

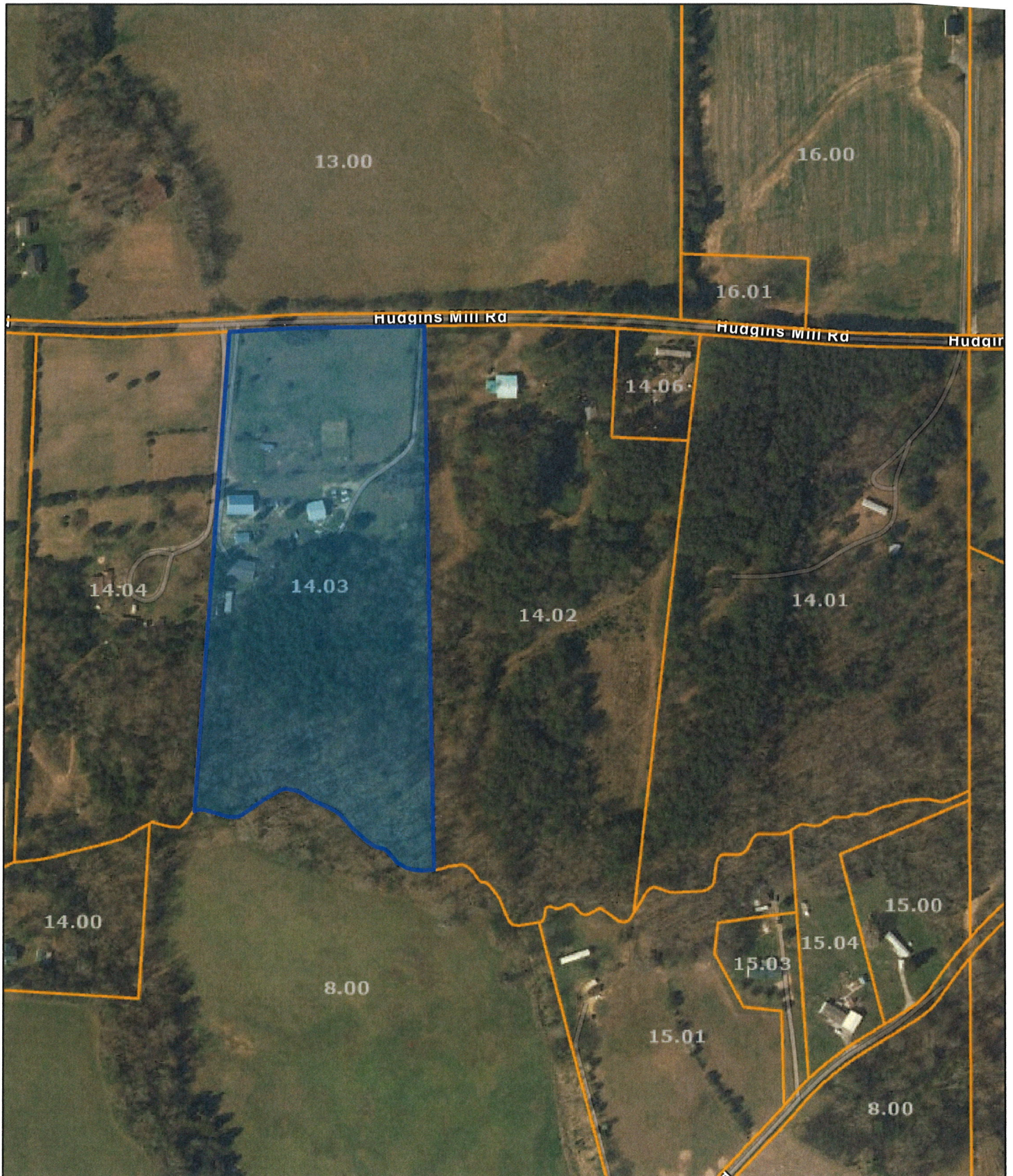
# MEMORANDUM

**To:** Madisonville Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** May 15, 2024  
**Subject:** May 21, 2024, Madisonville Regional Planning Commission Agenda

AGENDA  
MADISONVILLE REGIONAL  
PLANNING COMMISSION  
Madisonville City Hall Board Room  
**Tuesday, May 21, 2024**  
*Immediately following the BZA*

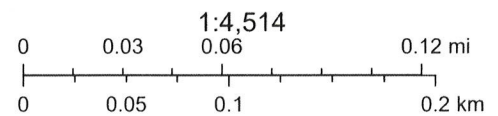
- I. Call to Order
- II. Approval of minutes from the April 16, 2024, meeting
- III. Planned Agenda Items
  - A. Subdivision plat, 3-lots, Huggins Mill Rd., Tax Map 046, Parcel 014.03, Property Owner, Carolyn Green Baker, *Madisonville Planning Region*, approx. 11.55 acres;
  - B. Discussion of concept plan for proposed subdivision, 29-lots, Isbill Rd., Chris Brown for Chris Payne, Forge Creek Properties, Property owners, Rhonda Ann Russell and Stanley James Jr., Tax Map 067, Parcel 141.00, R-1, Low Density Residential District and C-3, Highway Business District, approx. 9.05 acres;
  - C. Discussion of proposed subdivision, 10-lots, Thompson Rd., Ben Crawley, Wellington Place Capital, Property owners, ACBC Ventures LLC, Tax Map 055, Parcels 038.04, 038.05, and 038.08, Madisonville Planning Region, approx. 15.66 acres;
  - D. Concept plat, Clayton Homes Tellico Street, 45-lots, Tellico St., Applicant, Doug Carnathan, Property Owner, Clayton Homes, Tax Map 079, Parcels 114.01, 115.00, 116.00, and 117.00, approximately 20.63 acres, (*pending confirmation of approved annexation and zoning to R-1, Low Density Residential District*);
  - E. Subdivision Plat, 6-lots, Old Cemetery Rd., Property owner, Craig Summey, Tax Map 056, Parcel 079.00, approx. 5.6 acres, (*pending confirmation of zoning to R-1, Low Density Residential District*);
- IV. Other Business
- V. Adjournment

