

MEETING NOTICES

The Jonesborough Planning Commission and Board of Zoning Appeals will meet in Regular Session at 6:00 p.m., Tuesday, May 21, 2024, in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Members of the public wishing to speak concerning any item on the agenda during the Public Comment period must sign up by calling the Town Administrative Office at 423-753-1030 with their name, address, and subject about which they wish to speak no later than 2 hours before the meeting if the meeting occurs during normal business hours or by 4:45 p.m. the day of the meeting if the meeting occurs after hours. Otherwise, such member of the public must sign in at the location of the meeting, prior to the beginning of the meeting, by seeing the Town Recorder at meetings of the Board of Mayor and Aldermen, or the secretary or staff of any board, commission or committee constituting any other governing body under this resolution.

Each individual shall be given three (3) minutes to address the Board regarding Agenda items. Comments shall be limited to items on the meeting's Agenda

Opening Prayer

Pledge to the Flag

BOARD OF ZONING APPEALS

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Variance Request to Rear Setback Requirements – Eastern Eight Development
4. Variance Request for a Sign - Jonesborough Elementary School
5. Variance Request for a 25 ft. to the Westside of the Property for Persimmon Ridge Town Homes (PUD) – Thomas Construction

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Approval to Release of Performance Security Deposit for the Epling Multi-Use Development
4. Approval to Release the Irrevocable Letter of Credit #1618 for the Wilson-Day Town Homes Project (Alders Grove)
5. Approval of De-Annexation of 4.7 Acres of property off of Anderson Road - owned by Whitney Riddle
6. Approval of an Open Space Request – The Meadows Subdivision
7. Approval of an Amendment to the Jonesborough Sign Ordinance
8. Approval of a Monument Sign – Jonesborough Elementary School
9. Approval of a Bond to Complete of Bittersweet Trail - Bradford Park PUD, Phase 2
10. Approval of a Site Plan and Grading Bond for Wendy's Restaurant, located at 376 East Jackson Blvd
11. Approval of a Site Plan and Grading Security Bond for Persimmon Ridge Town Homes Thomas Construction
12. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: BZA-2

SUBJECT: Approval of Minutes

The minutes of the of the April 16th BZA meeting will be presented for approval at the next regular meeting.

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: BZA-3

SUBJECT: Variance Request - Eastern Eight Development

BACKGROUND:

April 16, 2024 Presentation

Eastern Eight representative Bill Freeman has requested rear setback variances for Units 1-4 of the Kirkland Place PUD development. The subject property is located on Persimmon Ridge Road and Shell Road in the 15th Civil District. The subject property contains approximately 1.45 acres, is zoned R-3 High Density Residential District, and is further described on Washington County Tax Map 59-E, Group D, Parcel 1.00. The overall development of Kirkland Place has spanned over 12 years. Some history is being presented below to help with different gaps in time for this development.

Year: 2012 (Eastern Eight Corporation)

Originally the development plan was not a Planned Unit Development (PUD) and the setbacks were less restrictive. For instance, the zoning district required a 20-foot rear setback for buildings, whereas the PUD (type of development) requires that a freestanding building not be closer than 25 feet to the exterior property line (PUD adds an additional 5 feet to the development).

Year: 2022 (Eastern Eight Corporation)

In 2022, Eastern Eight Corporation requested that the Planning Commission approve a plat "Revised Plat Kirkland Place PUD Eastern Eight Corporation" and once approved added requirements as set forth through zoning regulations for PUDs. One of the additional restrictions as mentioned above was the 25 feet regulation to the exterior property line.

Year: 2024 (Eastern Eight Corporation)

Although the subject property is located within the R-3 Zoning District with a rear setback requirement of 20 feet, the PUD development regulations require 25 feet.

The building (Units 1-4 without the addition of rear decking) meets the greater setback requirement of 25 feet, however the rear decking per unit falls within the 25 feet area. The building department considers attached decking as part of the building and therefore subject to the 25-foot requirement.

The subject of the variance request from the owner/applicant **based on the 25-foot requirement** is as follows:

Unit 1 (130 Kirk Lane): 9'9"

Unit 2 (132 Kirk Lane): 7'6"

Unit 3 (134 Kirk Lane): 7'6"

Unit 4 (136 Kirk Lane): 6'5"

Of note, is that the variances request would be 5 feet less per unit if the development was not a PUD. The development to the west, Old State of Franklin Condominiums Phase 4, is also a multifamily development (non-PUD). The unit within Phase 4 that abuts the subject property is 201 Landon Trail and is approximately within 8 feet of the subject property since this development "developed" exclusively under the R-3 zoning district requirements. Unit 1 with the greatest variance request of 9'9" remains over 15 feet from the exterior property line and an overall separation of approximately 23 feet between the deck of Unit 1 of Eastern Eight Corporation and the unit of 201 Landon Trail.

Another land use element to direct attention to is the internal road Kirk Lane which the units received their 911 addresses. Washington County 911 designated the unit addresses off Kirk Lane which connects Eastern Eight Corporation property and Old State of Franklin Condominiums.

Variances may be granted due to extra ordinary or exceptional situations or conditions of a piece of property, the strict application of the provisions of this chapter would result in exceptional and undue hardship upon the owner of such property; provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purpose of this chapter. Before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood.

Staff's review of the overall history of development of the subject property, developing under only the R-3 setback requirements, and then years later changing the development (not the zoning district – it remains R-3) to a Planned Unit Development with added restrictions much greater than the R-3 zoning district alone has provided the staff challenges on setback and separations, and the developer in some instance previously engaged in construction activities of buildings from R-3 non-PUD development to R-3 PUD development. The closest proximity to another property owner, as stated earlier, is 201 Landon Trail. The side yard of 201 Landon Trail abuts the rear yard of Units 1-4. There are no windows on the side of the 201 Landon Trail unit to view the decks under consideration. There is approximately 10 feet for the property owner of 201 when looking to the left of the front staircase to see the decks. Staff recommends that a condition of a variance include a screening consisting of trees or fencing as determined at the time of the Board of Zoning Appeals meeting. This would in a sense provide for more privacy for the 201-property owner against the Eastern Eight Corporation property or specifically Unit

4. No other impacts of the variance on the neighborhood, or neighbor, was identified based on the decking added to Units 1-4. All decking meets safety standards and provides for a safe means of ingress and egress from each unit to the rear of the property in the event of fire or other emergency type events. Staff recommendation is to approve the variances as presented based on extraordinary situations related to the property (mix of past and present development requirements and regulations), and to include agreeable screening between Unit 4 and front step area of 201 Landon Trail.

Lastly, with all the historical elements of this tract of land, town staff will present more information at the time of the Board of Zoning Appeals meeting.

May 21, 2024 Additional Information Regarding Screening/Buffering

A plat map for tree location purposes has been provided for Planning Commission review. It is proposed by the developer (Eastern Eight) to plant six (6) American Spring Grove Arborvitae, eight (8) feet apart, along the Eastern Eight rear property line that abuts 201 Landon Trail.

RECOMMENDATION:

Approve the rear variance requests for Units 1-4 based on the PUD 25-foot requirements, and the measurements provided by the Building Inspector, including an agreeable screening/buffering between Unit 4 and 201 Landon Trail (within rear property of Eastern Eight Corporation), as presented.







Example of the future growth



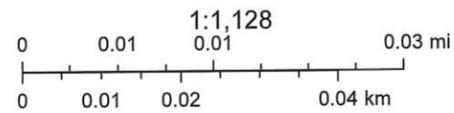
American Spring Grove Arborvitae

Washington County - Parcel: 059E D 001.00



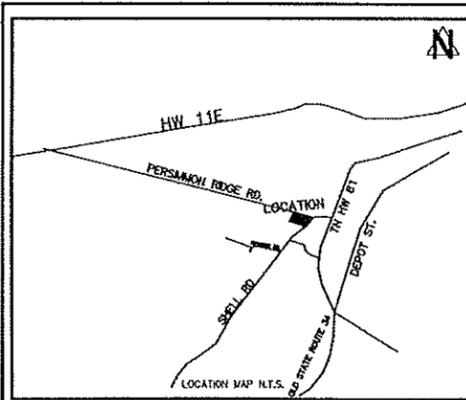
Date: April 11, 2024

County: Washington
Owner: EASTERN EIGHT COMMUNITY
Address: PERSIMMON RIDGE RD
Parcel Number: 059E D 001.00
Deeded Acreage: 1.46
Calculated Acreage: 0



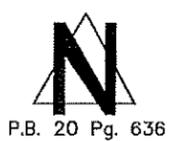
Esri Community Maps Contributors, City of Johnson City, TN, State of North Carolina DOT, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys





Curve Table Listing				
CURVE TABLE				
#	Radius	Length	Chord	Chord Bearing
1	775.00'	220.82'	220.07'	N 59°35' 35" E

COURSE	BEARING	DISTANCE
1	S 17°26' 55" W	10.00'
2	S 73°04' 53" E	18.48'
3	S 68°17' 48" E	6.16'



P.B. 20 Pg. 636

NOTE:
FRONT BUILDING SETBACK VARIANCE
GRANTED ALONG SHELL ROAD
FROM 30' FEET TO 15' FEET IN THE
JONESBOROUGH PLANNING COMMISSION
BOARD OF ZONING APPEALS MEETING
DATED: MARCH 20TH-2012.

REGISTER OF DEEDS USE ONLY

OLD STATE OF FRANKLIN CONDOMINIUMS
PHASE 3
P.B. 19 Pg. 61

OLD STATE OF FRANKLIN CONDOMINIUMS
PHASE 4
P.B. 19 Pg. 556

GERALD & GAIL SPARKS
D.B. 661 Pg. 669

NOTE:
ON JANUARY-18TH-2022 THE TOWN OF JONESBOROUGH BOARD OF ZONING
APPEALS APPROVED THE SIDE YARD SETBACK VARIANCE TO 10' FEET
10' FEET ALONG THE SOUTHERLY PROPERTY LINE OF KIRKLAND PLACE
PUD EASTERN EIGHT CORPORATION PROPERTY.

LEGEND:

(O)	1/2" REBAR FOR PH FOUND
(X)	1/2"x10" REBAR FOR SET "LYONS 1808"
---	FENCE
---	CENTER LINE
---	ADJACENT LINE
OHU	OVERHEAD UTILITIES
WH	SANITARY SEWER MAIN HOLE
WVH	WATER VALVE
WM	WATER METER
U	UTILITY POLE
PH	FIRE HYDRANT
CB	CATCH BASIN

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEMS
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL
SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION
FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF
ENVIRONMENT AND THE STATE OF TENNESSEE AND THAT THE
PLANNING COMMISSION OR (2) ADEQUATE QUALITY OF WATER DEDICATION
OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN
DATE: 20____

CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM/ARE) THE OWNER(S) OF THE PROPERTY
SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THE PLAN OF
SUBDIVISION WITH (OUR) FREE CONSENT, ESTABLISH THE MINIMUM EASEMENT
RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND
OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE: 20____

DATE: 20____

OWNER

OWNER

CERTIFICATION OF THE APPROVAL FOR
911 ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE STREET NAMES AS NOTED
ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.
DATE: 20____

WASHINGTON COUNTY 911 ADDRESSING DEPARTMENT
OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED
HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY
REQUIRED BY THE TOWN OF JONESBOROUGH REGIONAL PLANNING
COMMISSION AND THE STATE OF TENNESSEE AND THAT THE
PROPERTY AND BOUNDARY MARKERS HAVE BEEN PLACED AS
SHOWN HEREON TO THE SPECIFICATIONS OF THE SUB-
DIVISION REGULATIONS.
DATE: FEBRUARY-1 20____

STEVEN C. LYONS TENNESSEE REGISTERED LAND SURVEYOR

LYONS SURVEYING COMPANY
112 INDUSTRIAL ROAD, SUITE 3
GRANT, TENNESSEE 37051
PHONE 423.477.2647

CERTIFICATE OF THE APPROVAL OF STREETS AND STORM DRAIN SYSTEM
I HEREBY CERTIFY (1) THAT PUBLIC STREETS AND PUBLIC STORM DRAIN
SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO
THE SPECIFICATIONS APPROVED BY THE TOWN OF JONESBOROUGH REGIONAL
PLANNING COMMISSION OR (2) ADEQUATE QUALITY OF WATER DEDICATION
STREET WIDTH AND DRAINAGE FROM AN EXISTING PUBLIC ROAD SHALL SERVE
THESE LOTS AS PROPOSED.
DATE: 20____

COUNTY ROAD COMMISSIONER OR
AUTHORIZED REPRESENTATIVE

A PERMANENT ACCESS AND MAINTENANCE EASEMENT OVER ALL
WATER SANITARY SEWER AND POWER UTILITIES (UPON COMPLETION)
IS HEREBY DEDICATED TO THE TOWN OF JONESBOROUGH.

THE PERMANENT EASEMENT IS NOT A PUBLIC STREET AND WILL NOT BE
MAINTAINED BY THE TOWN OF JONESBOROUGH OR WASHINGTON COUNTY.

PERMANENT EASEMENTS SHALL ALSO FUNCTION AS A UTILITY EASEMENT.

THE COMMON AREA CAN BE USED FOR PARKING, DRIVEWAYS, UTILITY INSTALLATIONS,
STORM WATER DRAINAGE, ETC. AND THE MAINTENANCE OF THE SAME. ALL UTILITIES
LINED WITHIN THE COMMON AREAS SHALL BE CONSIDERED PRIVATE MAINTENANCE, ETC. OF
THE SAME SHALL BE THE RESPONSIBILITY OF THE "OLD STATE OF FRANKLIN".

THE ASPHALT PAVEMENT AND CONCRETE PAVEMENT DRIVES AND PARKING ARE CONSIDERED
PRIVATE COMMON AREAS OF THE CONDOMINIUM DEVELOPMENT AND THEY ARE NOT
BEING DEDICATED AS PUBLIC RIGHT-OF-WAY.

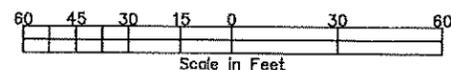
WARNING: THE TOWN OF JONESBOROUGH AND THE COUNTY HAVE NO
RESPONSIBILITY TO BUILD, MAINTAIN OR OTHERWISE SERVICE THE
PRIVATE STREETS, DRIVES, OR UTILITY LINES, OR DRIVEWAYS AND OTHER
APPROPRIATELY CONTAINED WITHIN THE RIGHT-OF-WAYS FOR PRIVATE STREETS,
OR PRIVATE DRIVES SHOWN ON THIS PLAN.

GRANT OF RIGHT-OF-WAY: THE RIGHT-OF-WAY SHOWN ON THIS PLAN FOR
PRIVATE STREETS OR PRIVATE DRIVEWAYS IS HEREBY GRANTED AND SAID
GRANT OF RIGHT-OF-WAY IS HEREBY CONSIDERED TO PROVIDE ACCESS
TO THE TOWN OF JONESBOROUGH AND THE COUNTY, AND TO PUBLIC OR
PRIVATE UTILITY COMPANIES SERVING THE SUBDIVISION.

THE OWNERS RETAIN TITLE AND MAINTENANCE RESPONSIBILITY FOR THE
DETENTION BASIN SHOWN HEREON.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ITS APPROVAL AS A
RECORD DEDICATED AS PUBLIC RIGHT-OF-WAY AND THE FILING OF
THIS PLAN IS FOR LOCALATION PURPOSES ONLY.

PRIVATE STREETS, DRIVES AND UTILITIES ARE NOT HELD TO TOWN
STANDARDS, AND SHOULD BE ACCEPTED BY THE TOWN OF JONESBOROUGH
FOR MAINTENANCE, AND ARE TO BE PRIVATELY MAINTAINED.



Proposed Buffer
6 each 8' Apart
American Springs
Grove Abonvitae
2' inside aux
property line.

NOTE:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF
PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN
AND THAT THIS SURVEY COMPLES WITH THE CURRENT TENNESSEE MINIMUM
STANDARDS OF PRACTICE.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST
RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE TITLE
ATTORNEY AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE
MAPS AND FOUND THAT THE PROPERTY AS SHOWN DOES NOT LIE IN A SPECIAL FLOOD
HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 47179C01810 (ZONE X)
EFFECTIVE DATE SEPTEMBER 28, 2009 WASHINGTON COUNTY, TENNESSEE.

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE
ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND
MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF.
SUCH STANDARD EASEMENT ARE IN ADDITION TO ANY OTHER EASEMENTS AS
MAY BE DELINEATED ON THE FINAL PLAN. NO PRIMARY OR CUSTOMARY
ACCESSORY STRUCTURES MAY BE PLACED WITHIN THE EASEMENTS. MINOR
STRUCTURES SUCH AS BUT NOT LIMITED TO FENCES AND PLANTER BOXES MAY
BE LOCATED WITHIN THE EASEMENTS, BUT THEY MUST NOT BLOCK, RESTRICT,
OR DIVERT THE FLOW OF STORMWATER.

THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE
COVENANTS AND OR SERVICEDS EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION
& IS SUBJECT TO THE FINDINGS THEREOF.

BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR
FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE
RESTRICTIVE.

TAX REFERENCE: TAX MAP 59E "B" PARCEL 00100

DEED REFERENCE: ROLL: 708 -- PAGE: 1189

PLAT REFERENCE: PLAT BOOK: 18 PLAT PAGE: 419
PLAT BOOK: 20 PLAT PAGE: 636
PLAT BOOK: 22 PLAT PAGE: 497

IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

GRADING & BUILDING PERMITS ARE REQUIRED FROM THE TOWN OF
JONESBOROUGH FOR EACH LOT PRIOR TO STARTING CONSTRUCTION ON
THE LOT.

A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FROM THE TOWN OF
JONESBOROUGH, TENNESSEE, PRIOR TO STARTING CONSTRUCTION
FOR ANY LOT WITH DRIVEWAY ACCESS ONTO A TOWN OWNED ROAD.

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR
SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET
THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE
HEREBY APPROVED AS SHOWN.
DATE: 20____

(CITY) WATER DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND
TO CONFORM WITH THE SUBDIVISION REGULATIONS FOR TOWN OF JONESBOROUGH
AND THAT I HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF
THE COUNTY CLERK. IF RECORDING IS REQUIRED IN THE FORM OF A RESOLUTION
AND IN THE ABSENCE OF A RESOLUTION, THE PLAN HAS BEEN FOUND TO CONFORM
WITH ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 20____

SECRETARY OF THE TOWN OF JONESBOROUGH
REGIONAL PLANNING COMMISSION

REVISED PLAT KIRKLAND PLACE PUD
EASTERN EIGHT CORPORATION

TOWN OF JONESBOROUGH REGIONAL PLANNING COMMISSION

TOTAL ACRES	132	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS	JANITUM REALTY COMPANY DEVELOPMENT CO.	CIVIL DISTRICT	15TH
SURVEYOR	STEVEN C. LYONS	CLOSURE ERROR	1:10000

SCALE 1" = 300' FILE: DR KIRKLAND PL 2-21-21001

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: BZA-4

SUBJECT: Variance for a Sign – Jonesborough Elementary School

BACKGROUND:

Town of Jonesborough Project Manager Bob Browning has provided a thorough background and analysis of the proposed monument sign for the new Jonesborough Elementary School. The request before the Board of Zoning Appeals is for a variance on square feet for the proposed monument sign for the school. Although the school site is 48.51 acres and the school building is well over 100,000 square feet in size, and contains playgrounds, Tiger Park, etc., the proposed monument sign is 110 square feet, and the current regulations for a monument sign in a residential zoning district is 32 square feet. The variance request is to permit the monument sign to be approved at 110 square feet. The excerpt from Mr. Browning's memorandum is below detailing all the details necessary to meet the special conditions of granting a variance to the sign's proposed total square feet:

Attached is a rendering of the Jonesborough Elementary School sign design that has been generated by Clark Nexsen Architects. The design of the sign is the result of discussions with project staff and school personnel. The look of the sign is intentionally complimentary to the design of the school.

Materials

A brick base, the same bricks at the school building, a Tiger orange border around the electronic board, and charcoal aluminum metal siding that is in a pattern reflecting the siding design of the school.

Lettering

The lettering designating Jonesborough Elementary School is at the top of the sign and in a font size large enough to be seen from a substantial distance away.

Location

There is one school sign even if the school is located along both N. Cherokee Street and extended Skyline Drive. The sign location is just before the western cross connection from extended Skyline Drive to the school parking area and travel lanes

along the Tiger Park athletic area. The location has been selected for the following reasons:

1. The sign can be seen from the new traffic circle as well as the end of the east end of extended Skyline Drive. The plan is to extend Skyline Drive to the Boones Creek Road, and motorists coming up to the school property from the Boones Creek Road need to be able to see and read the school sign from a distance.
2. The visitor and car rider entrance to the school is not from N. Cherokee Street but from extended Skyline Drive, so motorists from N. Cherokee will still see the sign as they come around the traffic circle.
3. The sign has an electronic message board, and the sign location allows the message on the sign to be seen from both extended Skyline Drive as motorists pass as well as the travel lanes within the parking lot as motorists head to the school building.

Note: The school administration has agreed only one school sign is necessary.

Message Board

The size of the message board is based on the size of the font needed to make it easy for motorists driving by the sign to read it without having to take their eyes off the road. The size is also based on allowing a reasonably sized message to be read in one view without the board shifting to the second half of a sentence. Again, this is a safety factor trying to minimize the time eyes are off the road. Also, the message can be read on both sides of the sign so motorists can read it if they do come from the Boones Creek Road. The motorists coming from the traffic circle will be able to read it going both directions.

Dimensions

The sized of the sign is 12 feet in height and 9 ft 4-inches on top and 8 ft. 8-inches at the base. This is a little over 100 square feet.

Sign Ordinance

The Jonesborough Sign Ordinance allows for a 32 square foot sign in a residential zone. The school property is zoned R-1, so a variance would have to be approved to allow the sign to be constructed. If in a commercial zone, the sign would meet code. A variance is requested of the Board of Zoning Appeals because only one monument sign is needed, but it needs to be large enough to see from the appropriate distance that allows motorists to know where to turn without having to reverse direction. For example, if a motorist entering the traffic circle from Skyline Drive or Tavern Hill Road can see the sign and read Jonesborough Elementary, if that is their destination they are likely to go around the circle to extended Skyline Drive to enter the school grounds in the right location. If they go down N. Cherokee they will have turn around to get access the school. If coming from Boones Creek Road and you can read the sign, you will

likely turn into the parking lot at the earliest location. The centrally located access has a gate that is closed before and after school.

Neighbors

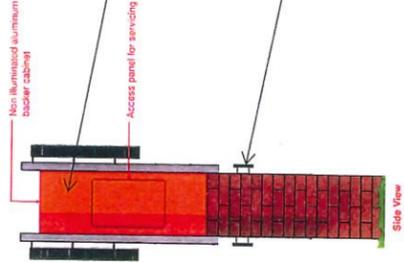
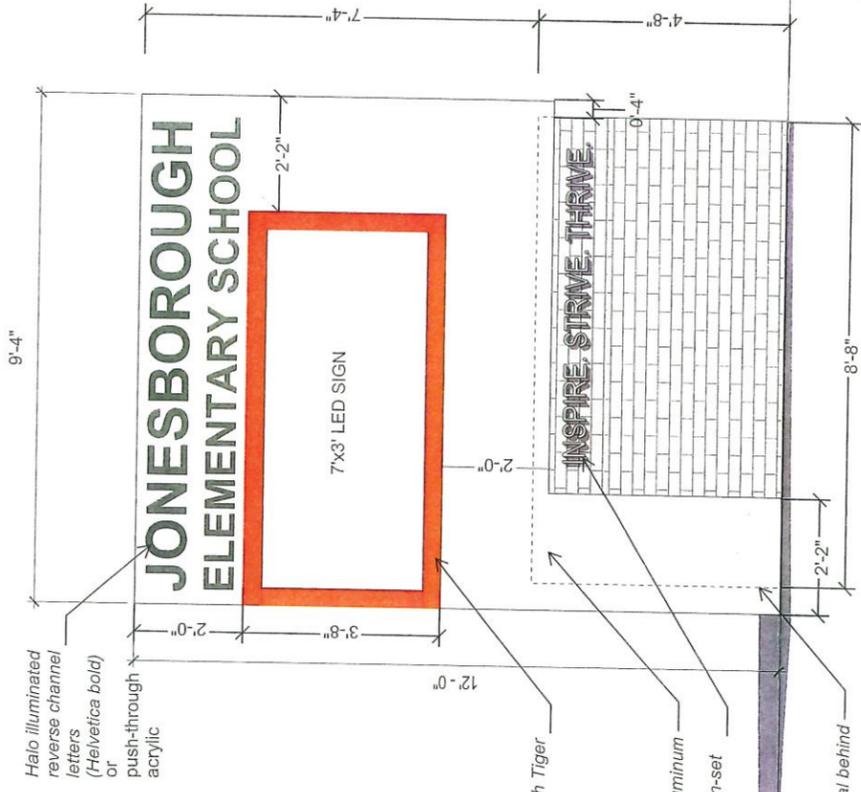
There is one neighbor at this point which is across Skyline Drive from the sign. That person is Curtis Lynn. He owns the entire length of the property on the other side of extended Skyline Drive, but he does not live on that property. No other neighbor is even close to the sign.

Request/Recommendation

The request is for the Board of Zoning Appeals to approve a variance for the Jonesborough School sign allowing a 110 square foot size to be constructed based on traffic safety impact, and on topography and the need to allow motorists trying to access the school to know it is the Jonesborough Elementary School from an extended distance. The request, if the variance is approved, is for the Planning Commission to approve the school sign proposed by Clark Nexsen.

RECOMMENDATION:

Approve the variance on square feet for the new Jonesborough Elementary School monument sign to total 110 square feet, as presented.



MONUMENT SIGN OPTION 1 v2.2
2023.12.22



JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: May 21, 2024 **AGENDA ITEM #:** BZA-5

SUBJECT: Variance of a 25 ft. to the Westside of the Property for
Persimmon Ridge Town Homes (PUD) – Thomas Construction

BACKGROUND:

Gerald D. Thomas has submitted Construction Plans for Persimmon Ridge Townhomes located at 1541 West Jackson Boulevard. The proposed development is a Planned Unit Development and therefore requires that no building be closer than twenty-five feet (25') to the exterior property line. The subject property is further described on Washington County Tax Map 59, Parcel 180.00. A variance is being requested for a portion of the 25-foot PUD area of the west side of the property. The reason for this request is due to the location of the access easement on the neighboring property being North of where access is needed for the development. The access road must transition in a Southerly direction along the Westerly property line to serve the residential development. The area of transition is located within a portion of the buffer for this development. The request states that the overall development includes the buildings not being located within the 25-foot exterior boundary. The subject development is located abutting commercial use to the east and the variance would not have an adverse impact on the other land uses. The development adhered in most part to the comprehensive development standards and regulations of the town.

RECOMMENDATION:

Approve the variance request for the limited and identified area within the twenty-five feet (25') exterior property line, as presented.



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Jonesborough: Planning Commission; Board of Zoning Appeals;
Design Review Commission; Board of Mayor & Alderman

Owner/Applicant: GERALD THOMAS Phone Number: 423-791-4353

Representative

Attending Meeting: _____ Phone Number: _____

Site Location/Area: 1500 HWY 11E @ PERSIMMON RIDGE

Describe reason for Request Review:

Major Subdivision Plat Site Plan Design Review Rezone Annexation Variance Other

SEE ATTACHED EMAIL

Submittals Included:

PER EMAIL FROM TYSINGER HAMPTON & PARTNERS

FOR STAFF USE ONLY:

Zoning District: _____ Development Type: Single Family Multifamily PUD Commercial

Setbacks: Front _____ Side _____ Rear _____ Tax Map: _____ Group: _____ Parcel ID: _____

Planning Commission Board of Zoning Appeals Design Review Commission BMA

Next Meeting Date & Time: MAY 21, 2024 AT 6 PM Application Due Date: MAY 1, 2024

Owner/Applicant declares that by signing below that the information given on this application is accurate and that they are affirming that the owner/ applicant/ representative will be present at the meeting on the above date.

Fee (see fee schedule): \$ ~~300~~ ^{600 sj} Date of Payment: 4/30/24

Owner Signature/Applicant: [Signature] Date: 4/30/24



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

VARIANCE REQUEST

Date Filed:
Fee Paid: \$ 300.00 (\$300.00 Fee - Pay at Time of Submittal)
Name of Applicant: GERALD D THOMAS
Address: 9 WESLEY CT
JOHNSON CITY TN 37601
Telephone: 423-282-3251 Cell: 423-791-4353
Email: gerald@thomas.com Additional Info:
Address Where Variance is Requested: 1500 HWY 11E
JONESBOROUGH TN 37659

Variance Requested and Reason:

Sign [] Setbacks [x] Building Size [] Accessory Building [] Other []

SEE ATTACHED

Authorization of Request:

Must have letter of authorization from owner for requesting the variance if not the owner.

[Signature] 4/29/24
Applicant Date

Request Submitted To Date



Construction Company, Inc.

A VETERAN OWNED COMPANY

P.O. BOX 4806 * JOHNSON CITY, TN 37602-4806 * (423) 282-3251 * FAX (423) 282-3976
WATER - SEWER - EXCAVATING - GRADING - ROADBUILDING - BRIDGES

We are requesting a variance for a portion of the 25' buffer requirement along a portion of the West side of the property. The reason for this request is due to the location of the access easement on the neighboring property being North of where access is needed for this townhouse development. Therefore, the access road must transition in a Southerly direction along the Westerly property line to serve multiple dwelling units. The area of transition is located within a portion of the buffer for this development. Justifications include the affected property is a commercial car wash and the other buffer yards exceed 25'.

Persimmon Ridge

Tom Patton <tpatton@tysinger-engineering.com>

Wed 5/1/2024 12:07 PM

To: Shawn Jackson <sjackson@JonesboroughTN.org>

Cc: Gerald Thomas (Gerald@thomascon.com) <Gerald@thomascon.com>; Samuel Barnett <sbarnett@tysinger-engineering.com>; Robert Thomas (RThomas@thomascon.com) <RThomas@thomascon.com>

Shawn,

As you are aware, a variance request is needed for a portion of the 25' buffer requirement along a portion of the west side of the property for the Persimmon Ridge Townhouses. The reasons for this request is due to the location of the existing access easement on the neighboring car wash property. On that property, the easement extends along the northern portion of that property along West Jackson Boulevard. For the Persimmon Ridge Townhouses, access is needed further away from the highway to provide access for the driveways and garages for this development. Therefore, the access road must transition in a southerly direction along the westerly property line to serve the multiple dwelling units. The area of transition is located within a portion of the buffer for this development. Therefore, a variance for placing our access road in a portion of the buffer is needed. Justifications include the affected property is a commercial car wash, which is considered a higher impact use and the other buffer yards on the site exceed 25'. In fact, the average buffer yard being provided has an overall average depth of 63 feet. Let me know if you have any questions. Thanks,

Tom Patton, PE
President



Tysinger, Hampton & Partners, Inc.

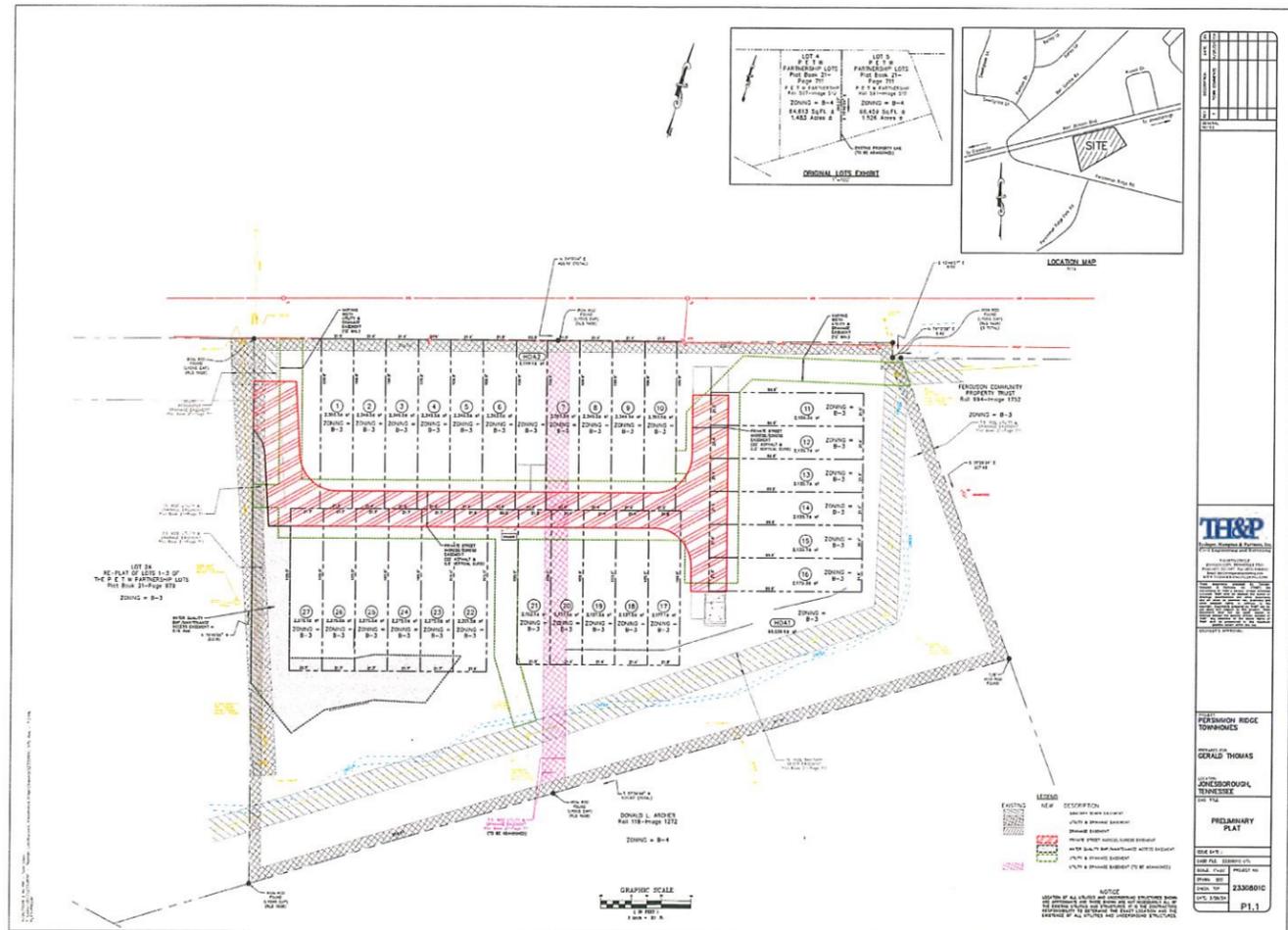
7 Worth Circle | Johnson City, TN 37601

Office: (423)282-2687 | Fax: (423)854-4563

Direct Line: (423)722-1816

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THIS EMAIL AND ANY ELECTRONIC FILES TRANSMITTED WITHIN IT ARE CONFIDENTIAL AND INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHOM THEY ARE ADDRESSED. IF YOU HAVE RECEIVED THIS EMAIL IN ERROR DESTROY IT IMMEDIATELY.



April 29, 2024

Mr. Todd Woods
D.T. Wood Engineering, Inc.
PO Box 4373
Johnson City, TN 37602-4373

**RE: Persimmon Ridge Townhomes
TH&P Project No. 2330801C**

Dear Todd:

Tysinger, Hampton & Partners, Inc. is providing a revised submittal for the referenced Persimmon Ridge Townhome development. These revisions include incorporation of the Town of Jonesborough comments provide via email on April 2, 2024. Replies to each comment are presented in this letter in a comment/response format with the Town of Jonesborough comments repeated in italics, along with our responses in bold type. These comments and the associated responses are listed as follows:

- 1. If this has a private street and units being sold then it's a PUD. This requires the 25' perimeter buffer as you noted. Please show this along the entire perimeter of the parcel. However, this also includes any improvements-not just the buildings. We know you need to tie into the "service road" from the adjoining site but the private street once it turns 90 degrees has to be outside of the buffer.*

The development will have a private street and is understood to be a PUD. A public access and utility easement will be provided along the street for access and the placement of utilities. A variance request is attached that we feel is justified because the adjacent use is a commercial car wash and the remaining buffers have a combined average width of 67 feet.

- 2. The current entrance radius is only 8'. I'm not sure a large fire truck can make that turn. Once the street is pushed further from the property line as noted in 1 above, the radius will be larger.*

Due to construction on the adjacent commercial car wash facility, recent improvements prohibit moving the access further from the property line. However, Sheet C3.1 Layout Plan has been revised to increase the entrance radius to 25 feet to improve fire truck access. Additionally, using the Vehicle Tracking module in AutoCAD, we have modeled the route and determined it

is adequate using a SU-40 single unit truck. A copy of the results of this model is attached.

3. *Confirm with the water dept on whether you or they will be extending the 12" water line. I think the developer had to do that in the past.*

The developer will extend the 12-inch water line to the site, if required.

4. *Since there is no public right of way for the street, typically the water and sewer lines are private. That means one 6" meter at the highway right of way line and no individual meters. The Town's responsibility ends at the 6" meter.*

Based on our meeting with the Town representatives on April 9, 2024, the access road will include an easement for public utilities and water meters will be provided for each unit.

5. *The sewer line is also typically private as well in this situation.*

Based on the meeting with Town representatives and subsequent correspondence with Cobern Rasnick, an acceptable sanitary sewer design has been developed that minimizes the depth of the sewer, allowing it to be placed within the roadway and publicly owned by the Town of Jonesborough. Sheet C6.1 Utility Plan and Sheet C6.2 Utility Profiles have been revised to depict the new sanitary sewer location and depth, respectively.

6. *The Fire Dept needs to review this but they are going to say that they need a hydrant before reaching the first unit and then again near or at the T turnaround. Having one hydrant in the middle means they may have to backup after connecting to the hydrant. These will be private hydrants.*

Sheet C6.1 Utility Plan has been revised to provide a fire hydrant before the first unit and then again near the T turnaround. Also, based on the meeting on April 9, 2024, a public utility easement will be provided allowing the water line to be publicly owned by the Town of Jonesborough.

7. *The water and sewer tap fees might be based on 27 units and not just one 6" tap fee.*

It is understood that the water and sewer tap fees will be based on 27 units.

8. *Please complete the submittal checklist and add things as necessary to the plans such as density/lot size.*

The submittal checklist is attached and applicable items have been added to the site plan.

9. *Please complete the grading security form for the PC to approve the amount.*

The grading security form is attached.

10. *Four or five extra parking spaces is not much for 27 units. The street is only 22' wide and if cars are parking along the street-especially if staggered-a fire truck may not be able to get through the development.*

Based on the meeting on April 9, 2024, it was agreed that five extra parking spaces, along with the garage and driveway parking provisions meet the parking requirements, and "No Parking" signs have been added to the site plan to keep the roadway passable for fire trucks.

11. *You meet the 20' minimum to the face the garage but if a large SUV or truck is parked in the driveway it, or its trailer hitch, may extend into the street. This is a continuation of number 10 above.*

Based on the meeting on April 9, 2024, it was agreed that the driveway length meets the length requirement.

12. *Be sure there are notes on the plan and eventual plat that the street is private and that the Town will not provide any maintenance.*

Sheet C3.1 Layout Plan has been revised to include notes that reflect the street as being private and the plat will repeat the same or similar notes.

