Regional Planning Commission Agenda

November 23, 2026 at 5:30 PM

Jefferson City Municipal Building

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1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
   a. Minutes from the 10 26 2026 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
   a. Matthew McQueen / Crafted Milestone LLC - Rezoning Request for Two Parcels from B-3 (Highway Business District) to R-2 (Multiple Family Residential District) - Located Off Odyssey Rd.
5. **New Business**
   a. Tanner Drinnen - Requesting Bond Release for The Ridge at Black Oak Subdivision - Located Off Black Oak Road
   b. Gregg Dies - Shifting Lot Lines - Plat Review/Approval for 3 Lot Subdivide - Located Off Odell Ave.
   c. Michael Scott on Behalf of Tarr Chevrolet - Site Plan Revision - Located Off E. Broadway Blvd.
   d. Phillip Carlyle - Preliminary Site Plan Review/Approval for Manor at Pinewood Commons a Multi-family Residential and Single-family residential Planned Unit Development - Located Off Odyssey Rd.
   e. Will Robinson - Site Plan Review/Approval for a New Fitness Facility - Located Off Odyssey Rd.
   f. Jefferson City - Proposed Moratorium on Development
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

October 26th, 2026

5:33 P.M.

Members' Present

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Jeff Chitwood, Secretary

Scott McMinn

Kyle Cutshaw

Mary Nester

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Jordan Rockwell, ETDD Planner

James Gallup, City Manager

Mark Brown, Standard Banner

Shiela Purkey, Council Member

Ailene Combs, Council Member

Minutes

Acting chairman Cain called the meeting to order at 5:30 P.M. Motion by Mr. Chitwood, second by Mr. Cutshaw to approve the September 28th, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

Mr. Gallup Spoke to the possibility of initiating a development moratorium. It was explained that due to the current water supply issues it has been found to be a necessary next step to slow development to allow for water infrastructure improvements.

Old Business

None.

New Business

Larry Pinkston - Plan Review/Approval for a 39 Lot Subdivision located in the Growth Boundary - Located Off Forgety Road

Mr. Pinkston represented the potential 39 lot subdivision located in the urban growth boundary. It was stated that all county lot size requirements, road sizes and radius have been met. Stormwater measures have been put in place but did not require a review by Jefferson City. The site plan meets all requirements of the Jefferson County and Jefferson City subdivision regulations and was recommended for approval unanimously on a motion by Mr. McMinn and a second by Mr. Chitwood.

Matthew McQueen / Crafted Milestone LLC - Final Plat Review/Approval for Cannon's Crossing a 63 Lot Subdivision - Located Off Old A.J. Highway and Black Oak Rd.

After inspection by all the city departments it was found that the Utilities, Streets and stormwater infrastructure have been installed according to the approved plans. The final Plat was approved unanimously on a motion by Mr. Bunch and a second by Mr. McMinn.

Matthew McQueen / Crafted Milestone LLC - Rezoning Request for Two Parcels from B-3 (Highway Business District) to R-2 (Multiple Family Residential District) - Located Off Odyssey Rd.

Mr. McQueen and Mr. Carlyle explained the request for rezoning. The proposed rezoning would allow for both single-family and multi-family development on the two parcels. The increase in residential rooftops will help drive the commercial development fronting along Highway 11-E.

The notification to neighboring properties was overlooked and not completed within the specified time frame to allow for a vote at this time. The item was recommended to be suspended until required notification had been sent to the neighboring properties. The item was suspended unanimously on a motion by Mr. Cutshaw and seconded by Mrs. Nester.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 6:10 P.M.

Jefferson City Tennessee

Application to Appear - Planning Commission / Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 10/26/2026

Date of Application 10/05/2026

Name & Phone Number Crafted Milestone LLC / Matthew McQueen & T. Phillip Carlyle

☑ Planning Commission - $10.00 Fee

☐ Board of Zoning Appeals - $10.00 Fee

☐ Historic Planning Commission - $25.00 Fee

Describe your request and attach documents :

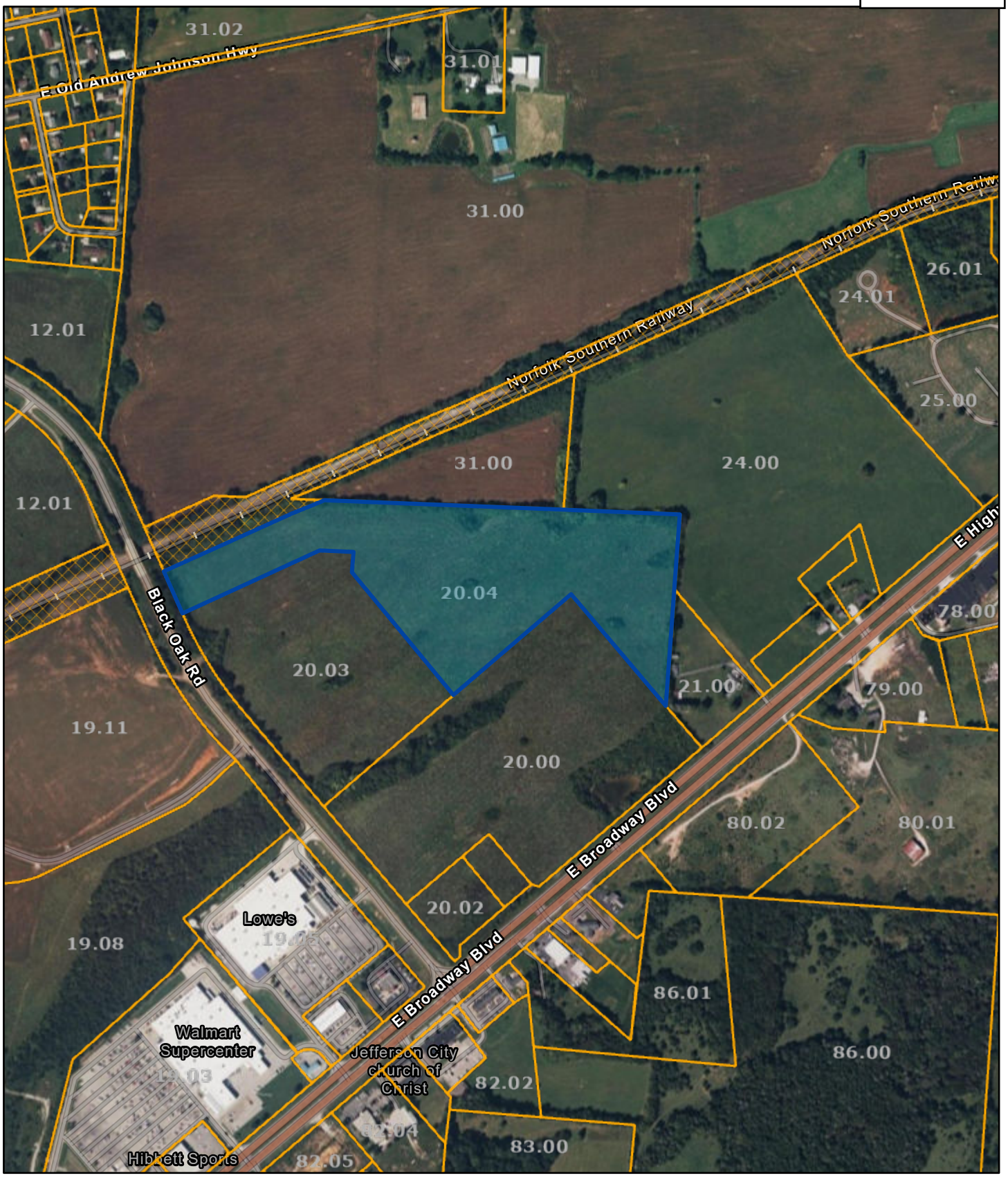
We would like request rezoning the attached two parcels from B3 to R2 to create a development called The Manor that is on the back of our Pinewood Commons commercial development. These rooftops are crucial for the continued growth of the incoming interest and contracts for retail within Pinewood Commons.

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning

Jefferson County - Parcel: 015 020.04



Date: October 21, 2026

County: JEFFERSON
Owner: CRAFTED MILESTONE LLC
Address: ODYSSEY RD
Parcel ID: 015 020.04
Deeded Acreage: 24.85
Calculated Acreage: 0
Vexcel Imagery Date: 2021

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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.

Jefferson County - Parcel: 015 020.03



Date: October 22, 2026

County: JEFFERSON
Owner: CRAFTED MILESTONE LLC
Address: ODYSSEY RD
Parcel ID: 015 020.03
Deeded Acreage: 17.58
Calculated Acreage: 0
Vexcel Imagery Date: 2021

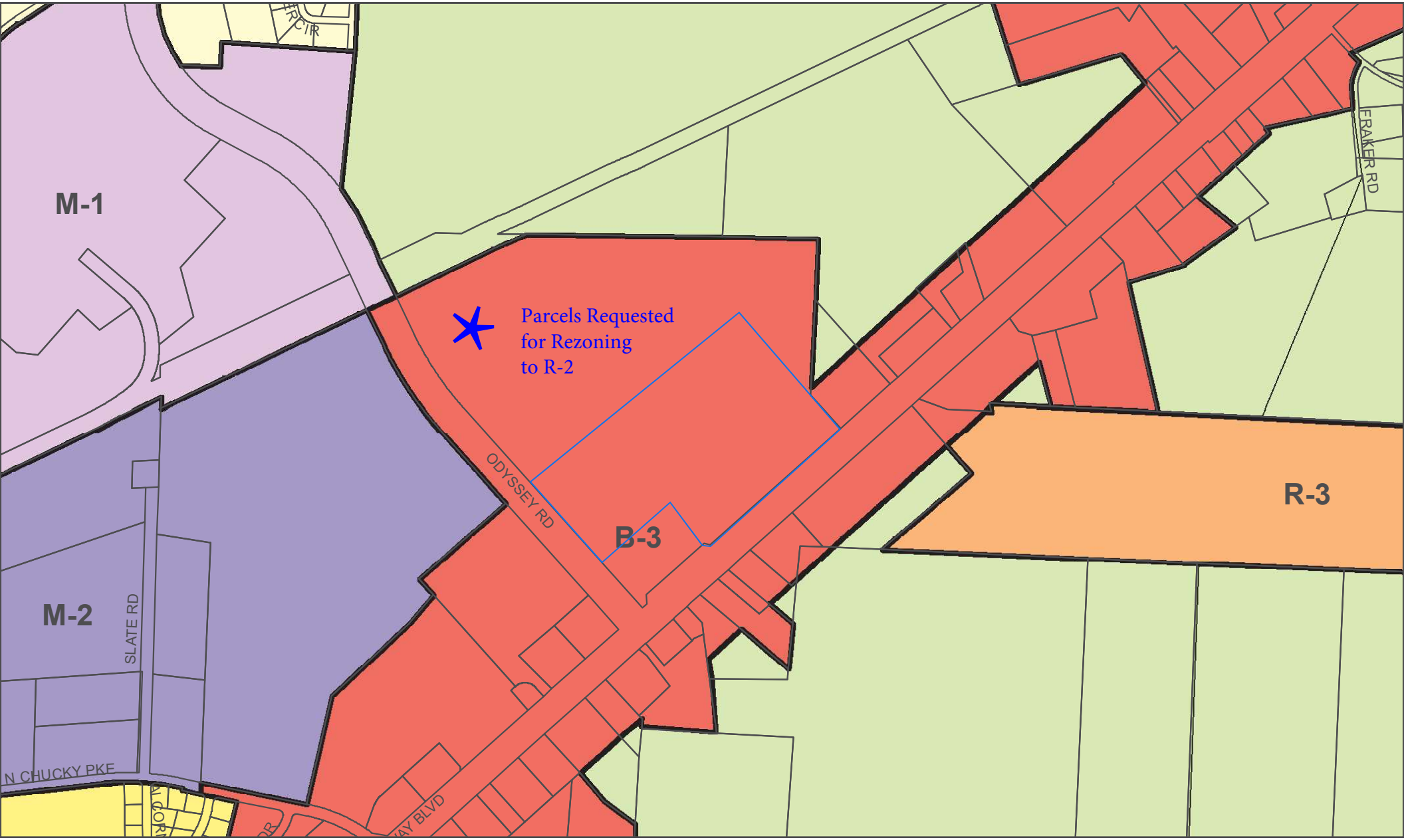
1:9,028

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State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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M-1
M-2
B-3
R-3
Parcels Requested
for Rezoning
to R-2
ODYSSEY RD
SLATE RD
N CHUCKY PKE
FRAKER RD

Jefferson City Tennessee

Application to Appear - Planning Commission / Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 11/23/26

Date of Application 11/9/26

Name & Phone Number Tanner Drinnen (865)599-3709

☒ Planning Commission - (See Pg. 3 Fee Schedule)

☐ Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

☐ Historic Planning Commission - $25.00 Fee

Describe your request and attach documents :

Bond release on Drinnen subdivision at black oak rd

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning

Commission to do so. Those interested in annexation of property into the City Limit must also appear.

City Limit & Growth Boundary

The area within the city limit is shown on the Zoning Map posted on the Jefferson City Web Site with an associated zoning notation for example R1, R2, B1, B2 etc. The Jefferson City Growth Boundary is shown in light green. The growth boundary is the limit set by the State of Tennessee for future growth via annexation.

Planning Commission

The Jefferson City Planning Commission meets at the Jefferson City Hall at 5:30PM on the fourth Monday of each month. Applications to appear must be received by the second Monday of the month to be added to the published agenda.

The Planning Commission hears requests for zoning changes, new subdivisions, revised subdivisions and annexations within the city limit or the growth boundary. The procedures for subdivisions and annexations are posted on the Jefferson City Web Site.

The Board of Zoning Appeals

The Board of Zoning Appeals hears appeals of Building Official decisions and variances relating to properties & uses of properties. Meetings are held as needed on the fourth Monday of the month at City Hall after the Planning Commission Meeting based on requests from Citizens to be heard. Applications to appear must be received by the second Monday of the month to be added to the published agenda.

Historic Planning Commission

The Historic Planning Commission hears requests for building and remodeling within the historic district in Jefferson City. (a city building permit may be required) This district is shown on a map posted on the Jefferson City Web Site. Meetings are held as needed at 4:30PM at City Hall on the fourth Monday of the month based on requests from Citizens to be heard. Applications to appear must be received by the second Monday of the month to be added to the published agenda.

TD

Applicant Initials

Jefferson City Planning and Zoning Application Fee Schedule

Annexation - up to and including 20 acres Anything greater than 20 acres	$100 (Plan of Services Review/ Comments) $100 + $1O per acre
Shifting lot lines	$25
Rezoning Request	$100
Variance Request	$25
Site Plan Review	$100
Site Plan Revisions	$25
Stormwater Plan Review	$50
Planned Unit Development (PUD)	$150
Preliminary Subdivision Plat	1-2 lots $50 3-10 lots $100 11-30 lots $150 31-50 lots $200 Over 50 lots - $300
Subdivision Bond Extension Fee	$50
Final Subdivision Plat	1-25 lots $25 26-50 lots $100 Over 50 lots $100 + $5 per lot
Conditional Use Permit (Special Exception)	$100
Special Called Meeting	$500

Notes:

1. Historic Zoning Commission Application Fee - $25.00

Jefferson County - Parcel: 014 055.02



Date: October 17, 2025

County: JEFFERSON
Owner: DRINNEN ENTERPRISES LLC
Address: BLACK OAK RD
Parcel ID: 014 055.02
Deeded Acreage: 0
Calculated Acreage: 8.2
Vexcel Imagery Date: 2023

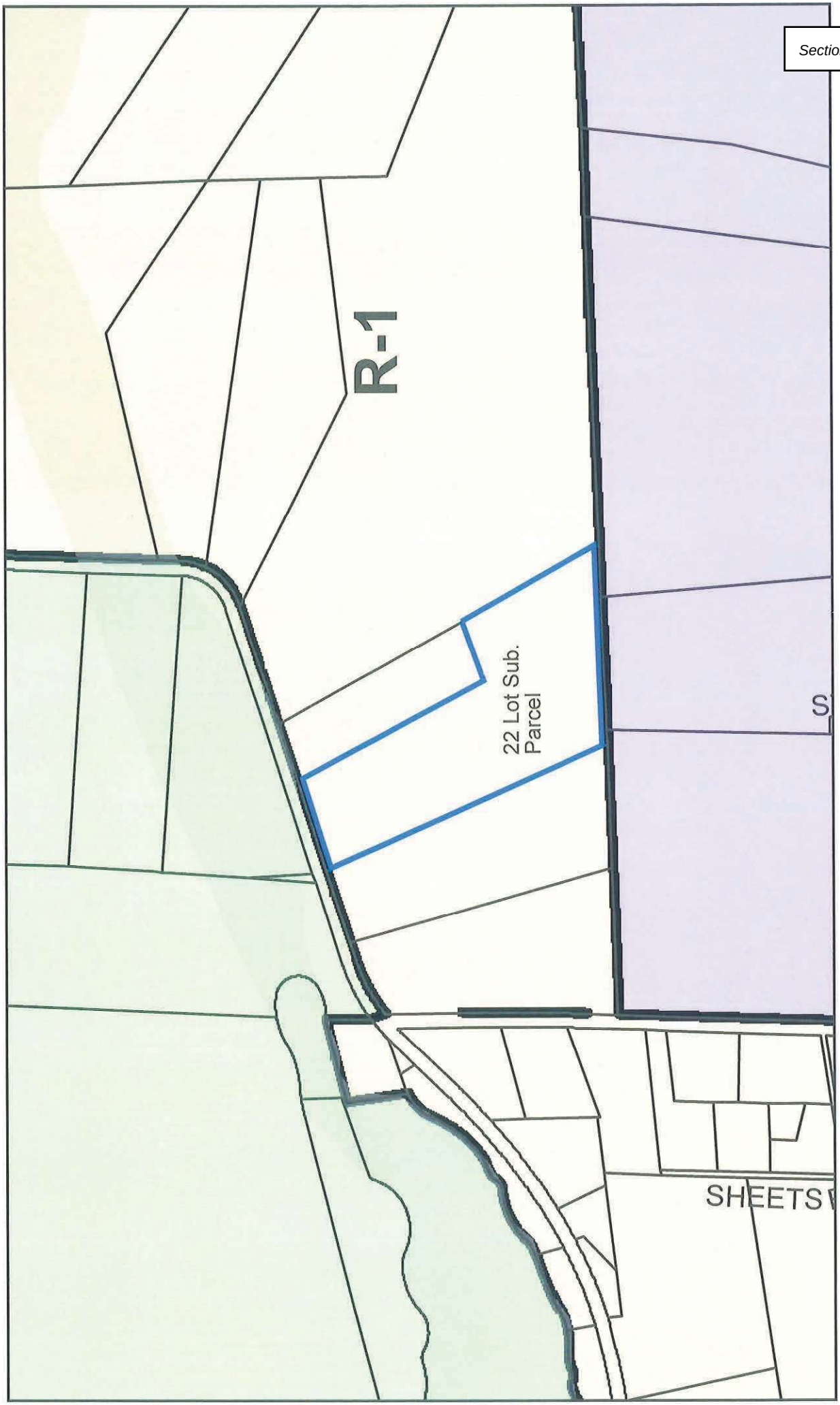
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0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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R-1
22 Lot Sub.
Parcel
S
SHEETS

City of Jefferson City

Date:11/6/2026

Name: Tanner Drinnen
Project: Drinnen Subdivision
Location: Boulder Ridge Lane
Jefferson City, TN. 37760

Re: Drinnen Subdivision — Confirmation of Infrastructure Installation

Regional Planning Commission Members,

The City of Jefferson City hereby confirms that, for the above-referenced project, all water and sewer utilities and all stormwater infrastructure have been installed in accordance with the approved plans.

The City further confirms that the streets and curbs associated with the project have been installed in accordance with the approved plans and sidewalks are to be installed as the homes are built.

This letter is provided at the request of the interested party for its records and confirms installation in accordance with the approved plans. It does not supersede any continuing obligations, warranties, maintenance responsibilities, permits, approvals, or other requirements applicable to the project. Please contact the City of Jefferson City at 865-475-9071 via phone or at 112 City Center Drive, Jefferson City, TN. 37760 if additional information is required.

Sincerely,

Jeff Houston

Building Official

City of Jefferson City

City of Jefferson City

Building Official		Director of Public Works
Superintendent of Utilities		Superintendent of Streets
MS4 Inspector		

Jefferson City Tennessee

Application to Appear - Planning Commission / Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 11/23/2026

Date of Application 11/5/2026

Name & Phone Number GREGG DIES -

☒ Planning Commission - (See Pg. 3 Fee Schedule)

☐ Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

☐ Historic Planning Commission - $25.00 Fee

Describe your request and attach documents :

SHIFTING LOT LINE. MULTIPLE COPIES OF FULL SIZE SURVEY MAPS LEFT WITH APPLICATION.

