



# City of Loudon, Tennessee

## Loudon Regional Planning Commission

AGENDA  
LOUDON CITY HALL  
2480 Hwy. 72 N.  
WEDNESDAY, July 10, 2024  
12:30 P.M.

1. Call to Order

2. Pledge of Allegiance and Roll Call

Debbie Hines, Chairman  
Kevin Bookout  
Dennis Brennan, Vice-Chairman  
Ham Carey  
Tim Dixon

Tim Henley, Secretary  
Kelly Brewster  
David Meers  
Clayton Pangle  
Scott Wilson

3. Approval of Minutes from the June 5, 2024 meeting.

4. Old Business;

A. Application #69: Special Use Review, Hwy 72 & Commercial Park Dr., Applicant, RaceTrac Inc., Property Owners, Krupa Properties LLC, Glenn Thompson Trustee and Jerry Isaacs, Tax Map 040 Parcels 99.00-102.00, C-4 Interchange Commercial;

5. New Business;

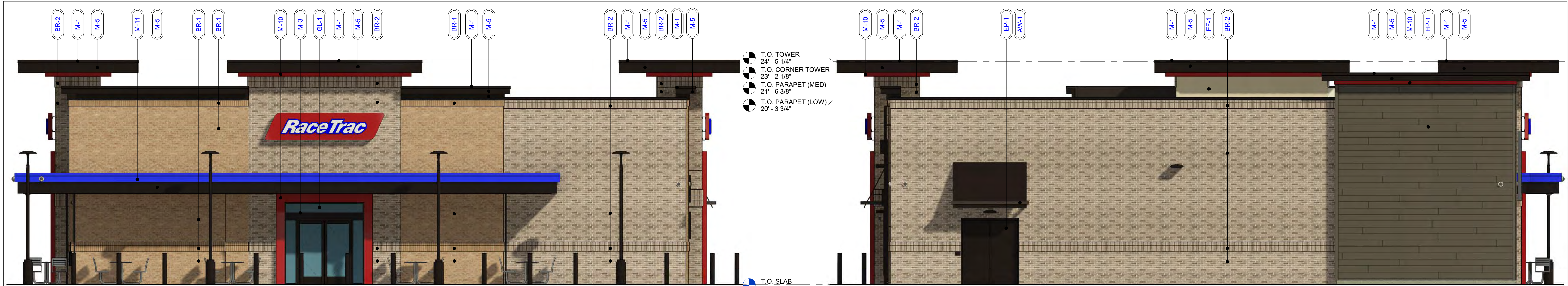
A. Application #112: Preliminary Plat Review, Tennessee National Pod 15, Applicant, Matt Brazille, Property Owner, TN National, LLC, Tax Map 023 Parcel 001.00, PDD, Planned Development District;

B. Application #111: Preliminary Plat Review, Tennessee National Pod 17, Applicant, Matt Brazille, Property Owner, TN National, LLC, Tax Map 023 Parcel 001.00, PDD, Planned Development District;

C. Application #113: Site Plan Review, 1775 Centre Park Dr., Applicant, Sean Westerhouse, Property Owner, PPG Industries, LLC, Tax Map 040 Parcel 105.06, M-2 Heavy Industrial;

- D. Application #114: Site Plan Review, 11922 Hwy 72, Applicant, Amy Wilby, Property Owner, Stephen G. Littleton, Tax Map 040 Parcel 085.01, C-4 Interchange Commercial;
  - E. Election of Officers
6. Additional Public Comments
  7. Announcements and/or comments from Board/Commission
  8. Adjournment





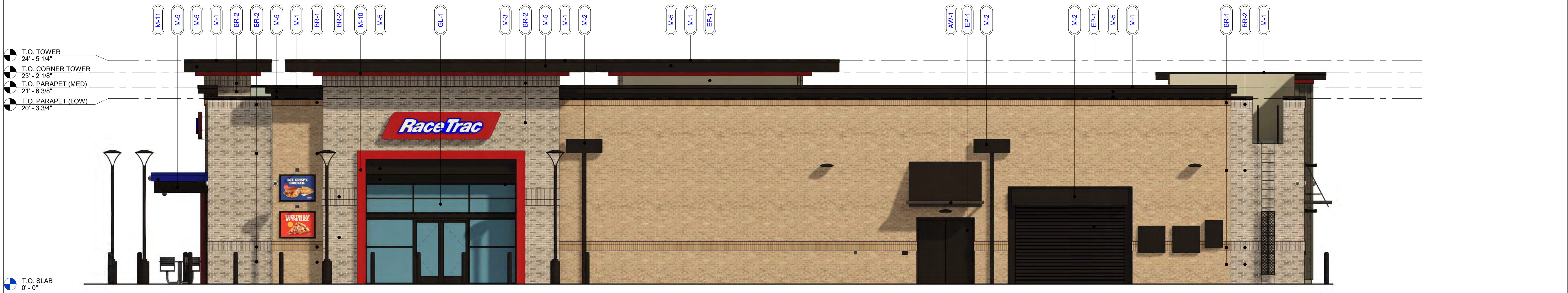
**4 RIGHT ELEVATION**  
3/16" = 1'-0"

RIGHT ELEVATION (ENTRY)		
MATERIAL	SQ. FOOT.	% OF ELEVATION
BRICK	1,102	70%
EIFS	0	0%
GLAZING	78	5%
METAL	398	25%
COMPOSITE SIDING	0	0%

ELEVATION	SIGNAGE	DIMENSIONS	AREA
RIGHT	RT PARALLELOGRAM	13'-5/8" X 3'-0"	40 SF

**3 LEFT ELEVATION**  
3/16" = 1'-0"

LEFT ELEVATION (NON-ENTRY)		
MATERIAL	SQ. FOOT.	% OF ELEVATION
BRICK	884	56%
EIFS	54	3%
GLAZING	0	0%
METAL	246	16%
COMPOSITE SIDING	394	25%



**2 REAR ELEVATION**  
3/16" = 1'-0"

REAR ELEVATION		
MATERIAL	SQ. FOOT.	% OF ELEVATION
BRICK	1,754	65%
EIFS	48	2%
GLAZING	182	7%
METAL	696	26%
COMPOSITE SIDING	0	0%

ELEVATION	SIGNAGE	DIMENSIONS	AREA
REAR	RT PARALLELOGRAM	13'-5/8" X 3'-0"	40 SF
REAR	RT BANNER	4'-0" X 3'-0"	12 SF
REAR	RT BANNER	4'-0" X 3'-0"	12 SF



**1 FRONT ELEVATION**  
3/16" = 1'-0"

FRONT ELEVATION		
MATERIAL	SQ. FOOT.	% OF ELEVATION
BRICK	1,471	55%
EIFS	53	2%
GLAZING	265	10%
METAL	512	19%
COMPOSITE SIDING	394	14%

ELEVATION	SIGNAGE	DIMENSIONS	AREA
FRONT	RT PARALLELOGRAM	13'-5/8" X 3'-0"	40 SF
FRONT	BANNER	7'-8" X 5'-6"	42 SF

EXTERIOR MATERIAL SCHEDULE		
AWNING	AW-1	ALUMINUM AWNING
BRICK	BR-1	US BRICK
BRICK	BR-2	US BRICK
CEMENT BOARD	HP-1	JAMES HARDIE
EIFS	EF-1	STO
GLAZING	GL-1	
METAL	M-1	
METAL	M-2	
METAL	M-3	
METAL	M-5	
METAL	M-7	
METAL	M-10	
METAL	M-11	
PAINT	EP-1	
TREX	TX-1	
WINDOW FILM	WF-1	
WINDOW FILM	WF-2	

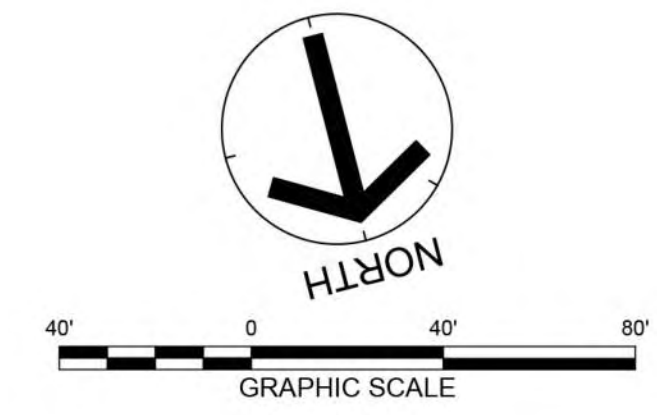
ISSUE/REVISION RECORD	
DATE	DESCRIPTION
12/15/23	SPB NO. 0305

STANDARD PLAN BULLETINS (SPB) MODIFY THE  
PROTOTYPE SERIES SET NOTED ABOVE. THE  
LISTED SPB REPRESENTS THE LATEST  
MODIFICATION INCORPORATED TO THIS  
PROTOTYPE SERIES SET AT ORIGINAL RELEASE.  
THE ISSUE/REVISION RECORD COLUMN ABOVE  
LISTS ANY REVISIONS OR SPB INCORPORATED IN  
THIS SET AFTER THE ORIGINAL RELEASE.  
CONTACT RACETRAC ENGINEERING AND  
CONSTRUCTION FOR ANY SUBSEQUENT  
BULLETINS NOT INCORPORATED HEREIN.

PRELIMINARY DRAFT NOT  
CONSTRUCTION, BID, RELIANCE,  
RECORDING PURPOSES OR  
IMPLEMENTATION.



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2024.04.12		NO.	DATE
REVIEW COMMENTS			
1			
Gresham Smith Project No. 47433.00			
 <b>Gresham Smith</b> GreshamSmith.com 222 2nd Avenue South Suite 1400 Nashville, TN 37201 502.627.8900			
<b>NOT FOR CONSTRUCTION REVIEW</b> FOR RACETRAC REVIEW			
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.			
 <b>Racetrac</b>		RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 500 ATLANTA, GA 30339 (770) 451-1600	
<b>Racetrac - LOUDON</b> STATE RT. 72 LOUDON HWY LOUDON, TN 37774 LOUDON COUNTY			
DRAWN-BY	JW		
DATE	04/12/2024		
SCALE			
<b>RENDERED SITE PLAN</b>			
SHEET NO.	VERSION		



PROPERTY TABLE	
040 099.00	LOT 1 KRUPA PROPERTIES LLC DEED BOOK 233, PAGE 595, R.O.L.C. TN PLAT CABINET D, SLIDE 85, R.O.L.C. TN
040 101.00	LOT 2 KRUPA PROPERTIES LLC DEED BOOK 233, PAGE 595, R.O.L.C. TN PLAT CABINET D, SLIDE 85, R.O.L.C. TN
040 102.00	LOT 3 KRUPA PROPERTIES LLC DEED BOOK 233, PAGE 595, R.O.L.C. TN PLAT CABINET D, SLIDE 85, R.O.L.C. TN
040 100.00	GLENN THOMPSON TRUSTEE & JERRY ISAACS DEED BOOK 420, PAGE 252, R.O.L.C. TN
040 103.00	SOUTH ADJACENT LOT ZONING: M2 LISA SURRETT DEED BOOK 431, PAGE 365, R.O.L.C. TN

LEGEND	
STW	EXISTING STORM
SAN	EXISTING SANITARY
G	EXISTING GAS
W	EXISTING WATER
OH	EXISTING OVERHEAD ELECTRIC
---	EXISTING CONTOURS
- - -	SETBACKS / LBA
---	PROPERTY LINE
- - -	PROPERTY LINE TO BE REMOVED
---	CONCEPTUAL DRAINAGE PATTERN (SURFACE)
---	TRAFFIC DIRECTION
---	PROPOSED SANITARY
---	PROPOSED DOMESTIC WATER
---	PROPOSED RETAINING WALL

PER SECTION 14-309.5-B OF THE LOUDON ZONING ORDINANCE UPDATED 12/17/2013 "EACH PARKING SPACE SHALL BE NO LESS THAN TWO HUNDRED (200) SQUARE FEET IN AREA"

PRELIMINARY DETENTION EXISTING SITE VOLUME QTY CALCULATIONS	PROPOSED DETENTION QTY VOLUME REQUIREMENTS CALCULATIONS
X = CRA/12	X = CRA/12
C = 0.40	C = 0.74
A = 288,367 SF	A = 288,367 SF
R = 6.72 INCHES	R = 6.72 INCHES
X = (0.40)(6.72)(288,367) / 12 = 64,595 CF	X = (0.74)(6.72)(288,367) / 12 = 119,612 CF

DETENTION SIZED BASED ON A 24-HOUR STORM OF A TEN-YEAR FREQUENCY UNDER THE PRE-DEVELOPMENT CONDITIONS OF THE SITE (8 INCHES) AND A 24-HOUR STORM OF 25-YEAR FREQUENCY UNDER THE POST DEVELOPED CONDITION (5.9 INCHES)

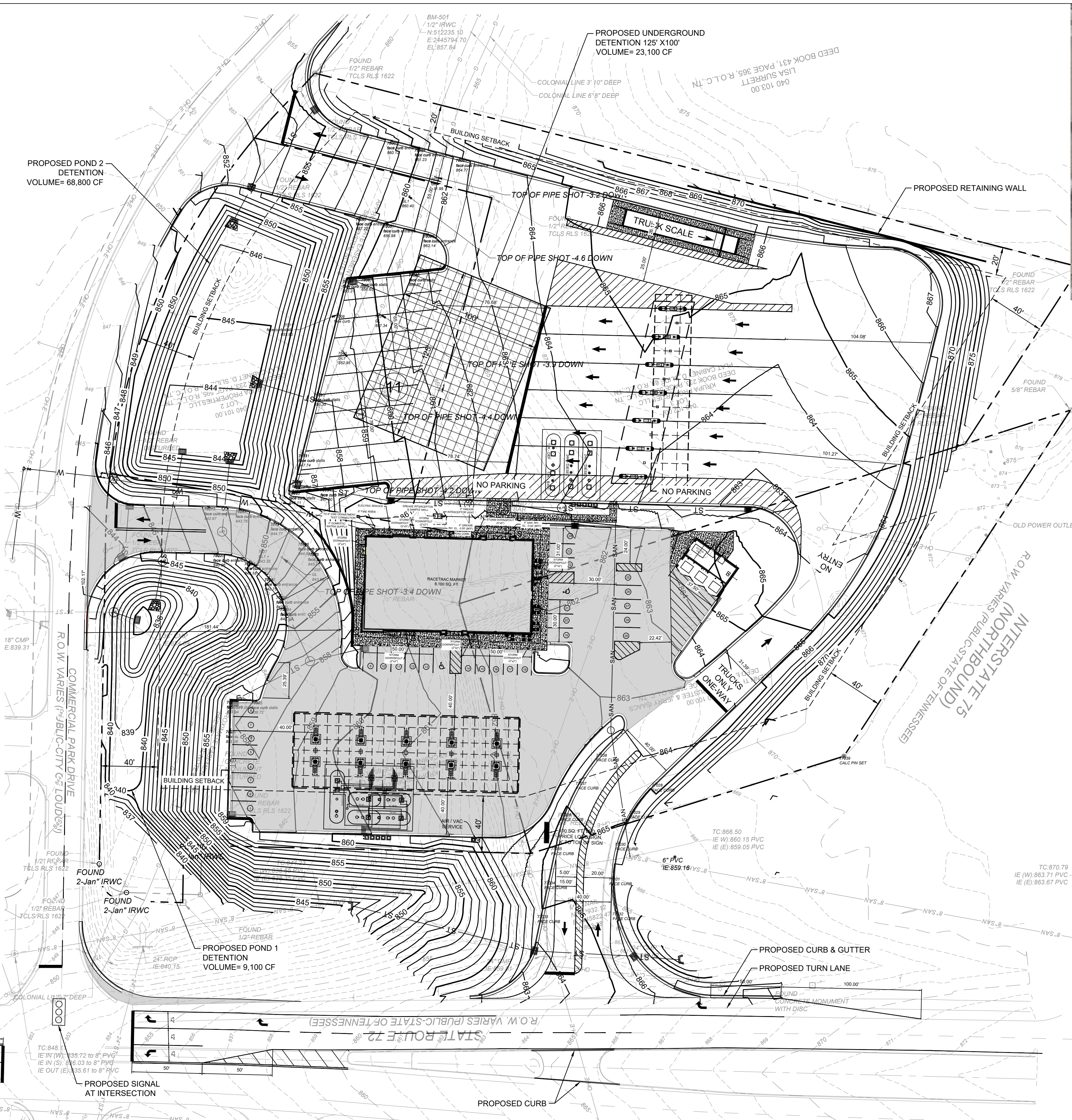
DESIGN FREQ.	PEAK FLOWS, Q cfs					
	2	5	10	25	50	100
PRE-DEVELOPED	3.57	6.8	9.7	14.01	17.67	21.56
POST-DEVELOPED	3.17	3.99	5.37	7.06	8.45	9.85

- LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 47105C0157D MAY 16, 2007
  - DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS PER SECTION 14-618 OF THE CITY OF LOUDON ZONING ORDINANCE SUPPLEMENTARY REGULATIONS.
  - ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CITY OF LOUDON ORDINANCE SECTION 14-604. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
  - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER SECTION 14-311 & 14-611 OF THE LOUDON ZONING ORDINANCE.
  - LOT PROPERTY LINES ARE LOCATED VIA ALTA SURVEY.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. REFERENCE SECTION 14-638 OF THE CITY OF LOUDON ZONING ORDINANCE.
  - THE DEVELOPMENT LIES WITHIN THE LOUDON CITY FIRE DEPARTMENT DISTRICT.
  - BOLLARDS TO BE USED AND SHOULD SATISFY THE REQUIREMENTS OF THE CITY OF LOUDON ZONING ORDINANCE UPON SITE LAYOUT REVIEW.