13. *The Town does not allow WQ structures within the dam of a pond unless the engineer can provide a means for a large vacuum truck to access it without damaging the dam. The dam must be constructed sufficiently and have enough width to support a large heavy vehicle. When the new NE TN BMP manual comes out, the use of wq structures within the dam-downstream of the riser-will most likely be prohibited. You can use it there now, though, but make sure a vehicle can access it. Consider gravel drive and look at radii. Looks like the dam width is only 6'-not wide enough for the vehicle.*

A graded area along the western property line provides access to the detention basin. It is only 50 ± feet from the graded area to the water quality unit, which is considered adequate for a vacuum hose.

14. *Provide sequence of construction on the epsc plans sheets and label NPDES outfall point(s).*

Sheet C8.1 Erosion and Sediment Control Plan Phase 1, Sheet C8.2 Erosion and Sediment Control Plan Phase 2 and Sheet C8.3 Erosion and Sediment Control Plan Phase 3 have been revised to include an updated Sequence of Construction and to label the outfalls.

15. *When is the wq unit installed? During pond install I assume so be sure the sequence notes to have it cleaned out at the end of construction.*

The water quality unit is to be installed concurrently with the detention basin embankment to achieve maximum compaction. The sequence notes have been revised to require the contractor to clean the water quality unit after construction and upon site stabilization.

16. *Provide a temporary stone ring in the pond at the riser during construction.*

Sheet C8.2 Erosion and Sediment Control Plan Phase 2 and Sheet C8.3 Erosion and Sediment Control Plan Phase 3 have been revised to depict the filter ring at the riser on these plan sheets. Additionally, the temporary stone dam is depicted on detail 3 on Sheet C9.2 Miscellaneous Details.

17. *If any retaining walls are over 4', note on the plans that a separate permit and a formal design/calculations from an engineer is required before installation.*

Sheet C3.1 Layout Plan has been revised to note that a separate permit is required before installation. Sheet C9.1 Miscellaneous Details, detail 5 addresses the requirements for the wall design engineer.

18. *Maintenance covenants for the WQ BMP (pond and wq unit) will be required before CO is issued.*

It is understood that maintenance covenants for the WQ BMP (detention basin and water quality unit) will be required before a CO is issued.

19. *Typically BMP easement extends to public right of way. Just make sure the street access easement allows for the Town to access the BMP easement.*

The subdivision plat requiring the easement across the adjacent site has been added to the site plan reflecting that the easement allows for the Town to access the BMP easement.

Mr. Todd Wood, PE
Persimmon Ridge Townhomes
April 29, 2024

On behalf of Thomas Construction Company, Inc., we appreciate the Town of Jonesborough's participation in reviewing this project. Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

Tysinger, Hampton & Partners, Inc.



Thomas O. Patton, Jr., PE
President

Enclosures

- 1) Revised Construction Plans
- 2) Variance Request
- 3) SU-40 Vehicle Tracking Simulation
- 4) Submittal Checklist
- 5) Grading Security Form

xc: Mr. Gerald Thomas

JONESBOROUGH PLANNING COMMISSION

MINUTES – MARCH 19, 2024

The Jonesborough Planning Commission met in a regular meeting on Tuesday, March 19, 2024, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee. Tom Foster led the group in an opening Prayer, and Jim Rhein led the Pledge to the Flag.

Members Present: Tom Foster – Chairman, Frank Collins, Terry Countermine, Terry Countermine, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein, Bob Williams

Members Absent: Josh Conger

Staff Present: Donna Freeman,

Chairman Tom Foster noted a quorum was present and called the meeting to order.

1. **Public Comments** – There were no Public Comments.
2. **Approval of Minutes** – The minutes of the February 20, 2024 meeting were not available for approval.
3. **Request for approval for division of Ford Property located on Jim Town Road**
Presented by: Jesse Ford, 147 Jim Town Road, Jonesborough, TN

The request is for final plat approval of the “Division of the Ford Property” located on Jim Town Road. The subject property contains 3 lots, approximately 2.05 acres, and is further described on Washington County Tax Map 68, Parcel 139.00. The surveyor is McCoy Land Surveying. The subject tract of land is in the unincorporated part of Washington County and zoned A-1 General Agriculture District, but within the Jonesborough Planning Region therefore Jonesborough Regional Planning Commission has regional subdivision approval authority. Public water is available to the subject lots. The final plat meets the minimum requirements of the Washington County Zoning Resolution and Jonesborough Subdivision Regulations.

Chairman Foster read staff recommendation to approve the final plat for “Division of the Ford Property” subject to all certifications being obtained prior to the Secretary of the Planning Commission signing the Certificate of Approval for Recording. Chairman Foster asked Commissioners if they had questions or comments, and with there being none called for a motion.

Motion: Terry Countermine made the motion to approve the 3-lot subdivision of the Ford property located on Jim Town Road, as presented and recommended by staff. Frank Collins seconded the motion and it was duly passed.

**4. Request for approval for division of Beuris Property located on Dulaney Road
Presented by: Bill Beuris, Road, 1509 Jonesborough, TN**

The request is for final plat approval of the "Beuris 8.28 AC Property Partition" located on Dulaney Road. The subject property contains 3 lots, approximately 8.28 acres, and is further described on Washington County Tax Map 69, Parcel 10.00. The surveyor is Charles T. Johnson, Jr. of Tennessee Professional Surveying, Inc. The subject tract of land is in the unincorporated part of Washington County and zoned A-1 General Agriculture District, but within the Jonesborough Planning Region therefore Jonesborough Regional Planning Commission has regional subdivision approval authority. Public water is not available; however, all tracts are 1 acre or greater, which is required by the Washington County Zoning Resolution for lots without public water available. The final plat meets the minimum requirements of the Washington County Zoning Resolution and Jonesborough Subdivision Regulations.

Chairman Foster read staff recommendation to approve the final plat for "Beuris 8.28 AC Property Partition" subject to all certifications being obtained prior to the Secretary of the Planning Commission signing the Certificate of Approval for Recording. Chairman Foster asked Commissioners if they had questions or comments, and with there being none called for a motion.

Motion: Bill Graham made the motion to approve the 3-lot subdivision of the Beuris property located on Dulaney Road, as presented and recommended by staff. Jim Rhein seconded the motion and it was duly passed.

**5. Washington County Planning – Approval of Zoning Resolution
Text Amendment – Event Venues**

Washington County Planning Director Angie Charles, AICP, is requesting a text amendment to the Washington County Zoning Resolution regarding Event Venues. Washington County Planning Staff received a request from a property owner to have the ability to operate a venue on their property; however, the Washington County Zoning Resolution does not define or include requirements for event venues. While venues may be associated with an agritourism business, amendment to the Zoning Resolution is necessary in order for the use to otherwise be permitted. To accommodate this use staff proposes amending the A-1 District provision for uses permitted upon review (*proposing: Section 601.3.1., Venues. Subject to the following standards:*) to allow for venues provided the meeting of minimum required standards. The rationale behind the standards is to allow consideration by the Board of Zoning Appeals to protect surrounding properties. Additionally, staff proposes amending the B-3 District to allow venues as a permitted use (*proposing: Section 613.1.14.*). Also proposed is amendment to the Definitions section to include a new definition (*proposing: Article II, 395. Venue*).

The Washington County Regional Planning Commission has recommended approval of the amendment to the Washington County Board of Commissioners; however, the

zoning text amendment must also be submitted to each regional planning commission within Washington County prior to adoption. Ms. Charles recommends amending the Zoning Resolution. There has been a major surge in the popularity of venues being conducted on farmland within our country. As culture shifts, so does the review of land use codes such as zoning regulations. The county planning staff have reviewed their own county zoning regulations and are recommending not only regulations on "venues" within the A-1 General Agriculture District but a definition of "Venue". It is further recommended to permit a venue to operate in the county's B-3 General Business District.

The proposed text amendment is:

Article II (p.3)

395. Venue – *When not associated with agritourism (as defined), an event venue is a place of public assembly used for commercial events. Event venues are subject to a use agreement between a private group or individual and the venue owner. The venue owner may or may not charge a fee for the use of the venue.*

A-1 District (p.69)

601.3. *Uses Permitted Upon Review:*

601.3.1. *Venues. Subject to the following standards:*

1. *They shall operate entirely within an enclosed accessory structure, separate from any residential dwelling space.*
2. *The owner/operator shall live on premise.*
3. *Events hosted shall be limited to seventy-five attendees maximum. The owner/operator shall keep a log book of attendees.*
4. *All events must conclude and vacate the premise by 10 p.m., local time on Friday and Saturday, and by 9 p.m. on other days.*
5. *No concert events shall take place.*
6. *Lot area: two and a half acres (2.5) minimum.*
7. *A site plan shall contain and be subject to the same requirements found in Section 512.B. All structures and associated improvements, including parking areas, shall meet the same setback requirements found in Section 601.2.*
8. *Venues shall be considered a low impact use for Appendix A landscaping requirements, and as a place of public assembly for Sec. 502 parking requirements.*

B-3 District (p.93)

613.1.14. *Venues.*

Chairman Foster read the staff recommendation for the approval of the proposed Washington County Zoning Text Amendment – Event Venues, as submitted by the Washington County Planning, as presented. Chairman Foster asked Commissioners if they had questions or comments.

Planning Commission members discussed at length the proposed amendment request. Due to no staff representation from the Washington County Zoning, Chairman Foster contacted Glenn Rosenoff, Town Administrator, via phone to answer questions from the Commissioners. Glenn Rosenoff said that basically the Planning Commission can either approve or disapprove the proposed amendments, but the Washington County Commissioners have the final approval of the amendments.

Motion: Frank Collins made the motion to not recommend approval of the Washington County Zoning Text Amendment – Event Venues proposal, as written, and that the Jonesborough Planning Commission would like to have further discussions with Washington County Zoning on this proposal. Bill Graham seconded the motion and it was duly passed.

7. Final Plat Approval for Spring Ridge Subdivision, Phase 1, Old Boones Creek Road

Presented by: Scott Britton, 82 Charter Lane, Gray, TN

The request is for final plat approval for 20 lots for “Spring Ridge Subdivision Phase 1” located on old Boones Creek Road and includes the internal road, Ruby Rose Ridge. The subject phase contains approximately 13.672 acres (total development is 28.078 acres), 0.23 miles of new road, and is further described on Washington County Tax Map 52, Part of Parcel 77.00. Preliminary construction plans were approved by the Planning Commission on March 21, 2023. The remaining portion of the subject property is clearly labeled Future Development on the subdivision plat. Also, the notes include the depth of driveways must be a minimum of 20 feet (to minimize issues with parked cars encroaching into the public road), and the note about the 25’ Landscape Buffer. As with other developers we have worked with, they have requested bonding of the following and included is the estimated costs:

Breakdown of the Bond regarding top coat and sidewalks:

Road Top Coat and roadway concrete island (Phase 1):	\$38,394.85
Sidewalks: (Phase 1):	\$55,000.00
Total Amount -	\$93,394.85

A final plat approval allows the owner to record the plat and the ability to start selling lots for ownership and or building purposes therefore it is important to assess the impact of incomplete elements of the subdivision when considering bonding and what the Planning Commission desires to bond to secure those incomplete elements and that those elements are completed within a required amount of time. The total bond amount for securing completion of the road top coat, roadway concrete island, and sidewalks (both sides of road) is \$93,395.00.

Chairman Foster read the three Staff recommendations to approve the final plat for 20 lots for Spring Ridge Subdivision Phase 1, subject to the following:

1. Town Attorney review and approval of final bonding documents totaling \$93,395.00 for the completion of the road top coat, roadway concrete island, and sidewalks (both sides of road) in Phase 1; and
2. The developer work with staff on finalizing the type of materials to be used within the identified 25' landscape buffer; and
3. All signatures on the final plat be acquired prior to the Secretary of the Planning Commission certifying the Certificate of Approval for Recording.

Motion: Terry Countermine made the motion to approve the final plat for 20 lots for Spring Ridge Subdivision Phase 1, subject to Staff recommendations as presented. Richie Hayward seconded the motion and it was duly passed.

Tom Foster recused himself from acting as Chairman, and Vice-Chairman Jim Rhein presided the meeting.

8. Request for a Monument Sign for Spring Ridge Subdivision, Old Boones Creek Road

Presented by: Tom Foster, Foster Signs

The request has been received from Jeff Jones owner of Spring Ridge Development GP, for a monument sign. There is an estimated 900+ feet off Old Boones Creek Road frontage at the development. The proposed sign is signage on a brick wall serving as a "headwall/drainage" structure; and they are asking for approval of signage for this development as a monument sign and with wording on both sides of the headwall/drainage structure. The sign area measures approximately 21.32 square feet, and the Jonesborough Municipal Code size requirement.

Vice Chairman Jim Rhein read the Staff recommendation to approval the overall design of the monument sign at an estimated sign area of 21.32 square feet, as presented. Vice Chairman Rhein asked Commissioners if they had questions or comments, and with there being none called for a motion.

Motion: Bill Graham made the motion to approve the monument sign for Spring Ridge Subdivision as presented. Robin Harpe seconded the motion and it was duly passed.

With there being no further business for discussion, motion was by Frank Collins and seconded by Robin Harpe to adjourn, and Vice Chairman Rhein adjourned the meeting.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 3

SUBJECT: Release of Performance Security Deposit – Epling Development

BACKGROUND:

On or around 12/8/2021 a Performance Security Deposit Agreement was executed in the amount of \$9,710.00 for the multifamily development known as Epling Multi-Use Development located off Highway 11-E, behind The Medicine Shop. On 9/20/2022 the Planning Commission voted in favor of reducing the bond to \$4,000. The site was inspected by Shawn Jackson and he found the site to be stabilized and landscaping installed. He is requesting that the Performance Security Deposit be released.

RECOMMENDATION:

Approve the Performance Security Deposit in the amount of \$4,000.00 be released for the Epling Multi-Use Development located off Highway 11-E, as presented.

Chairman Tom Foster opened the meeting of the Jonesborough Planning Commission, with Prayer led by Josh Conger and Pledge to the Flag led by Terry Countermine.

JONESBOROUGH PLANNING COMMISSION

MINUTES – September 20, 2022

The Jonesborough Planning Commission met in a regular meeting on Tuesday, September 20, 2022, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Chairman Tom Foster noted a quorum was present and called the meeting to order.

Members Present: Tom Foster-Chairman, Frank Collins, Josh Conger, Terry Countermine, Bill Graham, Nick Vest

Members Absent: Bryan Barnett, Hal Knight, Jim Rhein

Staff Present: Jim Wheeler, Town Attorney, Shawn Marshall, Donna Freeman, Todd Wood, Engineer

Chairman Tom Foster noted a quorum was present and called the meeting to order.

1. Approval of Minutes

The minutes of the June 21, 2022 meeting, and acknowledgement that there was not a meeting held on July 19, 2022 due to no requests being submitted, and meeting of August 16, 2022 not being held due to lack of a quorum. Chairman Tom Foster asked Commissioners if they had any questions or corrections to the minutes. There being none, Terry Countermine made the motion to approve the minutes as presented, seconded by Nick Vest, duly passed.

2. Signage for Cook Out Restaurant, 150 North Lincoln Ave

The proposed sign is a monument sign to be located where the former bank monument sign was established. The sign is displayed on both sides, with the total square foot of the sign being calculated at 144"H X 100"W (12'X8.3') or approximately 100 square feet. The LED message board measures 35"H X 75"W (2.9'X6.25') or approximately 18 square feet. Staff's review of the request is based on similar digital signage within Jonesborough's corporate limits. Those previously approved signs must adhere to the sign's digital display remaining static and non-moving for a minimum of eight (8) seconds with a maximum time between images of two (2) seconds. Images changed must be displayed all together without intermittent

transitions regardless how short. The sign meets the maximum requirement for height and is less than 14 feet and is less than the maximum square footage requirement of 100 square feet (approx. 99.6 sq ft).

Chairman Foster read the Staff recommendation to approve the overall design of the monument sign, including the sign meeting the digital display requirements, and asked Commissioners if they had any comments or questions.

Motion: Bill Graham made the motion, seconded by Josh Conger, to approve the signage for Cook Out Restaurant, as presented. The motion was duly passed.

3. Reduce the Bonding Amount for the Epling Multi-Use Development

The site plan approved on October 19, 2021 for the Epling Multiuse Development off Highway 11-E containing approximately 0.92 acres based on the development layout for grading, roads/drives, stormwater, and utility plans. As part of the approval process was the grading security estimate in the amount of \$9,710.00. The request is to decrease the bond amount to \$4,000.00. Jonesborough Building Inspector Shawn Marshall has visited the construction site and agrees with the proposed alteration of the bond amount for the grading permit for this Epling Multiuse Development project.

Chairman Foster read the Staff recommendation to approve reducing the current bonding amount of \$9,710.00 to a total of \$4,000.00 and asked the Commissioners if they had any questions or comments.

Motion: Bill Graham made the motion to approve the bond reduction to \$4,000 for the Epling Multiuse Development, as presented. Nick Vest seconded the motion and it was duly passed.

4. Final Plat for The Reserve at Boones Creek, Section 1 – Wolfe Development, GP

The request is for final plat approval of "The Reserve at Boones Creek Section 1" consisting of 9 lots, just over 6 ½ acres, and 0.33 miles of new road, named William Bean Loop, and the road profile for William Bean Loop still requires the curbing, topcoat, and strawing within the right of way. All water and sewer are installed for Section 1. The plat notates the required parking standards and buffer per the PRD zoning.

Chairman Foster read the Staff recommendation to approve the final plat for 9 lots of "The Reserve at Boones Creek Section 1" subject to all certifications being received, and for the curbing, topcoat, and strawing within the right of way being complete prior to the Secretary of the Planning Commission signing off on the Certificate of Approval for Recording. Chairman Foster asked the Commissioners if they had any questions or comments.

PERFORMANCE SECURITY DEPOSIT AGREEMENT

KNOW ALL MEN By these presents:

WHEREAS Mat Eptus Multi-Use Project Principal herein is the owner and developer of the (project name) located in Jonesborough, Tennessee and E. Seckman / Checkmate, a surety company authorized to do business in the State of Tennessee (hereinafter called the "surety"), and

WHEREAS, the plans and specifications of said project having been approved by the Jonesborough Regional Planning Commission, and which are referred to and made a part of this instrument, as if fully copied and set forth herein, and

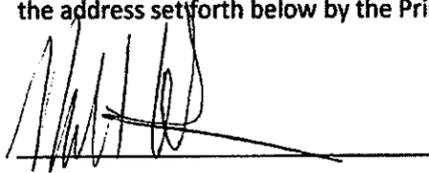
WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all erosion and sediment control, stabilization, storm water management facilities, storm drain system, and all other improvements in the said project in accordance with the plans and specifications attached hereto and made a part of this deposit.

NOW, THEREFORE, the _____, as Principal, and Mat Eptus, as Personal Guarantor (*only if required*), do hereby firmly bind ourselves, our heirs, executors, administrators and successors unto the Jonesborough Regional Planning Commission and the State of Tennessee for and on behalf of Jonesborough, Tennessee in the sum of \$9710 which amount shall be deposited with the Recorder of the Town of Jonesborough subject only to the terms of this agreement upon the acceptance of this agreement by the Jonesborough Regional Planning Commission or it's designee, return of said amount conditioned upon the performance by the Principal of its undertaking herein, and its completion of said improvements noted above.

NOW, if the Principal shall in all respects fulfill his/her said obligation according to the terms there of, and shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the Personal Guarantor from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Personal Guarantor all outlays and expenses which it may incur in making good any such default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect. Upon certification by the Town Staff that all improvements are completed and all requirements have been met, the Planning Commission will review that certification and upon finding all improvements have been completed and all obligations hereunder met, shall release the remaining funds from this deposit.

NOW, If the principal fails to complete the construction, and the improvements of said (project name) shown and provided for by said plans and specifications attached hereto within and the time herein specified, the commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said commission for a period of up to 90 days, said extension to granted in writing and certified by the Secretary of the Jonesborough Planning Commission. At the end of the period provided in this Agreement and any duly authorized extension, the Planning Commission may in their sole discretion determine whether the improvements referenced herein have been completed and if not, may authorize the Town Staff to complete the improvements using the funds deposited under

this Agreement. Any notice of such determination will be mailed by U.S. Postal Service First Class Mail to the address set forth below by the Principal and the Personal Guarantor.



Principal



Personal Guarantor

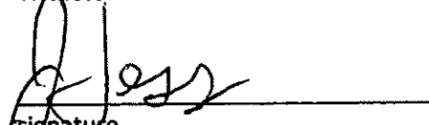
Principal's mailing address for notice:

Matt Epling Project
1238 E. Jackson Blvd,
Jonesborough, TN 37659

Personal Guarantor's mailing address for notice:

Matt Epling
566 Wyckham Dr.
Gray, TN 37615

Witness:



signature

Scott Hess

print name

HEARTHSTONE RENTALS, LLC
566 WYNDHAM DRIVE
JOHNSON CITY, TN 37615

CITIZENS BANK

2009

12/8/2021

PAY TO THE
ORDER OF Town of Jonesborough

**9,710.00

DOLLARS

Nine Thousand Seven Hundred Ten and 00/100*****

Town of Jonesborough
123 Boone St.
Jonesborough, TN 37659



AUTHORIZED SIGNATURE

MEMO Epling multiuse project (Bond) 1262 East Jackson/ C

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈002009⑈ ⑆064207946⑆ 01112812⑈

HEARTHSTONE RENTALS, LLC

CHECKOMATIC.COM - (800) 565-6374

2009

Town of Jonesborough

12/8/2021

Epling multiuse project (Bond) 1262 East Jackson/ Ch

9,710.00

*Town houses near Medicine Shop
- for grading*

Citizens Bank - 01112 Epling multiuse project (Bond) 1262 East Jackson

9,710.00



TOWN OF JONESBOROUGH
123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Grading Permit Security Calculation Form

Epling Multiuse Project

The purpose of this form is to calculate the security amount needed to protect adjoining and downstream properties and streams in case the development fails to complete the required improvements and the site is left in an un-stabilized condition.

Erosion and Sediment Control Devices

(perimeter plus any items associated with storm drain or stormwater management systems noted below)

- | | |
|-------------------------------------|---------|
| 1. 1 construction exit @ \$500/EA | = \$500 |
| 2. 280 LF of silt fence @ \$3/ LF | = \$840 |
| 3. 5 check dams @ \$100/ EA | = \$500 |
| 4. 1 stone filter rings @ \$100/ EA | = \$100 |
| 5. 1 inlet protection @ \$100/ EA | = \$100 |

Stormwater Management System

(only items, if any, associated with detention)

- | | |
|---|----------|
| 1. 1 pond grading @\$2000 / EA | = \$2000 |
| 2. 1 riser @\$1000/ EA | = \$1000 |
| 3. 20 LF of 15" HDPE outlet pipe @ \$20/ LF | = \$400 |

Soil Stabilization

- | | |
|---|----------|
| 1. 42,700 SF of disturbed area @\$0.10 / SF | = \$4270 |
|---|----------|

TOTAL SECURITY REQUIRED = \$9710

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 4

SUBJECT: Release of Irrevocable Letter of Credit #1618 – Alders Grove

BACKGROUND:

An Irrevocable Letter of Credit #1618 was issued by Commercial Bank in the amount of \$77,445.00 for Grading Security for the Wilson-Day Townhomes project (Alders Grove) located off Parsons Circle. The site was inspected by Shawn Jackson on May 16, 2024 and he found the site to be stabilized and no problems were seen. The request is for the release of the Irrevocable Letter of Credit. The borrower is identified on the Letter of Credit as Olde Town Partners, GP.

RECOMMENDATION:

Approve the Irrevocable Letter of Credit #1618 be released for the Wilson-Day Townhomes project (Alders Grove) located off Parsons Circle as presented.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 5

SUBJECT: De-Annexation of Property along Anderson Road

BACKGROUND:

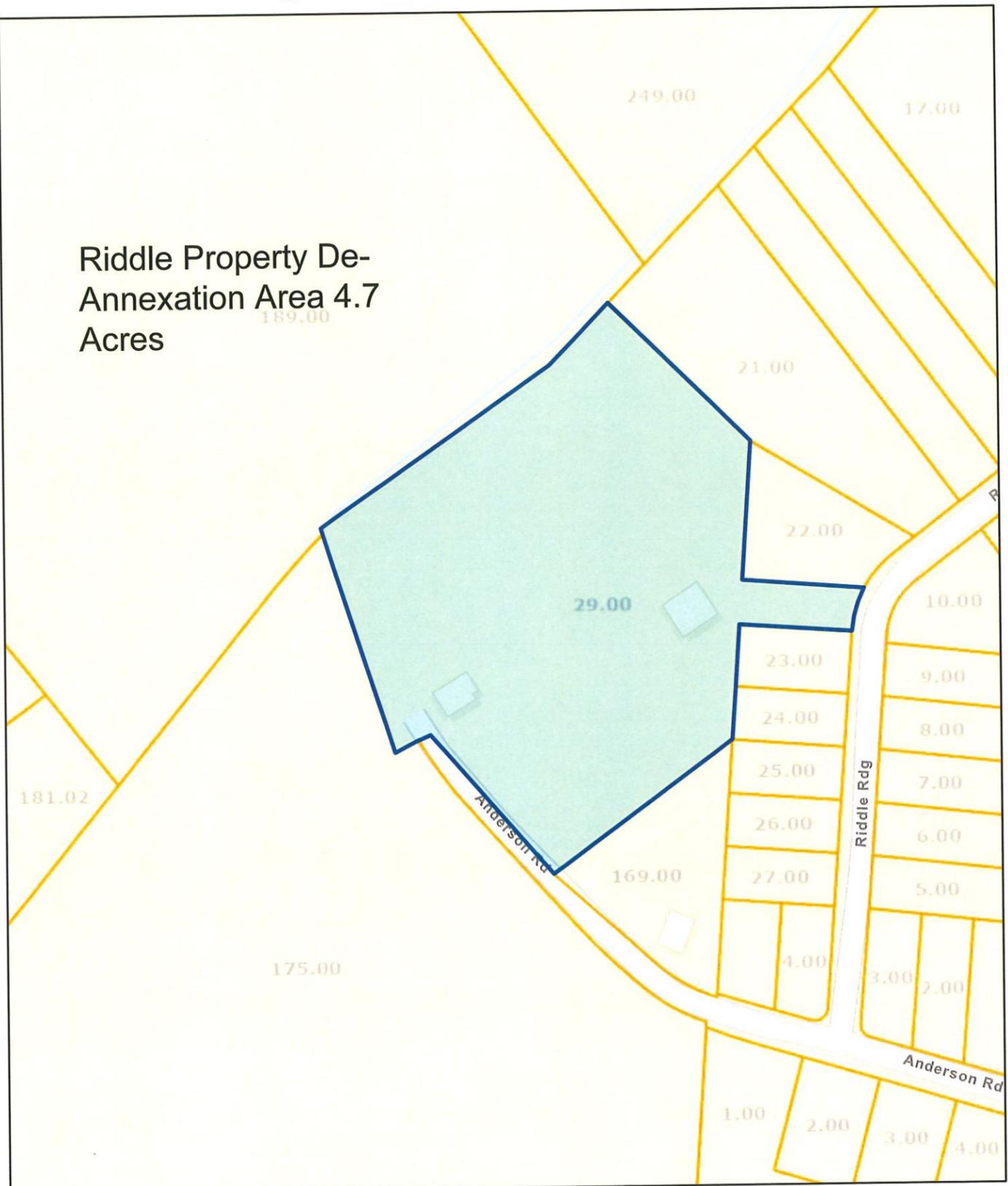
In May of 2020, the Planning Commission made a recommendation to the Board of Mayor and Aldermen to annex 13.8 acres of an 18.5-acre tract Mr. Whitney Riddle owned off Anderson Road. The property was across Anderson Road from Ashley Meadows, which is within Jonesborough's corporate limits. The intent of the annexation was to develop a new 28 lot subdivision served by Jonesborough water and sewer (known as "Riddle Ridge Subdivision"). The request also included a request to zone the 13.8 acres PRD (Planned Residential Development).

The issue at hand is that the map that was used to identify the proposed annexation area showed the entire 18.5 acres rather than the 13.8 acres as requested by the owner. Annexation laws have changed dramatically several years ago whereby the dominant type of annexation is by Owner Consent. Mr. Riddle is requesting de-annexation of a tract of land identified as Washington County Tax Map 51-L, Group C, Parcel 29.00 to reflect the original owner's request. The site plan identifies this tract as containing 4.7 acres.

RECOMMENDATION:

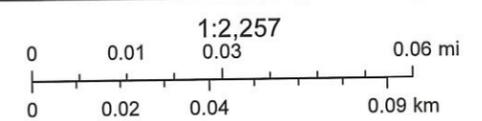
1. Recommend to the Board of Mayor and Aldermen de-annexation of parcel 29.00 on Washington County Tax Map 51-L, Group C, containing 4.7 acres.
2. Recommend to the Board of Mayor and Aldermen amending the Plan of Services to remove parcel 29.00 on Washington County Tax Map 51-L, Group C, containing 4.7 acres.
3. Recommend to the Board of Mayor and Aldermen removing said tract of land from the Jonesborough Zoning Map identified as parcel 29.00 on Washington County Tax Map 51-L, Group C, containing 4.7 acres and for zoning to be classified by the Washington County Board of Commissioners after the effective date of de-annexation.

Riddle Property De-Annexation Area 4.7 Acres



Date: May 15, 2024

County: Washington
Owner: RIDDLE TYLER A
Address: ANDERSON RD
Parcel Number: 051L C 029.00



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 6

SUBJECT: Open Space Request – The Meadows Subdivision

BACKGROUND:

The Town of Jonesborough building and planning staff have been engaged by, at first, Elizabethton Federal Savings Bank (EF) for the town to take ownership of a tract of land identified as Washington County Tax Map 59-C, Group C, Parcel 68.01. I provided correspondence to Sam Crowder with EF on August 21, 2023 as follows:

There are 19 individual private property owners abutting the land, not to mention designed landscaped beds, multiple trees, other land features, and a possible structure within the area of the subject land. At this point in time, I do not believe it is in the best interest of the town to receive land that may create a conflict with private property owners.

Recently, Pamela S. Cobham contacted the building department with the attached letter/request. One point made by Ms. Cobham states "I believe the property lines should be redrawn such that everyone who wishes to be included will have a bigger back yard." Staff is more than happy to help Ms. Cobham on viable options but as I had stated back in 2023, there are 19 individual private property owners abutting the land and I opine that land use conflicts would potentially occur if the town assumed liability for the area, however staff can look to identify any issues if Ms. Cobham desires to survey her neighbors to gain additional back yard areas. This may be achieved after staff is provided a concept plan, of what property owners may be interested in acquiring additional land that can be conveyed and added to their existing parcel dimensions.

RECOMMENDATION:

Staff recommends that the property owner, Pamela S. Cobham, work with town building and planning staff on subdivision options for private property owners to acquire additional land by subdividing Parcel 68.01 and adding to those portions of the parcel to their exiting tracts of land.



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Jonesborough: Planning Commission; Board of Zoning Appeals;
Design Review Commission; Board of Mayor & Alderman

Owner/Applicant: PAMELA S COBHAM Phone Number: 423-557-5850

Representative

Attending Meeting: R. Matt Jennings, son Phone Number: 502-741-7542

Site Location/Area: 136 THISTLEDOWN CIRCLE

Describe reason for Request Review:

Major Subdivision Plat Site Plan Design Review Rezone Annexation Variance Other

SEE ATTACHED EMAIL

Submittals Included:

LETTER DATED 10/29/23 TO TOWN OF JONESBOROUGH

FOR STAFF USE ONLY:

Zoning District: Development Type: Single Family Multifamily PUD Commercial

Setbacks: Front Side Rear Tax Map: Group: Parcel ID:

Planning Commission Board of Zoning Appeals Design Review Commission BMA

Next Meeting Date & Time: MAY 21, 2024 @ 6 PM Application Due Date: MAY 1, 2024

Owner/Applicant declares that by signing below that the information given on this application is accurate and that they are affirming that the owner/ applicant/ representative will be present at the meeting on the above date.

Fee (see fee schedule): \$0 Date of Payment: N/A

Owner Signature/Applicant: Pamela S. Cobham Date: 04.29.2024

Re: Open space @ rear of properties

Pam Cobham <pcobham@hotmail.com>

Tue 4/30/2024 3:41 PM

To: Shawn Jackson <sjackson@JonesboroughTN.org>

Description of Request Review: (Other)

My neighbors and I received an offer in the mail from the bank that owned the unusable flag lot adjacent to all of our backyards to sell it for the price in the amount of tax due on it. My neighbors and I have invested considerable money in upkeep and landscaping, so I bought it to keep someone with unfavorable intentions from forcing everyone to give up what they've invested. Now I'd like the town to come up with a solution as to what to do with the lot, ideally adding the acreage to the existing parcels.

Thank you,
Pamela Cobham

From: Shawn Jackson <sjackson@JonesboroughTN.org>

Sent: Tuesday, April 30, 2024 11:37 AM

To: pcobham@hotmail.com <pcobham@hotmail.com>

Subject: RE: Open space @ rear of properties

Good morning. Please be advised that I received your signed application, but am still in need of your description of the purpose of the application:

Describe reason for Request Review:

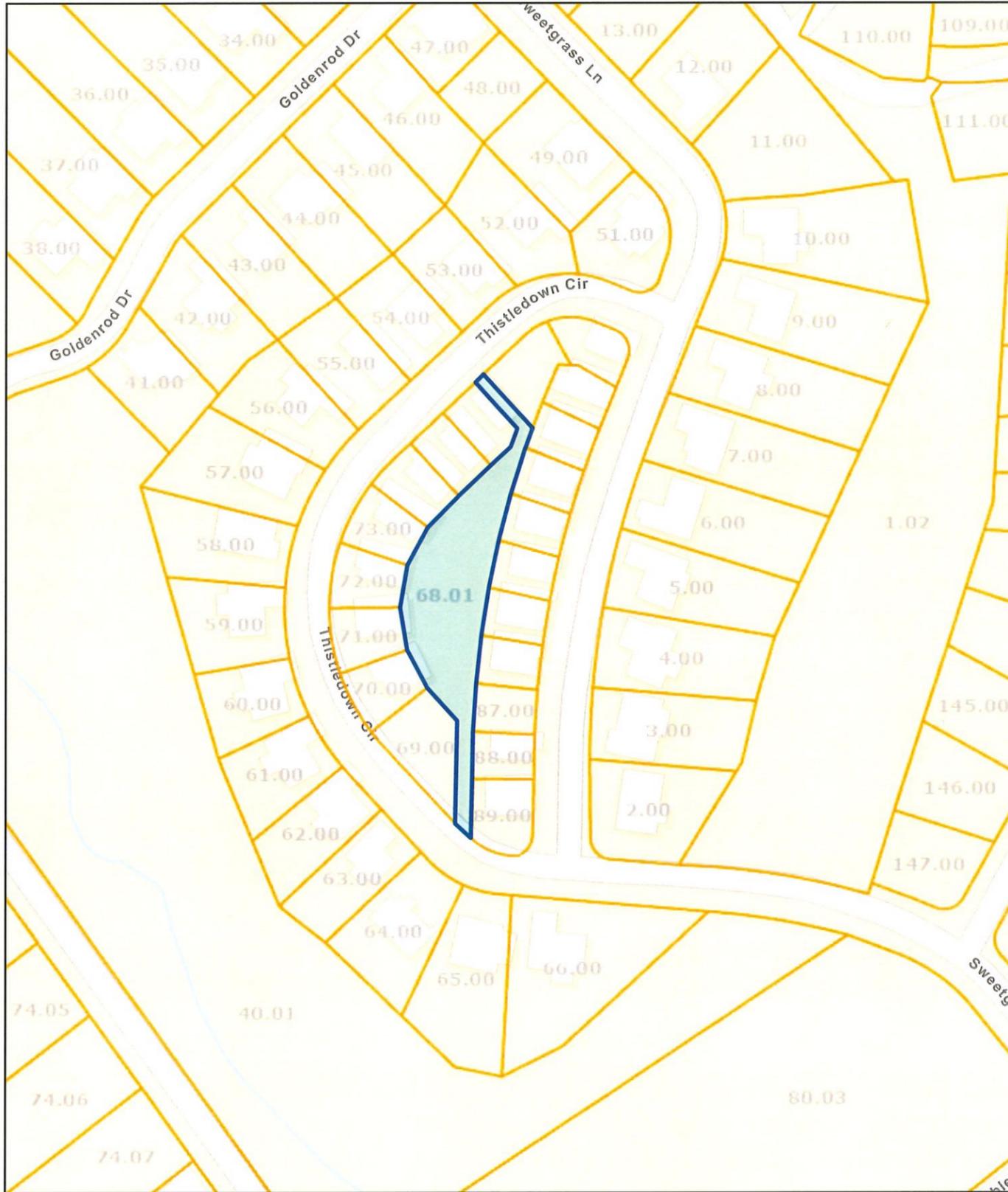
Major Subdivision Plat Site Plan Design Review Rezone Annexation Variance Other

. Please respond to this email with your description of the reason for your request, so that I can update your application & send it to the secretary who will prepare your request for the board's review.



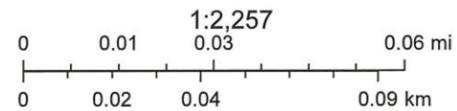
Shawn Jackson
Building Inspector
Town of Jonesborough
123 Boone Street
Jonesborough, TN 37659
423-753-1035

Washington County - Parcel: 059C C 068.01



Date: May 15, 2024

County: Washington
Owner: COBHAM PAMELA S
Address: THISTLEDOWN CIR
Parcel Number: 059C C 068.01
Deeded Acreage: 0
Calculated Acreage: 0.57



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The property lines are compiled from information maintained by your local

RECEIVED
By S.JACKSON at 2:31 pm, Apr 17, 2024

File

*Shawn Jackson,
Building Inspector
423-557-3803*

October 9, 2023

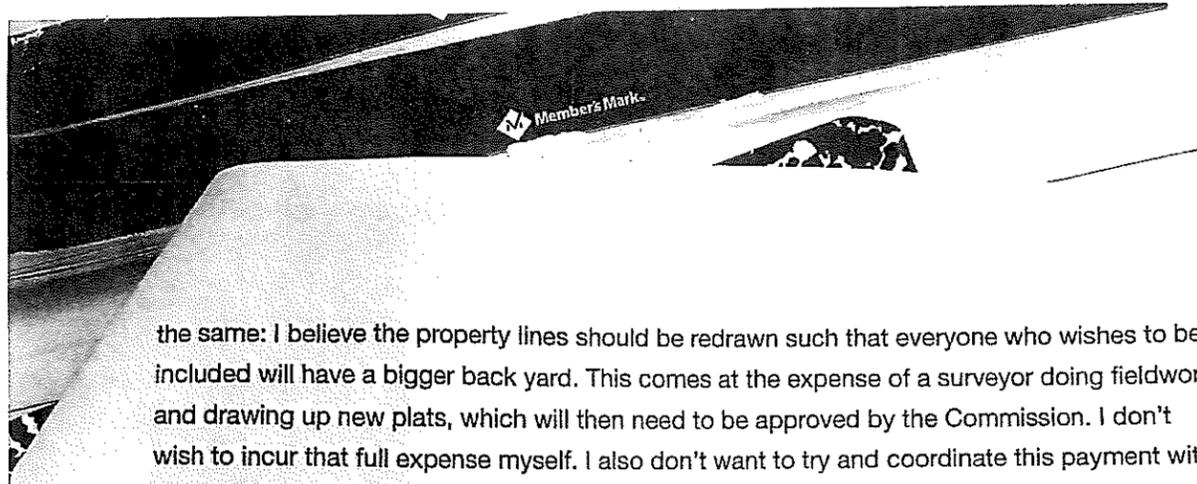
136 Thistledown Circle
Jonesborough, TN 37659
(423)-557-5850

To: Jay Green, Planning Commission
Re: Map 59 C, Group C, Parcel 68.01

My name is Pamela Cobham. I have lived at 136 Thistledown Circle of The Meadows subdivision since June 2008. Just last week, I purchased Parcel 68.01 which is a vacant flag lot with two narrow entry points. It lies between the houses on Thistledown Circle and Sweetgrass Lane. From what I've been told, there were plans years ago to build an asphalt trail through this lot, similar to those found in other parts of the subdivision. It is my understanding that it was deemed that the houses were too close together to ensure privacy, and that plan was scrapped. As long as I have lived at this address, people with adjacent property on both these streets have utilized this space as, essentially, extensions of their backyards. Landscaping has been planted, expensive fences and decks have been built, dogs have enjoyed it, and certainly not least of all, these people have mowed it for years, whether they did it themselves or paid to have it done.