# Monroe County - Parcel: 046 014.03 ITEM A



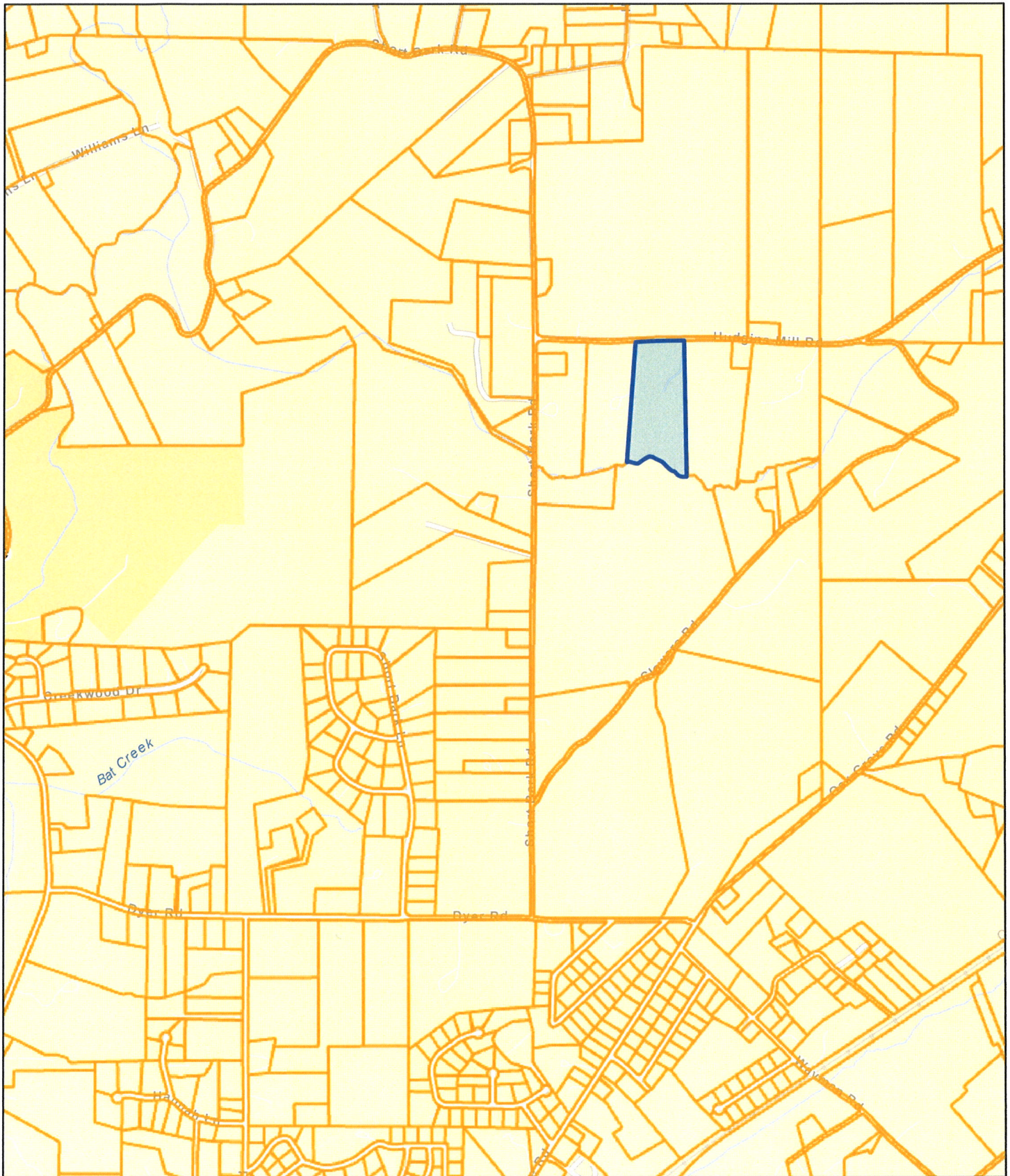
Date: May 15, 2024

County: Monroe  
Owner: BAKER CAROLYN GREEN  
Address: HUDGINS MILL RD 389  
Parcel Number: 046 014.03  
Deeded Acreage: 11.55  
Calculated Acreage: 0



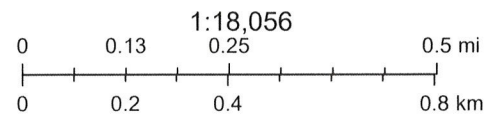
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The property lines are compiled from information maintained by your local



Date: May 15, 2024

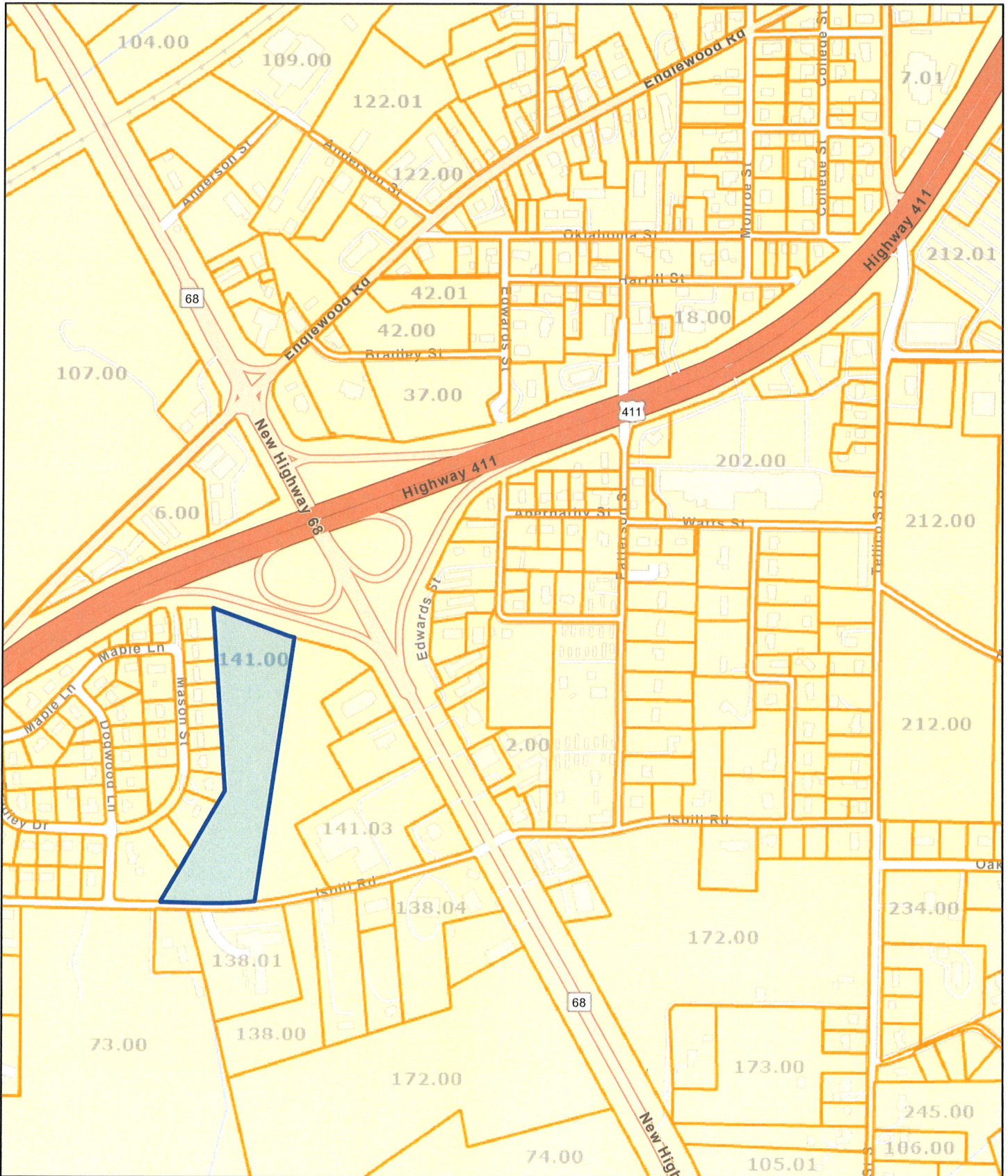
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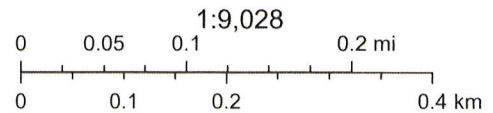
The property lines are compiled from information maintained by your local





Date: May 15, 2024

County: Monroe  
 Owner: RUSSELL RHONDA ANN ETVIR  
 Address: ISBILL RD  
 Parcel Number: 067 141.00  
 Deeded Acreage: 9.05  
 Calculated Acreage: 0



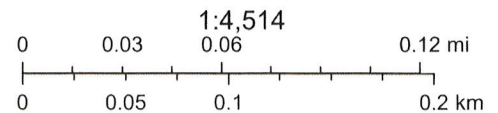
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DESIGNED: XXX  
 DRAWN: XXX  
 CHECKED: XXX

NO.	DATE	REVISION

APPR. DATE: MAY 2024  
 SCALE: 1" = 30'

PRELIMINARY CONCEPT PLAN FOR  
 FORGE CREEK PROPERTIES, LLC  
 MADISONVILLE SUBDIVISION  
 MADISONVILLE, TN

PROJECT #:  
 PRELIMINARY CONCEPT PLAN  
 EXHIBIT A



**GENERAL LEGEND**

- PROPERTY LINE
- PROPOSED STREAM BUFFER (AVG WIDTH OF 60')
- TRAFFIC DIRECTION
- LOT NUMBER
- BUILDING AREA AND SETBACK LINES
- PROPOSED WATERMAIN
- PROPOSED FIRE HYDRANT
- PROPOSED LOW PRESSURE SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED STREET LIGHT
- PROPOSED GREENSPACE
- DISCLAIMER: INFORMATION SHOWN REFLECTS AVAILABLE DATA AND IS INTENDED FOR PLANNING PURPOSES ONLY.

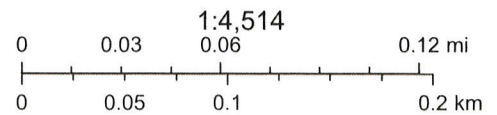


DEVELOPER: CHRIS SWANE PROPERTIES, LLC  
 ENGINEER: HAROLD BROWN, P.E.  
 ADDRESS: N.A. TO BE DETERMINED  
 PARCEL: 07-067-14110  
 TOTAL PROPERTY ACREAGE: 3.98 AC ±  
 WATER & SEWER SERVICE: CITY OF MADISONVILLE  
 ELECTRIC SERVICE: F.L.E.C.



