



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

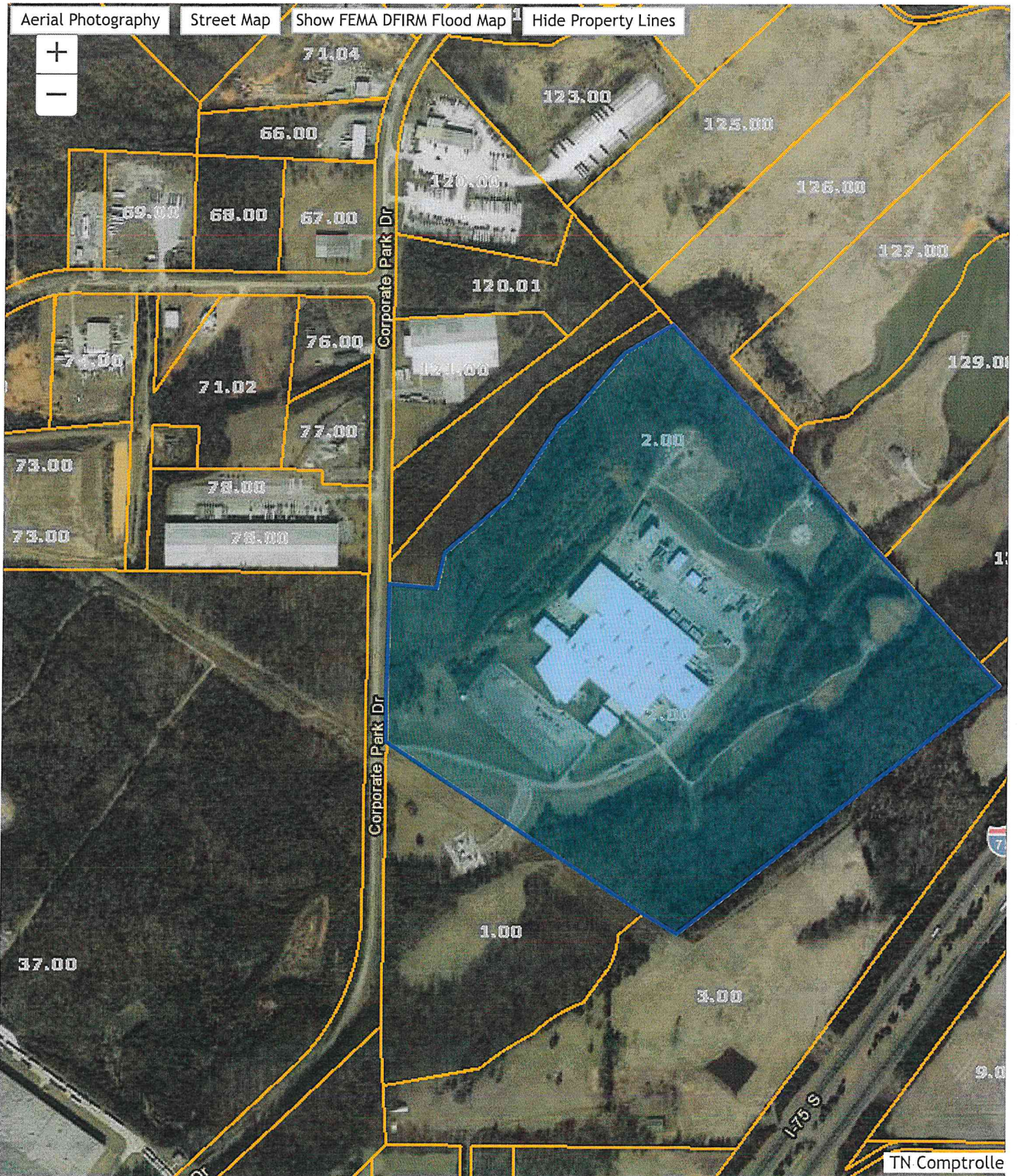
PUBLIC HEARING  
LOUDON REGIONAL PLANNING COMMISSION  
2480 Hwy. 72 N.  
WEDNESDAY, OCTOBER 2, 2019  
11:30 A.M.