Looking at the parcel details, this plot has changed hands several times in recent years, likely between different banks. A few weeks ago, I, along with my neighbors on these two streets, received a notice from the Elizabethton Federal Savings Bank stating that the tract was for sale. Having maintained about 1,000 square feet of this land myself for over 15 years, and having friends and neighbors in the same situation, I decided to purchase the land to protect all of us from what could have been a bad situation. I may be wrong, but if someone else had bought it, they could have told everyone who had anything whatsoever on the property to promptly remove it or face legal action. One homeowner on one of these streets could have gained a disproportionately large back yard, built a pool or extension on their house, or whatever else they wanted, while the rest of us lived with a tiny backyard. Personally, I don't think that would be fair to the people who have spent sizable amounts of time and money maintaining and improving this tract.

I am approaching you because I'd like a solution to this situation that will be met with approval by the Planning Commission. I think the outcome of whatever options we discuss should be



the same: I believe the property lines should be redrawn such that everyone who wishes to be included will have a bigger back yard. This comes at the expense of a surveyor doing fieldwork and drawing up new plats, which will then need to be approved by the Commission. I don't wish to incur that full expense myself. I also don't want to try and coordinate this payment with my neighbors or resolve where new property lines should be drawn. It is my view that the Planning Commission (circa 2009) allowed this tract to be created, so some effort on their part in this area would be greatly appreciated.

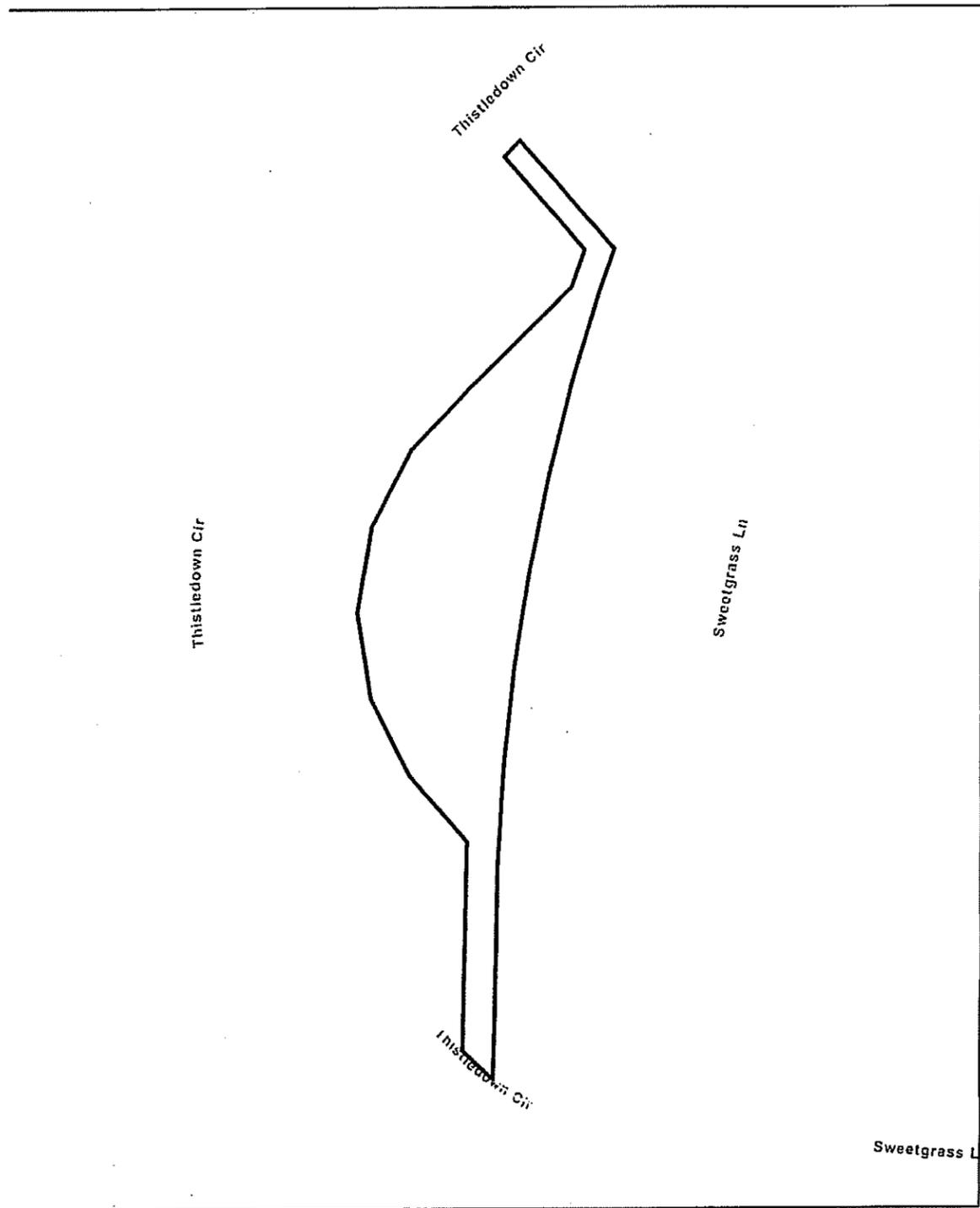
The other issue is the remnant of the tract left over if new property lines were to be drawn. Unlike the newer part of this subdivision, we do not have curb and gutter, storm drains, or a detention pond in our part of the neighborhood. Whatever rain we get haphazardly sheet flows across our lawns, creating pools and mud holes. I know of multiple houses that get water in their crawlspaces during rain events. Perhaps at least part of this remnant could be used by the town of Jonesborough as a drainage easement for a new ditch or some other means of stormwater conveyance. There's a wide area at the south end of the circle with street access that would be a good area for a dog park. Looking at the Tennessee Property Viewer website, the Jonesborough Board of Mayor and Alderman own and maintain tracts 1.02, 1.03, 40.01, and 80.03 of our neighborhood. Another fraction of half an acre shouldn't be too unpalatable.

I hope the Commission sees the value in helping me to do the right thing here. Adding additional land to these lots increases property values, raises more tax, and increases the standard of living in this section of Jonesborough.

I look forward to hearing your thoughts and ideas on this important matter and appreciate the time and effort involved in giving it due consideration.

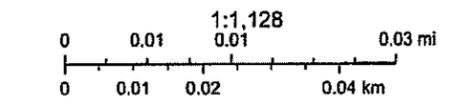
Thank you very much,

Pamela S. Cobham



ate: April 17, 2024

ounty: Washington
wner: ELIZABETHTON FEDERAL
ddress: THISTLEDOWN CIR
arcel Number: 059C C 068.01



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JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 7

SUBJECT: Amendment to Jonesborough Sign Ordinance

BACKGROUND:

During the last Planning Commission (PC)/Board of Zoning Appeals (BZA) meeting on April 16, 2024, the new Jonesborough K-8 School monument sign was on both agendas for the PC to approve the design and location, and for the BZA to grant a variance on signage square footage. Prior to the board meeting, it came to staff's attention that electronic message boards were permitted in the B-3 and B-6 zoning districts, but not residential zones. The PC Chair, with support from the other members asked that an amendment to the sign regulations was preferred versus the BZA granting a variance to allow an electronic message board in a residential zone as their action may potentially set a precedence. The Chair did provide guidance on what type of uses would be permitted to have electronic message boards in residential zones.

Project Manager Bob Browning has provided a memorandum (see attached) regarding the proposed amendment to the sign regulations. Many factors considered in the proposed amendment are as follows:

1. The Jonesborough Zoning Ordinance allows for public owned buildings and uses, schools offering general education and churches to be constructed and operated in an R-1 (Low Density) residential district.
2. Schools, churches, and public buildings frequently use message board signage that provides the general public, parents and students, with important information as they travel by.
3. With much improved technology, LED signs with digital message boards can increase the ability to communicate more information in an acceptable manner, without the manpower and the major investment of time involved in taking down and putting individual letters used in a manual message board sign.
4. It has been determined that it is in the general public's best interest for illuminated or electrical signs with message boards to be allowed in an R-1 zone in association with government buildings, schools and churches under the guidelines of Section 11-1207(7) and Section 11-1209 of the Jonesborough Sign Ordinance.

Based on these findings, town staff is recommending that Title 1, Chapter 12, Section 11-1207(7)(a) of the Jonesborough Sign Ordinance is hereby replaced in its entirety as follows:

11-1207(7)(a) The sign is located on property in a B-3 or B-6 zone, or on property associated with a government building or use, school offering general education, or church in an R-1 (Low Density) residential zone or other zone allowing those uses.

With this amendment, the Planning Commission will continue to review and approve the size, location, square footage, and design of monument signs regardless of zoning districts.

RECOMMENDATION:

Recommend to the Board of Mayor and Aldermen approval of the proposed amendment, Title 1, Chapter 12, Section 11-1207(7)(a) of the Jonesborough Sign Ordinance, as presented.

MEMO

TO: Glenn Rosenoff

FROM: Bob Browning

DATE: April 24, 2024

RE: Ordinance Amending Sign Ordinance – School Signs

Attached is a draft of an ordinance amending the Jonesborough Sign Ordinance so that government buildings and uses, schools and churches, all of which are allowed in Jonesborough's R-1 (Low Density) residential zone, are allowed to utilize electric/digital message board signage in their operation. The sign ordinance limits electric message board signs to only B-3 and B-6 zones. Schools almost always use a message board, even if it is a manual message board like the Visitor Center where letters are placed individually on brackets across the sign. Jonesborough Middle School on 11-E has a manual message board on its sign. Electric digital message boards on school signs can be changed and operated from inside the school, and these type message boards allow messages to change throughout the day without someone having to walk what can be long distances to get to the sign to change wording.

Section 11-207(7) and Section 11-209 of the Jonesborough Sign Ordinance regulates the manner in which the message boards can be used, and prohibits highly animated flashing and fireworks types displays which can be a visual nuisance and an unnecessary distraction to drivers who take their eyes off the road to see them. Digital message board can be a great benefit and visually attractive when properly used. In the situation with the new Jonesborough Elementary School, the one school sign is located down the new section of Skyline Drive far away from the school but where it can be seen by motorists coming from the new traffic circle, which includes all car riders and visitors, as well as motorists that will be coming from the new street connection across the Pritchett Farm to the Boones Creek Road. In this situation, the sign is far from any existing residences, but even when new homes are built on Curtis Lynn's remaining acreage, it will not be a nuisance if properly managed according to existing guidelines. It certainly will be much less of a visual distraction than ballfield and pickleball court lighting.

While discussing the digital message board signs, it may be helpful to point out that you may want to consider them in an R-4 zone based on the number of businesses allowed in an R-4 zone. In addition, the properties on 11-E near the existing Jonesborough Elementary and Middle schools are zoned B-1, and the school property is zoned B-1 as well. The Medicine Shoppe is in a B-1 zone, and it has a digital message board sign which under the existing Sign Ordinance is prohibited. Either the B-1 zone is added to the exceptions in Chapter 12, Section 11-1207(7)(a), or since the school has moved you might want to just rezone some of the B-1 properties there.

I also noticed when looking at uses in individual zone districts, Section 11-513 of the Zoning Ordinance outlines uses in an R-1 zone and subsection (5) deals with Incidental Home Occupations, then subsection (6) outlines uses like government buildings, schools and churches allowed in an R-1 zone. However, following subsection (6)(c), the Ordinance goes into parking guidelines associated with home occupations. There is a large section of guidelines out-of-place that should be under Home Occupations.

Please let me know if you have any questions.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE JONESBOROUGH
BUSINESS AND ADVERTISING SIGN ORDINANCE RELATED
TO ELECTRONIC SIGNS IN AN R-1 ZONE**

WHEREAS, the Jonesborough Zoning Ordinance allows for public owned buildings and uses, schools offering general education and churches to be constructed and operated in an R-1 (Low Density) residential district, and

WHEREAS, schools, churches and public buildings frequently use message board signage that provides the general public, parents and students, with important information as they travel by, and

WHEREAS, with much improved technology, LED signs with digital message boards can increase the ability to communicate more information in an acceptable manner, without the manpower and the major investment of time involved in taking down and putting individual letters used in a manual message board sign, and

WHEREAS, Section 11-1207(7)(a) Prohibited Signs of the Jonesborough Sign Ordinance states that any animated sign that by movement or by other method or manner of illumination must be located in a B-3 or B-6 zone, and

WHEREAS, it has been determined that it is in the general public's best interest for illuminated or electrical signs with message boards to be allowed in an R-1 zone in association with government buildings, schools and churches under the guidelines of Section 11-1207(7) and Section 11-1209 of the Jonesborough Sign Ordinance, then

NOW, THEREFORE BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Jonesborough that Title 1, Chapter 12, Section 11-1207(7)(a) of the Jonesborough Sign Ordinance is hereby replaced in its entirety as follows:

11-1207(7)(a) The sign is located on property in a B-3 or B-6 zone, or on property associated with a government building or use, school offering general education, or church in an R-1 (Low Density) residential zone or other zone allowing those uses.

This Ordinance shall become effective after its passage on second and final reading.

Motion was made by _____, and seconded by _____ that
the preceding Ordinance be adopted on first reading. Those voting for the adoption
thereof were: _____

Those voting against: _____

PASSED ON FIRST READING _____

CHUCK VEST, MAYOR

ATTEST:

JANET JENNINGS, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

Motion was made by _____ and seconded by _____
that the preceding ordinance be adopted on second and final reading. Those voting for
the adoption thereof were: _____

Those voting against: _____

PASSED ON SECOND READING _____

CHUCK VEST, MAYOR

ATTEST:

JANET JENNINGS, RECORDER

APPROVED AS TO FORM

JAMES R. WHEELER, TOWN ATTORNEY

MEMO

TO: Glenn Rosenoff
Jonesborough Planning Commission

FROM: Bob Browning

DATE: April 10, 2024

RE: Jonesborough School Sign

Attached is a rendering of the Jonesborough Elementary School sign design that has been generated by Clark Nexsen Architects. The design of the sign is the result of discussions with project staff and school personnel. The look of the sign is intentionally complimentary to the design of the school.

Materials

A brick base, the same bricks at the school building, a Tiger orange border around the electronic board, and charcoal aluminum metal siding that is in a pattern reflecting the siding design of the school.

Lettering

The lettering designating Jonesborough Elementary School is at the top of the sign and in a font size large enough to be seen from a substantial distance away.

Location

There is one school sign even if the school is located along both N. Cherokee Street and extended Skyline Drive. The sign location is just before the western cross connection from extended Skyline Drive to the school parking area and travel lanes along the Tiger Park athletic area. The location has been selected for the following reasons:

1. The sign can be seen from the new traffic circle as well as the end of the east end of extended Skyline Drive. The plan is to extend Skyline Drive to the Boones Creek Road, and motorists coming up to the school property from the Boones Creek Road need to be able to see and read the school sign from a distance.
2. The visitor and car rider entrance to the school is not from N. Cherokee Street but from extended Skyline Drive, so motorists from N. Cherokee will still see the sign as they come around the traffic circle.

3. The sign has an electronic message board, and the sign location allows the message on the sign to be seen from both extended Skyline Drive as motorists pass as well as the travel lanes within the parking lot as motorists head to the school building.

Note: The school administration has agreed only one school sign is necessary.

Message Board

The size of the message board is based on the size of the font needed to make it easy for motorists driving by the sign to read it without having to take their eyes off the road. The size is also based on allowing a reasonably sized message to be read in one view without the board shifting to the second half of a sentence. Again, this is a safety factor trying to minimize the time eyes are off the road. Also, the message can be read on both sides of the sign so motorists can read it if they do come from the Boones Creek Road. The motorists coming from the traffic circle will be able to read it going both directions.

Dimensions

The sized of the sign is 12 feet in height and 9 ft 4-inches on top and 8 ft. 8-inches at the base. This is a little over 100 square feet.

Sign Ordinance

The Jonesborough Sign Ordinance allows for a 32 square foot sign in a residential zone. The school property is zoned R-1, so a variance would have to be approved to allow the sign to be constructed. If in a commercial zone, the sign would meet code. A variance is requested of the Board of Zoning Appeals because only one monument sign is needed, but it needs to be large enough to see from the appropriate distance that allows motorists to know where to turn without having to reverse direction. For example, if a motorist entering the traffic circle from Skyline Drive or Tavern Hill Road can see the sign and read Jonesborough Elementary, if that is their destination they are likely to go around the circle to extended Skyline Drive to enter the school grounds in the right location. If they go down N. Cherokee they will have turn around to get access the school. If coming from Boones Creek Road and you can read the sign, you will likely turn into the parking lot at the earliest location. The centrally located access has a gate that is closed before and after school.

Neighbors

There is one neighbor at this point which is across Skyline Drive from the sign. That person is Curtis Lynn. He owns the entire length of the property on the other side of extended Skyline Drive, but he does not live on that property. No other neighbor is even close to the sign.

Request/Recommendation

The request is for the Board of Zoning Appeals to approve a variance in the Jonesborough School sign allowing a 110 square foot size to be constructed based on traffic safety impact, and on topography and the need to allow motorists trying to access the school to know it is the Jonesborough Elementary School from an extended distance. The request, if the variance is approved, is for the Planning Commission to approve the school sign proposed by Clark Nexsen.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 8

SUBJECT: Monument Sign – Jonesborough Elementary School

BACKGROUND:

Based on the Board of Zoning Appeals approving the variance on square footage for the monument sign for the new Jonesborough Elementary School, Staff recommends approval of sign design. Below is repetitive from the BOZA write-up but it is done to provide once again a very thorough background and analysis of the monument sign for our new Jonesborough Elementary School.

Town of Jonesborough Project Manager Bob Browning has provided a thorough memorandum regarding the proposed monument sign as follows:

Attached is a rendering of the Jonesborough Elementary School sign design that has been generated by Clark Nexsen Architects. The design of the sign is the result of discussions with project staff and school personnel. The look of the sign is intentionally complimentary to the design of the school.

Materials

A brick base, the same bricks at the school building, a Tiger orange border around the electronic board, and charcoal aluminum metal siding that is in a pattern reflecting the siding design of the school.

Lettering

The lettering designating Jonesborough Elementary School is at the top of the sign and in a font size large enough to be seen from a substantial distance away.

Location

There is one school sign even if the school is located along both N. Cherokee Street and extended Skyline Drive. The sign location is just before the western cross connection from extended Skyline Drive to the school parking area and travel lanes along the Tiger Park athletic area. The location has been selected for the following reasons:

1. The sign can be seen from the new traffic circle as well as the end of the east end of extended Skyline Drive. The plan is to extend Skyline Drive to the Boones Creek Road, and motorists coming up to the school property from the Boones Creek Road need to be able to see and read the school sign from a distance.
2. The visitor and car rider entrance to the school is not from N. Cherokee Street but from extended Skyline Drive, so motorists from N. Cherokee will still see the sign as they come around the traffic circle.
3. The sign has an electronic message board, and the sign location allows the message on the sign to be seen from both extended Skyline Drive as motorists pass as well as the travel lanes within the parking lot as motorists head to the school building.

Note: The school administration has agreed only one school sign is necessary.

Message Board

The size of the message board is based on the size of the font needed to make it easy for motorists driving by the sign to read it without having to take their eyes off the road. The size is also based on allowing a reasonably sized message to be read in one view without the board shifting to the second half of a sentence. Again, this is a safety factor trying to minimize the time eyes are off the road. Also, the message can be read on both sides of the sign so motorists can read it if they do come from the Boones Creek Road. The motorists coming from the traffic circle will be able to read it going both directions.

Dimensions

The sized of the sign is 12 feet in height and 9 ft 4-inches on top and 8 ft. 8-inches at the base. This is a little over 100 square feet.

Sign Ordinance

The Jonesborough Sign Ordinance allows for a 32 square foot sign in a residential zone. The school property is zoned R-1, so a variance would have to be approved to allow the sign to be constructed. If in a commercial zone, the sign would meet code. A variance has been requested from the Board of Zoning Appeals because only one monument sign is needed, but it needs to be large enough to see from the appropriate distance that allows motorists to know where to turn without having to reverse direction. For example, if a motorist entering the traffic circle from Skyline Drive or Tavern Hill Road can see the sign and read Jonesborough Elementary, if that is their destination they are likely to go around the circle to extended Skyline Drive to enter the school grounds in the right location. If they go down N. Cherokee they will have turn around to get access the school. If coming from Boones Creek Road and you can read the sign, you will likely turn into the parking lot at the earliest location. The centrally located access has a gate that is closed before and after school.

Neighbors

There is one neighbor at this point which is across Skyline Drive from the sign. That person is Curtis Lynn. He owns the entire length of the property on the other side of extended Skyline Drive, but he does not live on that property. No other neighbor is even close to the sign.

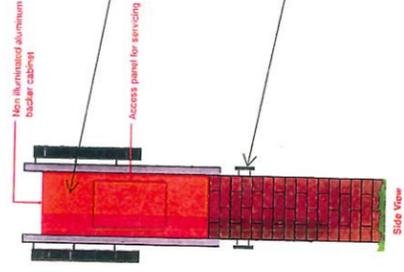
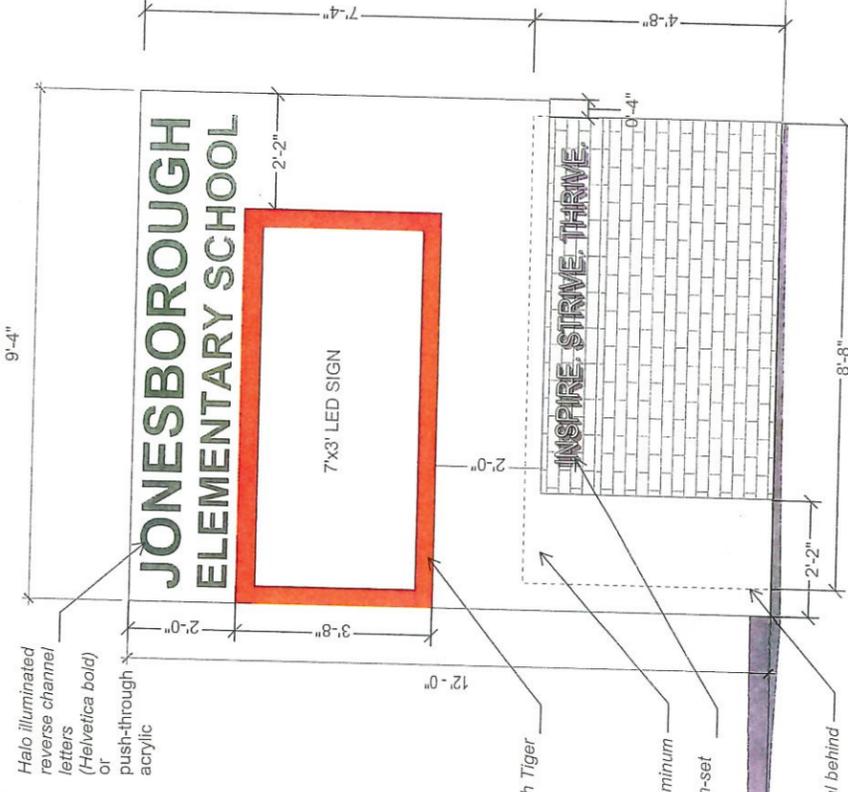
Request/Recommendation

Based on the variance being granted on square feet by the Board of Zoning Appeals, and the Board of Mayor and Aldermen approving the amendment to the sign regulations permitting for electronic message boards in the R-1 zone, the recommendation is for the Planning Commission to approve the school sign proposed by Clark Nexsen.

RECOMMENDATION:

Approve the monument sign for the new Jonesborough Elementary School proposed by Clark Nexsen, as presented.

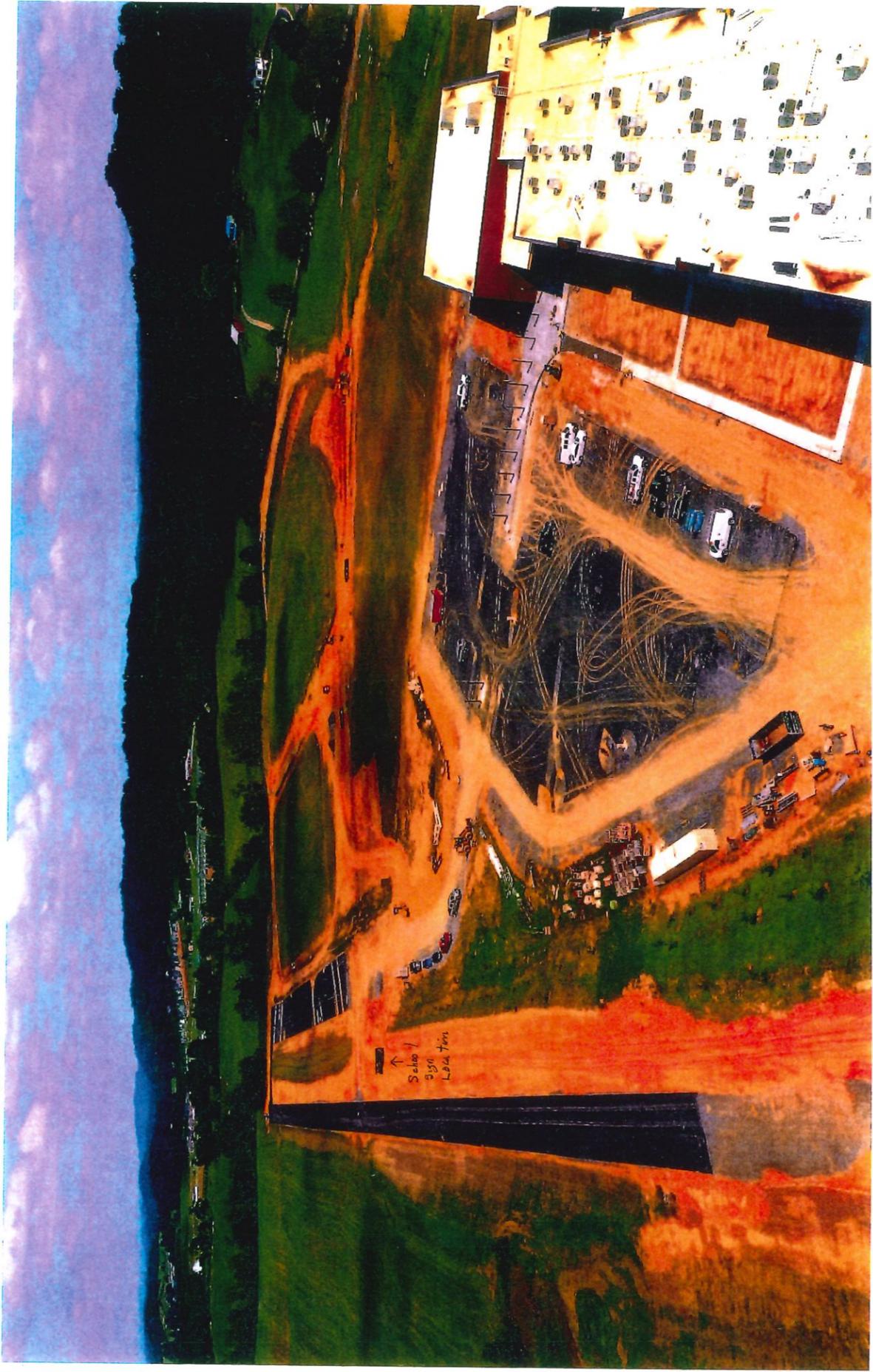
**ELEMENTARY
SCHOOL**



MONUMENT SIGN OPTION 1 v2.2
2023.12.22



CLARK NEXSEN



JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 9

SUBJECT: Bond to Complete Phase 2 of Bittersweet Trail – Bradford Park PUD, Phas2

BACKGROUND:

Bradford Park PUD Phase 2 is a total of two (2) lots therefore the plat approval process is internal to Administrative Plat Approval with J.W. Greene signing the Certification of Approval for Recording. Since the developer Jeff Jones is requesting bonding approval for completing the topcoat and sidewalks as part of the project, the Planning Commission is required to approve the bonding amount and the list of improvements being secured. Water and sewer are already installed for Phase 2. The list of improvements to be bonded are as follows:

1. Install asphalt topcoat to complete Phase 2 of Bittersweet Trail in the amount of **\$15,315.00**. The original quote received by staff was on April 22, 2024 and significant road improvement was performed as of May 15, 2024.
2. Install sidewalk along Bittersweet Trail in the amount of **\$14,000.00**.
3. **Total bonding amount is \$29,315.00.**

Staff has been working with the bonding company and underwriter. This process has taken longer than expected due to planning staff delays and not the developer.

RECOMMENDATION:

Approve the total bonding amount of \$29,315.00 to complete the topcoat and sidewalk on Bittersweet Trail for Bradford Park PUD Phase 2, based on Town Attorney approval, as presented.



Summers-Taylor, Inc.

600 Sevier Street
Johnson City, TN 37604
Phone (423) 543-3181 Fax (423) 543-6189
www.summerstaylor.com

BID PROPOSAL

Proposal To: Mr. Jeff Jones

Contact:

Phone: (423)791-7446

Bid Date: 04/22/2024

Project: Bradford Park

Project #: 224136

Date of Plans: N/A

Last Revision: N/A

Item	Description	Qty	Unit	Unit Price	Ext Price
10	STONE AND BINDER INSTALLATION	1,041.000	SY	\$ 42.50	\$44,242.50
20	SURFACE INSTALLATION	1,041.000	SY	\$ 15.00	\$15,615.00
30	CONCRETE EXTRUDED CURB	730.000	LF	\$ 11.00	\$8,030.00
GRAND TOTAL:					\$67,887.50

PROJECT SPECIFIC EXCLUSIONS/DISCLAIMERS/CLARIFICATIONS:

- PRICES QUOTED HEREIN INCLUDE ALL LABOR, EQUIPMENT, MATERIALS AND SUPERVISION NECESSARY FOR THEIR INSTALLATION.
- DRAWING ACCOMPANIES QUOTE AS A VISUAL CLARIFICATION OF LIMITS OF SCOPE.

PROJECT SPECIFIC EXCLUSIONS:

- BONDS, TESTING, PERMITS, FEES, TAP FEES,
- ENGINEERING, LAYOUT, STAKING, AS BUILT DRAWINGS
- GRADING, EXCAVATION, ROCK BREAKING AND REMOVAL OF ROCK
- LANDSCAPING, SEEDING, SODDING
- ELECTRICAL, PLUMBING, SANITARY SEWER, STORM DRAINAGE WORK
- SIGNAGE AND STRIPING
- THERMOPLASTIC IF ANY
- IF BOND IS REQUIRED, PLEASE ADD 3/4 OF 1% TO OUR QUOTE

"Due to the volatility of the Liquid Asphalt market at this time we are unable to obtain firm pricing for future Asphalt projects. Therefore, our price is based on the current TDOT "Bituminous Index (\$623.64, Ton). The Index is published monthly on TDOT's website at <https://www.tn.gov/content/dam/tn/tdot/construction/Const-bituminousindex.pdf>. Index unit price increases/decreases at the time of construction in excess of \$10.00/Ton will be passed along to the owner.

GENERAL TERMS & CONDITIONS:

- All material is guaranteed to be as specified.
- All work will be completed in a professional manner according to industry standard practices and all applicable codes.
- Any deviations from the specifications or modification of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties to the making of such change. Summers-Taylor, Inc. will be compensated for any increase in our costs caused by such change, on the basis of the increase plus profit & overhead. If a time is set for the performance of work, and if, in our sole judgment, such change will increase the time necessary for our performance, Summers-Taylor, Inc will be granted a reasonable extension of time.

4/22/2024 11:55 AM

★ Admin Note: Work has been complete; therefore \$ 15,315 is to be secured for project (top coat) May 15, 2024
[Signature]

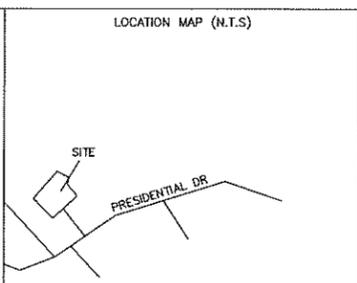
REGISTER OF DEEDS

DEED

McCOY LAND SURVEYING
806 EAST JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192
FAX- 423-753-7151

EASEMENT NOTE

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS, RECORDED AND/OR UNRECORDED.
THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10000+ AS SHOWN HEREON.
IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.



CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM

I hereby certify that the sanitary sewage disposal system: (1) is available to the property; or (2) as shown on the accompanying plans has been installed in an acceptable manner and according to Town specifications; or (3) that the security bond in the amount of \$ _____ has been posted to ensure completion of all required improvements in case of default.

Date: _____, 20__

CITY SEWER DIRECTOR

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENTS

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT, IS(ARE) APPROVED AND ASSIGNED.

DATE _____

WASHINGTON COUNTY 911 ADDRESSING DEPARTMENT

STORMWATER POND

THE STORMWATER POND, AND ITS EASEMENT AS SHOWN HEREON, SHALL BE MAINTAINED IN ACCORDANCE WITH ALL TOWN AND STATE REGULATIONS AND MANUALS.

SETBACKS WILL BE CHECKED BY THE BUILDING INSPECTOR AT FOOTER INSPECTION.

VARIANCE FOR THE 18' FRONT SETBACK PASSED 7/21/2020 BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION.

THE FILING OF THIS PLAT IS FOR LOCATION PURPOSES ONLY.

ALL BUILDINGS SHOWN HEREON ARE A PROPOSED LOCATION.

FLOOD HAZARD AREA NOTE

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47179C0162D DATED SEPTEMBER 29TH 2006

PERMIT NOTES

1. GRADING AND BUILDING PERMITS ARE REQUIRED FROM THE TOWN OF JONESBOROUGH FOR EACH LOT PRIOR TO STARTING CONSTRUCTION ON THE LOT.
2. A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FROM THE TOWN OF JONESBOROUGH AND/OR TDOT PRIOR TO STARTING CONSTRUCTION FOR ANY LOT WITH DRIVEWAY ACCESS ONTO A COUNTY OWNED ROAD.

BUILDING SETBACK NOTE

THE BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY AT THE TIME OF CONSTRUCTION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND ALL OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

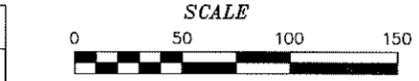
DATE _____ PRINT NAME _____

DATE _____ PRINT NAME _____

DATE _____ PRINT NAME _____

DATE _____ PRINT NAME _____

OWNER



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION AND THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE _____

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JONESBOROUGH TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY REGISTER.

DATE _____

SECRETARY OF THE JONESBOROUGH REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM DRAIN SYSTEMS

I HEREBY CERTIFY THAT (1) THE PUBLIC STREET AND PUBLIC STORM DRAIN SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS APPROVED BY THE JONESBOROUGH TENNESSEE PLANNING COMMISSION OR (2) ADEQUATE RIGHT-OF-WAY DEDICATION, STREET WIDTH, AND DRAINAGE ALONG EXISTING PUBLIC ROADS SHALL SERVE THESE LOTS AS PROPOSED.

DATE _____

CITY ENGINEER OR COUNTY ROAD SUPERINTENDENT

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OF SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

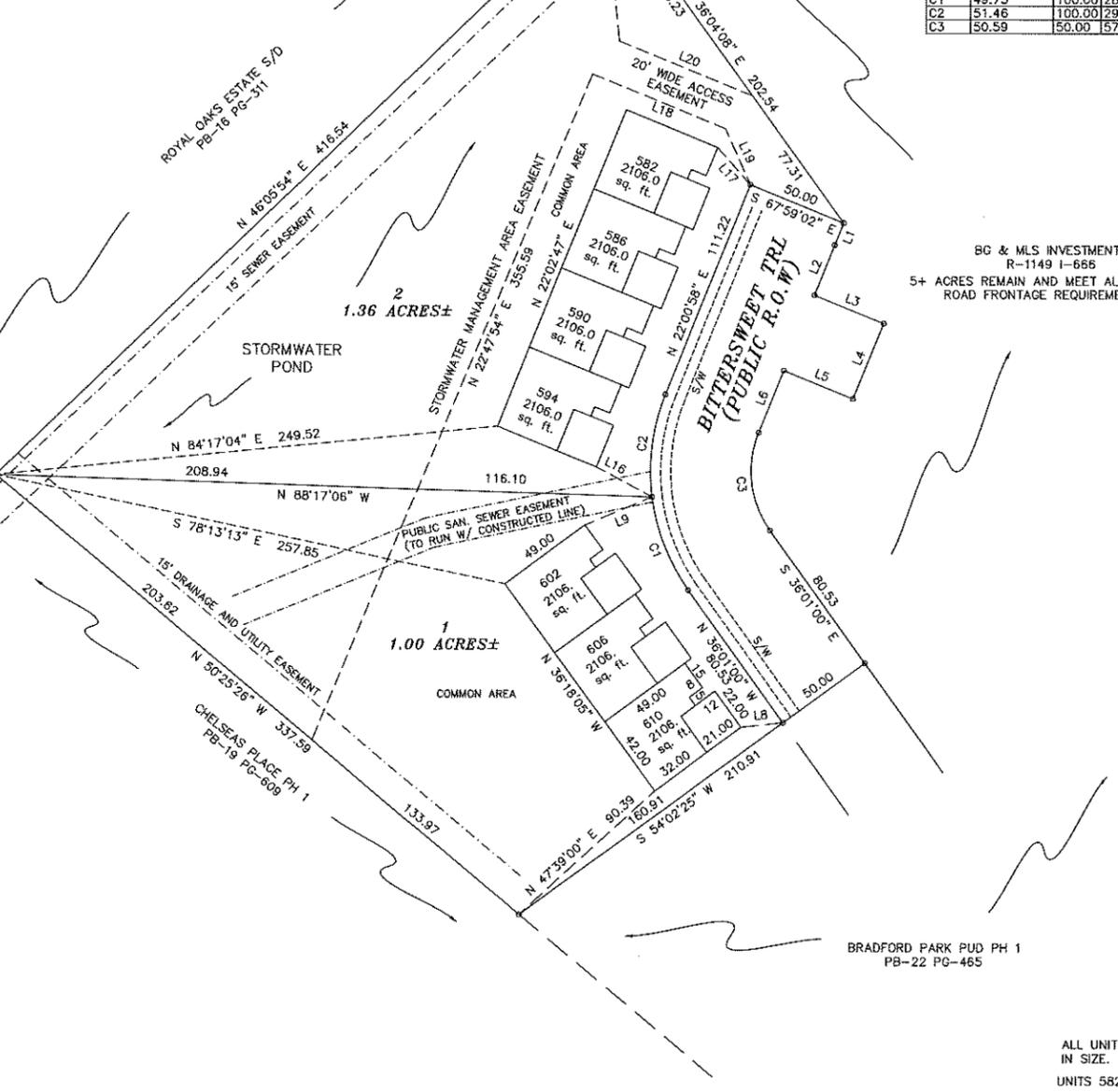
CITY OR COUNTY HEALTH OFFICER OR HIS/HER AUTHORIZED REP

BRADFORD PARK PUD PH 2

JONESBOROUGH REGIONAL PLANNING COMMISSION

TOTAL ACRES: 2.36± TOTAL LOTS: 2
ACRES NEW ROAD: 0.34± MILES NEW ROAD: 0.05

OWNER: BG & MLS INVESTMENTS
SURVEYOR: McCOY CLOSURE: 1-10000+
CIVIL DISTRICT: 15TH
SCALE: 1-50 DATE: 4/24/2024



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.73	100.00	28°29'34"	N 21°42'48" W	49.22
C2	51.46	100.00	29°28'59"	N 07°16'28" E	50.89
C3	50.59	50.00	57°58'33"	S 06°58'19" E	48.46

LINE	BEARING	DISTANCE
L1	S 22°00'58" W	11.78
L2	S 22°00'58" W	26.49
L3	S 67°59'02" E	37.00
L4	S 22°00'58" W	40.00
L5	N 67°59'02" W	37.00
L6	S 22°00'58" W	32.95
L7	N 64°37'46" E	31.98
L8	N 83°53'47" E	20.84
L9	N 67°08'43" E	35.79
L10	S 35°34'05" E	13.92
L11	N 69°00'42" E	38.32
L12	N 24°08'07" E	20.89
L13	S 61°53'02" E	31.16
L14	S 41°37'00" E	24.49
L15	S 67°57'13" E	70.97
L16	S 24°24'10" E	30.28
L17	N 67°57'13" W	71.22
L18	N 05°54'46" W	74.89

BG & MLS INVESTMENTS
R-1149 I-666
5+ ACRES REMAIN AND MEET ALL MINIMUM ROAD FRONTAGE REQUIREMENTS.

