

MEMORANDUM

To: Tellico Plains Regional Planning Commission

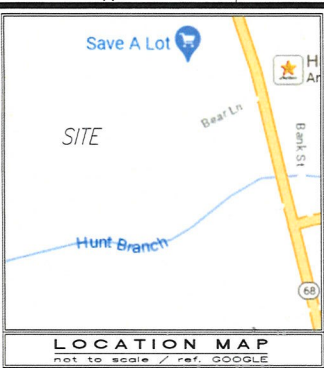
From: Laura Smith

Date: July 7, 2023

Subject: July 17, 2023, Tellico Plains Regional Planning Commission Agenda

AGENDA
TELLICO PLAINS REGIONAL PLANNING COMMISSION
Tellico Plains Community Center
Monday, July 17, 2023
6:00 P.M.

- I. Call to Order
- II. Approval of minutes from previous meeting
 - A. Subdivision Plat, combining 3-lots, Property Owner, Sequoyah Land Company, Jerry Sloan, Tax Map 146, Parcels 046.11, 046.12, and 046.13, C-2, General Commercial District, approximately 2.1 acres;
 - B. Site Plan for cabins, Jerry Sloan, Sequoyah Land Company, Bear Lane, Tax Map 146, Parcels 046.11, 046.12, and 046.13 combined, C-2 General Commercial District;
 - C. Election of Officers;
- III. Reports to commission
- IV. Other Business
- V. Adjournment



Flood Hazard Note:
 By graphic plotting only, no portion of this property lies within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of City of Tellico Plains, Tennessee and incorporated areas map number 47123C04100 effective February 3, 2010.

Line Table		
Line #	Length	Direction
L1	71.75'	S86° 18' 33"W
L2	18.00'	N43° 21' 33"W

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	14.73'	926.12'	S85° 58' 05"W	14.73'
C2	70.14'	249.74'	N85° 23' 18"W	69.91'

CERTIFICATION OF OWNERSHIP
 This is to certify that the owner(s) of the property shown and described herein hereby adopt this plot.

Date _____ Owner _____
 Date _____ Owner _____

GRID (MAD 83)
 VERY (MAD 88)

Utilities:
 Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, this survey makes no guarantees or representations regarding information shown hereon pertaining to easements, title, rights of way, setback lines, agreements, reservations, and other similar matters.

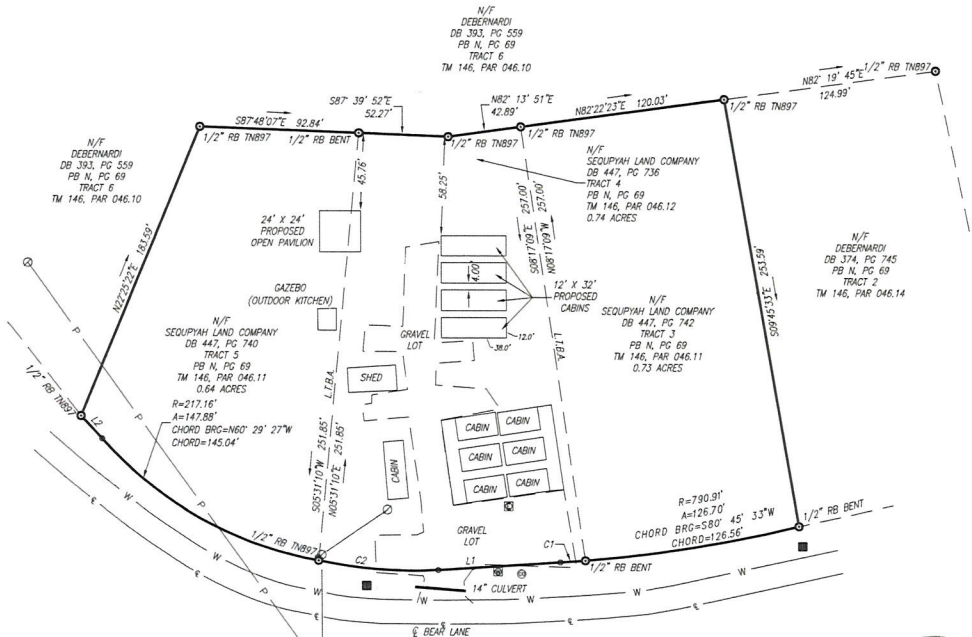
Survey fieldwork performed on: June 29, 2023

This survey was authorized by: Jerry Sloan

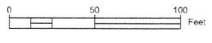
Certification:
 This is to certify that this survey is a Category I survey made under my supervision and is a true representation of the land surveyed. The Ratio of Precision of the unadjusted survey is one foot in 10,000 feet, and an angular error of 05" per angle point. This survey was done in compliance with current Tennessee Minimum Standards of Practice. Angular and linear measurements were made using following equipment: a Topcon PS-105 Robotic Total Station, a Sokkia SRX5 Robotic Total Station, a Topcon Hiper VR GPS, and a Sokkia GRX3 GPS Unit. This map has been calculated for closure, and has been found to be accurate within one foot in 358,415 feet.

Legend:

- x FENCE LINE
- u UNDERGROUND POWER
- s UNDERGROUND SEWER
- c UNDERGROUND COMMUNICATION
- r CENTERLINE OF ROAD
- h POWER LINE
- w WATER LINE
- u UNDERGROUND TELEPHONE LINE
- m METAL GUARD RAIL
- e UNDERGROUND GAS LINE
- TREE (AS NOTED)
- PLANTED STONE FOUND
- IRON PIN FOUND (AS NOTED)
- FENCE POST (AS NOTED)
- IRON PIN SET (5/8" REBAR W/ CAP)
- IPS IRON PIN SET
- BEND/BREAK IN LINE
- WATER METER/WELL
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- BOLLARD
- ELECTRIC BOX
- DROP INLET
- POWER POLE
- GAS LINE MARKER
- FIBER OPTIC/ COMMUNICATION LINE MARKER
- SIGN
- CLEANOUT
- GAS VALVE
- CITY WIRE ANCHOR
- CENTER LINE
- FLAG POLE
- LAMP POLE
- DOWN SPOUT
- BENCHMARK
- PROPERTY LINE
- TOP OPEN TOP PIPE
- CTP CROWN TOP PIPE
- NAIL FOUND
- N/F NOW, OR FORMERLY
- P.O.B. POINT OF BEGINNING
- INV. INVERT
- CONC. CONCRETE
- E.O.P. EDGE OF PAVEMENT
- IR IRON ROD
- CMF CONCRETE MONUMENT FOUND
- NS NAIL SET
- RB REBAR
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- L.T.B.A. LINE TO BE ABANDONED



GPS NOTES
 TDDT GNSS NETWORK
 REL. POS. ACCURACY: 0.016M
 DATES OF SURVEY: JUNE 29, 2023
 DATUM: NAD 83
 EPOCH: 2010.0000
 GEOID12B
 COMB. GRID FACTOR: 0.99990737
 ELEVATION: ORTHOMETRIC



Kale Belk
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 Riceville, TN 37370
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Site Plan For:
 Jerry Sloan
 Date: June 29, 2023
 Scale: 1"=50'
 Fourth Civil District
 Monroe County, Tennessee
 Tax Map 146, Parcel 046.11, 046.12, & 046.13
 Deed Book 447, Page 736, 740, 742

DRAWN BY: AM JN: Sloan-062928 LSV: BT

sheet no.
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