

Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

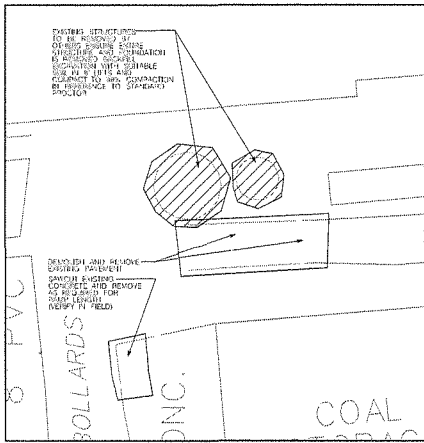
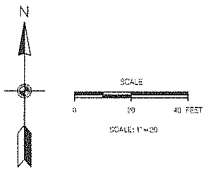
AGENDA

LOUDON REGIONAL PLANNING COMMISSION

MARCH 4, 2015

12:30 P.M.

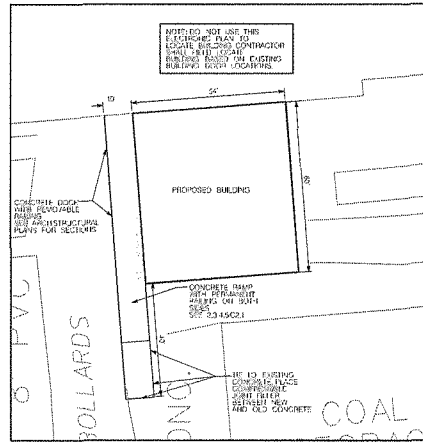
1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for February 4, 2015 meeting.
5. Planned Agenda Items:
 - A. **Consideration of a site plan for a new expansion for Viskase Co., located on 106 Blair Bend Dr., referenced by Tax Map 41, Parcel 10.00, Zoned M-2 (Heavy Industrial District), consisting of 48.9 acres. Applicant: Rick Cox Construction File #15-02-08-SP-LO**
 - B. **Discussion of zoning maps**
 - C. **Reminder of continuing education/training on Monday, March 30, 2015.**
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment



SITE DEMOLITION PLAN
SCALE: 1"=20'

DEMOLITION NOTES

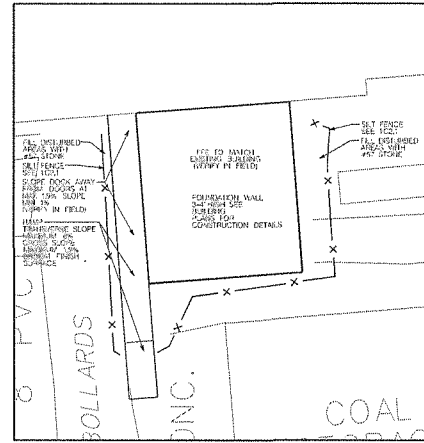
- CONTRACTOR SHALL REMOVE EXISTING CONCRETE RAMP AND DISPOSE OF THE WASTE MATERIALS OFFSITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- THE CONTRACTOR SHALL PREPARE THE PROJECT SITE FOR THE PROPOSED CONSTRUCTION DEPENDING ON THE FOLLOWING OWNERS AND DRAWINGS PREPARED BY OTHER PROFESSIONALS FOR THIS PROJECT. NO ADDITIONAL PAYMENT SHALL BE MADE FOR WORK REQUIRED AND NOT SPECIFICALLY NOTED ON THIS DRAWING.