ALL UNITS SHOWN HEREON ARE IDENTICAL IN SIZE.
UNITS 582, 586, 590, 594, 602, 606, & 610

SUBJECT PROPERTY TAX MAP: 052F GRP: D P/O PARCEL: 006.00
SUBJECT PROPERTY DEED REF: R-1149 I-666

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 10

SUBJECT: Site Plan & Grading Security Bond for Wendy's Restaurant
Located at 376 East Jackson Blvd

BACKGROUND:

A new Wendy's Restaurant is proposed off East Jackson Boulevard (376 E. Jackson Blvd), and further described on Washington County Tax Map 060A, Group D, Parcel 6.02. The total area site area is 1.2 acres.

Attached is the site plan, and the following is a review of the site plan:

Developer: Mainship Properties, LLC is the owner/developer and DTWood Engineering, Inc is the engineering company.

Proposed Use: The proposed use is for a 1,000 square foot restaurant and drive-thru business.

Zone: The property is in the town limits and is zoned B-4.

Setbacks: The plans meet the minimum setbacks as per the Zoning Ordinance.

Ingress/Egress: The plans show vehicular access at Jackson Boulevard which is a signalized intersection.

Utilities: All utilities are available to the subject property and said utilities are underground.

Hydrants: The development will meet the minimum requirements for fire protection.

Stormwater: A Stormwater Management Plan has been submitted as part of the project.

Erosion: The erosion control plan is attached.

Landscaping: The plans as presented show details for landscaping. The Planning Commission will approve the general layout and the Tree and Townscape Committee will review and approve the formal landscape plan.

Bonding: Bonding is required as part of the site plan approval process for grading. The Grading Permit Security Calculation Form was received in the amount of \$35,160.00.

The site plan meets the minimum requirements of the regulations.

RECOMMENDATION:

Approve the Site Plan for the Wendy's Restaurant, including the grading bond in the amount of \$35,160.00, as presented.



TOWN OF JONESBOROUGH
123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Grading Permit Security Calculation Form

Wendy's

The purpose of this form is to calculate the security amount needed to protect adjoining and downstream properties and streams in case the development fails to complete the required improvements and the site is left in an un-stabilized condition.

Erosion and Sediment Control Devices

(perimeter plus any items associated with storm drain or stormwater management systems noted below)

- | | |
|------------------------------------|----------|
| 1. 1 construction exits @ \$500/EA | = \$500 |
| 2. 720 LF of silt fence @ \$3/ LF | = \$2160 |
| 3. 1 stone ring @ \$100/ EA | = \$100 |
| 4. 2 outlet protection @ \$50/ EA | = \$100 |
| 5. 4 inlet protection @ \$200/EA | = \$800 |

Storm Drain System

- | | |
|------------------------------|-----------|
| 1. 4 inlets @ \$2000/EA | = \$8000 |
| 2. 300 LF 12" pipe @ \$40/LF | = \$12000 |

Stormwater Management System

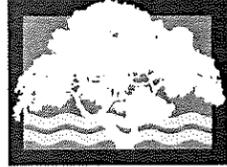
(only items, if any, associated with detention)

- | | |
|---|----------|
| 1. 1 pond grading @\$3000 / EA | = \$3000 |
| 2. 1 riser @\$2000 / EA | = \$2000 |
| 3. 20 LF of 12" HDPE outlet pipe @ \$40/ LF | = \$800 |

Soil Stabilization

- | | |
|---|----------|
| 1. 52,300 SF of disturbed area @\$0.10 / SF | = \$5230 |
|---|----------|

TOTAL SECURITY REQUIRED = \$35,160



DTWood Engineering, Inc.

Land Development Design & Consulting

Stormwater Management Plan

Wendy's Restaurant

200 E. Jackson Blvd
Jonesborough, Tennessee

May 1, 2024



Project Description

The 1.25 acre property is located on the south side of E. Jackson Blvd next across from Tiger Way. The property is currently stabilized with grass and no structures.

The property slopes downhill mostly towards the highway to the north and the adjoining lot to the east. Some areas drain to the west and south. No matter which direction the water flows, it all combines south of the property behind the Visitor's Center. The water flows through public property before combining at this point.

There is an existing large public storm drain through the lot and the adjoining property to the west. The outfall for the property is to be a connection to the existing manhole associated with this system.

Drainage Areas (acres)

<u>Condition</u>	<u>Impervious</u>	<u>Open Space</u>	<u>Total Area</u>
Pre-Development	0.0	0.9	0.9
Post-Development	0.65	0.25	0.9

Stormwater Conveyance System

The stormwater system involves inlets and pipes to convey stormwater runoff to the pond.

Stormwater Detention

The study point at the pond outfall was analyzed under pre and post development conditions. Below is a summary of the results showing that we meet the requirement for the 2 and 10 year storms.

<u>Condition</u>	<u>2 yr</u>	<u>10 yr</u>	<u>25 yr</u>	<u>100 yr</u>
Pre	0.3 cfs	1.5 cfs	1.9 cfs	2.8 cfs
Post	0.1 cfs	1.0 cfs	1.6 cfs	3.2 cfs

Water Quality

Note: The new State of Tennessee MS4 Permit is in effect. We are requesting to fall under the new permit with regard to the permanent stormwater management rules even though the technical manual may not be updated yet. Just like building codes, if a new version of the code is in place, a builder can request to fall under the new code instead of the current code based on newer codes improving prior codes.

The new rules allow for an extended detention pond to reach 80% TSS removal, instead of the old rating of 60%, under the following circumstances:

- 1. The water quality storm is now the 1 year-24 hour event based on NOAA Atlas 14 data.*

- a. The 1 year storm for the VA Hospital in Johnson City is 2.25 inches
2. The extended detention water quality volume is 75% of the water quality storm or 2.5 inches of runoff from impervious surfaces only, whichever is less.
 - a. 75% of 2.25 inches is 1.7 inches
 - b. Under the current "old" rules, the water quality storm is 1.04 inches. The new" extended detention ponds have approximately 50% more volume
3. The extended detention is designed with at least 24 hours between the centroids of the inflow and outflow hydrographs.
4. There are forebays included in the pond at concentrated flow points with at least 10% of the water quality volume.

Pond

Water Quality is provided using the pond as an extended detention pond with a TSS removal rating of 80%, which is the minimum required for the site.

Water Quality Volume:

$$WQv = PRvA/12 \quad P=1.7", A=0.9 \text{ ac (0.65 ac impervious)}$$

$$Rv = 0.015 + 0.0092I \quad I = \% \text{ impervious} = 72\%$$

$$Rv = 0.015 + (0.0092)(72) = 0.68$$

$WQv = (1.7)(0.68)(0.9) / 12 = 0.087 \text{ ac-ft} = 3777 \text{ cubic feet}$. There is approximately 3800 cubic feet of storage between the low flow opening and the next opening in the riser.

Forebay

$$\text{volume required: } 10\% \times 3777 \text{ cf} = 378 \text{ cf}$$

$$\text{volume provided: } 200 \text{ cf} + 320 \text{ cf} = 520 \text{ +/- cf}$$

Channel Protection

Channel protection is typically provided by detaining the 1 year, 24 hour storm for an extended period of time in a new stormwater pond so that the centroid of the outflow hydrograph occurs at least 24 hours from the time of the inflow hydrograph centroid. The 1 year storm has a lag time over 31 hours.

Erosion and Sediment Control

(See SWPPP and Erosion and Sediment Control Plan)

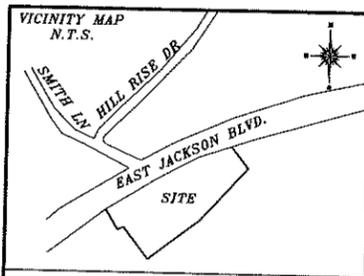
Calculations

(Attached)

Easements, Maintenance Covenants, and Supporting Information

An easement shall be placed around the stormwater management pond to ensure it remains in perpetuity. There shall also be a minimum 20' wide access easement from a public right of way

to the pond for inspection and maintenance access. Notes shall also be provided on the construction plans and any plat for maintenance responsibilities of the pond.



This survey was done without the benefit of a Title Search.
 This survey was done in compliance with the current Tennessee minimum standards of practice.
 I hereby certify that this is a category 1 survey and the ratio of precision of the un-adjusted survey is 1-10,000+ as shown hereon.

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for the Jonesborough Regional Planning Commission, with the exception of such variances and waivers, if any, as are noted in the minutes of the Jonesborough Regional Planning Commission and that it has been approved for recording in the Office of the Washington County Registrar.
 Date: 12-27-23
 J.W. Greene
 (Print Name), Secretary of the Jonesborough Regional Planning Commission

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
 I hereby certify that the street name(s), as noted on my final plat, has been approved as assigned.
 Date: 12-27-23
 [Signature]
 WASHINGTON COUNTY DIRECTOR OF 911 ADDRESSING

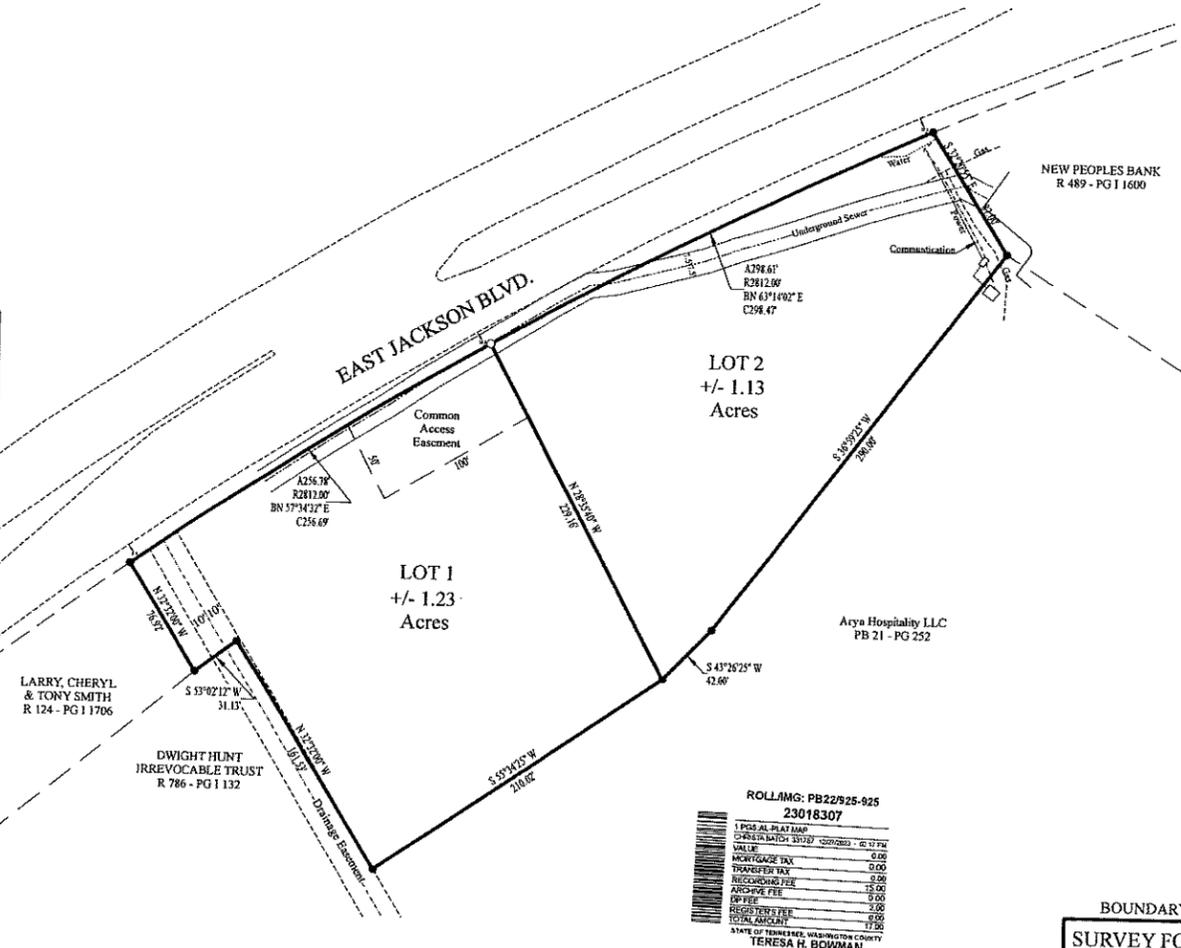
CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS
 I hereby certify that the water supply system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Water Resources, and are hereby approved as shown.
 Date: 12-27-23
 [Signature]
 (Print Name), City or County Health Officer or Health Authorized Representative or the Local Municipal Water Department, and are hereby approved as shown.

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
 I hereby certify that the sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Water Resources, and are hereby approved as shown.
 Date: 12-27-23
 [Signature]
 City Sewer Director or County Health Officer or Health Authorized Rep.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.
 Date: 12-27-23
 Mainship Properties
 Mainship Properties
 (Print Name), Owner
 B. Scott White
 (Print Name), Owner

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the survey required by the Jonesborough Regional Planning Commission and that the requirements have been placed as shown herein.
 Date: 12/27/23
 [Signature]
 TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS AND OTHER INFRASTRUCTURE
 I hereby certify: (1) That streets, drainage and other infrastructure have been installed in an acceptable manner and according to the city specifications or (2) That a security bond in the amount of \$ _____ has been posted with the planning commission to secure completion of all required improvements in case of default.
 Date: 12/27/2023
 [Signature]
 WASHINGTON COUNTY PLANNING COMMISSION



UNDISCOVERED EXISTING UTILITIES LOCATED ON THE PROPERTY
 This plat does not eliminate or change the dimensions or the location of existing easements that are associated with any undiscovered underground utility.

PERMIT NOTES
 1. Grading and Building permits are required from the Town of Jonesborough for each lot prior to starting construction on the lot.
 2. A driveway entrance permit is required from TNDT prior to starting construction for any lot with driveway access onto a State Route.

EASEMENT NOTE - PER WASHINGTON COUNTY
 There is hereby established an easement area a minimum of 7' 1/2" wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff. Such standard easement area is in addition to any other easements as may be delineated on the on the final plat. No primary or custom accessory structures may be placed within these easements. Similar structures such as but not limited to fences and planter boxes may be located within the easements but they must not block, restrict or divert the flow of storm water.

ROLL/IMG: PB22/925-925
23018307

1 PPS ALL IN TAX	
CARSA/BATCH 33/27	12/29/2023 - 01/12/24
SALES	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	0.00
REGISTER FEE	2.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WASHINGTON COUNTY
TERESA H. BOWMAN
REGISTRAR OF DEEDS

- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - ▲ denotes Railroad Spike
 - ⊕ denotes Water Meter
 - denotes Pavement
- Notes**
- Deed Reference: DB R901 - PG 11813
 - TAX MAP: 60A D 006.02

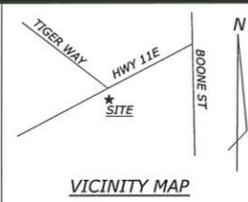
BUILDING SETBACK NOTE
 The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

EASEMENT NOTE
 This property is subject to all right of ways and easements, recorded and / or unrecorded.

FLOOD HAZARD AREA NOTES
 This property does not lie in an area designated as a special flood hazard area on the firm map 47179C0489D dated 9-29-2006.

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: MAINSHIP PROPERTIES LLC		
Date: 08-09-2023	File: white-s.dwg Drawn By: NLC	Scale: 1" = 50'
15th (Fifteenth) Civil District Washington County, TN Jonesborough Regional Planning Commission		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8054



DTWood Engineering, Inc.
 Land Development Design & Consulting
 PO Box 4373, Johnson City, Tennessee 37602-4373
 423-751-4730
 todd@dtwoodengineering.com



- SITE NOTES**
1. ZONE: B-4
 2. SITE AREA: 1.2 ACRES
 3. EXISTING USE: OPEN SPACE
 4. PROPOSED USE:
 - 4.1. RESTAURANT
 - 4.1.1. 1000± GFA FOR PATRON USE
 - 4.1.2. 8 EMPLOYEES
 5. PARKING
 - 5.1. REQUIRED: 12
 - 5.1.1. 1 PS/100 SF PATRON AREA X 1000 SF=10
 - 5.1.2. 1 PS/ 4 EMPLOYEES X 8=2
 - 5.2. PROVIDED: 30 INCLUDING 2 ADA SPACES
 6. SETBACKS:
 - 6.1. FRONT: 30'
 - 6.2. SIDE: 10'
 - 6.3. REAR: 25'
 7. PROPERTY INFORMATION: TAX MAP 60, PARCEL 006.02
 8. PROPERTY ADDRESS: 376 E. JACKSON BLVD
 9. THERE IS NO FEMA FLOODPLAIN ON SITE

- PAVING MATERIALS**
- STANDARD DUTY ASPHALT**
 6" AGGREGATE BASE
 1.75" BINDER COURSE
 1.25" SURFACE COURSE
- TDOT ENTRANCE ASPHALT**
 10" AGGREGATE BASE
 3.5" A-MIX
 2.25" BINDER COURSE
 1.25" SURFACE COURSE
- CONCRETE SIDEWALK**
 4" AGGREGATE BASE
 4" 4000 PSI @28 DAYS CONCRETE

CONSTRUCTION STAKEOUT NOTE
 USE THE ARCHITECT'S PLANS FOR CONSTRUCTION STAKEOUT OF THE BUILDING.

UNDERGROUND UTILITY NOTE
 ALL ELECTRIC, PHONE, CABLE, ETC. SERVICES AND MAINS SHALL BE UNDERGROUND.

SITE LIGHTING NOTE
 SEE ELECTRICAL PLAN IN BUILDING PERMIT SET FOR SITE LIGHTING DESIGN.

HANDICAP RAMP NOTE:
 PROVIDE HANDICAP RAMP WITH MAXIMUM SLOPE OF 1:12 AT ALL HANDICAP PARKING AISLE INTERSECTIONS WITH CURBING AND AT THE SIDEWALK INTERSECTIONS WITH THE DRIVEWAY ENTRANCES. THE MAXIMUM SLOPE OUTSIDE OF RAMP SPACES TO THE DOORS SHALL NOT EXCEED 2% IN ANY DIRECTION.

SIGN NOTE
 THE PROPOSED SIGN IS SHOWN IN APPROXIMATE LOCATION ONLY. A SEPARATE SIGN PERMIT(S) WITH DETAILED LOCATIONS AND DESIGNS ARE REQUIRED.

ARCHITECTURAL PLAN NOTE
 SEE ARCHITECTURAL PLANS FOR MORE DETAIL ON IMPROVEMENTS SUCH AS THE CONCRETE WALKWAYS, SIGNAGE, UTILITIES, ETC. IMMEDIATELY ADJACENT TO THE BUILDING.

- STRIPING NOTES**
1. ALL STRIPING IS 4" WIDE.
 2. STRIPING COLORS:
 - 2.1. ADA SPACES=YELLOW
 - 2.2. PICKUP SPACES=YELLOW
 - 2.3. OTHER PARKING SPACES=YELLOW
 3. PARKING SPACES MARKINGS
 - 3.1. ADA SPACES=YELLOW
 - 3.2. PICKUP SPACES=LIGHT BLUE BACKGROUND WITH WHITE LETTERS
 4. DRIVE AISLE AND DIRECTIONAL=YELLOW

SHEET INDEX

C1	SITE & LANDSCAPE PLAN
C2	GRADING & STORMWATER PLAN
C3	UTILITY PLAN
C4	EROSION & SEDIMENT CONTROL PLAN I
C5	EROSION & SEDIMENT CONTROL PLAN II
C6	DETAILS

EXISTING UNDERGROUND UTILITIES

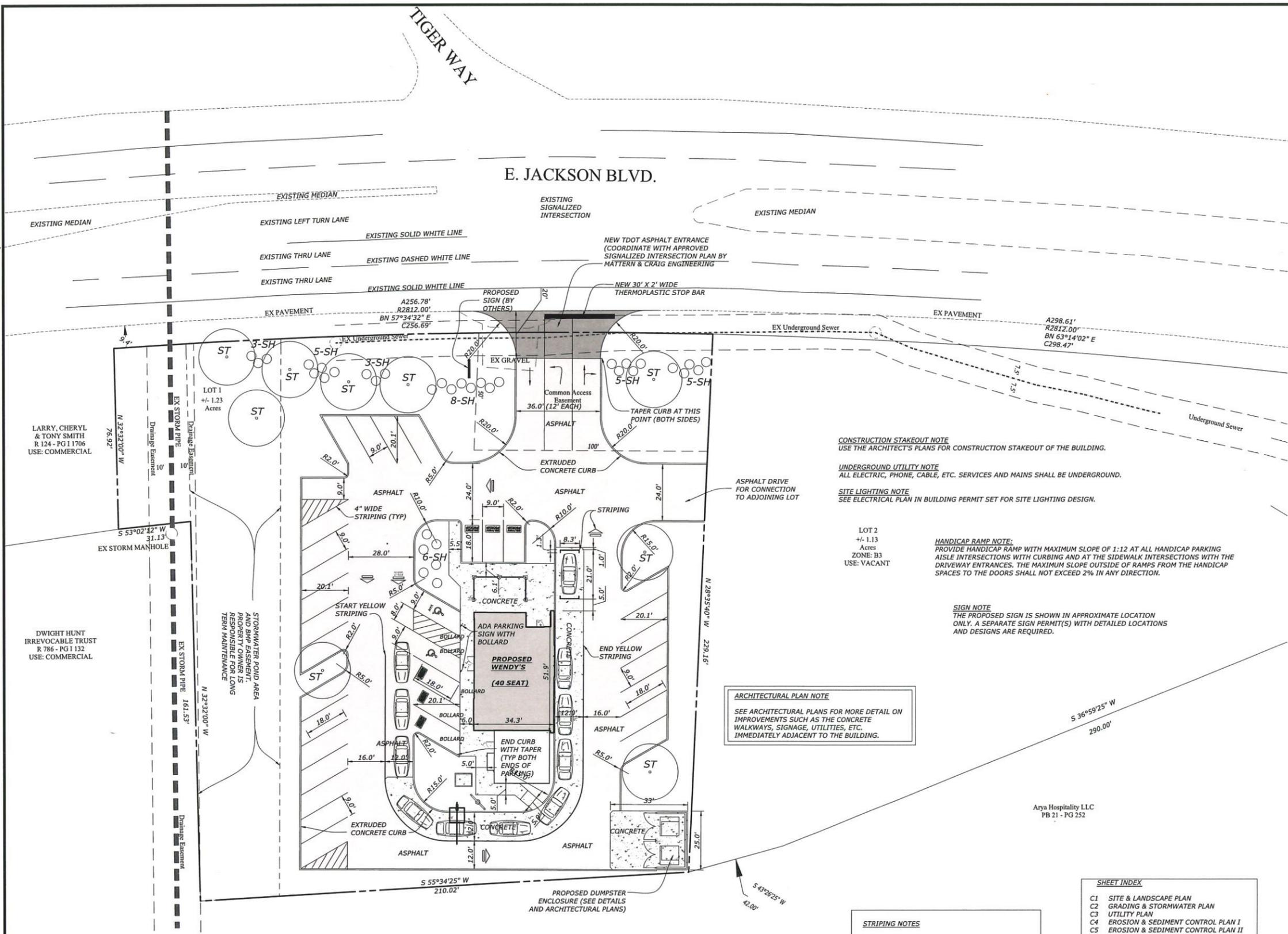
CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

SURVEY INFORMATION PROVIDED BY:
 Culbertson Surveying
 P.O. Box 190, Nickelsville VA 24271
 (276) 479-3093



PROFESSIONAL SERVICES NOTES

1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.



- LANDSCAPE CALCULATIONS**
1. FRONTAGE LANDSCAPING
 - 1.1. REQUIRED= 1 TREE/50' X 256'=6
 - 1.2. PROVIDED= 4 ORNAMENTAL TREES DUE TO OVERHEAD UTILITY LINES (ONLY PROVIDING ALONG CURRENT DEVELOPMENT SINCE TREES PLANTED NOW ALONG FUTURE LOT MIGHT HINDER FUTURE DEVELOPMENT AND BE IN CONFLICT WITH SEWER LINE. ADDITIONAL TREES TO BE PLANTED WHEN FUTURE LOT DEVELOPS)
 2. PARKING LOT
 - 2.1. TREES REQUIRED: 1 TREE/10 PS X 30 PS=3 PLUS AT LEAST 6 SHRUBS
 - 2.2. TREES PROVIDED: 3
 3. BUFFERS (NONE REQUIRED)

PLANT LIST

QUANTITY	KEY	NAME	SIZE
9	ST	SHADE TREE	2" CAL.
35	SH	SHRUBS	18" HT MIN.

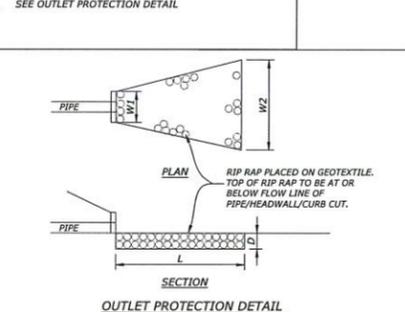
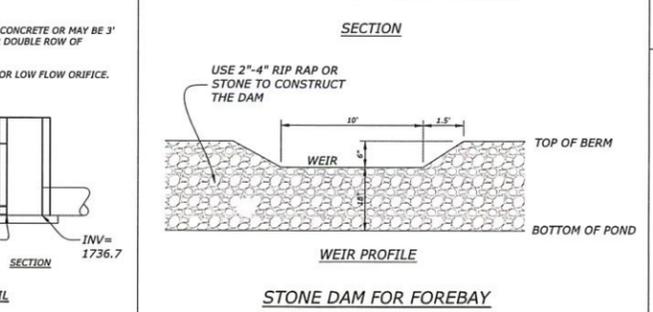
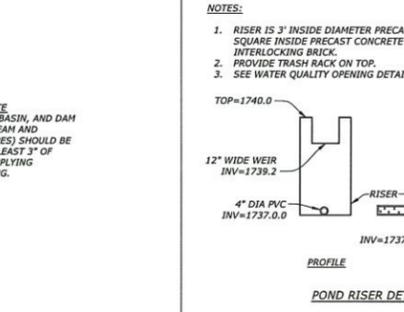
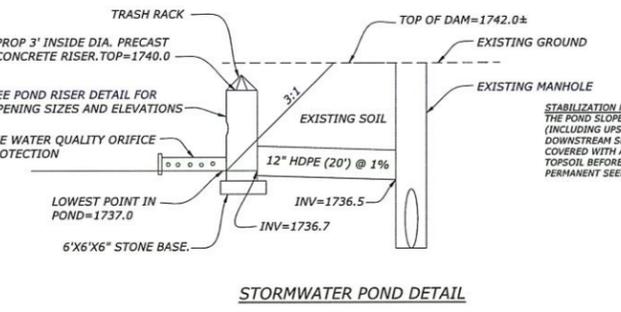
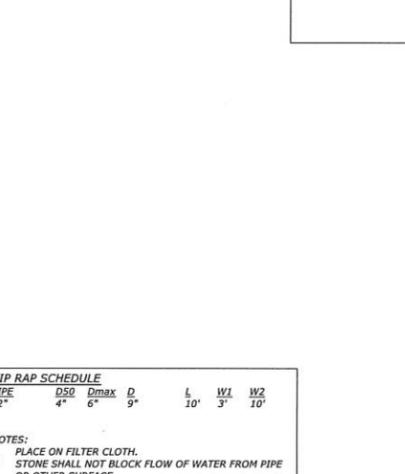
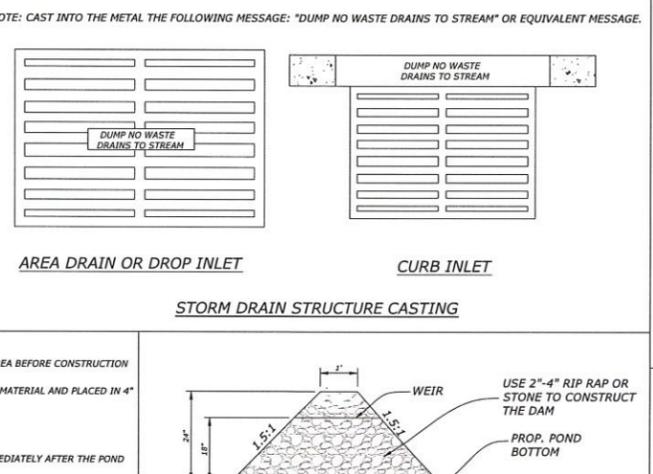
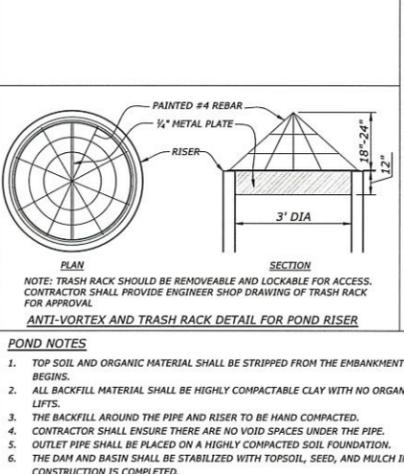
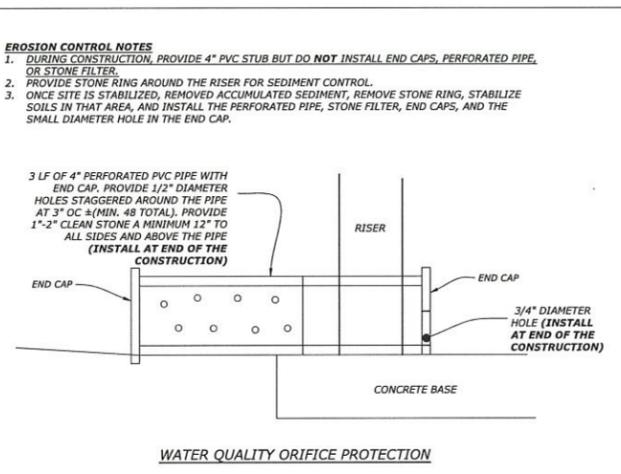
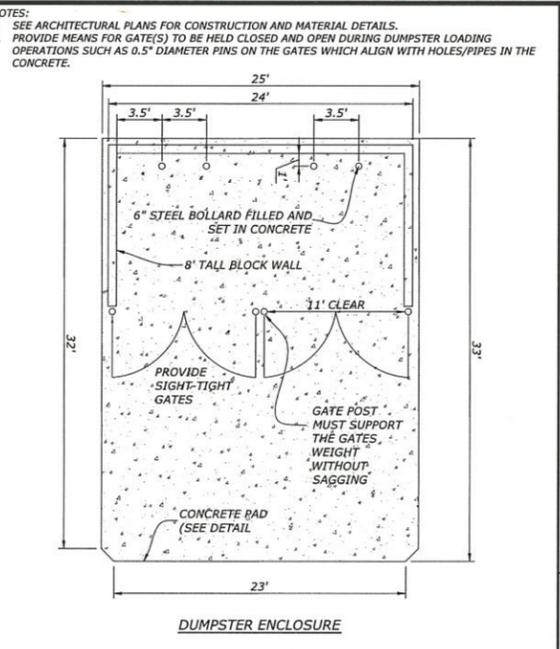
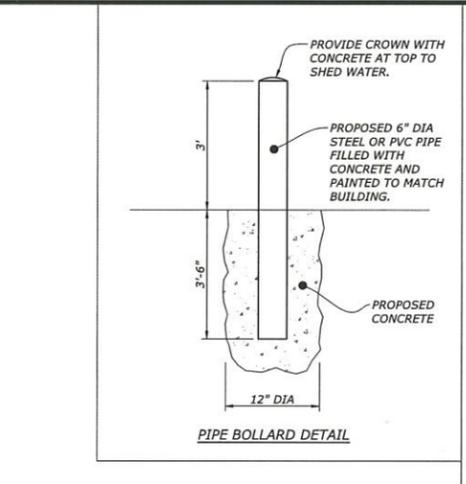
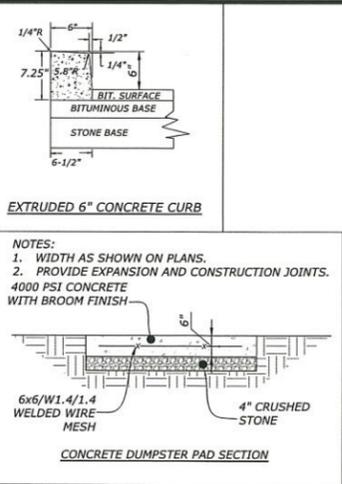
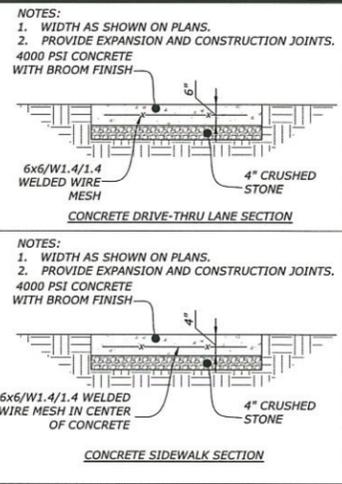
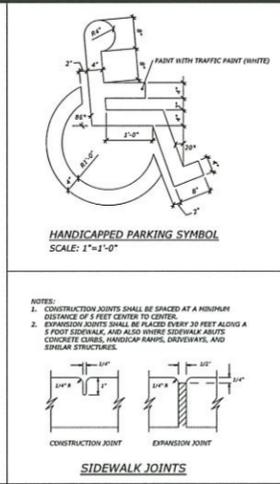
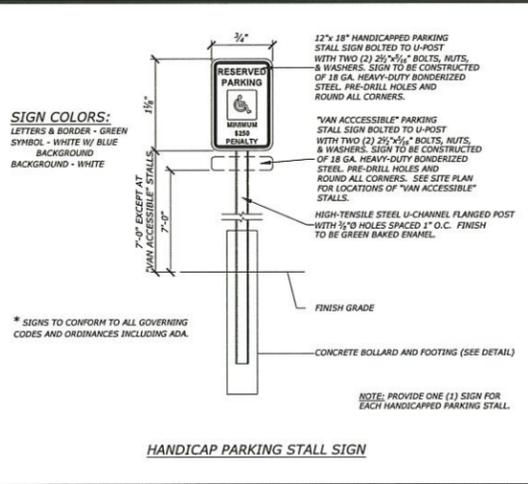
- NOTES:**
1. SHADE TREES MAY BE RED MAPLE, WILLOW OAK, RIVER BIRCH, OR ZELKOVA. EXCEPT DO NOT USE WILLOW OAK NEAR PARKING SPACES.
 2. SHRUBS MUST BE CAPABLE OF REACHING AT LEAST 3' AT MATURE HEIGHT. CONTRACTOR SHALL SELECT SHRUBS WITH EMPHASIS ON NATIVE SHRUBS.

NO.	REVISIONS	BY	DATE

SITE AND LANDSCAPE PLAN
WENDY'S-JONESBOROUGH
 E. JACKSON BLVD
 JONESBOROUGH, TENNESSEE

DATE: 5-1-24

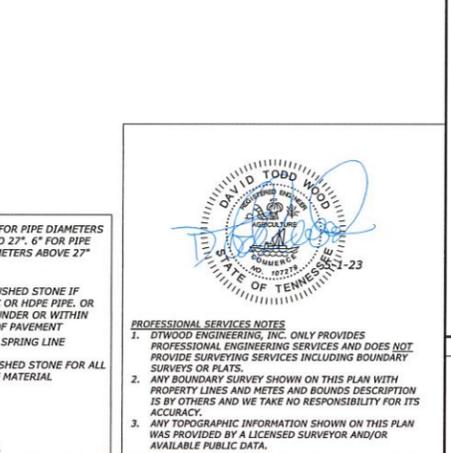
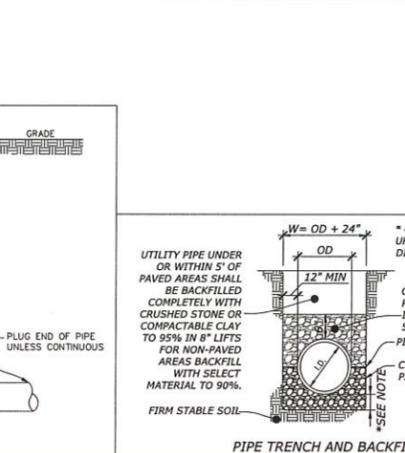
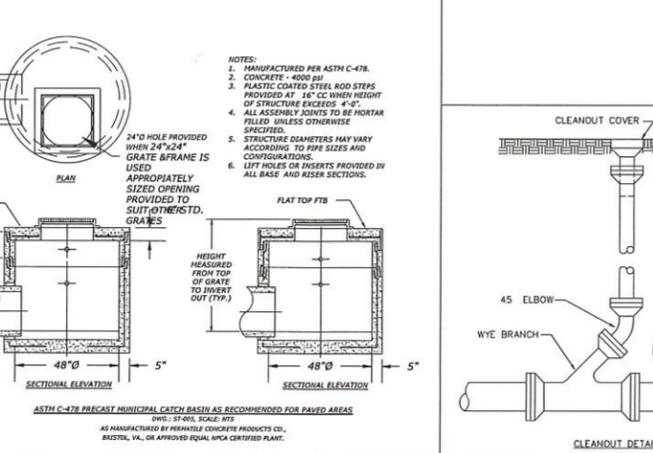
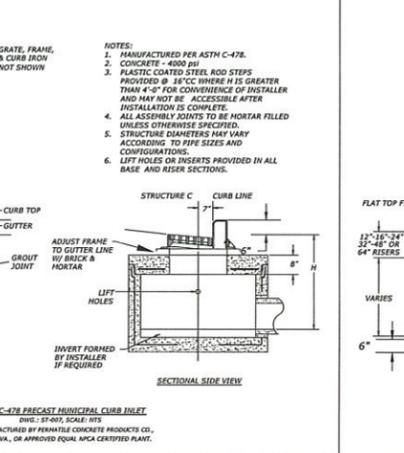
C1



PRECAST CONCRETE WIRE WALL FOR PIPE CULVERTS THROUGH 36"

CIRCULAR PIPE SIZE Ø	ELLIPTICAL PIPE SIZE	W1	W2	H1	H2	D	E	TONS
THROUGH 18"		3'-2"	4'-2"	1'-3.5"	1'-3"	1'-3"	1'-8.5"	0.84
21" x 24"	3'-6.5"	4'-9.5"	1'-5"	3'-6.5"	1'-5.5"	2'-1.5"	1.02	
27" x 30"	4'-0.5"	5'-10"	2'-10.5"	4'-9.5"	1'-8.5"	2'-4"	1.36	
36"	5'-2"	6'-6.5"	2'-4"	4'-7.5"	1'-9"	3'-3"	1.86	

AS MANUFACTURED BY PERMUTE CONCRETE PRODUCTS CO., BRISTOL, VA, OR APPROVED EQUAL MAKE CERTIFIED PLANT.



