



# City of Loudon, Tennessee

## Loudon Regional Planning Commission

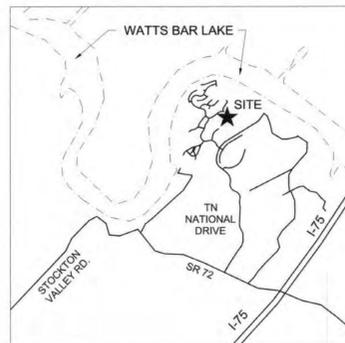
AGENDA  
LOUDON CITY HALL  
2480 Hwy. 72 N.  
WEDNESDAY, July 5, 2023  
12:30 P.M.

1. Call to Order
2. Pledge of Allegiance and Roll Call

Carlie McEachern, Chairman  
Kevin Bookout  
Dennis Brennan  
Ham Carey  
Tim Dixon

Tim Henley, Secretary  
Debbie Hines, Vice-Chairman  
David Meers  
Salvador Mejia  
Scott Wilson

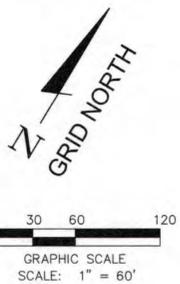
3. Approval of Minutes from the June 7, 2023 meeting.
4. New Business;
  - A. Preliminary Subdivision Plat Request for TN National, Pod 19, Applicant Casey Tyree, Tax Map 23 Parcel 1.00;
  - B. Site Plan Review for Malibu Boats-Receiving Building, Final, Applicant Ron Whittaker, Property Owner Malibu Boats, 5075 Kimberly Way, Tax Map 033 Parcel 005.13
  - C. Final Plat Review for Caerglyn Subdivision, Applicant and Property Owners, Thomas L. Towler and Kerry Towler, 383 Georgia St., Tax Map 048 Parcels 096.01 and 096.02, R-1-S, 2 Lots, Approximately 5.09 Acres;
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment



VICINITY MAP  
NOT TO SCALE

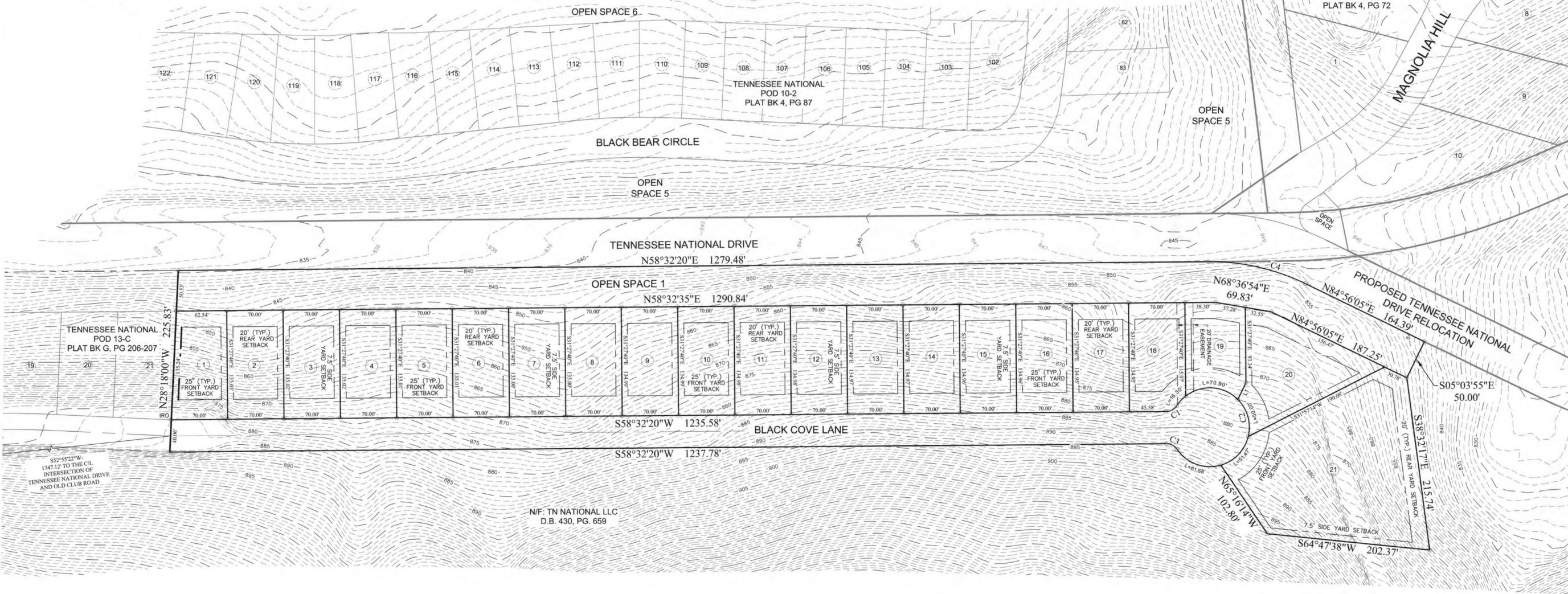
NOTES:

