



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
LOUDON CITY HALL
WEDNESDAY, AUGUST 2, 2017
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes of July 5, 2017 meeting
5. New Business
 - A. Site Plan, American Self Storage, George Hodges, Tax Map 048, Parcel 41.04, 2970 Gamble Street, C-2, Highway Business District;
 - B. Discussion, solar energy systems;
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment



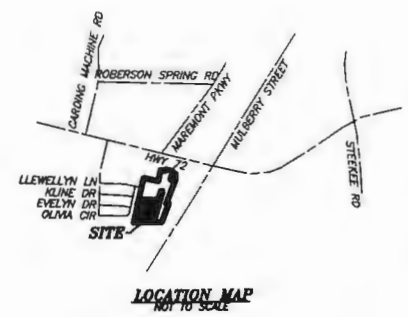
SINCE 1979
STERLING
 ENGINEERING, INC.
 CIVIL ENGINEERING
 CONSULTING
 LAND SURVEYING
 LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
 MARYVILLE, TENNESSEE
 37802-8401
 P.O. BOX 4878
 MARYVILLE, TENNESSEE
 37802-4878
 PHONE: VOL-984-3905
 FAX: VOL-981-2815
 www.sterling.us.com

SITE PLAN

PROPOSED SELF STORAGE

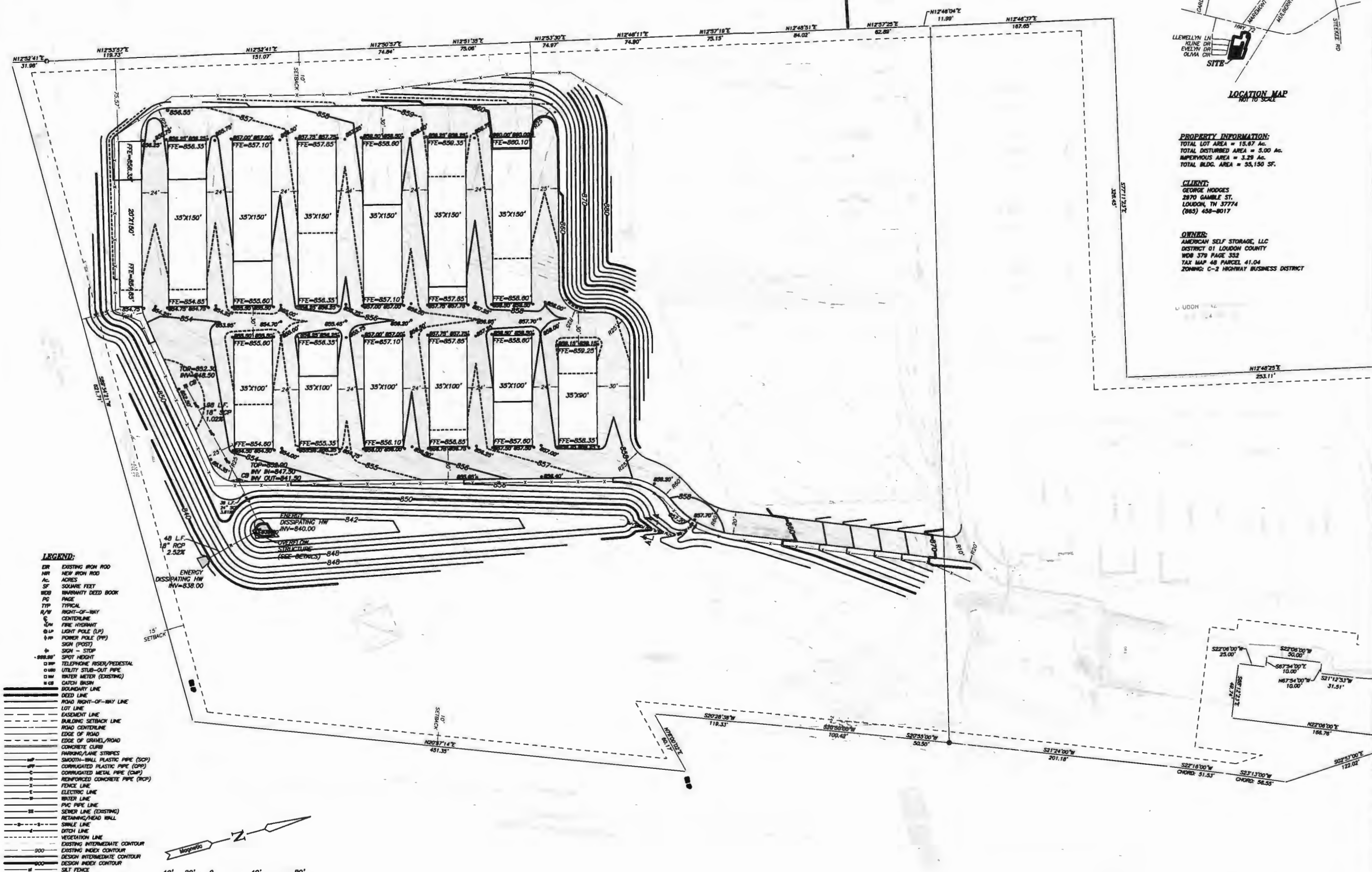
GEORGE HODGES
 LOUDON, TN



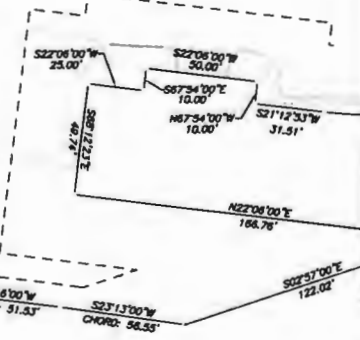
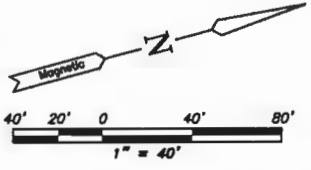
PROPERTY INFORMATION:
 TOTAL LOT AREA = 15.67 Ac.
 TOTAL DISTURBED AREA = 5.00 Ac.
 IMPERVIOUS AREA = 3.29 Ac.
 TOTAL BLDG. AREA = 55,150 SF.

CLIENT:
 GEORGE HODGES
 2870 GAMBLE ST.
 LOUDON, TN 37774
 (663) 458-8017

OWNER:
 AMERICAN SELF STORAGE, LLC
 DISTRICT 01 LOUDON COUNTY