Date: May 15, 2024

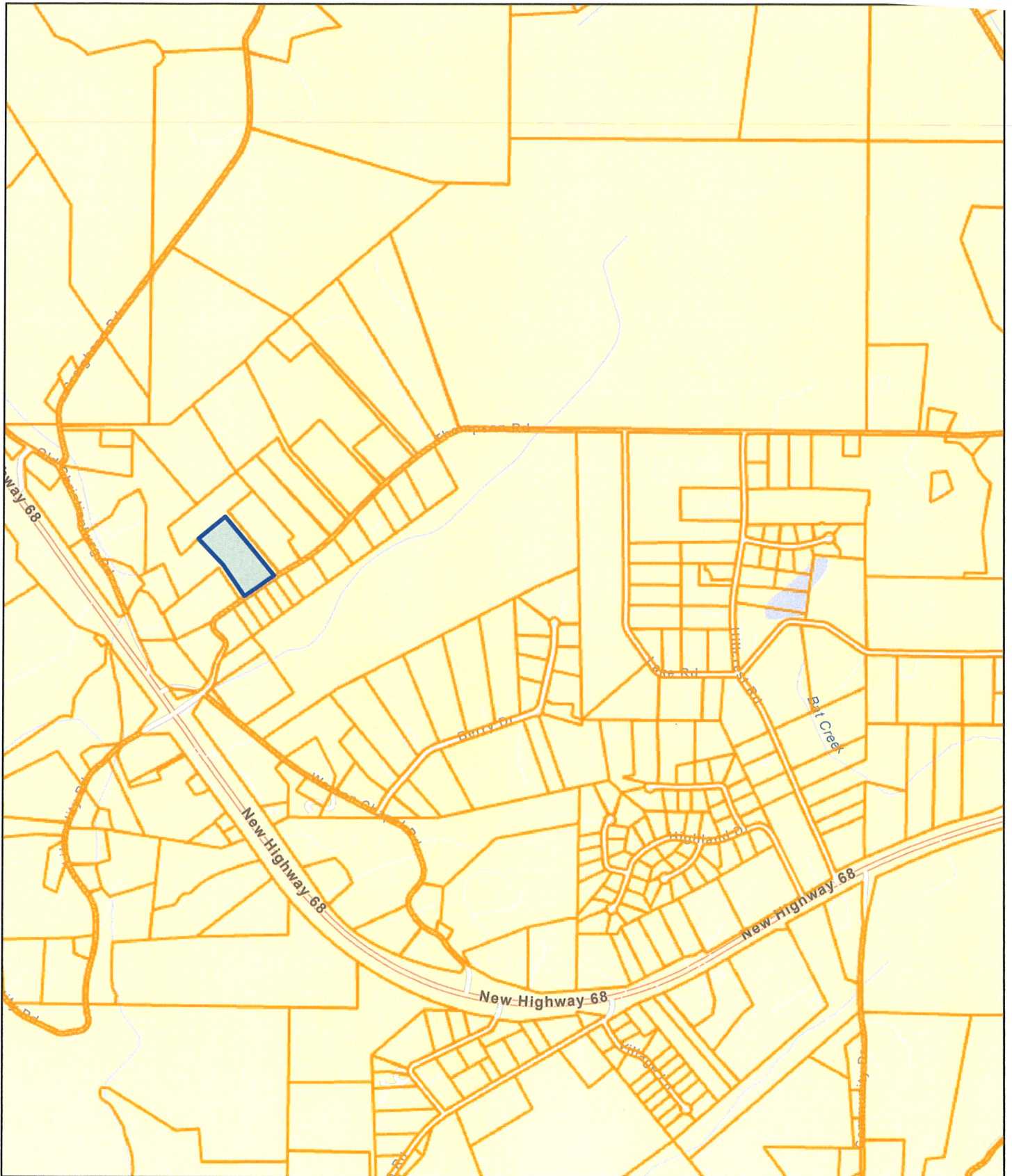
County: Monroe  
Owner: ACBC VENTURES LLC  
Address: THOMPSON RD  
Parcel Number: 055 038.08  
Deeded Acreage: 5  
Calculated Acreage: 0



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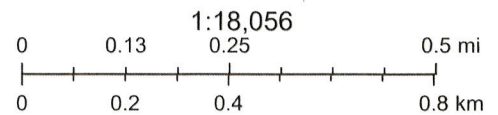
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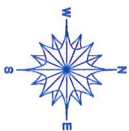
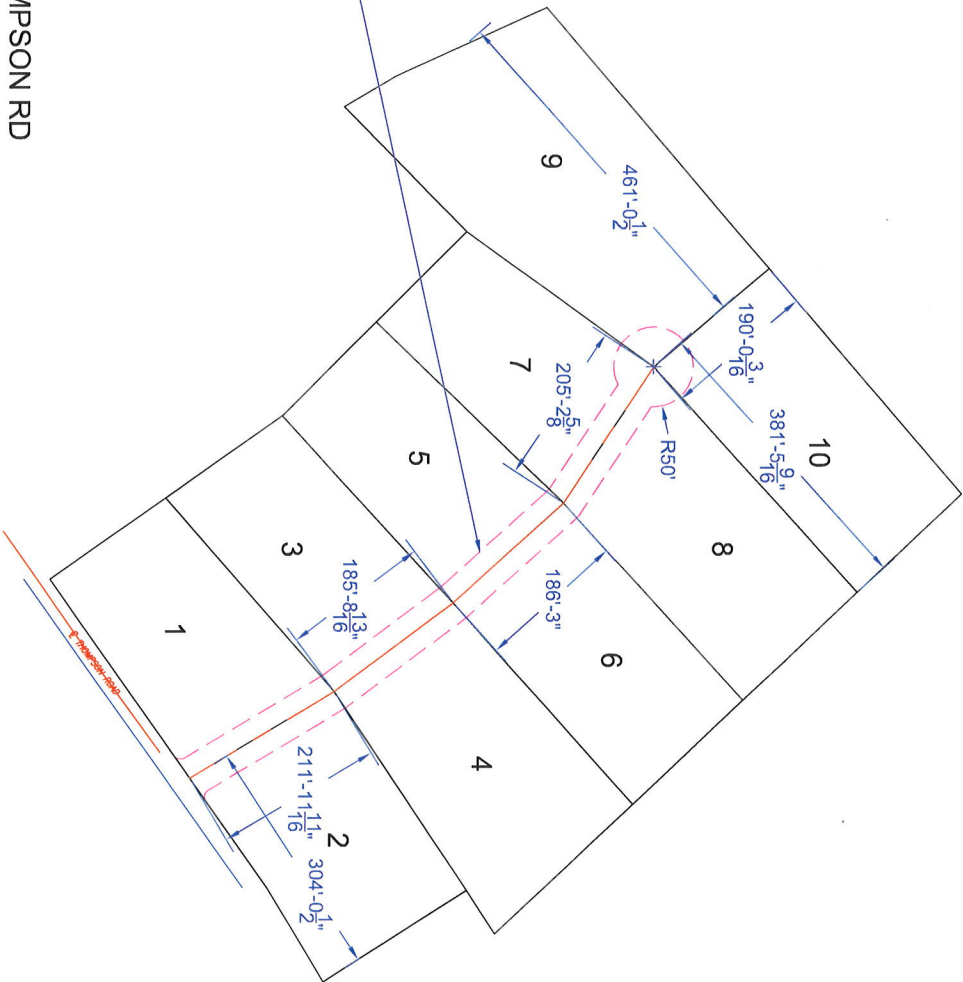
## THOMPSON RD

### SITE PLAN

#### LOT SCHEDULE:

LOT	SQ FT	ACRE
1	60,655	1.39
2	63,536	1.46
3	58,149	1.33
4	73,816	1.69
5	56,837	1.30
6	63,445	1.45
7	55,766	1.28
8	70,849	1.62
9	112,520	2.58
10	69,664	1.60

PRIVATE DRIVE  
 BASIC SPEC:  
 LENGTH 840'  
 WIDTH 20'  
 CUL-DE-SAC 80' PAVED  
 GRADED, DITCHED  
 PAVED  
 ONE-CULVERT, 15"  
 DRIVEWAY CONNECTION TO THOMPSON RD  
 REFERENCE PROJECT PLAN SPECIFICATION



## THOMPSON RD PROJECT

### PARCELS:

055 038.04  
 055 038.05  
 055 038.08

THOMPSON RD  
 MONROE CO  
 15.66 ACRE TOTAL  
 10 X APPROX 1-1/2 ACRE PLOTS  
 SUBDIVIDED PER MONROE CO  
 SERVICED BY  
 PUBLIC WATER, MADISONVILLE CITY  
 ELECTRIC, FT. LOUDON ELECTRIC

### GENERAL ARRANGEMENT: SITE PLAN

<b>WRC</b>	
THOMPSON RD PROJECT	AND B
DRAWN: BMC	R1
05/01/24	05/01/24
WELLINGTON PLACE CAPITAL 118 PARLIAMENT DRIVE MARVILLE TN 37064	

## PROJECT PLAN

### WPC Thompson Rd Project

#### Description

For purposes of permitting the harmonious development to the area, the WPC Thompson Rd Project mission is to complete 10 lots of marketable condition, with improvements including a driveway and utilities, ready for a builder to assume control.