- TOTAL POD AREA - +/- 8.42 ACRES WITH 21 LOTS, AND ROAD RIGHT-OF-WAY.
- ZONING - NEIGHBORHOOD EDGE
- SETBACKS ARE 25-FOOT FRONTYARD, 7.5-FOOT SIDYARD AND 20-FOOT REARYARD.
- PROPOSED USE IS RESIDENTIAL, AVERAGE LOT SIZE IS +/- 0.26 ACRES.
- ROADS WILL BE PRIVATE WITHIN A 50-FOOT RIGHT-OF-WAY AND UTILITY EASEMENT.
- SANITARY SEWER WILL BE A LOW PRESSURE SYSTEM AND WILL BE CONSTRUCTED TO LOCAL SEWER DISTRICT STANDARDS.
- WATER WILL BE PUBLIC AND CONSTRUCTED TO LOCAL WATER DISTRICT STANDARDS.
- IMPROVEMENTS WILL BE CONSTRUCTED TO CONFORM TO LOCAL MUNICIPALITY STANDARDS.
- CONTOURS ARE FROM STATE LIDAR, THE INTERVAL IS 1-FOOT.
- DEED REFERENCE - D.B. 430, PAGE 659
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 12' ALONG ALL ROAD RIGHT-OF-WAYS AND 5' ALONG ALL SIDE AND REAR LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE CENTERED ON DRAINAGE & SEWER STRUCTURES AS INSTALLED.



CURVE TABLE					
Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C1	15.74'	16.00'	56°22'07"	15.11'	S30°21'16"W
C2	250.35'	49.00'	292°44'15"	54.28'	N31°27'40"W
C3	15.74'	16.00'	56°22'07"	15.11'	N86°43'23"E
C4	124.39'	270.00'	26°23'46"	123.29'	N71°44'12"E

LINE TABLE		
Line #	Direction	Length
L1	S05°06'54"E	23.20'



LOT AREAS		
LOT	SQ.FT.	ACRES
1	8,949	0.21
2	9,452	0.22
3	9,452	0.22
4	9,451	0.22
5	9,451	0.22
6	9,450	0.22
7	9,450	0.22
8	9,450	0.22
9	9,449	0.22
10	9,449	0.22
11	9,449	0.22

LOT AREAS		
LOT	SQ.FT.	ACRES
12	9,448	0.22
13	9,448	0.22
14	9,447	0.22
15	9,447	0.22
16	9,447	0.22
17	9,446	0.22
18	9,266	0.21
19	8,125	0.19
20	14,706	0.34
21	38,568	0.89

Certification of Survey  
I hereby certify that this is category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. This survey has been prepared in accordance with The Standards of Practice for Land Survey in the state of Tennessee.  
Surveyor: Timothy D. Robinson, Reg. No. 2044  
Date: 6-10-23

OWNER:  
TN NATIONAL, LLC  
8301 TN NATIONAL DR.  
LOUDON, TN 37774  
ATTN: JEFF KINNEY  
PHONE: 931-580-3236

SURVEYOR:  
BARGE DESIGN SOLUTIONS  
520 WEST SUMMIT HILL DR.  
KNOXVILLE, TN 37902  
TIM ROBINSON, RLS 2044  
PHONE: 865-934-4142

**BARGE**  
DESIGN SOLUTIONS  
520 W Summit Hill Ave // Suite 1202 // Knoxville, TN 37902  
Phone (865) 637-2810 // Fax (865) 673-8554



PRELIMINARY PLAT  
TAX MAP 23, PART OF PARCEL 1.00  
**TENNESSEE NATIONAL - POD 19**  
LOUDON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
JAB	TDR	06-16-2023	ORIGINAL ISSUE

C1.00  
FILE NO. 35824-07



### CITY OF LOUDON - SITE PLAN REVIEW

All persons, businesses, or organizations applying for a building permit must first submit two (2) copies of a site plan to City of Loudon for all commercial, residential complex, and industrial developments at least thirty (30) days prior to the meeting at which it is to be considered. A permit will not be issued unless a final plan is submitted and approval from the Loudon Regional Planning Commission is given. Final Site Plan application fee is \$100.00.