SITE LAYOUT PLAN
SCALE: 1"=20'

ANNUAL NOTES

- OWNER: VIKASK COMPANY
- USE: INDUSTRIAL/MANUFACTURING
- CL: 01-00-00
- ZONING: M-2 (HEAVY INDUSTRIAL)
- DEED REFERENCE: WD 89A PAGE 318
- TOTAL BUILDING ADDITION AREA: 3,000 SF, 1 STORY, 1 BUILDINGS.
- TOTAL SITE AREA: 788 ACRES TOTAL DISTURBED AREA: 0.03 ACRES. NO ADDITIONAL INTERPOLLUTANT AREA IS PROPOSED. NO TOXIC MATERIALS FOR THIS PROJECT.
- THIS PROPERTY IS IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATA AND USE.
- SITE BOUNDARY SURVEY INFORMATION IS BASED ON A SURVEY BY GARY WOODSON, SURVEYOR AND DATED 5-20-15. THE CONTRACTOR SHALL VERIFY CONDITIONS AND BURNING. THE ARCHITECT OR ANY DISCREPANCIES, THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- PARKING SUMMARY: NO PARKING CHANGES ARE PROPOSED.
- SETBACKS:
 - FRONT: 5'
 - REAR: 20'
 - SIDE: 1 STORY: 20'
 - 2 STORY: 25'
 - 3 STORY: 30'



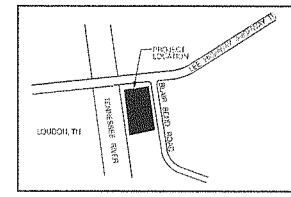
SITE GRADING PLAN
SCALE: 1"=20'

GRADING NOTES

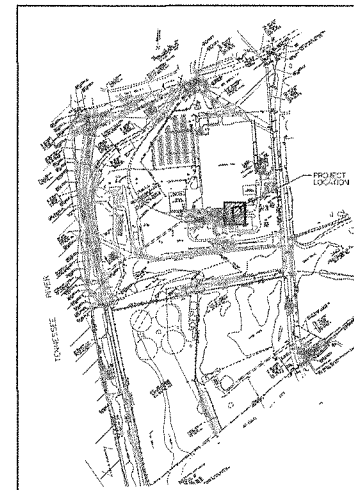
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SELF FENCE, RIP RAP AND EROSION CONTROL MATS AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
- THE CONTRACTOR SHALL EMPLOY SOIL CONSULTANTS FOR THE TESTING OF SOIL CAPACITY IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
- THIS PROJECT MAY INCLUDE REMOVAL OF WASTE OR FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF HIS PLAN TO THE SOILS OF AN EXISTING OR NEW SITE. CONSULT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
- NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING ON EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE RESTORED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFER TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES THROUGH CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR PROPERTY OWNER FAILURES TO PROVIDE AND MAINTAIN APPROPRIATE EROSION AND SEDIMENTATION CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
- CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE VOLUMES OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CONTAINMENT MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROPERTY OF THE MATERIALS AS WELL.
- PLACEMENT OF POST-HOLETS ON THE PROJECT WILL NOT BE LOCATED CLOSE TO SHADY WETLANDS OR STREAM DRAINS.
- NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
- CONTRACTOR SHALL INSTALL A THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE SITE INSPECTOR.

LEGEND

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EQUIPMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SEWAGE SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	FIRE PROTECTION
---	---	MANHOLE
---	---	WATER METER
---	---	FIRE HYDRANT
---	---	SILT FENCING
---	---	RILEY PROTECTION
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT



SITE LOCATION MAP
1/8" = 100'



OVERALL PROPERTY PLAN
SCALE: 1"=200'

WILL ROBINSON & ASSOCIATES
131 Brentwood Dr.
Oak Ridge, TN 37830
(615) 586-4200

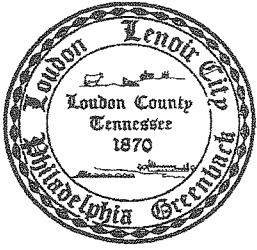


A New Expansion for:
Viskase Company
106 Blair Bend Drive
Loudon, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 02-05-2015
FILE NAME:
PROJECT NO:

C1.1
SITE PLAN
DRAWING



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA

LOUDON BOARD OF ZONING APPEALS

MARCH 4, 2015

NO ITEMS ON THE AGENDA