

S HWY 411 MINI STORAGE

BLOUNT COUNTY, TN

PREPARED FOR:

WILLIAM G. HODGE FAMILY
LIMITED PARTNERSHIP
647 GILLENWATER RD
MARYVILLE, TN 37801

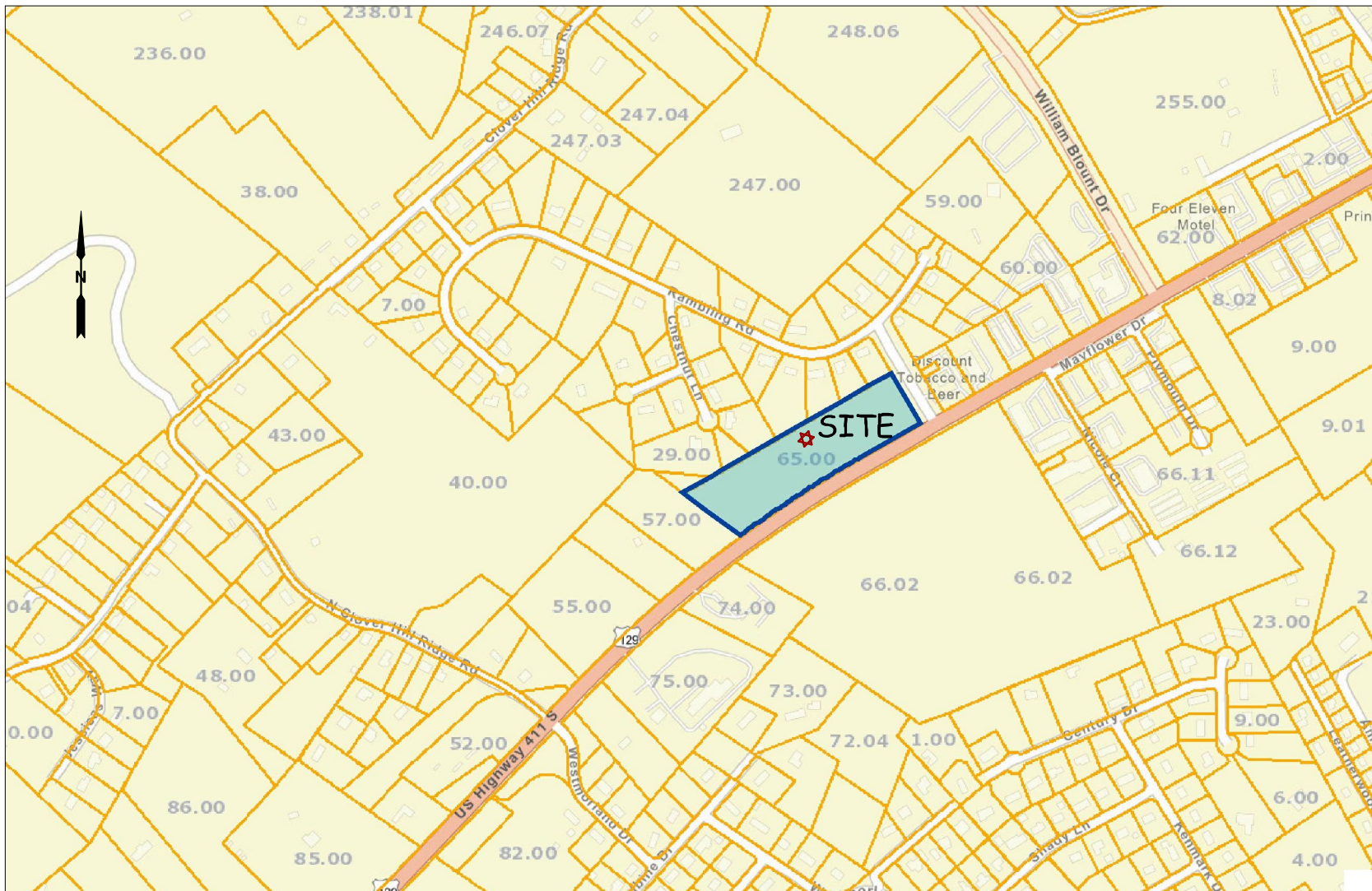
PROJECT INFORMATION

MINI STORAGE SITE

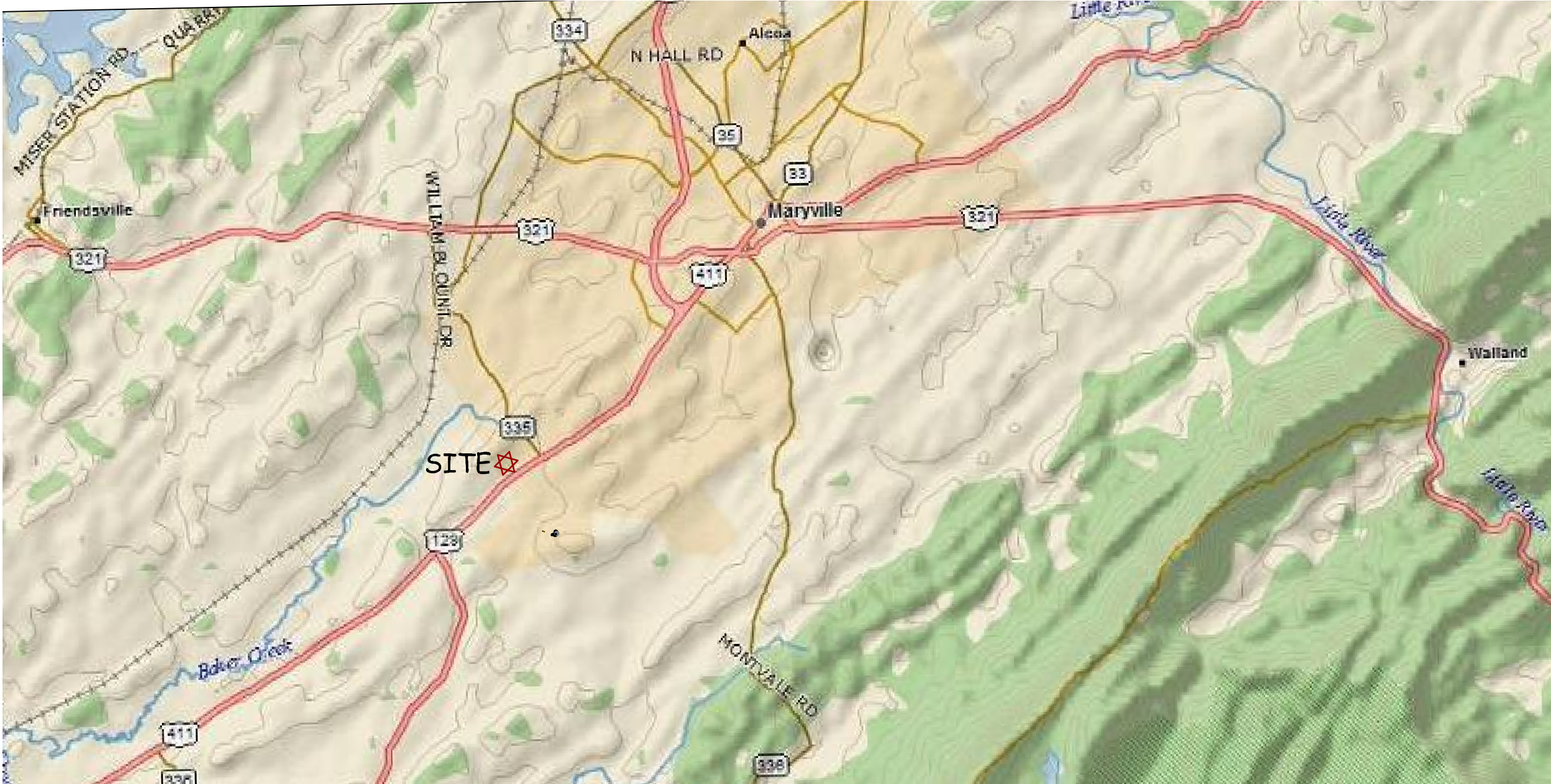
ZONING: C
SETBACKS:
60' FRONT
10' SIDE
40' REAR

ARCHITECT / CONTACT:

STEVE YOUNG, PRINCIPAL
OYSK3 ARCHITECTS
1545 WESTERN AVE
SUITE 100
KNOXVILLE, TN 37921
865-803-4238
EMAIL: steve@oysk3architects.com



LOCATION MAP NTS



±6.70 ACRES

OWNERS:

WILLIAM G. HODGE FAMILY
LIMITED PATRNERSHIP
DEED BOOK 2051, PAGE 1930
TAX MAP 78, PARCEL 65.00
DISTRICT 6, BLOUNT COUNTY, TENNESSEE