 WOB 379 PAGE 332
 TAX MAP 48 PARCEL 41.04
 ZONING: C-2 HIGHWAY BUSINESS DISTRICT



- LEGEND:**
- ER EXISTING IRON ROD
 - NR NEW IRON ROD
 - AC ACRES
 - SF SQUARE FEET
 - WB WARRANTY DEED BOOK
 - PG PAGE
 - TYP TYPICAL
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - FW FIRE HYDRANT
 - LP LIGHT POLE (LP)
 - PP POWER POLE (PP)
 - SP SIGN (POST)
 - SM SIGN - STOP
 - SH SPOT HEIGHT
 - TR TELEPHONE RISER/PEDESTAL
 - US UTILITY STUB-OUT PIPE
 - WM WATER METER (EXISTING)
 - CB CATCH BASIN
 - BL BOUNDARY LINE
 - DL DEED LINE
 - RL ROAD RIGHT-OF-WAY LINE
 - LL LOT LINE
 - EL EASEMENT LINE
 - BLD SETBACK LINE
 - RD ROAD CENTERLINE
 - ER EDGE OF ROAD
 - EGR EDGE OF GRAVEL/ROAD
 - CC CONCRETE CURB
 - PL PARKING/LANE STRIPES
 - SP SMOOTH-WALL PLASTIC PIPE (SPP)
 - CP CORRUGATED PLASTIC PIPE (CPP)
 - CM CORRUGATED METAL PIPE (CMP)
 - RP REINFORCED CONCRETE PIPE (RCP)
 - F FENCE LINE
 - E ELECTRIC LINE
 - W WATER LINE
 - PFC PFC PIPE LINE
 - S SENDER LINE (EXISTING)
 - RR RETAINING/HEAD WALL
 - SR SINGLE LINE
 - D DITCH LINE
 - V VEGETATION LINE
 - IC EXISTING INTERMEDIATE CONTOUR
 - IE EXISTING INDEX CONTOUR
 - DC DESIGN INTERMEDIATE CONTOUR
 - DI DESIGN INDEX CONTOUR
 - SF SKT FENCE
- PROPOSED ASPHALT