Type of Plan Review:  Concept Plan (staff review)  Final Plan

Name of Development: Malibu Boats - Receiving Building

Location: 5075 Kimberly Way, Loudon, TN 37774

Property Identification: Tax Map 033 Parcel # 005.13 Group \_\_\_\_\_

**Property Owner**

Name: Malibu Boats, LLC

Address: 5075 Kimberly Way  
Loudon, TN 37774

(City, State, Zip)

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**Person Making Request**

Name: Ron Whittaker (C2RL Engineers)

Address: 240 W Bessemer Street  
Alcoa, TN 37701

(City, State, Zip)

Email: rwhittaker@c2rl.com

Phone: (865) 980-3500

Current Zoning: M-2, F-1 Conforming Use:  Yes  No Rezoning Required: (Yes or No) No

Proposed Use:  Multiple-family  Commercial  Industrial  Other: \_\_\_\_\_

Gross square feet area of new buildings or additions: 11,218 sf

Number of Residential Dwelling Units: N/A Density (units/acre) N/A

# of Lots: N/A Total Site Acreage: 21.07 Acreage of to be Developed: 1.7

All site plans shall show the following:

- Y Location Map
- Y Map Scale
- Y Proposed use/structure locations with setbacks
- Y Proposed use/structure size and dimensions
- Y Drainage system plan in accordance with Section 14-608 / Section 14-613
- Y Location of loading zones with structure entrances
- Y Parking area design in accordance with Section 14-309
- Y Location of any easements, alleys, or marginal access roads.
- Y Location and design of all entrances and exits onto a public road.
- N/A Location of any signage and the dimension of such sign(s) which will advertise the use of the building.
- Y Location and layout of proposed / existing utility lines, size
- N Landscape Plan in accordance to Section 14-611 Landscaping shall be integrated into building arrangements, topography, parking, and buffering requirements. Central Business District Exempt

**FINANCIAL GUARANTEE/ LETTER OF CREDIT**

A letter of credit must be submitted along with a site plan to cover the estimated cost of required public improvements, including driveway and parking area paving and curbing, landscaping improvements, and drainage improvements. The dollar amount of the letter of credit will be determined based on reasonable construction cost estimates provided by the developer and a 15% contingency. Letters of credit will be released upon satisfactory completion of the required improvements and the issuance of an occupancy permit by the Loudon City Building Official.

TOTAL GUARANTEE: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

WATER IMPROVEMENTS: \_\_\_\_\_

SEWER IMPROVEMENTS: \_\_\_\_\_

STREETS/PAKRING AREA/CURBING: \_\_\_\_\_

DRAINAGE: \_\_\_\_\_

LANDSCAPE IMPROVEMENTS: \_\_\_\_\_

AS-BUILT DRAWINGS FURNISHED YES / NO / N/A Initials: \_\_\_\_\_

THE APPLICANT HEREBY ACKNOWLEDGES THAT THE HE/SHE HAS FAMILIARIZED HIMSELF/HERSELF WITH THE REQUIREMENTS OF THE CITY OF LOUDON GOVERNING ORDINANCES AND HEREBY AGREES TO ABIDE BY ALL RULES, REGULATIONS, ORDINANCES AND RESOLUTIONS OF THE CITY OF LOUDON. THE APPLICANT FURTHER UNDERSTANDS THAT HE/SHE IS RESPONSIBLE FOR ALL ENGINEERING AND LEGAL REVIEW FEES ASSOCIATED WITH THIS APPLICATION. APPROVAL OF A SITE PLAN EXPIRES AFTER TWELVE (12) MONTHES IF CONSTRUCTION IS NOT UNDERWAY.