The Loudon Regional Planning Commission will hold a public workshop to review and discuss the Zoning Ordinance, Standards of signs, billboards and other advertising structures.

AGENDA  
LOUDON REGIONAL PLANNING COMMISSION  
LOUDON CITY HALL  
2480 Hwy. 72 N.  
WEDNESDAY, OCTOBER 2, 2019  
12:30 P.M.

1. Call to Order;
2. Pledge of Allegiance and Roll Call;
3. Approval of Minutes from September 4, 2019 meeting;
4. New Business;
  - A. Site plan for proposed parking lot expansion, Applicant, David Poe for Morgan Olson, 9600 Corporate Park Dr., Tax Map 040 Parcel 002, M-1 Light Industrial District, Approximately 108.62 acres;
  - B. Preliminary subdivision plat, Cedar Grove 33 lots, Cedar Park Dr., Applicant, Bryan Petett, Property owners, Joy and Stephen Littleton, Tax Map 040, Parcels 090-094, R-3 Urban Residential District, Approximately 11 acres;
  - C. Approval of amended Philadelphia Floodplain Ordinance, Jim Jenkins, Loudon County Codes Enforcement Director and Floodplain Administrator;
3. Additional Public Comments;
4. Announcements and/or Comments from the Board/Commission;
5. Adjournment;

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Loudon • Greenback • Philadelphia



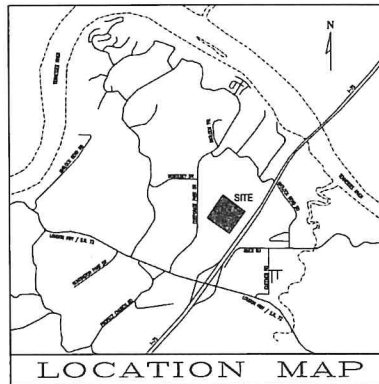
DESIGN PLAN  
FOR

MORGAN OLSON

TAX MAP 40, PARCELS 2.00  
DISTRICT 01, LENOIR CITY, LOUDON COUNTY TN

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING & DRAINAGE
5A,B,C	EROSION & SEDIMENT CONTROL PLAN
6	TYPICAL DETAILS




OWNER:

INDUSTRIAL DEVELOPMENT BOARD  
805 GROVE STREET  
LOUDON, TN 37774

DEVELOPER:

MORGAN OLSON, LLC.  
9600 CORPORATE PARK DRIVE  
LOUDON, TN 37774  
PHONE: (865) 657-4556

 RATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4324 PAPERBELL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-8472  
FAX: (865) 588-8473