SHEET NO. TITLE

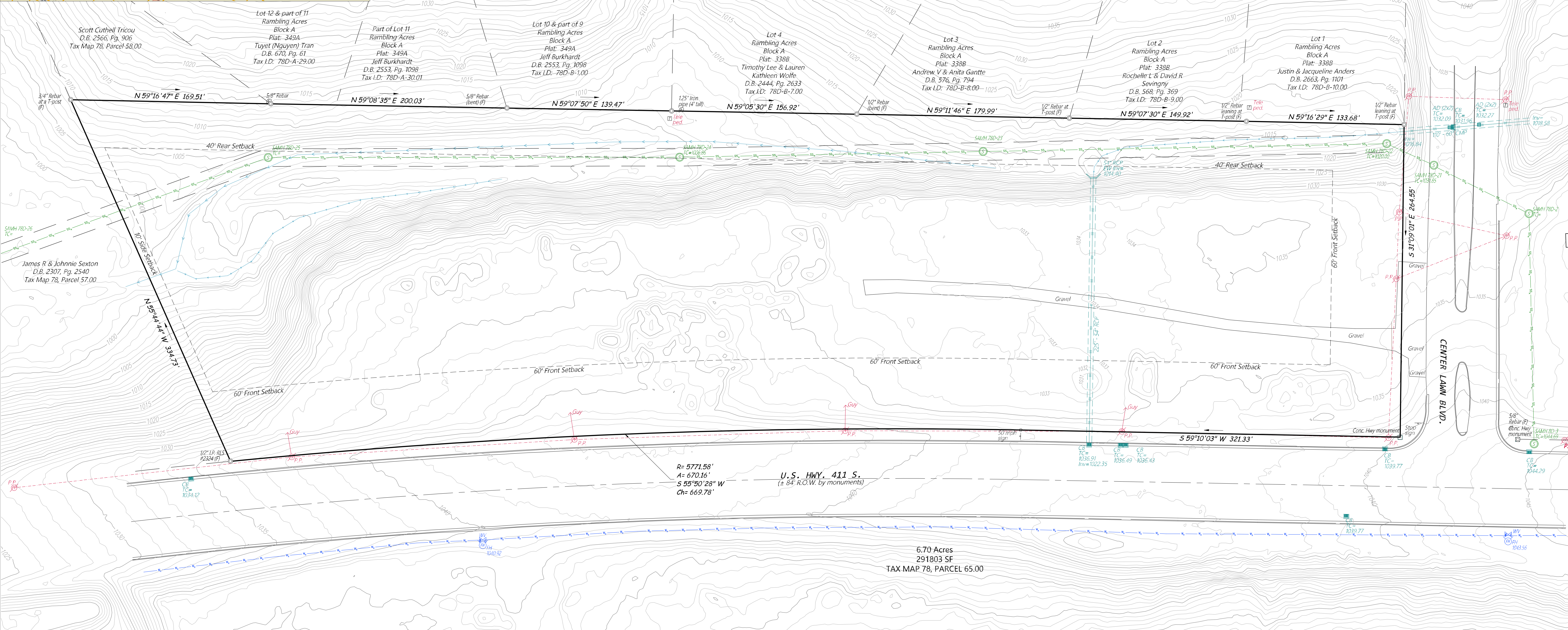
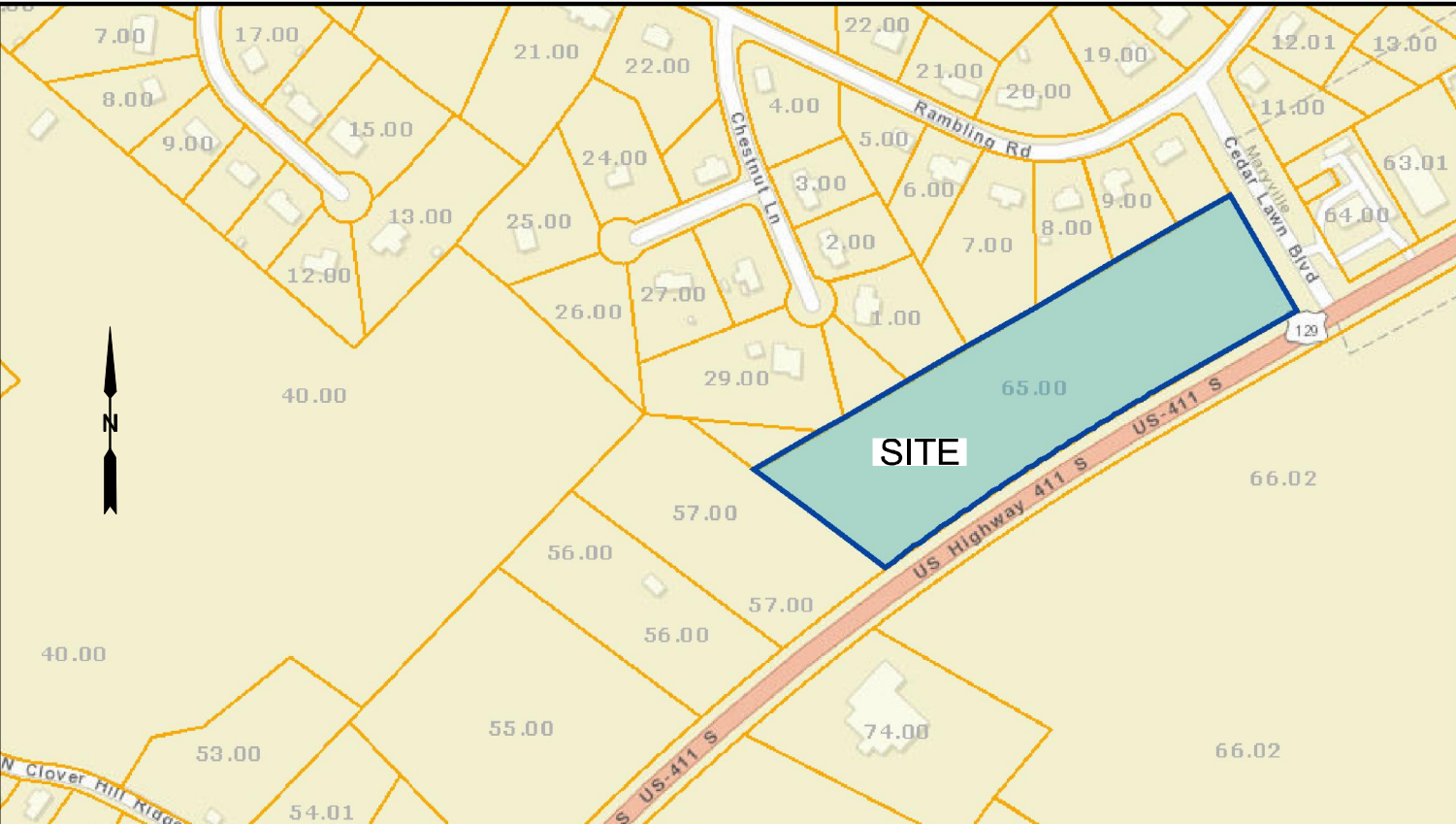
- C-0 COVER
- C-1 EXISTING SITE WITH TOPO
- C-2 SITE LAYOUT
- C-3 SITE GRADING
- C-5 SITE EROSION CONTROL