*Ron Whiteaker* \_\_\_\_\_

**June 9, 2023** \_\_\_\_\_

Applicants Signature

Date

\_\_\_\_\_

\_\_\_\_\_

Owners Signature

Date

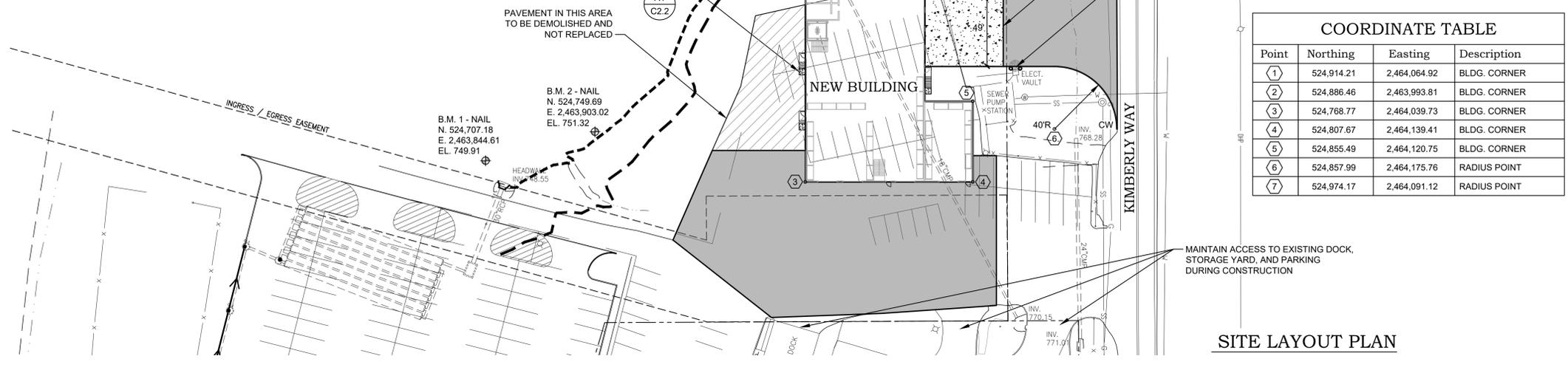
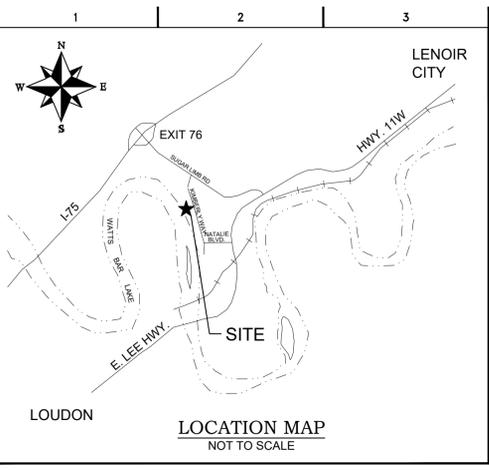
**FOR STAFF USE ONLY**

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Date Filed: \_\_\_\_\_ Fee Paid: (Yes or No) Amount Paid : \_\_\_\_\_