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Applicant Signature

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Jefferson County - Parcel: 024H D 008.02



Date: November 18, 2026

County: JEFFERSON
Owner: AYOTTE GARY G & LISA A
Address: ODELL AVE 1306
Parcel ID: 024H D 008.02
Deeded Acreage: 5.39
Calculated Acreage: 0
Vexcel Imagery Date: 2021

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Jefferson County - Parcel: 024H D 008.01



Date: November 18, 2026

County: JEFFERSON
Owner: PAQUIN ROBERT P & SHERYL--ANNE M & AYOTTE GARY G
Address: ODELL AVE 1308
Parcel ID: 024H D 008.01
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2021

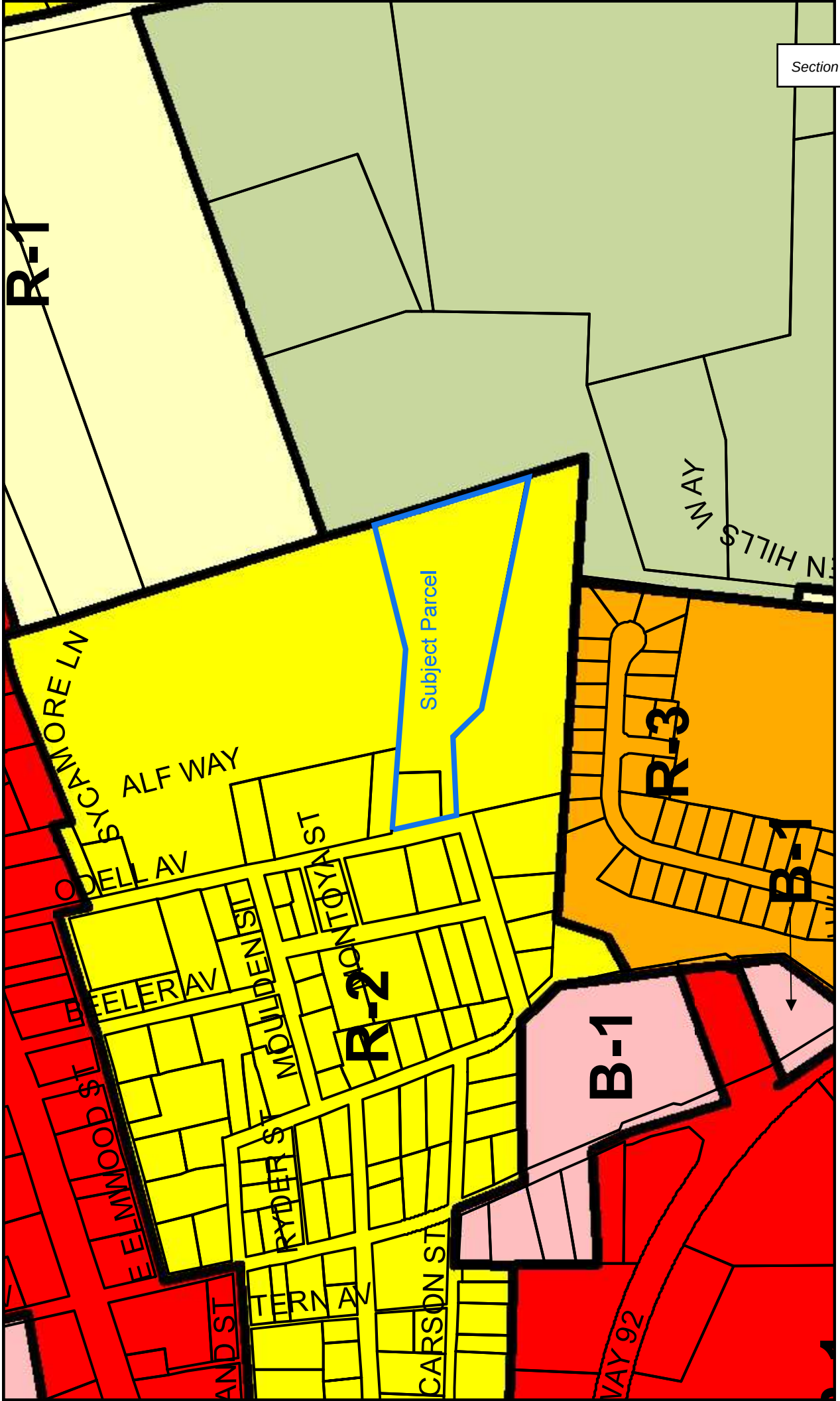
1:2,257

0 0.01 0.03 0.06 mi

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R-1
WAY
Subject Parcel
SYCAMORE LN
ALF WAY
ODELL AV
BEELER AV
ELMWOOD ST
R-2
R-3
B-1
B-1
TERN AV
CARSON ST
WAY 92

Jefferson City Tennessee

Application to Appear - Planning Commission / Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date November 23, 2026

Date of Application November 2, 2026

Name & Phone Number Michael Scott,

☒ Planning Commission - (See Pg. 3 Fee Schedule)

☐ Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

☐ Historic Planning Commission - $25.00 Fee

Describe your request and attach documents :

Tarr Chevrolet - Add 6 additional service bays to the existing service building.

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Fee = _____

Payment Date: _____

Payment Method: _____

_____

Applicant Signature

Jefferson County - Parcel: 024 007.00



Date: November 18, 2026

County: JEFFERSON
Owner: TARR CHERVOLET CO INC
Address: BROADWAY BLVD E 304
Parcel ID: 024 007.00
Deeded Acreage: 0
Calculated Acreage: 4.5
Vexcel Imagery Date: 2021

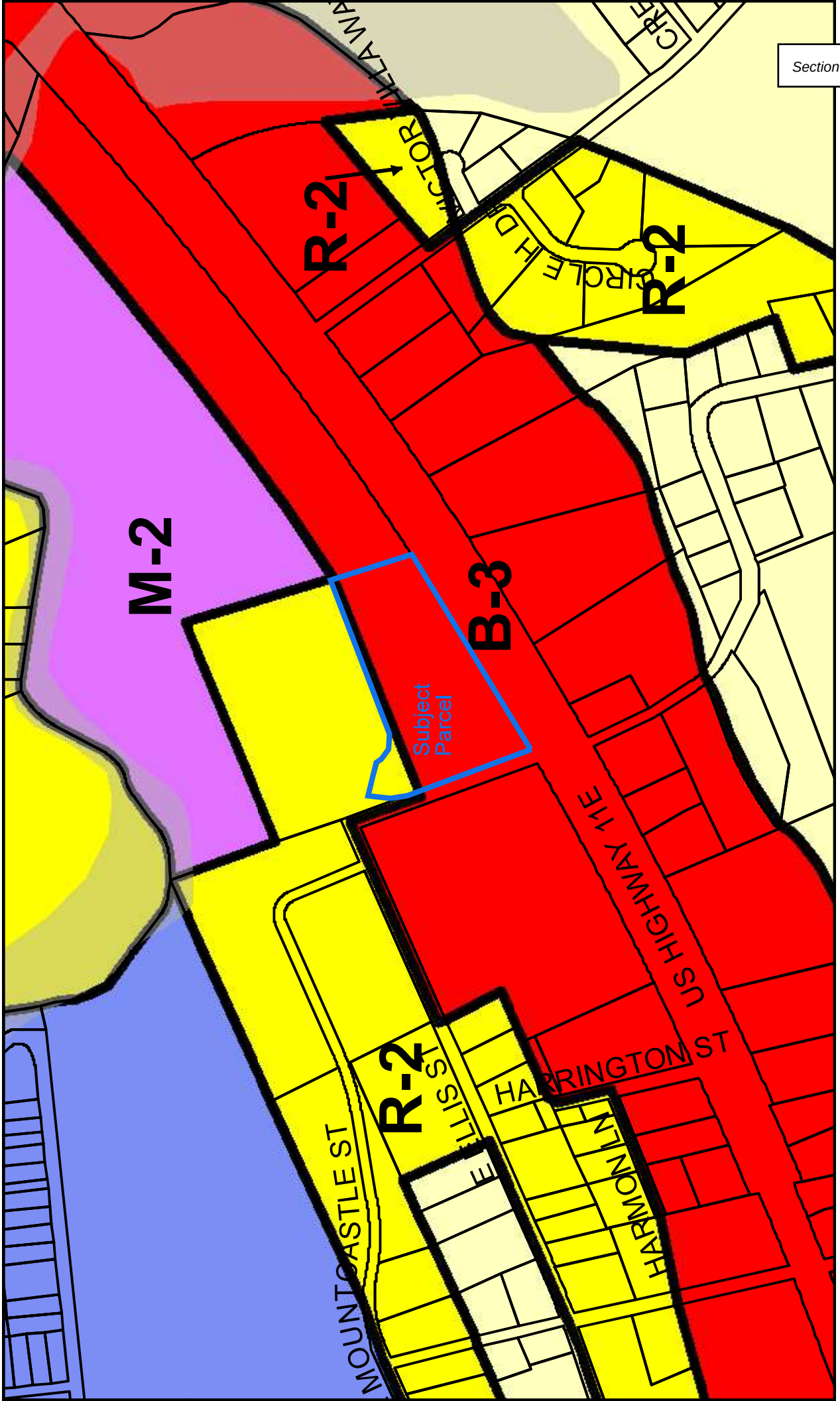
1:4,514

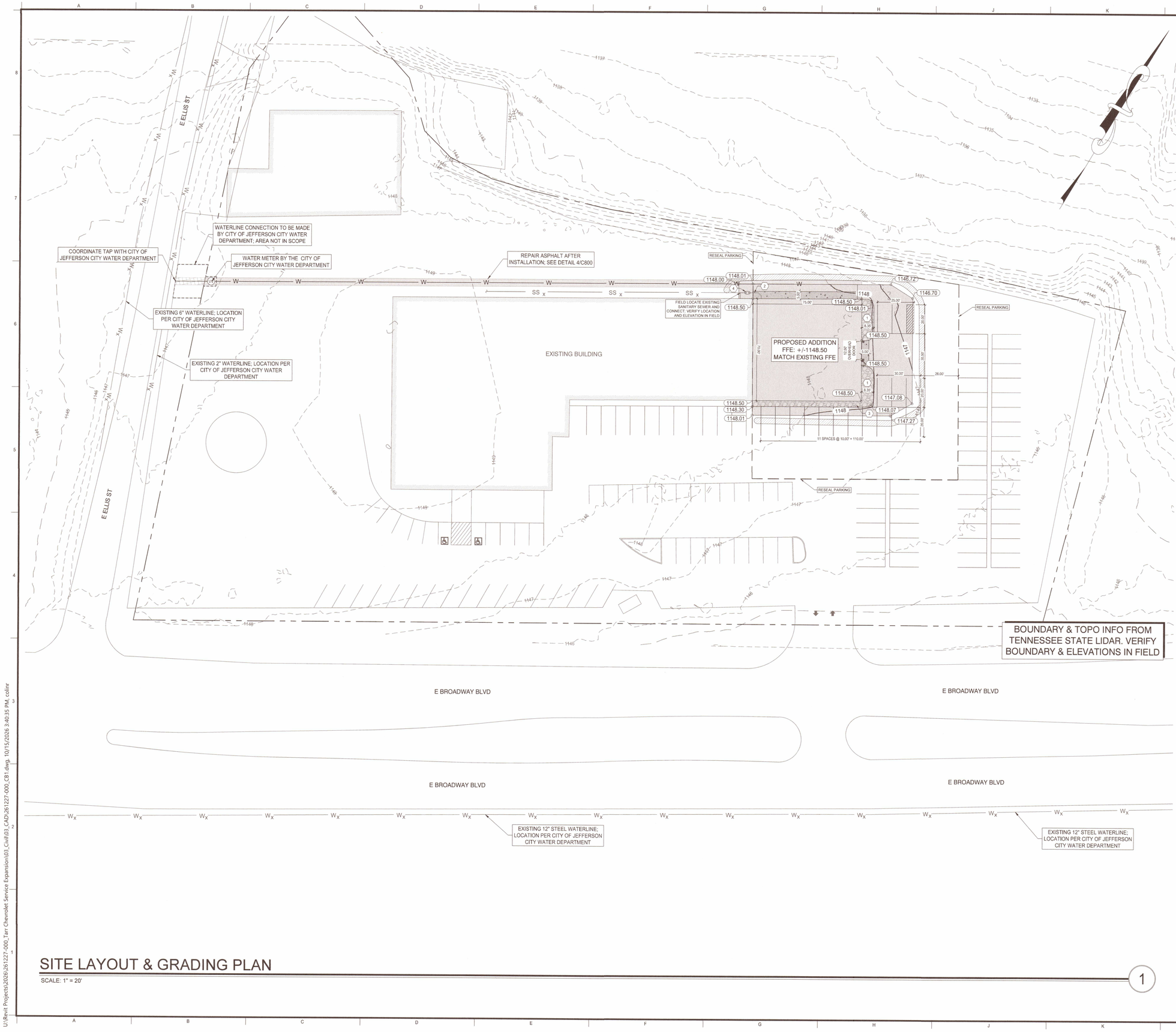
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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R-2
R-2
M-2
B-3
Subject Parcel
R-2
US HIGHWAY 14E
HARRINGTON ST
HARMON LN
ELLIS ST
MOUNTCASTLE ST



SHEET NOTES

1. FOR TYPICAL PARKING SPACE LAYOUT, SEE 2/C800
2. ALL RADII NOT LABELED ARE TO BE R5.00'

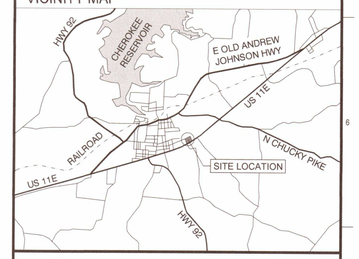
SHEET LEGEND

- LIGHT DUTY ASPHALT PAVING; SEE DETAIL 1/C800
- RIVER ROCK
- CONCRETE PAVING; SEE DETAIL 1/C800
- PIPE BOLLARD
- FIBER ROLL; SEE DETAIL 3/C800

SHEET KEYED NOTES

1. RIVER ROCK TO MATCH EXISTING; COORDINATE DETAILS WITH OWNER
2. 4" ASTM D3034 SDR35 PVC BUILDING SANITARY SEWER SERVICE LINE @ 2.0% MIN. SLOPE; SEE DETAIL 5/C800
3. 2" DOMESTIC WATER (PVC CLASS 200); SEE DETAIL 5/C800
4. OIL/WATER SEPARATOR; SEE PLUMBING PLANS FOR DETAIL

VICINITY MAP



811 Know what's below. Call before you dig. In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE

20 0 10 20 40 60

1 INCH = 20'

PARKING CALCULATION

1 SPACE FOR EACH REGULAR EMPLOYEE, PLUS 1 SPACE FOR EACH 250 SF OF FLOOR SPACE

REQUIRED		PROVIDED	
REGULAR	115	REGULAR	120
ACCESSIBLE	5	ACCESSIBLE	5
TOTAL	120	TOTAL	125

CALCULATED AREAS

DISTURBED AREA

TOTAL SITE AREA		DISTURBED AREA	
4.27	Acres	0.19	Acres
186,135	sqft	8,549	sqft

SITE LAYOUT & GRADING PLAN

SCALE: 1" = 20'

1

MBI

ENGINEER:

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

CONSULTANT

SEAL

CHRISTOPHER B. TRIVETTE REGISTERED ENGINEER AGRICULTURE COMMERCE No. 109... STATE OF TENNESSEE

09/11/2026

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/ OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT INFORMATION

PROJECT:

TARR CHEVROLET SERVICE EXPANSION

PROJECT ADDRESS:

304 E. BROADWAY BLVD
JEFFERSON CITY, TN 37760

PROJECT NO.: 261227-000

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ■ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	09/11/2026
DESIGNED BY:	A.G.C.
DRAWN BY:	C.A.R.
REVIEWED BY:	C.B.T.

SHEET TITLE:

SITE LAYOUT & GRADING PLAN

SHEET NO.:

C300

U:\Revit Projects\2026\261227-000_Tarr Chevrolet Service Expansion\03_Civil\03_CAD\261227-000_CB1.dwg, 10/15/2026 3:40:35 PM, colinr

Jefferson City Tennessee

Application to Appear - Planning Commission / Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date November 23, 2026

Date of Application 10/29/26

Name & Phone Number T. Phillip Carlyle

☑ Planning Commission - $10.00 Fee

☐ Board of Zoning Appeals - $10.00 Fee

☐ Historic Planning Commission - $25.00 Fee

Describe your request and attach documents :

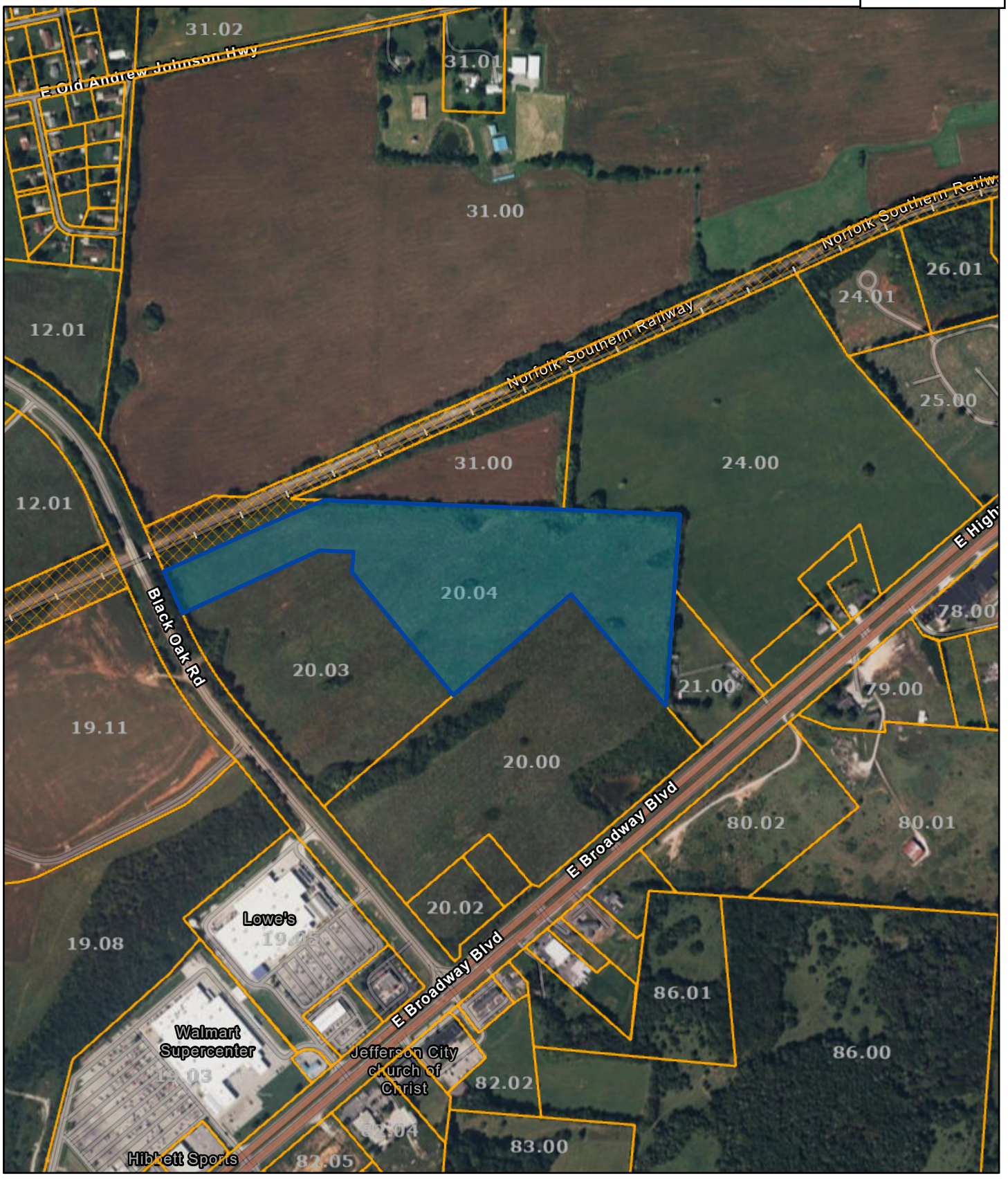
Preliminary site plan / engineering approval for Manor at Pinewood Commons

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0 0.1 0.2 0.4 km

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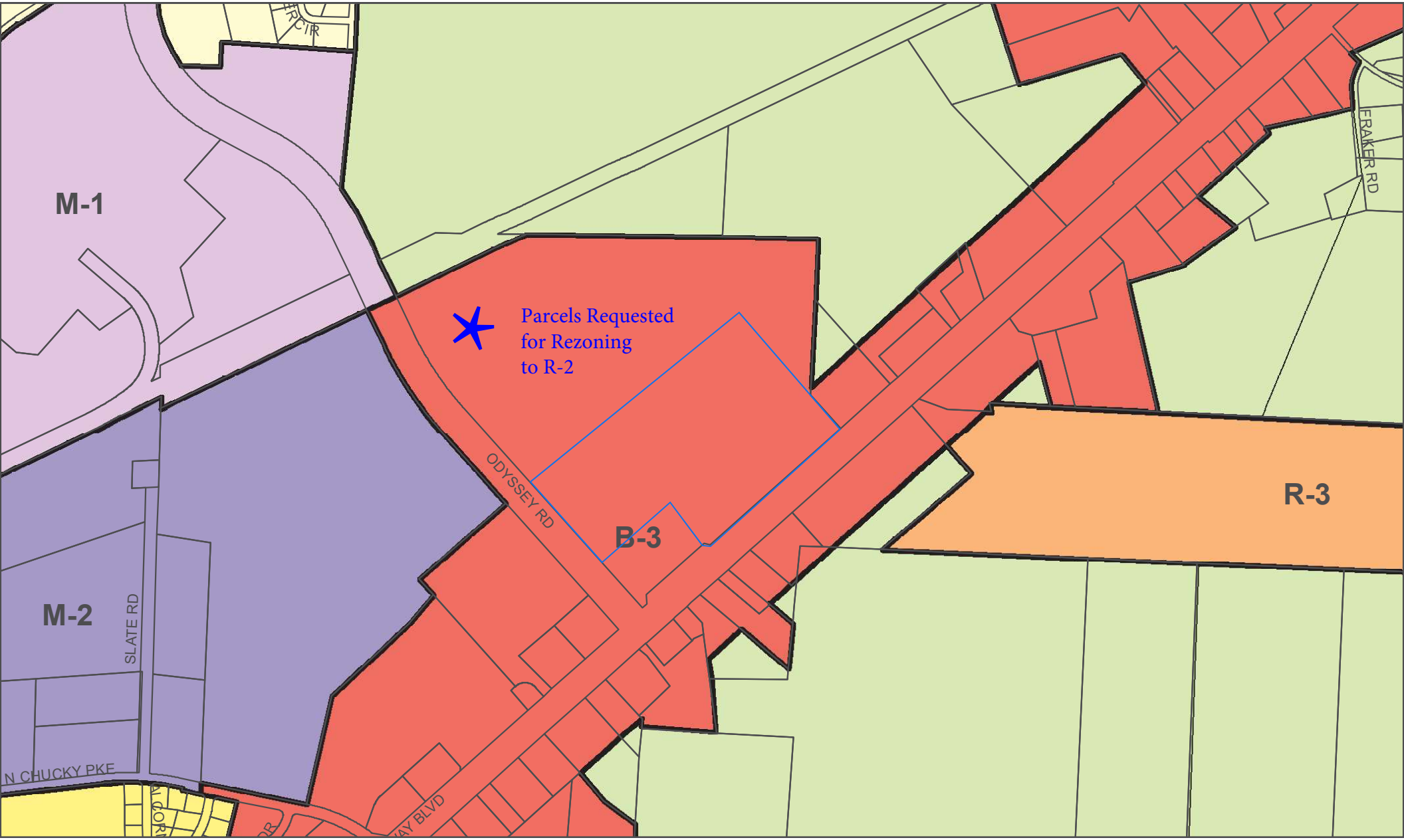
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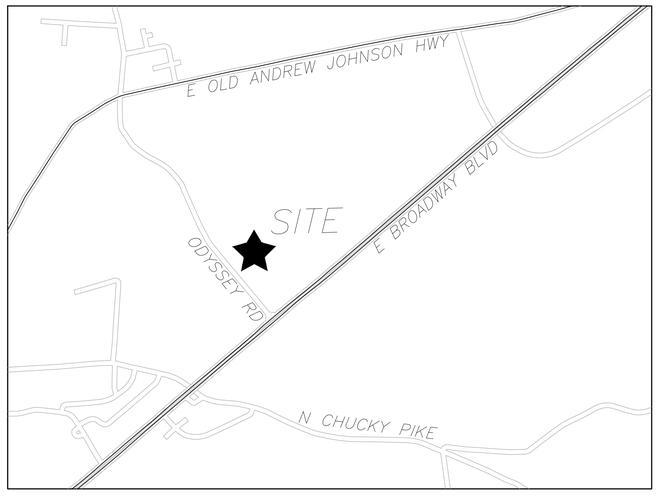

