear deck is on opposite side of house.

IMPROVEMENT LOCATION SCHEMATIC - NOT

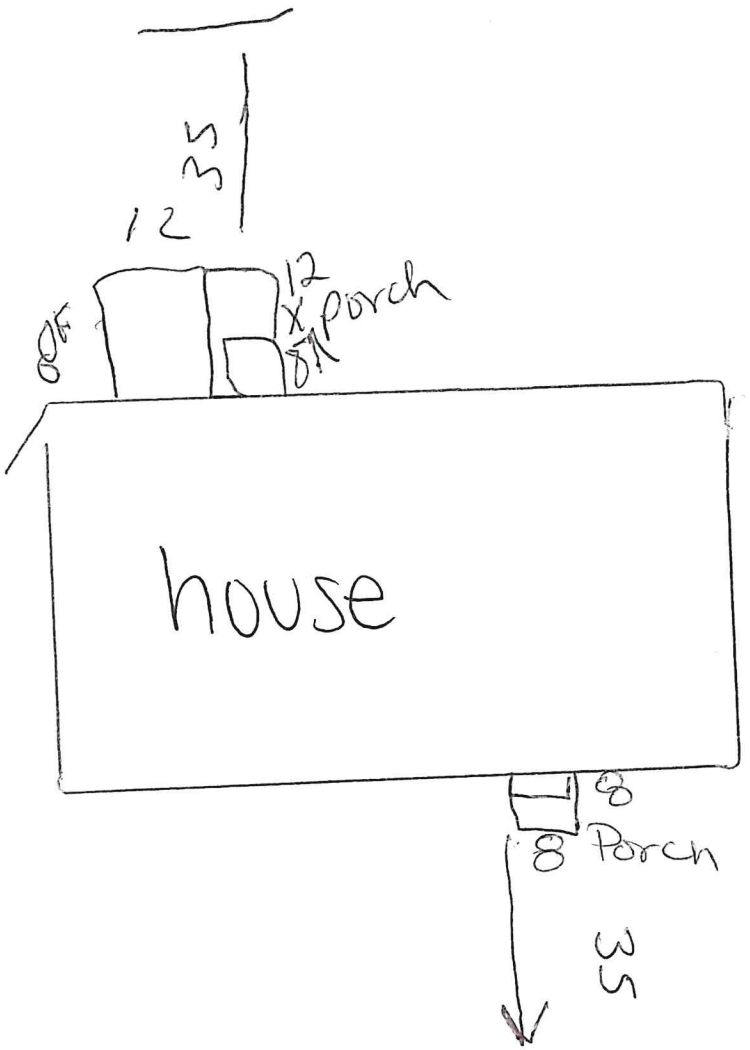


SUBMITTAL NOTES

1. Survey controls property lines and existing house location.
2. Deck dimensions are based on owner field measurements/photos.
3. Do not scale this sheet to determine setback distances.
4. Building official to verify applicable setbacks and permits.
5. Field/survey verification required if exact deck-to-line clearance is requested by Codes.