Meeting date set for: \_\_\_\_\_

Request reviewed by: \_\_\_\_\_



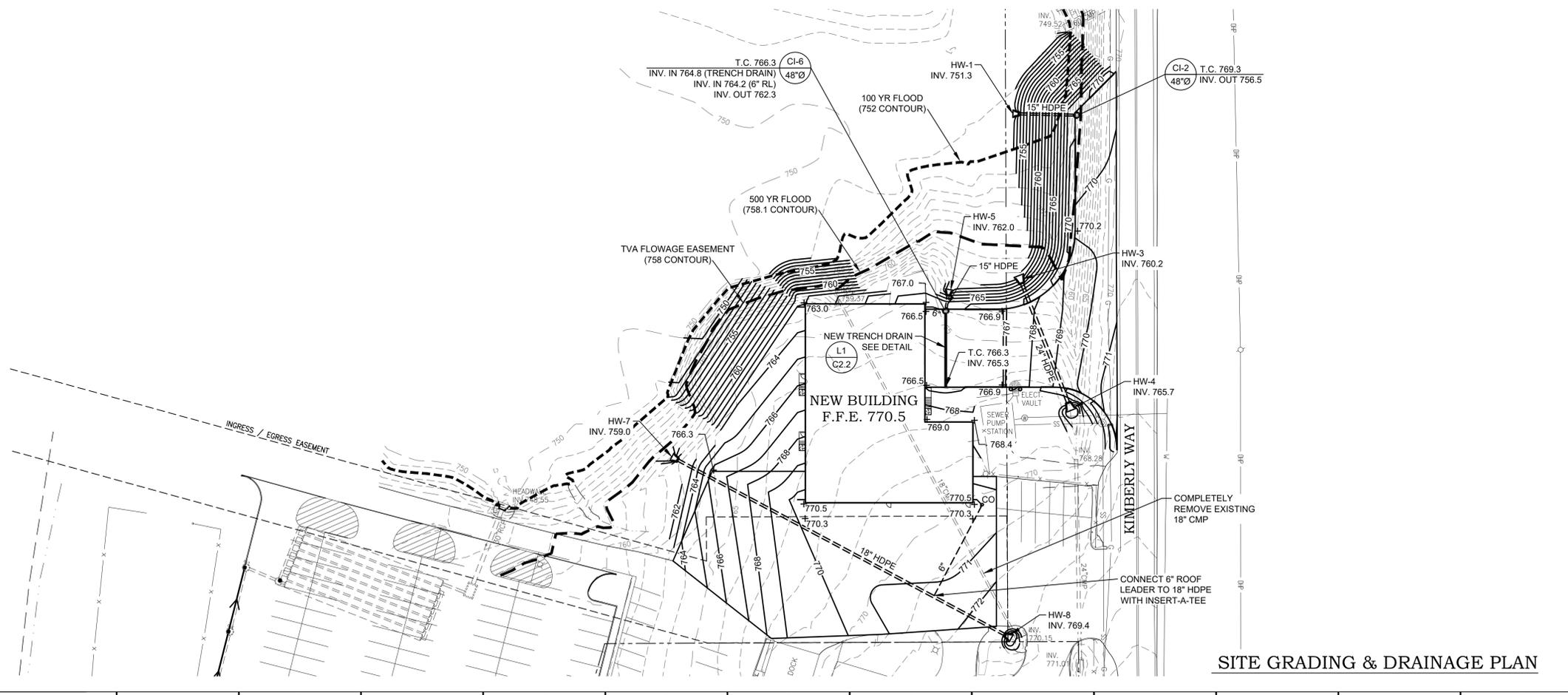
**COORDINATE TABLE**

Point	Northing	Easting	Description
1	524,914.21	2,464,064.92	BLDG. CORNER
2	524,886.46	2,463,993.81	BLDG. CORNER
3	524,768.77	2,464,039.73	BLDG. CORNER
4	524,807.67	2,464,139.41	BLDG. CORNER
5	524,855.49	2,464,120.75	BLDG. CORNER
6	524,857.99	2,464,175.76	RADIUS POINT
7	524,974.17	2,464,091.12	RADIUS POINT

**LEGEND**

- EXISTING**
- UTILITY POLE
  - ⊗ UTILITY-LIGHT POLE
  - ⊙ WATER METER
  - ⊕ MANHOLE
  - ⊖ SIGN
  - TREE
  - 900 --- INDEX CONTOUR
  - --- INTERMEDIATE CONTOUR
  - x-x- CHAIN LINK FENCE
  - w-w- WATER LINE
  - ss- SANITARY SEWER LINE
  - g-g- GAS LINE
  - ==== STORM SEWER LINE
  - rcp- REINFORCED CONCRETE PIPE
  - cmp- CORRUGATED METAL PIPE
  - op- OVERHEAD POWER LINE
  - - - - PROPERTY BOUNDARY
  - ⊕ B.M. BENCH MARK
- NEW**
- HEAVY DUTY PAVEMENT (A1 C2.1)
  - ▨ RIGID CONCRETE (A1 C2.1)
  - CW CURB WIPEDOWN (D7 C2.1)
  - ==== STORM LINE (A12 C2.1)
  - CURB INLET (G11 C2.1)
  - ▲ CONCRETE HEADWALL (G6 C2.1)
  - ROOF LEADERS (G1 C2.1)

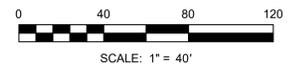
**SITE LAYOUT PLAN**



**SITE GRADING & DRAINAGE PLAN**

**GENERAL NOTES**

- EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PERFORMED BY C2RL ENGINEERS, INC., DATED FEBRUARY 28, 2023. DATUM: NAD83 - NAVD88
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL GRADES SHOWN ARE FINAL GRADE. CONTRACTOR SHALL ACCOUNT FOR TOPSOIL, STONE, PAVEMENT THICKNESS, BUILDING SLAB, LANDSCAPING MULCH, RIP-RAP, ETC. WHEN ESTABLISHING SUBGRADE.
- THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY, EXACT LOCATIONS SHALL BE DETERMINED BY CONTACTING THE UTILITY COMPANIES INVOLVED. NOTIFICATION BY CALLING TENNESSEE ONE CALL AT 1-800-351-1111 WILL BE REQUIRED. TENNESSEE ONE CALL TICKET NUMBER MUST BE KEPT/KNOWN BY ALL EXCAVATION OPERATORS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO THE SATISFACTION OF THE OWNER ALL DAMAGE TO EXISTING ITEMS/FACILITIES TO REMAIN RESULTING FROM CONSTRUCTION OPERATIONS.
- TOTAL DISTURBED AREA - 1.7 ACRES
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR STORM WATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGE TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR THE 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 THE CONTRACTOR.
- FLOODPLAIN ELEVATIONS TAKEN FROM PROFILES PROVIDED IN THE LOUDON COUNTY FLOOD INSURANCE STUDY. FLOODPLAIN AND FLOODWAY LOCATIONS SHOWN ON PLANS ARE TAKEN FROM THESE ELEVATIONS. FLOOD ELEVATIONS ARE AS FOLLOWS:  
100 YEAR: 752.0  
500 YEAR: 758.1  
MINIMUM FLOOR ELEVATIONS AT THIS LOCATION SHALL BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION (100 YEAR)  
MIN. FFE = 753.0
- EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS AND THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
- AUTOCAD FILES AVAILABLE UPON REQUEST. HOWEVER, CONTRACTORS ARE CAUTIONED THAT THE PRINTED SET OF CONTRACT DRAWINGS AND SPECIFICATIONS REFLECT THE SCOPE OF THE CONSTRUCTION. CONTRACTORS MAY USE THE ELECTRONIC FILES AT THEIR OWN RISK.
- CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT THE EXISTING SEWAGE PUMP STATION.