M-1
M-2
B-3
R-3
Parcels Requested
for Rezoning
to R-2
ODYSSEY RD
SLATE RD
N CHUCKY PKE
FRAKER RD

MASS GRADING PLAN

U.E.I. PROJECT NO. 2310032

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD, JEFFERSON CITY, TENNESSEE 37760
TAX MAP: 15, PARCELS: 20, 20.03, 20.04



OWNER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

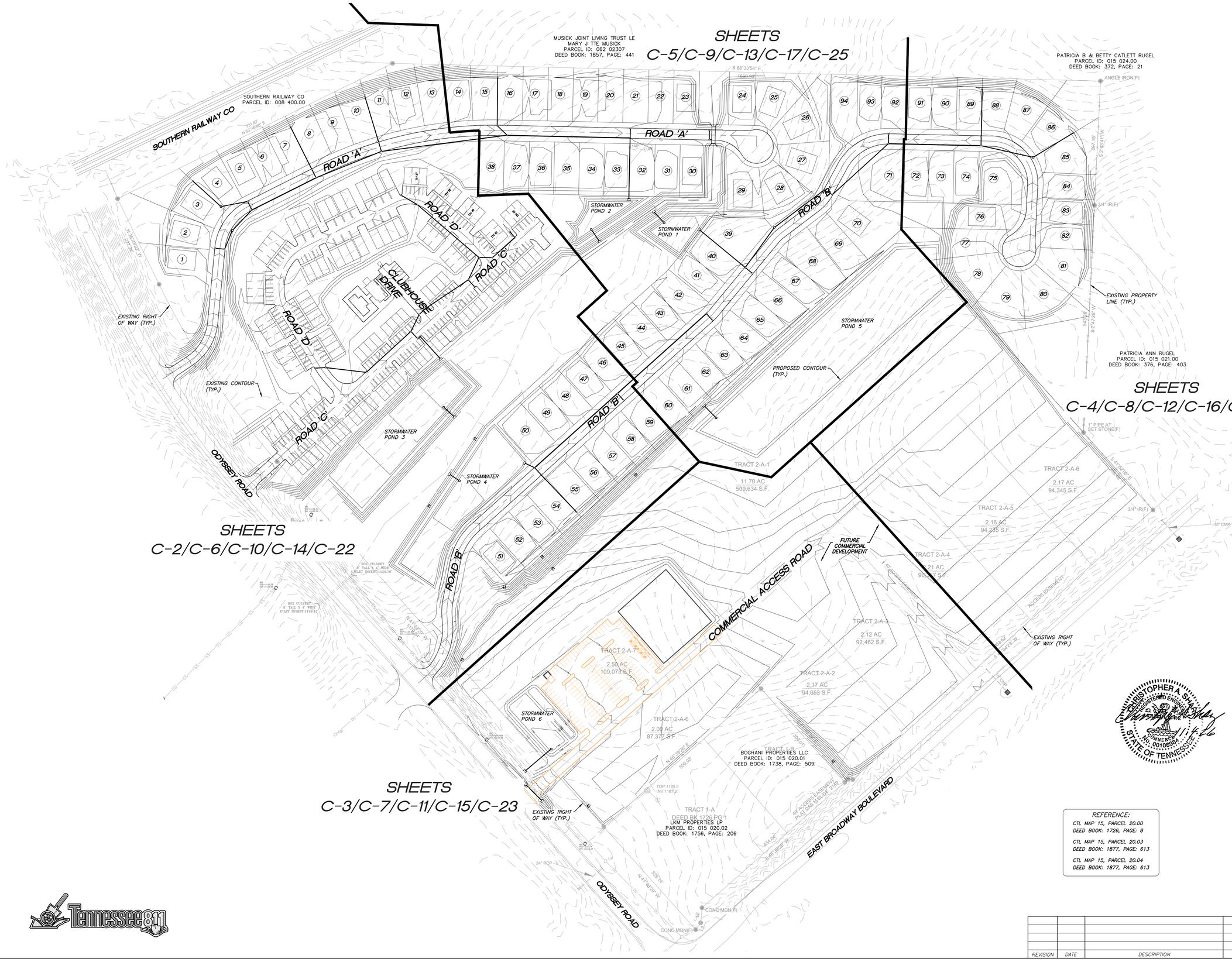
ELECTRICAL	– AS DIRECTED APPALACHIAN ELECTRIC
GAS	– AS DIRECTED BY JEFFERSON-COCKE COUNTY U.D.
WATER & SEWER	– AS DIRECTED BY JEFFERSON CITY UTILITIES
TELEPHONE	– AS DIRECTED BY AT&T
CABLE	– AS DIRECTED BY COMCAST
SITE DEVELOPMENT	– JEFFERSON CITY STANDARDS AND SPECIFICATIONS

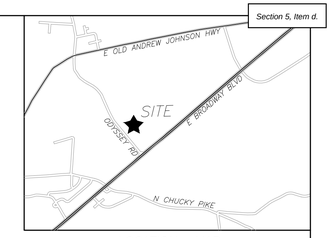
SHEET INDEX

TITLE	SHEET
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CHRISTOPHER A. SHARP
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 0910090R
4/26

ISSUE NO.	DATE	DESCRIPTION





LOCATION MAP

GRADING PLAN GENERAL NOTES:

1. THIS PROPERTY IS ZONED 'B-3'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

   FRONT: THIRTY (30) FEET

   SIDE: TEN (10) FEET

   REAR: TWENTY-FIVE (25) FEET

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.

4. ALL WORK SHALL BE IN ACCORDANCE WITH JEFFERSON CITY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 69.47± ACRES.

6. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES.

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 0010098A
11-4-26

Tennessee 811

REVISION	DATE	DESCRIPTION

SHEET C-1

OVERALL ROUGH GRADING PLAN – KEY SHEET

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=100' — NOVEMBER 4, 2026

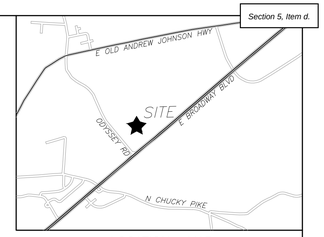
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032

Tennessee 811

REFERENCE:
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CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

GRID NORTH



LOCATION MAP

MATCH LINE (SEE SHEET C-5)

ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'
CLUBHOUSE DRIVE
AMENITIES
TH 16
TH 17
℄ SWALE (TYP.)
SOUTHERN RAILWAY CO
PARCEL ID: 008.400.00
N 63°46'50" E
SOUTHERN RAILWAY CO
EXISTING PROPERTY LINE (TYP.)
PROPOSED STORM DRAIN (TYP.)
PROPOSED CONTOUR (TYP.)
PROPOSED RIGHT OF WAY (TYP.)
EXISTING CONTOUR (TYP.)
EXISTING RIGHT OF WAY (TYP.)
N 25°48'22" W
227.24'
ODYSSEY ROAD
30.9 L.F. 15" RCP @ 0.65%
INV.=1133.7
SEDIMENT BASIN OUTLET STRUCTURE
TOP=1139.0
INV. OUT=1133.9
SEE DETAILS 3A & 3B ON SHEET C-18.
POND #3
TOP OF BERM ELEV.=1140.0
TOP OF BERM ELEV.=1138.0
ANTI-SEEP COLLARS (2)
STORMWATER POND 4
SEDIMENT BASIN DEWATERING DEVICE SEE DETAIL 8, SHEET C-19.
BOX CULVERT 6' TALL x 4' WIDE INLET INVERT: 1129.70'
N 41°48'29" W
1170.64'
EXISTING SANITARY SEWER (TYP.)
EXISTING STORM DRAIN (TYP.)
MATCH LINE (SEE SHEET C-3)

GRAPHIC SCALE
50 0 50 100

ROUGH GRADING NOTES:

1. CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.

2. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPREADING AND SEEDING. SURROUND TOPSOIL PILE WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.

3. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.

4. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONSITE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.

5. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)

   a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR – LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.

   b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.

6. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.

7. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF JEFFERSON CITY.

8. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (63.5± ACRES).

9. PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS.

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
NO. 0010090
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-2

ROUGH GRADING PLAN

PINEWOOD COMMONS

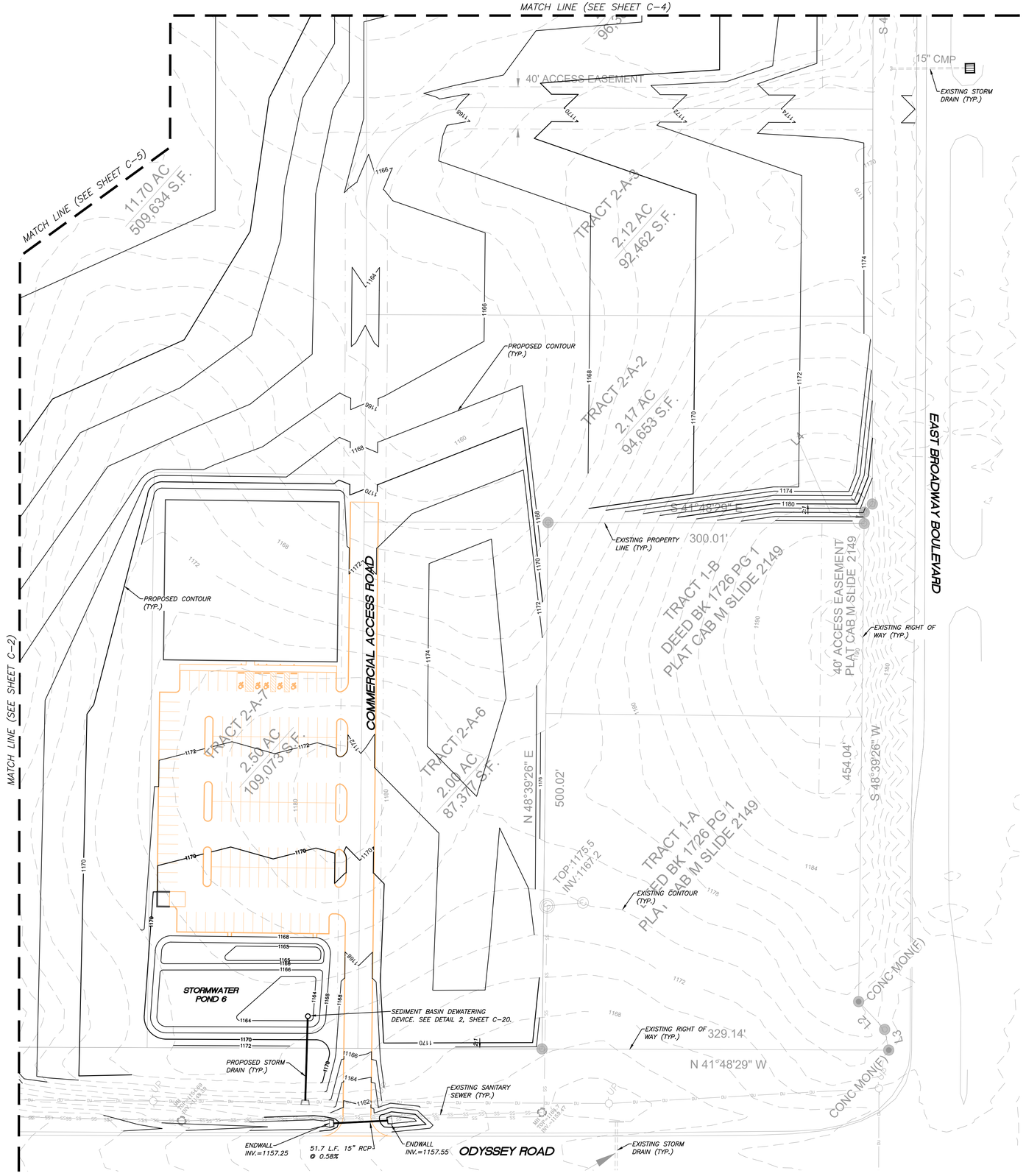
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

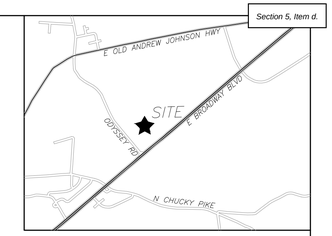
DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
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KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



GRID NORTH



LOCATION MAP

ROUGH GRADING NOTES:

1) SEE SHEET C-2 FOR ROUGH GRADING NOTES.

GRAPHIC SCALE

50 0 50 100

REFERENCE:

CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8

CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee 811

CHRISTOPHER A. SHADDEN REGISTERED ENGINEER 120990 COMMERCE NO. 0010990A STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-3

ROUGH GRADING PLAN

PINEWOOD COMMONS

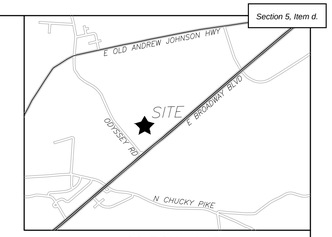
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP



ROUGH GRADING NOTES:

1) SEE SHEET C-2 FOR ROUGH GRADING NOTES.

GRID NORTH

GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
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DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

CHRISTOPHER A. SHAHAN — REGISTERED ENGINEER — No. 120258 — COMMERCE — No. 0010058A — STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-4

ROUGH GRADING PLAN

PINEWOOD COMMONS

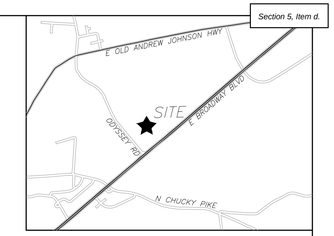
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP



ROUGH GRADING NOTES:

1) SEE SHEET C-2 FOR ROUGH GRADING NOTES.

GRID NORTH

GRAPHIC SCALE
50 0 50 100

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
No. 0010694
COMMERCIAL
STATE OF TENNESSEE
11-4-26

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

REVISION	DATE	DESCRIPTION

SHEET C-5

ROUGH GRADING PLAN

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032

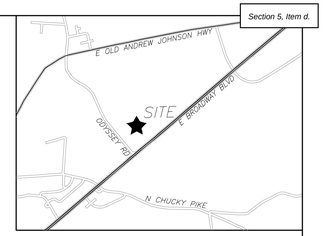
Tennessee 811

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8

CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

GRID NORTH



LOCATION MAP

MATCH LINE (SEE SHEET C-9)

EXISTING CONTOUR (TYP.)

EXISTING CONTOUR (TYP.)

STANDARD TEMPORARY SILT FENCE (TYP.). SEE DETAIL 5, SHEET C-19

SOUTHERN RAILWAY CO PARCEL ID: 009.400.00

EXISTING PROPERTY LINE (TYP.)

SOUTHERN RAILWAY CO

EXISTING RIGHT OF WAY (TYP.)

ODYSSEY ROAD

ODYSSEY ROAD

STANDARD TEMPORARY SILT FENCE (TYP.). SEE DETAIL 5, SHEET C-19

APPROXIMATE LIMITS OF DISTURBANCE (TYP.)

BOX CULVERT 6' TALL x 4' WIDE OUTLET INVERT: 1139.70

EXISTING SANITARY SEWER (TYP.)

EXISTING STORM DRAIN (TYP.)

GRAPHIC SCALE
50 0 50 100

TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 3, SHEET C-19

MATCH LINE (SEE SHEET C-7)

SEQUENCE OF WORK ACTIVITIES:

PHASE 1:

1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCES AND MAILBOXES TO POST SWPPP.

PHASE 2:

2. INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAILS ON SHEETS C-18 THRU C-20.
3. STRIP AND STOCKPILE REMAINING TOPSOIL.
4. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
5. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.

PHASE 3:

6. CUT/FILL FOR THE OVERALL SITE.
7. INSTALL BOX CULVERT AND CROSSDRAIN TO BYPASS OFFSITE WATER.
8. FINALIZE SUB-GRADE AND INSTALL TOPSOIL. SEED & MAT.
9. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF JEFFERSON CITY.

*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
   TOPSOIL TO UNIFORM DEPTH OF 4"
   AGRICULTURAL LIME – 3 TONS/ACRE
   3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
   0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
   10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.

   100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)

   ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL)

   IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEEDED. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. SEE DETAILS ON SHEET C-18 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
8. THE PROPOSED SEDIMENT CONTROL MEASURES ARE DESIGNED TO ACCOMMODATE A 5-YEAR, 24-HOUR STORM.
9. THE TOTAL AREA DISTURBED AS PART OF THIS PHASE IS APPROXIMATELY 63.4-ACRES.
10. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
11. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.

CHRISTOPHER A SIMS
REGISTERED ENGINEER
11-4-26
NO. 0010098
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-6

EROSION & SEDIMENT CONTROL PLAN – PHASE 1

PINEWOOD COMMONS

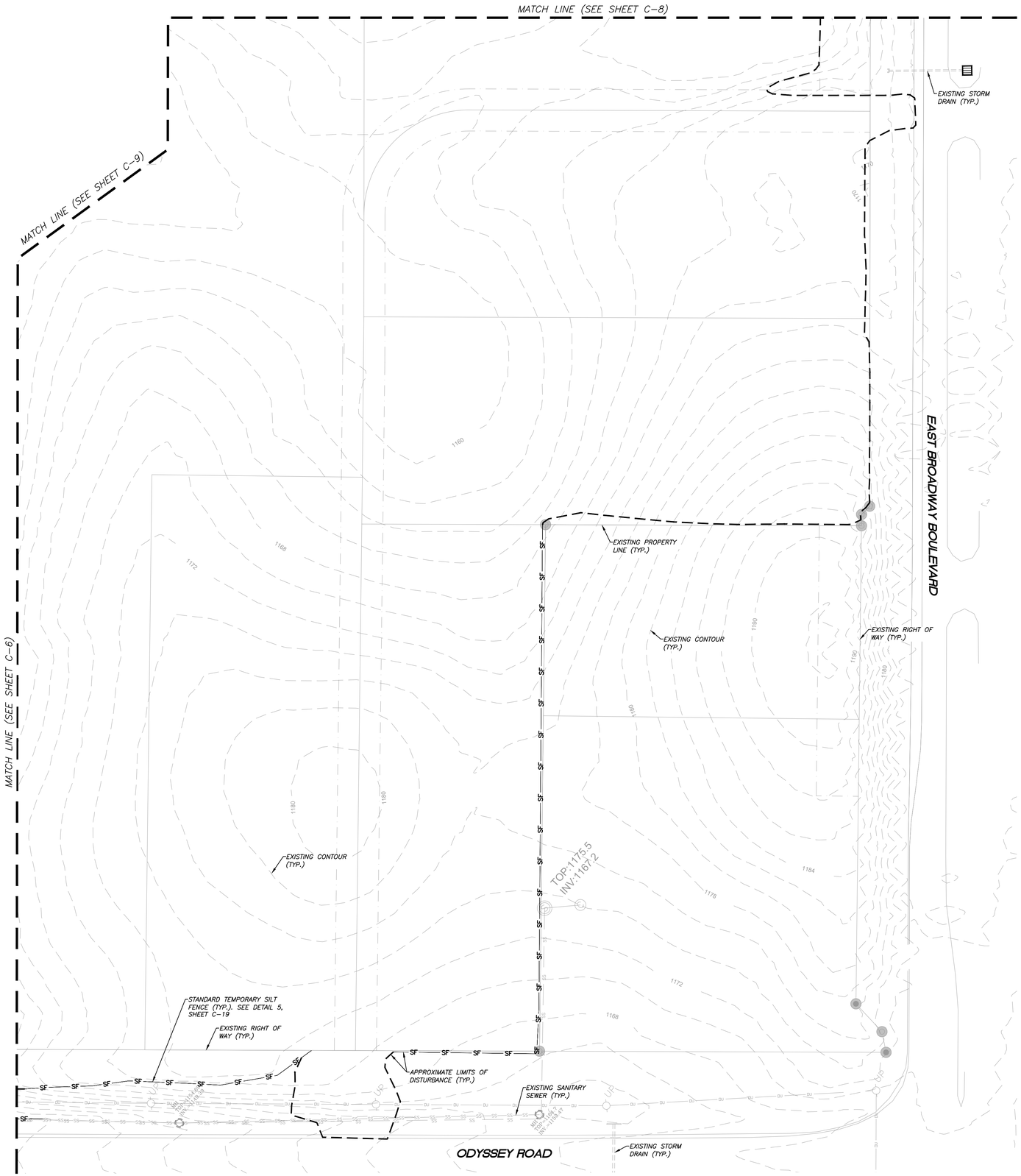
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

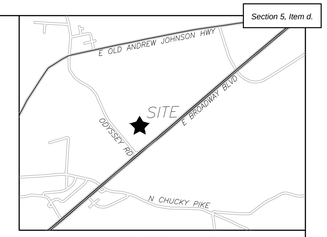
DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 23100.32



GRID NORTH



LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-6 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.