The property is currently comprised of 3 approximately 5 acre lots. These lots are to be joined together and then sub-divided. The total project size is 15.66 acres. The subdivision is subject to Monroe Co subdivision requirements jurisdiction. To be subdivided into 10 separate, marketable lots, all smaller than 5 acres. Each lot serviced to Thompson Rd. via a private right-of-way access road. Utilities available along private access road.

#### Monroe Co Subdivision Requirements Justification

##### **Article III.A.3. Allows right-of-way to adjoining properties, permitting harmonious development to the area**

Article III.A.5.d. Or e. - ROW width 50'

Article III.A.8.c. Max grade 10% (14%max for 125')

Article III.A.14.a And b. Culdesac Street, max length 2100', 100' turn around ROW, 80' paved

Article III.A.15 b. Frontage width

c. HOA required

d.(3) Must be paved county rd spec per Article IV

Article III.A.18 HOA rules spelled out here

Article III.C. 3.a.ii - 20,000 sq.ft. min, 100' width min

4.a. And b. - Front setback 30', Side/Rear setback 12'

4.c. Note consideration for utility setback requirements

#### Lot description

Each lot to be an approximate rectangular shape with frontage along a private right-of-way road with access to Thompson Rd. Each lot will be serviced by utilities along the private drive. Utilities to include water and electric (and possibly gas). Each lot to be marketed separately as ready to build.

#### Lot restrictions

Each lot will be deed restricted to the following:

## **Road Specification**

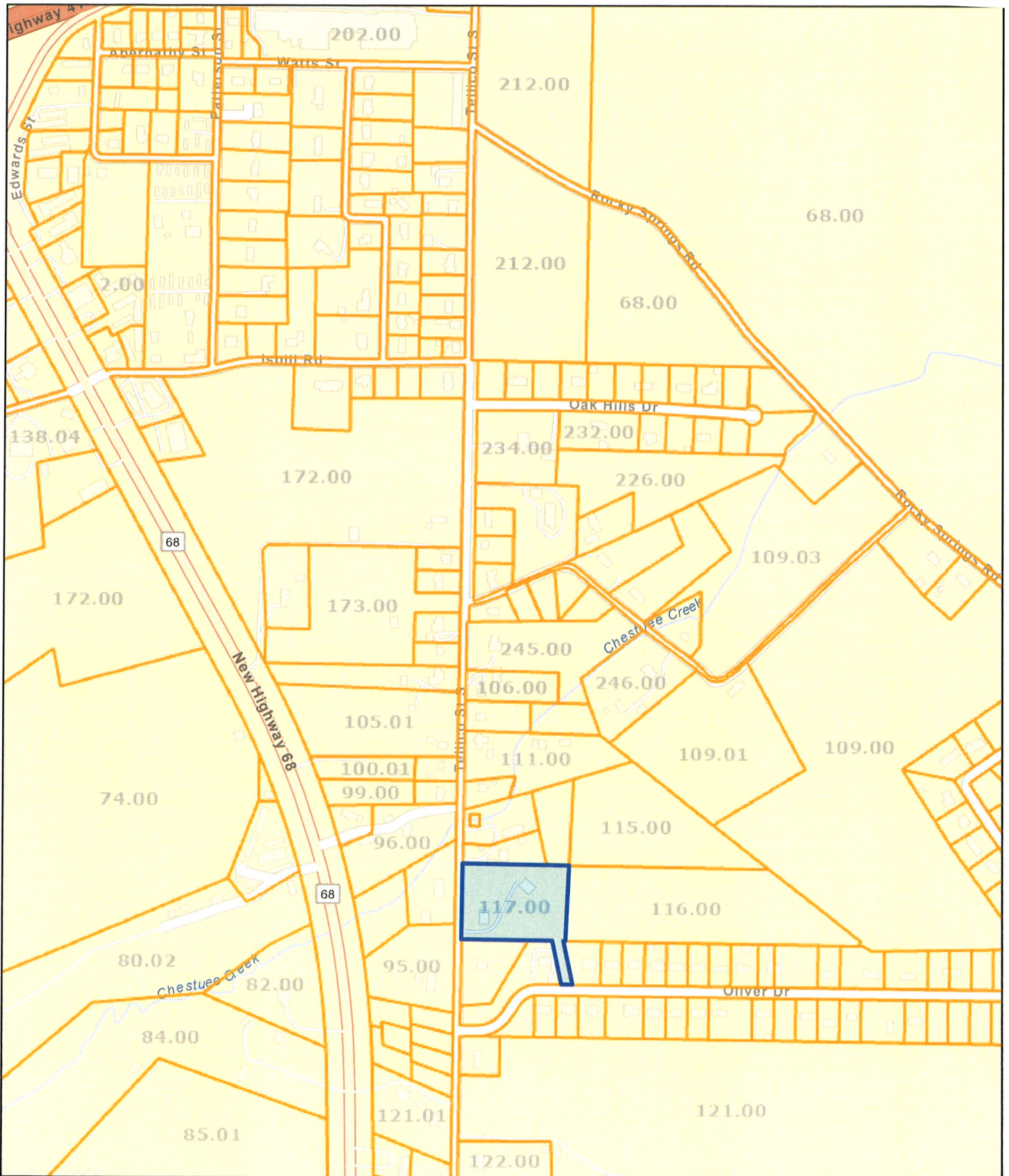
### Description

Each lot to be serviced by a private right-of-way road. The road specification is to match the specification requirements of the Monroe Co Subdivision Requirements document.

The right-of-way private drive is roughly 900' in length and will have a cul-de-sac at the end.

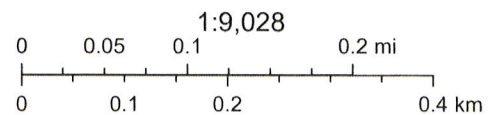
### Article IV - ACTUAL ROAD SPECIFICATION

- A. Monuments and Markers to be set by Surveyor: Kale Belk
- B. Grading: 2ft topsoil removal  
Utilities: Installation of Water and Electric rough-in  
Drainage (see spec C)  
Sub-base compact  
Fill with aggregate road gravel, 95% compaction to 6" base layer thickness  
Asphalt Binder, 3" (grade 307-B)  
Asphalt Wear Surface, 1" (grade 411-E)  
INSPECTIONS: Inspections required for:
  - a) clearing/stripping
  - b) Drainage plan
  - c) Grading/Drainage complete (see spec C)
  - d) Stone base complete
  - e) During/After all asphaltic materials install
- C. Storm Water Control  
Ditches: Both sides, Center 6' from edge of roadway, Depth 1.5' below edge of roadway, full length either side of culvert  
Culvert: One single 15" culvert installed at lowest elevation along private drive, MIN 1' below roadbed.  
Straw bale silt fencing, if necessary, is suitable for all construction purposes.
- D. Road DESIGN Standard (reference Article IV.D.)
  - 4.a. WIDTH 20'
  - 4.c. WIDTH 20'
- E. Sidewalks: NO Sidewalks to be installed
- F. Utilities: Installed after grading, before any base applied. 4' from edge of road, 3' below subgrade
- G. Water: Provision of 4" water line, NO fire hydrants to be installed



Date: May 15, 2024

County: Monroe  
Owner: C&L LLC  
Address: TELLICO ST 1187  
Parcel Number: 079 117.00  
Deeded Acreage: 0  
Calculated Acreage: 4