- HEALTH DEPARTMENT NOTES:**
- ALL PROJECT-RELATED CONSTRUCTION MUST SECURE HEALTH PERMITS FROM THE LOCAL HEALTH DEPARTMENT, IN COMPLIANCE WITH THE REGULATIONS SET BY LOUDON COUNTY BUILDING COMMISSIONER, STAFF PLANNER, THE BOARD OF ZONING APPEALS, AND THE LOUDON UTILITIES BOARD.
- SANITARY SEWER SERVICE**
- CONTRACTOR MUST ESTABLISH A CONNECTION TO THE SANITARY SEWER SERVICE AVAILABLE ALONG THE FRONT RIGHT-OF-WAY OF U.S. 72. THIS INCLUDES COORDINATING THE INSTALLATION OF THE REQUIRED OFFSITE SANITARY SEWER EXTENSION, ENSURING IT MEETS THE LOCAL REGULATIONS AND STANDARDS.
  - CONTRACTOR IS TASKED WITH ENSURING ALL UTILITY INSTALLATIONS COMPLY WITH THE LOCAL UTILITY SERVICE REGULATIONS. THIS INCLUDES THE DEDICATION OF PUBLIC MAINS WITHIN THE SPECIFIED EASEMENTS AND ADHERING TO THE LAYOUT AS DETAILED IN THE PROJECT'S UTILITY MAPS AND DOCUMENTATION.
  - CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION OF SEWER SERVICES, INCLUDING THE CONNECTION TO THE EXISTING SANITARY LINE AND MANHOLE AS PER THE PROJECT'S SPECIFICATIONS. THIS SHOULD BE DONE IN ACCORDANCE WITH THE GUIDELINES SET BY THE CITY OF LOUDON AND LOUDON UTILITIES BOARD, ENSURING A SEAMLESS AND COMPLIANT INTEGRATION WITH THE EXISTING INFRASTRUCTURE.

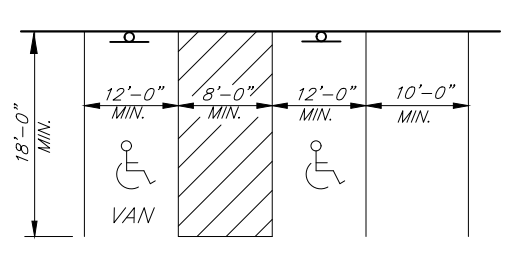
- WATER SERVICE:**
- CONTRACTOR MUST ESTABLISH A CONNECTION TO THE EXISTING WATER LINE THAT RUNS ALONG THE RIGHT-OF-WAY OF COMMERCIAL PARK DRIVE. THIS INCLUDES REFERENCING THE UTILITY MAPS PROVIDED IN ATTACHMENT NUMBER 19 OF THE SIR, TO ACCURATELY LOCATE AND CONNECT TO THE WATER SERVICE, AS THERE IS CURRENTLY NO WATER OR WATER METER ON THE PROPERTY.
  - CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL INSTALLATIONS AND CONNECTIONS TO THE WATER SERVICE COMPLY WITH THE REGULATIONS AND STANDARDS SET BY THE LOUDON UTILITIES BOARD, WHICH OWNS THE WATER SERVICE FOR THE AREA. THIS INCLUDES ADHERING TO ANY SPECIFIC REQUIREMENTS FOR SERVICE LINES BOTH ON-SITE AND IN THE RIGHT-OF-WAY (R/W).
  - IF BUILDING REQUIRES SPRINKLING, THE CONTRACTOR MUST ENSURE A FIRE FLOW TEST IS CONDUCTED FROM THE NEAREST HYDRANT AND PROVIDE THE FLOW TEST RESULTS IN THE PROJECT ATTACHMENTS. ADDITIONALLY, THEY SHOULD STAY UPDATED ON ANY WATER EASEMENT REQUIREMENTS THAT ARE CURRENTLY UNDER CONSULTANT REVIEW, AND INCORPORATE THESE INTO THE PROJECT PLANNING AND EXECUTION.

- GAS SERVICE:**
- CONTRACTOR MUST ACKNOWLEDGE AND PLAN AROUND THE GAS EASEMENT THAT CUTS THROUGH THE SITE. THIS INCLUDES ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND SITE PLANNING ARE IN COMPLIANCE WITH THE CONDITIONS OF THE EASEMENT AND ANY ADDITIONAL REGULATIONS THAT MAY APPLY TO IT.
  - IN CASES WHERE LOUDON UTILITIES BOARD MAINS DO NOT CURRENTLY EXTEND TO THE NEW SERVICE ADDRESS, THE CONTRACTOR IS REQUIRED TO COORDINATE WITH LOUDON UTILITIES BOARD - ENGINEERING DEPARTMENT. THIS COORDINATION IS NECESSARY FOR EXTENDING THE SERVICE MAIN, AND THE CONTRACTOR SHOULD BE PREPARED TO ASSIST IN OR FACILITATE THESE DISCUSSIONS AND ANY RESULTING AID-TO-CONSTRUCTION ARRANGEMENTS.
  - THE CONTRACTOR SHOULD STAY INFORMED ABOUT ANY RESTRICTIONS FOR PROPANE TANK LOCATION AND GAS EASEMENT REQUIREMENTS, WHICH ARE CURRENTLY UNDER FURTHER CONSULTANT REVIEW. THIS INFORMATION SHOULD GUIDE THE PLACEMENT AND INSTALLATION OF ANY GAS-RELATED INFRASTRUCTURE ON THE SITE.



DEVELOPER: RACETRAC PETROLEUM, INC  
200 GALLERIA PARKWAY SE, #  
300 ATLANTA, GA 30339  
OWNER: SEE PROPERTY INFO

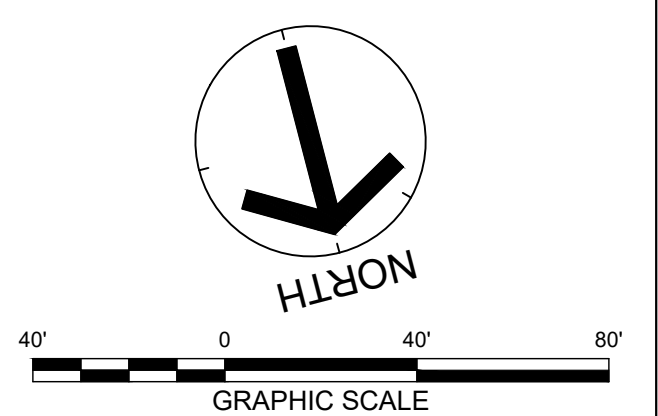
CIVIL ENGINEER:  
LEVI SCIARA, PE  
222 SECOND AVE SOUTH, SUITE 1400  
NASHVILLE, TN 37201-2308  
levisciara@greshamsmith.com



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

GENERAL SITE INFORMATION			
FORM DISTRICT	INTERCHANGE COMMERCIAL DISTRICT		
EXISTING ZONING	C4		
PROPOSED ZONING	C4		
SPECIAL ZONING	NONE		
BUILDING SETBACKS			
FRONT YARD	MIN 40	FT	
STREET-SIDE YARD	MIN 40	FT	
SIDE YARD	N/A	FT	
REAR YARD	MIN 20	FT	
NON-RES TO RES SETBACK	15	FT	
GASOLINE PUMP SET BACK (ROW)	MIN 15	FT	
MAXIMUM BUILDING HEIGHT	50	FT	
PROPOSED BUILDING HEIGHT	27	FT	
MAXIMUM CANOPY HEIGHT	NOT EXPLICITLY STATED IN CODE		
PROPOSED CANOPY HEIGHT	22	FT	
CANOPY CLEARANCE FROM FINISH GRADE	18	FT	
EXISTING USE	COMMERCIAL AND RESIDENTIAL USES		
PROPOSED USE	COMMERCIAL		
TOTAL DISTURBED AREA	6.83	ACRE	297,515 SF
IMPERVIOUS SITE AREA	4.19	ACRE	182,516 SF
GROSS FLOOR AREA OF BUILDINGS	8,100	SF	
GROSS BUILDING FOOTPRINT AREA	8,100	SF	
<b>PARKING SUMMARY</b>			
COMMERCIAL			
MINIMUM (1 PER 200 SF OF GROSS FLOOR AREA)	41	SPACES	2 PROPOSED ACCESSIBLE SPACES
TOTAL PARKING PROVIDED	55 (28 SPACES, 11 TRUCK SPACES, 6 TRUCK PUMPS, 10 PASSENGER PUMPS)	SPACES	3 REQUIRED ACCESSIBLE

2024.04.12	REVIEW COMMENTS	NO.	DATE
Gresham Smith Project No. 47433.00			
GreshamSmith.com 222 2nd Avenue South Suite 1400 Nashville, TN 37201 502.627.8900			
NOT FOR CONSTRUCTION REVIEW FOR RACETRAC REVIEW			
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		RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 451-6600	
RaceTrac - LOUDON STATE RT. 72 LOUDON HWY LOUDON, TN 37774 LOUDON COUNTY		DRAWN-BY: JW DATE: 04/12/2024 SCALE:	
SITE PLAN			
SHEET NO.		VERSION	