GRAPHIC SCALE

50 0 50 100

REFERENCE:

CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8

CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

CHRISTOPHER A. SHAW — REGISTERED ENGINEER — No. 0010690 — STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-7

EROSION & SEDIMENT CONTROL PLAN – PHASE 1

PINEWOOD COMMONS

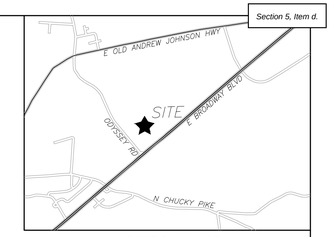
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
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KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-6 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.

PATRICIA B. & BETTY CATLETT RUGEL
PARCEL ID: 015.02A.00
DEED BOOK: 372, PAGE: 21

PATRICIA ANN RUGEL
PARCEL ID: 015.02.00
DEED BOOK: 376, PAGE: 403

EXISTING PROPERTY LINE (TYP.)

EXISTING CONTOUR (TYP.)

MATCH LINE (SEE SHEET C-9)

MATCH LINE (SEE SHEET C-7)

APPROXIMATE LIMITS OF DISTURBANCE (TYP.)

EXISTING RIGHT OF WAY (TYP.)

EAST BROADWAY BOULEVARD

1180 1170 1160 1156 1168 1176 1174 1172

GRID NORTH

GRAPHIC SCALE
50 0 50 100

CHRISTOPHER A. SIVA
REGISTERED ENGINEER
AGENT
NO. 00106904
STATE OF TENNESSEE
11-4-26

REVISION	DATE	DESCRIPTION

SHEET C-8

EROSION & SEDIMENT CONTROL PLAN – PHASE 1

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

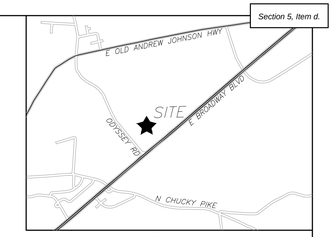
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SCALE: 1"=50' — NOVEMBER 4, 2026

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DWN: CLM | CHK: CAS | DWG. NO. 23100.32

REFERENCE:
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CTL MAP 15, PARCEL 20.03
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CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

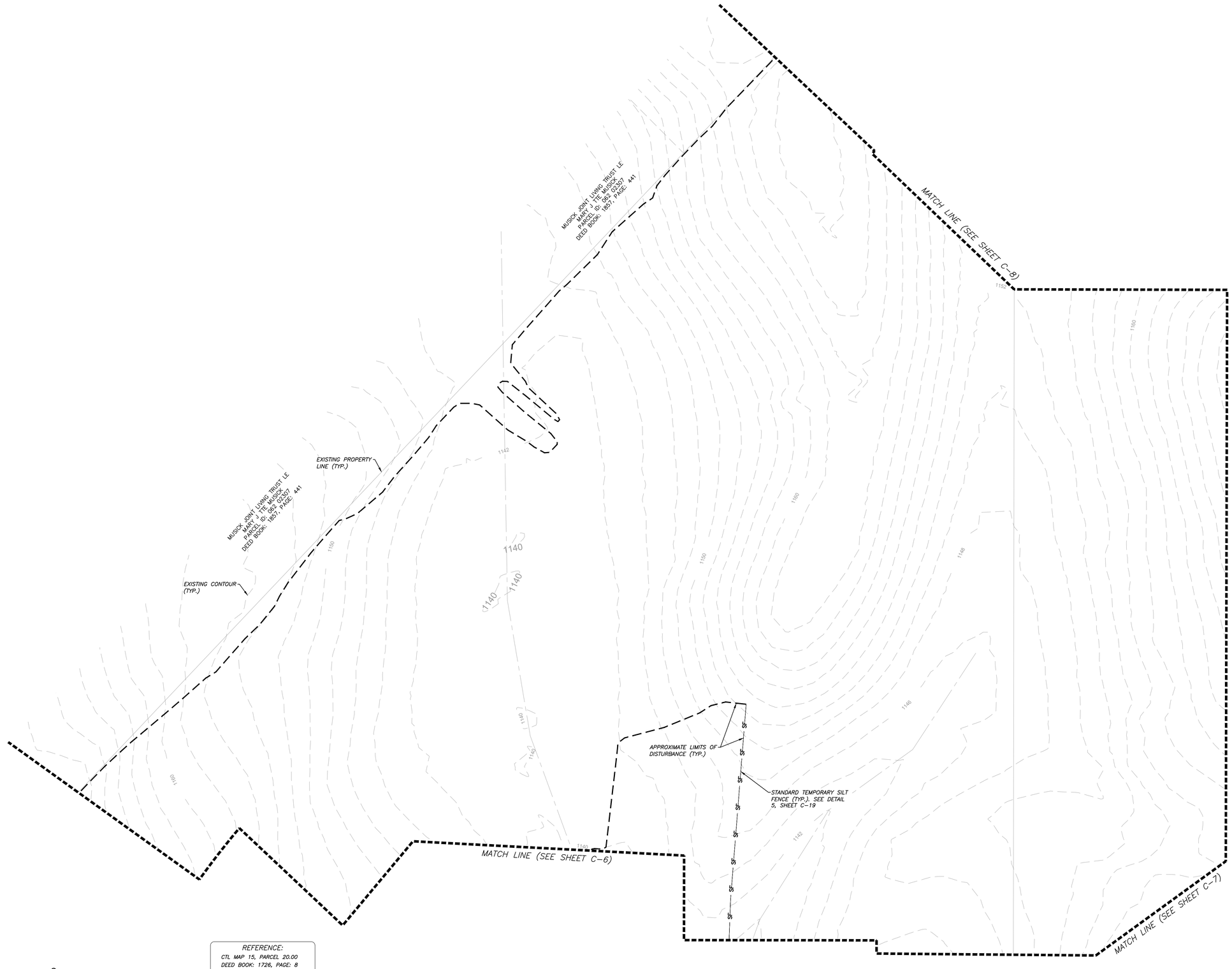
Tennessee811

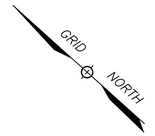


LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-6 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.





GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

REVISION	DATE	DESCRIPTION

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
11-4-26
STATE OF TENNESSEE
NO. 0010598

SHEET C-9

EROSION & SEDIMENT CONTROL PLAN – PHASE 1

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032

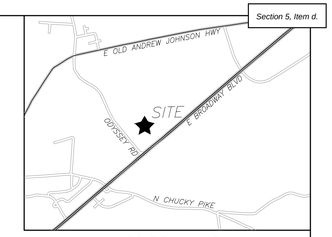
Tennessee 811

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8

CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

GRID NORTH



LOCATION MAP

GRAPHIC SCALE
50 0 50 100

MATCH LINE (SEE SHEET C-13)

MATCH LINE (SEE SHEET C-11)

EXISTING CONTOUR (TYP.)

STANDARD TEMPORARY SILT FENCE (TYP.). SEE DETAIL 5, SHEET C-19

INSTALL RIPRAP APRON ON NON-WOVEN FABRIC. L=10'; W=6'; D(50)=8"; T=12". SEE DETAIL 4, SHEET C-19

SEDIMENT BASIN OUTLET STRUCTURE. SEE DETAILS 3A & 3B ON SHEET C-18.

POND #3

POND 4

INSTALL RIPRAP APRON ON NON-WOVEN FABRIC. L=10'; W=6'; D(50)=8"; T=12". SEE DETAIL 4, SHEET C-19

SEDIMENT BASIN OUTLET STRUCTURE SEE DETAIL 8, SHEET C-19.

EXISTING PROPERTY LINE (TYP.)

SOUTHERN RAILWAY CO
PARCEL ID: 008.400.00

SOUTHERN RAIL WAY CO

EXISTING RIGHT OF WAY (TYP.)

ODYSSEY ROAD

SWPPP MAILBOX

TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 5, SHEET C-19

STANDARD TEMPORARY SILT FENCE (TYP.). SEE DETAIL 5, SHEET C-19

APPROXIMATE LIMITS OF DISTURBANCE (TYP.)

BOX CULVERT 6' TALL x 4' WIDE INLET INVERT: 1129.70

EXISTING SANITARY SEWER (TYP.)

EXISTING STORM DRAIN (TYP.)

SWPPP MAILBOX

TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 3, SHEET C-19

SEQUENCE OF WORK ACTIVITIES:

PHASE 1:

1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCES AND MAILBOXES TO POST SWPPP.

PHASE 2:

2. INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAILS ON SHEETS C-18 THRU C-20.
3. STRIP AND STOCKPILE REMAINING TOPSOIL.
4. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
5. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.

PHASE 3:

6. CUT/FILL FOR THE OVERALL SITE.
7. INSTALL BOX CULVERT AND CROSSDRAIN TO BYPASS OFFSITE WATER.
8. FINALIZE SUB-GRADE AND INSTALL TOPSOIL. SEED & MAT.
9. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF JEFFERSON CITY.

*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
   TOPSOIL TO UNIFORM DEPTH OF 4"
   AGRICULTURAL LIME – 3 TONS/ACRE
   3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
   0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
   10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.

   100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)

   ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL)

   IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEEDED. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. SEE DETAILS ON SHEET C-18 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
8. THE PROPOSED SEDIMENT CONTROL MEASURES ARE DESIGNED TO ACCOMMODATE A 5-YEAR, 24-HOUR STORM.
9. THE TOTAL AREA DISTURBED AS PART OF THIS PHASE IS APPROXIMATELY 63.4-ACRES.
10. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
11. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.

CHRISTOPHER A. SIMS
REGISTERED ENGINEER
COMMISSION NO. 00106999
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-10

EROSION & SEDIMENT CONTROL PLAN – PHASE 2

PINEWOOD COMMONS

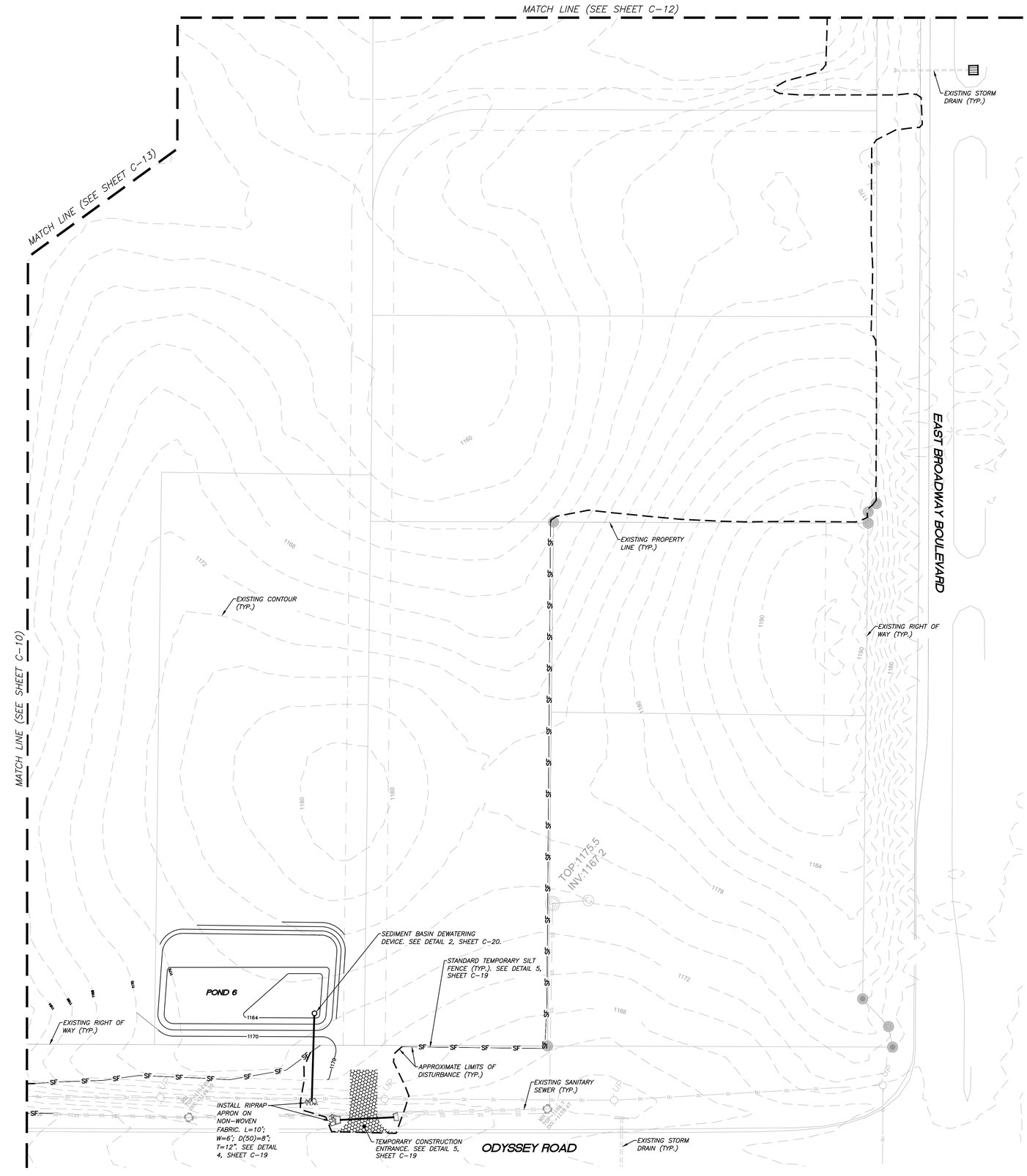
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

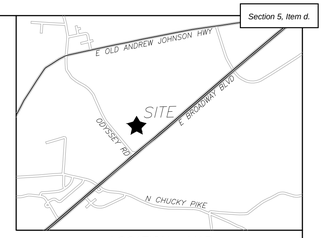
DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 23100.32





LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-10 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.

GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee 811

CHRISTOPHER A SHAW
REGISTERED ENGINEER
No. 0010090A
COMMERCIAL
STATE OF TENNESSEE
11.14.26

REVISION	DATE	DESCRIPTION

SHEET C-11

EROSION & SEDIMENT CONTROL PLAN – PHASE 2

PINEWOOD COMMONS

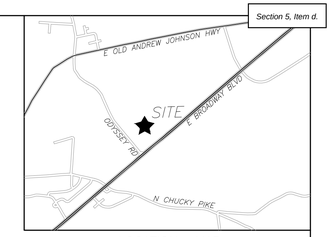
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP

PATRICIA B. & BETTY CATLETT RUGEL
PARCEL ID: 015 024.00
DEED BOOK: 372, PAGE: 21

PATRICIA ANN RUGEL
PARCEL ID: 015 025.00
DEED BOOK: 376, PAGE: 403

EXISTING PROPERTY LINE (TYP.)

EXISTING CONTOUR (TYP.)

APPROXIMATE LIMITS OF DISTURBANCE (TYP.)

EXISTING RIGHT OF WAY (TYP.)

EAST BROADWAY BOULEVARD

MATCH LINE (SEE SHEET C-13)

MATCH LINE (SEE SHEET C-11)

1180 1170 1160 1156 1168 1174 1178 1172 1168

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-10 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.

GRID NORTH

GRAPHIC SCALE
50 0 50 100

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
NO. 120168
TENNESSEE
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

SHEET C-12

EROSION & SEDIMENT CONTROL PLAN – PHASE 2

PINEWOOD COMMONS

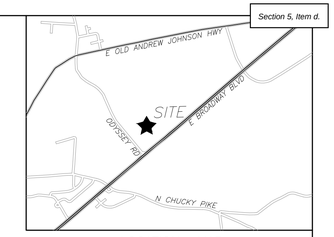
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

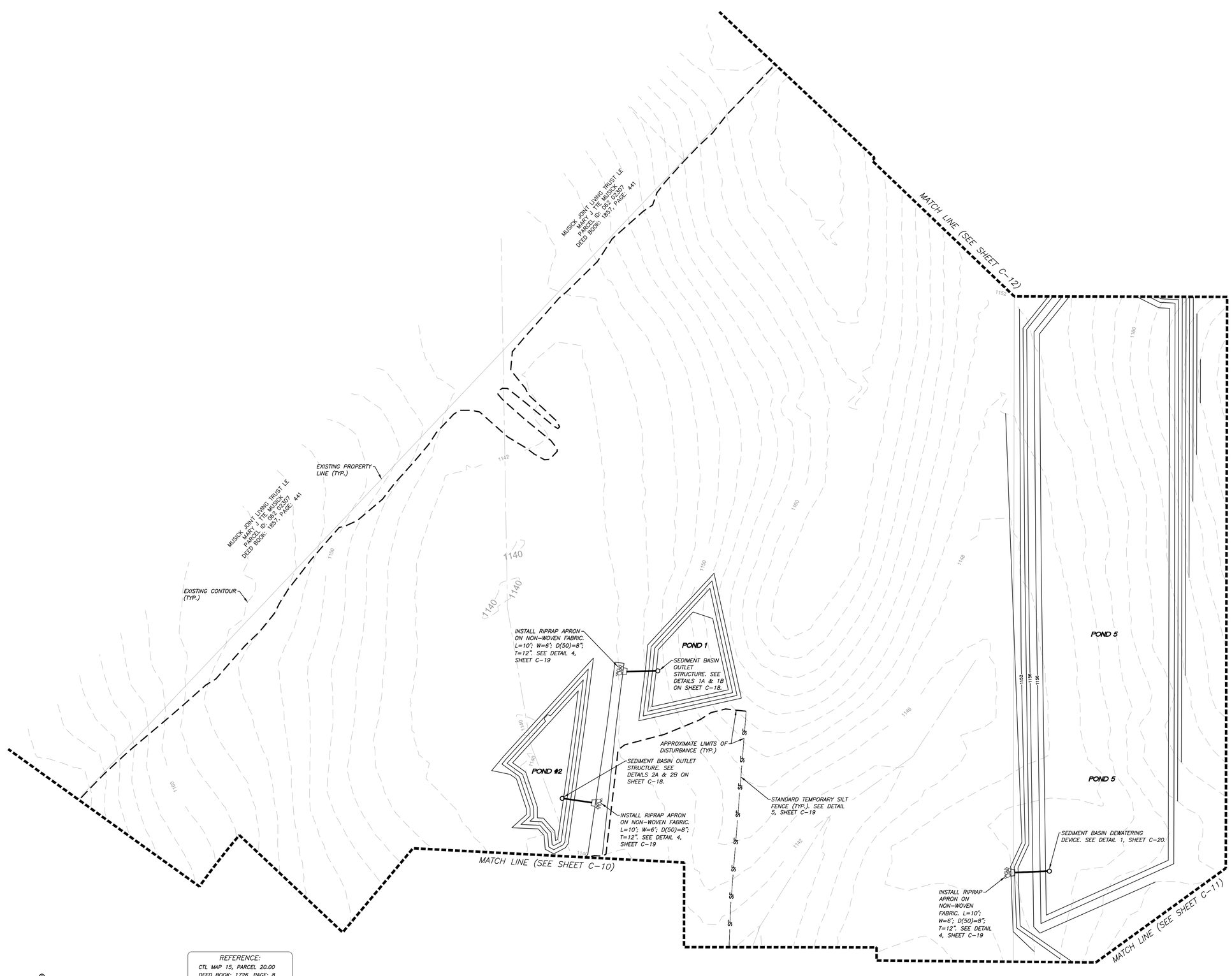
DWN: CLM | CHK: CAS | DWG. NO. 2310032

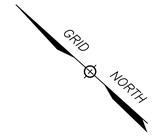


LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-10 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.