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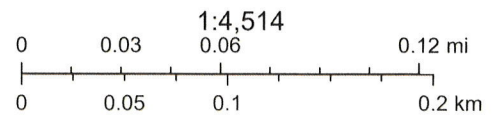
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Monroe County - Parcel: 079 117.00 ITEM D



Date: May 15, 2024

County: Monroe  
Owner: C&L LLC  
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Parcel Number: 079 117.00  
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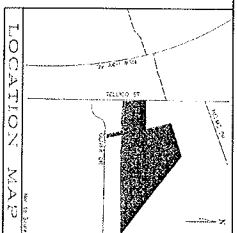
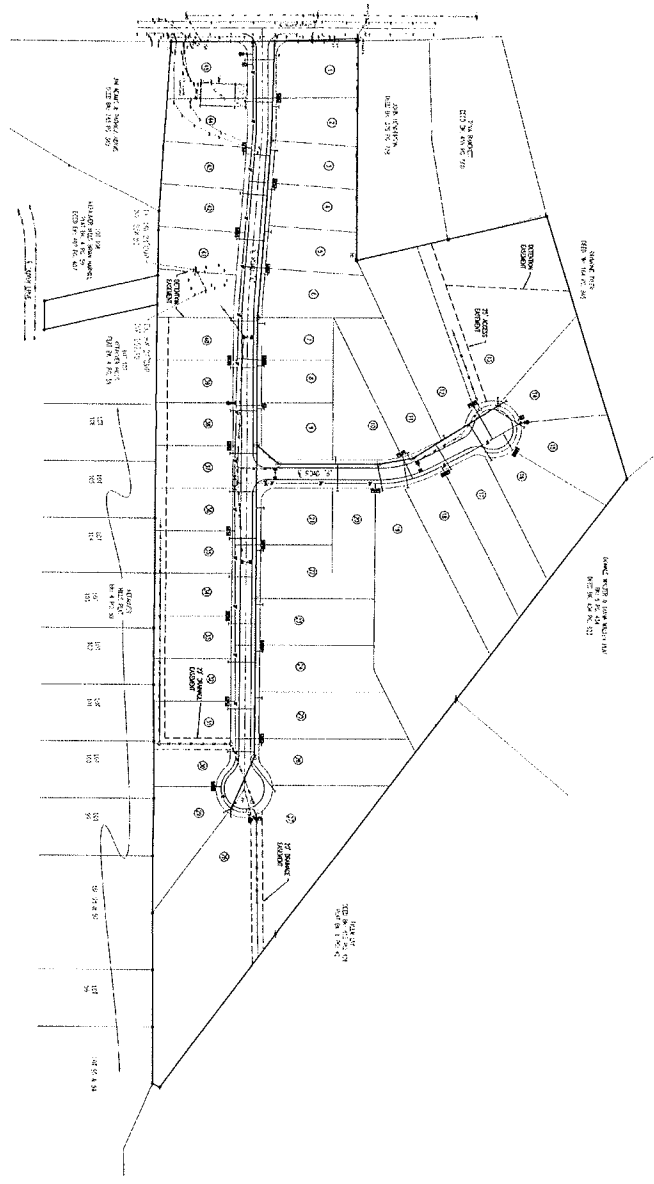
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# ITEM D

NOTE: THIS PROJECT IS NOT A FINAL DESIGN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.

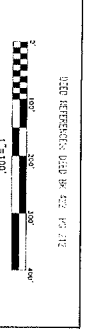
NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.



**CLAYTON HUMES, ENGINEER & ARCHITECT**  
 1000 BENTLEY BLVD, SUITE 200  
 MEMPHIS, TN 38103  
 (901) 525-1234  
 FAX: (901) 525-1235  
 www.claytonhumes.com

DATE	DESCRIPTION
5/9/24	ISSUED FOR PERMIT
5/9/24	ISSUED FOR CONSTRUCTION
5/9/24	ISSUED FOR RECORD

SCALE: AS SHOWN  
 DATE: 5/9/24



CONCEPT UTILITY PLAN FOR  
**CLAYTON HUMES-TELLICO STREET**  
 MADISONVILLE  
 200 EAST 79th STREET, MADISONVILLE, TN 38356

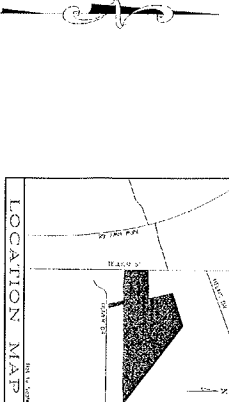
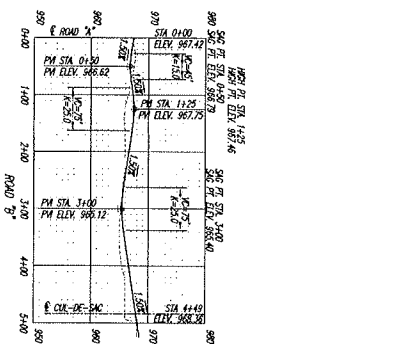
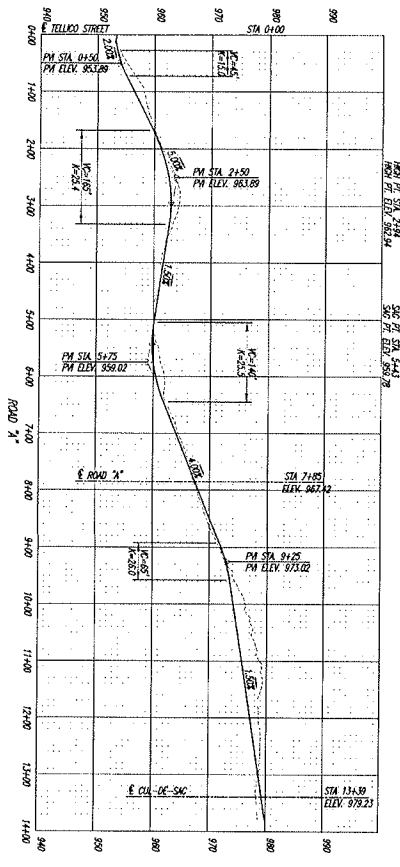
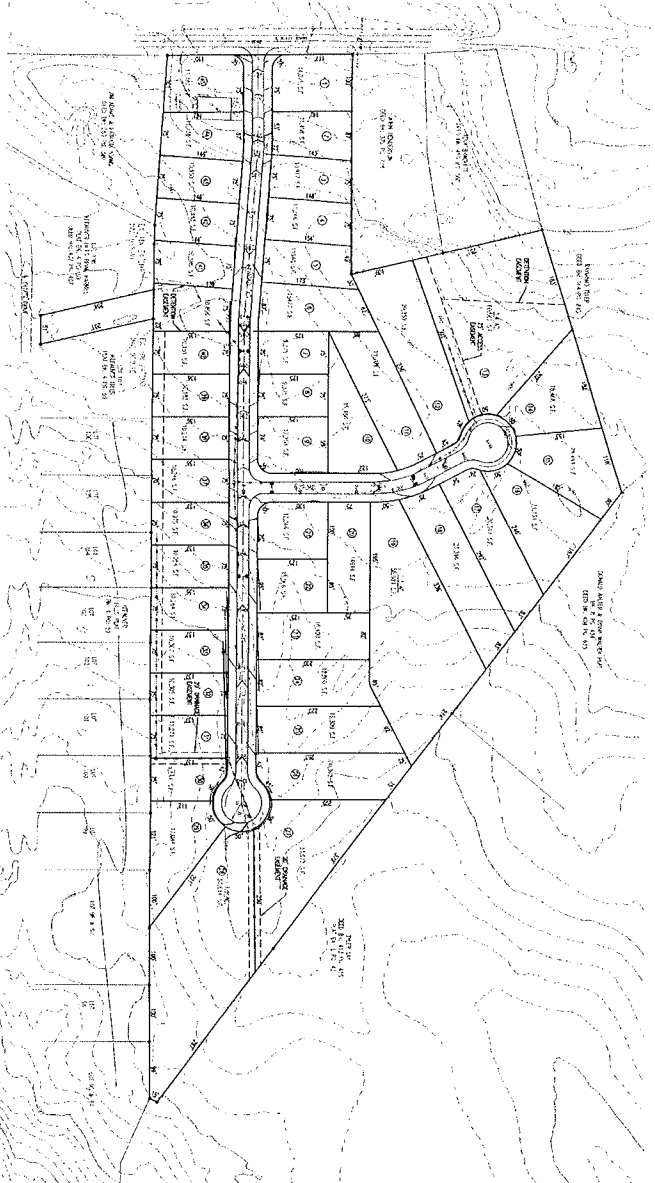
SHEET 2 OF 2 SHEETS  
 25505-UT