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**Gresham  
Smith**

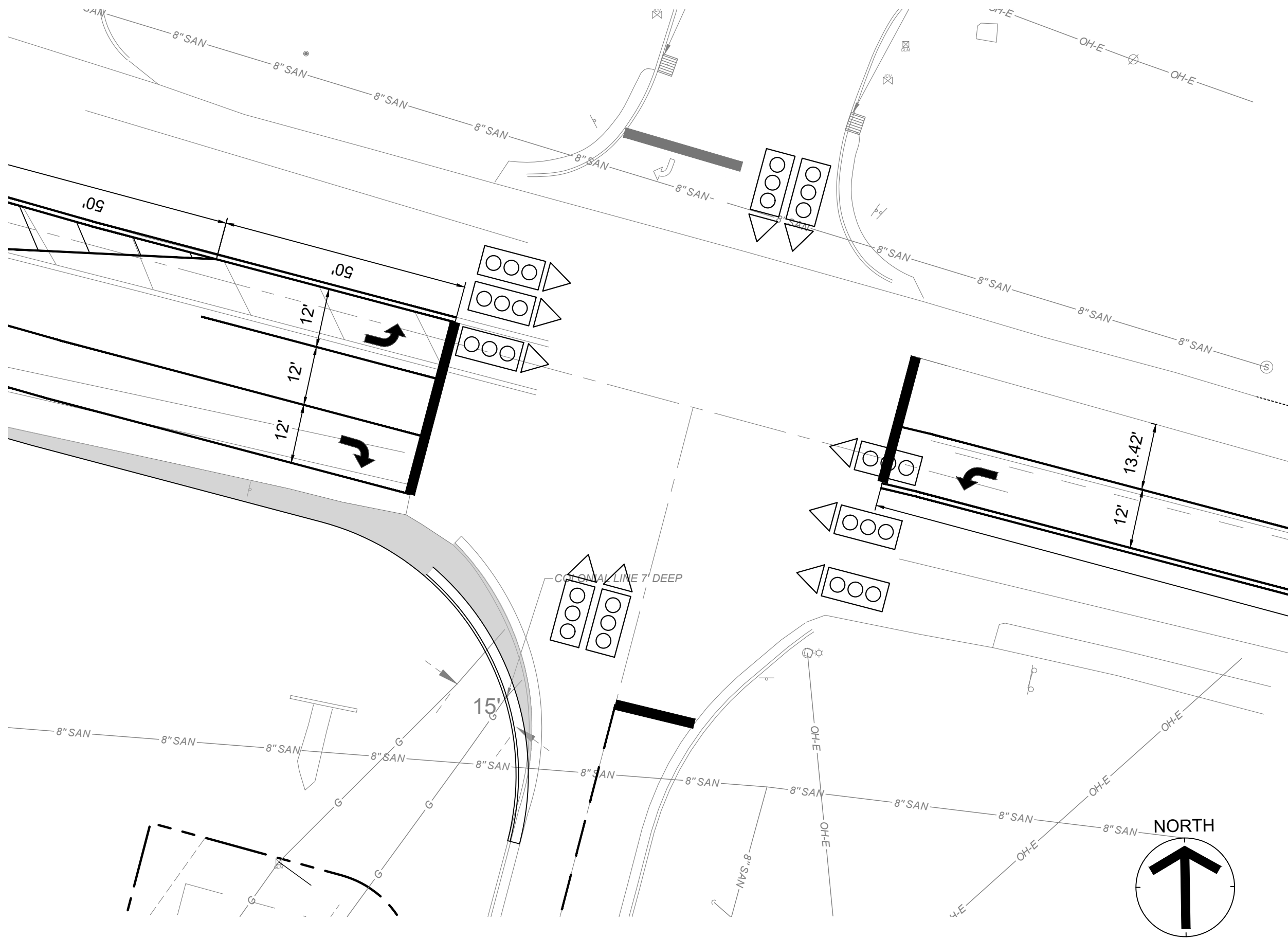
GreshamSmith.com

222 2nd Avenue South  
Suite 1400  
Nashville, TN 37201

502.627.8900

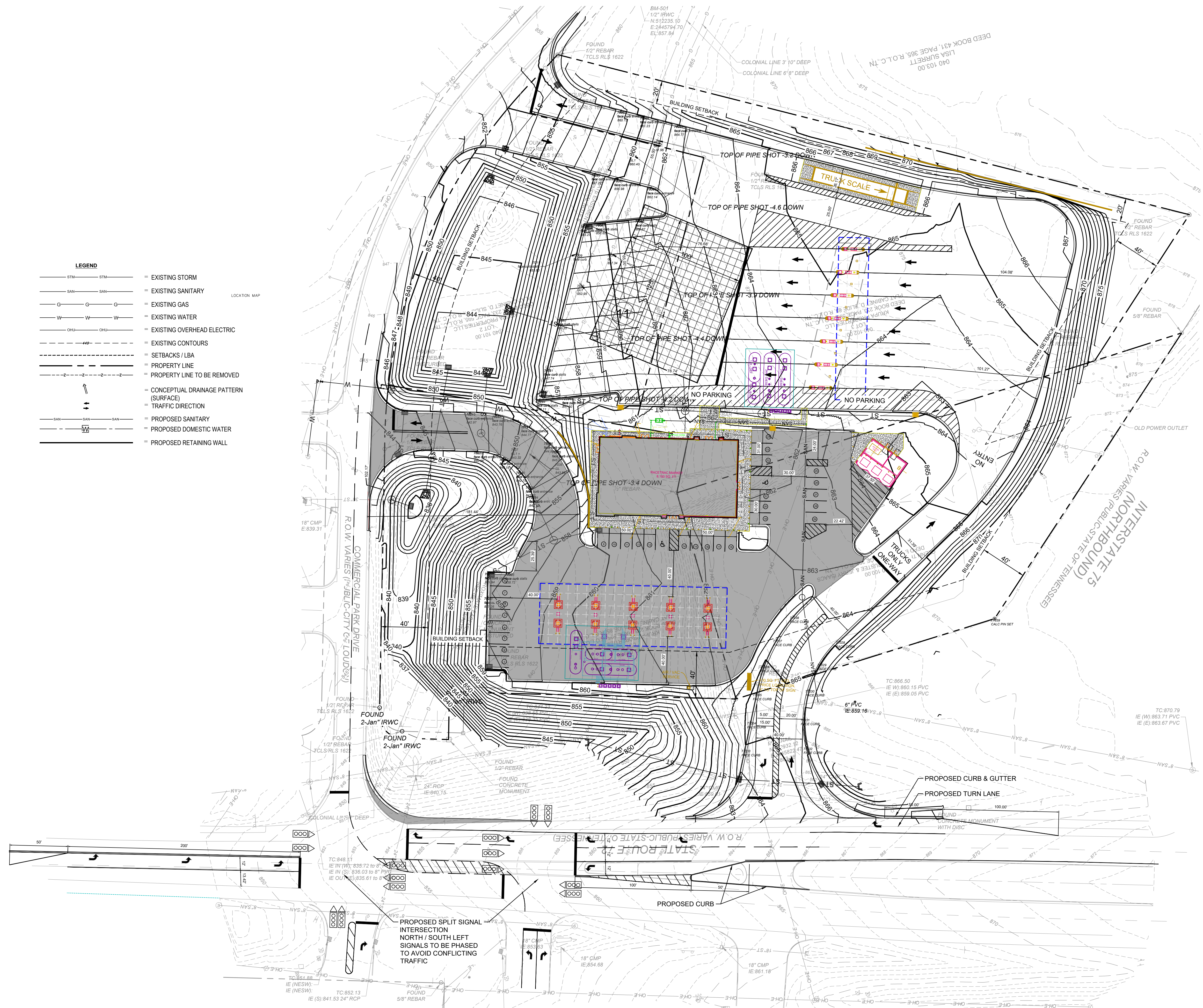
**RaceTrac - LOUDON**  
STATE RT. 72 LOUDON HWY  
LOUDON, TN 37774  
LOUDON COUNTY

**SCHEMATIC SIGNAL  
LAYOUT EXHIBIT**





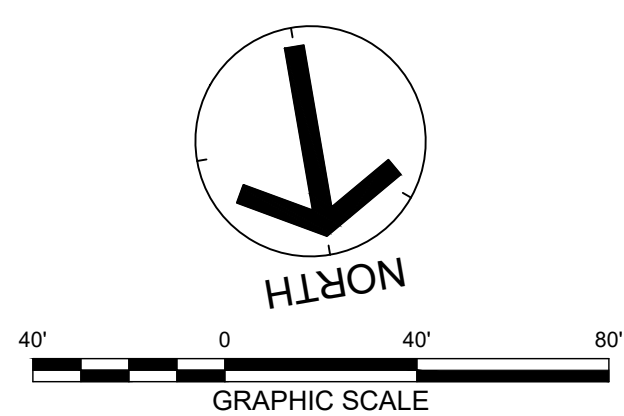
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**LEGEND**

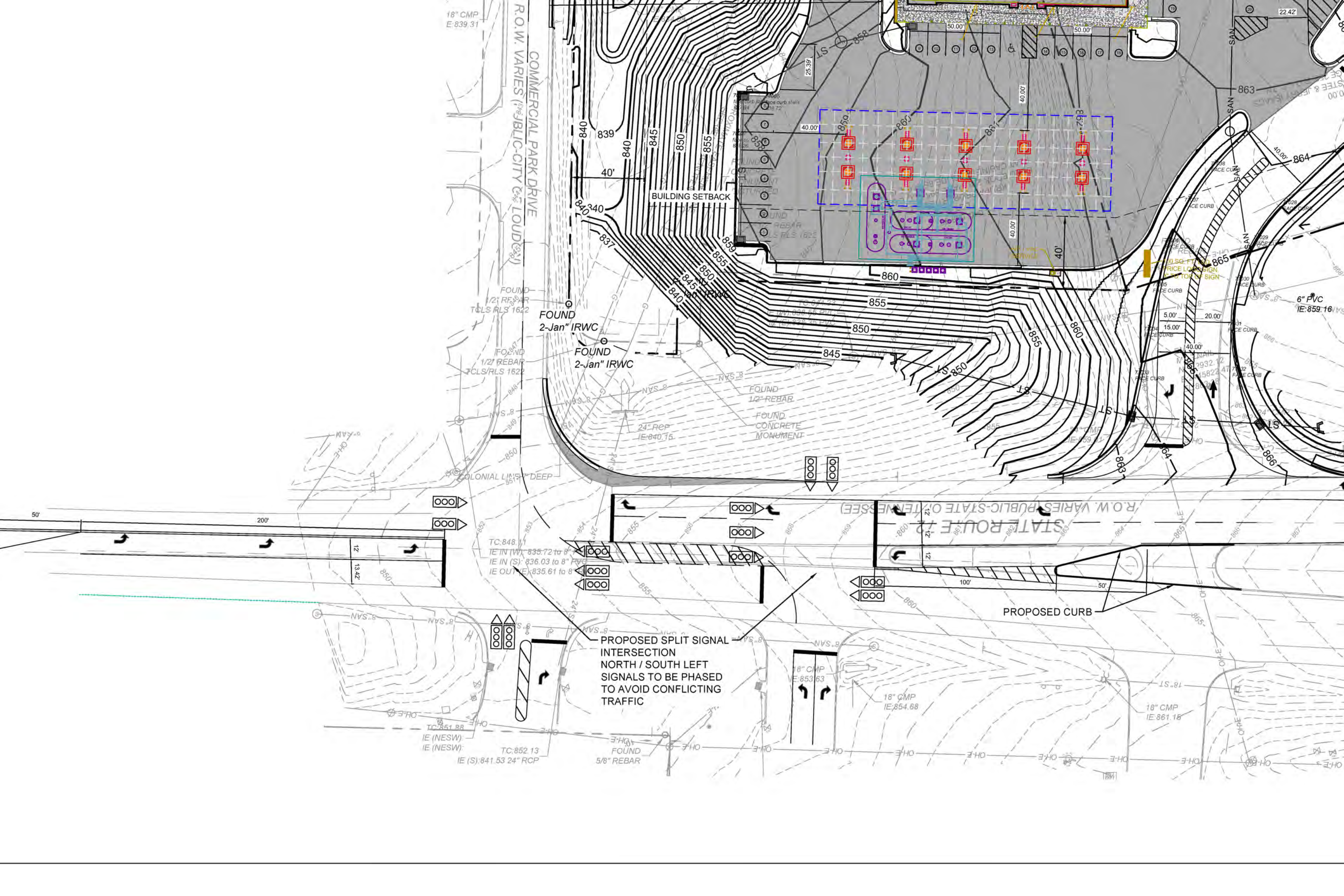
— STM — STM —	= EXISTING STORM
— SAN — SAN —	= EXISTING SANITARY
— G — G —	= EXISTING GAS
— W — W —	= EXISTING WATER
— OHE — OHE —	= EXISTING OVERHEAD ELECTRIC
— — — — —	= EXISTING CONTOURS
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— — — — —	= TRAFFIC DIRECTION
— — — — —	= PROPOSED SANITARY
— — — — —	= PROPOSED DOMESTIC WATER
— — — — —	= PROPOSED RETAINING WALL

LOCATION MAP



2024.04.12	
1	REVIEW COMMENTS
Gresham Smith Project No. 47433.00	
 GreshamSmith.com 222 2nd Avenue South Suite 1400 Nashville, TN 37201 502.627.8900	
NOT FOR CONSTRUCTION FOR RACETRAC REVIEW	
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 RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 451-1600	
RaceTrac - LOUDON STATE RT. 72 LOUDON HWY LOUDON, TN 37774 LOUDON COUNTY	
DRAWN-BY	JW
DATE	04/12/2024
SCALE	
SPLIT SIGNAL EXHIBIT	
EX-1	
SHEET NO.	VERSION





18" CMP  
E:839.31

COMMERCIAL PARK DRIVE  
R.O.W. VARIES (PUBLIC CITY OF LOUDON)

BUILDING SETBACK

FOUND  
2-Jan" IRWC

FOUND  
2-Jan" IRWC

FOUND  
1/2" REBAR

FOUND  
CONCRETE  
MONUMENT

STATE ROUTE 12  
R.O.W. VARIES (PUBLIC-STATE OF TENNESSEE)

PROPOSED CURB

PROPOSED SPLIT SIGNAL  
INTERSECTION  
NORTH / SOUTH LEFT  
SIGNALS TO BE PHASED  
TO AVOID CONFLICTING  
TRAFFIC

18" CMP  
E:853.63

18" CMP  
E:854.68

18" CMP  
E:861.18

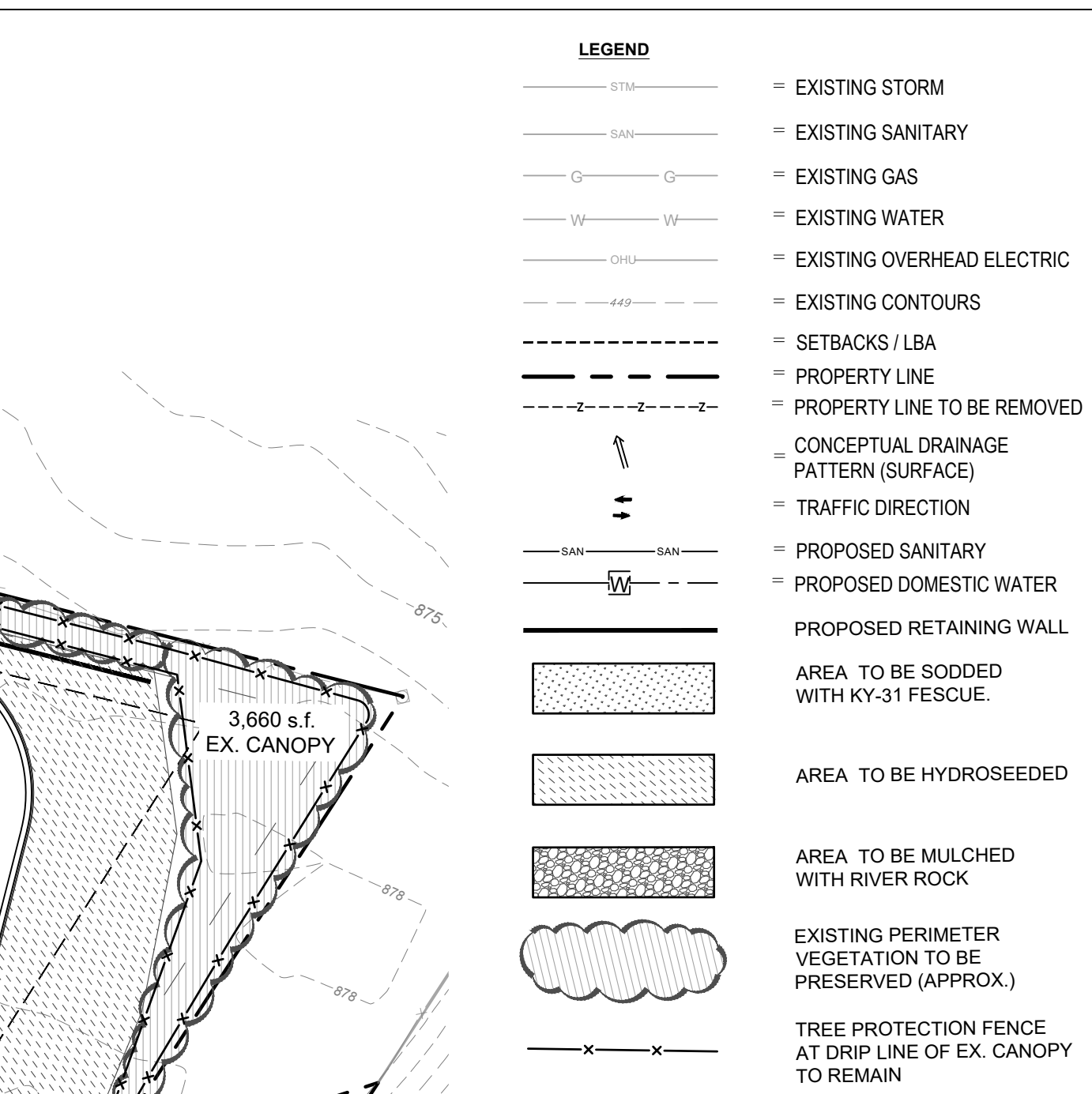
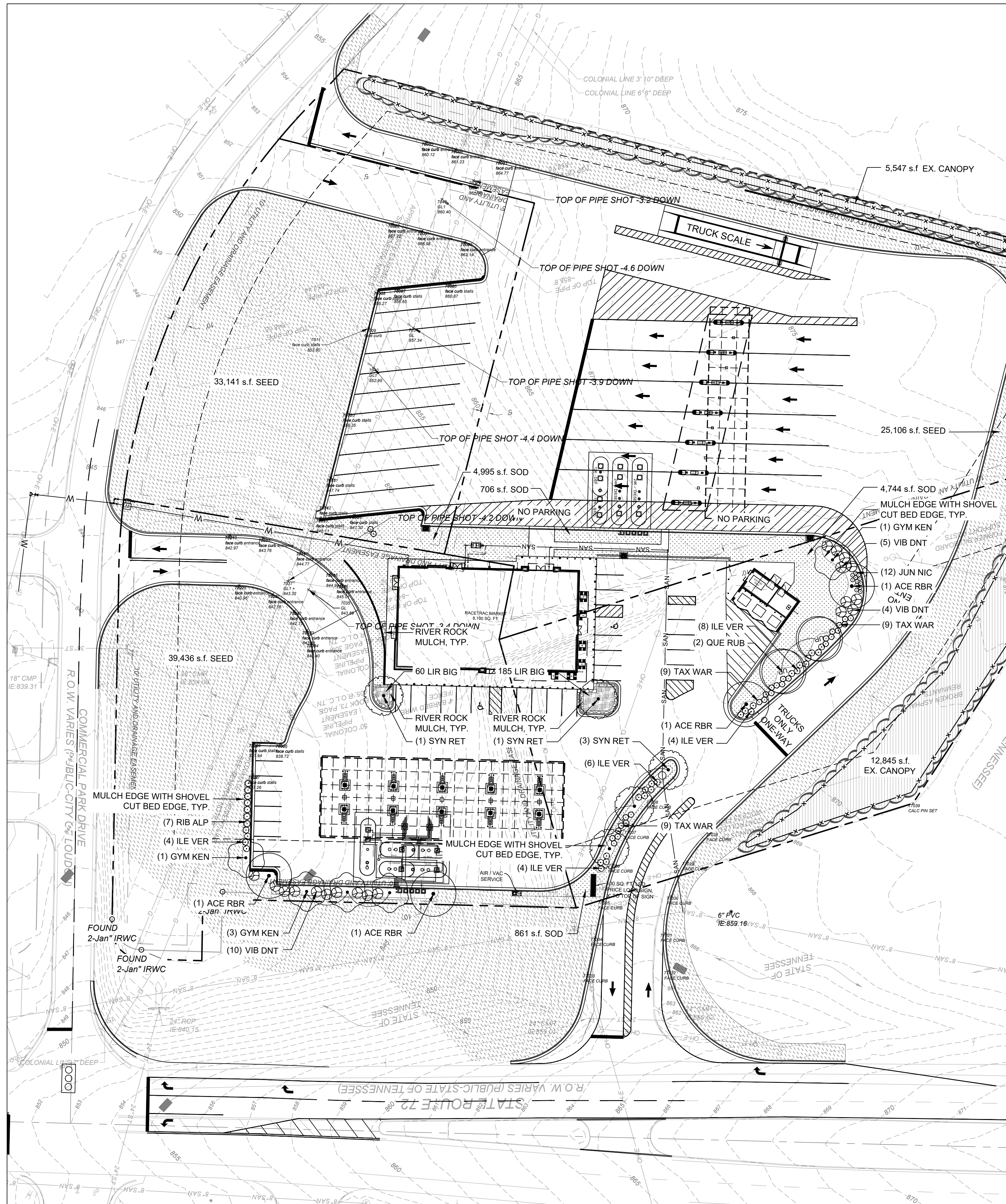
TC:851.88  
IE (NESW):  
IE (NESW):