CALL BEFORE YOU DIG

Dig Safely
1-800-351-1111
TENNESSEE ONE-CALL SYSTEM, INC.

DESCRIPTION	PLANNING COMMISSION SUBMITTAL
DATE	2/1/2023
COVER	HWY 411 SELF STORAGE BUILDINGS
	S. HWY 411 ±6.70 ACRES C ZONING MINI STORAGE COMPLEX OWNERS: WILLIAM G. HODGE FAMILY LIMITED PARTNERSHIP DEED BOOK 2051, PAGE 1930 TAX MAP 78, PARCEL 65.00, DISTRICT 6, BLOUNT COUNTY, TENNESSEE
Cantrell Engineering & Surveying, PLLC Donna A. Cantrell, PE, RLS 865-228-1554 dcantrellces@gmail.com P. O. Box 1475 801 Glades Rd. Gatlinburg, TN 37738 865-436-8875	
SCALE: NTS	
C-0	
Plots on 24 x 36" paper	

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X - BLOUNT COUNTY, TN of the Flood Insurance Rate Map, Community Panel No. 47009C0234C effective date of 9-19-2007
Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Cantrell Engineering & Surveying, PLLC

Scott A. Cantrell, RLS
TN RLS # 3113
Cell: 865-696-6643
Office: 865-436-8875
scantrellces@gmail.com
Mailing: P. O. Box 1475
Gatlinburg, TN 37738
Office Only: 801 Bell Rd.
Gatlinburg, TN 37738



This is a category IV survey
Survey Control is Tennessee State Grid
NAD83/NAVD88

For portions of the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed on 11/22/2021, utilizing a Trimble R-10 GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B.

The Relative positional accuracy - For duplicate single vector GPS observations of the same point, the computed average position difference does not exceed: H:0.049', V:0.066'.

The survey was done in compliance with current Tennessee Minimum Standards of Practice.
Date of Final Field Survey _____
TN RLS #3113.