GRAPHIC SCALE
50 0 50 100



REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

SHEET C-13

EROSION & SEDIMENT CONTROL PLAN – PHASE 2

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION

DWN: CLM | CHK: CAS | DWG. NO. 2310032

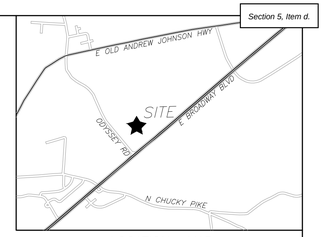
Tennessee811

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8

CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

GRID NORTH



LOCATION MAP

MATCH LINE (SEE SHEET C-17)

ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'
POND #3
POND 4
SOUTHERN RAIL WAY CO
PARCEL ID: 009.00
ODYSSEY ROAD

EXISTING CONTOUR (TYP.)
PROPOSED CONTOUR (TYP.)
EXISTING PROPERTY LINE (TYP.)
PROPOSED CHECK DAM (TYP.). SEE DETAIL 7, SHEET C-19
PROPOSED STORM DRAIN (TYP.)
PROPOSED RIGHT OF WAY (TYP.)
EXISTING RIGHT OF WAY (TYP.)
ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL) (TYP.). SEE SHEET C-21 FOR DETAILS.
STANDARD TEMPORARY SILT FENCE (TYP.). SEE DETAIL 5, SHEET C-19
SILT SACK INLET PROTECTION (TYP.). SEE DETAIL 6, SHEET C-19
INSTALL RIPRAP APRON ON NON-WOVEN FABRIC. L=10'; W=6'; D(50)=8"; T=12". SEE DETAIL 4, SHEET C-19
SEDIMENT BASIN OUTLET STRUCTURE. SEE DETAILS 3A & 3B ON SHEET C-18.
SEDIMENT BASIN OUTLET STRUCTURE SEE DETAIL 8, SHEET C-19.
TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 5, SHEET C-19
SWPPP MAILBOX
EXISTING SANITARY SEWER (TYP.)
EXISTING STORM DRAIN (TYP.)
APPROXIMATE LIMITS OF DISTURBANCE (TYP.)
℄ SWALE (TYP.)
BOX CULVERT 6' TALL x 4' WIDE INLET INVERT: 1129.78
MH RIM=1156.34 INV=1134.59
MH RIM=1151.91 INV=1131.85
MH RIM=1148.58 INV=1128.52
MH RIM=1146.33 INV=1126.33
GRAPHIC SCALE
50 0 50 100

SEQUENCE OF WORK ACTIVITIES:

PHASE 1:

1. INSTALL SILT FENCES, TEMPORARY CONSTRUCTION ENTRANCES AND MAILBOXES TO POST SWPPP.

PHASE 2:

2. INSTALL TEMPORARY SEDIMENT BASINS, INCLUDING SEDIMENT BASIN OUTLET STRUCTURES. SEE DETAILS ON SHEETS C-18 THRU C-20.
3. STRIP AND STOCKPILE REMAINING TOPSOIL.
4. STABILIZE TOPSOIL BY SILT FENCES AND/OR TEMPORARY SEEDING.
5. CLEAR/GRUB AND DISPOSE OF TIMBER AND TRASH.

PHASE 3:

6. CUT/FILL FOR THE OVERALL SITE.
7. INSTALL BOX CULVERT AND CROSSDRAIN TO BYPASS OFFSITE WATER.
8. FINALIZE SUB-GRADE AND INSTALL TOPSOIL. SEED & MAT.
9. ESTABLISH VEGETATION ON ALL DISTURBED AREAS PER SEEDING SPECS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TDEC EROSION CONTROL HANDBOOK AND THE REGULATIONS OF JEFFERSON CITY.

*ADDITIONAL SEDIMENT CONTROL BMP'S MAY BE REQUIRED AS DICTATED BY SEQUENCE OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. THE CONTRACTOR SHALL AVOID TRACKING MUD AND SILT ONTO EXISTING ROADS AND SHALL BE RESPONSIBLE FOR CLEANUP OF ANY VIOLATION.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL UNIMPROVED AREAS SHALL BE LANDSCAPED OR GRASSED. GRASS SPECIFICATIONS AS FOLLOWS:
   TOPSOIL TO UNIFORM DEPTH OF 4"
   AGRICULTURAL LIME – 3 TONS/ACRE
   3.0 LBS. KY 31 FESCUE PER 1,000 SQ. FT.
   0.5 LBS. ENGLISH RYE PER 1,000 SQ. FT.
   10 LBS. DRY FERTILIZER (12-24-24 OR EQUAL) PER 1,000 SQ. FT.

   100 LBS DRY STRAW PER 1,000 SQ. FT. (EXCEPT WHERE EROSION CONTROL FABRIC REQUIRED)

   ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL)

   IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH A FULL, EVEN STAND OF VEGETATION ON THE AREAS TO BE SEEDED. SPARSE AREAS SHALL BE SCARIFIED AND RESEEDED UNTIL A FULL STAND IS ESTABLISHED.
5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION OF SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. SEE DETAILS ON SHEET C-18 FOR OUTLET STRUCTURE HOLES THAT ARE TO REMAIN PLUGGED DURING CONSTRUCTION.
7. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITTEE.
8. THE PROPOSED SEDIMENT CONTROL MEASURES ARE DESIGNED TO ACCOMMODATE A 5-YEAR, 24-HOUR STORM.
9. THE TOTAL AREA DISTURBED AS PART OF THIS PHASE IS APPROXIMATELY 63.5-ACRES.
10. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
11. THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.

CHRISTOPHER A. SHULTZ
REGISTERED ENGINEER
COMMERCE
NO. 0010998
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-14

EROSION & SEDIMENT CONTROL PLAN – PHASE 3

PINEWOOD COMMONS

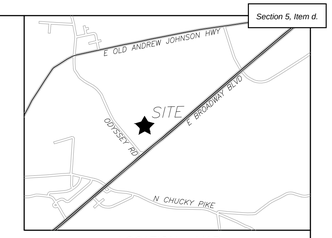
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 23100.32



LOCATION MAP

MATCH LINE (SEE SHEET C-16)

MATCH LINE (SEE SHEET C-17)

MATCH LINE (SEE SHEET C-14)

EAST BROADWAY BOULEVARD

COMMERCIAL ACCESS ROAD

ODYSSEY ROAD

POND 6

PROPOSED CONTOUR (TYP.)

EXISTING CONTOUR (TYP.)

EXISTING STORM DRAIN (TYP.)

EXISTING PROPERTY LINE (TYP.)

ALL GRASSED SLOPES 3:1 OR STEEPER TO HAVE ECM (VERDYOL OR EQUAL) (TYP.). SEE SHEET C-21 FOR DETAILS.

EXISTING RIGHT OF WAY (TYP.)

TOP:1175.5
INV:1167.2

SEDIMENT BASIN DEWATERING DEVICE SEE DETAIL 2, SHEET C-20.

STANDARD TEMPORARY SILT FENCE (TYP.) SEE DETAIL 5, SHEET C-19

PROPOSED STORM DRAIN (TYP.)

APPROXIMATE LIMITS OF DISTURBANCE (TYP.)

SWPPP MAILBOX

EXISTING SANITARY SEWER (TYP.)

INSTALL RIPRAP APRON ON NON-WOVEN FABRIC. L=10'; W=6'; D(50)=8"; T=12". SEE DETAIL 4, SHEET C-19

TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 5, SHEET C-19

EXISTING STORM DRAIN (TYP.)

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-14 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.

GRID NORTH

GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8

CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

CHRISTOPHER A. STARK
REGISTERED ENGINEER
No. 00106904
STATE OF TENNESSEE

SHEET C-15

EROSION & SEDIMENT CONTROL PLAN – PHASE 3

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

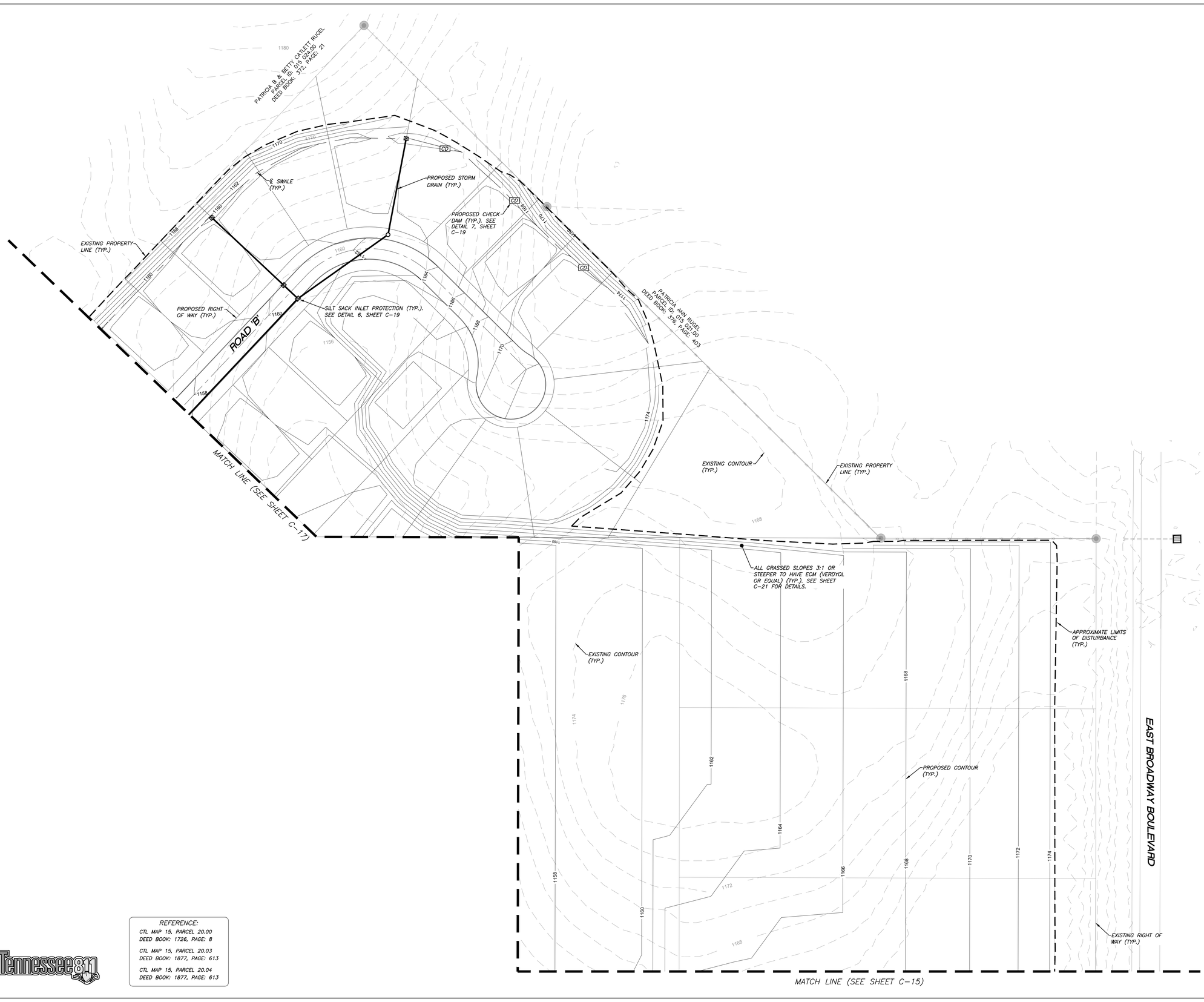
DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

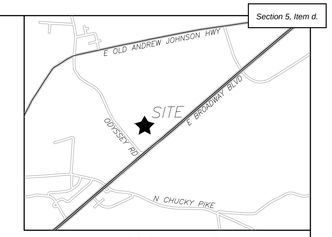
DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION

DWN: CLM | CHK: CAS | DWG. NO. 2310032





LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-14 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.

GRID NORTH

GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
No. 0910998A
STATE OF TENNESSEE
11-4-26

REVISION	DATE	DESCRIPTION

SHEET C-16

EROSION & SEDIMENT CONTROL PLAN – PHASE 3

PINEWOOD COMMONS

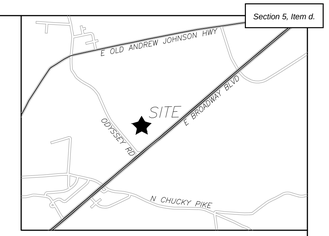
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

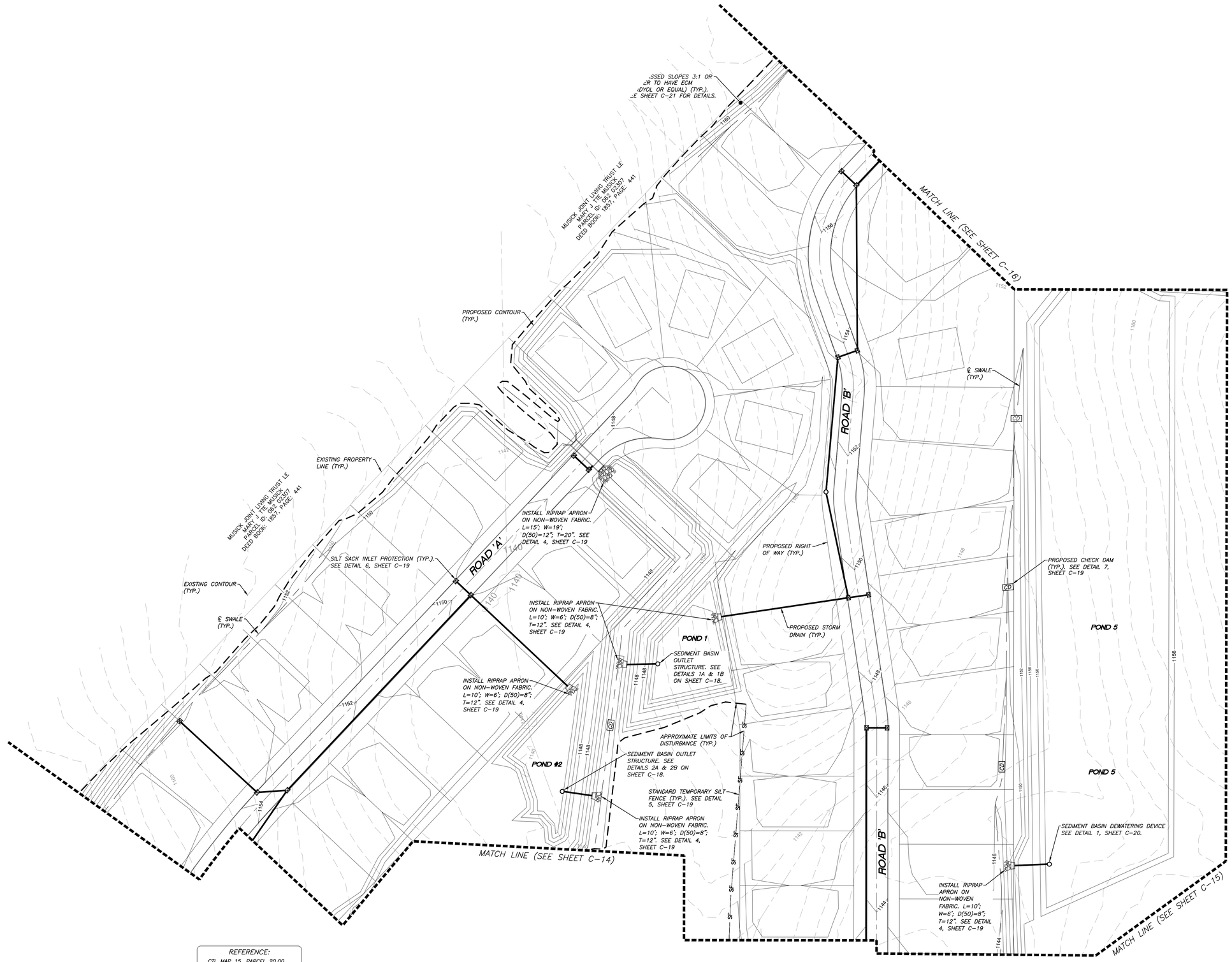
DWN: CLM | CHK: CAS | DWG. NO. 2310032

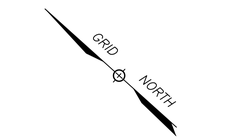


LOCATION MAP

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C-14 FOR EROSION & SEDIMENT CONTROL NOTES, AND FOR SEQUENCE OF WORK ACTIVITIES.





GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

SHEET C-17

EROSION & SEDIMENT CONTROL PLAN – PHASE 3

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

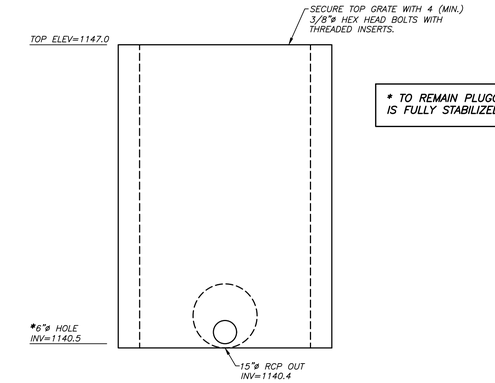
DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

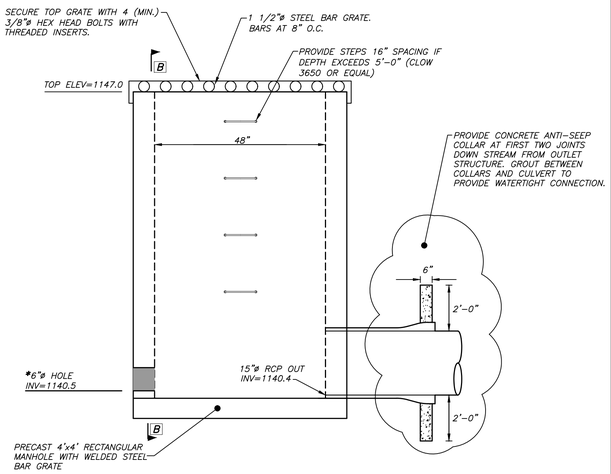
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032

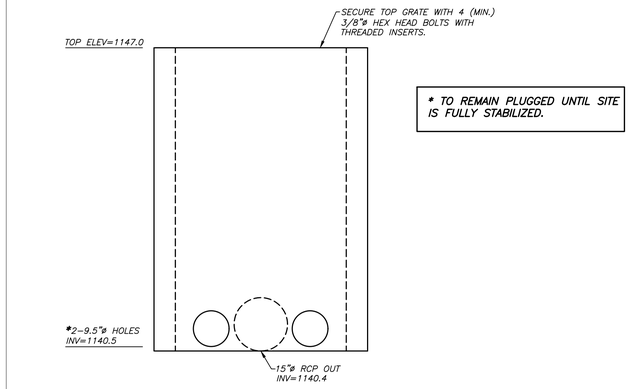
REVISION	DATE	DESCRIPTION



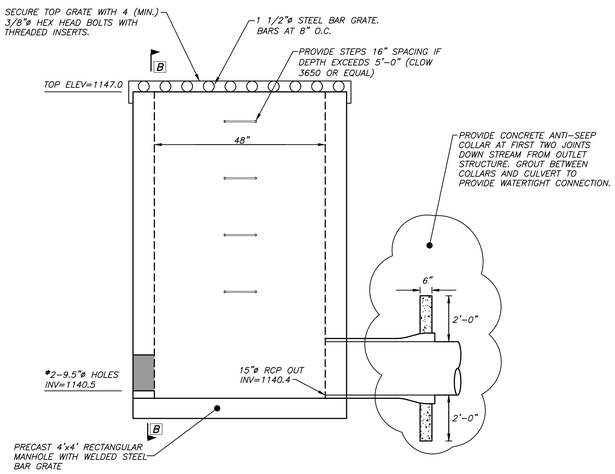
FRONT VIEW
N.T.S.



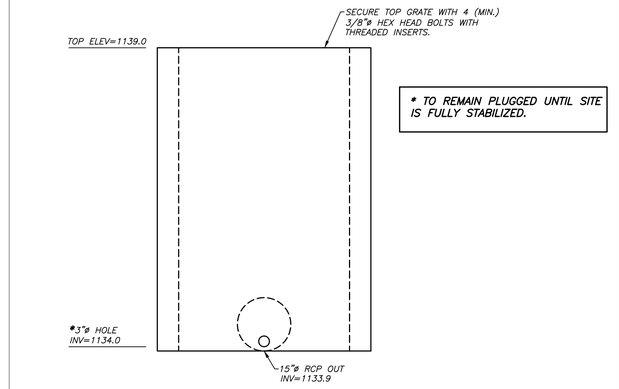
1A / C-18 DETENTION POND OUTLET STRUCTURE DETAIL
POND 1
N.T.S.



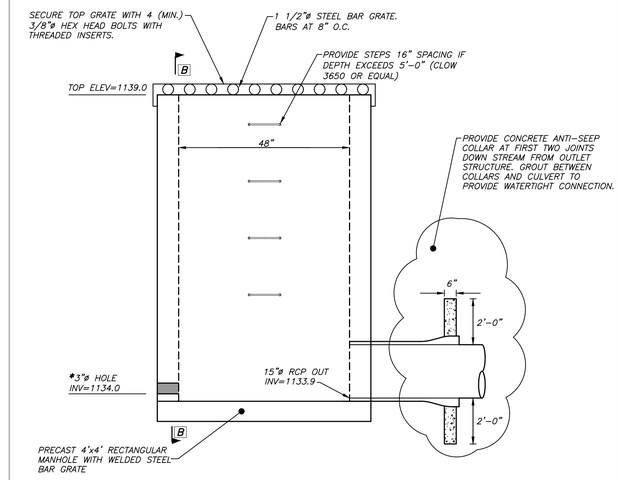
FRONT VIEW
N.T.S.



2A / C-18 DETENTION POND OUTLET STRUCTURE DETAIL
POND 2
N.T.S.



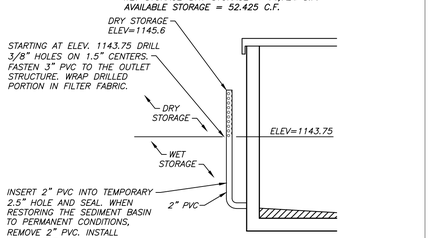
FRONT VIEW
N.T.S.



3A / C-18 DETENTION POND OUTLET STRUCTURE DETAIL
POND 3
N.T.S.

SEDIMENT BASIN COMPUTATIONS:

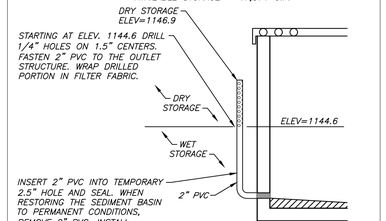
CONTRIBUTING AREA = 8.06-ACRES
REQUIRED STORAGE = 29,447 C.F.
WET STORAGE=DRY STORAGE = 14,724 S.F.
AVAILABLE STORAGE = 52,425 C.F.



1B / C-18 SEDIMENT BASIN OUTLET STRUCTURE
POND 1
N.T.S.

SEDIMENT BASIN COMPUTATIONS:

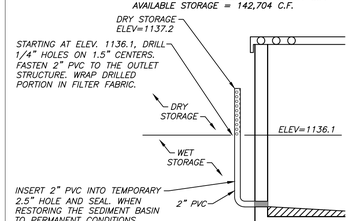
CONTRIBUTING AREA = 13.69-ACRES
REQUIRED STORAGE = 37,462 C.F.
WET STORAGE=DRY STORAGE = 18,731 S.F.
AVAILABLE STORAGE = 47,871 C.F.