TC:852.13  
IE (S):841.53 24" RCP

FOUND  
5/8" REBAR



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DEVELOPER: RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE, # 900 ATLANTA, GA 30339  
 CIVIL ENGINEER: JACOB BELWOOD, PE 111 WEST MAIN STREET SUITE 201 LOUISVILLE, KY 40202  
 OWNER: SEE PROPERTY INFO  
 jacob.belwood@greshamsmith.com

NO.	REVIEW COMMENTS	DATE
1		

Gresham Smith Project No. 47433.00

GreshamSmith.com  
 222 2nd Avenue South  
 Suite 1400  
 Nashville, TN 37201  
 602.627.8900

NOT FOR CONSTRUCTION REVIEW  
 FOR RACETRAC REVIEW

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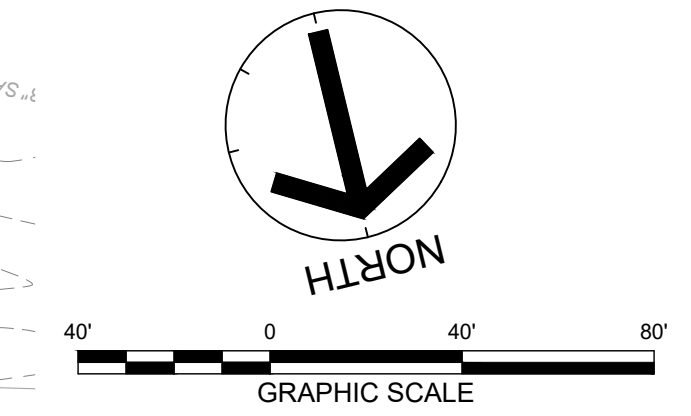
RACETRAC PETROLEUM, INC.  
 200 GALLERIA PARKWAY SE  
 SUITE 900  
 ATLANTA, GA 30339  
 (770) 451-1600

RaceTrac - LOUDON  
 STATE RT. 72 LOUDON HWY  
 LOUDON, TN 37774  
 LOUDON COUNTY

DRAWN-BY: JW  
 DATE: 04/12/2024  
 SCALE: SITE PLAN  
 SHEET NO. VERSION

LOT LANDSCAPE REQUIREMENTS	
Total Site Area	6.83 ACRES
Existing Tree Canopy Area	XXXX SF (approx)
Existing Tree Canopy To Be Preserved	22,052 SF (approx)
Required Landscaping per Acre	
Canopy Tree (min. 5" cal.)	20
Canopy Tree (min. 3" cal.)	41
Canopy Tree (min. 2" cal.)	55
35 Shrubs (min. 18" ht.)	239
10 s.f. per each parking space	550 s.f.
Provided Landscaping	
Canopy Tree (min. 3" cal.)	11*
Canopy Tree (min. 2" cal.)	5*
35 Shrubs (min. 18" ht.)	91*
Interior landscaping	607 s.f.

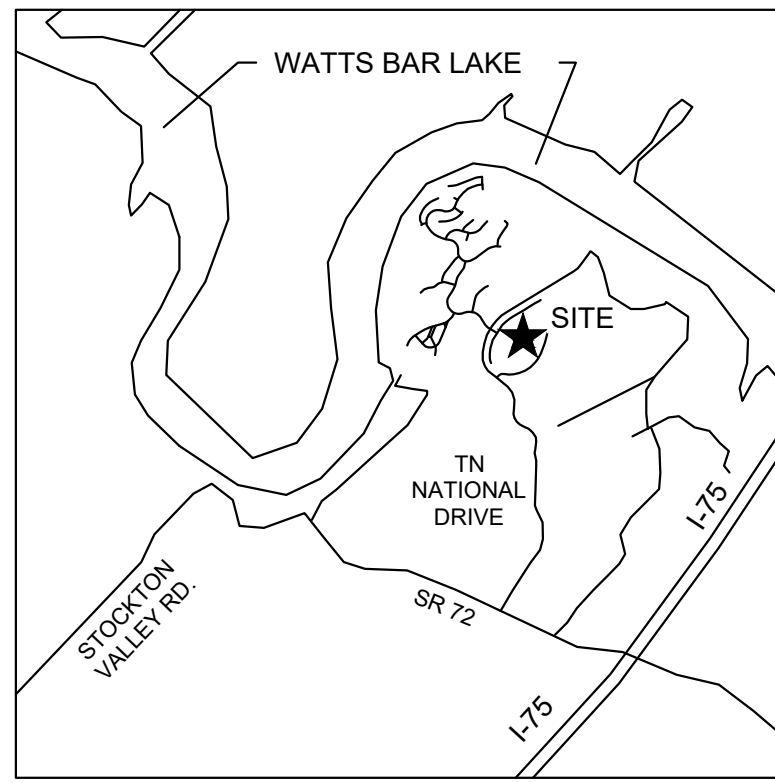
- \*CONSIDERATIONS REQUESTED:**
- THE PERIMETER OF THE PROPERTY IS HEAVILY VEGETATED WITH MATURE TREES. EXISTING PERIMETER SCREENING SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.
  - SITE CONSTRAINTS (UTILITY LINES, POLES, EASEMENTS, STRUCTURES) LIMIT THE AVAILABILITY FOR PERIMETER SCREENING.
  - PROPOSED GRADES LIMIT THE AVAILABILITY FOR SCREENING/PROVIDE NATURAL ELEVATION BUFFER.



**PLANT\_SCHEDULE**

TYPE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	ROOT	SPACING	QTY	REMARKS
TYPE 'A'								
ACE RBR	Acer rubrum	Red Maple	3" cal.		B & B	AS SHOWN	4	Pkg. lot tree - 6' clear trunk
GYM KEN	Gymnocladus dioica	Kentucky Coffeetree	3" cal.		B & B	AS SHOWN	5	Pkg. lot tree - 6' clear trunk
QUE RUB	Quercus rubra	Red Oak	3" cal.		B & B	AS SHOWN	2	Pkg. lot tree - 6' clear trunk
TYPE 'B'								
SYN RET	Syringa reticulata	Japanese Lilac	2" cal.		B & B	AS SHOWN	5	Pkg. lot tree - 6' clear trunk
SHRUBS								
ILE VER	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal	18"	AS SHOWN/APPROX.	48" O.C.	26	
JUN NIC	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	3 gal	18"	AS SHOWN/APPROX.	48" O.C.	12	
RIB ALP	Ribes alpinum	Alpine Currant	3 gal	18"	AS SHOWN/APPROX.	48" O.C.	7	
TAX WAR	Taxus x media 'Wardii'	Ward Anglo-Japanese Yew	3 gal	18"	AS SHOWN/APPROX.	48" O.C.	27	
VIB DNT	Viburnum dentatum	Arrowwood Viburnum	5 gal	30"	AS SHOWN/APPROX.	72" O.C.	19	
GROUND COVERS								
SOD	Festuca arundinacea 'Kentucky 31'	Kentucky Tall Fescue	SOD				QTY	
LIR BIG	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pots				245	
RR	River Rock Mulch	River Rock	N/A				275 sf	
SEED	Turf Hydroseed	Drought Tolerant Fescue Blend	cont.				97,683 sf	





VICINITY MAP  
NOT TO SCALE

LEGEND

1341 ADDRESS

LOT AREAS		
LOT	SQ.FT.	ACRES
1	35,701	0.82
2	34,635	0.80
3	34,861	0.80
4	34,873	0.80
5	34,883	0.80
6	34,893	0.80
7	34,904	0.80
8	34,914	0.80
9	34,924	0.80
10	34,935	0.80
11	34,945	0.80
12	37,934	0.87
13	59,001	1.35
14	60,288	1.38
15	69,592	1.60
16	46,933	1.08
17	44,807	1.03
18	41,125	0.94
19	31,756	0.73
20	73,711	1.69

LOT AREAS		
LOT	SQ.FT.	ACRES
21	176,820	4.06
22	48,684	1.12
23	29,282	0.67
24	30,008	0.69
25	20,815	0.48
26	61,211	1.41
27	108,038	2.48
28	133,764	3.07
29	44,615	1.02
30	42,851	0.98
31	41,932	0.96
32	44,348	1.02
33	45,809	1.05
34	49,179	1.13
35	60,808	1.40
36	64,355	1.48
37	41,128	0.94
38	33,278	0.76
39	31,040	0.71

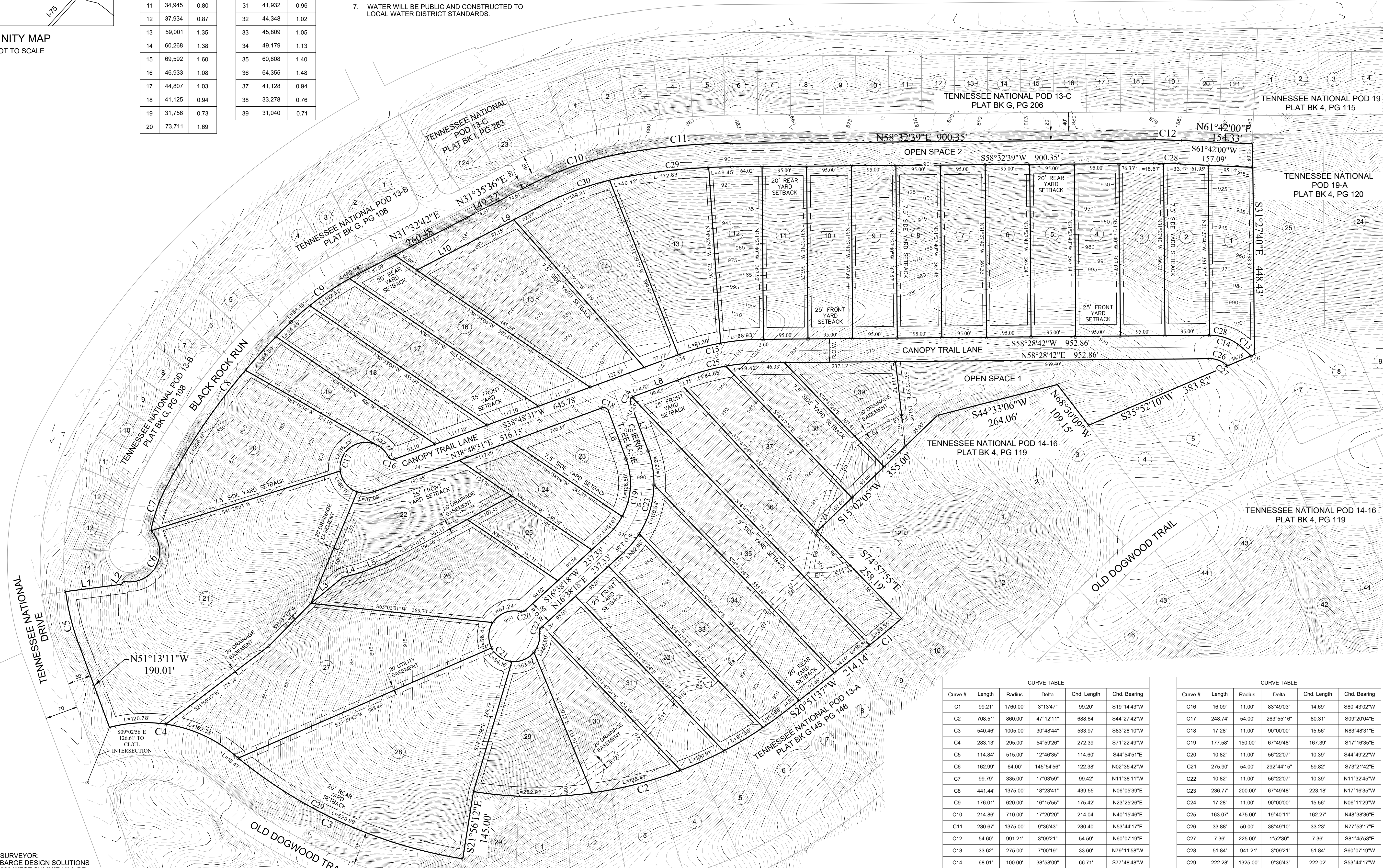
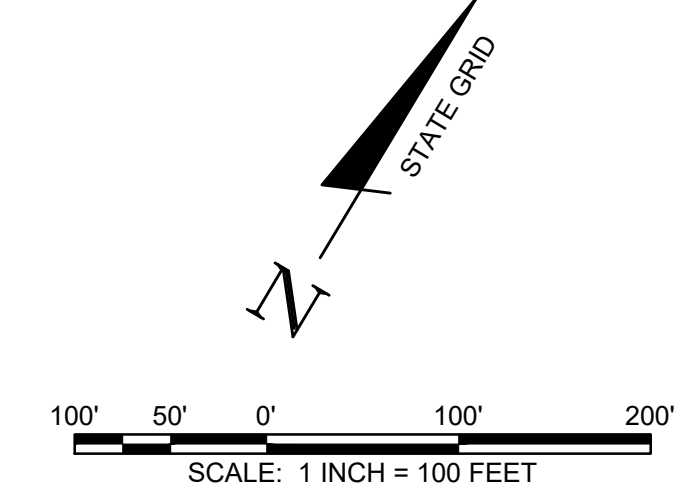
NOTES:

- TOTAL POD AREA - 51.65 ACRES WITH 39 LOTS, OPEN SPACE AND ROAD RIGHT-OF-WAY.
- ZONING - PLANNED DEVELOPMENT DISTRICT REFERENCE THE LOUDON ZONING ORDINANCE, SECTION 14-415-NEIGHBORHOOD EDGE-DEVELOPMENT STANDARDS FOR ALL SITE DEVELOPMENT REGULATIONS.
- SETBACKS ARE 25-FOOT FRONTYARD, 7.5-FOOT SIDEYARD AND 20-FOOT REARYARD.
- PROPOSED USE IS RESIDENTIAL, AVERAGE LOT SIZE IS 1.15 ACRES.
- ROADS WILL BE PRIVATE WITHIN A 50-FOOT RIGHT-OF-WAY AND UTILITY EASEMENT.
- SANITARY SEWER WILL BE A LOW PRESSURE SYSTEM AND WILL BE CONSTRUCTED TO LOCAL SEWER DISTRICT STANDARDS.
- WATER WILL BE PUBLIC AND CONSTRUCTED TO LOCAL WATER DISTRICT STANDARDS.
- IMPROVEMENTS WILL BE CONSTRUCTED TO CONFORM TO LOCAL MUNICIPALITY STANDARDS.
- DEED REFERENCE - D.B. 430, PAGE 659
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 12' ALONG ALL ROAD RIGHT-OF-WAYS AND 5' ALONG ALL SIDE AND REAR LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE CENTERED ON DRAINAGE & SEWER STRUCTURES AS INSTALLED.
- CONTOURS ARE FROM STATE LIDAR, THE INTERVAL IS 1-FOOT.
- PROPOSED ROAD GRADES EXCEED THE 10% MAXIMUM AS DESCRIBED IN THE CITY OF LOUDON SUBDIVISION REGULATIONS FROM STATION 14+50 TO 19+50 ON CANOPY TRAIL LANE; HOWEVER, THE PROPOSED ROAD GRADES COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF LOUDON DEVELOPMENT MANUAL SECTION 3-102

LINE TABLE		
Line #	Direction	Length
L1	N51°34'49"E	120.00'
L2	N04°09'21"E	7.72'
L3	N19°54'12"E	87.79'
L4	N43°59'55"E	40.38'
L5	N38°05'33"E	55.84'
L6	S51°11'29"W	108.90'
L7	N51°11'29"W	108.90'
L8	N38°48'31"E	122.17'
L24	S31°35'36"W	149.22'
L25	S31°32'42"W	145.72'

CENTERLINE 20' DRAINAGE EASEMENTLINE TABLE		
Line #	Direction	Length
E1	S35°34'29"W	29.62'
E2	S27°22'20"W	91.73'
E3	S07°19'20"E	110.97'
E4	S11°39'40"E	99.78'
E5	S20°07'18"E	81.97'
E6	S17°30'10"W	103.64'
E7	S00°25'32"W	89.03'

CENTERLINE 20' DRAINAGE EASEMENTLINE TABLE		
Line #	Direction	Length
E8	S12°54'09"W	121.31'
E9	S47°59'29"W	53.12'
E10	S19°02'39"W	36.86'
E11	S08°27'09"W	91.07'
E12	S22°22'16"W	232.87'
E13	S39°51'44"W	41.62'
E14	S56°55'10"W	50.29'



CURVE TABLE					
Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C1	99.21'	1760.00'	3°13'47"	99.20'	S19°14'43"W
C2	708.51'	860.00'	47°12'11"	688.64'	S44°27'42"W
C3	540.46'	1005.00'	30°48'44"	533.97'	S83°28'10"W
C4	283.13'	295.00'	54°59'26"	272.39'	S71°22'49"W
C5	114.84'	515.00'	12°46'35"	114.60'	S44°54'51"E
C6	162.99'	64.00'	145°54'56"	122.38'	N02°35'42"W
C7	99.79'	335.00'	17°03'59"	99.42'	N11°38'11"W
C8	441.44'	1375.00'	18°23'41"	439.55'	N06°05'39"E
C9	176.01'	620.00'	16°15'55"	175.42'	N23°25'26"E
C10	214.86'	710.00'	17°20'20"	214.04'	N40°15'46"E
C11	230.67'	1375.00'	9°36'43"	230.40'	N53°44'17"E
C12	54.60'	991.21'	3°09'21"	54.59'	N60°07'19"E
C13	33.82'	275.00'	7°00'19"	33.60'	N79°11'58"W
C14	68.01'	100.00'	38°58'09"	66.71'	S77°48'48"W
C15	180.23'	525.00'	19°40'11"	179.35'	S48°38'36"W

CURVE TABLE					
Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C16	16.09'	11.00'	83°49'03"	14.69'	S80°43'02"W
C17	248.74'	54.00'	263°55'16"	80.31'	S09°20'04"E
C18	17.28'	11.00'	90°00'00"	15.56'	N83°48'31"E
C19	177.58'	150.00'	67°49'48"	167.39'	S17°16'35"E
C20	10.82'	11.00'	56°22'07"	10.39'	S44°49'22"W
C21	275.90'	54.00'	292°44'15"	59.82'	S73°21'42"E
C22	10.82'	11.00'	56°22'07"	10.39'	N11°32'45"W
C23	236.77'	200.00'	67°49'48"	223.18'	N17°16'35"W
C24	17.28'	11.00'	90°00'00"	15.56'	N06°11'29"W
C25	163.07'	475.00'	19°40'11"	162.27'	N48°38'36"E
C26	33.88'	50.00'	38°49'10"	33.23'	N77°53'17"E
C27	7.36'	225.00'	1°52'30"	7.36'	S81°45'53"E
C28	51.84'	941.21'	3°09'21"	51.84'	S60°07'19"W
C29	222.28'	1325.00'	9°36'43"	222.02'	S53°44'17"W
C30	199.73'	660.00'	17°20'20"	198.97'	S40°15'46"W

OWNER:  
TN NATIONAL, LLC  
8301 TN NATIONAL DR.  
LOUDON, TN 37774  
ATTN: NICK JAMES  
PHONE: 865-408-9992

SURVEYOR:  
BARGE DESIGN SOLUTIONS  
520 WEST SUMMIT HILL DR.  
KNOXVILLE, TN 37902  
TIM ROBINSON, RLS 2044  
PHONE: 865-934-4142



PRELIMINARY PLAT  
TAX MAP 23, PART OF PARCEL 1.00  
TENNESSEE NATIONAL POD 15  
LOUDON COUNTY, TENNESSEE

REV.	CHK.	DATE	DESCRIPTION
0	JNB	05-29-2024	ISSUED FOR REVIEW
1	JNB	06-10-2024	APPROVED FOR CONSTRUCTION
2	JNB	06-11-2024	UPDATE LOT 21
3	JNB	06-12-2024	UPDATE LOT 15
4	JNB	06-25-2024	VARIANCE NOTE

C1.00  
FILE NO. 35824-23





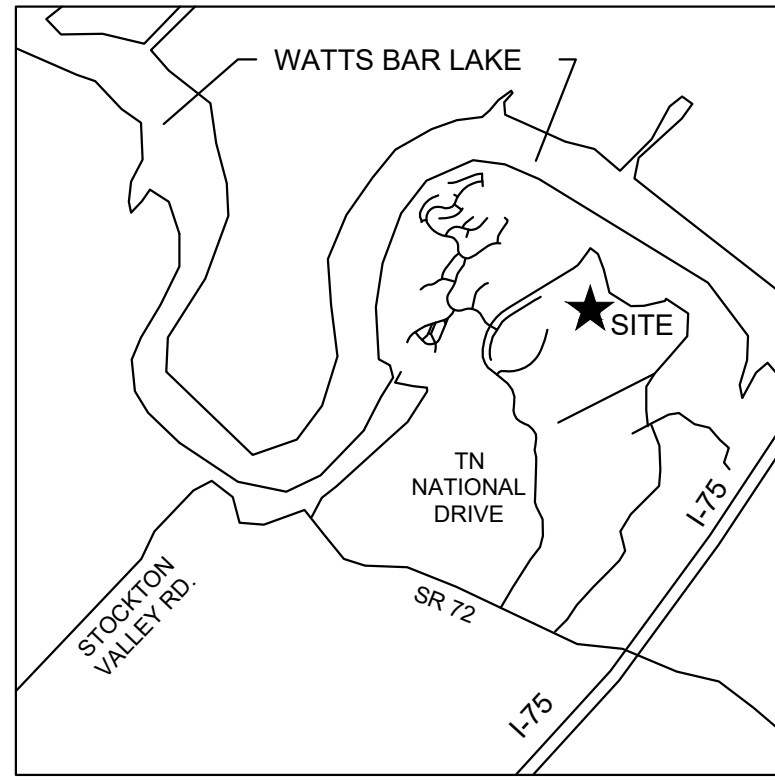












VICINITY MAP  
NOT TO SCALE

LEGEND

1341 ADDRESS

NOTES:

- TOTAL POD AREA - 31.36 ACRES WITH 35 LOTS AND ROAD RIGHT-OF-WAY.
- ZONING - PLANNED DEVELOPMENT DISTRICT REFERENCE THE LOUDON ZONING ORDINANCE, SECTION 14-415-NEIGHBORHOOD EDGE-DEVELOPMENT STANDARDS FOR ALL SITE DEVELOPMENT REGULATIONS.
- SETBACKS ARE 25-FOOT FRONTYARD, 7.5-FOOT SIDEYARD AND 20-FOOT REARYARD.
- PROPOSED USE IS RESIDENTIAL, AVERAGE LOT SIZE IS 0.83 ACRES.
- ROADS WILL BE PRIVATE WITHIN A 50-FOOT RIGHT-OF-WAY AND UTILITY EASEMENT.
- SANITARY SEWER WILL BE A LOW PRESSURE SYSTEM AND WILL BE CONSTRUCTED TO LOCAL SEWER DISTRICT STANDARDS.
- WATER WILL BE PUBLIC AND CONSTRUCTED TO LOCAL WATER DISTRICT STANDARDS.
- IMPROVEMENTS WILL BE CONSTRUCTED TO CONFORM TO LOCAL MUNICIPALITY STANDARDS.
- DEED REFERENCE - D.B. 430, PAGE 659
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 12' ALONG ALL ROAD RIGHT-OF-WAYS AND 5' ALONG ALL SIDE AND REAR LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE CENTERED ON DRAINAGE & SEWER STRUCTURES AS INSTALLED.
- CONTOURS ARE FROM STATE LIDAR, THE INTERVAL IS 1-FOOT.
- PROPOSED ROAD GRADES EXCEED THE 10% MAXIMUM AS DESCRIBED IN THE CITY OF LOUDON SUBDIVISION REGULATIONS FROM STATION 9+50 TO 13+00 ON FAWN COURT AND FROM STATION 0+00 TO 4+80 ON MISTY MOUNTAIN LANE; HOWEVER, THE PROPOSED ROAD GRADES COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF LOUDON DEVELOPMENT MANUAL SECTION 3-102.

Parcel #	SQ.FT.	ACRES
1	24,610	0.56
2	17,924	0.41
3	16,369	0.38
4	14,955	0.34
5	38,525	0.88
6	63,281	1.45
7	22,463	0.52
8	26,265	0.60
9	27,801	0.64
10	29,358	0.67
11	32,019	0.74
12	41,115	0.94
13	66,333	1.52
14	56,025	1.29
15	50,878	1.17
16	38,452	0.88
17	43,228	0.99
18	55,787	1.28

Parcel #	SQ.FT.	ACRES
19	46,350	1.06
20	35,486	0.81
21	38,529	0.88
22	37,691	0.87
23	65,430	1.50
24	63,450	1.46
25	25,643	0.59
26	16,419	0.38
27	20,378	0.47
28	22,573	0.52
29	23,416	0.54
30	28,275	0.65
31	33,164	0.76
32	35,137	0.81
33	28,543	0.66
34	35,609	0.82
35	40,952	0.94

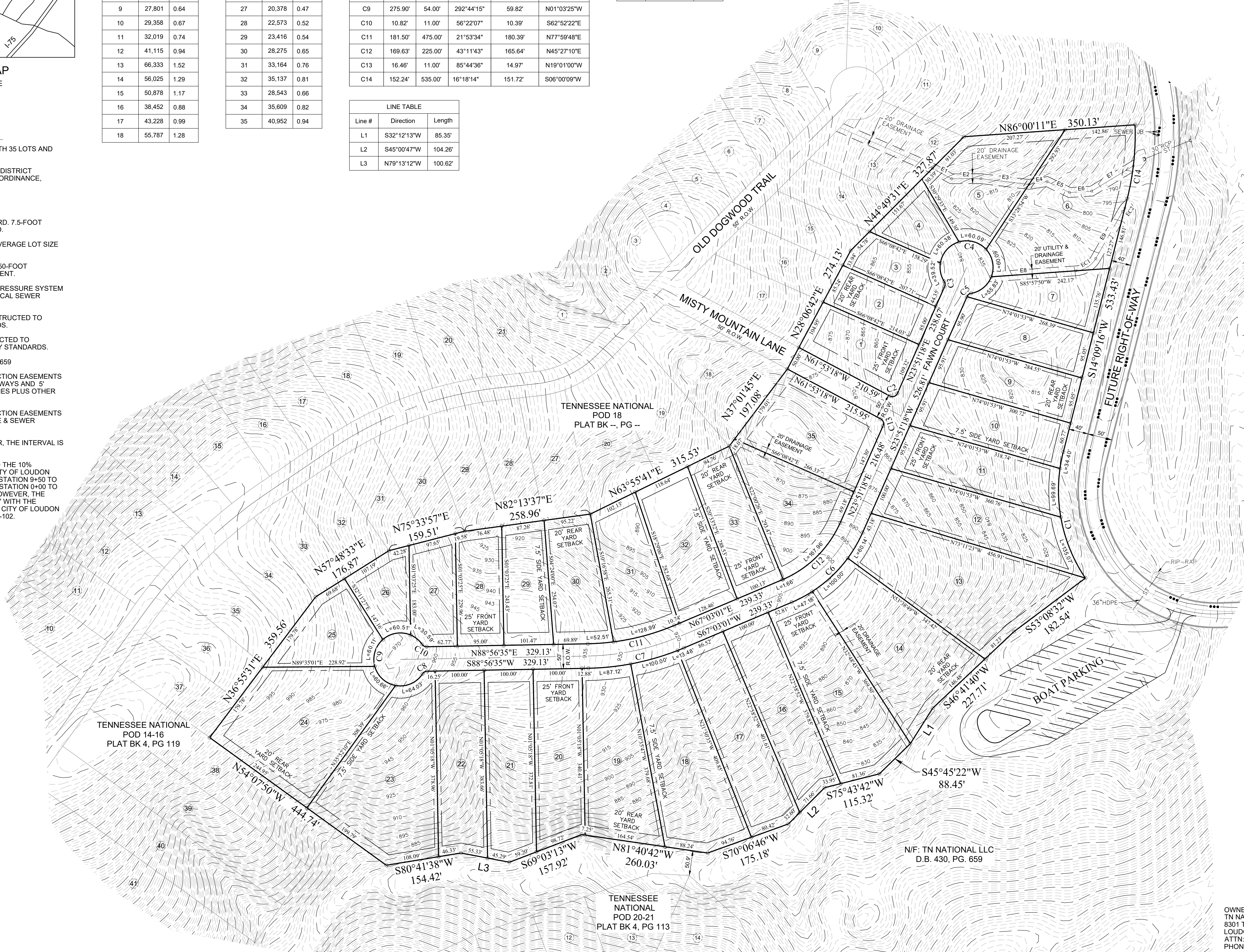
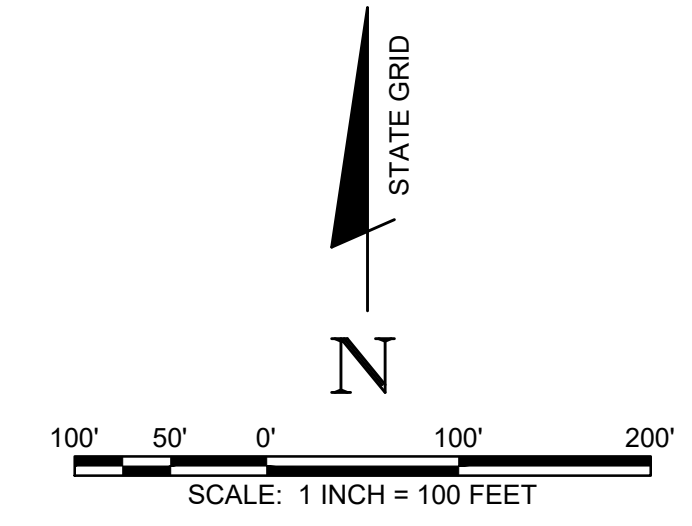
Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C1	269.16'	320.00'	48°11'33"	261.29'	S09°56'30"E
C2	18.10'	11.00'	94°15'24"	16.12'	N70°59'00"E
C3	10.82'	11.00'	56°22'07"	10.39'	N04°19'46"W
C4	275.90'	54.00'	292°44'15"	59.82'	S66°08'42"E
C5	11.36'	11.00'	59°11'24"	10.87'	S50°42'27"W
C6	207.32'	275.00'	43°11'43"	202.45'	S45°27'10"W
C7	200.60'	525.00'	21°53'34"	199.38'	S77°59'48"W
C8	10.82'	11.00'	56°22'07"	10.39'	S60°45'31"W
C9	275.90'	54.00'	292°44'15"	59.82'	N01°03'25"W
C10	10.82'	11.00'	56°22'07"	10.39'	S62°52'22"E
C11	181.50'	475.00'	21°53'34"	180.39'	N77°59'48"E
C12	169.63'	225.00'	43°11'43"	165.64'	N45°27'10"E
C13	16.46'	11.00'	85°44'36"	14.97'	N19°01'00"W
C14	152.24'	535.00'	16°18'14"	151.72'	S06°00'09"W