JANUARY 30, 2018  
REVISED AUGUST 28, 2019

EXISTING TDEC PERMIT  
No. TNR135447

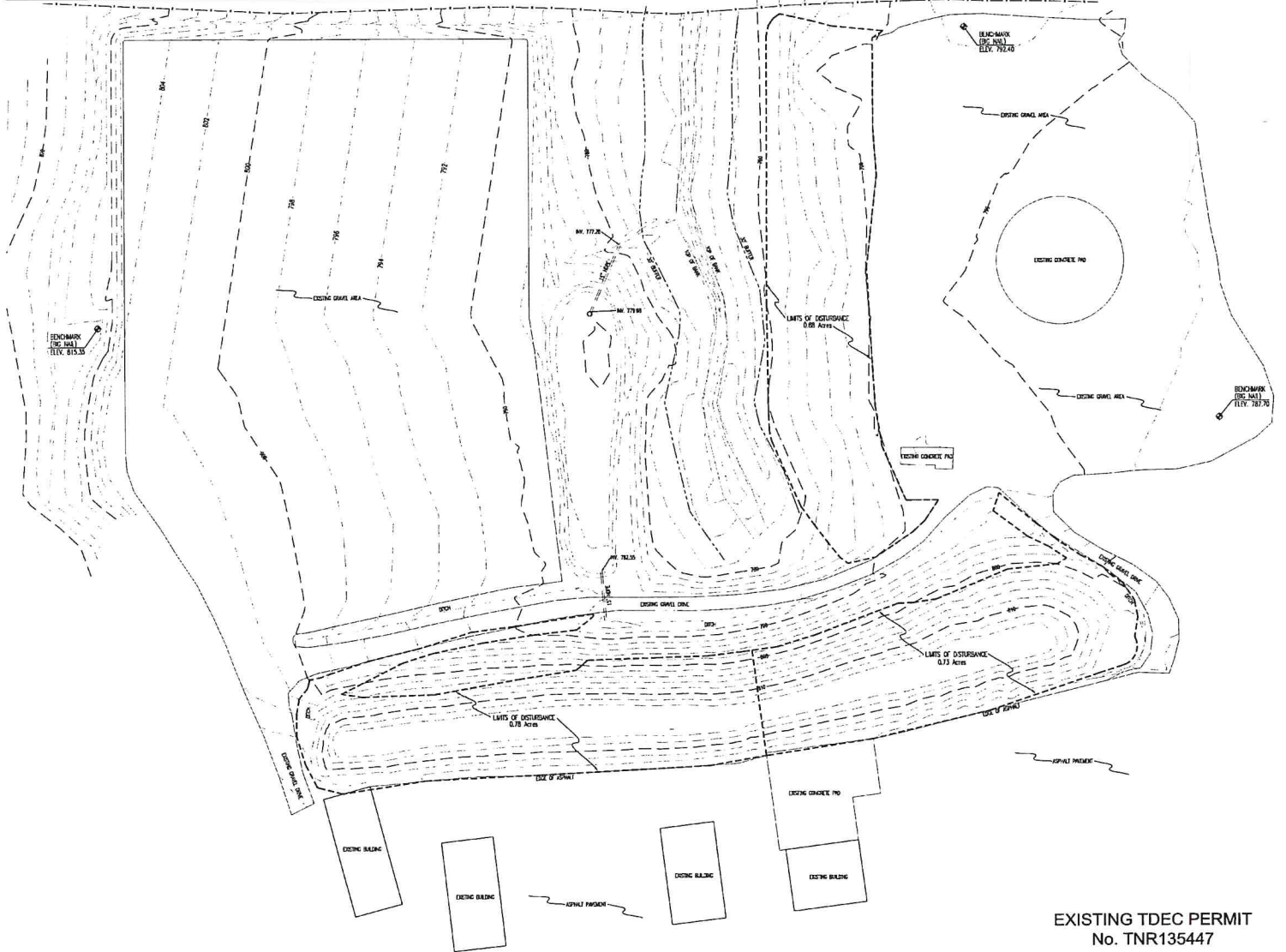


SHEET 1 OF 6 SHEETS  
25053-TS

0.2

ITEM A

S 43°51' E 1494.42'



- NOTES:
1. BOUNDARY BY OTHERS
  2. THIS PROPERTY IS ZONED INDUSTRIAL
  3. THE PROPERTY CONTAINS 158.83 ACRES
  4. TOTAL AREA OF DISTURBANCE IS 2.29 ACRES
  5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR IS NOT GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN REPRESENT ALL UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER NOTES AND WARRANTS THAT EXCESSIVE UTILITY DEPTH ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

**NOTE:**  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN OSHA MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ABIDED BY.

**NOTE:**  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



OWNER:  
INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF LOUDON  
805 GROVE STREET  
LOUDON, TN 37774

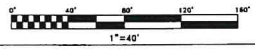
DEVELOPER:  
MORGAN OLSON, LLC  
9600 CORPORATE PARK DRIVE  
LOUDON, TN 37774  
PHONE: (605) 657-4556

EXISTING TDEC PERMIT  
No. TNR135447

**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
334 PAPERBELL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (605) 558-8472  
FAX: (605) 558-5473  
emh@bhn-p.com