REVISIONS	DATE	BY

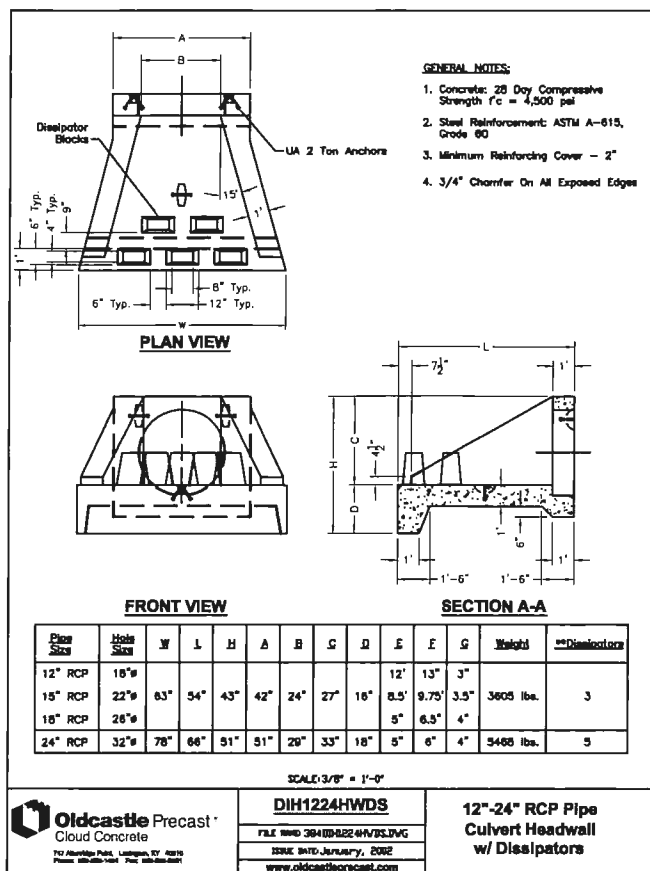


SHEET
CP.1.1

DESIGNED:	RDR
DRAWN:	CLS
CHECKED:	CLS
DATE:	6/13/17
SCALE:	1" = 40'
DRAWING:	6330-CP
PROJECT NO.:	

H:\6330\dwg\6330-CP.dwg, 6/28/2017 4:34:06 PM, rdrobotets, 1:2.15116

DETAIL "A"
WINGED HEADWALL WITH
ENERGY DISSIPATORS (EDHW)
 NOT TO SCALE



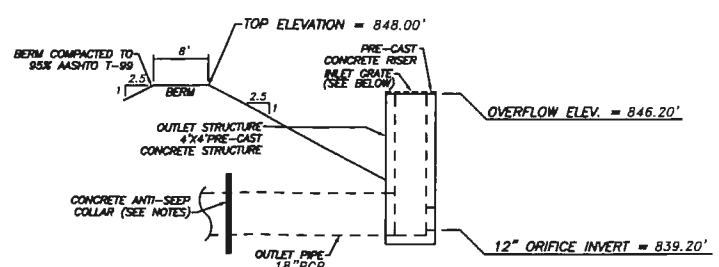
Oldcastle Precast
 Cloud Concrete
 70 Providence Park, Louisville, KY 40263
 Phone: 502-261-1111 Fax: 502-261-1112
 www.oldcastleprecast.com

DIH1224HWDS
 FILE: 1100 38410224HW/BSJVG
 ISSUE DATE: JANUARY, 2002
 www.oldcastleprecast.com