Line #	Direction	Length
L1	S32°12'13"W	85.35'
L2	S45°00'47"W	104.26'
L3	N79°13'12"W	100.62'

Line #	Direction	Length
E1	S61°17'45"E	44.26'
E2	N89°43'17"E	60.24'
E3	S83°07'39"E	98.65'
E4	N80°56'14"E	37.28'
E5	S64°04'34"E	51.30'
E6	N86°32'23"E	45.06'
E7	N58°44'01"E	99.52'

Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
EC1	49.12'	50.00'	56°17'20"	47.17'	N57°49'10"E
EC2	8.22'	50.00'	9°25'02"	8.21'	N34°23'01"E

Line #	Direction	Length
E8	N85°57'50"E	173.68'
E9	N29°40'30"E	110.87'



**BARGE**  
DESIGN SOLUTIONS

520 West Summit Hill Drive / Suite 1202 / Knoxville, Tennessee 37902  
PHONE (865) 637-2810 / FAX (865) 675-8554

PRELIMINARY PLAT

TAX MAP 23, PART OF PARCEL 1.00  
TENNESSEE NATIONAL POD 17  
LOUDON COUNTY, TENNESSEE

REV	DR	CHK	DATE	DESCRIPTION
0	JNB	TDR	06-29-2024	ISSUED FOR REVIEW
1	JNB	TDR	06-28-2024	VARIANCE NOTE

OWNER:  
TN NATIONAL, LLC  
8301 TN NATIONAL DR.  
LOUDON, TN 37774  
ATTN: NICK JAMES  
PHONE: 865-408-9992

SURVEYOR:  
BARGE DESIGN SOLUTIONS  
520 WEST SUMMIT HILL DR.  
KNOXVILLE, TN 37902  
TIM ROBINSON, RLS 2044  
PHONE: 865-934-4142

**C1.00**  
FILE NO. 35824-23














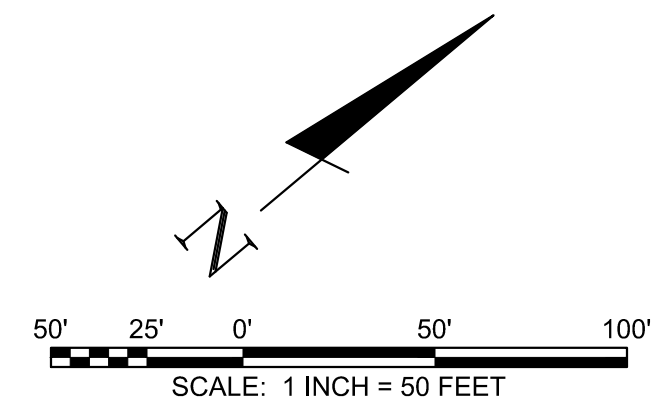
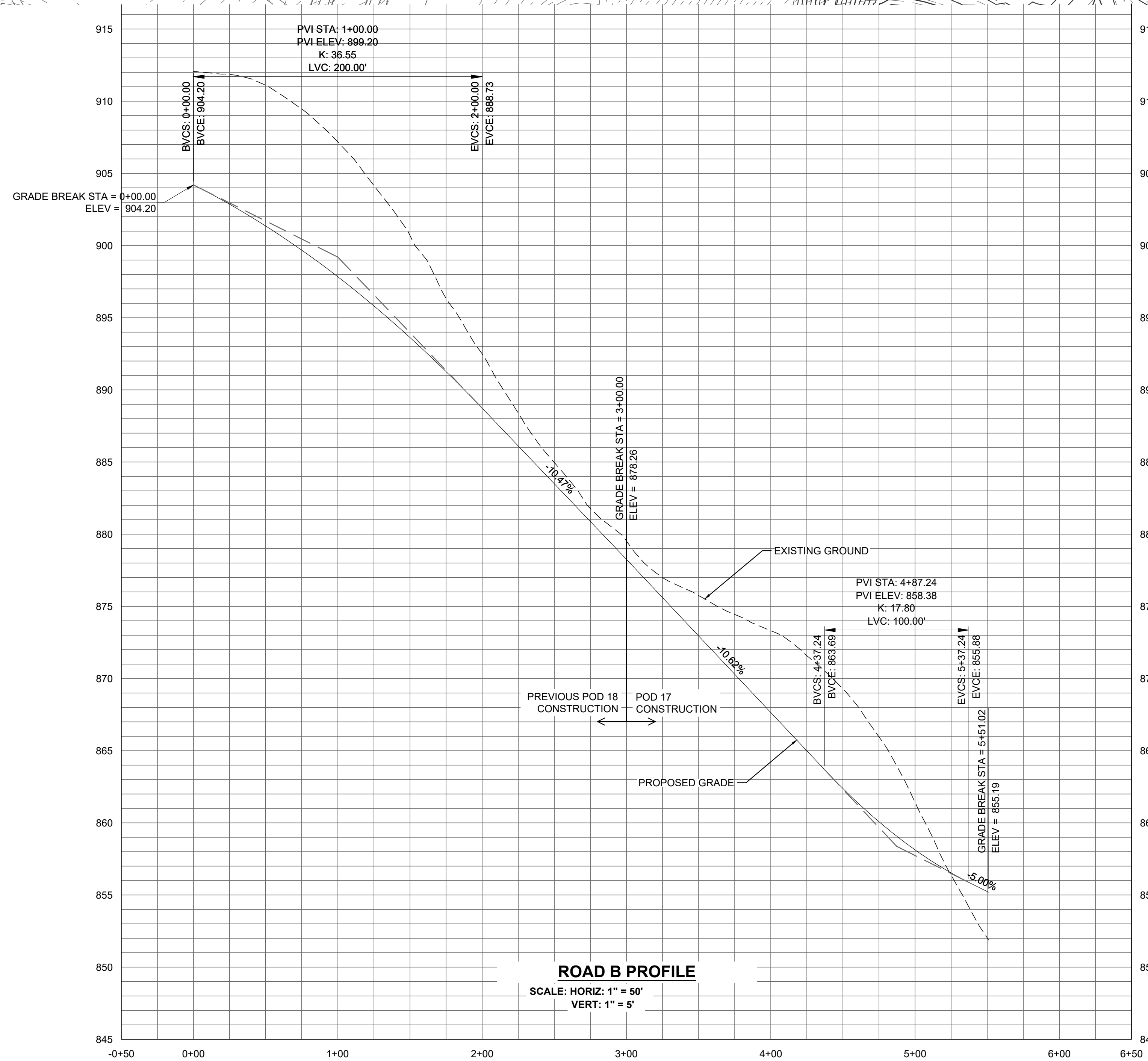
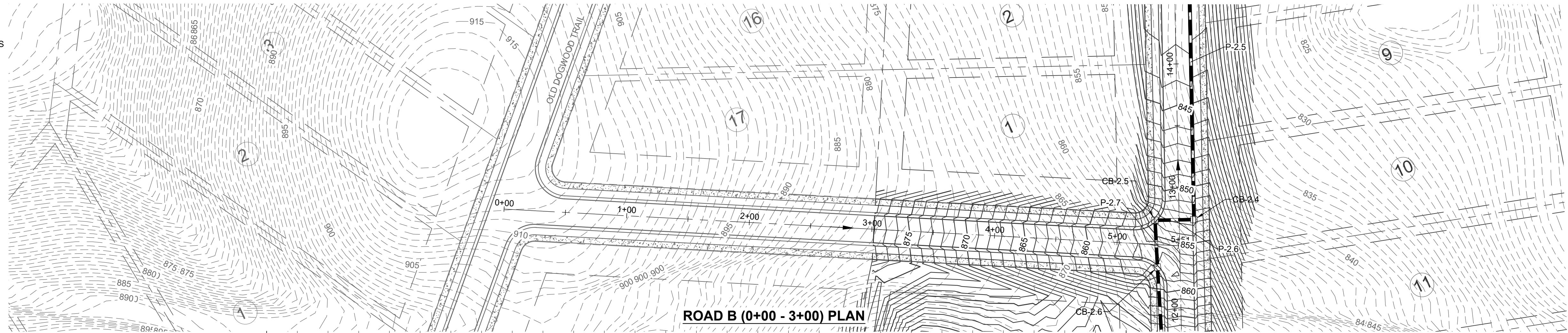