DTWOOD Engineering, Inc.
Land Development Design & Consulting
PO Box 4375, Johnson City, Tennessee 37602-4375
423-791-4730 tadd@dtwoodengineering.com

COLLART CHIROPRACTIC
1018 QUALITY CIRCLE
JOHNSON CITY, TENNESSEE

DATE: 5-1-23

C6

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: May 21, 2024 AGENDA ITEM #: 11

SUBJECT: Site Plan for Persimmon Ridge Town Homes & Grading
Security Bond

BACKGROUND:

The request is for site plan approval for the Construction Plans for Persimmon Ridge Townhomes located at 1541 West Jackson Boulevard and further described on Washington County Tax Map 59, Parcel 180.00. The proposed development is a Planned Unit Development.

Attached is the site plan, and the following is a review of the site plan:

Developer: Thomas Construction

Proposed Use: Total of 27 townhomes/residential units.

Density: The proposed development meets the density of the zoning district. Although the zoning district is B-3, the residential density is based on R-3 High Density Residential zoning district.

Zone: The property is in the town limits and is zoned B-3.

Setbacks: Front 30 feet; Rear 20 feet and Side 10 feet. PUD standards include that no building will be located within 25 feet of all exterior property lines.

Lot Size: 3 acres

Ingress/Egress: The development's major access point is West Jackson Boulevard. Within the development there are internal connecting streets as shown on the site plan.

Streets: The streets proposed are private with 22 feet wide paved, and will be the responsibility of the HOA per the plans.

Parking: 2 spaces are required per unit. The plans meet the minimum parking requirements and have provided 5 additional parking spaces. No parking signs will be installed along the street to keep roadway clear for fire trucks.

Utilities: The developer is responsible for extending the 12-inch water line to the site. Water plans and acceptable sanitary sewer design plans have been reviewed and approved by utility staff.

All utilities will be installed by the developer and placed underground. The site plan includes 2 fire hydrants and meets the minimum standards for fire protection.

Stormwater: A Stormwater Management Plan for the development has been submitted.

Bonding: The Grading Permit Security Calculation Form was completed and totaled \$144,076.00.

RECOMMENDATION:

1. Approve the development layout for grading, roads, stormwater, and utility plans, as presented.
2. Approve the grading security in the amount of \$144,076.00.



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Grading Permit Security Calculation Form

The purpose of this form is to calculate the security amount needed to protect adjoining and downstream properties and streams in case the development fails to complete the required improvements and the site is left in an un-stabilized condition.

Erosion and Sediment Control Devices

(perimeter plus any items associated with storm drain or stormwater management systems noted below)

- | | |
|-------------------------------------|--------------|
| 1. 2 construction exits @ \$500/EA | = \$1,000.00 |
| 2. 607 LF of silt fence @ \$3/ LF | = \$1,821.00 |
| 3. 0 check dams @ \$100/ EA | = \$0.00 |
| 4. 0 stone filter rings @ \$100/ EA | = \$0.00 |
| 5. 5 inlet protection @ \$100/ EA | = \$500.00 |
| 6. 1 outlet protection @ \$250/ EA | = \$250.00 |

Storm Drain System

(only items, if any, needed to protect adjoining and downstream properties)

- | | |
|---|---------------|
| 1. 170 LF of 24" SICP pipe @ \$115 / LF | = \$19,550.00 |
| 2. 308 LF of 18" SICP pipe @ \$85 / LF | = \$26,180.00 |
| 3. 126 LF of 8" SICP pipe @ \$52 / LF | = \$6,552.00 |
| 4. 269 LF of 6" SICP pipe @ \$48 / LF | = \$12,912.00 |
| 5. 6 inlets @ \$4,033 / EA | = \$24,198.00 |
| 6. 0 manholes @ \$0.00 / EA | = \$0.00 |
| 7. 0 CY of rip rap @ \$0.00 / CY (This is accounted for in ESCD #6) | = \$0.00 |
| 8. N/A @ \$0.00 / N/A | = \$0.00 |

Stormwater Management System

(only items, if any, associated with detention)

- | | |
|---|---------------|
| 1. 1 pond grading @ \$3,500 / EA | = \$3,500.00 |
| 2. 1 riser @ \$7,154 / EA | = \$7,154.00 |
| 3. 25 LF of 15" SICP outlet pipe @ \$87/ LF | = \$2,175.00 |
| 4. 0 CY of rip rap @ \$0.00 / CY | = \$0.00 |
| 5. 1 manholes @ \$4,000 / EA | = \$4,000.00 |
| 6. Water Quality Unit @ \$25,000 / EA | = \$25,000.00 |

Soil Stabilization

- | | |
|--|--------------|
| 1. 92,840 SF of disturbed area @ \$0.10 / SF | = \$9,284.00 |
|--|--------------|

TOTAL SECURITY REQUIRED = \$144,076.00

DATA COLLECTION NOTES

- 1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE PLANS IS BASED ON A FIELD RUN SURVEY BY TYSINGER, HAMPTON & PARTNERS, INC. PROJECT NUMBER 2330801C DATED FEBRUARY 19, 2024.
2. THE CONTRACTOR(S), OR ANYONE USING THESE DOCUMENTS, IS ADVISED TO LOCATE THE WORK AND VERIFY THE ACTING BENCHMARKS RELATIVE TO THE DESIGN SHOWN ON THE DRAWINGS. ANY DISCREPANCIES ENCOUNTERED THAT WOULD AFFECT THE PROPER INSTALLATION OR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER IN ORDER TO ALLOW FOR NECESSARY ADJUSTMENTS TO APPLY.
3. THE CONTRACTOR(S) SHALL LAYOUT IN THE FIELD ALL THE ELEMENTS OF THE IMPROVEMENTS, PRIOR TO AND WELL AHEAD OF CONSTRUCTION, TO INSURE THAT NO CONFLICTS EXIST BETWEEN ANY UNDERGROUND SERVICE UTILITIES OR DRAIN LINES, INCLUDING THEIR MINIMUM DEPTHS BELOW FINISHED SURFACES, THE SURFACE ELEVATIONS OF ALL MANHOLES AND CATCH BASINS RELATIVE TO FINISHED GRADES, AND THE PLANNED IMPROVEMENTS. ANY DISCREPANCIES ENCOUNTERED SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER IN ORDER TO ALLOW FOR NECESSARY ADJUSTMENTS IN THE PLANS.
4. THE CONTRACTOR(S) SHALL MAINTAIN ACCURATE AND LEGIBLE RECORDS OF ALL INSTALLATIONS, AND DELIVER THE SAME TO THE OWNER IN A FORM ADEQUATE TO READILY TRANSFER THE DATA DIRECTLY TO RECORD ('AS-BUILT') DRAWINGS AS REQUIRED BY THE REVENING AGENCIES. THE FORM AND ACCURACY OF THESE RECORDS ARE SUBJECT TO THE APPROVAL OF RECIPIENT.

NOTIFICATION NOTES

- 1. THE CONTRACTOR MUST GIVE ADEQUATE NOTICE TO ALL UTILITY OWNERS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THE CONTRACTOR SHALL NOTIFY TENNESSEE ONE CALL SERVICE AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATING. THE TENNESSEE ONE CALL SERVICE CAN BE CONTACTED BY CALLING 811 OR 1-800-351-1111.
2. THE CONTRACTOR SHALL MAINTAIN A LIST OF EMERGENCY CONTACTS WITH EACH AFFECTED UTILITY FOR CASES OF ACCIDENTAL UTILITY DAMAGE.
3. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMING THE UTILITY INSPECTION DIVISION IN WRITING THREE WEEKS PRIOR TO THE START OF ANY UTILITY CONSTRUCTION, HAZARD SERVICE CONNECTIONS, AND REQUESTING FINAL INSPECTION FOR APPROVAL BY THE UTILITY.

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL IDENTIFY AND HOLD HARMLESS THE OWNER AND/OR PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND NOTIFY ALL AFFECTED UTILITY COMPANIES PRIOR TO THE DEMOLITION OF ANY EXISTING UTILITY STRUCTURES. ALL EXISTING UTILITIES INDICATED TO BE ABANDONED SHALL BE CAPPED OFF OR REMOVED.
3. EXISTING CONDITIONS AS DEPICTED ON THE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE, AND DO NOT INCLUDE MECHANICAL, ELECTRICAL OR MECHANICAL STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS. IF CONDITIONS ENCOUNTERED DURING CONSTRUCTION ARE SIGNIFICANTLY DIFFERENT FROM THOSE ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. EXISTING ITEMS BOTH ABOVE AND BELOW GRADE SHALL BE REMOVED OR RELOCATED AS SPECIFIED ON THE PLANS, EXCEPT AS NOTED.
5. ANY OFF-SITE DEMOLITION SHALL BE PERFORMED BY LETTER OF PERMISSION ONLY.
6. ALL DEMOLITION WASTE SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
7. WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, AND TELECOMMUNICATION FACILITY REMOVAL SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY.

CLEARING & GRUBBING NOTES

- 1. THE CONTRACTOR SHALL STRIP TOPSOIL, VEGETATION, AND PAVEMENT AS NEEDED TO COMPLETE THE WORK AS SHOWN ON THE CONSTRUCTION PLANS. CLEAR AND GRUB REMAINING AREAS IN THE CONSTRUCTION LIMITS.
2. ALL WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
3. ANY OFF-SITE CLEARING OR GRUBBING SHALL BE PERFORMED ONLY AFTER OBTAINING A LETTER OF PERMISSION FROM THE RESPECTIVE PROPERTY OWNER.
4. ALL OFF-SITE BARRIERS OR DISPOSAL AREAS SHALL BE PERMITTED IN ACCORDANCE WITH LOCAL AND TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REGULATIONS.
5. UNLESS OTHERWISE INDICATED TO REMAIN, ALL EXISTING STRUCTURES, FENCINGS, TREES, ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OFFSITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
6. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF THE RIGHT-OF-WAY IN A REGULATORY FLOODWAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WITHOUT APPROVAL BY FEMA AND/OR THE GOVERNING AUTHORITY.
7. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE, OR LOCAL AGENCY.

BLASTING NOTES

- 1. REQUIRED BLASTING SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES. ANY DAMAGE TO SURROUNDING PROPERTY AND STRUCTURES SHALL BE REPAIRED IMMEDIATELY AT NO COST TO THE OWNER.
2. BLASTING OPERATIONS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ALL EXISTING ORDINANCES AND REGULATIONS, AND SHALL BE DONE ONLY AFTER A PRE-BLAST SURVEY IS DONE (AT THE COST TO THE OWNER). THE BLASTING SHALL BE DONE ONLY BY EXPERIENCED PERSONNEL CERTIFIED BY THE STATE OF TENNESSEE FIRE MARSHAL'S OFFICE. ANY DAMAGE CAUSED BY BLASTING OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. WHERE ROCK IS ENCOUNTERED IN THE IMMEDIATE VICINITY OF GAS MAINS, TELEPHONE CABLES, OR EXISTING FOOTINGS, GASOLINE TANKS, OR HIGH VOLTAGE POWER LINES, THE CONTRACTOR SHALL REMOVE THE ROCK BY MEANS OTHER THAN BLASTING. CARE SHALL BE TAKEN IN BLASTING OPERATIONS TO SEE THAT PIPE OR OTHER STRUCTURES PREVIOUSLY INSTALLED ARE NOT DAMAGED BY BLASTING.
4. NO BLASTING WILL BE PERMITTED WITHIN 50' OF A STREAM (AS MEASURED FROM THE TOP OF BANK) OR WETLAND, INCLUDING ALL STREAM CROSSINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LAYOUT THE NO BLASTING ZONE.

GENERAL LAYOUT NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED AND NOTIFY THE ENGINEER OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL IDENTIFY REQUIRED LINES, LEVELS, AND DATUM PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL PROTECT BENCHMARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MARKERS FROM DAMAGE AND/OR DESTRUCTION.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LAYOUT ALL THE FACILITIES BEING CONSTRUCTED, RELOCATED, AND/OR ADJUSTED WITHIN THE CONTRACT.
5. LANDSCAPING PLAN SHEET(S) FOR ADDITIONAL INFORMATION.
6. ALL DIMENSIONS ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE INDICATED.
7. ALL RADII FOR LANDSCAPING ISLANDS SHALL BE 5' UNLESS OTHERWISE NOTED.
8. TYSINGER, HAMPTON & PARTNERS, INC. WILL PROVIDE A DIGITAL FILE FOR USE IN SITE LAYOUT, IF REQUIRED.

GENERAL CONSTRUCTION NOTES

- 1. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE GOVERNING AGENCY, UTILITY, AND THE OWNER, AS APPLICABLE.
2. THE GOVERNING AUTHORITY MUST CLEAR ANY WORK BEING DONE ON PUBLIC RIGHT-OF-WAY AND A PERMIT MUST BE ISSUED.
3. THE CONTRACTOR SHALL COORDINATE THE RELOCATION AND/OR ADJUSTMENT OF EXISTING UTILITIES (E.G., WATER, SANITARY SEWER, STORM SEWER, POWER, TELECOMMUNICATION, GAS, ETC.) WITH THE RESPECTIVE UTILITY OWNER.
4. NOTHING IN THE GENERAL NOTES SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING THE SAFETY AND CONVENIENCE OF THE PUBLIC AND BUSINESSES ALONG/ADJACENT TO THE PROPOSED CONSTRUCTION AREA.
5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SAFETY FENCE AROUND ALL WORK AREAS AS NEEDED TO PROTECT PEDESTRIANS FROM ENTRY BY UNAUTHORIZED PERSONS.
6. ALL TRENCHING, PIPE-LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
7. ALL SLOPES NOT OTHERWISE INDICATED SHALL BE 2:1 OR FLATTER. SLOPES GREATER THAN 3:1 SHALL BE AFTER TOPSOIL, SEEDING AND MULCHING TO BE COVERED WITH CURLEX BLANKETS BY AMERICAN EXCELSION OR APPROVED EQUAL.
8. THE CONTRACTOR SHALL PLACE A MINIMUM OF 6-INCHES OF TOPSOIL ON ALL DISTURBED AREAS EXCEPT THOSE AREAS SCHEDULED FOR PAVEMENT, RIP-RAP, CONCRETE, AND/OR OTHER HANDICAPS. ALL TOPSOIL SHALL ALSO APPLY SEED, FERTILIZER, MULCH, AND WATER AS NECESSARY UNTIL AN ADEQUATE STAND OF VEGETATION IS ESTABLISHED. SOIL AMENDMENTS MAY BE USED IN LOTS OF TOPSOIL TO TEMPORARILY STABILIZE ROUGH GRADED AREAS WITH A VIGOROUS STAND OF VEGETATION.
9. SITE WORK SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
10. ALL EXISTING TREES, VEGETATION, STRUCTURES, ORGANIC TOPSOIL, ETC. SHALL BE STRIPPED AND REMOVED FROM THE CONSTRUCTION AREA.
11. ANY OFFSITE GRADING SHALL BE PERFORMED BY LETTER OF PERMISSION ONLY.

- 12. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
13. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADA ACCESSIBILITY GUIDELINES, AS APPLICABLE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING, OBTAINING, AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED. INDEPENDENT INSPECTORS, TESTING LABORATORIES, OR OTHER QUALIFIED INDIVIDUALS/ENTITIES, WHICH ARE ACCEPTABLE TO THE OWNER AND ENGINEER, SHALL PERFORM REQUIRED INSPECTIONS AND TESTS.
15. THE CONTRACTOR SHALL PROVIDE DENSITY TESTING FOR QUALITY CONTROL DURING STRUCTURAL FILL AND BACKFILL OPERATIONS BENEATH IMPROVED AREAS INCLUDING BUT NOT LIMITED TO DRIVEWAYS, STREETS, SIDEWALKS, ETC., AND WHERE NON-RIGID AND RIGID TYPE SURFACING ARE TO BE REPLACED.
16. PROOF ROLLING WITH A FULLY LOADED TANDEN DAMP TRUCK SHALL BE PERFORMED AS FOLLOWS:
a. IN AREAS TO RECEIVE FILL, PROOF ROLLING SHALL BE PERFORMED AFTER TOPSOIL AND ORGANIC MATERIAL HAS BEEN STRIPPED AND BEFORE FILLING OPERATIONS ARE INITIATED.
b. IN CUT AREAS, PROOF ROLLING SHALL BE PERFORMED ON SUBGRADE AFTER FINISHED GRADES ARE OBTAINED.
c. IN ALL AREAS PRIOR TO PLACEMENT OF STONE BASE MATERIALS, ANY SOFT AREAS SHALL BE SCARIFIED AND RE-COMPACTED TO THE REQUIRED DENSITIES.
17. ALL STRUCTURAL FILL SHALL BE PLACED IN LIFTS OF NO MORE THAN 8 INCHES. STRUCTURAL FILL SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY (ASTM D698) WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM, OR AS DIRECTED BY A GEOTECHNICAL ENGINEER.
18. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND "THE AMERICANS WITH DISABILITIES ACT", AS APPLICABLE.
19. ALL STRIPING SHALL BE 4" WIDE WHITE TRAFFIC PAINT, UNLESS OTHERWISE INDICATED. PAINT SHALL BE NON-BLEEDING, QUIET DRYING, ALKALYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND SHALL MEET FT-SP-86 AND BE MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION.
20. UNLESS OTHERWISE INDICATED, ALL EXCAVATION SHALL BE UNCLASSIFIED.

STORM SEWER NOTES

- 1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H-20) LOADING AND BE INSTALLED ACCORDINGLY.
2. ALL CORRUGATED METAL PIPES (CMP) SHALL BE FULLY ASPHALT COATED OR ALUMINIZED STEEL TYPE-2. PIPE SIZES 18" AND SMALLER TO BE 10 GAUGE. PIPE SIZES 24"-30" SHALL BE 14 GAUGE. PIPE SIZES 30"-48" SHALL BE 12 GAUGE. PIPE SIZES LARGER THAN 48" SHALL BE 10 GAUGE.
3. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE IN ACCORDANCE WITH ASTM C-76 CLASS III.
4. SMOOTH INTERIOR CORRUGATED PLASTIC PIPE (SICP) AND FITTINGS SHALL BE:
a. ASD-N12 WATER-TIGHT PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC.
b. HDIO OR HDIOECC WATER-TIGHT PIPE AS MANUFACTURED BY LAINE ENTERPRISES, INC.
SICP SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINE FOR HEAVY DUTY DRAINAGE APPLICATIONS. ALL FITTINGS SHALL BE PRE-FABRICATED FITTINGS AS PROVIDED BY THE ABOVE LISTED SUPPLIERS.
5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL CONFORM TO ASTM D-3034 AND HAVE A STANDARD DIMENSION RATIO (SDR) OF 35 OR CONFORM TO ASTM F-679.

STORMWATER QUALITY NOTES

- 1. THE APPROVED STORMWATER MANAGEMENT PLAN (SWMP) SHALL BE ADHERED TO DURING GRADING AND CONSTRUCTION ACTIVITIES. UNDER NO CIRCUMSTANCE IS THE OWNER OR OPERATOR OF LAND DEVELOPMENT ACTIVITIES ALLOWED TO DEVIATE FROM THE APPROVED SWMP WITHOUT PRIOR APPROVAL OF A PLAN AMENDMENT BY THE GOVERNING AUTHORITY.
2. THE APPROVED SWMP SHALL BE AMENDED IF THE PROPOSED SITE CONDITIONS CHANGE AFTER PLAN APPROVAL IS OBTAINED, OR IF IT IS DETERMINED BY THE GOVERNING AUTHORITY DURING THE COURSE OF GRADING OR CONSTRUCTION THAT THE APPROVED PLAN IS INADEQUATE.
3. BEFORE RUNOFF CAN BE ACCEPTED INTO A BMP, A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER ALL PERVIOUS AREAS OF THE CONSTRUCTION SITE. VEGETATIVE COVER, SEDIMENT-LADEN RUNOFF SHALL NOT BE ALLOWED TO REACH ANY STORMWATER QUALITY BMP AT ANY TIME. IF SEDIMENT-LADEN RUNOFF ENTERS A STRUCTURE, THE STRUCTURE SHALL BE CLEANED, REPAIRED AND/OR RECONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
4. HYDROLYTIC SEPARATOR SYSTEMS INSTALLED DURING CONSTRUCTION SHALL BE INSPECTED AND CLEANED, AS NEEDED EVERY THREE MONTHS. THE SYSTEM SHALL BE CLEANED OUT ONCE PER YEAR REGARDLESS OF WHETHER IT HAS REACHED FULL STORAGE CAPACITY. THE SYSTEM SHALL ALSO BE CLEANED AT THE END OF CONSTRUCTION REGARDLESS OF WHETHER IT HAS REACHED FULL STORAGE CAPACITY.
5. MAINTENANCE OF THE WATER QUALITY BMP AND POND SHALL BE PROVIDED BY THE SUBDIVISION'S HOME OWNERS ASSOCIATION (HOA).

SPECIAL NOTES

- 1. STORM, SURFACE, NUISANCE, OR OTHER WATERS MAY BE ENCOUNTERED AT VARIOUS TIMES DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL ASSURE ANY AND ALL RISKS AND LIABILITIES ARISING THEREFROM.
2. MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY LAYOUT NOTES

- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LAYOUT ALL THE UTILITIES BEING CONSTRUCTED AND/OR RELOCATED WITHIN THE CONTRACT.
2. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES AND TO COORDINATE EXCAVATION REQUIRED AROUND THESE UTILITIES WITH THE RESPECTIVE OWNERS.
3. THE CONTRACTOR SHALL CONFIRM FIELD LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, BOTH ABOVE AND BELOW GROUND, PRIOR TO THE BEGINNING OF WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. ANY ADJUSTMENTS TO THE HORIZONTAL OR VERTICAL ALIGNMENTS REQUIRED TO AVOID EXISTING UTILITIES SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
5. UTILITY PLAN DIMENSIONS SHOWN ARE TO THE CENTERLINE OF A PIPE, FITTING, OR STRUCTURE.
6. THE HORIZONTAL AND VERTICAL BEND FITTINGS AND DEFLECTIONS SHOWN ON THE DRAWINGS ARE NOT NECESSARILY ALL OF THE BEND FITTINGS OR DEFLECTIONS REQUIRED FOR THE INSTALLATION OF THE UTILITIES.

UTILITY CONSTRUCTION NOTES

- 1. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL MATERIALS, METHODS, AND/OR INTEGRAL MATERIALS OUTLINED IN THE UTILITY SPECIFICATIONS OR DRAWINGS NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL INSTALLATION MUST BE PROVIDED.
3. THE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROPOSED UTILITY SYSTEM PRIOR TO INSTALLATION.
4. CONNECTION TO EXISTING UTILITIES SHALL BE MADE ONLY UNDER THE SUPERVISION OF A REPRESENTATIVE OF THE UTILITY.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORT AND PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE, MAINTAIN SERVICE, AND ENSURE THE INTEGRITY OF THE UTILITY DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REPAIRS AND RELATED EXPENSES IF EXISTING UTILITIES ARE DAMAGED.
6. ALL PIPE AND FITTINGS IN CONTACT WITH CONCRETE SHALL BE WRAPPED IN PLASTIC, MINIMUM 6-MIL THICKNESS.
7. ALL UTILITY EXCAVATION SHALL BE UNCLASSIFIED, UNLESS OTHERWISE INDICATED.

- 8. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SAFETY FENCE AROUND ALL OPEN TRENCHES AND WORK AREAS TO PROTECT PEDESTRIANS FROM ENTRY BY UNAUTHORIZED PERSONS. LOCATION OF SAFETY FENCE SHALL BE COORDINATED WITH TRAFFIC CONTROL PLANS AS CONSTRUCTION PROCEEDS.
9. ALL PUBLIC ROAD CUTS AND HIGH TRAFFIC AREAS (INCLUDING APARTMENTS AND BUSINESSES) THAT ARE NOT REPAVED THE SAME DAY SHALL BE TEMPORARILY PAVED (COLD PATCH) WITH STONE FOR TEMPORARY STABILIZATION OF ROAD CUTS WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL INSPECT TEMPORARY PAVEMENT DAILY AFTER RAINFALL EVENTS (INCLUDING WEEKENDS) UNTIL ROAD CUTS ARE PERMANENTLY PAVED.
10. ROADWAY TRENCHES SHALL NOT BE LEFT OPEN UNLESS THE CONTRACTOR IS NOT PRESENT, UNLESS PRIOR APPROVAL IS OBTAINED FROM THE GOVERNING AGENCY. IF A UTILITY TRENCH MUST BE LEFT OPEN IN A ROADWAY, IT SHALL BE COVERED WITH A HEAVY-DUTY STEEL PLATE (SUPPLIED BY CONTRACTOR), TEMPORARILY SECURED, AND PROPERLY STORED. TEMPORARY PAVEMENT SHALL BE SUPPLIED BY THE CONTRACTOR ON EACH SIDE OF PLATE, WHEN NECESSARY. THERE SHALL BE NO ADDITIONAL PAYMENT FOR TEMPORARY MEASURES.
11. BACKFILL FOR OPEN-CUT PUBLIC WATER AND SEWER LINES SHALL BE IN ACCORDANCE WITH THE UTILITY BEDDING DETAIL.
12. ALL PIPELINES INSTALLED UNDER RAILROADS, STATE ROADS, OR PUBLIC ROADWAYS (WHERE SPECIFIED) SHALL BE BORED AND ENCASED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY.
13. UTILITY INSTALLATIONS CLOSER THAN 30' TO THE EDGE OF PAVEMENT (MEASURED FROM TRENCH WALL TO EDGE OF PAVEMENT) SHALL BE BACKFILLED WITH COMPACTED CRUSHED STONE.

- 14. WHEN UNSUITABLE SOIL IS ENCOUNTERED AT THE TRENCH BOTTOM, REMOVE IT TO A DEPTH UNDESIRABLE TO ASSURE SUPPORT OF THE PIPELINE AND BACKFILL TO THE PROPER GRADE WITH COURSE AGGREGATE ASHTO M-43, SIZE NO. 2 OR 3.

PUBLIC WATER & SEWER NOTES

- 1. ALL PUBLIC WATER AND SEWER CONSTRUCTION AND TESTING SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC), AND THE SPECIFICATIONS OF THE UTILITY. IN THE EVENT OF CONFLICTING SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.
2. ALL PUBLIC WATER LINE PIPE, FITTINGS, AND ACCESSORIES SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH ANWA C600, DISINFECTED IN ACCORDANCE WITH ANWA C651, AND PASS BACTERIOLOGICAL TESTING BEFORE BEING PLACED IN SERVICE AND PRIOR TO ACCEPTANCE. TESTING METHODS FOR ALL MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH TDEC NOT PROVIDED, TESTING SHALL BE CONDUCTED FROM ONE VALVE TO THE NEXT CLOSEST VALVE.
3. PIPE FOR PUBLIC SEWER LINES SHALL BE IN ACCORDANCE WITH THE SANITARY SEWER LINE NOTES.
4. PIPE AND FITTINGS FOR PUBLIC WATER MAIN LINES SHALL BE IN ACCORDANCE WITH THE WATER LINE NOTES.
5. ALL PUBLIC WATER SERVICE LINES SMALLER THAN 2" IN DIAMETER SHALL BE SEAMLESS TYPE K COPPER PIPE MEETING ASTM B-88 MANUFACTURED IN THE USA, UNLESS OTHERWISE INDICATED. ALL PUBLIC WATER SERVICE LINES 2" THROUGH 24" IN DIAMETER SHALL BE PVC SDR 13.5 OR HOPE DR 7. ALL PUBLIC WATER SERVICE LINES CROSSING EXISTING ROADWAYS SHALL BE BORED.
6. ALL PUBLIC WATER AND SEWER PLANS MUST BE SUBMITTED TO AND APPROVED BY TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) PRIOR TO CONSTRUCTION. A COPY OF THE APPROVAL LETTER MUST BE SUBMITTED TO THE UTILITY PRIOR TO CONSTRUCTION.
7. ALL PUBLIC WATER AND SEWER LINES SHALL HAVE A MINIMUM COVER AS SPECIFIED ON THE UTILITY BEDDING DETAIL.
8. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF A PUBLIC WATER LINE AND ANY PUBLIC SEWER LINE IS 10'. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF A WATER AND SEWER LINE IS 18" WHEN THE MINIMUM HORIZONTAL SEPARATION OF 10' CANNOT BE ATTAINED. REFER TO THE PIPE SEPARATION DETAIL FOR ADDITIONAL CLEARANCE REQUIREMENTS.
9. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AN AS-BUILT RECORD OF PUBLIC WATER AND SEWER CONSTRUCTION TO THE UTILITY UPON COMPLETION. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE AND LEGIBLE RECORD OF ALL INSTALLATIONS ON THE CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS. THE AS-BUILT RECORD SHALL BE PREPARED BY THE CONTRACTOR AS THE JOB PROGRESSES TO ENSURE ITS ACCURACY. AS-BUILT RECORDS MUST BE PROVIDED TO THE UTILITY PRIOR TO FINAL ACCEPTANCE.
10. DUCTILE IRON SHALL BE PROVIDED ON ALL PUBLIC WATER AND PRESSURE SANITARY SEWER LINE INSTALLATIONS. LOCATE WIRE IN OPEN TRENCH INSTALLATIONS SHALL BE 12 AWG COPPER-CLAD IRON/STEEL WITH 30 WILLS (MINIMUM) OF INSULATION AND A MINIMUM BREAK STRENGTH OF 450 GAUGES. LOCATE WIRE IN DIRECTION DRILLING/BORING INSTALLATIONS SHALL BE 12 AWG COPPER-CLAD CARBON STEEL WITH 45 WILLS (MINIMUM) OF INSULATION AND A MINIMUM BREAK STRENGTH OF 1,150 POUNDS. THE EXTERNAL COLOR SHALL BE BLUE FOR WATER AND GREEN FOR SEWER. THE LOCATE WIRE SHALL BE BROUGHT TO GRADE WITHIN A VALVE BOX OR LOCATION STATION BOX AT ALL "ENTRY POINT LOCATIONS" AND ALL "EXIT POINT LOCATIONS" WITH 18" OF SLACK COILED UP INSIDE THE BOX. THERE IS NO MAXIMUM LENGTH OR INTERVAL BETWEEN THE LOCATE WIRE STATIONS. IF THE LOCATE LINE BREAKS OR IF IT IS NOT CONTINUOUS, THE CONTRACTOR SHALL AT NO EXPENSE TO THE OWNER PROVIDE SOFT-DIGS EVERY 50' ALONG THE WAY TO PROVIDE DETAILED AS-BUILT DATA. THE SOFT DIG DATA SHALL BE RECORDED ON THE AS-BUILT DRAWINGS.

WATER LINE NOTES

- 1. ALL WATER LINE PIPE AND FITTINGS SHALL BE LEAD FREE AS DEFINED IN THE SAFE DRINKING WATER ACT (SDWA) SECTION 1417.
2. THE CONTRACTOR SHALL PROVIDE A POSITIVE/NEGATIVE GRADIENT BETWEEN AIR VALVES TO PREVENT EXCESSIVE HIGH POINTS IN THE WATER LINE PROFILE. THE WATER LINE PROFILE MAY BE ADJUSTED BY THE CONTRACTOR IN THE FIELD BY USING BENDS BUT SHALL NOT RESULT IN ADDITIONAL HIGH POINTS IN THE PIPELINE OR REQUIRE ADDITIONAL AIR RELEASE VALVES, UNLESS APPROVED BY THE UTILITY OWNER PRIOR TO CONSTRUCTION.
3. UNLESS OTHERWISE SPECIFIED, PIPE AND FITTINGS FOR WATER MAINS 6" IN DIAMETER AND LARGER SHALL MEET THE FOLLOWING STANDARDS (LATEST REVISION):
DUCTILE IRON
- PRESSURE CLASS 350
- ANSI/AWWA C104/A21.4 - CEMENT-MORTAR LINING
- ANSI/AWWA C104/A21.4.6 - CEMENT-GRASS LINING (V-RIB ENHANCED POLYWRAP, WHERE INDICATED)
- ANSI/AWWA C110/A21.10 - FITTINGS
- ANSI/AWWA C111/A21.11 - RUBBER-GASKET JOINTS
- ANSI/AWWA C116/A21.15 - FLANGED DUCTILE-IRON PIPE
- ANSI/AWWA C161/A21.16 - EPOXY COATING (WHERE SPECIFIED)
- ANSI/AWWA C160/A21.50 - THICKNESS
- ANSI/AWWA C151/A21.51 - DUCTILE-IRON PIPE
- ANSI/AWWA C152/A21.52 - CONTACT FITTINGS
- ANSI/AWWA C153/A21.53 - CONTACT FITTINGS
- FINISH IN STANDARD LAYING LENGTHS OF 20'.
- PROVIDE A MINIMUM OF 1 MIL THICK BITUMINOUS COATING ON THE OUTSIDE SURFACE.
- THE CLASS OR NOMINAL THICKNESS, NET WEIGHT WITHOUT LINING, AND CASTING PERIOD SHALL BE CLEARLY MARKED ON EACH LENGTH OF PIPE. ADDITIONALLY, THE MANUFACTURER'S MARK COUNTRY WHERE CAST, YEAR IN WHICH THE PIPE WAS PRODUCED, AND THE LETTERS "DI" OR "DUCTILE" SHALL BE CAST OR STAMPED ON THE PIPE. PIPE SHALL BE FURNISHED COMPLETE WITH ALL NECESSARY ACCESSORIES.
4. UNLESS OTHERWISE SPECIFIED, PIPE AND FITTINGS FOR WATER MAINS 4" AND LESS IN DIAMETER SHALL MEET THE FOLLOWING STANDARDS (LATEST REVISION):
ASTM D2241 PR PVC PRESSURE PIPE AND FITTINGS
- SDR 13.5 (315 PSI)
- DR 7 (315 PSI)
- POLYVINYL CHLORIDE (PVC) PRESSURE RATED PIPE (SDR SERIES)
- ASTM D1784 - RIGID POLYVINYL CHLORIDE (PVC) JOINTING
- ASTM D2109 - JOINTING FOR PLASTIC PRESSURE PIPES USING FLEXIBLE ELASTOMERIC SEALS
- ASTM F477 - ELASTOMERIC SEALS (GASKETS) FOR JOINTING
- NSF/ANSI 61 - DRINKING WATER SYSTEM COMPONENTS
- NSF/ANSI 14 - PLASTIC PIPING SYSTEM COMPONENTS AND RELATED MATERIALS
- FINISH IN STANDARD LAYING LENGTHS OF 20'.
- THE MINIMUM WALL THICKNESS OF THE BELL, AT ANY POINT, SHALL CONFORM TO THE DR REQUIREMENTS OF THE PIPE.
- ALL PVC PIPE AND FITTINGS SHALL BE CLEARLY MARKED WITH MANUFACTURER'S NAME, NOMINAL DIAMETER, SDR, AND APPROVAL MARKING, AND NSF APPROVAL SEAL.

EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE

- PHASE 1
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GRADING PERMIT AND ANY OTHER PERMITS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
2. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR AND THE TOWN OF JONESBOROUGH'S STORMWATER MANAGEMENT STAFF WILL BE REQUIRED BEFORE A GRADING PERMIT CAN BE ISSUED BY THE TOWN.
3. THE CONTRACTOR SHALL INSTALL CONSTRUCTION EXIT AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN PHASE 1. SILT FENCE SHALL NOT ENROACH UPON STREAM BUFFER.
PHASE 2
1. THE CONTRACTOR SHALL STRIP TOPSOIL AND VEGETATION IN AREAS WHERE ENGINEERED FILL IS TO BE PLACED AS SHOWN ON THE GRADING PLAN. CLEAR AND GRUB REMAINING AREAS IN THE CONSTRUCTION LIMITS.
2. THE CONTRACTOR SHALL PERFORM GRADING AND STORM PIPE INSTALLATION AS DEPICTED ON THE EROSION AND SEDIMENT CONTROL PLAN PHASE 2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SUCH AS INLET PROTECTION, SILT FENCE, SEEDING, ETC. SHALL BE INSTALLED AS NEEDED TO MINIMIZE EROSION AND PREVENT THE TRANSPORT OF SEDIMENT. THE AREA DRAINING TO EACH INLET PROTECTION MEASURE SHALL BE LIMITED TO A MAXIMUM OF 1.0 ACRE.
3. THE CONTRACTOR SHALL CONSTRUCT PROJECT FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DRAWINGS, WHILE MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ADDITIONAL MEASURES SUCH AS FILTER RING, ROLLED EROSION CONTROL PRODUCTS, ETC. SHALL BE INSTALLED AS CONSTRUCTION PROGRESSES.
4. THE WATER QUALITY DEVICE SHALL BE INSTALLED AS THE DETENTION BASIN BEAM IS CONSTRUCTED SO THAT THE BEAM IS TIGHTLY ENCASED AND COMPACTED.
PHASE 3
1. THE CONTRACTOR SHALL ESTABLISH VEGETATION IN ACCORDANCE WITH THE SEEDING SCHEDULE IN AREAS WHERE WORK IS COMPLETE TO PREVENT EROSION.
2. RESEEDING OR SOODING ANY DENuded AREA SHALL BE REQUIRED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED WITHIN 14 DAYS. STEEP SLOPES (SDR GRAD OR GREATER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
3. THE CONTRACTOR SHALL CHECK AND MAINTAIN ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RAINFALL. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED MEASURES.
4. UPON STABILIZATION OF THE SITE, THE CONTRACTOR SHALL CLEAN THE DETENTION BASIN OUTLET STRUCTURES, PIPES AND WATER QUALITY DEVICE OF ALL URD, SILT, TRASH AND OTHER DEBRIS.

- 5. ALL OFF-SITE OR STREET SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE OCCURRENCE. ALL OTHER OFF-SITE OR STREET SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP AFTER EACH WORK DAY. PRODUCTIVE WORK MAY NOT COMMENCE UNTIL OFF-SITE SEDIMENT DEPOSITS HAVE BEEN REMOVED, UNLESS ALLOWED BY THE ENGINEER. TDEC MUST BE CONSULTED PRIOR TO ANY REDEMPTION OR RESTORATION WHEN ANY STREAM OR OTHER WATERS OF THE STATE.
6. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND A HEALTHY STAND OF VEGETATIVE COVER HAS ESTABLISHED ALL SLOPES.
7. THE CONTRACTOR SHALL PERFORM INSPECTIONS AS REQUIRED BY TDEC AT LEAST THREE WEEKS, 72 HOURS OR MORE APART. INSPECTION REPORT FORMS MUST BE MAINTAINED ON SITE. INSPECTORS MUST HAVE COMPLETED THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL" COURSE AND BE CURRENTLY CERTIFIED. THE CONTRACTOR WILL BE RESPONSIBLE FOR RECORDING THE DAILY RAINFALL AT THE PROJECT SITE.