SURVEY REQUESTED BY:
Caleb Hazelbaker, Realtor
1213 W. Lamar Alexander Pkwy
Maryville, TN 37801
Phone: 865-983-0011
Cel: 865-405-4298
Email: caleb885@gmail.com

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X, BLOUNT COUNTY, TN of the Flood Insurance Rate Map, Community Panel No. 47009C0234C, effective date of 12-19-2007. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

NOTES:

- Parcel numbers pertain to Blount County tax maps.
- Monumentation is noted on drawing.
- Property is subject to any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Blount County Register of Deeds.
- Bearing Base is the Tennessee Grid, NAD83/NAVD88.
- All building and stream setbacks shall be in accordance with the Blount County, and TDEC. Contact Blount County Planning for current zoning and setback requirements @ 865-681-9301.

Legend	
⊙	Iron pin found
□	Concrete Hwy monument
○	Calculated point
—	Property line
—	Adjoiners property line
⚡	Power pole
---	Overhead power lines
⌵	Telephone pedestal
—	Storm pipe
■	Catch basin
■	Drop Inlet
⊙	Sanitary sewer manhole
—	Sanitary Sewer line
—	Sign
⌵	Water Valve
⊙	Fire hydrant
—	Water line
—	Ditch

BOUNDARY SURVEY & LIDAR TOPOGRAPHY FOR:

411 SELF STORAGE BUILDINGS FOR RIDGEMONT, LLC

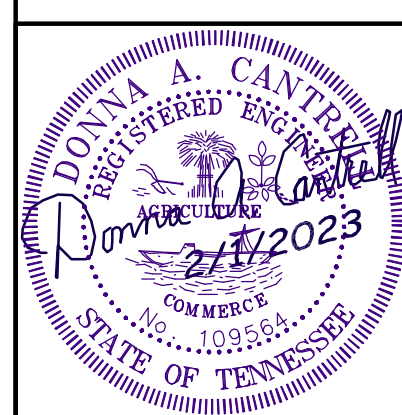
±6.70 ACRES TOTAL
ADDRESS: S. HWY. 411
OWNER: WILLIAM G. HODGE FAMILY
LIMITED PARTNERSHIP
DEED BOOK 2051, PAGE 1930
TAX MAP 78, PARCEL 65.00
DISTRICT 6, BLOUNT COUNTY, TENNESSEE
SCALE: 1" = 40' JANUARY 3, 2023

DESCRIPTION	DATE	PLANNING COMMISSION SUBMITTAL
EXISTING SURVEY & LIDAR TOPOGRAPHY	2/1/2023	

DATE	PLANNING COMMISSION SUBMITTAL
2/1/2023	

HWY 411 SELF STORAGE BUILDINGS
S. HWY 411 ±6.70 ACRES C ZONING MINI STORAGE COMPLEX
OWNERS: WILLIAM G. HODGE FAMILY LIMITED PARTNERSHIP DEED BOOK 2051, PAGE 1930
TAX MAP 78, PARCEL 65.00, DISTRICT 6, BLOUNT COUNTY, TENNESSEE

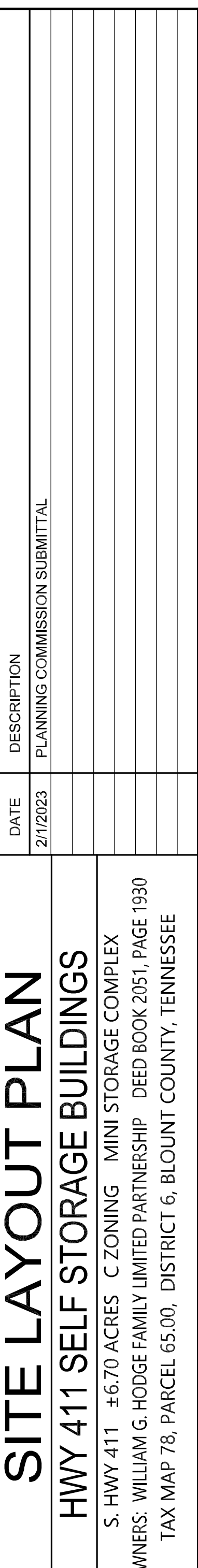
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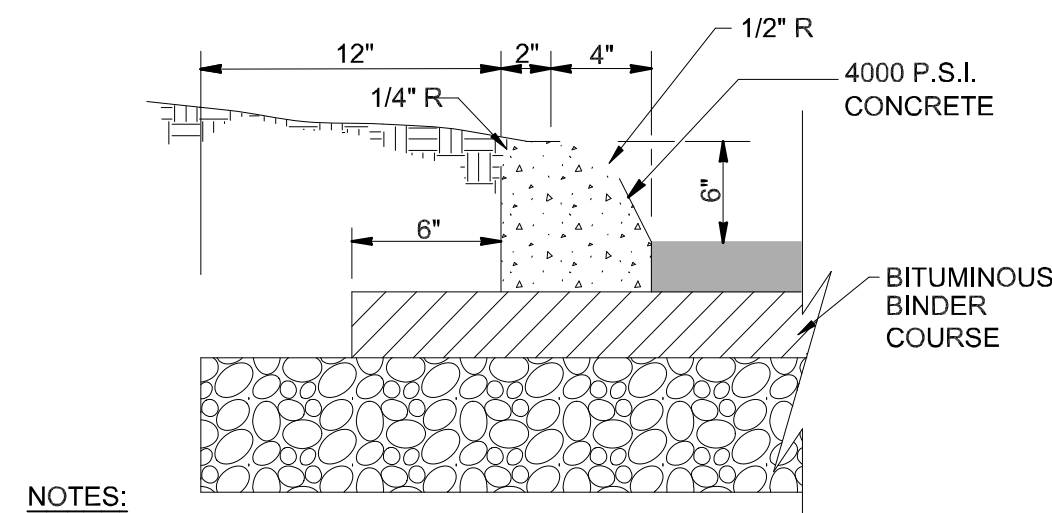
SCALE: 1" = 40'