DESIGNED	DMP								
DRAWN	JSM								
CHECKED	DMP	08/29/19	REVISION	NO.	DATE	REVISION	APPR.	NO.	DATE

SCALE  
HORIZONTAL: 1" = 40'  
VERTICAL: 2" INTERVAL  
DATE  
9/19/17

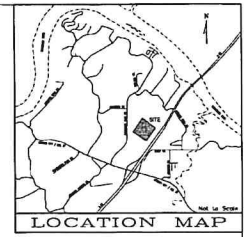


EXISTING CONDITIONS PLAN FOR  
MORGAN OLSON  
TAX MAP 40, PARCELS 2.00  
DISTRICT 01, LENOIR CITY, LOUDON COUNTY TN

25053-EX  
SHEET 2 OF

ITEM A

S 43°53'10" E 1494.42'



- NOTES**
- BOUNDARY BY OTHERS.
  - THIS PROPERTY IS ZONED INDUSTRIAL.
  - TOTAL AREA OF SITE IS 10.82 ACRES.
  - TOTAL AREA OF DEVELOPMENT IS 2.28 ACRES.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

**NOTE:**  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES. TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION. TO PROTECT LIFE, PROPERTY OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.

**NOTE:**  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT: TENNESSEE ONE-CALL 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.



**OWNER:**  
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LOUDON  
2820 CORPORATE PARK DRIVE  
LOUDON, TN 37774

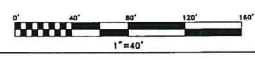
**DEVELOPER:**  
MORGAN OLSON, LLC  
2800 CORPORATE PARK DRIVE  
LOUDON, TN 37774  
PHONE: (605) 657-4558

**EXISTING PERMIT TDEC**  
No. TNR135447

**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4324 PAPERHILL DRIVE  
KNOXVILLE, TENNESSEE 37926  
PHONE: (865) 358-6472  
FAX: (865) 358-6473  
email@bhn-n-p.com

DESIGNED	DBH								
DRAWN	JSM								
CHECKED	DBH								
NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.		

HORIZONTAL: 1" = 40'  
VERTICAL: 2" INTERVAL  
DATE: 9/19/17

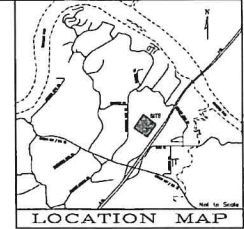


**SITE PLAN FOR**  
**MORGAN OLSON**  
TAX MAP 40, PARCELS 2.00  
DISTRICT 01, LENOIR CITY, LOUDON COUNTY TN

25053-SP  
SHEET 3 OF 8 SHEET(S)  
03/25053/25053-1-202

**ITEM A**

S 4753'19" E 1884.42'



- NOTES:
1. BOUNDARY BY OTHERS.
  2. THIS PROPERTY IS ZONED INDUSTRIAL.
  3. THIS PROPERTY CONTAINS 108.82 ACRES.
  4. TOTAL AREA OF DISTURBANCE IS 2.38 ACRES.
  5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL UTILITIES IN THE AREA. EXCEPT AS SHOWN OR APPROVED, THE SURVEYOR MAKES NO WARRANTY THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE BELIEVES CERTAIN THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC. MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORKS; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ADDED BY.

NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT: TENNESSEE ONE-CALL 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.



OWNER:  
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LOUDON  
8600 CORPORATE PARK DRIVE  
LOUDON, TN 37774

DEVELOPER:  
MORGAN OLSON, LLC  
8600 CORPORATE PARK DRIVE  
LOUDON, TN 37774  
PHONE: (865) 657-4556

EXISTING TDEC PERMIT  
No. TNR135447

GRADING & DRAINAGE PLAN FOR  
MORGAN OLSON  
TAX MAP 40, PARCELS 2.00  
DISTRICT 01, LENOIR CITY, LOUDON COUNTY TN

25053-GP  
SHEET 4 OF 4

**DATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERHILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email: dh@dn-pe.com

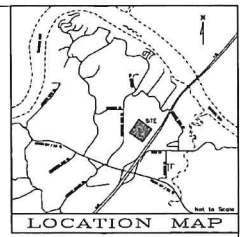
DESIGNED	DBH								
DRAWN	JSM								
CHECKED	DBH	1	09/23/19	REVISED UPPER OF UPPER PARKING AREA	APPR.	NO.	DATE	REVISION	APPR.