SPILLS AND NON-STORMWATER CONTINGENCIES

- 1. CONSTRUCTION VEHICLES SHALL CLEAN UP FROM THEIR TIRES AND BODY ON-SITE SO THAT THE SEDIMENT WILL FLOW INTO SEDIMENT CONTROL DEVICES. ANY SEDIMENT THAT ENDS UP IN THE STREET OR OTHER PLACES OFF-SITE SHALL BE CLEANED UP WITH A SHOVEL AND BROOM OR OTHER MEANS BEFORE THE NEXT RAINFALL BUT SHALL NOT BE WASHED AWAY USING WATER. THE CLEANED UP SEDIMENT SHALL BE PLACED BACK ON-SITE OR TAKEN TO ANOTHER SITE WITH AN APPROVED AND FUNCTIONING SEDIMENT CONTROL PLAN.
2. VEHICLES AND EQUIPMENT SHALL BE FUELED ON-SITE NEAR THE CONSTRUCTION EXIT IN A DESIGNATED CONTAINMENT AREA. CLEAN UP ANY FUEL SPILL IMMEDIATELY. CONTAMINATED SOILS SHALL BE PLACED IN BAGS AND COVERED. THE CONSTRUCTION AND PROVIDE BACKFILL FROM AN OVERFLOW FROM THE WASH PIT SHALL NOT BE ALLOWED TO DISCHARGE TO A SEDIMENT BASIN, TRAP, OR OTHER WATER BODY. FUEL TANKS SHALL BE STORED IN THE CONTAINMENT AREA. ALL OIL, OTHER MATERIAL FLUIDS, SOLVENTS, PAINT, ETC. SHALL BE STORED IN A CONSTRUCTION TRAILER OR OTHER APPROVED CONTAINER.
3. ABSORBENT MATERIAL (FOR LAND BASED SPILLS), BOOMS (FOR SPILLS INTO WATERWAYS), AND OTHER HAZARDOUS MATERIAL CLEANUP TOOLS AS NECESSARY SHALL BE AVAILABLE FOR IMMEDIATE USE IF AN ON-SITE SPILL OCCURS. IF A SPILL OF HAZARDOUS MATERIALS OCCURS, THE SPILL SHALL BE CONTAINED AND THE AREA SHALL BE SECURED. THE LOCAL GOVERNMENT SHALL BE NOTIFIED AND THE LOCAL GOVERNMENT AUTHORITY SHALL BE CONTACTED IMMEDIATELY. ANY CONTAMINATED MATERIAL FROM THE CLEANUP SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE LAWS.
4. READY-MIX CONCRETE TRUCKS SHALL WASH OUT THEIR EQUIPMENT IN A DESIGNATED WASH PIT. THIS WASH PIT IS TO TRAP THE CONCRETE AND ITS BASK. THE CONTRACTOR SHALL MAINTAIN THIS PIT(S) AS NECESSARY TO ALWAYS HAVE AT LEAST 50% VOLUME. ANY MATERIAL REMOVED FROM THE WASH PIT SHALL BE USED FOR FILL MATERIAL ON-SITE OR DISPOSED OF IN ACCORDANCE WITH THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) OVERFLOW FROM THE WASH PIT SHALL NOT BE ALLOWED TO DISCHARGE TO A SEDIMENT BASIN, TRAP, OR OTHER WATER BODY. FUEL TANKS SHALL BE STORED IN THE CONTAINMENT AREA. ALL OIL, OTHER MATERIAL FLUIDS, SOLVENTS, PAINT, ETC. SHALL BE STORED IN A CONSTRUCTION TRAILER OR OTHER APPROVED CONTAINER.

- EVENTS, IF POSSIBLE, THE CONTRACTOR SHALL HAVE AT THE SITE PUMPS, LINES, AND ALL OTHER EQUIPMENT INCLUDING STAND-BY PUMPS, LINES, ETC. IN READINESS TO PROVIDE PUMP BYPASSING FOR THE MAXIMUM FLOW RATE. THE CONTRACTOR SHALL PLAN THE WORK AND ARRANGE SCHEDULES TO MINIMIZE THE LENGTH OF TIME SEWER SERVICE IS INTERRUPTED.

- 4. THE BYPASS PUMPING PLANS ARE TO SERVE AS GUIDE ONLY. THE CONTRACTOR SHALL SUBMIT THE BYPASS PUMPING PLANS TO THE TOWN OF JONESBOROUGH FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED ON THE PUMP LINE AS NEEDED.
5. UNMANNED BYPASS PUMPING IS PROHIBITED UNLESS THE CONTRACTOR CAN PROVIDE SATISFACTORY EVIDENCE TO THE UTILITY OF THE PROPOSED AUTOMATED BYPASS PUMPING SYSTEM IS RELIABLE AND CAPABLE OF MAINTAINING THE BYPASS FLOW.

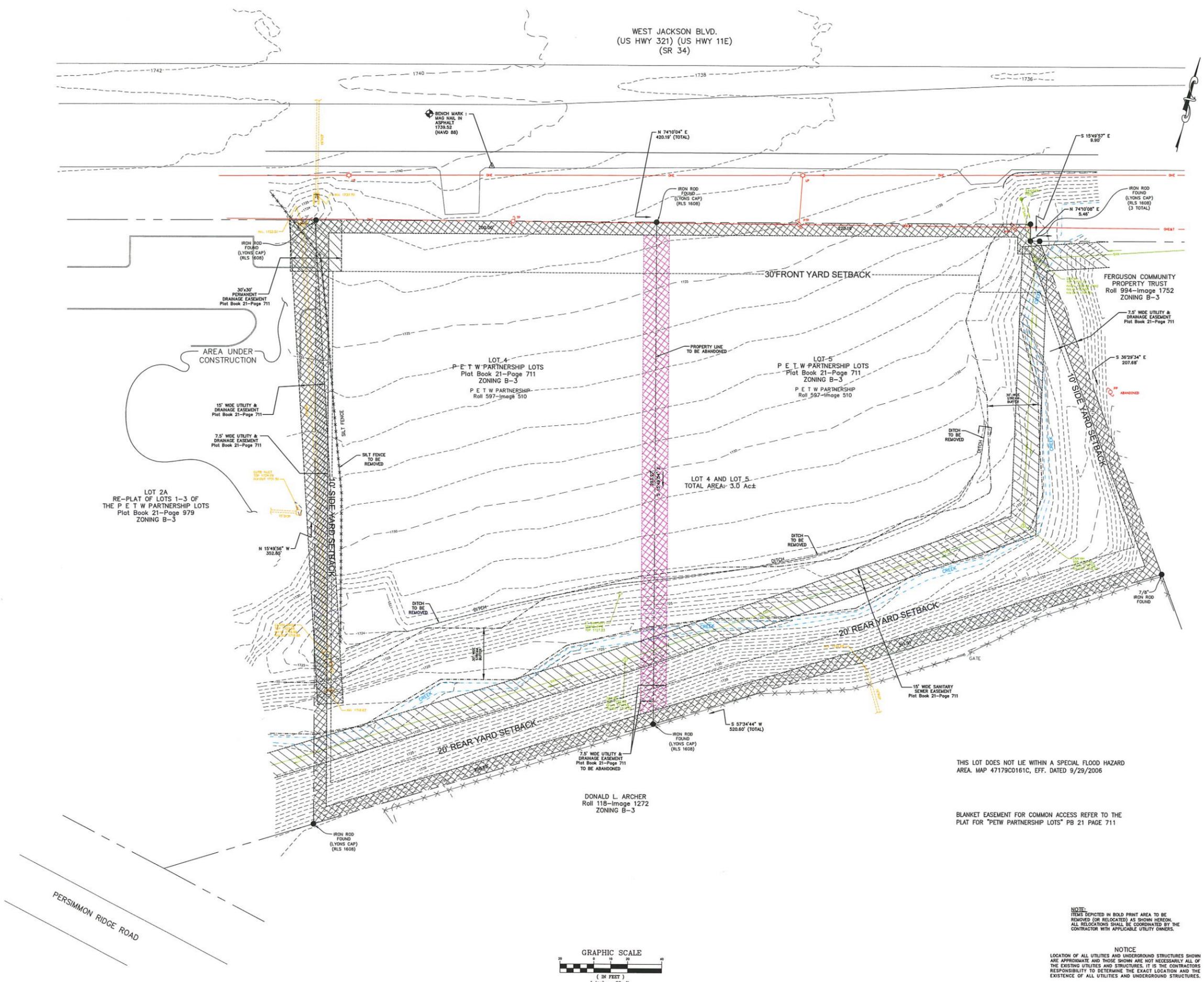
EROSION AND SEDIMENT CONTROL NOTES

- 1. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROLS AS SPECIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, AS APPLICABLE. FOR DETAILS NOT PROVIDED, REFER TO THE LATEST EDITION OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO THE START OF ALL CONSTRUCTION. EROSION AND SEDIMENT CONTROLS SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF CONSERVATION (TDEC) RULES AND REGULATIONS. ALL WORK NEAR OR AROUND WATERWAYS SHALL CONFORM TO THE TDEC WATER QUALITY CONTROL BOARD DIVISION OF WATER POLLUTION CONTROL RULES AND REGULATIONS. VIOLATIONS AND FINES LEVIED DUE TO CONTRACTOR NEGLIGENCE SHALL BE RECOVERED AT THE CONTRACTOR'S EXPENSE.
4. A 30' (AVERAGE) NATURAL RIPARIAN BUFFER ZONE ADJACENT TO ALL WATERS SHALL BE PRESERVED, TO THE MAXIMUM EXTENT PRACTICABLE, DURING CONSTRUCTION ACTIVITIES. THE MINIMUM WIDTH OF THE BUFFER ZONE SHALL BE 15' AT ANY NEARBY LOCATION.
5. UTILITY CROSSINGS FOR PERENNIAL STREAMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STATE STANDARDS AND NO WORK SHALL BE CONDUCTED IN FLOWING WATERS. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND APPLICABLE PERMITS. EXCAVATION OR TREAT CHANNELS OR NET WEATHER CONVEYANCES SHALL BE SEPARATED FROM FLOWING WATER AND COMPLETED DURING LOW OR NO FLOW CONDITIONS. THIS SHALL BE ACCOMPLISHED BY THE USE OF FLOWES, LINED DIVERSION CHANNEL WITH SANDGAP BERM, AND APPLICABLE PERMITS. EXCAVATION OR TREAT CHANNELS OR NET WEATHER CONVEYANCES SHALL BE STABILIZED BY THE END OF THE WORK.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXPOSED EARTH FROM EROSION RESULTING FROM CONSTRUCTION ACTIVITIES AND TO CONTROL CONDUIT THAT MAY RESULT FROM THE WORK. PRIOR TO BEGINNING WORK, ADEQUATE MEASURES MUST BE IN PLACE TO TRAP ANY MATERIAL THAT MAY TRAVEL OFF-SITE IN THE EVENT OF RAIN. DURING THE PROGRESS OF THE WORK, EXPOSED EARTH AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE TO PREVENT EROSION. AT NO TIME SHALL EXPOSED EARTH FROM THE WORK SITE FLOW OFF-SITE TO WATERS OF THE STATE.
7. SILT FENCE SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCKPILED SOIL.
8. THE CONTRACTOR SHALL PLACE A MINIMUM OF 6-INCHES OF TOPSOIL ON ALL DISTURBED AREAS EXCEPT THOSE THAT ARE SCHEDULED FOR PAVEMENT, RIP-RAP, CONCRETE, AND/OR OTHER HANDICAPS. THE CONTRACTOR SHALL ALSO PREPARE THE SOIL TO APPLY SEED, FERTILIZER, MULCH, AND WATER AS NECESSARY UNTIL AN ADEQUATE STAND OF VEGETATION IS ESTABLISHED. SOIL AMENDMENTS MAY BE USED IN LOTS OF TOPSOIL TO TEMPORARILY STABILIZE ROUGH GRADED AREAS WITH A VIGOROUS STAND OF VEGETATION.
9. RAIN WATER THAT COLLECTS IN THE UTILITY TRENCH SHALL BE PUMPED INTO A TEMPORARY DEWATERING STRUCTURE OR FILTER BAG.
10. TRENCHES SHALL BE BACKFILLED DAILY AS CONSTRUCTION PROGRESSES. BACKFILLED TRENCHES SHALL BE SEEDER AND MULCHED OR SOODED DAILY, IF POSSIBLE, BUT NO LATER THAN 7 DAYS AFTER TRENCHING. ANY TEMPORARY SOIL SPILL SHALL BE CLEANED UP IMMEDIATELY. MULCH SHALL BE RIGHT-OF-WAY OR EASEMENT, STORED IN AN UPLAND LOCATION, AND STABILIZED WITHIN 7 DAYS. IF TRENCHES ARE NOT BACKFILLED OVERNIGHT, APPROPRIATE EROSION CONTROL MEASURES WILL BE INSTALLED UNTIL SUCH TIME THE TRENCH IS BACKFILLED.
11. THE CONTRACTOR SHALL RETAIN A COPY OF THE SWPPP ON-SITE AT THE LOCATION WHICH GENERATES THE STORMWATER DISCHARGE. IF THE SITE IS INACTIVE OR DOES NOT HAVE AN ON-SITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE SWPPP, ALONG WITH A CONTACT PHONE NUMBER, SHALL BE POSTED ON-SITE IN A REASONABLE LOCATION, ACCESS TO THE PLAN MUST BE PROVIDED DURING NORMAL WORKING HOURS.

- 5. ALL HAZARDOUS MATERIALS SUCH AS EMPTY OR PARTIALLY EMPTY PAINT CANS, OIL CANS, FILTERS, CLEANING FLUIDS, ETC. SHALL BE DISPOSED OF BY TAKING THEM TO A PERMITTED HAZARDOUS MATERIAL DISPOSAL SITE IN ACCORDANCE WITH STATE LAWS.
6. THE WASHING OF PAINT TOOLS OR OTHER HAZARDOUS MATERIAL EQUIPMENT MUST BE PERFORMED AND DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS. THE CLEANING RESIDUE FROM SUCH EQUIPMENT IS HAZARDOUS AND CANNOT BE DISCHARGED TO THE GROUND OR INTO A SEDIMENT, BARR, TRAP, POND, STORM DRAIN, DITCH, STREAM, OTHER STORMWATER CONVEYANCE, OR TO WATERS OF THE STATE INCLUDING BOTH SURFACE AND GROUNDWATER AND SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE LAWS.
7. LITTER, CONSTRUCTION MATERIALS, CONSTRUCTION DEBRIS, CONSTRUCTION CHEMICALS, AND OTHER HAZARDOUS MATERIALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND (E.G., FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BEING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. LITTER, CONSTRUCTION MATERIALS, CONSTRUCTION DEBRIS, CONSTRUCTION CHEMICALS, AND OTHER HAZARDOUS MATERIALS SHALL NOT BE ALLOWED TO ENTER A SEDIMENT BASIN, TRAP, POND, STORM DRAIN, DITCH, STREAM, OTHER STORMWATER CONVEYANCE, OR TO WATERS OF THE STATE. THIS CAN BE ACCOMPLISHED BY SCREENING OUTFALLS, DAILY PICKUP OR CLEANUP, OR OTHER METHODS.
8. AFTER THEIR USE, MATERIALS USED FOR EROSION PREVENTION AND SEDIMENT CONTROL SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES.
9. THE CONTRACTOR IS RESPONSIBLE FOR LITTER CONTROL AND CLEANUP.
10. SEDIMENT CONTROLS SHALL BE PROVIDED FOR ANY WATER DISTRIBUTION OR WASTE DISPOSAL SYSTEM ON-SITE INCLUDING SANITARY SEWER OR SEPTIC SYSTEMS.

LEGEND

Table with columns: EXISTING, NEW, DESCRIPTION. Includes symbols for BENCHMARK, IRON ROD, PROPERTY LINES, DITCH, CONTOUR, SPOT ELEVATION, CURB/EDGE OF PAVEMENT, FENCE, GUARDRAIL, CREEK, STREAM BUFFER, STORM SEWER, STORM MANHOLE, CATCH BASIN/CURB INLET, SANITARY SEWER, SANITARY MANHOLE, CLEANOUT, WATER METER, GATE VALVE, FIRE HYDRANT, WATER LINE, POWER POLE, POWER & TELEPHONE POLE, TELEPHONE POLE, LIGHT POLE, GUY POLE, GUY WIRE, OVERHEAD TELEPHONE, OVERHEAD ELECTRIC & TELEPHONE, OVERHEAD ELECTRIC, ELECTRIC METER, PARKING CLOT, SANITARY SEWER EASEMENT, UTILITY & DRAINAGE EASEMENT, DRAINAGE E



WEST JACKSON BLVD.
(US HWY 321) (US HWY 11E)
(SR 34)

LOT 2A
RE-PLAT OF LOTS 1-3 OF
THE P E T W PARTNERSHIP LOTS
Plat Book 21-Page 979
ZONING B-3

LOT 4
P E T W PARTNERSHIP LOTS
Plat Book 21-Page 711
ZONING B-3
P E T W PARTNERSHIP
Roll 597-Image 510

LOT 5
P E T W PARTNERSHIP LOTS
Plat Book 21-Page 711
ZONING B-3
P E T W PARTNERSHIP
Roll 597-Image 510

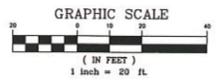
LOT 4 AND LOT 5
TOTAL AREA: 3.0 Ac±

FERGUSON COMMUNITY
PROPERTY TRUST
Roll 994-Image 1752
ZONING B-3

DONALD L. ARCHER
Roll 118-Image 1272
ZONING B-3

THIS LOT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD
AREA. MAP 47179C0161C, EFF. DATED 9/29/2006

BLANKET EASEMENT FOR COMMON ACCESS REFER TO THE
PLAT FOR "PETW PARTNERSHIP LOTS" PB 21 PAGE 711



NOTE:
ITEMS DEPICTED IN BOLD PRINT AREA TO BE
REMOVED (OR RELOCATED) AS SHOWN HEREON.
ALL RELOCATIONS SHALL BE COORDINATED BY THE
CONTRACTOR WITH APPLICABLE UTILITY OWNERS.

NOTICE
LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN
ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF
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EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

REV.	DATE	DESCRIPTION
1	4/29/24	TOWN COMMENTS

GENERAL NOTES

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PROJECT:
**PERSIMMON RIDGE
TOWNHOMES**

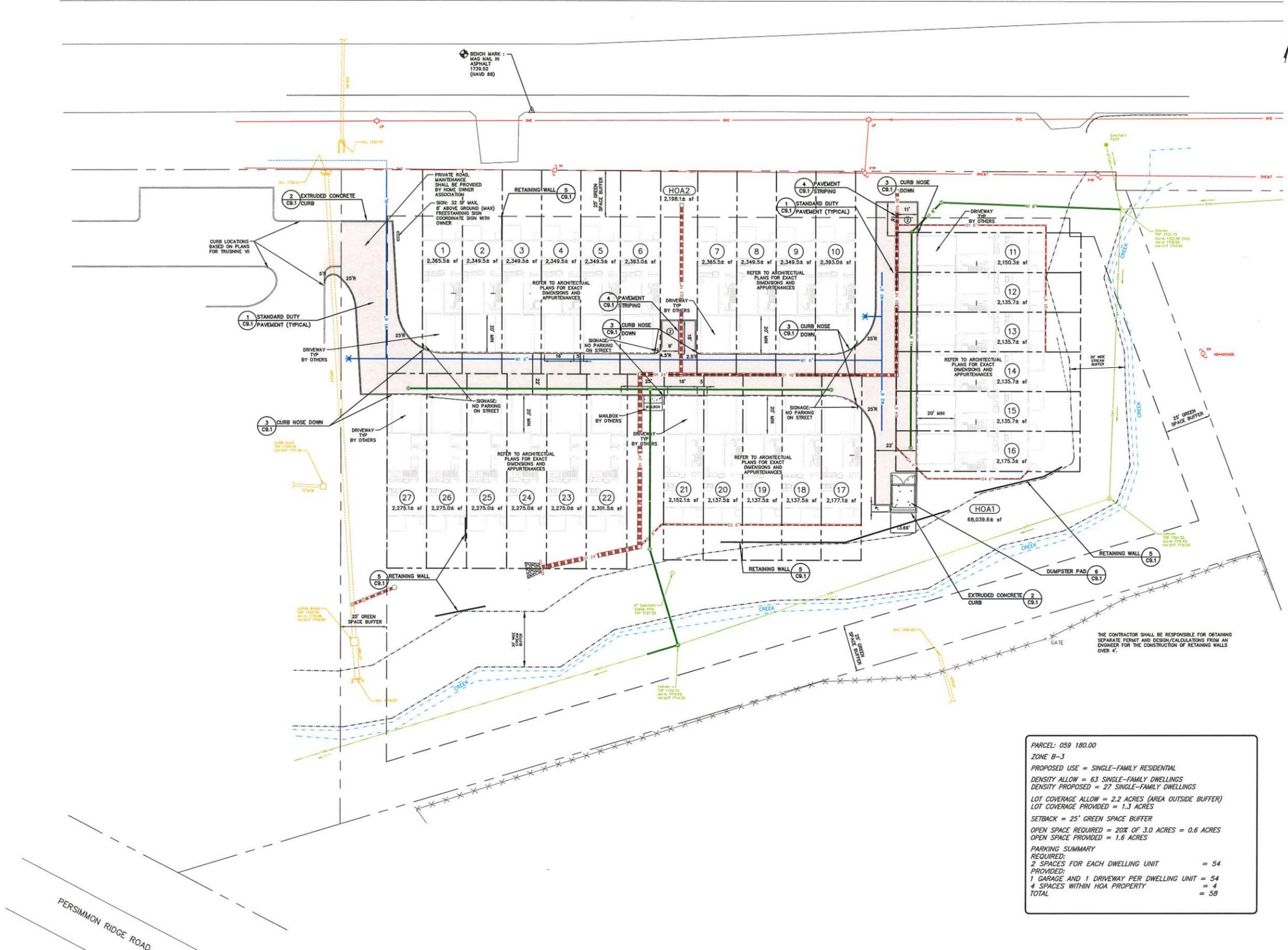
PREPARED FOR:
GERALD THOMAS

LOCATION:
**JONESBOROUGH,
TENNESSEE**

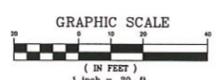
EXISTING CONDITIONS
AND DEMOLITION
PLAN

ISSUE DATE:	
CADD FILE:	2330801C
SCALE:	1"=20'
PROJECT NO.:	2330801C
DATE:	3/28/24
C2.1	

WEST JACKSON BLVD.
(US HWY 321) (US HWY 11E)
(SR 34)



PARCEL: 059 180.00
 ZONE B-3
 PROPOSED USE = SINGLE-FAMILY RESIDENTIAL
 DENSITY ALLOW = 63 SINGLE-FAMILY DWELLINGS
 DENSITY PROPOSED = 27 SINGLE-FAMILY DWELLINGS
 LOT COVERAGE ALLOW = 2.2 ACRES (AREA OUTSIDE BUFFER)
 LOT COVERAGE PROVIDED = 1.3 ACRES
 SETBACK = 25' GREEN SPACE BUFFER
 OPEN SPACE REQUIRED = 20% OF 3.0 ACRES = 0.6 ACRES
 OPEN SPACE PROVIDED = 1.6 ACRES
 PARKING SUMMARY
 REQUIRED:
 2 SPACES FOR EACH DWELLING UNIT = 54
 PROVIDED:
 1 GARAGE AND 1 DRIVEWAY PER DWELLING UNIT = 54
 4 SPACES WITHIN HOA PROPERTY = 4
 TOTAL = 58



NOTICE
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REV.	DATE	DESCRIPTION
1	4/26/24	TOP COMMENTS

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PROJECT:
PERSIMMON RIDGE TOWNHOMES

PREPARED FOR:
GERALD THOMAS

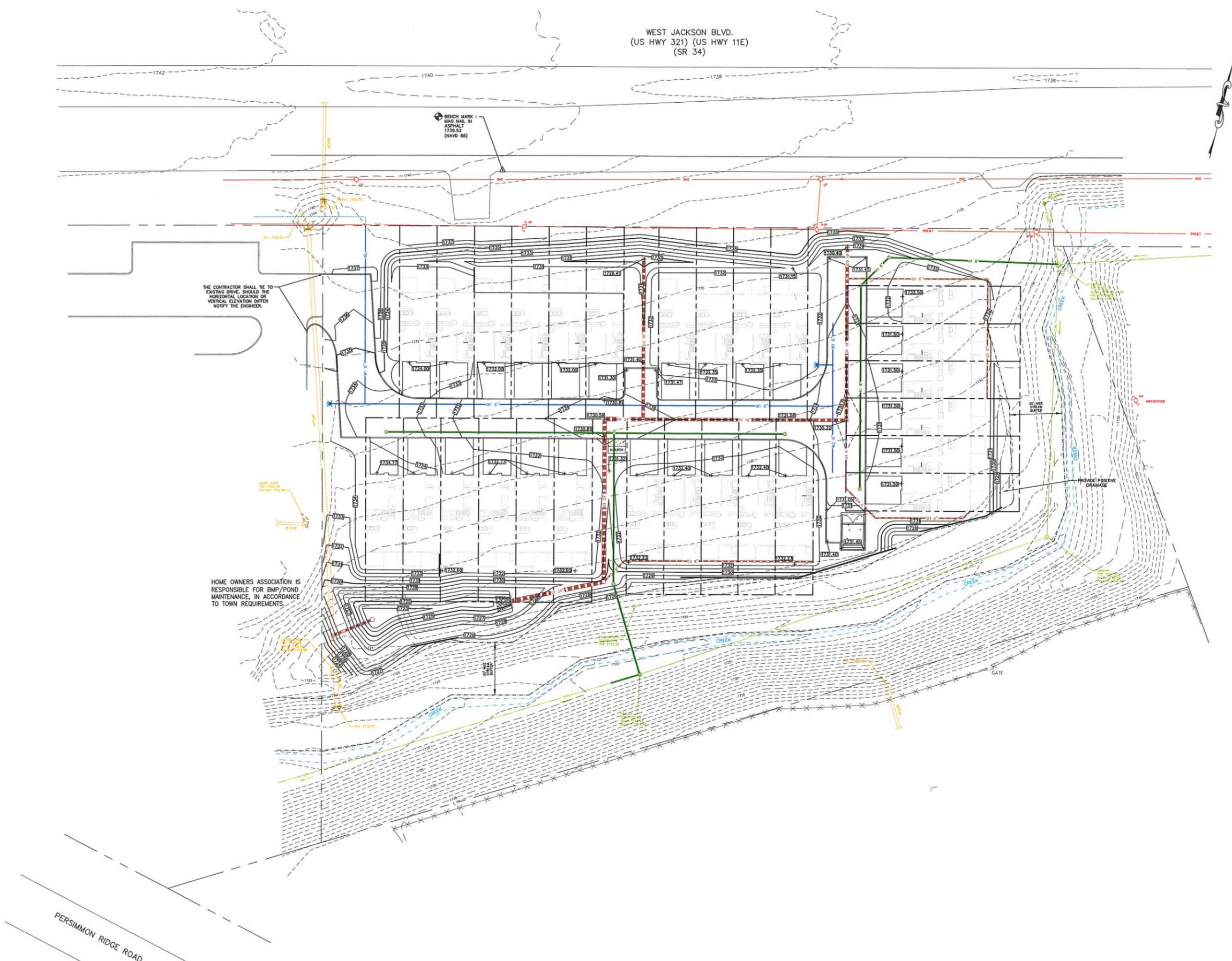
LOCATION:
 JONESBOROUGH, TENNESSEE

DWG. TITLE:
LAYOUT PLAN

ISSUE DATE:	PROJECT NO.:
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CHECK: TOP	DATE: 3/26/24
	2330801C
	C3.1

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WEST JACKSON BLVD.
(US HWY 321) (US HWY 11E)
(SR 34)

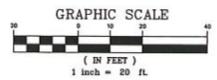


THE CONTRACTOR SHALL TIE TO EXISTING DRIVE, SHOULD THE HORIZONTAL LOCATION OR VERTICAL ELEVATION DIFFER NOTIFY THE ENGINEER.

HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR BMP/POND MAINTENANCE, IN ACCORDANCE TO TOWN REQUIREMENTS.

BENCH MARK:
ROAD MARK IN ASPHALT
1738.53
(NAVD 88)

PERSIMMON RIDGE ROAD



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REV.	DATE	DESCRIPTION
1	4/28/24	TOP

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ENGINEER'S APPROVAL:



PROJECT:
PERSIMMON RIDGE
TOWNHOMES

PREPARED FOR:
GERALD THOMAS

LOCATION:
JONESBOROUGH,
TENNESSEE

DWG. TITLE:

GRADING
PLAN

ISSUE DATE:

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PROJECT NO.

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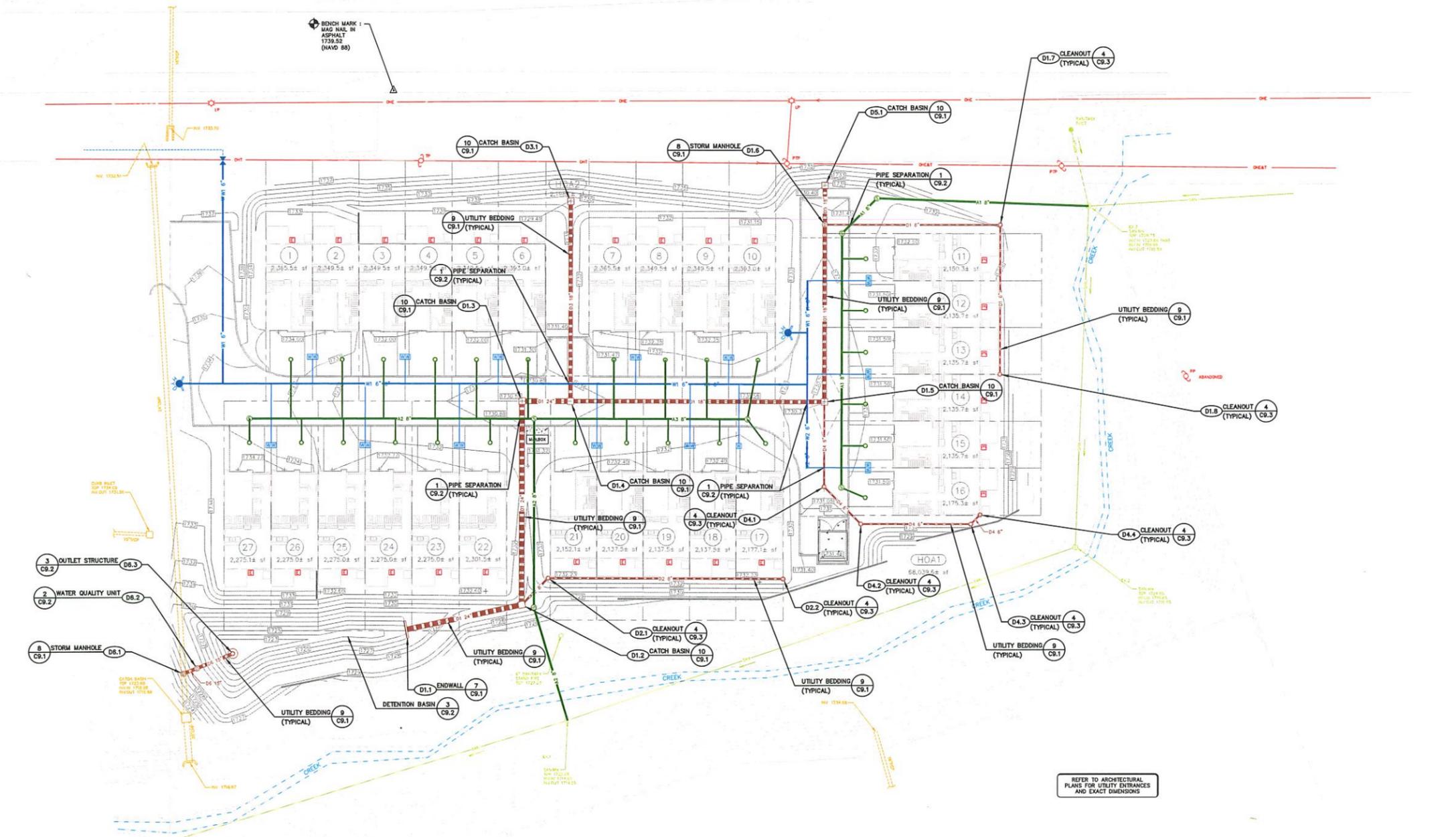
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DATE: 3/28/24

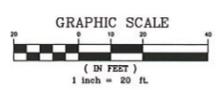
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C4.1

REV.	DESCRIPTION	DATE
1	TOWN COMMENTS	3/26/24

GENERAL NOTES



REFER TO ARCHITECTURAL PLANS FOR UTILITY ENTRANCES AND EXACT DIMENSIONS



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PROJECT:
PERSIMMON RIDGE TOWNHOMES

PREPARED FOR:
GERALD THOMAS

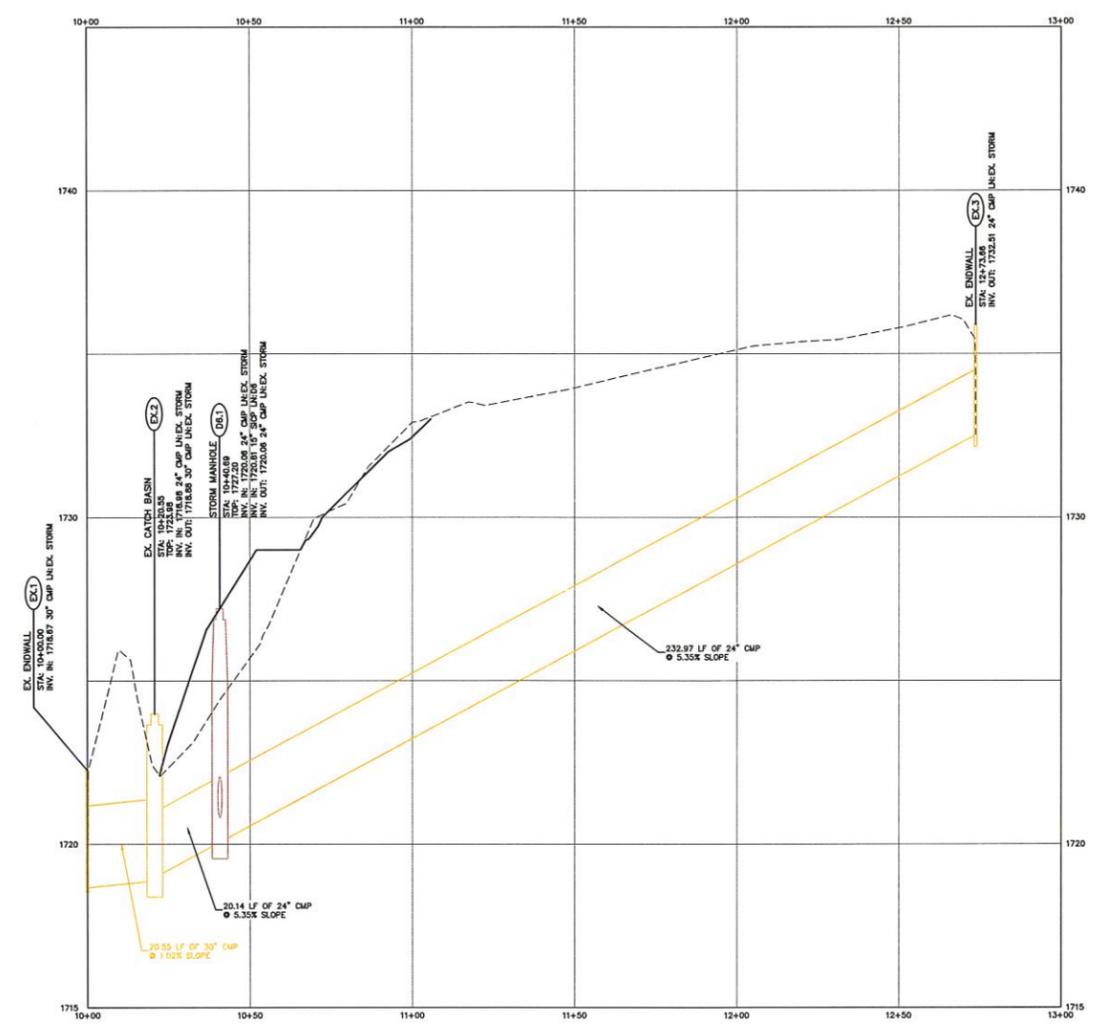
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JONESBOROUGH, TENNESSEE

DWG. TITLE:
DRAINAGE PLAN

ISSUE DATE:	
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CHECK:	TOP
DATE:	3/26/24
PROJECT NO.:	2330801C
DWG. TITLE:	C5.1

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PROFILE LEGEND	
EXISTING GROUND	-----
FINISHED GROUND	—————



STORM SEWER PROFILE LN:EX. STORM
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 VERTICAL SCALE 1"=2'

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REV.	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	4/26/24	TOP

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ENGINEER'S APPROVAL

PROJECT:
PERSIMMON RIDGE TOWNHOMES

PREPARED FOR:
GERALD THOMAS

LOCATION:
JONESBOROUGH, TENNESSEE

DWG. TITLE:

ISSUE DATE :	
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SCALE: 1"=20'	DRAWN: SDC
CHECK: TOP	2330801C
DATE: 3/28/24	C5.3