2B / C-18 SEDIMENT BASIN OUTLET STRUCTURE
POND 2
N.T.S.

SEDIMENT BASIN COMPUTATIONS:

CONTRIBUTING AREA = 10.19-ACRES
REQUIRED STORAGE = 50,442 C.F.
WET STORAGE=DRY STORAGE = 25,221 S.F.
AVAILABLE STORAGE = 142,704 C.F.



3B / C-18 SEDIMENT BASIN OUTLET STRUCTURE
POND 3
N.T.S.

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
STATE OF TENNESSEE
NO. 0010698
11-4-26

SHEET C-18

CONSTRUCTION DETAILS

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

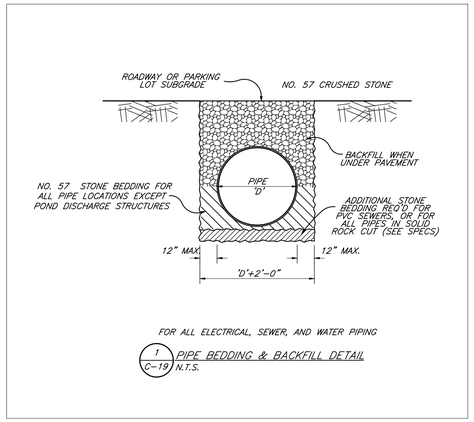
DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: N.T.S. — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

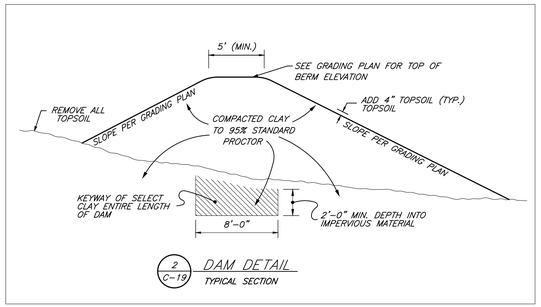
DWN: CLM | CHK: CAS | DWG. NO. 2310032

REVISION	DATE	DESCRIPTION

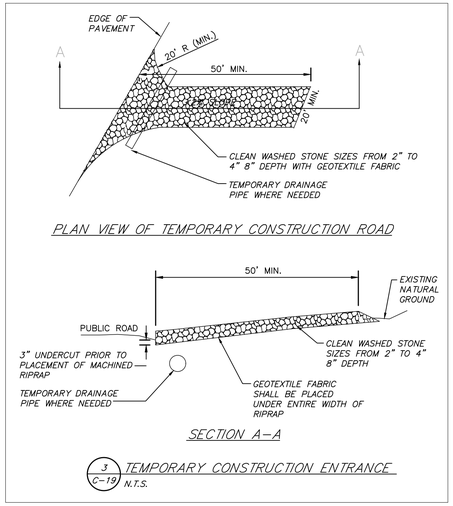
Tennessee 811



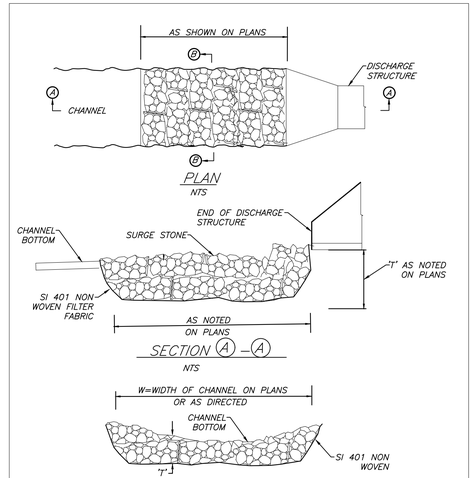
1 / C-19 PIPE BEDDING & BACKFILL DETAIL
N.T.S.



2 / C-19 DAM DETAIL
TYPICAL SECTION

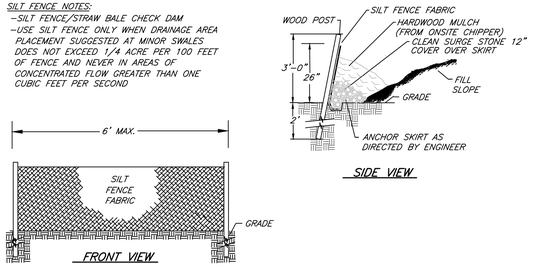


3 / C-19 TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

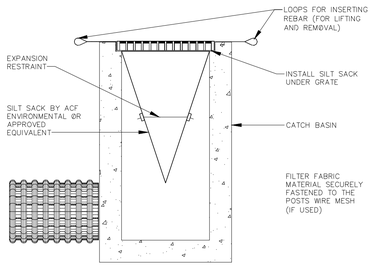


4 / C-19 RIP RAP DETAIL

SILT FENCE NOTES:
- SILT FENCE/STRAW BALE CHECK DAM
- USE SILT FENCE ONLY WHEN DRAINAGE AREA PLACEMENT SUGGESTED AT MINOR SWALES DOES NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE AND NEVER IN AREAS OF CONCENTRATED FLOW GREATER THAN ONE CUBIC FEET PER SECOND

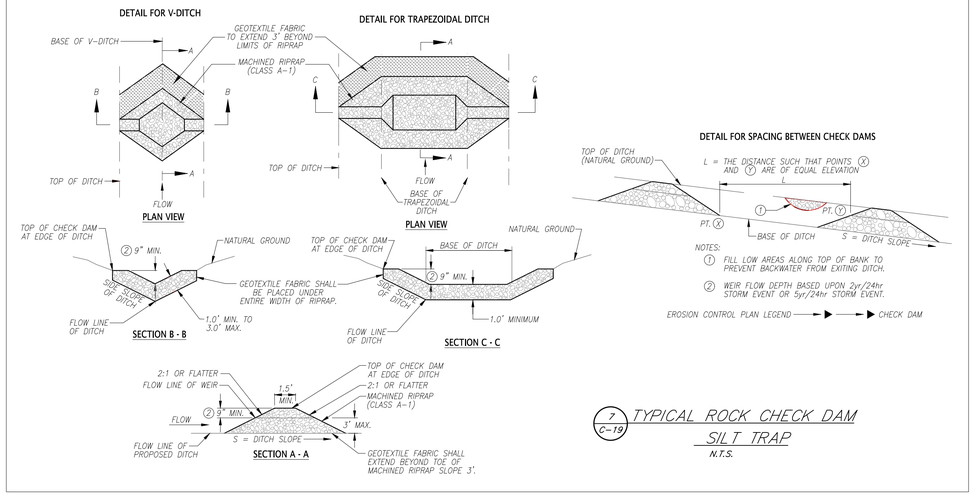


5 / C-19 STANDARD TEMPORARY SILT FENCE
N.T.S.

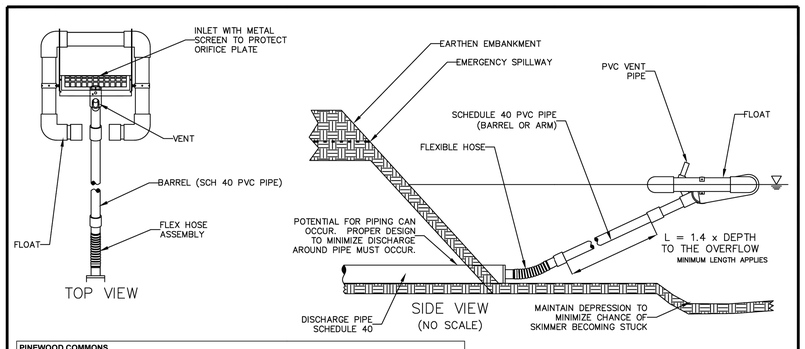


NOTES:
1. INSTALL SILTSACK PER MANUFACTURER'S RECOMMENDATIONS.
2. SILTSACKS SHALL BE CHECKED FOR SEDIMENT LEVEL AND OVERALL CONDITION IMMEDIATELY AFTER EVERY RAIN EVENT AND AT LEAST EVERY DAY DURING PROLONGED RAINFALL.
3. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SILTSACK. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.
4. SEDIMENT SHALL ONLY BE REMOVED BY REMOVING THE SILTSACKS FROM THE CATCH BASINS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
6. CARE SHALL BE TAKEN TO AVOID SPILLING SEDIMENT WHILE REMOVING THE SILTSACK.
7. ANY DAMAGED SILTSACK SHALL BE REPLACED WITH A NEW SILTSACK.

6 / C-19 SILT SACK INLET PROTECTION
N.T.S.



7 / C-19 TYPICAL ROCK CHECK DAM SILT TRAP
N.T.S.



PINEWOOD COMMONS							
Name of Basin	Skimmer Size	Sliding Orifice %	Required Basin Volume	Days to Drain	Barrel Pipe Size	Barrel Length	Connection Point Size
Sediment Basin 4	6 in	70%	32,191	1	6 in	10 ft	6 in

GENERAL NOTES:
1. FAIRCLOTH SKIMMER® FLOW RATES WERE USED AS THE BASIS OF DESIGN WHEN DETERMINING DRAINAGE CALCULATIONS. UTILIZING A PRODUCT FROM AN ALTERNATIVE MANUFACTURER WILL CREATE A SIGNIFICANT DEVIATION TO THE DESIGN AND MUST BE APPROVED AND RECALCULATED BY THE DESIGN ENGINEER.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. BARREL PIPE SHOULD BE 1.4 X DEPTH OF THE BASIN TO ENSURE PROPER FUNCTION.

DRAWN BY T. R. EVANS 08/24

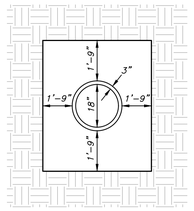
FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT

FAIRCLOTH SKIMMER
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: SALES@FAIRCLOTHSKIMMER.COM

8 / C-19 SEDIMENT BASIN OUTLET STRUCTURE POND 4
N.T.S.



Tennessee 811



9 / C-19 FRONT VIEW ANTI-SEEP COLLAR
N.T.S.

REVISION	DATE	DESCRIPTION

SHEET C-19

CONSTRUCTION DETAILS

PINEWOOD COMMONS

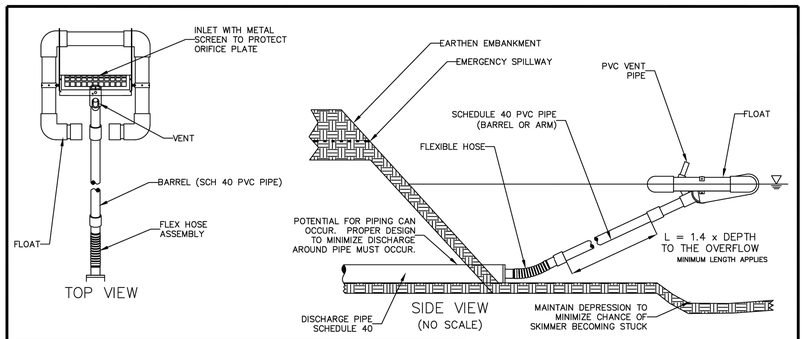
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: N.T.S. — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD. #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



PINEWOOD COMMONS							
Name of Basin	**Skimmer Size**	**Sliding Orifice %**	**Required Basin Volume**	**Days to Drain**	**Barrel Pipe Size**	**Barrel Length**	**Connection Point Size**
Sediment Basin 5	8 in	95%	182,952	2	6 in	10 ft	6 in

GENERAL NOTES:

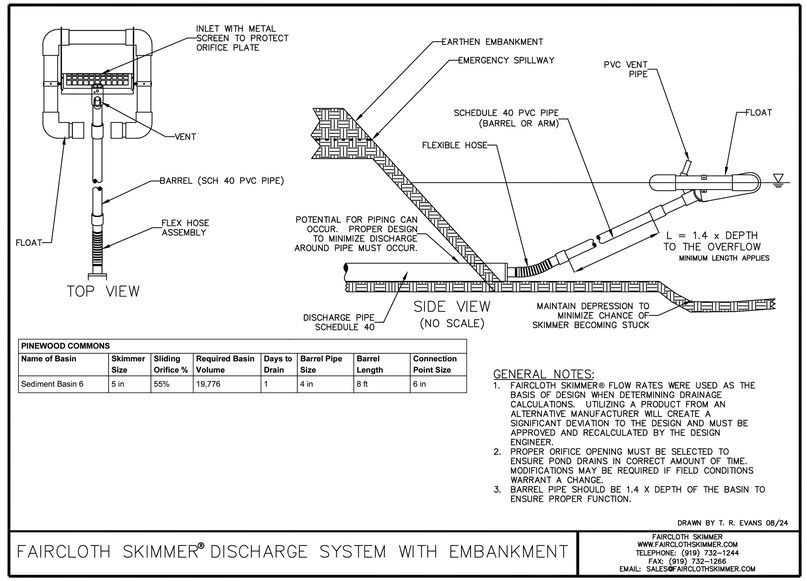
1. FAIRCLOTH SKIMMER® FLOW RATES WERE USED AS THE BASIS OF DESIGN WHEN DETERMINING DRAINAGE CALCULATIONS. UTILIZING A PRODUCT FROM AN ALTERNATIVE MANUFACTURER WILL CREATE A SIGNIFICANT DEVIATION TO THE DESIGN AND MUST BE APPROVED AND RECALCULATED BY THE DESIGN ENGINEER.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. BARREL PIPE SHOULD BE 1.4 X DEPTH OF THE BASIN TO ENSURE PROPER FUNCTION.

DRAWN BY T. R. EVANS 08/24

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT

FAIRCLOTH SKIMMER
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: SALES@FAIRCLOTHSKIMMER.COM

1 / C-20 SEDIMENT BASIN OUTLET STRUCTURE
POND 5
N.T.S.



PINEWOOD COMMONS							
Name of Basin	**Skimmer Size**	**Sliding Orifice %**	**Required Basin Volume**	**Days to Drain**	**Barrel Pipe Size**	**Barrel Length**	**Connection Point Size**
Sediment Basin 6	5 in	55%	19,776	1	4 in	8 ft	6 in

GENERAL NOTES:

1. FAIRCLOTH SKIMMER® FLOW RATES WERE USED AS THE BASIS OF DESIGN WHEN DETERMINING DRAINAGE CALCULATIONS. UTILIZING A PRODUCT FROM AN ALTERNATIVE MANUFACTURER WILL CREATE A SIGNIFICANT DEVIATION TO THE DESIGN AND MUST BE APPROVED AND RECALCULATED BY THE DESIGN ENGINEER.
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DRAWN BY T. R. EVANS 08/24

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT

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TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: SALES@FAIRCLOTHSKIMMER.COM

2 / C-20 SEDIMENT BASIN OUTLET STRUCTURE
POND 6
N.T.S.

STD-17-52453-(BARREL_BOX8".DGN

1 @ 8 x 3 REINFORCED CONCRETE BOX BRIDGE

Maximum Fill Height ft	Dimensions ST in.	SB in.	WT in.	BW ft	Bars TST Size	No.	Spacing in.	Length ft	Bars TSB Size	No.	Spacing in.	Length ft	Bars BST Size	No.	Spacing in.	Length ft	Bars BSB Size	No.	Spacing in.	Length ft	Bars EWE Size	No.	Spacing in.	Length ft	Bars EWI Size	No.	Spacing in.	Length ft	Bars LNT No.	Bars LND No.	Bars WS No.	Concrete CY/LF	Reinf. Steel LB/LF
No Fill	9.5	9	8	9.33	4	1	12	8.83	6	2	6	8.83	8	1	12	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	3.00	42	16	4	0.71	174
3	11	11	8	9.33	4	1	12	8.83	7	2	6	8.83	6	2	6	9.83	4	1	12	9.83	4	2	12	3.00	5	2	12	3.00	42	16	4	0.82	187
5	9	9	8	9.33	4	1	12	8.83	7	2	6	8.83	6	2	6	9.83	4	1	12	9.83	4	2	12	3.00	5	2	12	3.00	50	0	4	0.69	175
10	9	9	8	9.33	4	1	12	8.83	8	2	6	8.83	8	1	12	9.83	4	1	12	9.83	4	2	12	3.00	5	2	12	3.00	50	0	4	0.69	183
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30	14	15	8	9.33	4	1	12	8.83	7	2	6	8.83	9	1	12	9.83	4	1	12	9.83	4	2	12	3.00	5	2	12	3.00	50	0	4	1.03	179
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60	24	24	8	9.33	4	1	12	8.83	7	2	6	8.83	7	2	6	9.83	4	1	12	9.83	4	2	12	3.00	5	2	12	3.00	50	0	4	1.60	186

1 @ 8 x 4 REINFORCED CONCRETE BOX BRIDGE

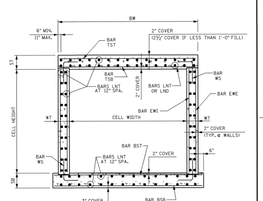
Maximum Fill Height ft	Dimensions ST in.	SB in.	WT in.	BW ft	Bars TST Size	No.	Spacing in.	Length ft	Bars TSB Size	No.	Spacing in.	Length ft	Bars BST Size	No.	Spacing in.	Length ft	Bars BSB Size	No.	Spacing in.	Length ft	Bars EWE Size	No.	Spacing in.	Length ft	Bars EWI Size	No.	Spacing in.	Length ft	Bars LNT No.	Bars LND No.	Bars WS No.	Concrete CY/LF	Reinf. Steel LB/LF
No Fill	9.5	9	8	9.33	4	1	12	8.83	6	2	6	8.83	8	1	12	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	4.00	46	16	4	0.76	180
3	11	11	8	9.33	4	1	12	8.83	7	2	6	8.83	5	2	6	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	4.00	46	16	4	0.87	184
5	9	9	8	9.33	4	1	12	8.83	7	2	6	8.83	6	2	6	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	4.00	54	0	4	0.74	181
10	9	9	8	9.33	4	1	12	8.83	8	2	6	8.83	8	1	12	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	4.00	54	0	4	0.74	189
20	10	11	8	9.33	4	1	12	8.83	7	2	6	8.83	7	2	6	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	4.00	54	0	4	0.84	192
30	14	15	8	9.33	4	1	12	8.83	7	2	6	8.83	9	1	12	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	4.00	54	0	4	1.08	185
40	18	18	8	9.33	4	1	12	8.83	7	2	6	8.83	9	1	12	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	4.00	54	0	4	1.29	185
50	21	21	8	9.33	4	1	12	8.83	7	2	6	8.83	9	1	12	9.83	4	1	12	9.83	4	2	12	4.00	5	2	12	4.00	54	0	4	1.47	185
60	24	24	9	9.50	4	1	12	9.00	7	2	6	9.00	7	2	6	10.00	4	1	12	10.00	4	2	12	4.00	5	2	12	4.00	54	0	4	1.70	194

1 @ 8 x 5 REINFORCED CONCRETE BOX BRIDGE

Maximum Fill Height ft	Dimensions ST in.	SB in.	WT in.	BW ft	Bars TST Size	No.	Spacing in.	Length ft	Bars TSB Size	No.	Spacing in.	Length ft	Bars BST Size	No.	Spacing in.	Length ft	Bars BSB Size	No.	Spacing in.	Length ft	Bars EWE Size	No.	Spacing in.	Length ft	Bars EWI Size	No.	Spacing in.	Length ft	Bars LNT No.	Bars LND No.	Bars WS No.	Concrete CY/LF	Reinf. Steel LB/LF
No Fill	9.5	9	8	9.33	4	1	12	8.83	6	2	6	8.83	8	1	12	9.83	4	1	12	9.83	4	2	12	5.00	5	2	12	5.00	50	16	4	0.81	186
3	11	11	8	9.33	4	1	12	8.83	7	2	6	8.83	8	1	12	9.83	4	1	12	9.83	4	2	12	5.00	5	2	12	5.00	50	16	4	0.91	195
5	9	9	8	9.33	4	1	12	8.83	7	2	6	8.83	6	2	6	9.83	4	1	12	9.83	4	2	12	5.00	5	2	12	5.00	58	0	4	0.79	187
10	9	9	8	9.33	4	1	12	8.83	8	2	6	8.83	8	1	12	9.83	4	1	12	9.83	4	2	12	5.00	5	2	12	5.00	58	0	4	0.79	195
20	10	11	8	9.33	4	1	12	8.83	7	2	6	8.83	7	2	6	9.83	4	1	12	9.83	4	2	12	5.00	5	2	12	5.00	58	0	4	0.89	198
30	14	15	8	9.33	4	1	12	8.83	7	2	6	8.83	9	1	12	9.83	4	1	12	9.83	4	2	12	5.00	6	2	12	5.00	58	0	4	1.13	196
40	18	18	9	9.50	4	1	12	9.00	7	2	6	9.00	9	1	12	10.00	4	1	12	10.00	4	2	12	5.00	5	2	12	5.00	58	0	4	1.39	193
50	21	21	9	9.50	4	1	12	9.00	7	2	6	9.00	9	1	12	10.00	4	1	12	10.00	4	2	12	5.00	5	2	12	5.00	58	0	4	1.67	193
60	24	24	10	9.67	4	1	12	9.17	7	2	6	9.17	7	2	6	10.17	4	1	12	10.17	4	2	12	5.00	5	2	12	5.00	58	0	4	1.81	201

Note: Maximum fill height shown in the table is measured from the bottom of the top slab. To obtain the total fill height from the flow line, add the height of the box.
Note: When height of fill above the top slab is less than 1 foot, the top mat of reinforcing in the top slab shall be constructed with 2-1/2 inches of concrete cover.

The following bar information applies to all fill cases in the tables above:
Bars LNT Size = 4 Spacing = 12 in.
Bars LND Size = 5 Spacing = 6 in.
Bars WS Size = 8 Length = 5.00 ft. Spacing = 12 in.