HORIZONTAL: 1" = 40'  
VERTICAL: 2" INTERVAL  
DATE: 9/19/17



ITEM A

S 4353'19" E 1494.42'



NOTE:  
THREE DAYS PRIOR TO ANY EARTHSHAKE  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION  
NUMBER.

STANDARD NOTES:

1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL, MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER EROSION 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.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL. PERFORMING SITE ASSESSMENT FOR EACH DRAINAGE DRAINAGE TOTALING TO ONE MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO NEARBY OR EXISTENTIAL DRAINAGE. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CCP SEC. 3.1.2 FOR ASSESSMENT LANGUAGE)
4. EROSION SEDIMENT MATS HAVE ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWER AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. IMMEDIATELY COMMENCING REMOVAL OF SEDIMENT ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
5. SEDIMENT SHOULD BE REMOVED FROM SEWER TRAPS, SILT FENCES, SEDIMENTATION PANS, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LATER CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
7. PRECONSTRUCTION VEGETATION GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS STERILIZED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED. EXISTING VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
8. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (2:1:3) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
9. SOIL STABILIZATION SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
10. NO BORROW OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
11. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 2.39 ACRES.
12. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 2.39 ACRES.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ABIDED BY.

OWNER:  
INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF LOUDON  
9600 CORPORATE PARK DRIVE  
LOUDON, TN 37774

DEVELOPER:  
MORGAN OLSON, LLC  
9600 CORPORATE PARK DRIVE  
LOUDON, TN 37774  
PHONE: (606) 457-4666



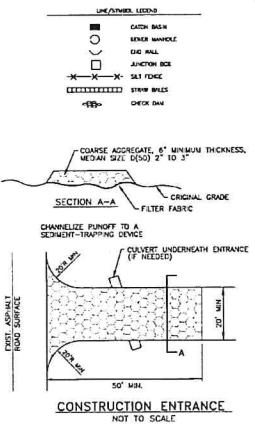
EXISTING TDEC PERMIT  
No. TNR135447

EROSION & SEDIMENT CONTROL PLAN FOR  
MORGAN OLSON  
TAX MAP 40, PARCELS 2.00  
DISTRICT 01, LENOIR CITY, LOUDON COUNTY TN

25053-ESC1  
SHEET 5A OF 8 SHEET(S)  
0125053/25053-12045

\*THIS IS A PRIORITY CONSTRUCTION ACTIVITY\*

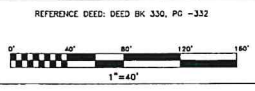
PHASE I  
1. INSTALL CONSTRUCTION ENTRANCE.  
2. INSTALL SILT FENCE.  
3. INSTALL TEMPORARY DRAINAGE SWALES.



BATSON, HIMES, NORWELL & POB  
REGISTERED ENGINEERS & LAND SURVEYORS  
333 PARTNERSHIP DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (606) 588-6472  
FAX: (606) 588-6472  
enr3@bnp-p.com

DESIGNED	DMP	DATE	REVISION	APPROVED	DATE	REVISION	APPROVED
DRAWN	JSM						
CHECKED	DMP	1	9/19/17				

SCALE  
HORIZONTAL: 1" = 40'  
VERTICAL: 2" INTERVAL  
DATE  
9/19/17



ITEM A

S 435319' E 164.42'



- STORMWATER POLLUTION PREVENTION NOTES:**
1. SILT FENCES WILL BE PLACED AT THE BASE OF ALL SLOPES DURING LOT GRADING.
  2. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED FOR OVER 1 DAY AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN 10 DAYS. APPLY TEMPORARY SEEDING TO SOIL SURFACES. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT AFFECT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
  3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF ALL EROSION CONTROL MEASURES. INSPECTION OF EROSION CONTROL MEASURES WILL BE PERFORMED ON A BI-WEEKLY BASIS, BEFORE ANTICIPATED STORM EVENTS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES. PROTECTION CERTIFICATIONS WILL BE NOTED BY THE CONTRACTOR AS OF APRIL 17, 2007. ALL INSPECTORS MUST HAVE COMPLETED THE WATER RESOURCES RESEARCH CENTER COURSE IN FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL OR EQUIVALENT COURSE.
  4. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  5. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED BY ALL THOSE 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 OWNER AND/OR CONTRACTOR.