NOTICE
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REV.	DESCRIPTION	DATE
1	TOWN COMMENTS	4/26/24

GENERAL NOTES

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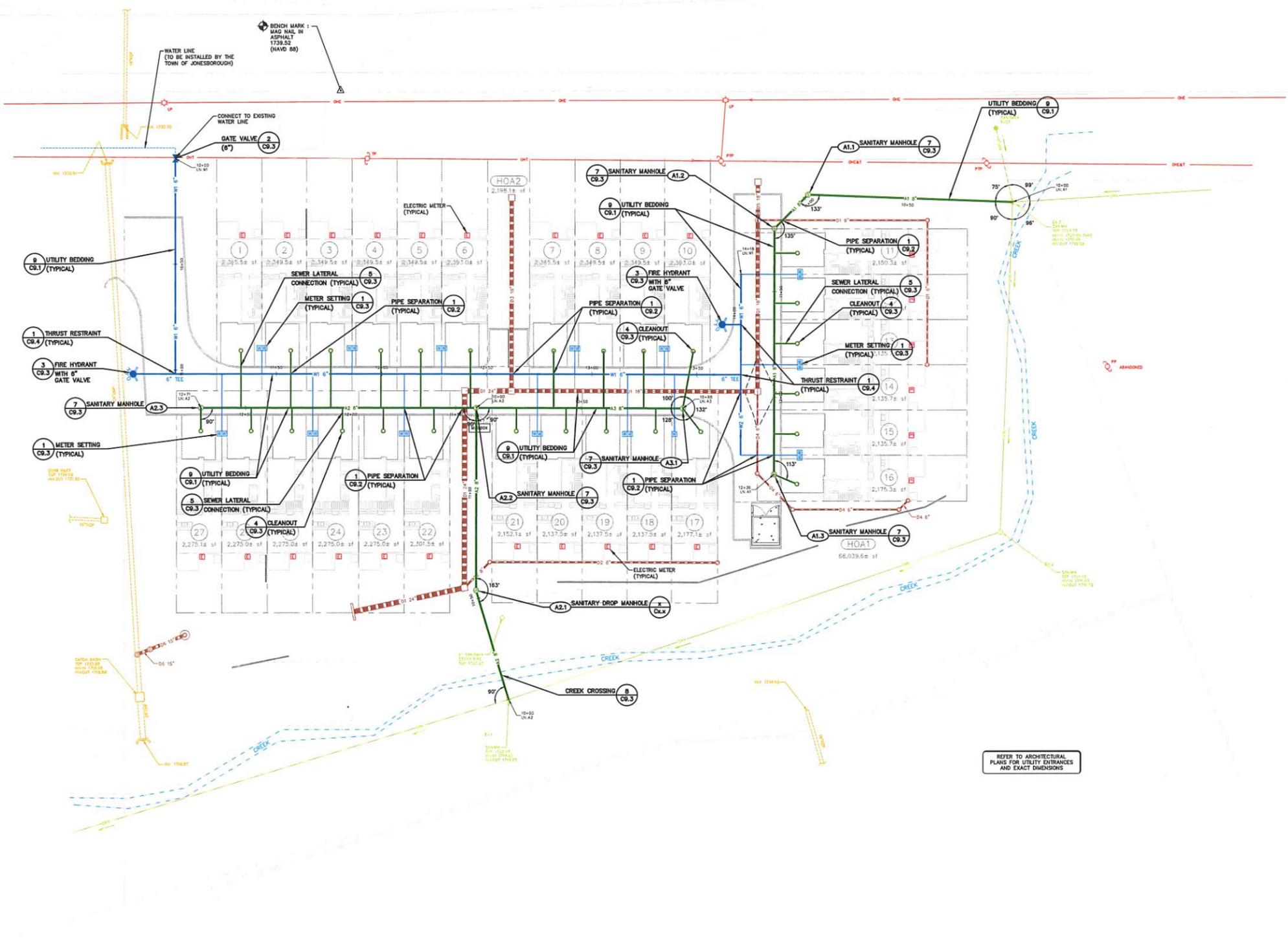
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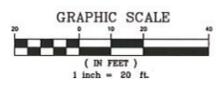
PROJECT: PERSIMMON RIDGE TOWNHOMES
 PREPARED FOR: GERALD THOMAS
 LOCATION: JONESBOROUGH, TENNESSEE
 DWG. TITLE:

UTILITY PLAN

ISSUE DATE: 3/28/24
 CADD FILE: 2330801C UTIL.dwg
 SCALE: 1"=20' PROJECT NO.: 2330801C
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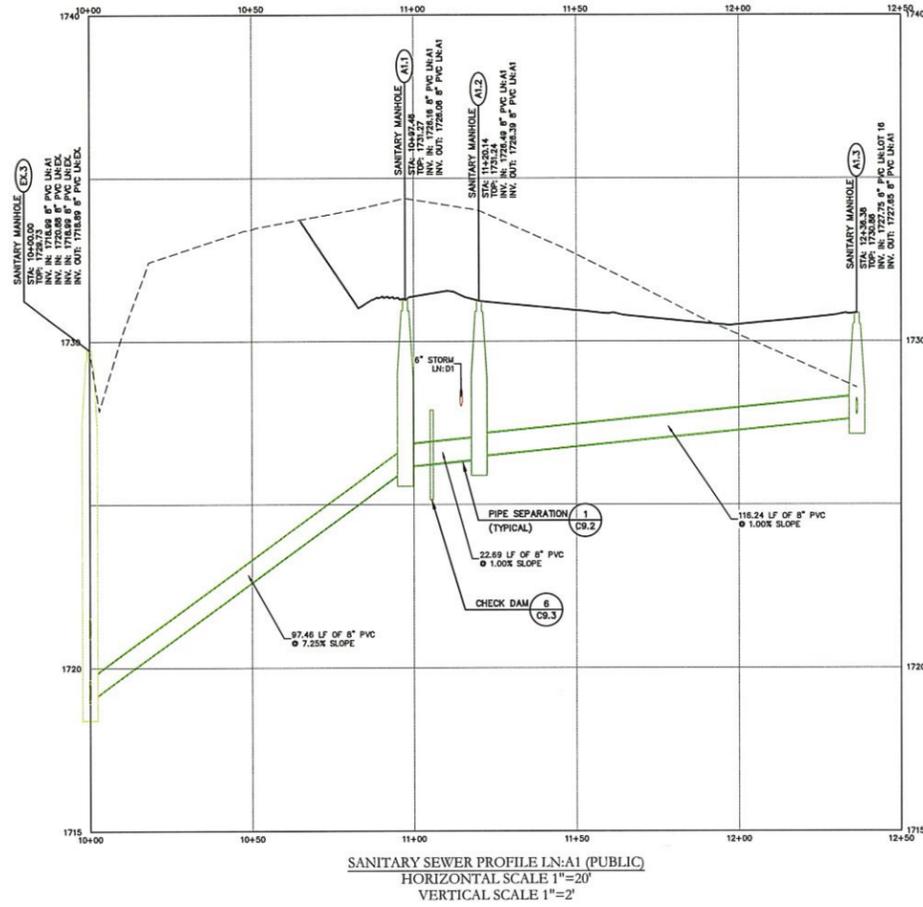


REFER TO ARCHITECTURAL PLANS FOR UTILITY ENTRANCES AND EXACT DIMENSIONS

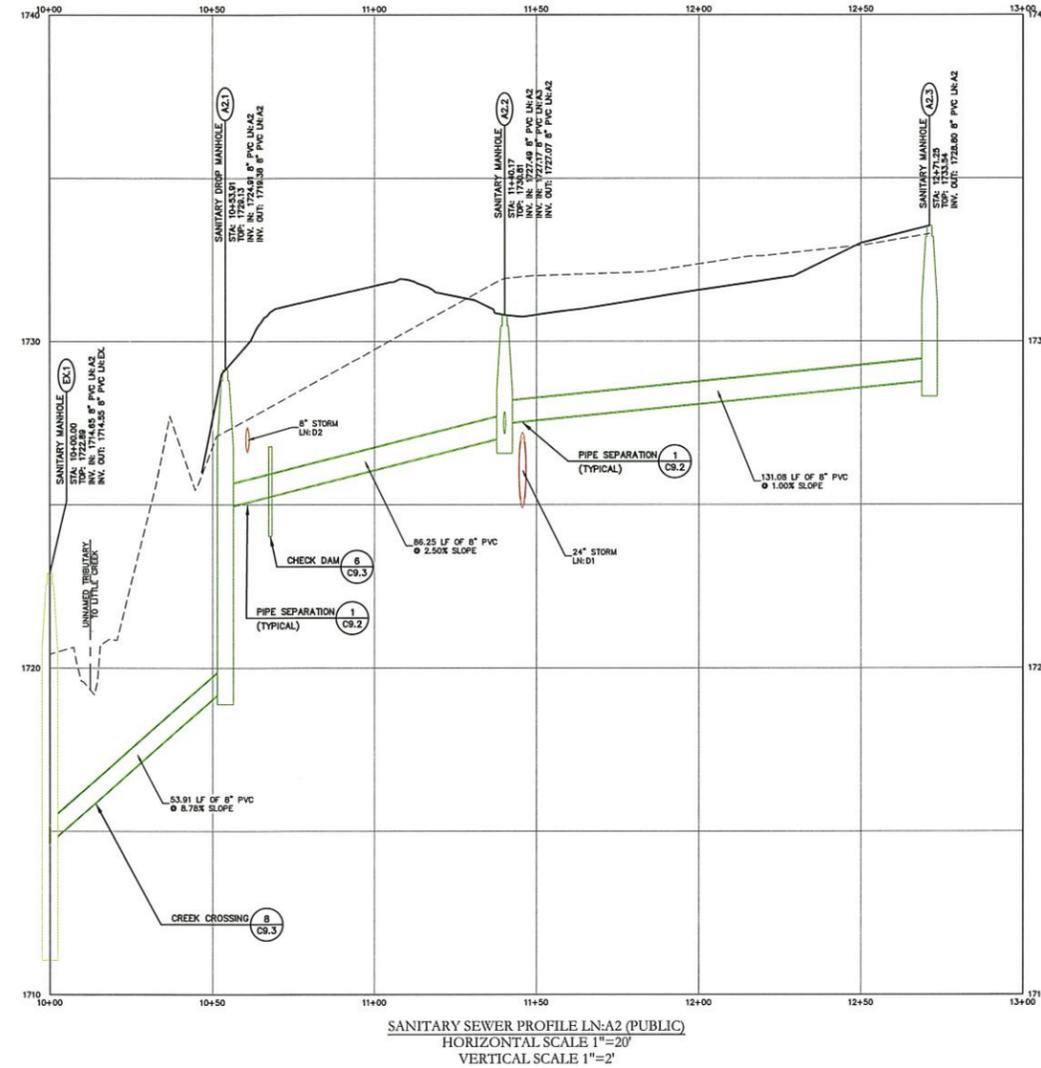


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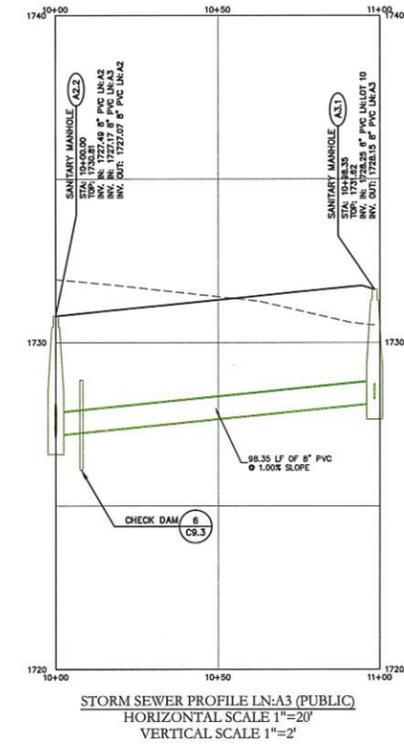
4/26/2024 11:51 AM Sam Chan
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SANITARY SEWER PROFILE LN:A1 (PUBLIC)
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'



SANITARY SEWER PROFILE LN:A2 (PUBLIC)
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'



STORM SEWER PROFILE LN:A3 (PUBLIC)
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'

PROFILE LEGEND	
EXISTING GROUND	-----
FINISHED GROUND	—————

NOTICE
LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND THE EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

REV.	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	4/25/24	TOP

GENERAL NOTES

TH&P
Tysinger, Hampton & Partners, Inc.
Civil Engineering and Surveying

7 WORTH CIRCLE
JOHNSON CITY, TENNESSEE 37601
Phone: (423) 252-2887 Fax: (423) 854-4563
Email: info@tysinger-engineering.com
WWW.TYSINGER-ENGINEERING.COM

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PROJECT:
PERSIMMON RIDGE
TOWNHOMES

PREPARED FOR:
GERALD THOMAS

LOCATION:
JONESBOROUGH,
TENNESSEE

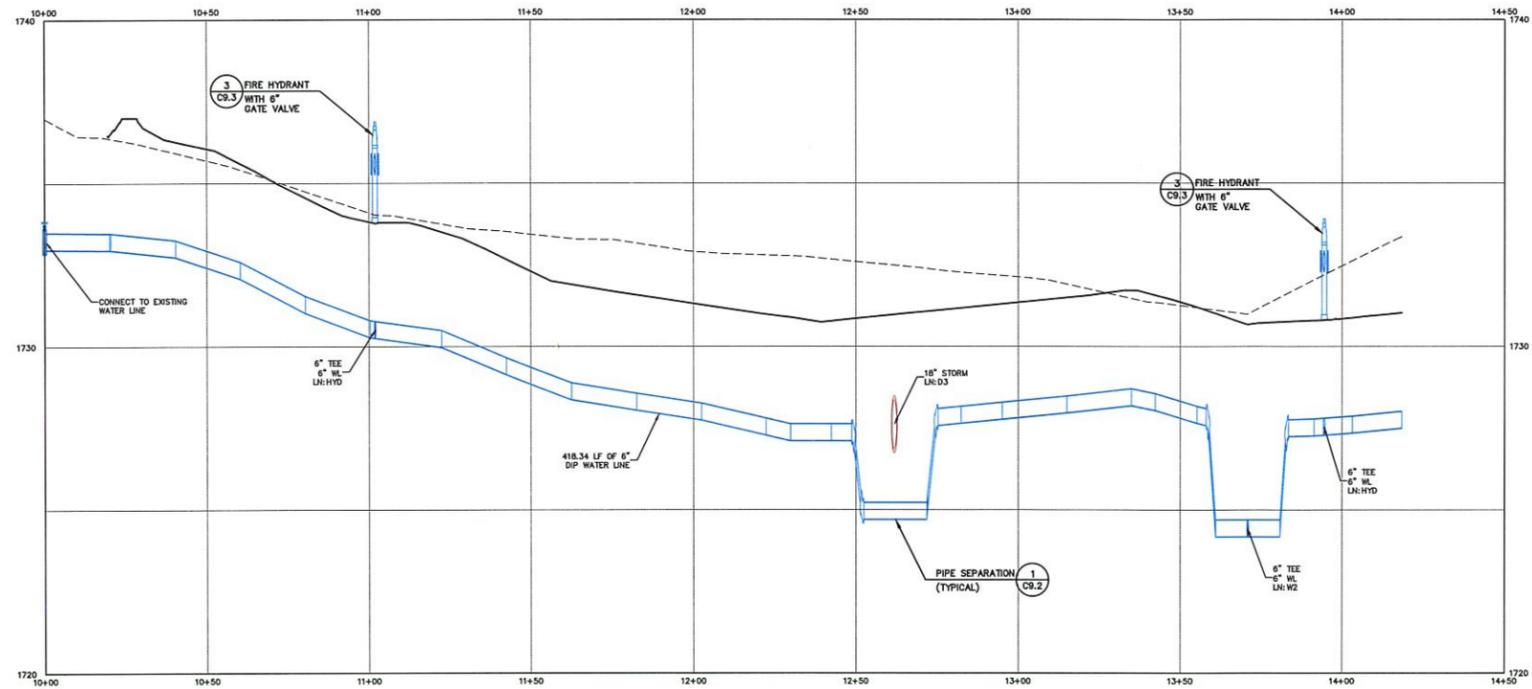
DWG. TITLE:

UTILITY PROFILES	
ISSUE DATE:	
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SCALE: 1"=20'	PROJECT NO.
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CHECK: TOP	DATE: 3/28/24
C6.2	

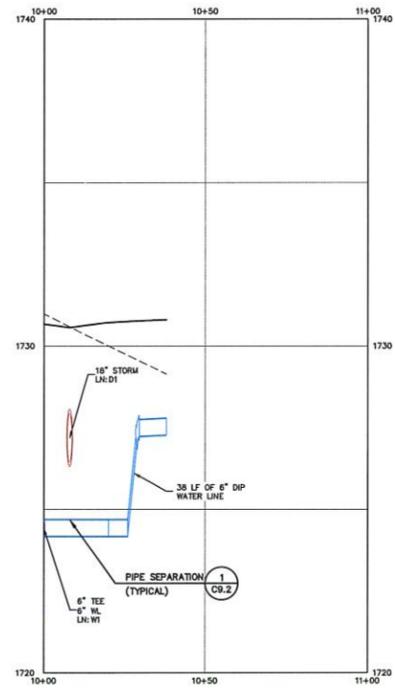
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6.2/11.Plot

REV.	DESCRIPTION	DATE
1	TOP COMMENTS	4/26/24

GENERAL NOTES



WATER LINE PROFILE LN-W1 (PUBLIC)
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'



WATER LINE PROFILE LN-W2 (PUBLIC)
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'

PROFILE LEGEND

EXISTING GROUND	-----
FINISHED GROUND	—————

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7 WORTH CIRCLE
JOHNSON CITY, TENNESSEE 37601
Phone: (423) 252-0487 Fax: (423) 854-4043
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WWW.TYSINGER-ENGINEERING.COM



PROJECT:
PERSIMMON RIDGE
TOWNHOMES

PREPARED FOR:
GERALD THOMAS

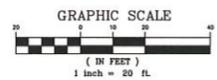
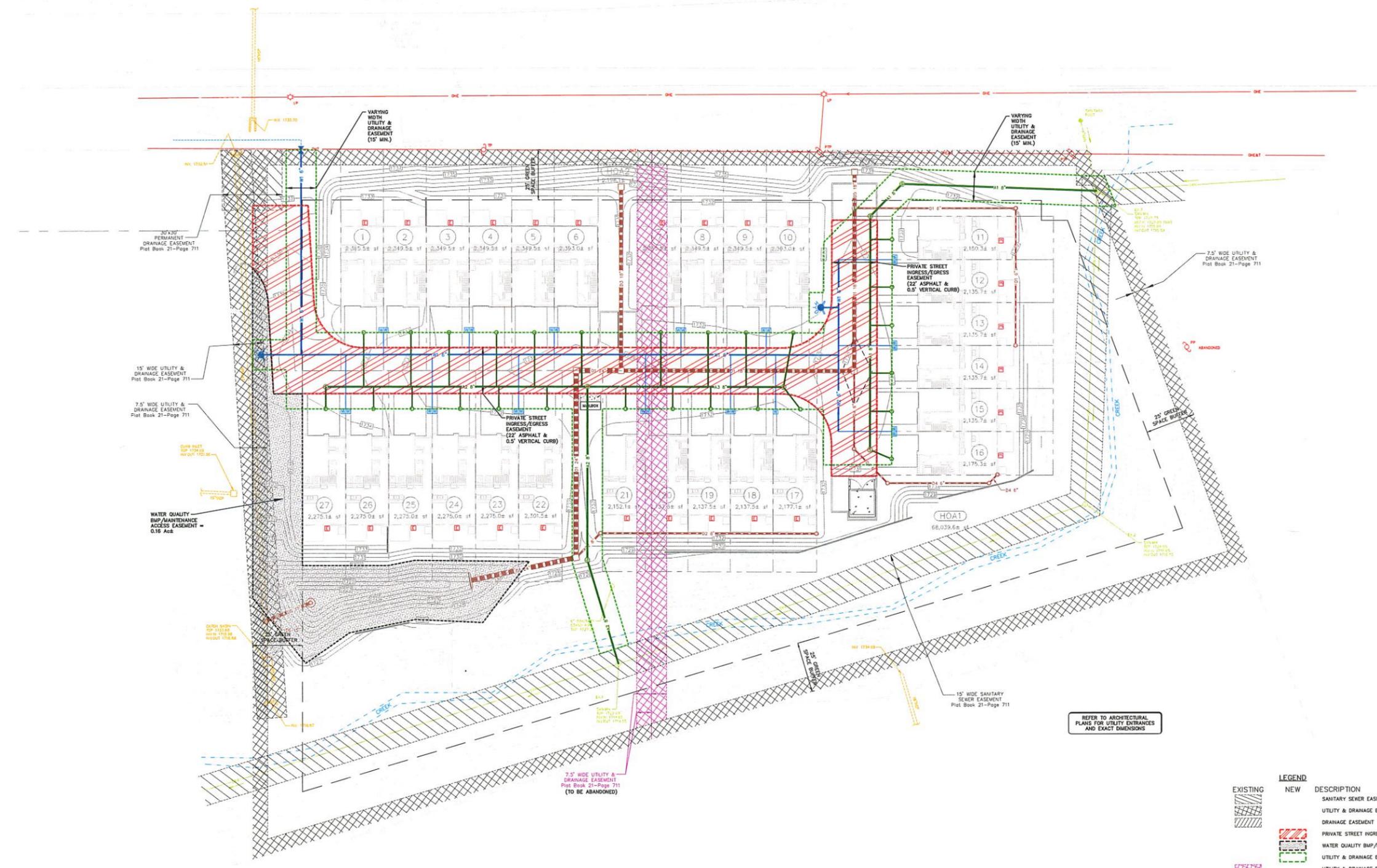
LOCATION:
JONESBOROUGH,
TENNESSEE

DWG. TITLE:

UTILITY
PROFILES

ISSUE DATE :	
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SCALE: 1"=20'	PROJECT NO.
DRAWN: SOC	2330801C
CHECK: TOP	
DATE: 3/26/24	
	C6.3

4/26/2024 2:44 PM - Sam Clark
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 6.3/16.00



EXISTING	NEW	DESCRIPTION
		SANITARY SEWER EASEMENT
		UTILITY & DRAINAGE EASEMENT
		DRAINAGE EASEMENT
		PRIVATE STREET INGRESS/EGRESS EASEMENT
		WATER QUALITY BMP/MAINTENANCE ACCESS EASEMENT
		UTILITY & DRAINAGE EASEMENT
		UTILITY & DRAINAGE EASEMENT (TO BE ABANDONED)

NOTICE
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REV.	DESCRIPTION	DATE	BY
1	TYPICAL COMMENTS	4/28/24	TOP

GENERAL NOTES

TH&P
 Tysinger, Hampton & Partners, Inc.
 Civil Engineering and Surveying

7 WORTH CIRCLE
 JOHNSBOROUGH, TENNESSEE 37080
 Phone: (423) 282-2467 Fax: (423) 824-4543
 Email: thp@tysinger-engineering.com
 WWW.TYSINGER-ENGINEERING.COM

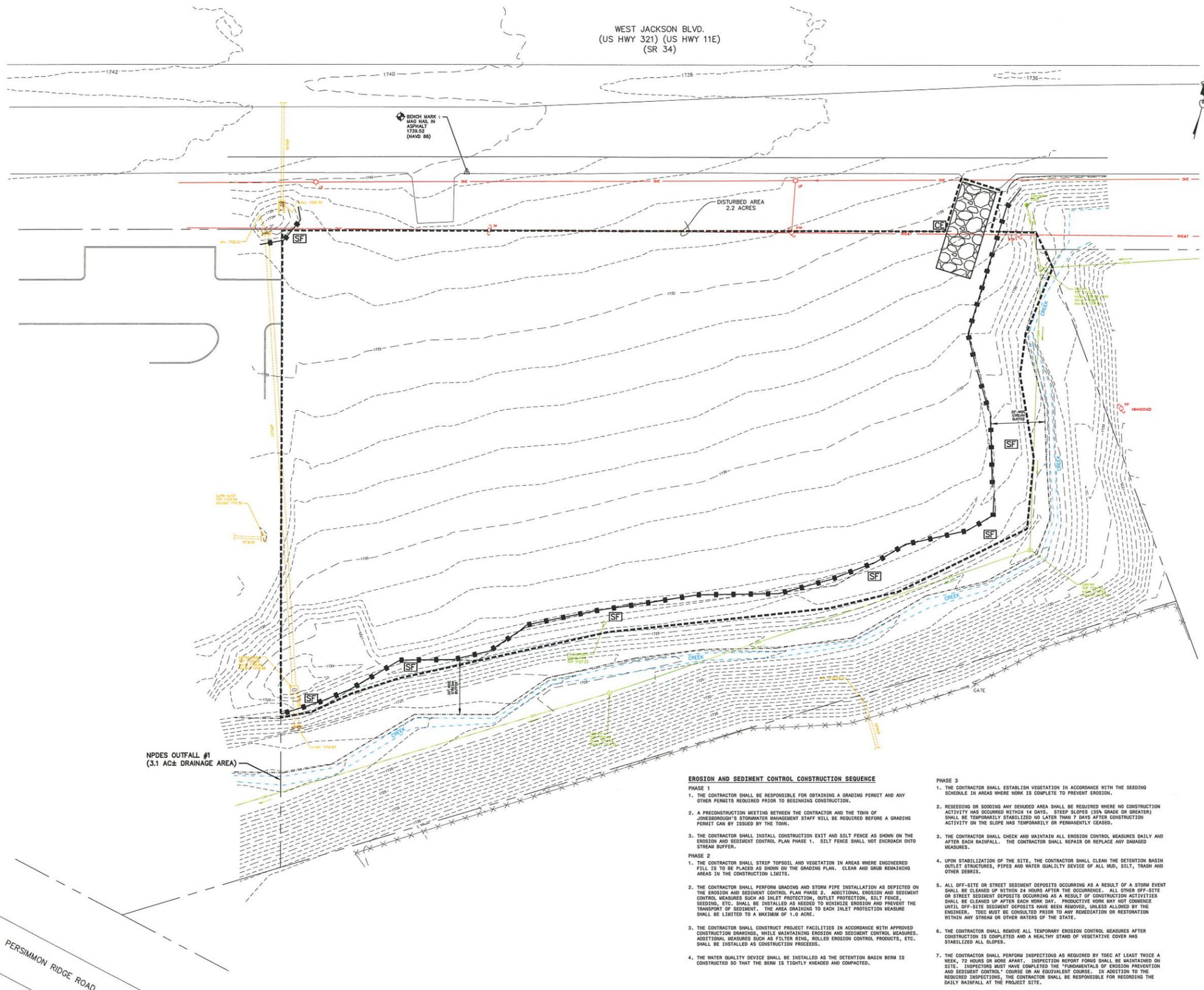
ENGINEER'S APPROVAL:



PROJECT: PERSIMMON RIDGE TOWNHOMES
 PREPARED FOR: GERALD THOMAS
 LOCATION: JONESBOROUGH, TENNESSEE
 DWG. TITLE: EASEMENT PLAN

ISSUE DATE:	
CADD FILE:	2330801C UTIL
SCALE:	1"=20'
DRAWN:	SDC
CHECK:	TOP
DATE:	3/28/24
PROJECT NO.:	2330801C
	C7.1

4/29/2024 2:45 PM - 5pm Clark
 7:\JULIEN\PROJECTS\2330801C - Persimmon Ridge\Drawings\2330801C UTIL.dwg - T2146



WEST JACKSON BLVD.
(US HWY 321) (US HWY 11E)
(SR 34)

BENCH MARK:
MADE HAIL IN
ASPHALT
1738.52
(NAVD 88)

DISTURBED AREA
2.2 ACRES

NPDES OUTFALL #1
(3.1 AC± DRAINAGE AREA)

PERSIMMON RIDGE ROAD

EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE

PHASE 1

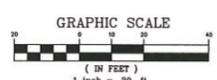
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GRADING PERMIT AND ANY OTHER PERMITS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
2. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR AND THE TOWN OF JONESBOROUGH'S STORMWATER MANAGEMENT STAFF WILL BE REQUIRED BEFORE A GRADING PERMIT CAN BE ISSUED BY THE TOWN.
3. THE CONTRACTOR SHALL INSTALL CONSTRUCTION EXIT AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN PHASE 1. SILT FENCE SHALL NOT ENCRoACH ONTO STREAM BUFFER.

PHASE 2

1. THE CONTRACTOR SHALL STRIP TOPSOIL AND VEGETATION IN AREAS WHERE ENGINEERED FILL IS TO BE PLACED AS SHOWN ON THE GRADING PLAN. CLEAR AND GRUB REMAINING AREAS IN THE CONSTRUCTION LIMITS.
2. THE CONTRACTOR SHALL PERFORM GRADING AND STORM PIPE INSTALLATION AS DEPICTED ON THE EROSION AND SEDIMENT CONTROL PLAN PHASE 2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SUCH AS INLET PROTECTION, OUTLET PROTECTION, SILT FENCE, SEEDING, ETC. SHALL BE INSTALLED AS NEEDED TO MINIMIZE EROSION AND PREVENT THE TRANSPORT OF SEDIMENT. THE AREA DRAINING TO EACH INLET PROTECTION MEASURE SHALL BE LIMITED TO A MAXIMUM OF 1.0 ACRE.
3. THE CONTRACTOR SHALL CONSTRUCT PROJECT FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DRAWINGS, WHILE MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ADDITIONAL MEASURES SUCH AS FILTER RINGS, ROLLED EROSION CONTROL PRODUCTS, ETC. SHALL BE INSTALLED AS CONSTRUCTION PROCEEDS.
4. THE WATER QUALITY DEVICE SHALL BE INSTALLED AS THE DETENTION BASIN BERM IS CONSTRUCTED SO THAT THE BERM IS TIGHTLY KNEADED AND COMPACTED.

PHASE 3

1. THE CONTRACTOR SHALL ESTABLISH VEGETATION IN ACCORDANCE WITH THE SEEDING SCHEDULE IN AREAS WHERE WORK IS COMPLETE TO PREVENT EROSION.
2. RESEEDING OR SOODING ANY DENuded AREA SHALL BE REQUIRED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED WITHIN 14 DAYS. STEEP SLOPES (25% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
3. THE CONTRACTOR SHALL CHECK AND MAINTAIN ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RAINFALL. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED MEASURES.
4. UPON STABILIZATION OF THE SITE, THE CONTRACTOR SHALL CLEAN THE DETENTION BASIN OUTLET STRUCTURES, PIPES AND WATER QUALITY DEVICE OF ALL MUD, SILT, TRASH AND OTHER DEBRIS.
5. ALL OFF-SITE OR STREET SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE OCCURRENCE. ALL OTHER OFF-SITE OR STREET SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP AFTER EACH WORK DAY. PRODUCTIVE WORK MAY NOT COMMENCE UNTIL OFF-SITE SEDIMENT DEPOSITS HAVE BEEN REMOVED, UNLESS ALLOWED BY THE ENGINEER. TOEC MUST BE CONSULTED PRIOR TO ANY REMEDIATION OR RESTORATION WITHIN ANY STREAM OR OTHER WATERS OF THE STATE.
6. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETED AND A HEALTHY STAND OF VEGETATIVE COVER HAS STABILIZED ALL SLOPES.
7. THE CONTRACTOR SHALL PERFORM INSPECTIONS AS REQUIRED BY TOEC AT LEAST TWICE A WEEK, 72 HOURS OR MORE APART. INSPECTION REPORT FORMS SHALL BE MAINTAINED ON SITE. INSPECTORS MUST HAVE COMPLETED THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL" COURSE OR AN EQUIVALENT COURSE. IN ADDITION TO THE REQUIRED INSPECTIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE DAILY RAINFALL AT THE PROJECT SITE.



NOTICE
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REV.	DATE	BY	DESCRIPTION
1	4/26/24		TOWN COMMENTS

GENERAL NOTES

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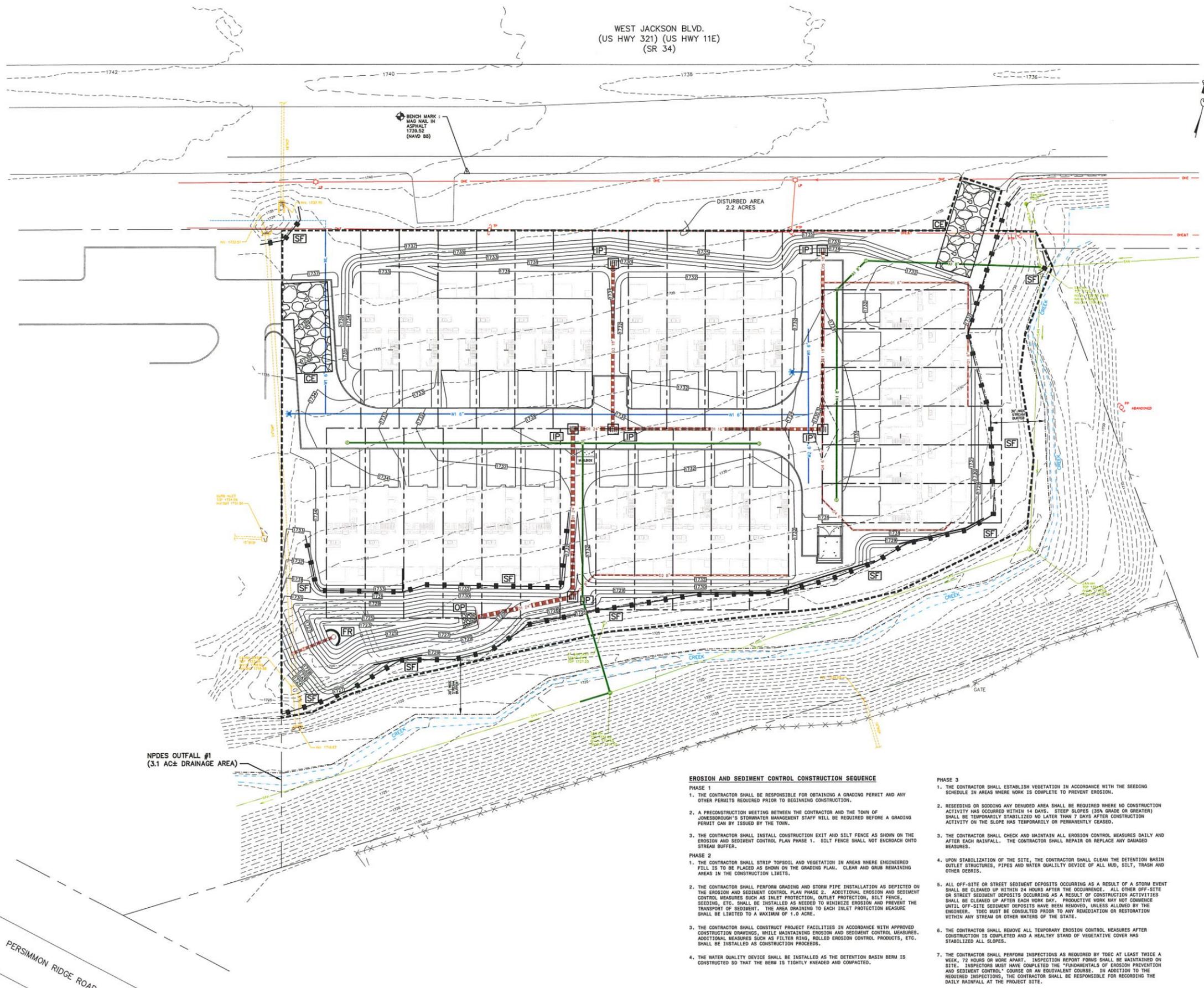
ENGINEER'S APPROVAL

PROJECT: PERSIMMON RIDGE TOWNHOMES
PREPARED FOR: GERALD THOMAS
LOCATION: JONESBOROUGH, TENNESSEE
DWG. TITLE: EROSION & SEDIMENT CONTROL PLAN PHASE 1

ISSUE DATE:	3/28/24
CADD FILE:	2330801C
SCALE:	1"=20'
DRAWN:	SDR
CHECK:	TOP
PROJECT NO.:	2330801C
DWG. TITLE:	C8.1

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WEST JACKSON BLVD.
(US HWY 321) (US HWY 11E)
(SR 34)



EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE

PHASE 1

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PHASE 2

1. THE CONTRACTOR SHALL STRIP TOPSOIL AND VEGETATION IN AREAS WHERE ENGINEERED FILL IS TO BE PLACED AS SHOWN ON THE GRADING PLAN. CLEAR AND GRUB REMAINING AREAS IN THE CONSTRUCTION LIMITS.
2. THE CONTRACTOR SHALL PERFORM GRADING AND STORM PIPE INSTALLATION AS DEPICTED ON THE EROSION AND SEDIMENT CONTROL PLAN PHASE 2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SUCH AS INLET PROTECTION, OUTLET PROTECTION, SILT FENCE, SEEDING, ETC. SHALL BE INSTALLED AS NEEDED TO MINIMIZE EROSION AND PREVENT THE TRANSPORT OF SEDIMENT. THE AREA DRAINING TO EACH INLET PROTECTION MEASURE SHALL BE LIMITED TO A MAXIMUM OF 1.0 ACRE.
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PHASE 3

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3. THE CONTRACTOR SHALL CHECK AND MAINTAIN ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RAINFALL. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED MEASURES.
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REV.	DATE	BY	DESCRIPTION
1	4/26/24	TOP	ISSUE FOR PERMITS

GENERAL NOTES



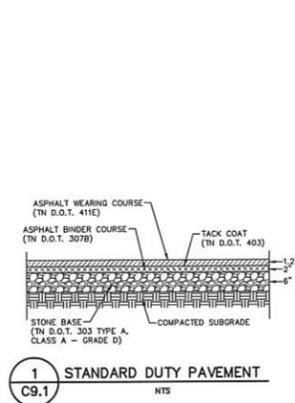
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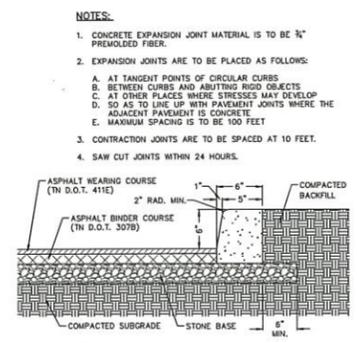
PROJECT: PERSIMMON RIDGE TOWNHOMES
PREPARED FOR: GERALD THOMAS
LOCATION: JONESBOROUGH, TENNESSEE
DWG. TITLE: EROSION & SEDIMENT CONTROL PLAN PHASE 2

ISSUE DATE: 4/26/24
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DATE: 3/26/24
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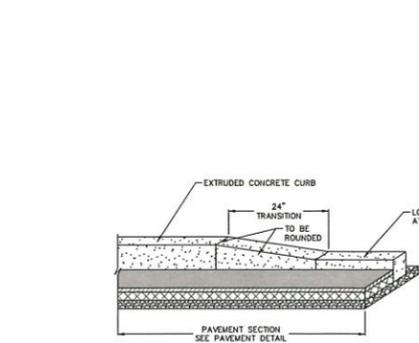
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C:\Users\sbarnett\OneDrive\Documents\2330801C.dwg - 5.00MB



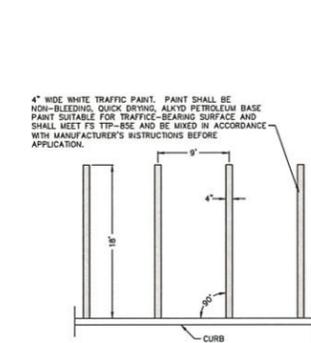
1 STANDARD DUTY PAVEMENT
C9.1 NTS



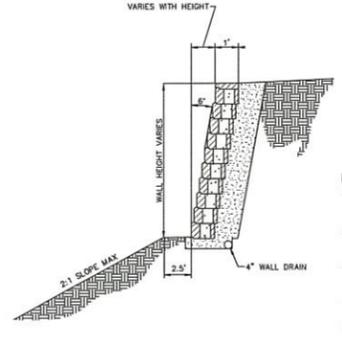
2 EXTRUDED CONCRETE CURB
C9.1 NTS



3 CURB NOSE DOWN
C9.1 NTS



4 PAVEMENT STRIPING
C9.1 NTS

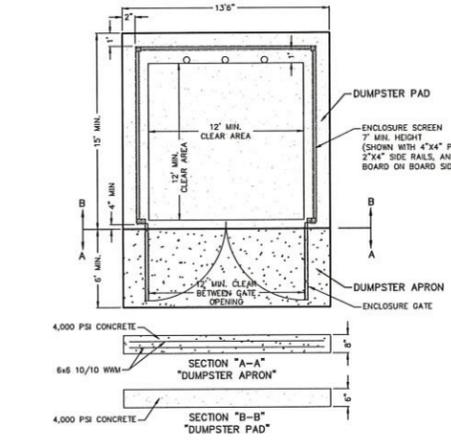


5 RETAINING WALL
C9.1 NTS

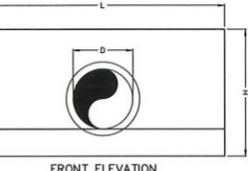
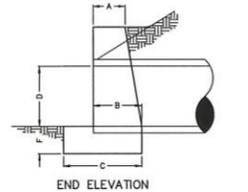
- NOTES:**
- CONCRETE EXPANSION JOINT MATERIAL IS TO BE 3/4\"/>

- NOTES:**
- MODULAR BLOCK WALL SHALL BE AS MANUFACTURED BY KEYSTONE, OR APPROVED EQUIVALENT.
 - DESIGN OF WALL SHALL BE PROVIDED BY THE CONTRACTOR AND CERTIFIED BY A PROFESSIONAL TH ENGINEER.
 - THE ENGINEER SHALL CERTIFY THAT CONSTRUCTION OF THE RETAINING WALL IS IN ACCORDANCE WITH THE DESIGN.
 - RETAINING WALL SHALL BE DESIGNED WITH CONSIDERATION TO GLOBAL STABILITY.
 - CONTRACTOR SHALL SUBMIT SHOP DWGS AND CALCULATIONS FOR APPROVAL PRIOR TO CONSTRUCTION.