TYPICAL SECTION

NOTE: FOR DESCRIPTIONS OF BOX DIMENSIONS AND REINFORCING BAR DESIGNATIONS SEE STANDARD DRAWING NO. STD-17-5.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
STANDARD REINFORCED CONCRETE BOX BRIDGE
INTERIOR SECTION
SPANS: 1 BARREL AT 8'-0"
CLEAR HEIGHTS 3'-0" THRU 5'-0"
0' THRU 60' FILL
2010

CORRECT: Edward P. Wasserman, DIRECTOR OF ENGINEERING

STD-17-52

CONST. NO.		
PROJECT NO.	YEAR 2005	SHEET NO.

REVISIONS

NO.	DATE	BY	BRIEF DESCRIPTION

STD17-4.DGN

90° SKEW

2:1 SLOPE

H	W	h	CONCRETE (C.Y.)	REINF. STEEL (LBS.)
4	5.00	1.75	3.3	630
4.5	5.75	2.00	4.1	694
5	6.50	2.25	5.1	781
5.5	7.25	2.50	6.3	914
6	8.00	2.75	7.4	1,014
6.5	8.50	3.00	8.4	1,069
7	9.25	3.25	10.1	1,367
7.5	10.00	3.50	11.5	1,486
8	10.75	3.75	13.0	1,607
8.5	11.50	4.00	14.6	1,749
9	12.25	4.25	16.3	2,076
9.5	12.75	4.50	18.4	2,639
10	13.50	4.75	20.4	2,875
10.5	14.25	5.00	23.2	3,091
11	15.00	5.25	26.3	3,494
11.5	15.75	5.50	30.3	4,328
12	16.50	5.75	32.9	4,544
12.5	17.00	6.00	35.2	4,662
13	17.75	6.25	39.4	5,610
13.5	18.50	6.50	42.4	6,003
14	19.25	6.75	45.5	6,260
14.5	20.00	7.00	49.9	6,741
15	20.75	7.25	56.4	7,353
15.5	21.25	7.50	59.4	8,039
16	22.00	7.75	65.2	8,506
16.5	22.75	8.00	67.2	9,812
17	23.50	8.25	73.7	10,799
17.5	24.25	8.50	78.3	10,884
18	24.75	8.75	81.7	11,209
18.5	25.50	9.00	88.3	11,733
19	26.25	9.25	97.7	12,981
19.5	27.00	9.50	102.8	14,737
20	27.75	9.75	108.3	15,265
20.5	28.50	10.00	113.5	15,719
21	29.00	10.25	126.0	17,262

3:1 SLOPE

H	W	h	CONCRETE (C.Y.)	REINF. STEEL (LBS.)
4	6.25	2.25	4.3	675
4.5	7.25	2.50	5.4	744
5	8.00	3.00	6.3	849
5.5	9.00	3.25	8.3	1,014
6	9.75	3.50	9.5	1,106
6.5	10.50	3.75	10.8	1,280
7	11.50	4.00	13.1	1,520
7.5	12.25	4.50	14.8	1,624
8	13.25	4.75	16.9	1,754
8.5	14.00	5.00	19.5	1,974
9	14.75	5.25	22.2	2,962
9.5	15.75	5.50	24.7	3,082
10	16.50	6.00	27.3	3,342
10.5	17.50	6.25	30.1	3,504
11	18.25	6.50	33.6	3,928
11.5	19.00	6.75	37.5	4,786
12	20.00	7.00	41.9	5,236
12.5	20.75	7.00	45.4	5,394
13	21.75	7.75	52.0	6,412
13.5	22.50	8.00	56.4	6,870
14	23.25	8.25	59.0	7,136
14.5	24.25	8.50	63.3	7,589
15	25.00	9.00	73.3	8,368
15.5	25.75	9.25	77.5	9,299
16	26.75	9.50	82.6	9,820
16.5	27.50	9.75	87.1	10,451
17	28.50	10.00	95.7	12,593
17.5	29.25	10.50	101.2	12,502
18	30.00	10.75	106.4	12,936
18.5	31.00	11.00	118.0	13,630
19	31.75	11.25	125.5	14,977
19.5	32.75	11.50	136.5	17,020
20	33.50	12.00	145.3	17,079
20.5	34.25	12.25	149.6	18,066
21	35.25	12.50	167.3	19,857

4:1 SLOPE

H	W	h	CONCRETE (C.Y.)	REINF. STEEL (LBS.)
4	7.25	2.50	5.1	716
4.5	8.25	3.00	6.4	786
5	9.00	3.25	7.9	896
5.5	10.00	3.50	9.4	1,067
6	11.00	4.00	11.1	1,276
6.5	12.00	4.25	12.8	1,265
7	12.75	4.50	14.9	1,411
7.5	13.75	5.00	17.9	1,779
8	14.75	5.25	20.1	1,905
8.5	15.75	5.50	22.4	2,219
9	16.50	6.00	25.7	3,236
9.5	17.50	6.25	28.4	3,297
10	18.50	6.50	31.3	3,584
10.5	19.50	7.00	35.5	3,869
11	20.50	7.25	39.8	4,321
11.5	21.25	7.50	44.2	5,262
12	22.25	8.00	48.3	5,554
12.5	23.25	8.25	49.5	5,602
13	24.25	8.50	59.3	6,781
13.5	25.00	9.00	65.2	7,533
14	26.00	9.25	69.7	7,870
14.5	27.00	9.50	74.5	8,299
15	28.00	10.00	86.4	9,283

6:1 SLOPE

H	W	h	CONCRETE (C.Y.)	REINF. STEEL (LBS.)
4	8.25	3.00	6.1	757
4.5	9.25	3.25	7.3	828
5	10.50	3.75	9.6	965
5.5	11.50	4.00	11.1	1,146
6	12.50	4.50	13.0	1,296
6.5	13.50	4.75	14.8	1,346
7	14.50	5.25	18.0	1,753

DESIGNED BY: CMH / C. MAH — DATE: 12-/25
DRAWN BY: KEVIN MATTHEWS — DATE: 1-/25
SUPERVISED BY: C.M.H. / C. MAH — DATE: 12-/25
CHECKED BY: C. MAH — DATE: 2-/25

CONST. NO.

PROJECT NO.	YEAR 2010	SHEET NO.

REVISIONS

NO.	DATE	BY	BRIEF DESCRIPTION

NOTE: QUANTITIES ON THIS SHEET ARE ESTIMATED TOTALS FOR ALL FOUR WINGWALLS.

NOTE: ADDITIONAL CONCRETE AND REINFORCEMENT QUANTITIES FOR BOX CULVERT CUT-OFF WALL SHALL BE ADJUSTED BASED ON AS-BUILT DIMENSIONS.



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
WINGWALL DIMENSIONS AND QUANTITIES
STANDARD REINFORCED CONCRETE BRIDGE BOX AND SLAB TYPE
2010

CORRECT: Edward P. Wasserman, DIRECTOR OF ENGINEERING

STD-17-11

Tennessee 811

REVISION	DATE	DESCRIPTION

SHEET C-20

CONSTRUCTION DETAILS

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: N.T.S. — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032

Channel Installation
Instructions EXCEL PP5-8 ™

Step 1 - Site Preparation

Prepare site to design profile and grade. Remove debris, rocks, clods, etc.. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

Step 2 - Seeding

Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

Stap 3 - Staple Selection

At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

Step 4 - Excavate Anchor Trench and Secure Blanket

Excavate a trench along the top of the channel side slopes and the upstream terminal end of the channel to secure the edges of the blanket. The trench should run along the length and width of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

Step 5 - Secure Body of Blanket

Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unstapled to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mowers and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

Step 6 - Continue Along Slope - Complete Installation

Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.5' intervals along the terminal edge.

* Drawings Not to Scale

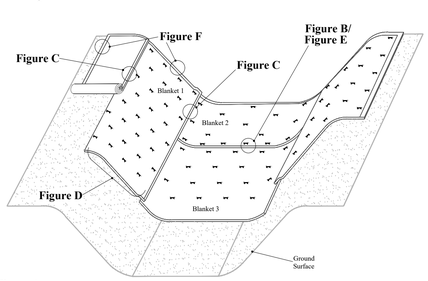


Figure A

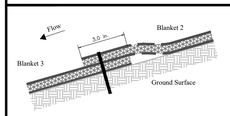


Figure B - Profile View

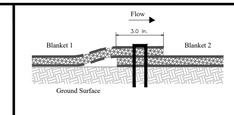


Figure C - Cross Section View

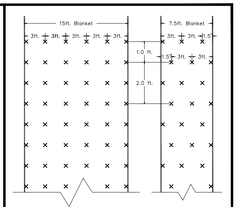


Figure D - Plan View

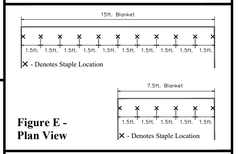


Figure E - Plan View

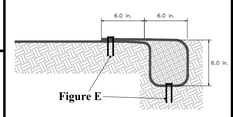


Figure F - Profile View

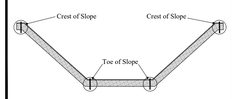


Figure G - Critical Point Securing

Product Application/Equivalency Specifications

Excel PP5-8 is produced by Western Excelsior and consists of an permanent Rolled Erosion Control Product (RECP) comprised of a synthetic fiber blend matrix mechanically (stitch) bound between two, UV stable heavy duty synthetic nets (top and bottom). The expected longevity of Excel PP5-8 is greater than 36 months (actual longevity dependent on field and climatic conditions). Excel PP5-8 is designed and manufactured to provide immediate erosion control and permanent turf reinforcement and is comprised of physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE_EXCEL_PP58_SPEC and performance information may be found on document WE_EXCEL_PP58_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel PP5-8 must meet identical criteria as Excel PP5-8 as follows:

1. Consist of synthetic fiber matrix confined between two UV stable, heavy duty sythetic nets.
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance. Provide permanent turf reinforcement with longevity greater than three years, immune from moisture damage or chemical conditions within the soil.
3. Listing within AASHTO NTPEP database.
4. Meet ECTC specification for category 5A product.

Document # WE_EXCEL_PP58_CII

Slope Installation
Instructions EXCEL PP5-8 ™

Step 1 - Site Preparation

Prepare site to design profile and grade. Remove debris, rocks, clods, etc.. Ground surface should be smooth prior to installation to ensure blanket remains in contact with slope.

Step 2 - Seeding

Seeding of site should be conducted to design requirements or to follow local or state seeding requirements as necessary.

Stap 3 - Staple Selection

At a minimum, 6 in. long by 1 in. crown, 11 gauge staples are to be used to secure the blanket to the ground surface. Installation in rocky, sandy or other loose soil may require longer staples.

Step 4 - Excavate Anchor Trench and Secure Blanket

Excavate a trench along the top of the slope to secure the upstream end of the blanket. The trench should run along the length of the installation, be 6 in. wide and 6 in. deep. Staple blanket along bottom of trench, fill with compacted soil, overlap blanket towards toe of slope and secure with row of staples (shown in Figures A, E and F).

Step 5 - Secure Body of Blanket

Roll blanket down slope from anchor trench. Staple body of blanket following the pattern shown in Figure D. Leave end of blanket unstapled to allow for overlap shown in Figure B. Place downstream blanket underneath upstream blanket to form shingle pattern. Staple seam as shown in Figure E. Secure downstream blanket with stapling pattern shown in Figure D. Stapling pattern shown in Figure D reflects minimum staples to be used. More staples may be required to ensure blanket is sufficiently secured to resist mowers and foot traffic and to ensure blanket is in contact with soil surface over the entire area of blanket. Further, critical points require additional staples. Critical points are identified in Figure G.

Step 6 - Continue Along Slope - Complete Installation

Overlap adjacent blankets as shown in Figure C and repeat Step 5. Secure toe of slope using stapling pattern shown in Figure E. Secure edges of installation by stapling at 1.5' intervals along the terminal edge.

* Drawings Not to Scale

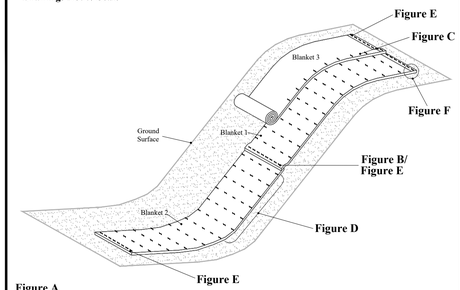


Figure A

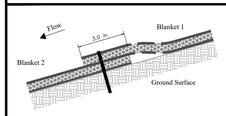


Figure B - Profile View

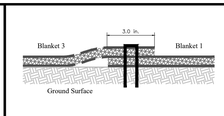


Figure C - Cross Section View

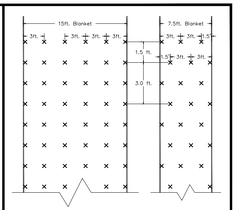


Figure D - Plan View

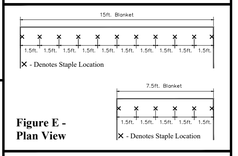


Figure E - Plan View

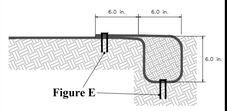


Figure F - Profile View

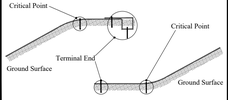


Figure G - Critical Point Securing

Product Application/Equivalency Specifications

Excel PP5-8 is produced by Western Excelsior and consists of an permanent Rolled Erosion Control Product (RECP) comprised of a synthetic fiber blend matrix mechanically (stitch) bound between two, UV stable heavy duty synthetic nets (top and bottom). The expected longevity of Excel PP5-8 is greater than 36 months (actual longevity dependent on field and climatic conditions). Excel PP5-8 is designed and manufactured to provide immediate erosion control and permanent turf reinforcement and is comprised of physical properties sufficient to provide the intended longevity and performance. Product specifications may be found on document WE_EXCEL_PP58_SPEC and performance information may be found on document WE_EXCEL_PP58_PERF. All documents are available from Western Excelsior Technical Support or www.westernexcelsior.com. Additional to above, equivalent products to Excel PP5-8 must meet identical criteria as Excel PP5-8 as follows:

1. Consist of synthetic fiber matrix confined between two UV stable, heavy duty sythetic nets.
2. Sufficient tensile strength, thickness and coverage to maintain integrity during installation and ensure material performance. Provide permanent turf reinforcement with longevity greater than three years, immune from moisture damage or chemical conditions within the soil.
3. Listing within AASHTO NTPEP database.
4. Meet ECTC specification for category 5A product.

Document # WE_EXCEL_PP58_SII

Instalación en Canal
Instrucciones EXCEL PP5-8 ™

Paso 1 - Preparación del Lugar

Prepare el lugar según el perfil del diseño y de la pendiente. Remueva el escombro, piedras, y terrones, etc. La superficie de la tierra debe estar lisa antes de la instalación para asegurar que el cojín permanezca en contacto con la pendiente.

Paso 2 - Semilla

El sembrado de la semilla en el lugar se debe hacer de acuerdo a los requisitos del diseño o a los requisitos locales y estatales, según sea necesario.

Paso 3 - Selección de Grapas

Lo mínimo que se debe usar son grapas de calibre 11, de 6 in. de largo y 1 in. de corona para sujetar el cojín a la superficie de la tierra. La instalación en tierra rocosa, arenosa o suelta puede requerir grapas más largas.

Paso 4 - Excave Zanja para Anclaje y Sujete el Cojín

Excave una zanja a lo largo de la parte superior de las pendientes de los lados del canal y la orilla de arriba del canal para sujetar las orillas del cojín. La zanja debe correr a lo largo y ancho de la instalación, tener 6 in. de ancho y 6 in. de profundidad. Engrape el cojín a lo largo del fondo de la zanja; llénela con tierra compactada, empalme el cojín hacia la parte inferior de la pendiente y sujételo con una hilera de grapas (Vea las Figuras A, E y F).

Paso 5 - Sujete el Cuerpo del Cojín

Desenrolle el cojín hacia abajo desde la zanja de anclaje. Engrape el cuerpo del cojín siguiendo el patrón que se muestra en la Figura D. Deje la punta del cojín sin engrapar para que lo pueda empalmar como se muestra en la Figura B. Coloque el cojín que baja por debajo del de arriba para formar un patrón como de tejas. Engrape las uniones como se muestra en la figura E. Sujete el cojín de bajada con el patrón de engrapado que se muestra en la Figura D. El patrón de engrapado de la Figura D refleja el mínimo de grapas que se debe usar. Se pueden requerir más grapas para asegurar que el cojín quede sujetado suficientemente para resistir podadoras y tráfico a pie y para asegurar que el cojín permanezca en contacto con la superficie de la tierra en toda el área. Además, los puntos críticos requieren grapas adicionales. Los puntos críticos están identificados en la Figura G.

Paso 6 - Continúe a lo largo de la Pendiente - Termine la Instalación

Empalme los cojines adyacentes como se muestra en la Figura C y repita el Paso 5. Sujete la parte inferior de la pendiente usando el patrón de grapas que se muestra en la Figura E. Sujete las orillas de la instalación engrapando a intervalos de 1.5' a lo largo de la orilla.

* El Dibujo No Está a Escala Se.

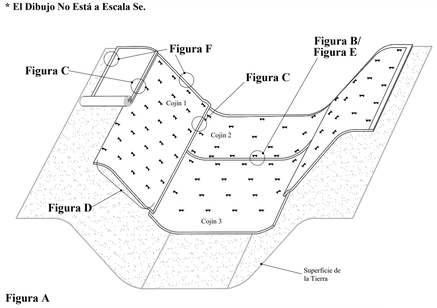


Figura A

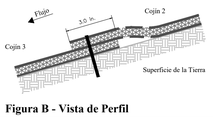


Figura B - Vista de Perfil

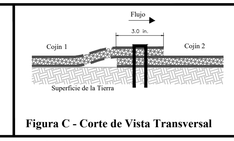


Figura C - Corte de Vista Transversal

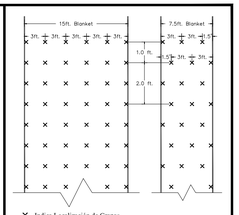


Figura D - Vista del Plano

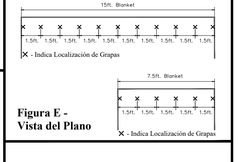


Figura E - Vista del Plano

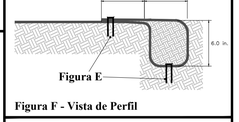


Figura F - Vista de Perfil

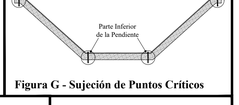


Figura G - Sujeción de Puntos Críticos

Aplicación del Producto/Especificaciones de Equivalencia

Excel PP5-8 es producido por Western Excelsior y consiste de un Producto permanente en Rollo para Control de la Erosión (PCER), formado de una matriz de una mezcla de fibra sintética unida mecánicamente (cosida) entre dos redes sintéticas, de uso rudo, estabilizadas UV (parte superior e inferior). La vida útil del EXCEL PP5-8 es más de 36 meses. (La vida útil real depende del campo y de las condiciones climáticas). El Excel PP5-8 está diseñado y fabricado para proporcionar control inmediato de la erosión y refuerzo permanente para el césped y tiene las suficientes propiedades físicas para proporcionar la vida útil y el rendimiento esperado. Las especificaciones del producto se encuentran en el documento WE_EXCEL_PP58_SPEC y la información de rendimiento se puede encontrar en el documento WE_EXCEL_PP58_PERF. Todos los documentos están disponibles en Western Excelsior Technical Support (Soporte Técnico de Western Excelsior) o en www.westernexcelsior.com. Además de lo anterior, los productos equivalentes a Excel PP5-8 deben cumplir con los siguientes criterios idénticos a Excel PP5-8:

1. Consistente de una matriz de fibra sintética entre dos redes sintéticas de uso rudo, estabilizadas UV.
2. Suficiente fuerza de tensión, grosor y cobertura para mantener su integridad durante la instalación y asegurar el rendimiento del material. Proporcionar refuerzo para el césped con una vida útil de más de tres años, inmune al daño de la humedad o condiciones químicas dentro de la tierra.
3. Incluido en la base de datos AASHTO NTPEP.
4. Cumplir especificación ECTC para productos de categoría 5A.

Document # WE_EXCEL_PP58_CII

Instalación en Pendiente
Instrucciones EXCEL PP5-8 ™

Paso 1 - Preparación del Lugar

Prepare el lugar según el perfil del diseño y de la pendiente. Remueva el escombro, piedras, y terrones, etc. La superficie de la tierra debe estar lisa antes de la instalación para asegurar que el cojín permanezca en contacto con la pendiente.

Paso 2 - Semilla

El sembrado de la semilla en el lugar se debe hacer de acuerdo a los requisitos del diseño o a los requisitos locales y estatales, según sea necesario.

Paso 3 - Selección de Grapas

Lo mínimo que se debe usar son grapas de calibre 11, de 6 in. de largo y 1 in. de corona para sujetar el cojín a la superficie de la tierra. La instalación en tierra rocosa, arenosa o suelta puede requerir grapas más largas.

Paso 4 - Excave Zanja para Anclaje y Sujete el Cojín

Excave una zanja a lo largo de la parte superior de las pendiente para sujetar la punta de arriba del cojín. La zanja debe correr a lo largo de la instalación, tener 6 in. de ancho y 6 in. de profundidad. Engrape el cojín a lo largo del fondo de la zanja; llénela con tierra compactada, empalme el cojín hacia la parte inferior de la pendiente y sujételo con una hilera de grapas (Vea las Figuras A, E y F).

Paso 5 - Sujete el Cuerpo del Cojín

Desenrolle el cojín hacia abajo desde la zanja de anclaje. Engrape el cuerpo del cojín siguiendo el patrón que se muestra en la Figura D. Deje la punta del cojín sin engrapar para que lo pueda empalmar como se muestra en la Figura B. Coloque el cojín que baja por debajo del de arriba para formar un patrón como de tejas. Engrape las uniones como se muestra en la figura E. Sujete el cojín de bajada con el patrón de engrapado que se muestra en la Figura D. El patrón de engrapado de la Figura D refleja el mínimo de grapas que se debe usar. Se pueden requerir más grapas para asegurar que el cojín quede sujetado suficientemente para resistir podadoras y tráfico a pie y para asegurar que el cojín permanezca en contacto con la superficie de la tierra en toda el área. Además, los puntos críticos requieren grapas adicionales. Los puntos críticos están identificados en la Figura G.