# ITEM D

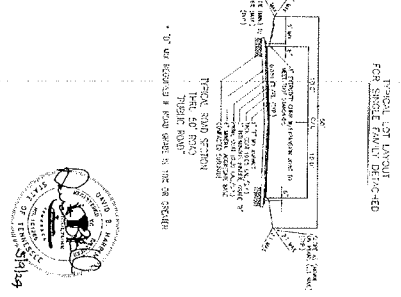
NOTE:  
 THIS PLAN IS FOR THE CONSTRUCTION OF THE ROAD AND SIDEWALKS AND UTILITIES FOR THE CLAYTON HOMES-TELLO STREET PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATERWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHAEOLGICAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PALEONTOLOGICAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GEOLOGICAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOIL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIR RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CLIMATE RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BIODIVERSITY RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM FUNCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM PROCESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM DIVERSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM RESILIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM ADAPTABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM TRANSFORMABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM RESISTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM RESILIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM ADAPTABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM TRANSFORMABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEM RESISTANCE.

NOTE:  
 CONTRACTOR TO ADAPT AND REVISIONS TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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 CONTRACTOR TO ADAPT AND REVISIONS TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



- NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
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  19. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
  20. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.



**DAVIDSON, JAMES, SORVELL & JOE**  
 ARCHITECTS, ENGINEERS & LAND SURVEYORS  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304-3000  
 TEL: (954) 562-1100  
 FAX: (954) 562-1101  
 WWW: www.djsa.com

DESIGNED: DJM  
 DRAWN: SJB  
 CHECKED: SJB  
 DATE: 5/9/21

SCALE:  
 1" = 40'  
 5/9/21

DATE: 5/9/21

PROJECT: CONCEPT PLAN & ROAD PROGRESS FOR CLAYTON HOMES-TELLO STREET MADISONVILLE, TN 37050

SHEET: 25595-C1  
 OF: 2 SHEETS  
 B:\DRAWINGS\25595-C1

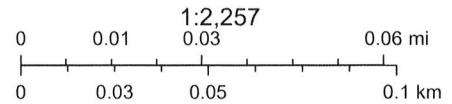


Monroe County - Parcel: 056 079.00 ITEM E



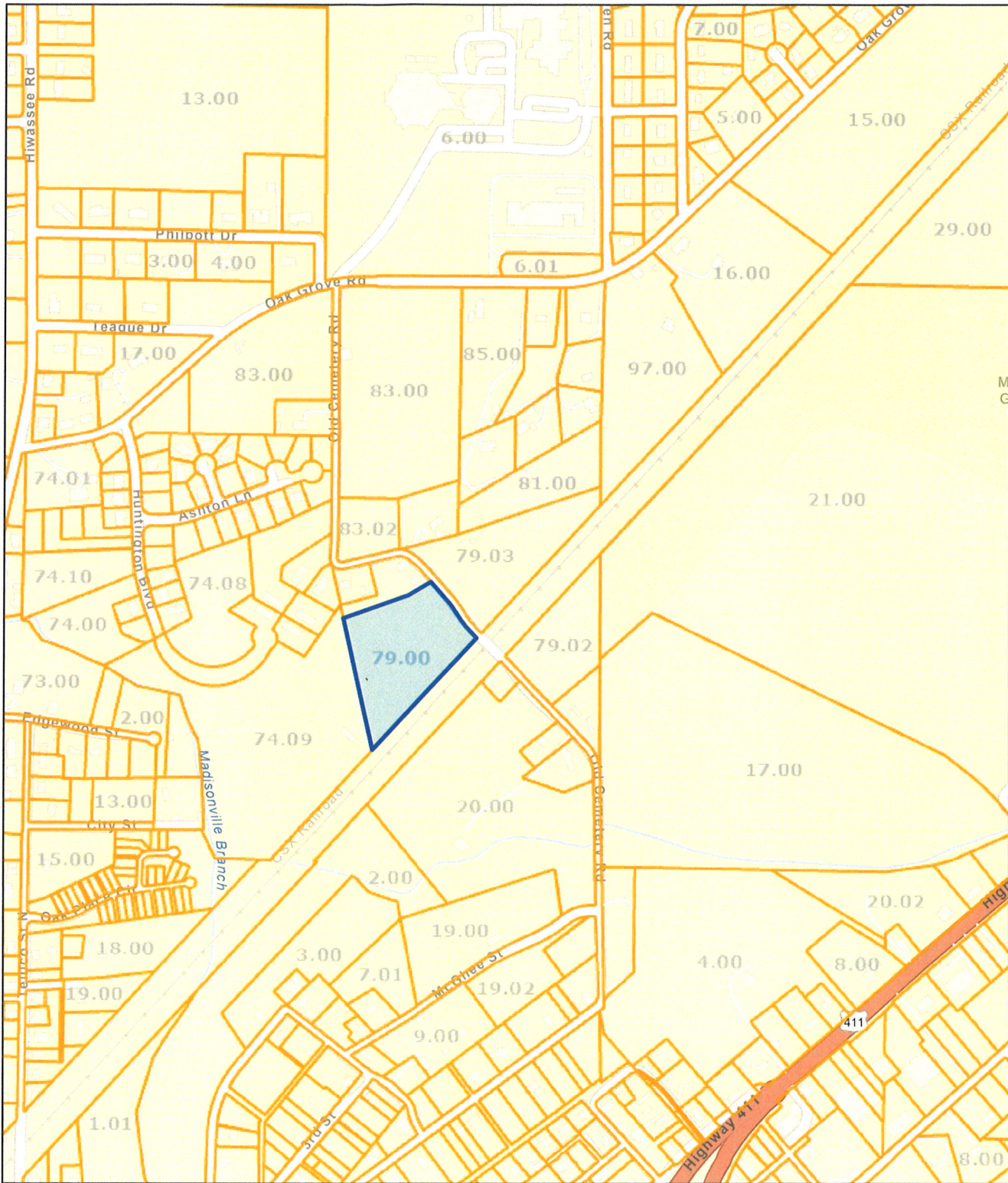
Date: April 10, 2024

County: Monroe  
Owner: PATTON RALPH  
Address: OLD CEMETERY RD  
Parcel Number: 056 079.00  
Deeded Acreage: 5.64  
Calculated Acreage: 4.5  
Date of TDOT Imagery: 2019  
Date of Vexcel Imagery: 2023



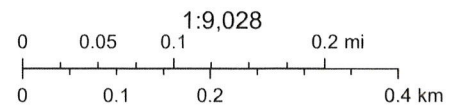
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Date: April 10, 2024

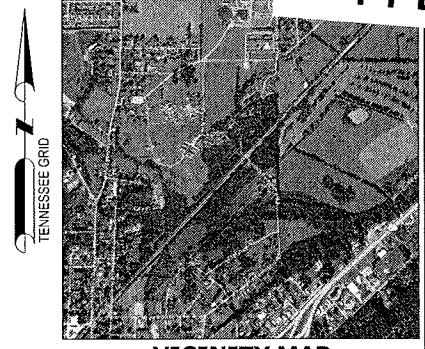
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 Deeded Acreage: 5.64  
 Calculated Acreage: 4.5  
 Date of TDOT Imagery: 2019  
 Date of Vexcel Imagery: 2023



State of Tennessee, Comptroller of the Treasury, Esri Community Maps Contributors, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