- NOTE:**
- THE CONTRACTOR SHALL VERIFY THE DUMPSTER ENCLOSURE DIMENSIONS WITH TRASH COLLECTION SERVICE PERSONNEL AND NOTIFY THE ENGINEER IF ADJUSTMENTS ARE NECESSARY.
 - ENCLOSURE GATES SHALL INCLUDE 1/2\"/>



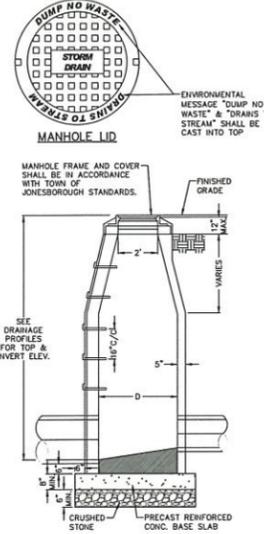
6 DUMPSTER PAD
C9.1 NTS



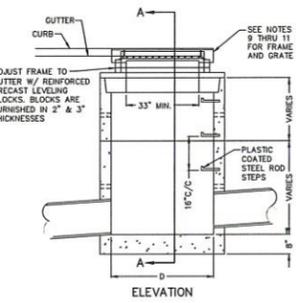
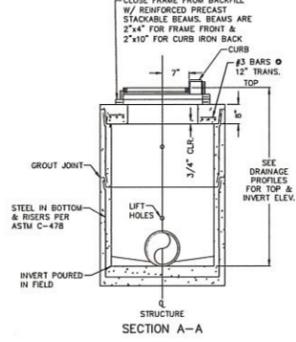
ENDWALL FOR CIRCULAR PIPE

DIAMETER OF PIPE CULVERT	12"		15"		18"		24"		30"		36"	
	A	B	A	B	A	B	A	B	A	B	A	B
A	0'-8"	0'-8"	0'-9"	0'-11"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
B	0'-11"	1'-1"	1'-3"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"
C	1'-4"	1'-3"	1'-9"	2'-2"	2'-6"	2'-9"	2'-9"	2'-9"	2'-9"	2'-9"	2'-9"	2'-9"
D	1'-0"	1'-3"	1'-5"	2'-0"	2'-6"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
F	0'-6"	0'-6"	0'-8"	0'-9"	0'-9"	0'-9"	0'-9"	0'-9"	0'-9"	0'-9"	0'-9"	0'-9"
H	2'-3"	2'-11"	3'-2"	3'-9"	4'-3"	4'-9"	4'-9"	4'-9"	4'-9"	4'-9"	4'-9"	4'-9"
L	4'-0"	5'-0"	6'-0"	8'-0"	10'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"

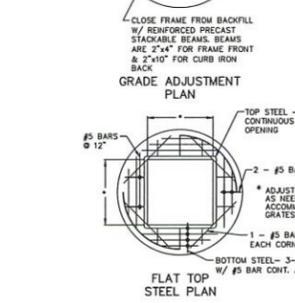
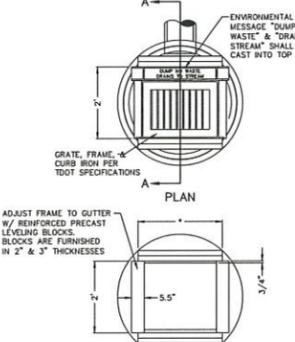
- NOTES:**
- THIS STANDARD TO BE USED WITH STRAIGHT CROSSINGS AND ALL SIZES (6\"/>



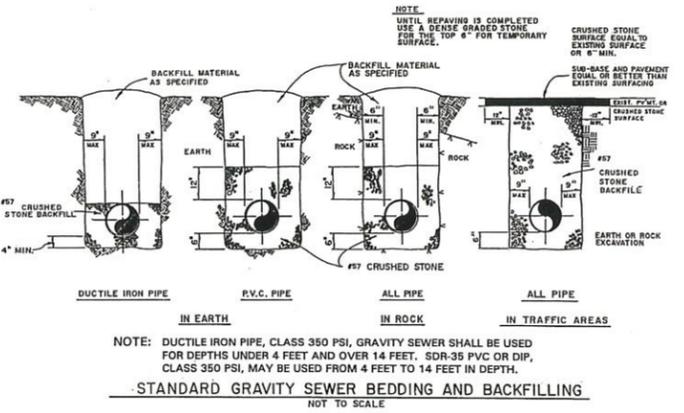
- NOTES:**
- ALL BASES, RISERS & TOPS MANUFACTURED PER ASTM C-478 SPECIFICATIONS.
 - CONCRETE IN BASE AND RISERS TO BE 4000 PSI.
 - MANHOLE STEPS: PLASTIC COATED STEEL RUD STEPS @ 16\"/>



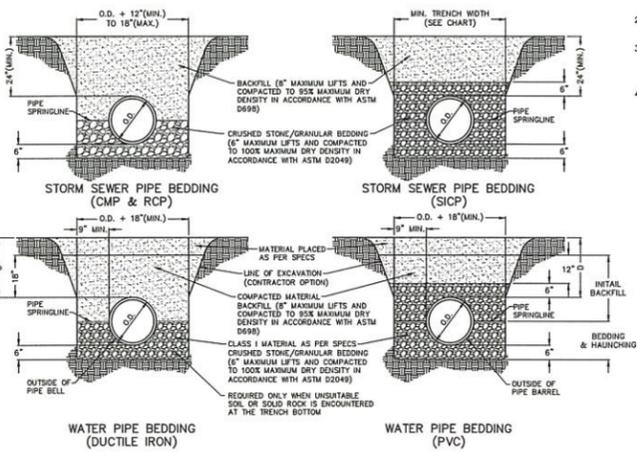
- NOTES:**
- DIMENSION D VARIES ACCORDING TO PIPE SIZES, FRAME SIZES AND CONFIGURATION, 48\"/>



- NOTES:**
- DIMENSION D VARIES ACCORDING TO PIPE SIZES, FRAME SIZES AND CONFIGURATION, 48\"/>



- NOTE:** DUCTILE IRON PIPE, CLASS 350 PSI, GRAVITY SEWER SHALL BE USED FOR DEPTHS UNDER 4 FEET AND OVER 14 FEET. SDR-35 PVC OR DIP, CLASS 350 PSI, MAY BE USED FROM 4 FEET TO 14 FEET IN DEPTH.
- STANDARD GRAVITY SEWER BEDDING AND BACKFILLING**
NOT TO SCALE



- NOTES:**
- ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 - ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH REGULATORY AGENCIES HAVING JURISDICTION AND ALL APPLICABLE CODES AND ORDINANCES.
 - PIPE INSTALLED IN PAVED AREAS SHALL BE BACKFILLED TO SUBGRADE WITH GRANULAR BACKFILL MATERIAL.

SICP TRENCH WIDTH

PIPE DIA.	MIN. TRENCH WIDTH	MAX. TRENCH WIDTH
4"	21"	
6"	23"	
8"	26"	
10"	28"	
12"	30"	
15"	34"	
18"	39"	
24"	48"	
30"	58"	
36"	64"	
42"	72"	
48"	80"	
54"	88"	
60"	98"	

D - COVER FOR WATER

R.O.W.	DEPT. AREAS
30\"/>	30\"/>

9 UTILITY BEDDING
C9.1 NTS

10 CURB INLET/CATCH BASIN
C9.1 NTS

REV.	DATE	DESCRIPTION
1	4/28/24	TOWN COMMENTS

GENERAL NOTES

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PROJECT: PERSIMMON RIDGE TOWNHOMES

PREPARED FOR: GERALD THOMAS

LOCATION: JONESBOROUGH, TENNESSEE

DWG. TITLE:

MISCELLANEOUS DETAILS

ISSUE DATE: 2330801C UTIL

CADD FILE: 2330801C UTIL

SCALE: 1"=20' PROJECT NO.

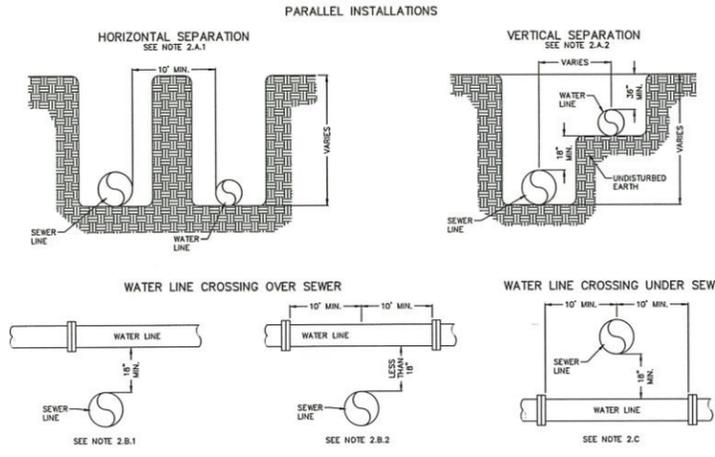
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CHECK: TOP

DATE: 3/28/24

2330801C

C9.1



1 PIPE SEPARATION
C9.2
NTS

PIPE SEPARATION REQUIREMENTS FOR PUBLIC WATER & SEWER LINES

1. ALL PUBLIC WATER AND SANITARY SEWER LINES SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AND THE TOWN OF JONESBOROUGH WATER AND SEWER DEPARTMENT DESIGN STANDARDS AND SPECIFICATIONS.

2. WATER & SEWER LINE SEPARATION REQUIREMENTS:

A. PARALLEL INSTALLATIONS

- 1) PROVIDE A MIN. OF 10' HORIZONTAL SEPARATION, OR
- 2) PROVIDE A MIN. OF 18" VERTICAL SEPARATION.

B. WATER LINE CROSSING OVER SEWER LINE

- 1) PROVIDE A MIN. 18" VERTICAL SEPARATION.
- 2) WHERE CONDITIONS DO NOT PERMIT 18" OF VERTICAL SEPARATION OVER SEWER LINES:
 - a) PROVIDE A 20' MIN. CONTINUOUS SECTION OF RESTRAINED JOINT DIP WATER LINE CENTERED OVER THE SEWER LINE.
 - b) SEWER LINE SHALL BE CONSTRUCTED OF WATER LINE MATERIAL AND PRESSURE TESTED ACCORDING TO WATER LINE SPECIFICATIONS, OR ENCASE WATER LINE IN 20 LF OF STEEL CENTERED OVER THE CROSSING. (REFER TO THE ENCASUREMENT DETAIL FOR ADDITIONAL INFORMATION; REQUEST FROM ENGINEER IF NOT PROVIDED).

C. WATER LINE CROSSING UNDER SEWER LINE

- 1) ALLOWED ONLY WHERE CONDITIONS DO NOT PERMIT WATER LINE TO CROSS OVER SEWER LINE.
- 2) PROVIDE A 20' MIN. CONTINUOUS SECTION OF RESTRAINED JOINT DIP WATER LINE CENTERED UNDER THE SEWER LINE.
- 3) PROVIDE ADEQUATE STRUCTURAL SUPPORT OF THE SEWER LINE TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE LINES, OR ENCASE WATER LINE IN 20 LF OF STEEL CENTERED OVER THE CROSSING. (REFER TO THE ENCASUREMENT DETAIL FOR ADDITIONAL INFORMATION; REQUEST FROM ENGINEER IF NOT PROVIDED).
- 4) PROVIDE 18" VERTICAL SEPARATION.

3. WATER & SEWER LINE SEPARATION REQUIREMENTS FOR UNDERGROUND POWER:

A. PROVIDE A MIN. OF 4" HORIZONTAL SEPARATION.

B. PROVIDE A MIN. 12" VERTICAL SEPARATION.

C. INSTALL POWER LINE UNDER WATER AND SEWER LINES, WHENEVER POSSIBLE.

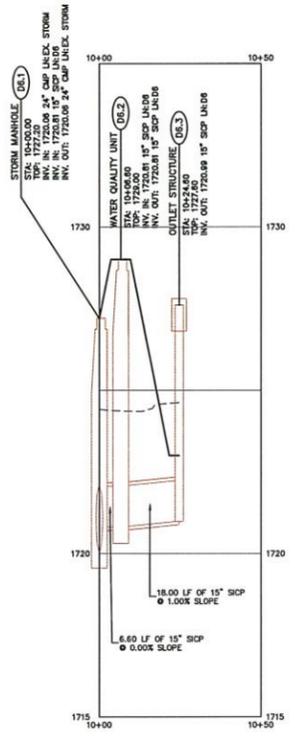
D. FOR UNDERGROUND POWER LINE INSTALLED OVER WATER AND SEWER LINES, ENCASE POWER LINE IN CONCRETE EXTENDING 2' IN EACH DIRECTION PAST THE CROSSING.

E. WHERE THE ABOVE SEPARATION CANNOT BE PROVIDED, REFER TO NATIONAL ELECTRIC SAFETY CODE RULES 352C AND 354 AND OBTAIN APPROVAL FROM THE UTILITY OWNER.

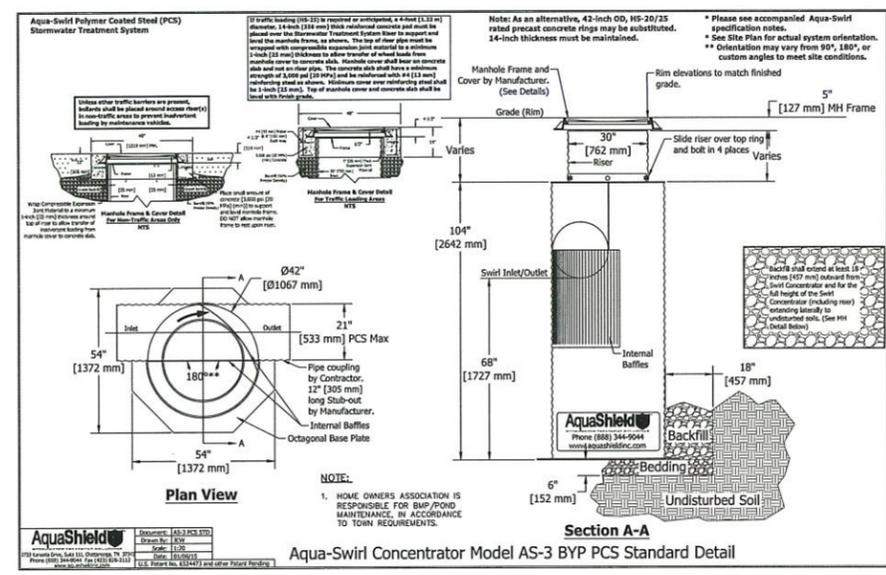
4. WATER & SEWER LINE SEPARATION REQUIREMENTS FOR UNDERGROUND GAS:

A. PROVIDE A MIN. 6" HORIZONTAL SEPARATION BETWEEN PIPES.

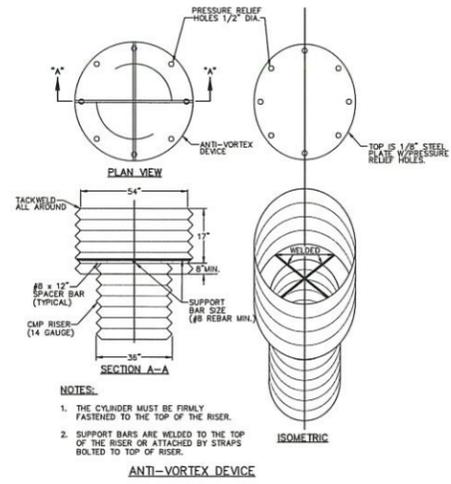
B. PROVIDE A MIN. OF 18" VERTICAL SEPARATION BETWEEN PIPES.



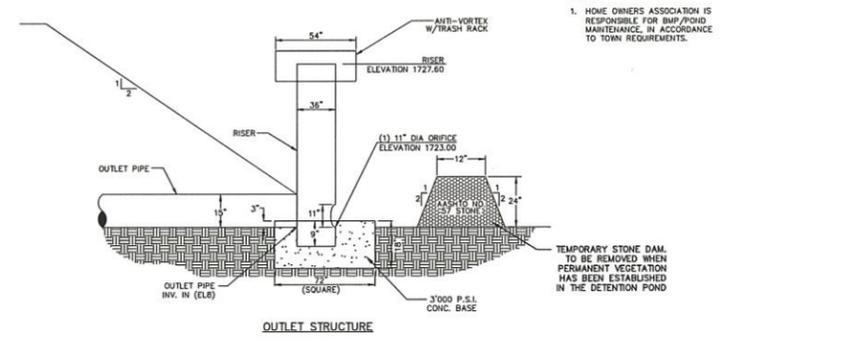
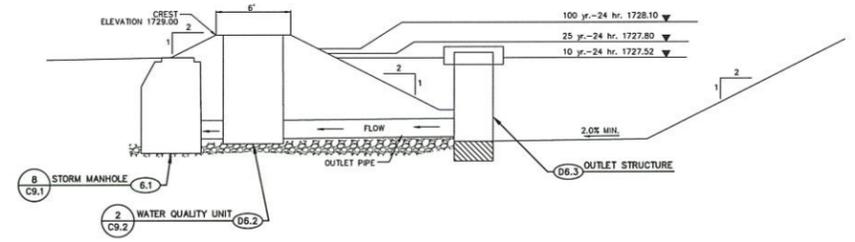
STORM SEWER PROFILE I.N.D.G
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2'



2 WATER QUALITY UNIT
C9.2
NTS



ANTI-VORTEX DEVICE



3 DETENTION BASIN
C9.2
NTS

REV.	DESCRIPTION	DATE	BY
1	TOWN COMMENTS	4/26/24	

GENERAL NOTES



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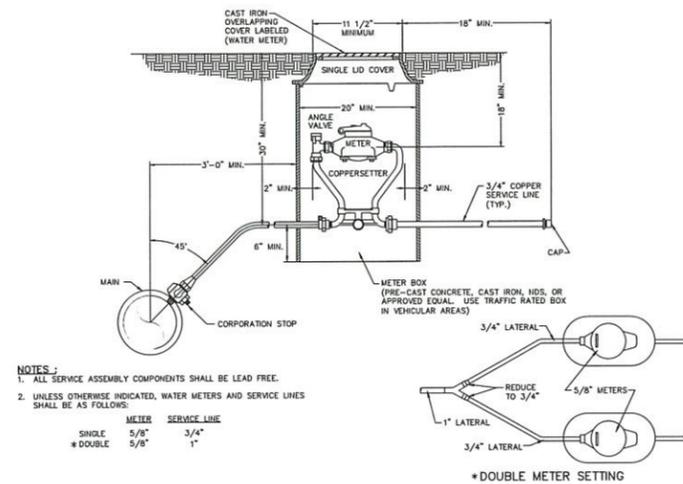
PROJECT: PERSIMMON RIDGE TOWNHOMES

PREPARED FOR: GERALD THOMAS

LOCATION: JONESBOROUGH, TENNESSEE

DWG. TITLE: MISCELLANEOUS DETAILS

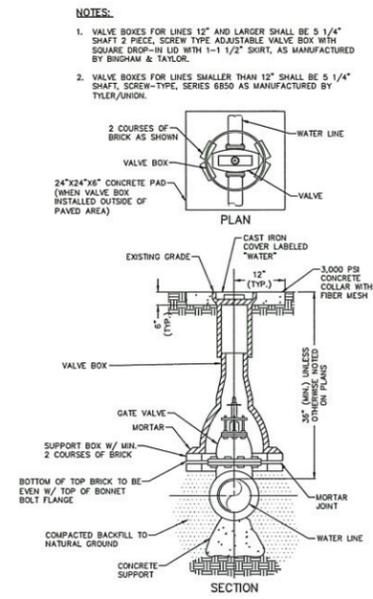
ISSUE DATE:	CADD FILE: 2330801C UTIL
SCALE: 1"=20'	PROJECT NO. 2330801C
DRAWN: SDC	CHECK: TOP
DATE: 3/28/24	DATE: 3/28/24
	C9.2



NOTES:
 1. ALL SERVICE ASSEMBLY COMPONENTS SHALL BE LEAD FREE.
 2. UNLESS OTHERWISE INDICATED, WATER METERS AND SERVICE LINES SHALL BE AS FOLLOWS:

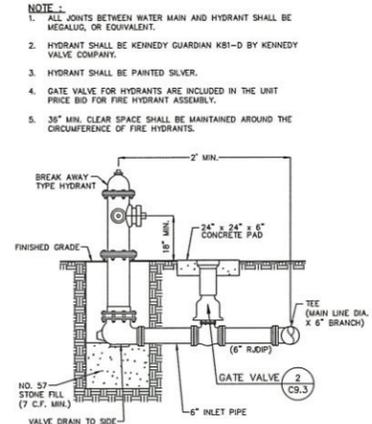
	METER	SERVICE LINE
SINGLE	5/8"	3/4"
DOUBLE	5/8"	1"

1 METER SETTING
C9.3 NTS



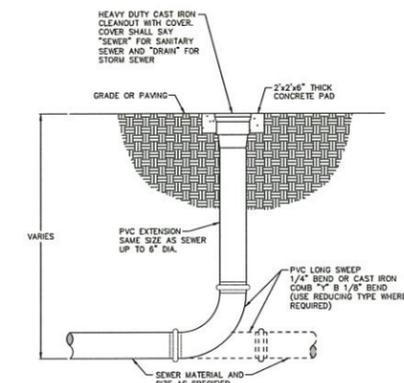
NOTES:
 1. VALVE BOXES FOR LINES 12\"/>

2 GATE VALVE
C9.3 NTS



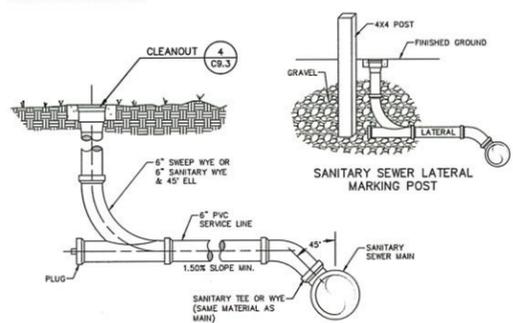
NOTE:
 1. ALL JOINTS BETWEEN WATER MAIN AND HYDRANT SHALL BE MEGALUG, OR EQUIVALENT.
 2. HYDRANT SHALL BE KENNEDY HYDRANT KSI-D BY KENNEDY VALVE COMPANY.
 3. HYDRANT SHALL BE PAINTED SILVER.
 4. GATE VALVE FOR HYDRANTS ARE INCLUDED IN THE UNIT PRICE BID FOR FIRE HYDRANT ASSEMBLY.
 5. 36\"/>

3 FIRE HYDRANT
C9.3 NTS

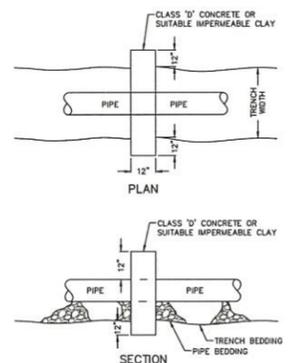


4 CLEANOUT
C9.3 NTS

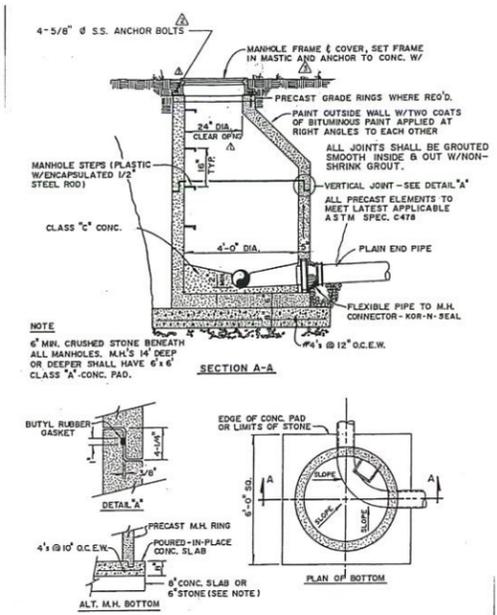
NOTES:
 1. MATERIALS SHALL BE AS SPECIFIED IN DOCUMENTS OR AS SHOWN ON PLANS (SEWER SERVICE).
 2. DEPTH OF SERVICE SHALL BE HELD TO A MINIMUM BUT SHALL PROVIDE FOR CONNECTION TO HOUSE SERVICE LINE.
 3. ALL SANITARY SEWER LATERALS SHALL HAVE A SANITARY SEWER LATERAL MARKING POST.



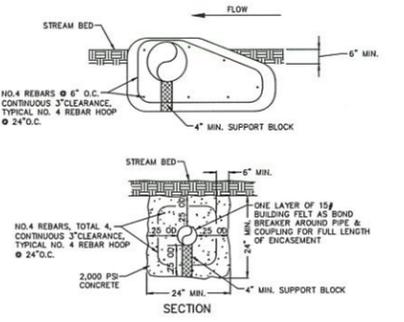
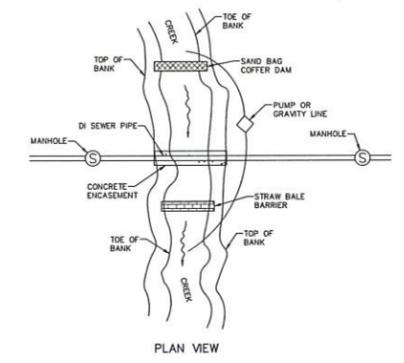
5 SEWER LATERAL CONNECTION
C9.3 NTS



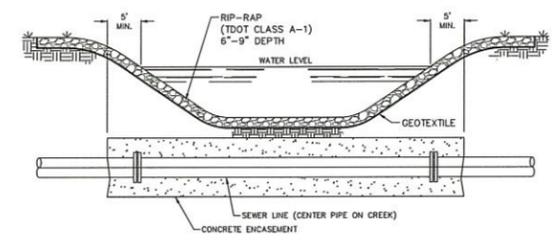
6 CHECK DAM
C9.3 NTS



7 SANITARY MANHOLE
C9.3 NTS



8 CREEK CROSSING
C9.3 NTS



REV.	DATE	DESCRIPTION
1	4/28/24	TOWN COMMENTS

GENERAL NOTES

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ENGINEER'S APPROVAL



PROJECT: PERSIMMON RIDGE TOWNHOMES

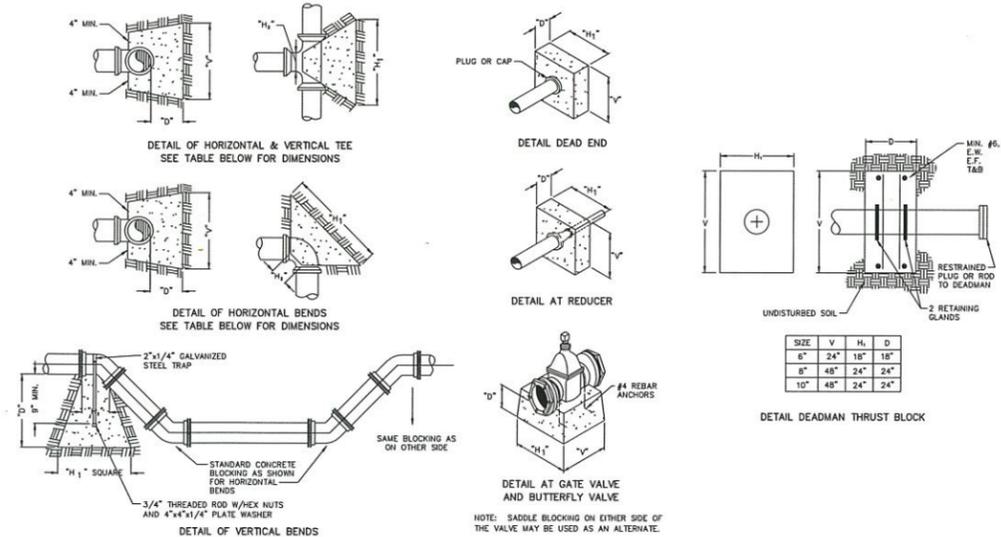
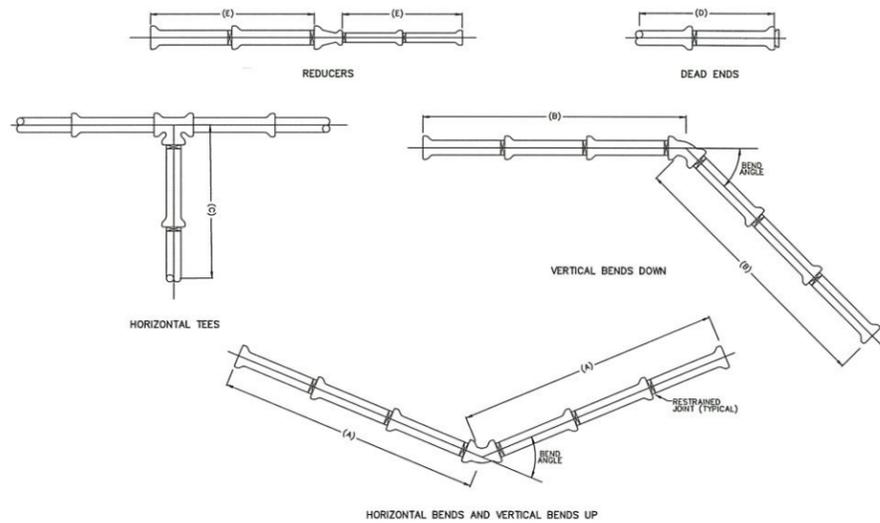
PREPARED FOR: GERALD THOMAS

LOCATION: JONESBOROUGH, TENNESSEE

MISCELLANEOUS DETAILS

ISSUE DATE:	CADD FILE: 2330801C UTIL
SCALE: 1"=20'	PROJECT NO. 2330801C
DRAWN: SDG	
CHECK: TOP	
DATE: 3/28/24	

C9.3



DIP MECHANICAL THRUST RESTRAINT TABLE

Horizontal Bends		Vertical Bends		Tees		Reducers (R)		Dead Ends (D)					
Size (in.)	Angle (°)	(A) Min. Restrained Length (in.)	(B) Min. Lower Restrained Length (in.)	(A) Min. Upper Restrained Length (in.)	Size Main (in.)	Size Branch (in.)	Total Length Between First Joint and Tee (in.)	(C) Min. Restrained Length (in.)	Large End (in.)	Small End (in.)	Min. Restrained Length for Large End (in.)	Min. Restrained Length for Small End (in.)	
2	11.25	3	2	11.25	3	3	8	2	3	15	6	2	15
2	22.5	5	2	22.5	6	5	8	4	3	29	6	4	29
2	45	10	2	45	13	10	8	8	3	54	8	2	51
2	90	23	4	11.25	6	5	12	6	3	43	8	4	40
4	11.25	5	4	22.5	12	9	12	8	3	54	8	6	23
4	22.5	9	4	45	24	18	12	12	3	79	18	12	65
4	45	18	6	11.25	9	5	16	8	3	54	24	16	85
4	90	43	6	22.5	17	13	16	10	3	67	24	16	105
6	11.25	6	6	45	35	26	16	12	3	79	24	16	105
6	22.5	13	8	11.25	11	4	16	16	3	104			
6	45	26	8	22.5	22	16							
6	90	61	8	45	45	33							
8	11.25	8	12	11.25	16	12							
8	22.5	16	12	22.5	32	23							
8	45	33	12	45	66	48							
8	90	60	12	90	159	116							
10	11.25	10	16	11.25	21	15							
10	22.5	20	16	22.5	42	31							
10	45	41	16	45	87	63							
10	90	98	16	90	209	152							
12	11.25	12											
12	22.5	23											
12	45	48											
12	90	116											
16	11.25	15											
16	22.5	31											
16	45	63											
16	90	152											

NOTE: These tables follow the design methodology from the DIPRA Thrust Restraint Design For Ductile Iron Pipe (Fifth Edition) with the following design criteria:
 1. Pressure = 200 psi
 2. Safety Factor = 1.5
 3. Cover = 2.5 ft.
 4. Clay 3 Soil Type
 5. Type 2 Laying Condition
 6. Assumes no polyethylene encasement. If polyethylene encasement is used, different min. length values must be calculated.
 These values are the most conservative. If different criteria are used, consult the Engineer.

PVC PIPE MECHANICAL THRUST RESTRAINT TABLE

Horizontal Bends		Vertical Bends		Tees		Reducers (R)		Dead Ends (D)					
Size (in.)	Angle (°)	(A) Min. Restrained Length (in.)	(B) Min. Lower Restrained Length (in.)	(A) Min. Upper Restrained Length (in.)	Size Main (in.)	Size Branch (in.)	Total Length Between First Joint and Tee (in.)	(C) Min. Restrained Length (in.)	Large End (in.)	Small End (in.)	Min. Restrained Length for Large End (in.)	Min. Restrained Length for Small End (in.)	
2	11.25	3	2	11.25	3	3	8	2	3	23	6	2	24
2	22.5	5	2	22.5	6	5	8	4	3	23	6	4	24
2	45	13	2	45	20	13	8	4	3	23	6	4	24
2	90	30	4	11.25	10	6	4	4	3	23	6	4	24
4	11.25	5	4	22.5	12	9	12	8	3	23	6	4	24
4	22.5	9	4	45	24	18	12	12	3	23	6	4	24
4	45	18	6	11.25	9	5	16	8	3	23	6	4	24
4	90	45	6	22.5	17	13	16	10	3	23	6	4	24
6	11.25	6	6	45	35	26	16	12	3	23	6	4	24
6	22.5	13	8	11.25	11	4	16	16	3	23	6	4	24
6	45	26	8	22.5	22	16							
6	90	61	8	45	45	33							
8	11.25	8	12	11.25	16	12							
8	22.5	16	12	22.5	32	23							
8	45	33	12	45	66	48							
8	90	60	12	90	159	116							
10	11.25	10	16	11.25	21	15							
10	22.5	20	16	22.5	42	31							
10	45	41	16	45	87	63							
10	90	98	16	90	209	152							
12	11.25	12											
12	22.5	23											
12	45	48											
12	90	116											
16	11.25	15											
16	22.5	31											
16	45	63											
16	90	152											

NOTE: These tables follow the design methodology from the DIPRA Thrust Restraint Design For Ductile Iron Pipe (Fifth Edition) with the following design criteria:
 1. Pressure = 200 psi
 2. Safety Factor = 1.5
 3. Cover = 2.5 ft.
 4. Clay 3 Soil Type
 5. Type 2 Laying Condition
 These values are the most conservative. If different criteria are used, consult the Engineer.

CONCRETE THRUST BLOCK TABLE

Horizontal Bends						Vertical Bends						Dead Ends - Plugs							
Size (in.)	Angle (°)	H1 (in.)	V1 (in.)	H2 (in.)	D (in.)	Conc Vol (cu)	Size (in.)	Angle (°)	H1 (in.)	V1 (in.)	H2 (in.)	D (in.)	Conc Vol (cu)	Size (in.)	H1 (in.)	V1 (in.)	H2 (in.)	D (in.)	Conc Vol (cu)
2	11.25	6	4	4	18	0.1	2	11.25	7	6	4	18	0.1	2	12	9	12	18	0.1
2	22.5	9	5	4	18	0.1	2	22.5	10	9	4	18	0.1	4	23	17	23	18	0.2
2	45	11	8	4	18	0.1	2	45	13	12	4	18	0.1	6	34	24	34	18	0.4
2	90	15	10	4	18	0.1	2	90	15	10	4	18	0.1	8	44	32	44	18	0.6
4	11.25	11	7	8	18	0.1	4	11.25	13	12	8	18	0.1	10	53	40	53	20	1.0
4	22.5	16	10	8	18	0.1	4	22.5	18	17	8	18	0.1	12	65	46	65	24	1.6
4	45	22	14	8	18	0.1	4	45	24	24	8	18	0.2	16	86	60	86	32	3.6
4	90	28	20	8	18	0.2	4	90	28	20	8	18	0.2						
6	11.25	16	10	12	18	0.1	6	11.25	25	25	12	18	0.2						
6	22.5	22	15	12	18	0.1	6	22.5	34	34	12	18	0.4						
6	45	29	22	12	18	0.2	6	45	34	34	12	18	0.4						
6	90	41	28	12	18	0.3	6	90	41	28	12	18	0.3						
8	11.25	20	14	16	18	0.1	8	11.25	24	23	16	18	0.3						
8	22.5	28	20	16	18	0.2	8	22.5	33	33	16	18	0.4						
8	45	36	28	16	18	0.4	8	45	44	44	16	18	0.6						
8	90	52	38	16	18	0.6	8	90	52	38	16	18	0.6						
10	11.25	25	17	20	18	0.2	10	11.25	35	33	24	24	0.7						
10	22.5	34	24	20	18	0.3	10	22.5	48	48	24	24	1.1						
10	45	48	34	20	18	0.6	10	45	67	63	24	24	1.7						
10	90	65	46	20	18	0.9	10	90	76	76	24	24	2.3						
12	11.25	25	17	20	18	0.2	12	11.25	45	45	32	24	1.5						
12	22.5	34	24	20	18	0.3	12	22.5	64	62	32	24	2.2						
12	45	48	34	20	18	0.6	12	45	88	83	32	24	3.3						
12	90	65	46	20	18	0.9	12	90	103	100	32	24	4.4						
16	11.25	29	20	24	24	0.3	16	11.25	45	45	40	24	1.6						
16	22.5	42	28	24	24	0.6	16	22.5	57	57	40	24	2.0						
16	45	57	40	24	24	1.0	16	45	75	56	24	24	1.6						
16	90	75	56	24	24	1.6	16	90	112	39	26	32	24	0.6					
16	22.5	53	38	32	24	1.2	16	22.5	53	38	32	24	1.2						
16	45	76	52	32	24	1.9	16	45	76	52	32	24	1.9						
16	90	104	70	32	24	3.1	16	90	104	70	32	24	3.1						

NOTE: These tables follow the design methodology from the DIPRA Thrust Restraint Design For Ductile Iron Pipe (Fifth Edition) with the following design criteria:
 1. Pressure = 200 psi
 2. Safety Factor = 1.5
 3. Pressure 2 for Closed Valve = 0 psi
 4. Soil Bearing Capacity = 2000 psi
 These values are conservative. If different criteria are used, consult the Engineer.

4/25/2024 3:32 PM - Gen. Cons. Construction, Permittion RidgeViewing\3330801C UTIL.dwg - 7.03MB
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REV	DATE	DESCRIPTION
1	4/25/24	TOP COMMENTS

GENERAL NOTES

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ENGINEER'S APPROVAL

PROJECT: PERMISSON RIDGE TOWNHOMES

PREPARED FOR: GERALD THOMAS

LOCATION: JONESBOROUGH, TENNESSEE

DWG. TITLE: MISCELLANEOUS DETAILS

ISSUE DATE: CADD FILE: 2330801C UTIL

SCALE: 1"=20' PROJECT NO. DRAWN: SOC

CHECK: TOP DATE: 3/28/24 2330801C

C9.4