C-1

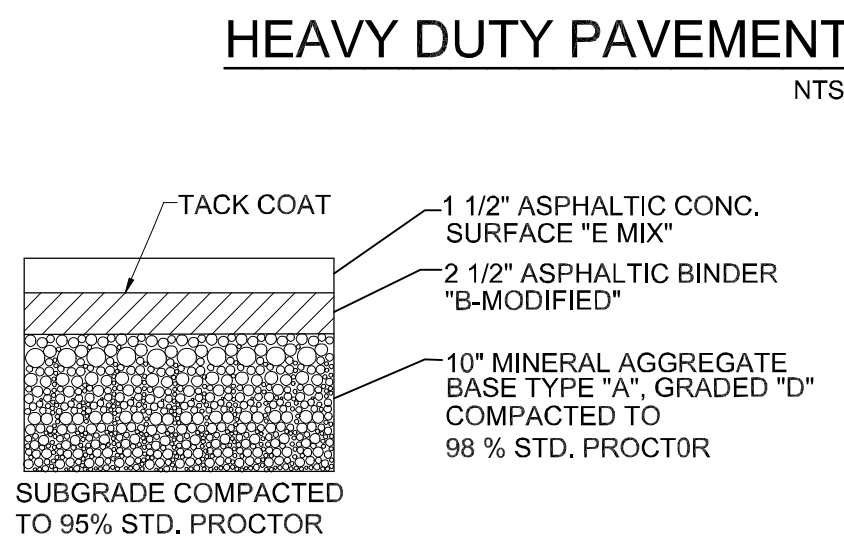
Plots on 24 x 36" paper



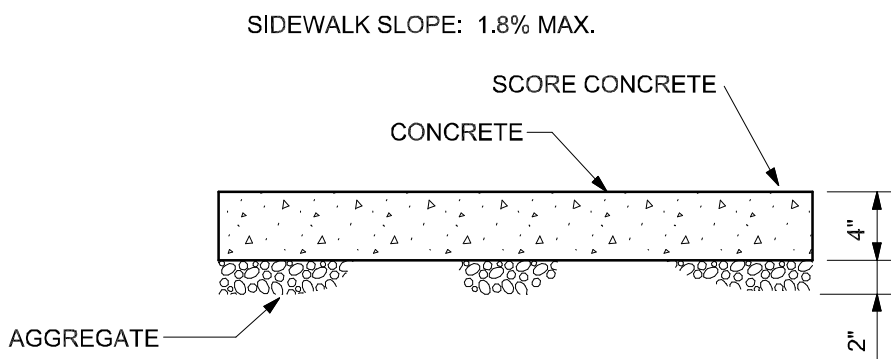
1. The Contractor shall comply with all pertinent provisions of the "Manual of Accident Prevention in Construction", issued by the A.G.C. of America, Inc. and the Department of Labor.
2. All signage and stop bar pinstallation shall be installed in accordance with the MUTCD Manual of Uniform Traffic Control Devices.
3. There shall be a 5 foot landscaping setback off of the exterior property line.
4. All cut and fill slopes may not exceed 2:1 without a Geotechnical Engineer's approval.
5. Traffic Control devices and pavement marking shall conform to the Federal Highway Administration's "Manual on Uniform Traffic Control Devices".
6. Coordinate all required Inspections with Blount County and Utility Department Directors.
7. A minimum of one (1) accessible parking space must be provided which is van accessible. All accessible parking spaces must have the appropriate striped access aisle and signs at the front of the parking space.
8. See Landscaping Plan by others for the required Landscaping.
9. Concrete Curb and Pavement shall have a minimum compressive strength of 4000 psi at 28 days. Concrete Curb and Pavement shall meet the materials, equipment, and construction methods required by the Engineering Specifications for Blount County.
10. Heavy Duty Pavement section is recommended throughout the project.