H:\Malibu Boats\32.21 - Building Addition Main Plant\02-Drawings\Sheets\C1-1 Site Plan.dwg Plotted: June 9, 2023 11:18 AM By: Ron Whittaker

**C2RL, INC**  
engineers  
240 W. Bessemer Street, Alcoa, TN 37701  
ph. 865 980 3500 fax. 865 980 3555

REVISIONS:

NO.	DATE	DESCRIPTION

Receiving Building  
Loudon, Tennessee

Malibu Boats  
Loudon, Tennessee

Site Layout & Grading Plan

**FOR REVIEW ONLY**

JOB NO: 52.21  
DATE: 5.25.23  
DRAWN: TCC/SLC  
CHECKED: JRW

**C1.1**

SHEET NO.



CITY OF LOUDON

FINAL Plat (checklist)

Please submit Four (4) copies (3 to be retained by City Planning) – Initial submittal (1) copy

Provide all drawing sheets sized at 18" x 24" with Minimum Scale of 1" = 100'

Plat Fee (\$10.00 per lot / \$100.00 Min) Amount Paid: \_\_\_\_\_

Paid:(YES / NO )

Date Submitted: 6-8-2023

Staff's Initials: \_\_\_\_\_

Minor Subdivision (between three (3) and five (5)): (YES / ~~NO~~)

Major Subdivision (5 lots or more): (YES / ~~NO~~) Road Closure ( YES / ~~NO~~)

Subdivision Name: Final Plat of Caerglyn Subdivision

Developer: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Current Property Owner(s): Thomas L. Towler and Kerry Towler

Address: 383 Georgia St. Loudon, TN 37774

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer/Surveyor: Matthew Dawson - Smoky Mtn. Land Surveying

Address: P.O. Box 9691 Knoxville, TN 37940

Telephone: 865-579-4075 Email: mattjdawson@bellsouth.net

Total Acreage to be Subdivided: 5.09 Number of Lots: 2

Tax Map Reference: Map 048 Parcels 096.01 and 096.02

Property Zoning: R-1-S

Provided a copy of property Deed and Evidence that taxes are current: (YES / ~~NO~~)

STAFF USE ONLY			
Reviewed by: _____		Date: _____	
APPROVED /	CONDITIONALLY APPROVED /	DISAPPROVED	Date: _____
Variances Granted	YES / NO		

DESCRIPTION OF CONDITIONS FOR APPROVAL AND/OR VARIANCES GRANTED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SURVEY DATA**

North Point & Graphic Scale	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Location Map	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Appropriate Certificates	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Conforms to Preliminary Plat	YES / NO / <input checked="" type="radio"/> N/A	Initials: <u>MJD</u>
Names of Adjacent Property Owners	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Street Names	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Lot Numbers	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Setback Lines Shown	<input checked="" type="radio"/> YES / NO - Listed	Initials: <u>MJD</u>
Zoning Classification Shown	<input checked="" type="radio"/> YES / NO / N/A	Initials: <u>MJD</u>
Flood Hazard area note	<input checked="" type="radio"/> YES / NO / N/A	Initials: <u>MJD</u>
Boundary Lines Shown	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Utility Lines & Fire Hydrants Shown	YES <input checked="" type="radio"/> NO	Initials: <u>MJD</u>
Pavement Lines Shown	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Easements Shown	<input checked="" type="radio"/> YES / NO - Listed	Initials: <u>MJD</u>
Existing Water Courses Shown	YES / NO <input checked="" type="radio"/> N/A	Initials: <u>MJD</u>
Drainage/pond Structures Shown	YES / NO / <input checked="" type="radio"/> N/A	Initials: <u>MJD</u>
Survey Data/Stamp Complete	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Monuments Shown	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>
Error of Closure = 1:10,000	<input checked="" type="radio"/> YES / NO	Initials: <u>MJD</u>

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Disclaimer :

By signing this the applicant understands and agrees to the best of their knowledge the information is consistent with various state /federal / local ordinances laws and regulations and is complete in order to be considered for review or approval ...

Applicant's Signature Matthew J. Duncan

Date 6-8-2023

**FINANCIAL GUARANTEE:**

Form of Guarantee: \_\_\_\_\_ WATER: \_\_\_\_\_

SEWER: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

STREETS AND DRAINAGE: \_\_\_\_\_

TOTAL GUARANTEE: \_\_\_\_\_

AS-BUILT DRAWINGS FURNISHED

YES / NO / N/A

Initials: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WARRANTY:**

Form of Warranty: \_\_\_\_\_ WATER: \_\_\_\_\_

SEWER: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

STREETS AND DRAINAGE: \_\_\_\_\_

TOTAL WARRANTY: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Disclaimer :*

By signing this the applicant understands and agrees to the best of their knowledge the information is consistent with various state /federal / local ordinances laws and regulations and is complete in order to be considered for review or approval..... When an application for a new subdivision is submitted with a survey that references a new monument that was set by a GPS contractor, the application shall include a LCGIS form entitled New GPS Monument Form. The form will be available at the County Tax Assessor's office.