- STANDARD NOTES:**
1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
  2. 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 TO ADEQUATELY PROTECT 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.
  3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL. PERFORMANCE SITE ASSESSMENT AT EACH DIGITAL LEADING DRAINAGE (TYPICAL TO OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINAGE TO NEARBY OR EXISTING DRAINAGE) THE ASSESSMENT WILL BE CONDUCTED AT EACH DRAINAGE OUTFALL WITHIN A MONTH OF CONSTRUCTION COMPLETION. (SEE CCC SEC 3.1.3 FOR ASSESSMENT LANGUAGE)
  4. FERTILE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWER AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. MANIFESTS CONCERNING REMOVAL OF SEDIMENTS ON ADJACENT PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
  5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENT FENCES, OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
  6. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION CAUSING FOR STORMWATER DISCHARGE.
  7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED, REMOVED OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH WORK UNLESS THE AREA IS SEEDING AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED. EXISTING VEGETATION SHOULD BE PROTECTED TO THE MAXIMUM EXTENT PRACTICABLE.
  8. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (2:1) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
  10. SITE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
  11. NO BARRIERS OR WADE GATES WILL BE REQUIRED FOR THIS PHASE.
  12. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 2.38 ACRES.

**NOTE:**  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY.  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC. MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ADHERED TO.

**NOTE:**  
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TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



OWNER:  
INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF LOUDON  
9600 CORPORATE PARK DRIVE  
LOUDON, TN 37774

DEVELOPER:  
MORGAN OLSON, LLC  
9600 CORPORATE PARK DRIVE  
LOUDON, TN 37774  
PHONE: (605) 657-4556

EXISTING TDEC PERMIT  
No. TNR135447

\*THIS IS A PRIORITY CONSTRUCTION ACTIVITY\*

- LINE/TYPICAL LEGEND**
- CATCH BASIN
  - SEWER MANHOLE
  - DISE WALL
  - JUNCTION BOX
  - X—X— SILT FENCE
  - X—X— SWAP BALES
  - X—X— CHECK DAM

PHASE 2  
1. INSTALL STORMWATER INFRASTRUCTURE AND INLET PROTECTION

DATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
134 PAPERHILL DRIVE  
NORFOLK, TENNESSEE 37058  
PHONE: (605) 658-8472  
FAX: (605) 589-8412  
emol@dnv-p.com

DESIGNED	DMP	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	JSM							
CHECKED	DMP	06/29/07	REVISION					

SCALE  
HORIZONTAL: 1" = 40'  
VERTICAL: 2" INTERVAL

DATE  
9/19/17

REFERENCE DEED: DEED BK 330, PG -332

1" = 40'

EROSION & SEDIMENT CONTROL PLAN FOR  
MORGAN OLSON  
TAX MAP 40, PARCELS 2.00  
DISTRICT 01, LENOIR CITY, LOUDON COUNTY TN

25053-ESC2  
SHEET 58 OF 8 SHEET(S)  
C:\25053\25053-1202

ITEM A



S 43°52'19" E 1494.42'