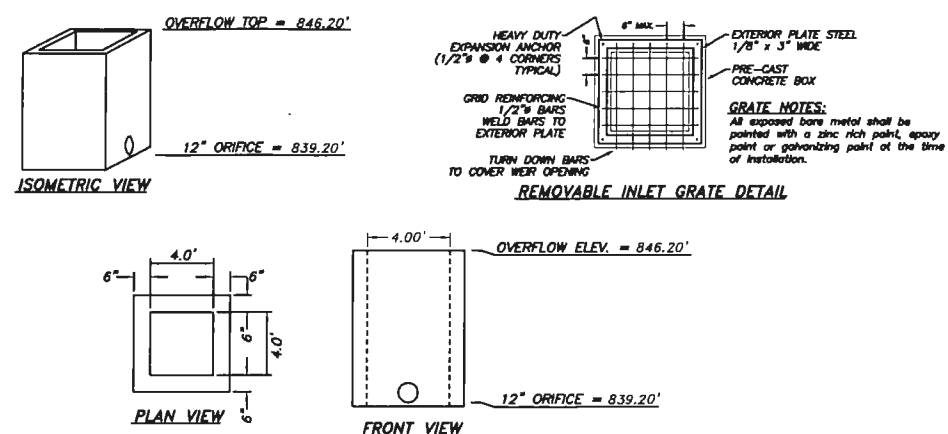
12"-24" RCP Pipe
Culvert Headwall
w/ Dissipators

SW-560

EXTENDED DETENTION POND
DETENTION OVERFLOW
BOX WITH WEIR
 NOT TO SCALE



ANTI-SEEP COLLAR NOTES:
 ASC (Anti-Seep Collar): The anti-seep collars shall be constructed of cast in place concrete. The collar shall be poured around the pipe and shall be a minimum of 12" larger than the outside diameter of the pipe and 12" thick. The contractor shall install the position the collar such that it does not interfere with a pipe joint. See the storm drainage plans for required locations of the anti-seep collars.



EXTENDED DETENTION OVERFLOW BOX NOTES:
 1. ASC (Anti-Seep Collar): The anti-seep collars shall be constructed of cast in place concrete. The collar shall be poured around the pipe and shall be a minimum of 12" larger than the outside diameter of the pipe and 12" thick. The contractor shall install the position the collar such that it does not interfere with a pipe joint. See the storm drainage plans for required locations of the anti-seep collars.

SITE PREPARATION NOTES:

- Contractor shall perform any necessary clearing and grubbing prior to beginning excavation, grading, and fill operations.
- Contractor shall strip topsoil to whatever depths encountered, in a manner to prevent intermingling with underlying subsoil.
- Contractor shall stockpile suitable topsoil in storage piles where directed by the owner. Storage piles shall be constructed to freely drain surface water, and to facilitate measurement. Where topsoil is unsuitable for reuse, it shall be wasted from the site.
- Contractor shall scarify top 12 inches of areas to receive controlled fill and compact to at least 100 percent maximum dry density as determined by the Standard Proctor Method (ASTM D698).
- After predensification and after a suitable period of dry weather, the contractor shall protect the newly exposed soil and shall replace soft, loose, or unstable zones with controlled fill.

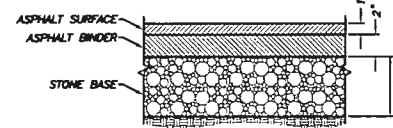
GRADING AND COMPACTION NOTES:

- Contractor shall place fill materials in layers not more than 8 inches in loose depth.
- Contractor shall compact each layer within ± 3 percent of optimum moisture content as determined by the Standard Proctor Test. This procedure may require contractor to wet or dry soils as needed.
- Contractor shall compact all fill to at least 98 percent maximum dry density as determined by the Standard Proctor Method (ASTM D698).
- Where subgrade or layer of soil material must be moisture-conditioned before compacting, contractor shall uniformly apply water to surface to prevent free water from appearing on surface during or subsequent to compacting operations.
- Contractor shall remove and replace, or scarify and air dry soil material that is too wet to permit compacting to specified density.
- Soil material that has been removed because it is too wet to permit compacting may be stockpiled or spread and allowed to dry. Contractor may assist drying by disking, harrowing, or pulverizing until moisture content is reduced to optimum value as determined by moisture-density relation tests.
- All cut slopes shown hereon greater than 3:1 shall be treated with grass matting in order to quickly re-establish vegetation. The mat type may be selected by the Contractor; however, selected materials shall be suitable for intended use on the site.