**DRAINAGE NOTES**

- SEE C5.05 FOR PIPE AND STRUCTURE TABLES
- SEE C5.04 FOR PROFILE OF OUTFALLS

**LEGEND**

-  EXISTING CONTOURS
-  EXISTING CONTOURS
-  PROPOSED CONTOURS
-  PROPOSED CONTOURS
-  STORM LINE



PRELIMINARY  
NOT FOR  
CONSTRUCTION

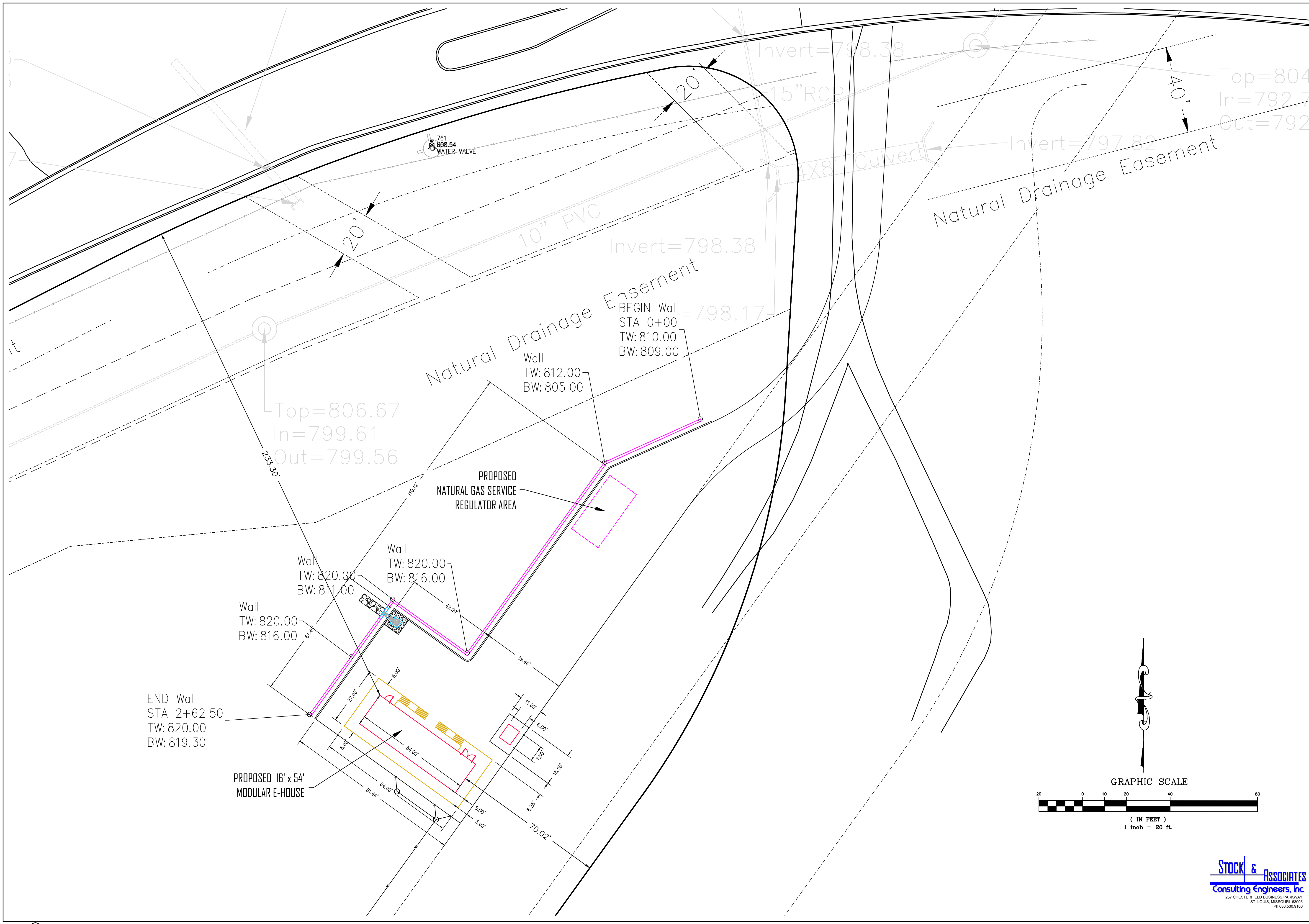
DATE

**ROADWAY PLAN AND PROFILE**

**TENNESSEE NATIONAL  
PODS 17 DESIGN**  
LOUDON, LOUDON COUNTY, TN 37774

REVISION INFORMATION		DATE	DESCRIPTION
REV.	CHK.	DATE	DESCRIPTION
0	BCN	06/26/2024	TDEC SUBMISSION





**PPG**  
PPG Industries, Inc.  
1 PPG Pl, Pittsburgh, PA 15222

**CLAYCO** DESIGN & ENGINEERING  
2199 INNERBELT BUSINESS CENTER DRIVE  
OVERLAND, MISSOURI 63114  
Ph 314.429.1010

**Lamar Johnson Collaborative**  
2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
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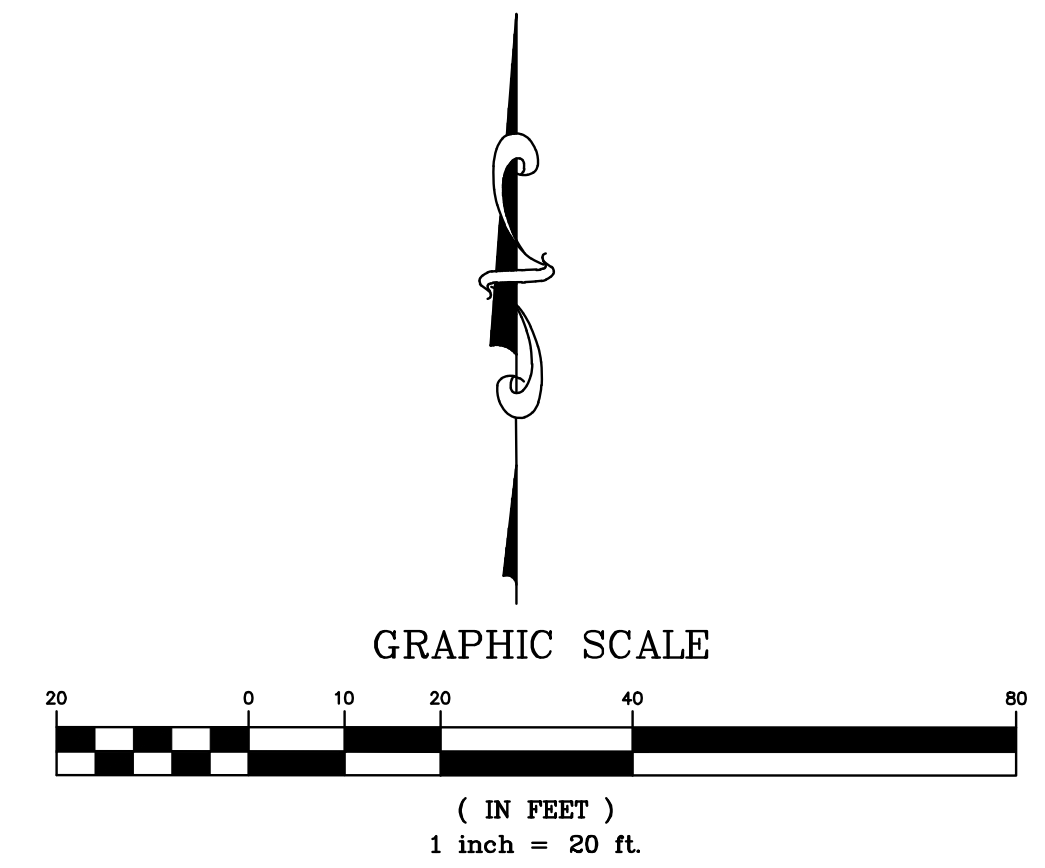
**GEORGE M. STOCK**  
REGISTERED ENGINEER  
AGRICULTURE  
STATE OF TENNESSEE  
No. 023306  
5/26/2024

GEORGE M. STOCK  
CIVIL ENGINEER  
E-23066

**Project Wagon Wheel**  
1775 Centre Park Drive  
London, Tennessee  
37774

DRAWING ISSUE

DESCRIPTION	DATE
30% OWNER REVIEW	2024-05-10
SITE PLAN SUBMISSION	2024-05-28



**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 CHESTERFIELD BUSINESS PARKWAY  
ST. LOUIS, MISSOURI 63005  
Ph 636.530.9100

DRAWING TITLE  
SITE UTILITY PLAN - NORTH

DRAWING NO.  
**C4.0**

Job # 2022-7163





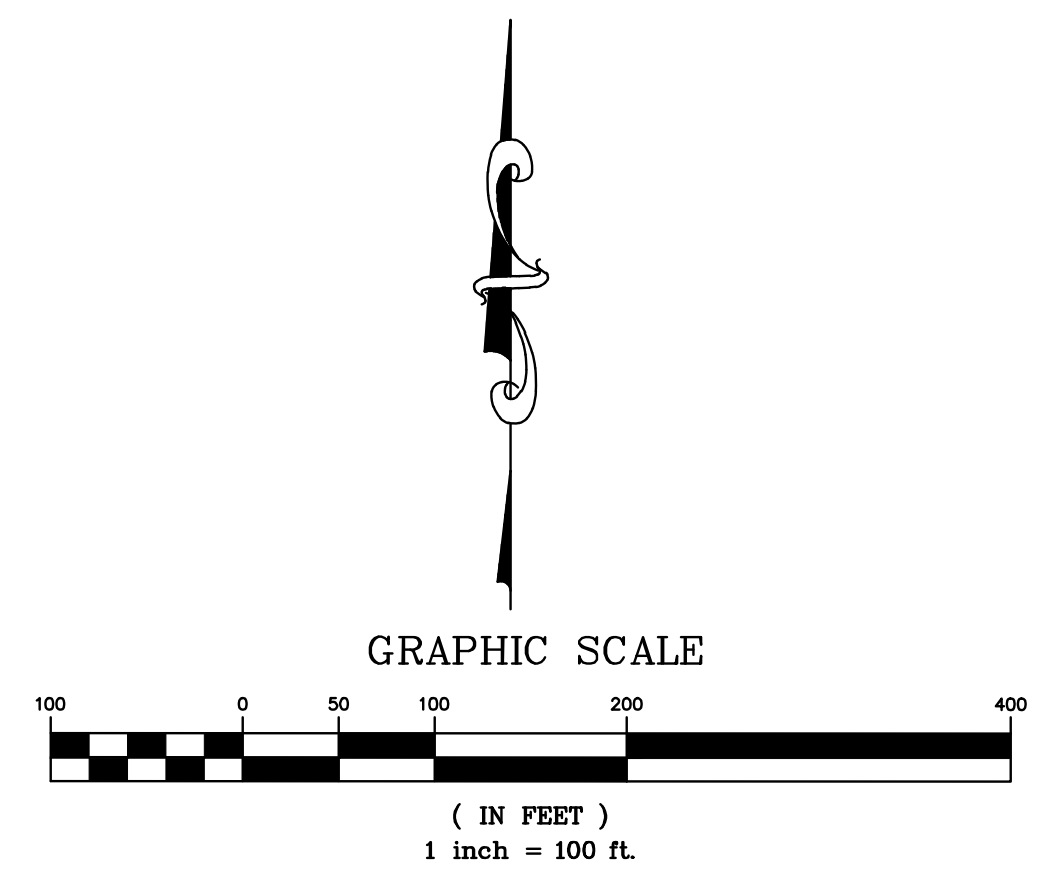
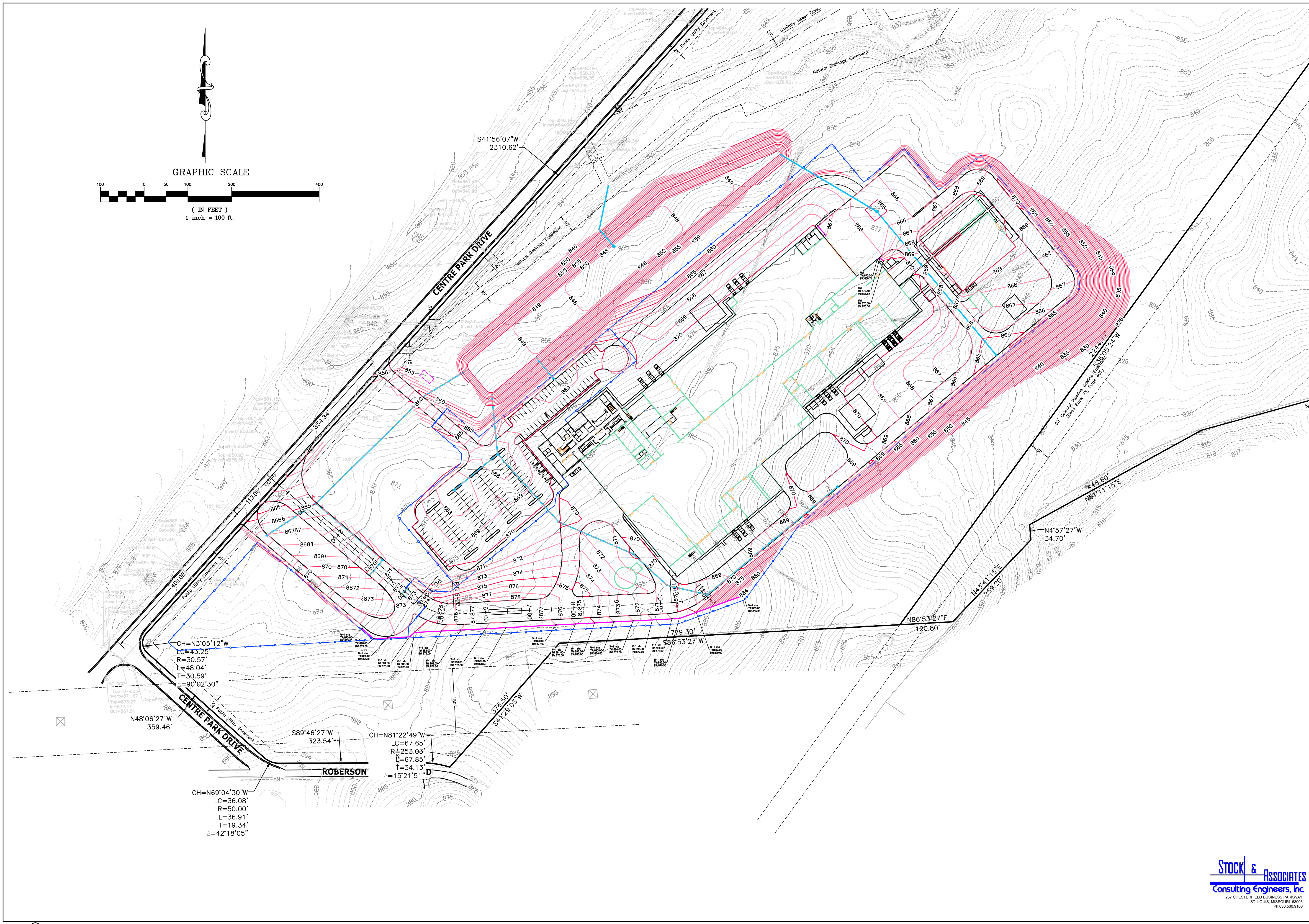












**PPG**  
 PPG Industries, Inc.  
 1 PPG Pl, Pittsburgh, PA 15222

**CLAYCO** DESIGN & ENGINEERING  
 2199 INNERBELT BUSINESS CENTER DRIVE  
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 Ph 314.429.1010

**Lamar Johnson Collaborative**  
 2199 INNERBELT BUSINESS CENTER DRIVE  
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 Ph 314.429.1010

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**GEORGE M. STOCK**  
 CIVIL ENGINEER  
 E-23066

**Project Wagon Wheel**  
 1775 Centre Park Drive  
 Loudon, Tennessee  
 37774

DRAWING ISSUE

DESCRIPTION	DATE
30% OWNER REVIEW	2024-05-10
SITE PLAN SUBMISSION	2024-05-28

NO.	DESCRIPTION	DATE
1	BUILDING MAP	
2		

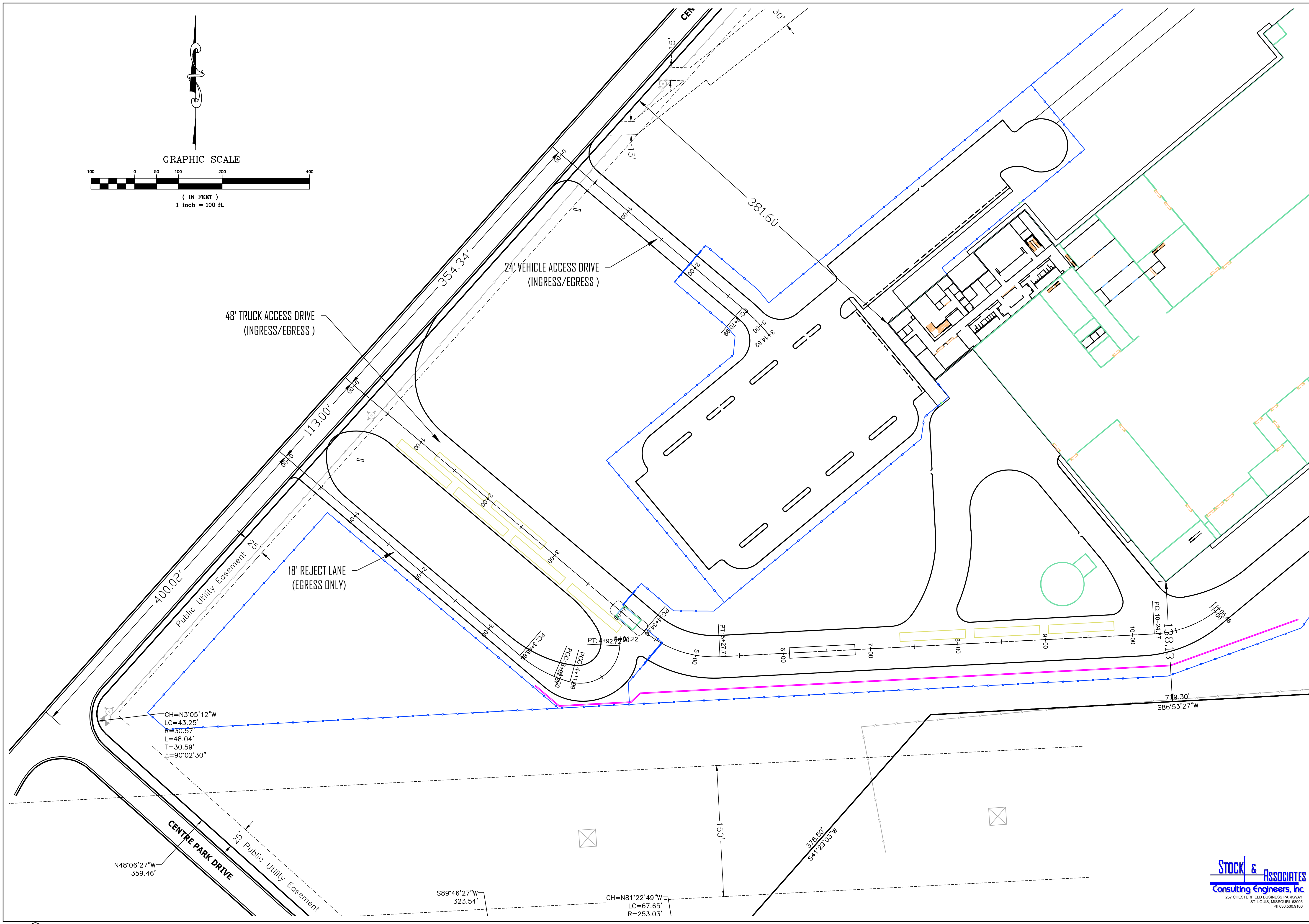
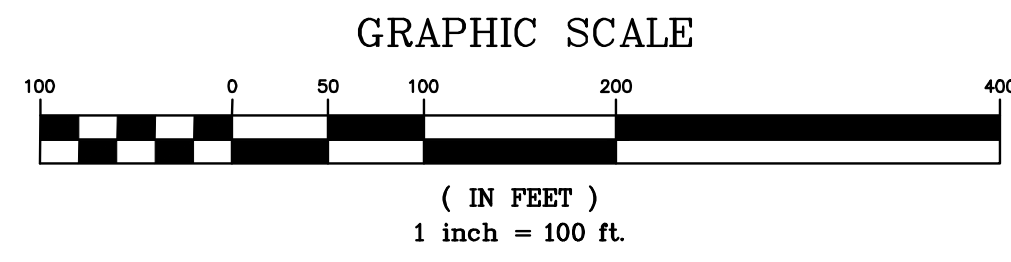
DRAWING TITLE  
 SITE GRADING PLAN - SOUTH

DRAWING NO.  
**C3.1**

Job # 2022-7163

**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 CHESTERFIELD BUSINESS PARKWAY  
 ST. LOUIS, MISSOURI 63005  
 Ph 636.530.9100





PPG Industries, Inc.  
1 PPG Pl, Pittsburgh, PA 15222

**CLAYCO** DESIGN & ENGINEERING

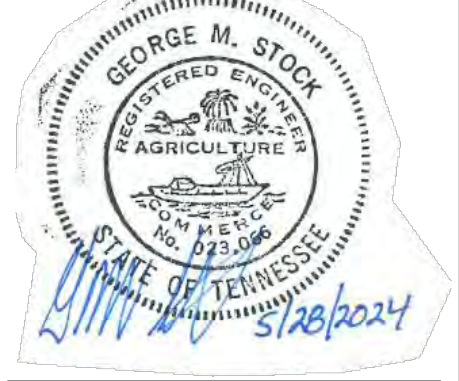
2199 INNERBELT BUSINESS CENTER DRIVE  
OVERLAND, MISSOURI 63114  
Ph 314.429.1010

**Lamar Johnson Collaborative**

2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.1010

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Unpublished work 2024 PPG Industries, Inc.