EXTRUDED CURB DETAIL

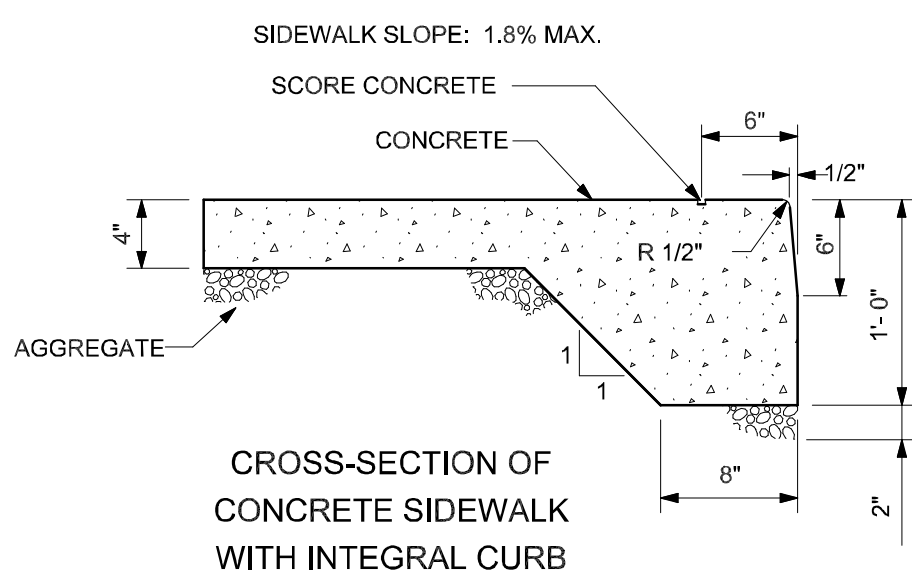


HEAVY DUTY PAVEMENT



NOTES:

1. WHERE NECESSARY TO REMOVE PARTS OF EXISTING SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
2. COST OF THE MINERAL AGGREGATE BASE SHALL BE INCLUDED IN THE UNIT PRICE FOR SIDEWALK.
3. MINERAL AGGREGATE BASE SHALL BE CRUSHED STONE CLASS A AGGREGATE GRADING D.
4. ALL SIDEWALKS SHALL BE CONSTRUCTED AS TO PROVIDE POSITIVE DRAINAGE.