GENERAL SITE NOTES:

- All survey information provided by Smoky Mountain Land Surveying Co., Inc. dated 7-17-15.
- No instruments of record reflecting easements, rights of way, and/or ownership were furnished to Sterling Engineering, except as shown hereon. Sterling Engineering has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- Information pertaining to underground utilities is based on field locations by others and measurements supplemented with existing utility maps provided through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
- The Contractor shall install erosion control measures as shown on the erosion control plans to prevent siltation of adjoining properties and existing drainage ways. Such devices shall be maintained until construction is complete and permanent vegetation is established.
- The Contractor shall notify the Engineer immediately if discrepancies or omissions are found or if clarifications are required on the plans.
- Contractor shall have an approved stamped and signed copy of the site plan on site to work from.
- All signs shall be in accordance with City of Loudon.
- 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.

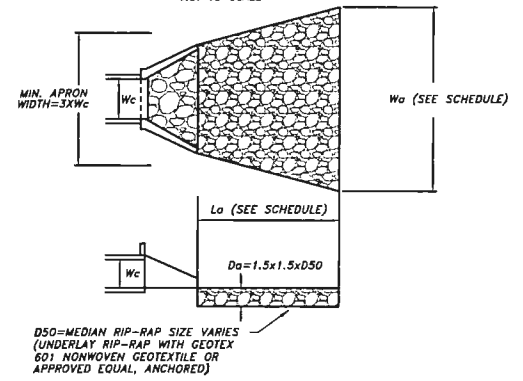
DETAIL "C"
TYPICAL PAVEMENT
 NOT TO SCALE



LOCAL PAVEMENT SCHEDULE:

- 1 INCH ASPHALT SURFACE (GRADING CS)
- 2 INCH ASPHALT BINDER (B MD)
- 6 INCH STONE BASE (GRADING D)

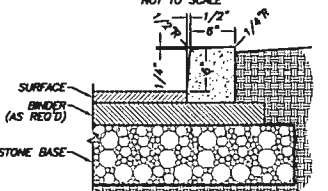
DETAIL "B"
RIPRAP OUTLET PROTECTION
 NOT TO SCALE



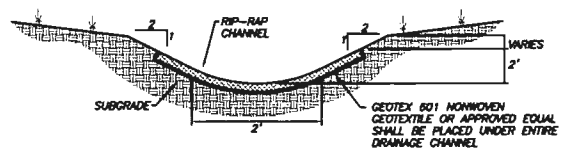
RIPRAP APRON SCHEDULE

STRUCTURE	PIPE DIAMETER (IN)	FLOW (CFS)	TAILWATER CONDITION	Lo (FT)	Wc (FT)	D50 (IN)
INLET	24	24.3(Q25)	LOW	15	17	6
OUTLET	18	8.5(Q25)	LOW	9	10.5	4

DETAIL "D"
TYPICAL CURB
 NOT TO SCALE



SECTION "A-A"
RIP-RAP DRAINAGE CHANNEL
 NOT TO SCALE



1. RIP-RAP TO BE WELL GRADED WITH D50 STONE SIZE OF 6 INCHES.
 2. RIP-RAP SHALL BE KEYED INTO EARTH A MINIMUM OF 1.5 FEET.

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 SINCE 1979

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 www.sterling.us.com

SITE PLAN DETAILS

PROPOSED SELF STORAGE

GEORGE HODGES
 SWEETWATER, TN

REVISIONS

NO.	DATE	BY	REVISIONS

DERICK JONES
 REGISTERED ENGINEER
 AGRICULTURE
 COMMERCIAL
 STATE OF TENNESSEE
 10841

SHEET
CP.1.2

DESIGNED: **RDR**
 DRAWN: **CLS**
 CHECKED: **CLS**
 DATE: **8/11/16**
 SCALE: **N.T.S.**
 DRAWING: **6227-CP**
 PROJECT NO. **027-1-0002**