GEORGE M. STOCK  
CIVIL ENGINEER E-23066

**Project Wagon Wheel**  
1775 Centre Park Drive  
Loudon, Tennessee  
37774

DRAWING ISSUE

DESCRIPTION	DATE
30% OWNER REVIEW	2024-05-10
SITE PLAN SUBMISSION	2024-05-28

BUILDING MAP

DRAWING TITLE  
SITE ACCESS PLAN

DRAWING NO.  
**C5.1**

Job # 2022-7163





Drawing name: C:\Users\ckentz\Gaskins+LeCraw\Dropbox\Shared\Folders\Engineering\03820011 - BlueMont Group - Dunkin' - Loudon - TN\CADD\CONSTR\03820011-06- SITE.dwg SITE PLAN Jun 10, 2024 8:48am by: ckentz



**GENERAL SITE NOTES**

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY BY TWM, INC., DATED 02.07.2024. BENCHMARK IS NOTED ON SURVEY.
- 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 47105C0157D, DATED 05.16.2007.
- 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY BUNNELL LAMMONS ENGINEERING, DATED NOVEMBER 17, 2023.

**SITE SUMMARY**

<b>SITE AREA</b>	
SITE AREA:	0.83 ACRES (36,091 S.F.)
IMPERVIOUS AREA:	21,591 S.F. (59.8%)
PERVIOUS AREA:	14,500 S.F. (40.2%)
<b>ZONING CLASSIFICATION</b>	
JURISDICTION:	CITY OF LOUDON
ZONING:	C-4 (INTERCHANGE COMMERCIAL)
ADJACENT ZONING:	R-3
<b>BUILDING SETBACKS</b>	
FRONT:	40'
SIDE:	0'
REAR:	20'
<b>BUILDING SUMMARY</b>	
BUILDING AREA:	1,950 S.F.
BUILDING COVERAGE:	6.3 %
<b>PARKING SUMMARY</b>	
PARKING REQ.:	(MIN) 1 SPACES / 150 S.F.
	PLUS 1 SPACE FOR EACH 2 EMPLOYEES
	16 SPACES
PARKING PROV.:	16 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	24'

**KEY NOTES**

①	24" CURB & GUTTER, SEE SHEET C-6.0 FOR DETAIL
②	24" WHITE STOP BAR, SEE SHEET C-6.0 FOR DETAIL
③	MEDIUM DUTY PAVEMENT, SEE SHEET C-6.4 FOR PAVEMENT SPECIFICATIONS
④	STANDARD DUTY PAVEMENT, SEE SHEET C-6.4 FOR PAVEMENT SPECIFICATIONS
⑤	CONCRETE SIDEWALK, SEE SHEET C-6.1 FOR DETAIL
⑥	TDOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-6.1 FOR DETAIL
⑦	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
⑧	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
⑨	ADA PARKING AREA W/ ADA PARKING SIGN, SEE SHEET C-6.0 FOR DETAIL(S)
⑩	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
⑪	STOP SIGN, SEE SHEET C-6.0 FOR MOUNTING DETAIL
⑫	DO NOT ENTER SIGN, SEE SHEET C-6.0 FOR MOUNTING DETAIL
⑬	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
⑭	TYPICAL PAVEMENT MARKINGS, SEE SHEET C-6.0 FOR DETAILS
⑮	TYPICAL DUNKIN' PAVEMENT MARKINGS, SEE SHEET C-6.3 FOR DETAILS
⑯	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
⑰	4" WIDE SINGLE SOLID YELLOW LINE (SSYL)
⑱	MOBILE ORDER PICKUP SPACE, SEE SHEET C-6.4 FOR DETAILS
⑲	BOLLARD, SEE SHEET C-6.0 FOR DETAILS
⑳	TAPER CURB FROM 6" TO 0" OVER 5 FEET, SEE C-6.0 FOR DETAIL

**IMPERVIOUS CALCULATIONS**

	PERVIOUS (SF)	IMPERVIOUS (SF)
EXISTING CONDITION:	36,091 (100%)	0 (0%)
PROPOSED CONDITION:	14,500 (40.2%)	21,591 (59.8%)

**PAVEMENT LEGEND**

\*CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING

	CONCRETE PAVEMENT (SEE GEOTECH REPORT BY BUNNELL LAMMONS ENGINEERING, DATED NOVEMBER 17, 2023)
	MEDIUM DUTY PAVEMENT (SEE GEOTECH REPORT BY BUNNELL LAMMONS ENGINEERING, DATED NOVEMBER 17, 2023)
	DOT PAVEMENT 1-1/2" SURFACE (0 MIX) 2" BINDER 4" A-B MIX 10" BASE STONE

PREPARED IN THE OFFICE OF:

**GASKINS + LECRAW**

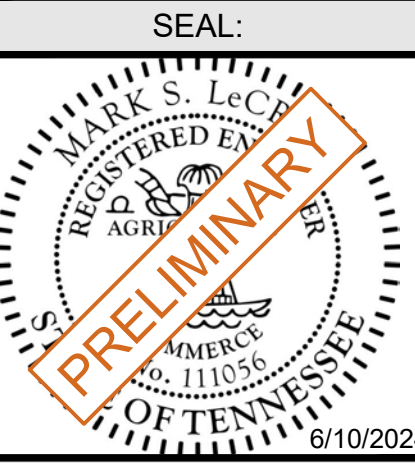
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SUITE A  
DULUTH, GA 30096  
PHONE - 678.546.8100  
www.gaskinslecraw.com  
TENNESSEE

**REVISIONS:**

NO.	DATE	BY	CHECKED BY

CLIENT  
**BLUEMONT GROUP, LLC**  
408 N CEDAR BLUFF ROAD, KNOXVILLE, TN 37923

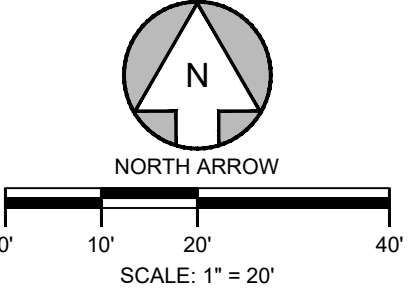
PROJECT  
**DUNKIN' - LOUDON, TN**  
0 HIGHWAY 72 - LOT 2  
TAX PARCEL ID 040 085.01  
LOUDON, LOUDON COUNTY, TENNESSEE



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SCALE & NORTH ARROW:



**DESIGN INFO:**

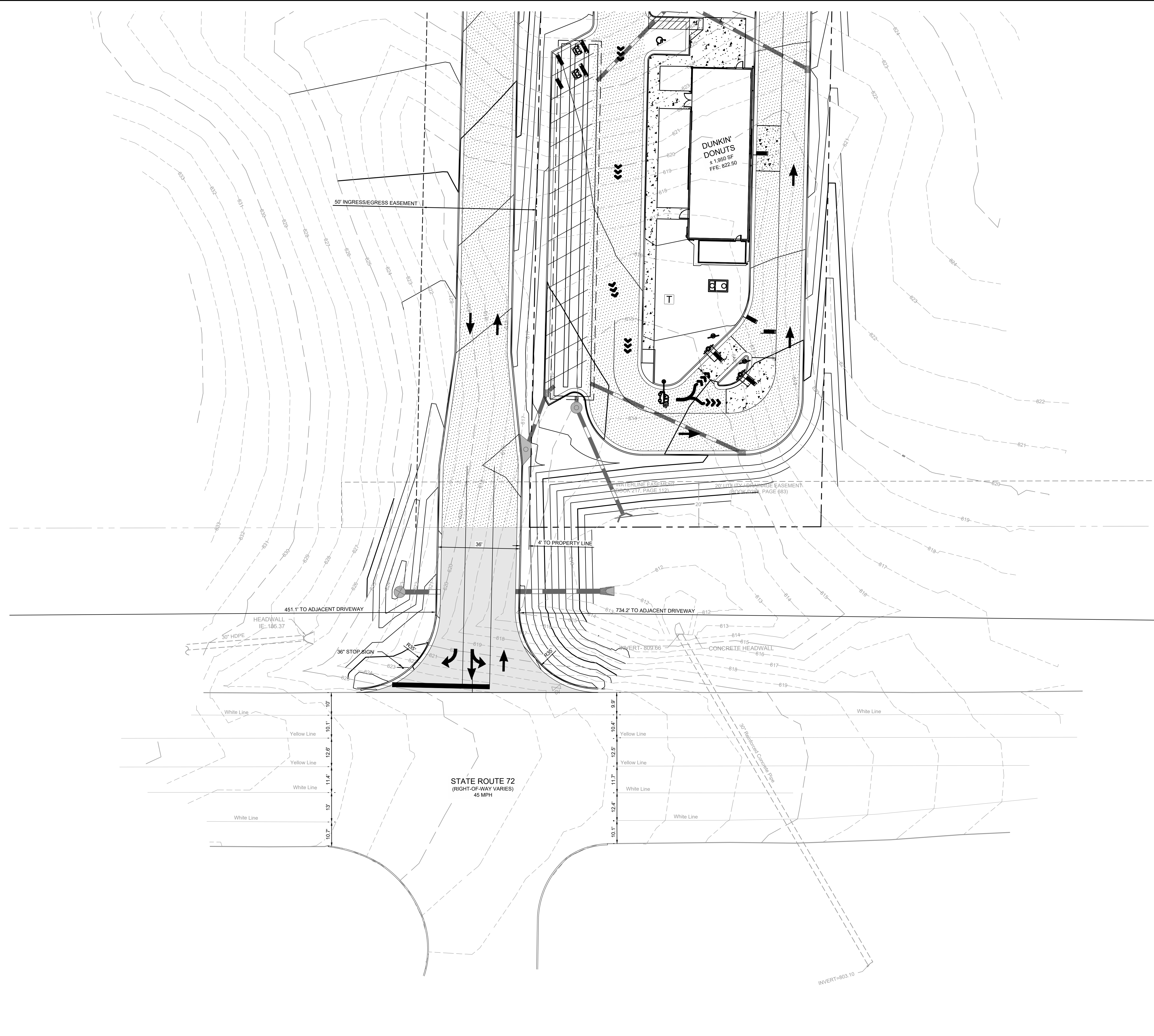
DRAWN BY: CMK  
DESIGNED BY: CMK  
REVIEWED BY: MSL  
JOB #: 03820011  
DATE: MAY 31, 2024

**SITE PLAN**

**C-3.0**



Drawing name: C:\Users\ckentz\Gaskins+LeCraw\Dropbox\Shared Folders\Engineering\03820011 - BlueMont Group - Dunkin' - Loudon\_TN\CADD\CONSTR\03820011-06 SITE.dwg DOT SITE PLAN Jun 10 2024 8:48am by:ckentz



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	16 SPACES
PARKING PROV.:	16 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	24'

### TDOT NOTES

ALL STRIPING IN TDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC  
 THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW  
 ALL DRIVEWAYS MEET TDOT SIGHT DISTANCE STANDARDS

### AADT

LOCATION ID: 53000073  
 LOCATED ON: SR072 EAST LOUDON  
 DIRECTION: 2-WAY  
 COUNT: 12630 (2023)  
 EB COUNT: 6258 (2023)  
 WB COUNT: 6372 (2023)

### IMPERVIOUS CALCULATIONS

	PERVIOUS (SF)	IMPERVIOUS (SF)
EXISTING CONDITION:	36,091 (100%)	0 (0%)
PROPOSED CONDITION:	14,500 (40.2%)	21,591 (59.8%)

### PAVEMENT LEGEND

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	DOT PAVEMENT 1-1/4" SURFACE (D MIX) 2" SANDER 4" A MIX 10" BASE STONE

PREPARED IN THE OFFICE OF:

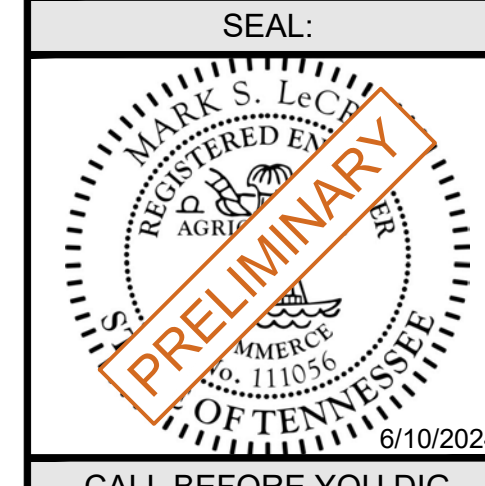
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### REVISIONS:

NO.	DATE	BY	CHKD BY

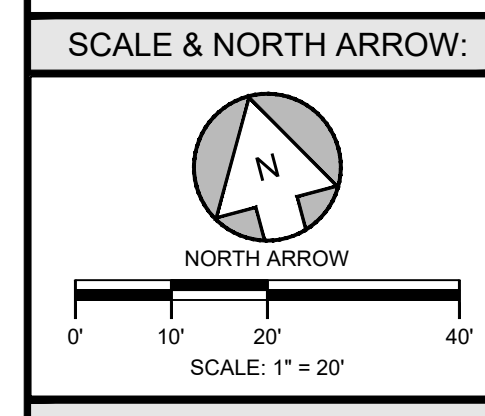
CLIENT  
**BLUEMONT GROUP, LLC**  
 408 N CEDAR BLUFF ROAD, KNOXVILLE, TN 37923

PROJECT  
**DUNKIN' - LOUDON, TN**  
 0 HIGHWAY 72 - LOT 2  
 TAX PARCEL ID 040 085.01  
 LOUDON, LOUDON COUNTY, TENNESSEE



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 Call before you dig.



DESIGN INFO:

DRAWN BY: CMK  
 DESIGNED BY: CMK  
 REVIEWED BY: MSL  
 JOB #: 03820011  
 DATE: MAY 31, 2024

**DOT SITE PLAN**

**C-3.1**