Applicant's Signature 

Date 6-8-2023

**STAFF USE ONLY**

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

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



OWNER:  
 THOMAS L. JR. & KERRY TOWLER  
 383 GEORGIA STREET  
 LOUDON, TN 37774

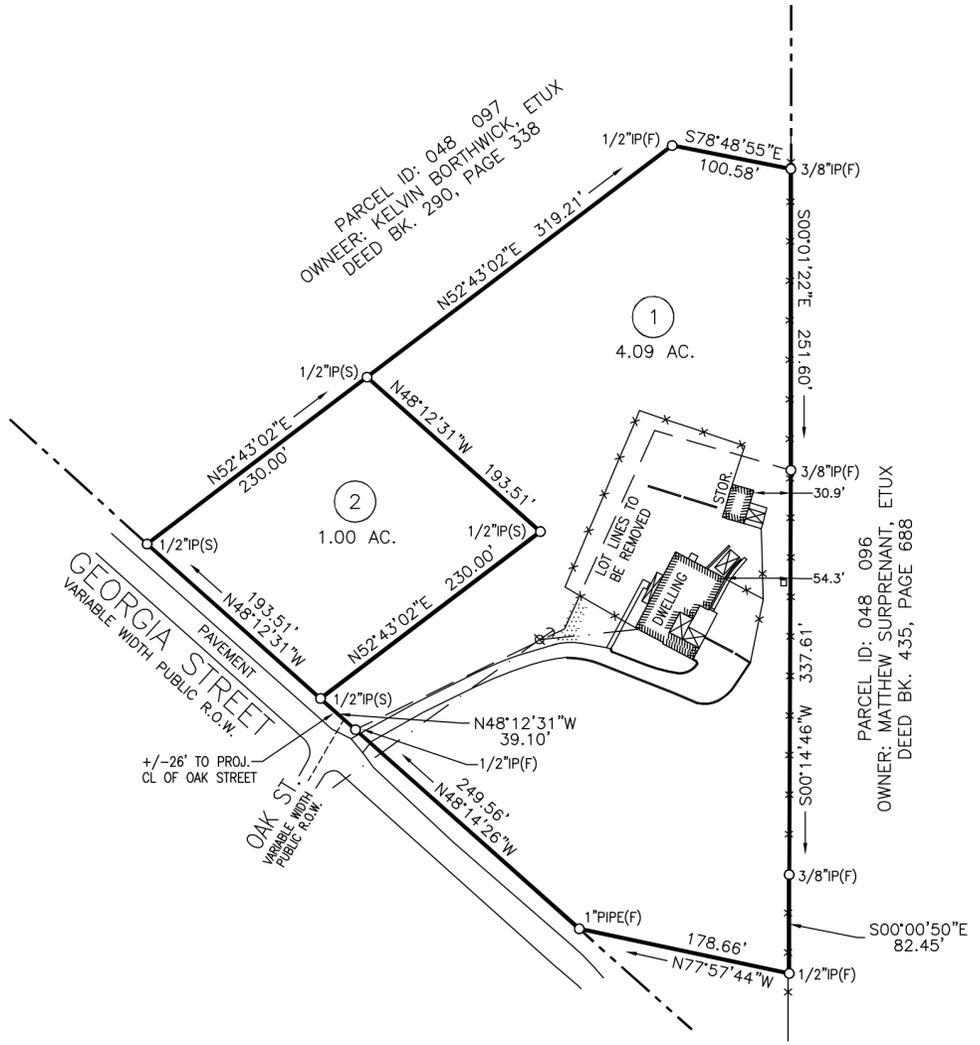
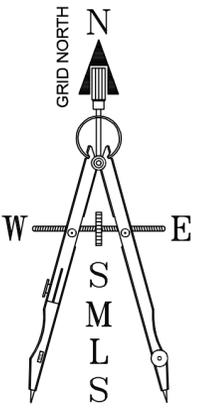
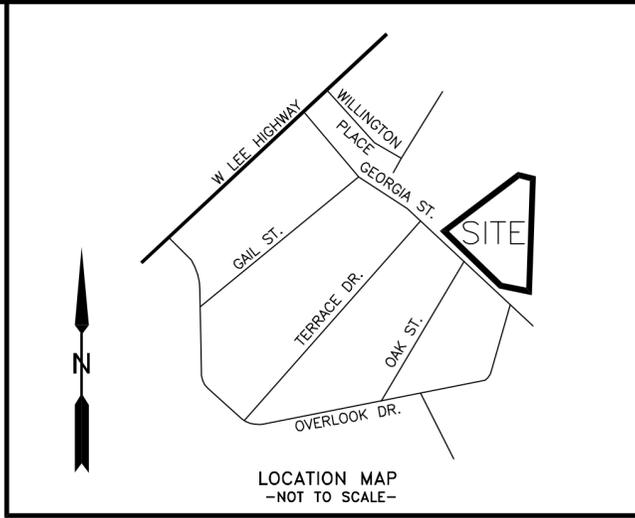
1. CERTIFICATION OF OWNERSHIP AND DEDICATION  
 This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.  
 Date \_\_\_\_\_, 20\_\_\_\_ Owner \_\_\_\_\_