Prepared 09/25/2026

Item B



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

PROPERTY LINE

CENTER OF ROAD

Item D

LAND SURVEYS

J A H

JAMES A. HAIR, RLS #1878

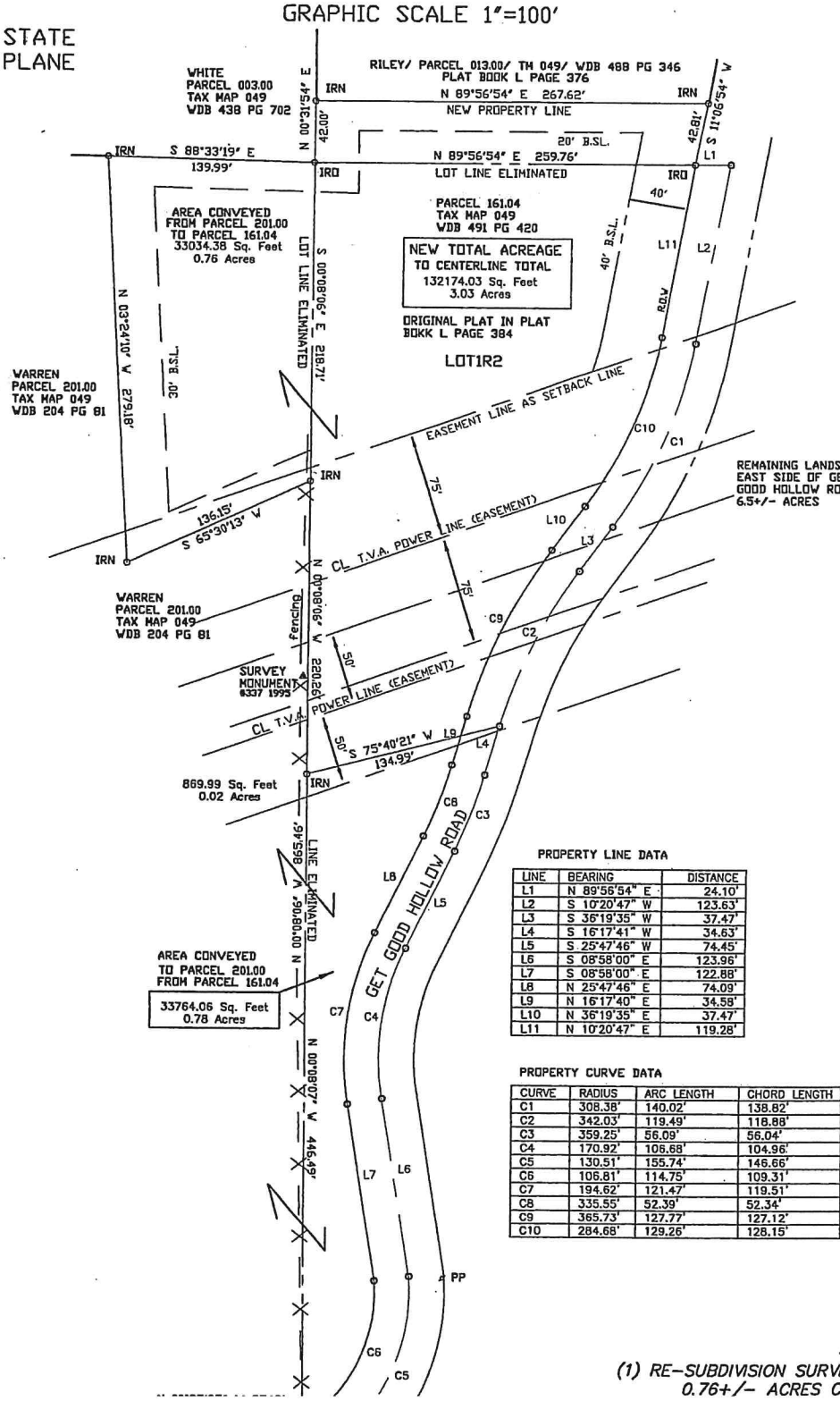
SITE DEVELOPMENT SURVEYS

(865) 389-2803

100 0 50 100 200 400

GRAPHIC SCALE 1"=100'

STATE PLANE



PROPERTY LINE DATA

LINE	BEARING	DISTANCE
L1	N 89°56'54" E	24.10'
L2	S 10°20'47" W	123.63'
L3	S 36°19'35" W	37.47'
L4	S 16°17'41" W	34.63'
L5	S 25°47'46" W	74.45'
L6	S 08°58'00" E	123.96'
L7	S 08°58'00" E	122.88'
L8	N 25°47'46" E	74.09'
L9	N 16°17'40" E	34.58'
L10	N 36°19'35" E	37.47'
L11	N 10°20'47" E	119.28'

PROPERTY CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	308.38'	140.02'	138.82'	S 23°20'11" W	26°00'53.44"
C2	342.03'	119.49'	118.88'	S 26°18'38" W	20°00'59.16"
C3	359.25'	56.09'	56.04'	S 20°53'20" W	8°56'46.45"
C4	170.92'	106.68'	104.96'	S 08°21'12" W	35°45'40.24"
C5	130.51'	155.74'	146.66'	S 29°08'30" W	76°37'49.00"
C6	106.81'	114.75'	109.31'	S 26°08'55" W	70°13'45.74"
C7	194.62'	121.47'	119.51'	N 08°21'12" E	35°45'40.24"
C8	335.55'	52.39'	52.34'	N 20°53'20" E	8°56'46.45"
C9	365.73'	127.77'	127.12'	S 26°18'38" W	20°00'59.16"
C10	284.68'	129.26'	128.15'	N 23°20'11" E	26°00'53.44"

LOCATI

LEGE

IRO
PIPE
POWER PO
WATER VA
CONTROL
BENCHMARI
SANITARY
HIGHWAY

IRO= IRON
IRN= IRON

CURRENT ZO
BUILDING SE
FRONT = 40
REAR = 30
SIDE = 20

BK/PG: 4/257-257
26007549
1 PGS:AL-LARGE MAP
YVONNE BATCH: 218802
07/31/2026 - 01:50:28 PM
VALUE
MORTGAGE TAX
TRANSFER TAX
RECORDING FEE 1
DP FEE
REGISTER'S FEE
TOTAL AMOUNT 1
STATE OF TENNESSEE, LOUDON COUNT
TAMMY GALLAHER
REGISTER OF DEEDS

GENERAL INFORMATION

(1) RE-SUBDIVISION SURVEY OF PARCEL 161.03 TAX MAP 049 WITH CONVEY. 0.76+/- ACRES CONVEYED FROM PARCEL 201.00 ON TAX MAP 049