



SITE PLAN REQUIREMENTS
LOUDON COUNTY OFFICE OF PLANNING & COMMUNITY DEVELOPMENT

The following information is required for all commercial, industrial, institutional and multi-family site plans being reviewed by this office. Building permits will be issued by the appropriate agency upon presentation of an approved site plan by this office. The information contained in the site plan shall include, but not be limited to the following:

1. Plans shall be designed by a professional engineer, architect or landscape architect licensed to practice in Tennessee.
2. Site plans shall show, at a minimum, the following information:
 - A site location of the proposed use/structure including a location map and the scale of such map.
 - Drainage system plan including easements, swales, detention ponds, hydrologic calculations, size and location of drainage tile, headwalls and any other appurtenances related to the site.
 - Size and dimensions of the proposed building and all setbacks clearly marked on the plan
 - Location of loading zones, exits/entrances from the building.
 - Parking area design, number of parking spaces and design of spaces.
 - Location and layout of proposed water and sewer lines, manholes, valves, pumping stations, utility power lines and any other utility construction.
 - Sign locations, size, and a sketch.
 - Location of any easements, alleys, marginal access roads, stack lanes and deceleration and acceleration lanes.
 - Location and design of all entrances and exits onto a public road
 - Landscaping plan and plant materials list.
 - Erosion and sedimentation control measures during construction.
 - Topographic information utilizing a minimum 4' contour intervals.
 - Building elevations including information on proposed materials and colors.

Additional submittals:

- Drainage calculations
- Drainage certification statement signed by registered engineer
- If drainage will be released to a State Highway, a copy of TDOT's grading plan approval must be provided.

The site plan shall be accompanied by a review application form available from the planning office. Fees are based on the size of the development and are due prior to review. **Please allow 30 days for project review.** Applicants are encouraged to schedule an appointment with staff to discuss the project and minimum standards of development. Applicable zoning standards are available from the office upon request. The attached sample site plan indicates the type of information required. Please consult the zoning provisions for specific requirements.