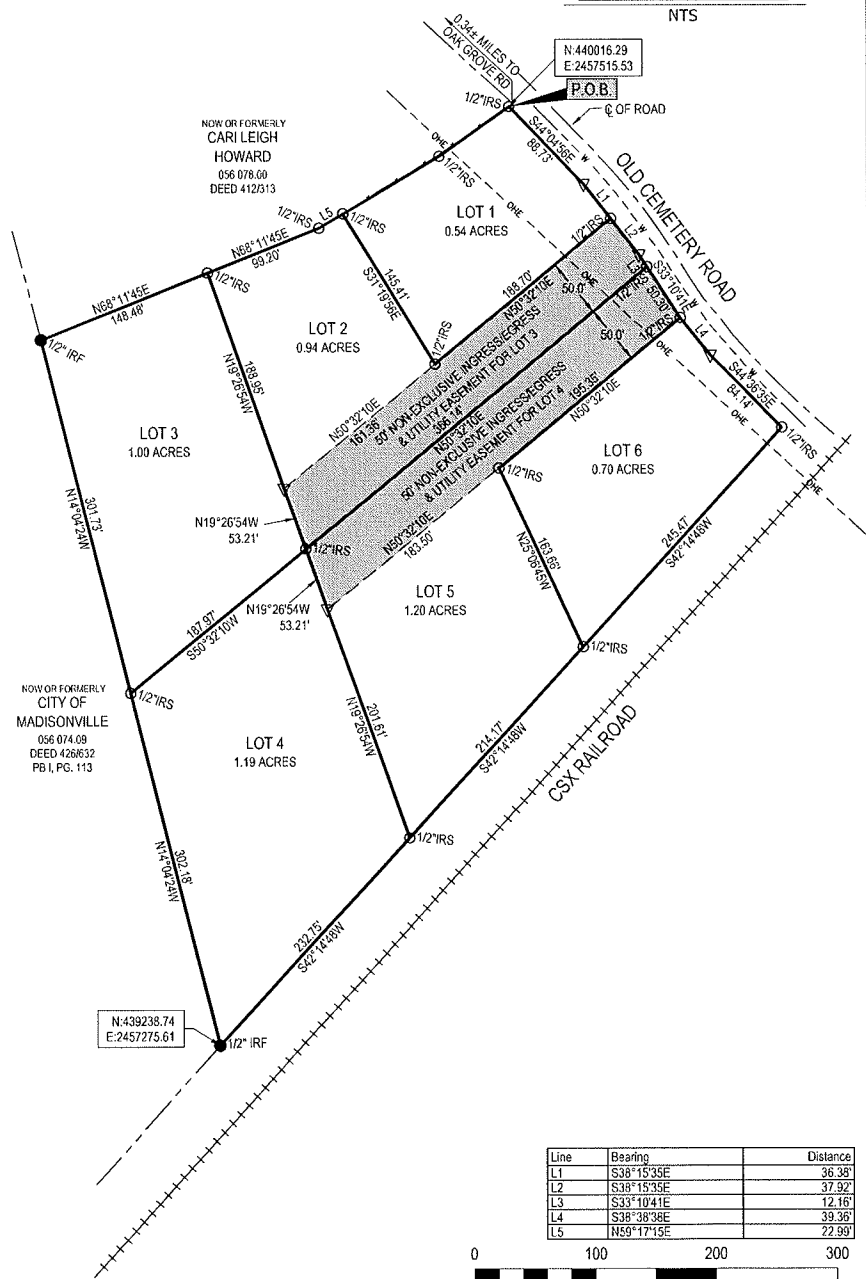
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

PRELIMINARY PLAT:  
**LOTS 1-6 CRAIG SUMMEY PROPERTY**  
 TOTAL AREA = 5.57 ACRES



**VICINITY MAP**

NTS



**Surveyor's notes**

- Setbacks:  
 R-1-Front: (30) feet, Rear: (25) feet, Sides: (15) feet  
 M-1-Front: (20) feet, Rear: (20) feet, Sides: (20) feet  
 2. Zoning: M-1 being rezoned as R-1
- Reference:  
 A. Dead Book 456, Page 97.  
 B. Plat Book 27, Page 194.
- A 15' utility and drainage easement is reserved adjacent to all road right-of-way and 7.5' either side of side lot lines.
- Review of the Federal Emergency Management Agency flood insurance rate maps with community panel number 47125C0163D. Dated 2/3/2010 indicates this property lies with Zone X, which is not in a flood area.
- Water and Sewer by City of Madisonville.
- Owner: Craig Summey  
 Address: 452 Country Farm Rd, Madi

"Pursuant to the Subdivision Regulations of City of Madisonville, all the requirements of tentative approval have been fulfilled. Therefore, this "Preliminary Plat" has been approved by the City of Madisonville Planning Commission on \_\_\_\_\_, 20\_\_\_\_, subject to any of the following modifications listed below. This approval does not constitute approval of a Final Plat. This Certificate of Tentative Approval shall expire and be null and void on \_\_\_\_\_ (date) \_\_\_\_\_. This tentative approval is vested for three (3) years from the original date of passage under the subdivision standards in effect at that time, or as stated in Tennessee Code Annotated 13-3-413. Each year during the vesting period, the applicant must report to the planning commission on any progress, and request an extension on preliminary approval during the vesting period. If the approval lapses before the end of the vesting period or prior to the approval of a final plat, then vesting will start over with the current regulations in place at that time. The current regulations in effect are version \_\_\_\_\_.

**Variations or modifications granted (if any):**

- Year 1. Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_. Date Secretary, City of Madisonville Regional Planning Commission
- Year 2. Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_. Date Secretary, City of Madisonville Regional Planning Commission
- Year 3. Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_. Date Secretary, City of Madisonville Regional Planning Commission

**CERTIFICATION OF ACCURACY OF SURVEY**

I certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Madisonville Regional Planning Commission, and, that monuments have been placed as shown herein in accordance with the specifications of the Madisonville Regional Planning Commission.

Date: Christian M. Modders, TNRLS# 2493

Line	Bearing	Distance
L1	S38°15'35"E	36.38'
L2	S38°15'35"E	37.92'
L3	S33°10'41"E	12.16'
L4	S38°38'36"E	39.36'
L5	N59°17'15"E	22.99'

**LEGEND**

- IRON REBAR SET W/ CAP
- IRON REBAR PIPE FOUND
- CONCRETE MONUMENT FOUND
- FENCE CORNER
- P.K. NAIL SET
- P.K. NAIL FOUND
- NO CORNER SET/ FOUND
- POWER POLE
- WATER METER
- WELL
- SANITARY SEWER MANHOLE
- FENCE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- OVERHEAD ELECTRIC LINE
- SURVEYED PROPERTY LINE
- ADJACENT NOT SURVEYED LINE

**TWM**  
 CONSULTING ENGINEERING  
 GEOSPATIAL SERVICES

ILLINOIS: SWANSEA, COLUMBIA, GLEN CARBON, PEORIA, DECATUR  
 MISSOURI: ST. CHARLES, ST. LOUIS, COLUMBIA  
 TENNESSEE: WASHINGTON, CHATTANOOGA, ATHENS

**THOUVENOT, WADE & MOERCHEN, INC.**  
 ATHENS BRANCH  
 9 W WASHINGTON AVE.  
 ATHENS, TN 37303  
 INFO@TWM-INC.COM WWW.TWM-INC.COM  
 423-745-5460

DATE: 04/02/24  
 AREA: 5.57 ACRES  
 SCALE: 1"=100'  
 DRAWN BY: BAG CHECK BY: CMM  
 EQUIP.: NPL322, IGAGE IGS9  
 ACCURACY: 1/10,000  
 SHEET#: 1 OF 1  
 PROJECT NO: 240452

**SURVEYOR'S NOTES:**

- BY COPYING THIS ORIGINAL INVALIDATES ANY AND ALL LIABILITIES AND/OR CERTIFICATIONS THAT MAY HAVE BEEN IN EFFECT AT THE TIME OF THE ORIGINAL SURVEY. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION. A DETERMINATION OF THE TITLE MAY BEST BE PERFORMED BY A COMPETENT PROFESSIONAL WHO SPECIALIZES IN LAND TITLE MATTERS. THE LAND SURVEYOR WHOSE SEAL IS AFFIXED DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. PROPERTY OWNER IS RESPONSIBLE FOR ALL PERMITS THAT ARE REQUIRED BY GOVERNMENT.
- ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER. IGAGE IGS NETWORK ROVER, DUAL FREQUENCY WAS USED (L1, L2, L5). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS WERE DERIVED USING THE TDOT GNSS REFERENCE NETWORK AND ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, NAD 83 (2011) (EPOCH 2010), GEOID18. HORIZONTAL AND VERTICAL STANDARD DEVIATIONS OF THE RTK GPS VECTORS DO NOT EXCEED: H:0.08', V:0.12'