2. CERTIFICATE OF ACCURACY  
 I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.  
 Date \_\_\_\_\_, 20\_\_\_\_ Registered Engineer/Surveyor \_\_\_\_\_

3. CERTIFICATION OF APPROVAL OF WATER SYSTEMS  
 I certify that the water system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved as shown. .  
 Date \_\_\_\_\_, 20\_\_\_\_ City or County Health Officer or his Authorized Representative \_\_\_\_\_

RELEASE OF EASEMENTS:  
 Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original Lot Lines eliminated by this map, on the condition that new utility and drainage easements are provided.

Road Superintendent: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Water: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Power: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Sewer: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Gas: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Cable: \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



- LEGEND OF SYMBOLS**
- ⊗ UTILITY POLE
  - GUY WIRE
  - OVERHEAD UTILITY LINES
  - FENCE
  - ▭ BUILDING
  - IP(F) IRON PIN - OLD (FOUND)
  - IP(S) IRON PIN - NEW (SET)
  - SUBJECT PROPERTY LINE
  - - - ADJOINING PROPERTY LINE

- NOTES:**
- 1.) 2 LOT CONTAINING 5.09 ACRES.
  - 2.) UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND 10' ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
  - 3.) PROPERTY IS ZONED: "R-1-S" PER CURRENT STATE G.I.S. DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY. -SETBACKS REQUIREMENTS PER PLAT:  
 FRONT: 30'  
 SIDE: 10' (1 STY.); 12' (2 STY.); 15' (3 STY.)  
 REAR: 20'
  - 4.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
  - 5.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 4 SURVEY WITH A SOFTWARE GENERATED POSITIONAL ACCURACY OF NOT MORE THAN 0.10' HORIZONTALLY AND 0.15' VERTICALLY AS SHOWN HEREON.  
 -G.P.S. RECEIVER INFO.: FOIF A90  
 -G.P.S. SURVEY TYPE: REAL-TIME KINEMATIC(NETWORK)  
 -ELEVATIONS SHOWN, IF ANY, ARE BASED ON THE NAVD83 DATUM (GEOID18).  
 -BASE INFO.: TDOT CORS BASE ID TN17  
 PUBLISHED BASE POSITION: NAD83(2011).EPOCH2010.0  
 LATITUDE = 35° 48' 48.15895" N  
 LONGITUDE = 084° 00' 17.53545" W  
 ELLIPSOID HEIGHT = 281.296 M  
 COMBINED SCALE FACTOR = 0.99991583  
 -DATA COLLECTED ON: 5-30-2023

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

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FLOOD INFORMATION FOUND IN:  
 LOUDON COUNTY-  
 FLOOD INSURANCE RATE MAP  
 F.I.R.M. PANEL NUMBER:  
 47105C0178D  
 DATED: 05/16/2007



**TITLE FINAL PLAT OF CAERGLYN SUBDIVISION**

DISTRICT 1 COUNTY LOUDON CITY LOUDON WARD - STATE TN

LOT NO. - BLOCK - IN NEWMAN SUBDIVISION

ADDRESS 383 GEORGIA STREET

PLAT REFERENCE CAB. H, SLIDE 271

DEED REFERENCE DEED BK. 375, PAGE 402

TAX MAP 048 GROUP - PARCEL 096.01 & 096.02

CITY BLOCK NO. - SCALE 1"=100'

DATE 6-7-2023 REVISION DATE -

CENSUS TRACT NO. - DRAWN BY MJD

BEARING BASE GRID NORTH

**SMLS**  
 SINCE 1979  
 45TH YEAR

**SMOKY MOUNTAIN LAND SURVEYING CO., INC.**  
 MATTHEW J. DAWSON  
 R.L.S. #3050  
 P.O. BOX 9691  
 KNOXVILLE, TN 37940  
 PH: (865) 579-4075  
 FAX: (865) 333-5788  
 SMLS DWG NO. 230035-FP