CROSS-SECTION OF
CONCRETE SIDEWALK
WITH INTEGRAL CURB

SIDEWALK DETAILS

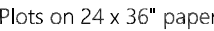
Legend

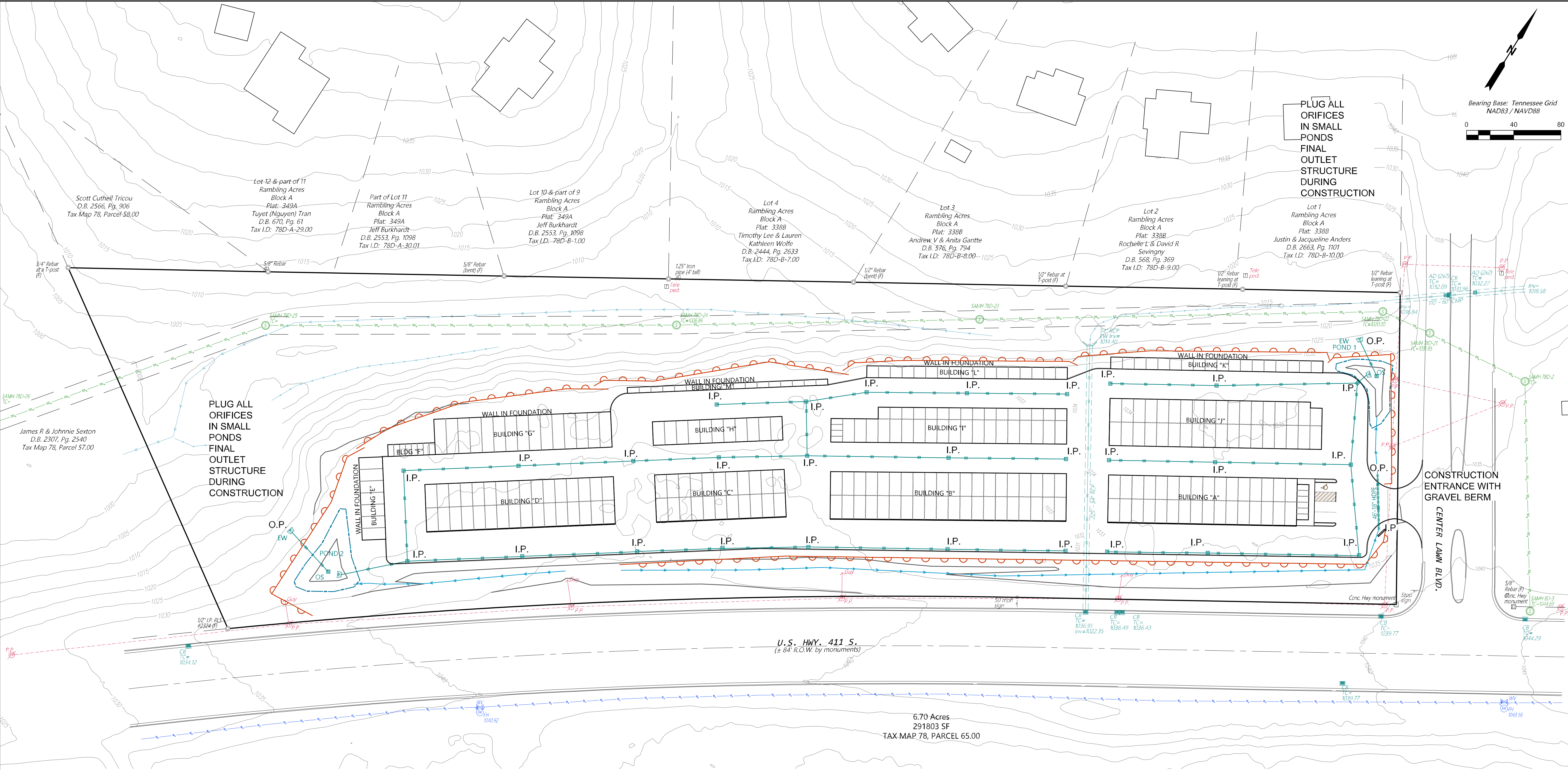
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○	Calculated point
————	Property line
— — — —	Adjoiners property line
⚡ _{P.P.}	Power pole
---	Overhead power lines
□	Telephone pedestal
— — — —	Storm pipe
■	Catch basin
■	Drop Inlet
⊙	Sanitary sewer manhole
—S— S—	Sanitary Sewer line
—	Sign
⋈	Water Valve
⊙ _(m)	Fire hydrant
— _W — _W	Water line
— — — —	Ditch

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Surveying, PLLC**
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SCALE: 1" = 40'





SEE SWPPP PLANS FOR EROSION CONTROL
REFER TO TDEC'S LATEST VERSION OF THE "TENNESSEE
EROSION & SEDIMENT CONTROL HANDBOOK" FOR
ADDITIONAL DETAILS.

CURL SILT FENCE
UP ON EDGES

SILT FENCE
TO BE TDOT
WIRE
REINFORCED
OR USE
DOUBLE ROW
OF SILT
FENCE ALONG
THE STREAM

SEED AND
MAT ALL
DISTURBED
SLOPES

INLET
PROTECTION
AT ALL
CATCH
BASINS,
TRENCH
DRAINS,
AND AREA
DRAINS.

 SILT FENCE OR
WATTLES STAKED
O.P.=OUTLET PROTECTION
I.P.=INLET PROTECTION

CHECK DAMS
(WATTLES) MAY BE
USED IN DITCHES
TO CONTROL
FLOWS DURING
CONSTRUCTION

Site Notes - Erosion and Sedimentation Control

- Erosion Prevention and Sediment Control (EPSC) devices shall be installed and maintained in accordance with the approved Storm Water Pollution Prevention Plan (SWPPP) and the Tennessee Department of Environment and Conservation (TDEC) specifications and standard drawings. Refer to the SWPPP sheet drawings for erosion and sediment control details.
- All EPSCs applicable to an area of construction shall be correctly installed prior to the start of that portion of the project and shall be maintained until the protected area has been stabilized.
- Strip Topsoil full depth (6-in. min.) and temporarily stockpile excavated materials. Install silt fence or other appropriate erosion control structures on the down hill side of the stockpile.

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	Water line
	Ditch

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DATE	2/1/2023
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C-4	
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