CLIENT: **CRAIG SUMMEY**  
 PRELIMINARY PLAT OF LOTS 1-6, CRAIG SUMMEY PROPERTY, TAX ID # 056 079 03  
 CITY OF MADISONVILLE, 3RD C.D., MONROE COUNTY, TENNESSEE

PRELIMINARY PLAT:  
**LOTS 1-6 CRAIG SUMMEY PROPERTY**  
 TOTAL AREA = 5.57 ACRES



**VICINITY MAP**

**Surveyor's notes**

1. Setbacks:  
 4'-0" Front, (3)' Side, Rear; (5)' Side, (15)' Rear  
 M-1 Front, (20)' Side, Rear; (2)' Side, (22)' Rear
2. Zoning: M-1 being rezoned as R-1
3. Reference:  
 A. Deed Book 455, Page 37,  
 8th Plat Book 27, Page 104.
4. A 15' utility and 3' drainage easement is reserved adjacent to all road right-of-way, and 7.5' other side of side lot lines.
5. Review of the Federal Emergency Management Agency flood insurance rate maps with community panel number 4723021813 dated 2/3/2010 indicates this property lies within Zone X, which is not in a flood area.
6. Water and Sewer by City of Madisonville
7. Owner: Craig Summey  
 Address: 452 Courty Farm Rd, M45

"Pursuant to the Subdivision Regulations of City of Madisonville, all the requirements of tentative approval have been fulfilled. Therefore this Preliminary Plat has been approved by the City of Madisonville Planning Commission on \_\_\_\_\_ 20\_\_\_\_, subject to any of the following modifications listed below. This approval does not constitute approval of a final Plat. This Certificate of Tentative Approval shall expire and be null and void on \_\_\_\_\_ (date) \_\_\_\_\_. This tentative approval is vested for three (3) years from the original date of passage under the subdivision standards in effect at that time, or as stated in Tennessee Code Annotated 15-3-113. Each year during the vesting period the applicant must report to the planning commission on any progress and request an extension on preliminary approval during the vesting period. If the approval lapses before the end of the vesting period or prior to the approval of a final plat, then vesting will start over with the current regulations in place at that time. The current regulations in effect are version \_\_\_\_\_.

Variances or modifications granted (if any):

Year 1: Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_ 20\_\_\_\_ Date  
 Secretary, City of Madisonville Regional Planning Commission

Year 2: Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_ 20\_\_\_\_ Date  
 Secretary, City of Madisonville Regional Planning Commission

Year 3: Certificate of Preliminary Plat Approval shall expire and be null and void on \_\_\_\_\_ 20\_\_\_\_ Date  
 Secretary, City of Madisonville Regional Planning Commission

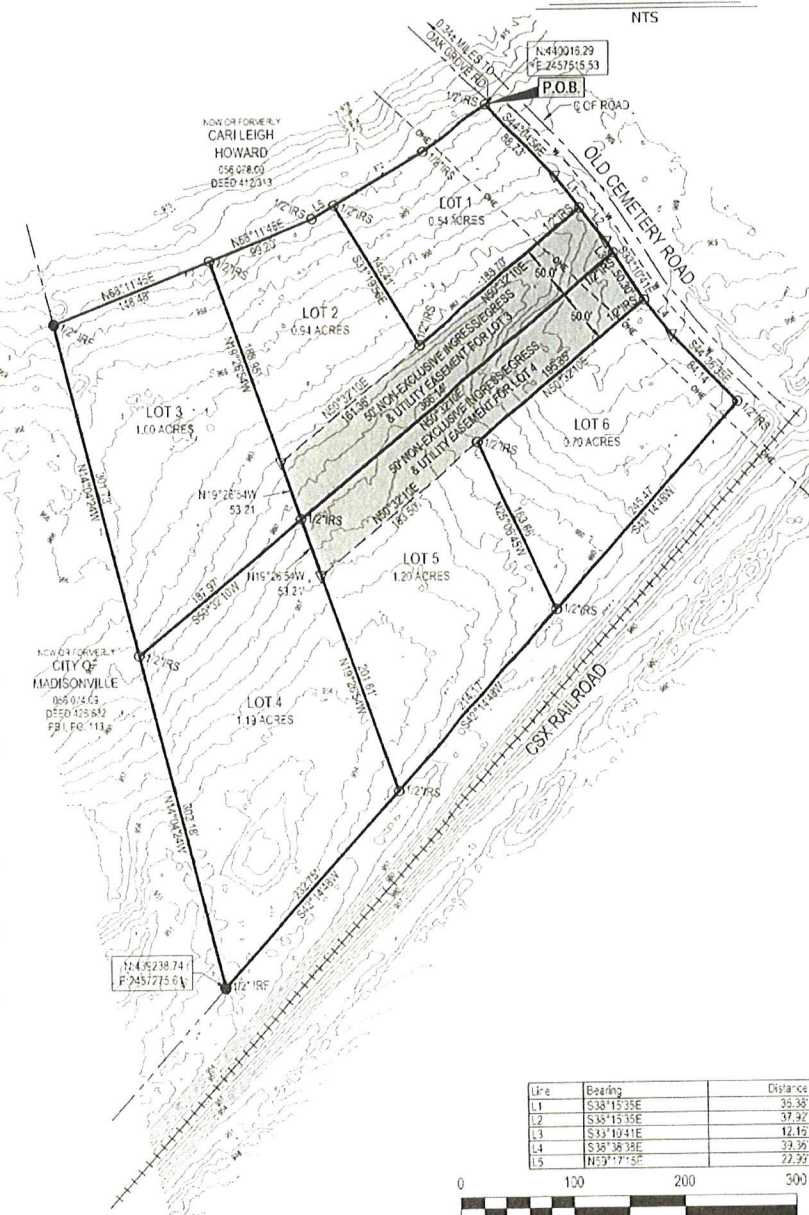
**CERTIFICATION OF ACCURACY OF SURVEY**

I certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Madisonville Regional Planning Commission, and that no claims have been made against this survey in accordance with the specifications of the Madisonville Regional Planning Commission.

Date: Christian M. Vothorst: TWR34243

**LEGEND**

- IRON REBAR SET W/ CAP
- IRON REBAR PIPE FOUND
- CONCRETE MOVEMENT FOUND
- FENCE OWNER
- PAK NAIL SET
- PAK NAIL FOUND
- NO OTHER SET FOUND
- POWER POLE
- WATER METER
- W.E.L.
- SEMI-RIG BEARING ANGLE
- FENCE LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- OVERHEAD ELECTRIC LINE
- SURVEYED PROPERTY LINE
- ACAPMENT NOT SURVEYED LINE



Line	Bearing	Distance
L1	S38°15'35E	35.38'
L2	S33°15'35E	37.92'
L3	S43°19'41E	12.10'
L4	S38°36'38E	33.36'
L5	N59°17'15E	22.99'



**THOUVENOT, WADE & MOERCHEN, INC.**  
 ATHENS BRANCH  
 9-A WASHINGTON AVE  
 ATHENS, TN 37303  
 INFO@TWMINC.COM WWW.TWMINC.COM  
 423-745-5410

DATE: 04/20/24  
 AREA: 5.57 ACRES  
 SDA: 1/4"=50'  
 DRAWN BY: BAO / CHECKED BY: CAM  
 Eq. 140: N.T.S. 12"=1" (SCALE)  
 ACCURACY: 1/10,000  
 SHEET: 1 OF 1  
 PROJECT NO: 240452

**SURVEYOR'S NOTES:**

1. COPYING THIS ORIGINAL INVALIDATES ANY AND ALL WARRANTIES AND OR CERTIFICATIONS THAT MAY HAVE BEEN IN EFFECT AT THE TIME OF THE ORIGINAL SURVEY. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION. A DETERMINATION OF THE TITLE MAY BEST BE PERFORMED BY A COMPETENT PROFESSIONAL WHO SPECIALIZES IN LAND TITLE MATTERS. THE LAND SURVEYOR WHOSE SEAL IS AFFIXED DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. PROPERTY OWNER IS RESPONSIBLE FOR ALL PERMITS THAT ARE REQUIRED BY GOVERNMENT.
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CLIENT: **CRAIG SUMMEY**  
 PRELIMINARY PLAT OF LOTS 1-6, CRAIG SUMMEY PROPERTY, TAXID 40507900  
 CITY OF MADISONVILLE, BR202, MONROE COUNTY, TENNESSEE