OWNER:  
INDUSTRIAL DEVELOPMENT BOARD  
OF THE CITY OF LOUDON  
8600 CORPORATE PARK DRIVE  
LOUDON, TN 37774

DEVELOPER:  
MORGAN OLSON, LLC  
8600 CORPORATE PARK DRIVE  
LOUDON, TN 37774  
PHONE: (615) 657-4558



- STANDARD NOTES:
1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
  2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES (BMP) AND 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.
  3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE CONDUCTED BY QUALIFIED PERSONNEL. PREPARING SITE ASSESSMENT AT EACH OUTFALL INCLUDING TO PLACING TO ONE HECTARE, OR IN TWO MORE ACRES IF BEING CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE COP SEC 3.1.2 FOR ASSESSMENT LANGUAGE)
  4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT COVER A SAFETY HAZARD TO USERS OF PUBLIC STREETS. APPROVEMENTS CONCERNING REMOVAL OF SEDIMENT ADDING PRIORITY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJACING LAND OWNER.
  5. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, Silt FENCES, SEDIMENTATION POND, OTHER SEDIMENT CONTROLS PRIOR TO DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
  6. LITTER, CONSTRUCTION DEBRIS, AND OTHER DEBRIS CHANGING EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED BY THE SILL, BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
  7. PRECONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED. EXTERIOR VEGETATION SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
  8. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS WITHIN THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY EXPOSED. STEEP SLOPES (3:1) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
  9. SEE INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE WEEKLY AT A MINIMUM OF 72 HOURS APART ON ALL UNSTABILIZED SITES.
  10. NO BURNING OR WASTE SITES WILL BE REQUIRED FOR THIS PHASE.
  11. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 2.30 ACRES.
  12. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 2.30 ACRES.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY.  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL, OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
OSHA RULES SHALL BE AIDED BY.

NOTE:  
THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



EXISTING TDEC PERMIT  
No. TNR135447

25053-BSC3  
SHEET 5C

ITEM A

- VEGETATIVE PRACTICES
- [BU] BUFFER ZONE
  - [ML] DISTURBED AREA STABILIZATION WITH MULCH
  - [PV] DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
  - [SD] DISTURBED AREA STABILIZATION WITH SOD
  - [TV] DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
  - [EM] EROSION CONTROL, EMBANKMENT/WATING
  - [PA] POLYACRYLAMIDE

Phase III  
1. STABILIZE SITE WITH SOD AND SEED.

- STORMWATER POLLUTION PREVENTION ACTS:
1. SILT FENCES WILL BE PLACED AT THE BASE OF ALL FILL SLOPES DURING LOT GRADING.
  2. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRASSING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES AND TEMPORARILY SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
  3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF ALL EROSION CONTROL MEASURES. INSPECTION OF EROSION CONTROL MEASURES WILL BE PERFORMED ON A BI-WEEKLY BASIS, BEFORE ANTICIPATED STORM EVENTS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.2 INCHES. INSPECTION OPERATIONS WILL BE KEPT ON RECORD BY THE CONTRACTOR AS OF JUNE 17, 2007. ALL INSPECTIONS MUST HAVE COMPLETED THE WATER RESOURCES RESEARCH CENTER COURSE IN FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL OR EQUIVALENT COURSE.
  4. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  5. 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 OWNER AND/OR CONTRACTOR.

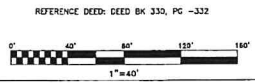
\*THIS IS A PRIORITY CONSTRUCTION ACTIVITY\*

BATSON, HIMES, NORVELL & FOD  
REGISTERED ENGINEERS & LAND SURVEYORS  
134 PATRICIA DRIVE  
KNOXVILLE, TENNESSEE 37999  
PHONE: (865) 588-6472  
FAX: (865) 588-6472  
enr@batson-n.com

DESIGNED	DMP	DATE	APPROVED	DATE	REVISION	APPROVED
DRAWN	JSM					
CHECKED	DMP	1 06/26/09	REVISED LIMIT OF UPD PARKING AREA			
		15/01	REVISION			

SCALE  
HORIZONTAL: 1" = 40'  
VERTICAL: 2" INTERVAL

DATE  
9/19/17



EROSION & SEDIMENT CONTROL PLAN FOR  
MORGAN OLSON  
TAX MAP 40, PARCELS 2.00  
DISTRICT 01, LOUDON CITY, LOUDON COUNTY TN









# Loudon County Planning Department

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AGENDA  
LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
2480 Hwy. 72 N.  
WEDNESDAY, OCTOBER 2, 2019

The regularly scheduled meeting of the Loudon Board of Zoning Appeals is canceled.