Paso 6 - Continúe a lo largo de la Pendiente - Termine la Instalación

Empalme los cojines adyacentes como se muestra en la Figura C y repita el Paso 5. Sujete la parte inferior de la pendiente usando el patrón de grapas que se muestra en la Figura E. Sujete las orillas de la instalación engrapando a intervalos de 1.5' a lo largo de la orilla.

* El Dibujo No Está a Escala Se.

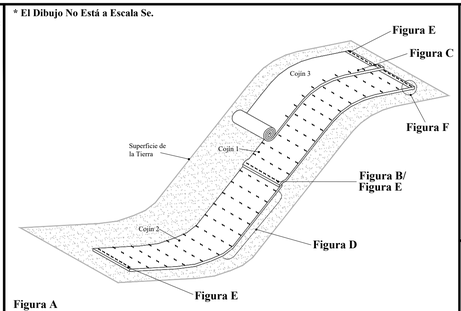


Figura A

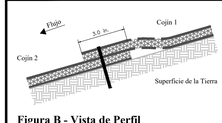


Figura B - Vista de Perfil

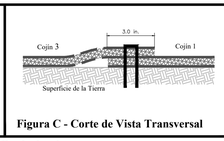


Figura C - Corte de Vista Transversal

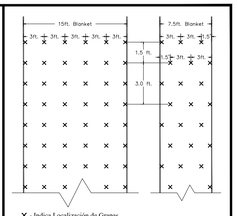


Figura D - Vista del Plano

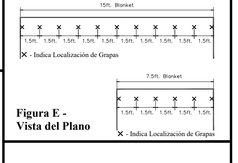


Figura E - Vista del Plano

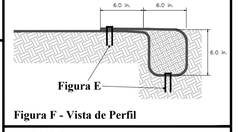


Figura F - Vista de Perfil



Figura G - Sujeción de Puntos Críticos

Aplicación del Producto/Especificaciones de Equivalencia

Excel PP5-8 es producido por Western Excelsior y consiste de un Producto permanente en Rollo para Control de la Erosión (PCER), formado de una matriz de una mezcla de fibra sintética unida mecánicamente (cosida) entre dos redes sintéticas, de uso rudo, estabilizadas UV (parte superior e inferior). La vida útil del EXCEL PP5-8 es más de 36 meses. (La vida útil real depende del campo y de las condiciones climáticas). El Excel PP5-8 está diseñado y fabricado para proporcionar control inmediato de la erosión y refuerzo permanente para el césped y tiene las suficientes propiedades físicas para proporcionar la vida útil y el rendimiento esperado. Las especificaciones del producto se encuentran en el documento WE_EXCEL_PP58_SPEC y la información de rendimiento se puede encontrar en el documento WE_EXCEL_PP58_PERF. Todos los documentos están disponibles en Western Excelsior Technical Support (Soporte Técnico de Western Excelsior) o en www.westernexcelsior.com. Además de lo anterior, los productos equivalentes a Excel PP5-8 deben cumplir con los siguientes criterios idénticos a Excel PP5-8:

1. Consistente de una matriz de fibra sintética entre dos redes sintéticas de uso rudo, estabilizadas UV.
2. Suficiente fuerza de tensión, grosor y cobertura para mantener su integridad durante la instalación y asegurar el rendimiento del material. Proporcionar refuerzo para el césped con una vida útil de más de tres años, inmune al daño de la humedad o condiciones químicas dentro de la tierra.
3. Incluido en la base de datos AASHTO NTPEP.
4. Cumplir especificación ECTC para productos de categoría 5A.

Document # WE_EXCEL_PP58_SII

Tennessee811

REVISION	DATE	DESCRIPTION

CHRISTOPHER A. SHAW — REGISTERED ENGINEER — 120 — STATE OF TENNESSEE — COMMERCE — No. 0010696A

SHEET C–21

CONSTRUCTION DETAILS

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:

CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: N.T.S. — NOVEMBER 4, 2026

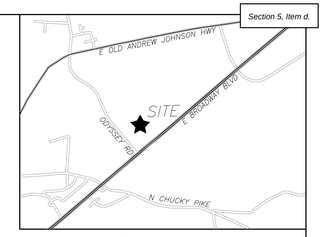
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966–1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032

Tennessee811

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

GRID NORTH



LOCATION MAP

MATCH LINE (SEE SHEET C-25)

ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'
TH 16
TH 17
AMENITIES
SOUTHERN RAILWAY CO
PARCEL 15.008
N 63°46'50" E 400.00
SOUTHERN RAIL WAY CO
PROPOSED STORM DRAIN (TYP.)
EXISTING PROPERTY LINE (TYP.)
PROPOSED RIGHT OF WAY (TYP.)
EXISTING RIGHT OF WAY (TYP.)
N 25°48'22" W
227.24'
ODYSSEY ROAD
30.9 L.F. 15" RCP @ 0.65%
INV.=1133.7
POND #3
SEDIMENT BASIN OUTLET STRUCTURE
TOP=1139.0
INV. OUT=1133.9
SEE DETAILS 3A & 3B ON SHEET C-18.
ANTI-SEEP COLLARS (2)
STORMWATER POND 4
SEDIMENT BASIN DEWATERING DEVICE
SEE DETAIL 8, SHEET C-19.
BOX CULVERT
6' TALL X 4' WIDE
INLET INVERT 1129.76'
EXISTING SANITARY SEWER (TYP.)
EXISTING STORM DRAIN (TYP.)
N 41°48'29" W
1170.64'
MATCH LINE (SEE SHEET C-23)

DRAINAGE NOTES:

1. CORRUGATED POLYETHYLENE PIPE (HDPE) SHALL BE AASHTO M-252/M-294 TYPE S WITH SOIL-TIGHT JOINTS WITH RUBBER GASKET CONFORMING TO ASTM F477 (HANCOR HI-Q OR ADS N-12 ARE ACCEPTABLE PRODUCTS). REFER TO TDOT STANDARD DWG D-PB-2 FOR ADDITIONAL INSTALLATION REQUIREMENTS.
2. ALL CONCRETE PIPE SHALL BE CLASS III.
3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION CONTROL HANDBOOK AND THE RULES AND REGULATIONS OF JEFFERSON CITY.
4. ALL PIPING UNDER OR WITHIN 3' OF ASPHALT DRIVES SHALL BE BACKFILLED WITH STONE.
5. ALL CATCH BASINS, AREA DRAIN GRATES AND MANHOLE COVERS REQUIRE PERMANENTLY CAST ENVIRONMENTAL MESSAGE, I.E. "NO DUMPING, DRAINS TO RIVER".
6. CASTINGS FOR THE PROPOSED STRUCTURES ARE AS FOLLOWS:

MAHHOLES: V-1045 FRAME, 1040 COVER
OUTLET STRUCTURES: WELDED BAR GRATE
CATCH BASINS: V-4074-2
AREA DRAINS: V-4880-2

7. ALL MATERIALS AND INSTALLATION METHODS SHALL BE PER TDOT'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
8. COMMON AREAS SHALL SERVE AS STORMWATER EASEMENTS, WHERE APPLICABLE.
9. A 10' EASEMENT SHALL BE RESERVED FOR ALL STORM DRAINS AND SWALES THAT ARE OUTSIDE OF THE RIGHT OF WAY.

GRAPHIC SCALE
50 0 50 100

CHRISTOPHER A. SAMPLE
REGISTERED ENGINEER
No. 0010898
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-22

PRELIMINARY DRAINAGE PLAN

PINEWOOD COMMONS

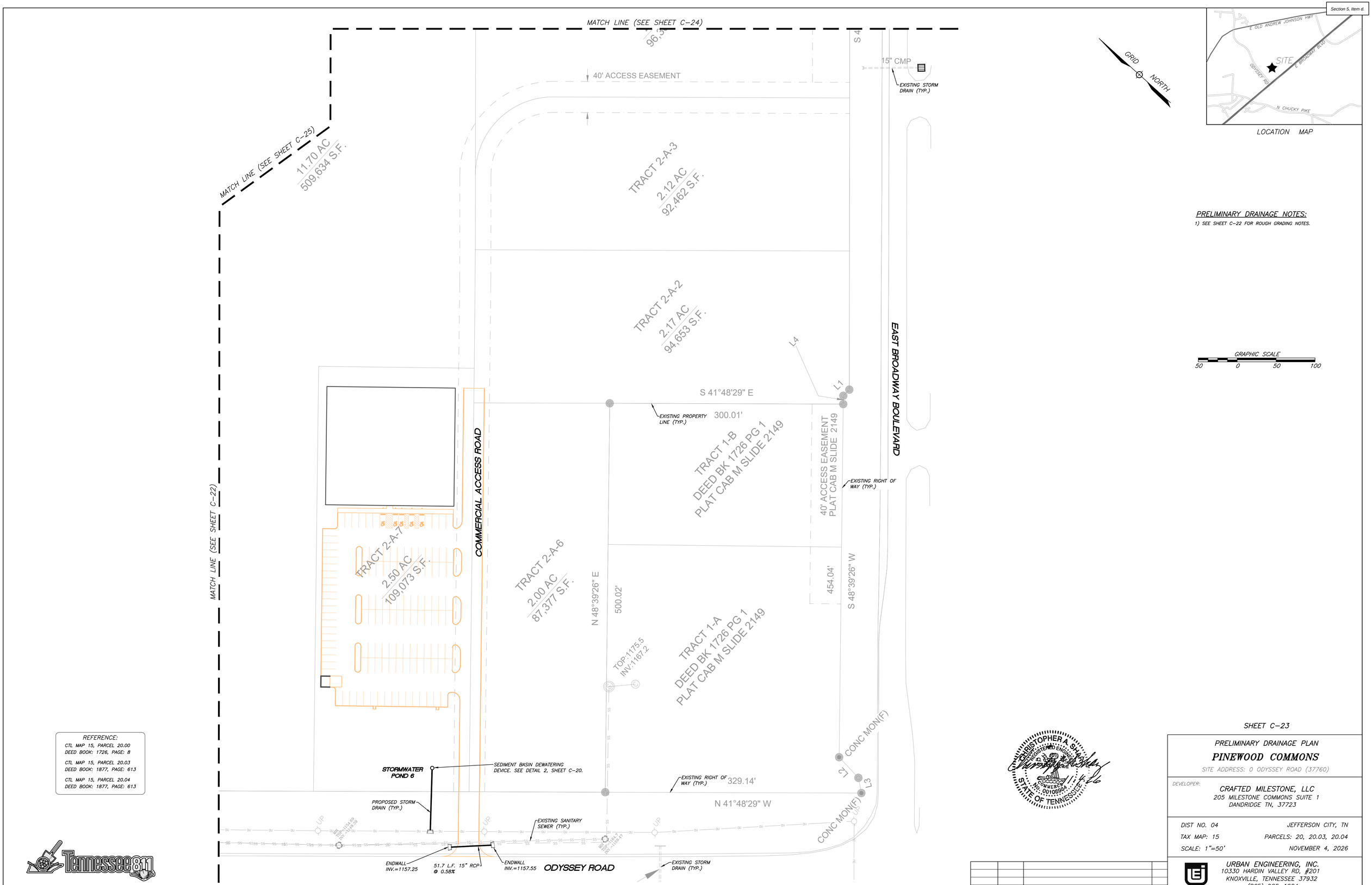
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP

PRELIMINARY DRAINAGE NOTES:

1) SEE SHEET C-22 FOR ROUGH GRADING NOTES.

GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee 811

CHRISTOPHER A SHAW
REGISTERED ENGINEER
No. 0010696A
COMMERCE
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-23

PRELIMINARY DRAINAGE PLAN

PINEWOOD COMMONS

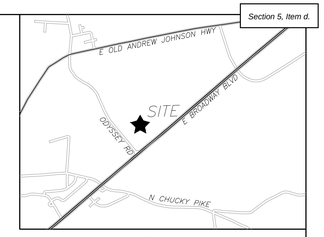
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

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DIST NO. 04 — JEFFERSON CITY, TN
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URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP

PATRICIA B. & BETTY CATLETT RUGEL
PARCEL ID: 015.02400
DEED BOOK: 372, PAGE: 21

S 2°43'41"W
297.15'

3/4" IR(F)

PATRICIA ANN RUGEL
PARCEL ID: 015.02100
DEED BOOK: 376, PAGE: 403

S 2°47'26" W
543.29'

1" PIPE AT
SET STONE(F)

EXISTING PROPERTY
LINE (TYP.)

S 2°06" E
248.48'

3/4" IR(F)

EXISTING PROPERTY
LINE (TYP.)

PROPOSED STORM
DRAIN (TYP.)

PROPOSED RIGHT
OF WAY (TYP.)

ROAD 'B'

86 87 88 89 90 91 75 74 73 72 76 77 78 79 80 81 82 83 84 85

MATCH LINE (SEE SHEET C-25)

TRACT 2-A-6
2.17 AC
94,345 S.F.

TRACT 2-A-5
2.16 AC
94,235 S.F.

TRACT 2-A-4
2.21 AC
96,167 S.F.

ACCESS EASEMENT

EAST BROADWAY BOULEVARD

EXISTING RIGHT OF
WAY (TYP.)

963.52'
S 3°04'23" W

MATCH LINE (SEE SHEET C-23)

PRELIMINARY DRAINAGE NOTES:

1) SEE SHEET C-22 FOR ROUGH GRADING NOTES.

GRID NORTH

GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee 811

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
NO. 0010698A
COMMERCE
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET C-24

PRELIMINARY DRAINAGE PLAN

PINEWOOD COMMONS

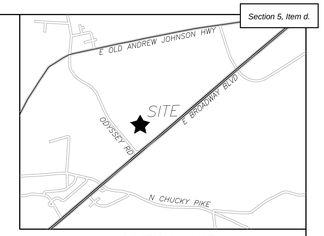
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP

MUSICK JOINT LIVING TRUST LE MARY J. TTE MUSICK PARCEL ID: 062 02307 DEED BOOK: 1857, PAGE: 441

S 88°33'56" E 1690.93'

MATCH LINE (SEE SHEET C-24)

PROPOSED STORM DRAIN (TYP.)

ROAD 'B'

WW X-2 INV.=1141.8

52.0 L.F. 4'(T) x 8'(W) RCBC @ 0.58%

WW X-1 INV.=1141.5

EXISTING PROPERTY LINE (TYP.)

ROAD 'A'

PROPOSED RIGHT OF WAY (TYP.)

PROPOSED RIGHT OF WAY (TYP.)

32.0 L.F. 15" RCP @ 1.25%

POND 1

SEDIMENT BASIN OUTLET STRUCTURE TOP=1147.0 INV. OUT=1140.4 SEE DETAILS 1A & 1B ON SHEET C-18.

SEDIMENT BASIN OUTLET STRUCTURE TOP=1147.0 INV. OUT=1140.4 SEE DETAILS 2A & 2B ON SHEET C-18.

POND #2

ANTI-SEEP COLLARS (2)

30.7 L.F. 15" RCP @ 1.30%

SEDIMENT BASIN DEWATERING DEVICE. SEE DETAIL 1, SHEET C-20.

POND 5

ANTI-SEEP COLLARS (2)

MATCH LINE (SEE SHEET C-22)

TRACT 2-A-1

MATCH LINE (SEE SHEET C-23)

PRELIMINARY DRAINAGE NOTES:

1) SEE SHEET C-22 FOR ROUGH GRADING NOTES.

GRID NORTH

GRAPHIC SCALE
50 0 50 100

CHRISTOPHER A. SIMS
REGISTERED ENGINEER
AGENT FOR COMMERCE
00108984
STATE OF TENNESSEE

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811

REVISION	DATE	DESCRIPTION

SHEET C-25

PRELIMINARY DRAINAGE PLAN

PINEWOOD COMMONS

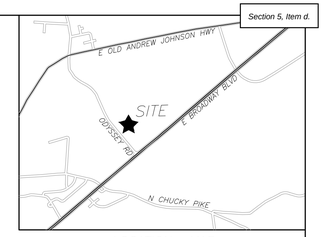
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP

SHEET SA-5

SHEET SA-4

SHEET SA-2

SHEET SA-3

MUSICK JOINT LIVING TRUST LE
MARY J TTE MUSICK
PARCEL ID: 062 02307
DEED BOOK: 1857, PAGE: 441

PATRICIA B & BETTY CATLETT RUGEL
PARCEL ID: 015 024.00
DEED BOOK: 372, PAGE: 21

SOUTHERN RAILWAY CO
PARCEL ID: 008 400.00

PATRICIA ANN RUGEL
PARCEL ID: 015 021.00
DEED BOOK: 376, PAGE: 403

BOGHANI PROPERTIES LLC
PARCEL ID: 015 020.01
DEED BOOK: 1738, PAGE: 509

LKM PROPERTIES LP
PARCEL ID: 015 020.02
DEED BOOK: 1756, PAGE: 206

SOUTHERN RAILWAY CO

ROAD 'A'

ROAD 'B'

ROAD 'C'

ROAD 'D'

CLUBHOUSE DR

ODYSSEY ROAD

EAST BROADWAY BOULEVARD

COMMERCIAL ACCESS ROAD

8" SDR26 PVC SANITARY SEWER MAIN

TRACT 1-A
DEED BK 1726 PG 1

TRACT 2-A-1
11.70 AC
509,634 S.F.

TRACT 2-A-2
2.17 AC
94,653 S.F.

TRACT 2-A-3
2.12 AC
92,462 S.F.

TRACT 2-A-4
2.21 AC
96,277 S.F.

TRACT 2-A-5
2.16 AC
94,235 S.F.

TRACT 2-A-6
2.17 AC
94,345 S.F.

TRACT 2-A-6
2.00 AC
87,377 S.F.

TRACT 2-A-7
2.50 AC
109,073 S.F.

ACCESS EASEMENT

40' ACCESS EASEMENT

40' ACCESS EASEMENT PLAT CAB H SLIDE 3749

BOX CULVERT
6' TALL X 4' WIDE
INLET INVERT=1159.76'

BOX CULVERT
6' TALL X 4' WIDE
INLET INVERT=1159.17'

24" RCP

15" CMP

CONC MON(F)

ANGLE IRON(F)

3/4" IR(F)

1" PIPE AT
SET STONE(F)

S 88°33'56" E
1690.93'

S 2°43'41" W
297.15'

S 2°47'26" W
547.02'

S 41°50'09" E
268.48'

N 25°40'57" W
229.26'

N 65°48'56" E
573.87'

N 48°39'26" E
550.02'

S 41°48'09" E
300.01'

S 48°39'26" W
464.04'

N 41°48'09" W
328.14'

S 41°48'09" E
263.52'

S 2°47'23" W
14.12'

TOP=1175.5
INV.=1167.2

L1 L2 L3 L4

GRID NORTH

GRAPHIC SCALE
100 0 100 200

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
No. 0010858
STATE OF TENNESSEE
11-4-26

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

PRELIMINARY SANITARY SEWER NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. PIPE SHALL BE BACKFILLED WITH STONE WHEN UNDER OR WITHIN 3 FEET OF PAVEMENT.
3. IF APPLICABLE, THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING SERVICE OUTAGES WITH THE OWNER.
4. ALL SEWER LINE MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO JEFFERSON CITY UTILITIES STANDARDS AND SPECIFICATIONS.
5. EASEMENTS SHALL BE RESERVED ALONG ALL UTILITIES INSTALLED OUTSIDE OF PUBLIC RIGHTS OF WAY.
6. EASEMENTS SHALL BE DEDICATED 7.5' ON BOTH SIDES OF INSTALLED MAINS AND APPURTENANCES WHERE THEY ARE INSTALLED OUTSIDE OF PUBLIC RIGHTS OF WAY.

Tennessee 811

SHEET SA-1

PRELIMINARY SANITARY SEWER PLAN – KEY SHEET

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=100' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

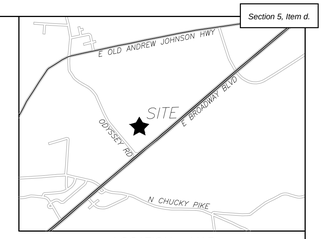
REVISION	DATE	DESCRIPTION

DWN: CLM | CHK: CAS | DWG. NO. 2310032

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REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

GRID NORTH



LOCATION MAP

MATCH LINE (SEE SHEET SA-5)

ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'
CLUBHOUSE DR
AMENITIES
TH 16
TH 17
SOUTHERN RAILWAY CO
PARCEL ID: 008.400.00
N 63°46'50" E
EXISTING PROPERTY LINE (TYP.)
8" SDR26 PVC SANITARY SEWER MAIN
PROPOSED STORM DRAIN (TYP.)
PROPOSED RIGHT OF WAY (TYP.)
PROPOSED WATER LINE (TYP.)
EXISTING RIGHT OF WAY (TYP.)
N 25°48'22" W
227.24'
ODYSSEY ROAD
BOX CULVERT
6' TALL X 4' WIDE
INLET INVERT 1129.78'
EXISTING SANITARY SEWER (TYP.)
EXISTING STORM DRAIN (TYP.)
N 41°48'29" W
1170.64'
MATCH LINE (SEE SHEET SA-3)

PRELIMINARY SANITARY SEWER NOTES:

1) SEE SHEET SA-1 FOR PRELIMINARY SANITARY SEWER NOTES.

GRAPHIC SCALE
50 0 50 100

CHRISTOPHER A. SHAFFER
REGISTERED ENGINEER
No. 0010696
COMMERCE
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET SA-2

PRELIMINARY SANITARY SEWER PLAN

PINEWOOD COMMONS

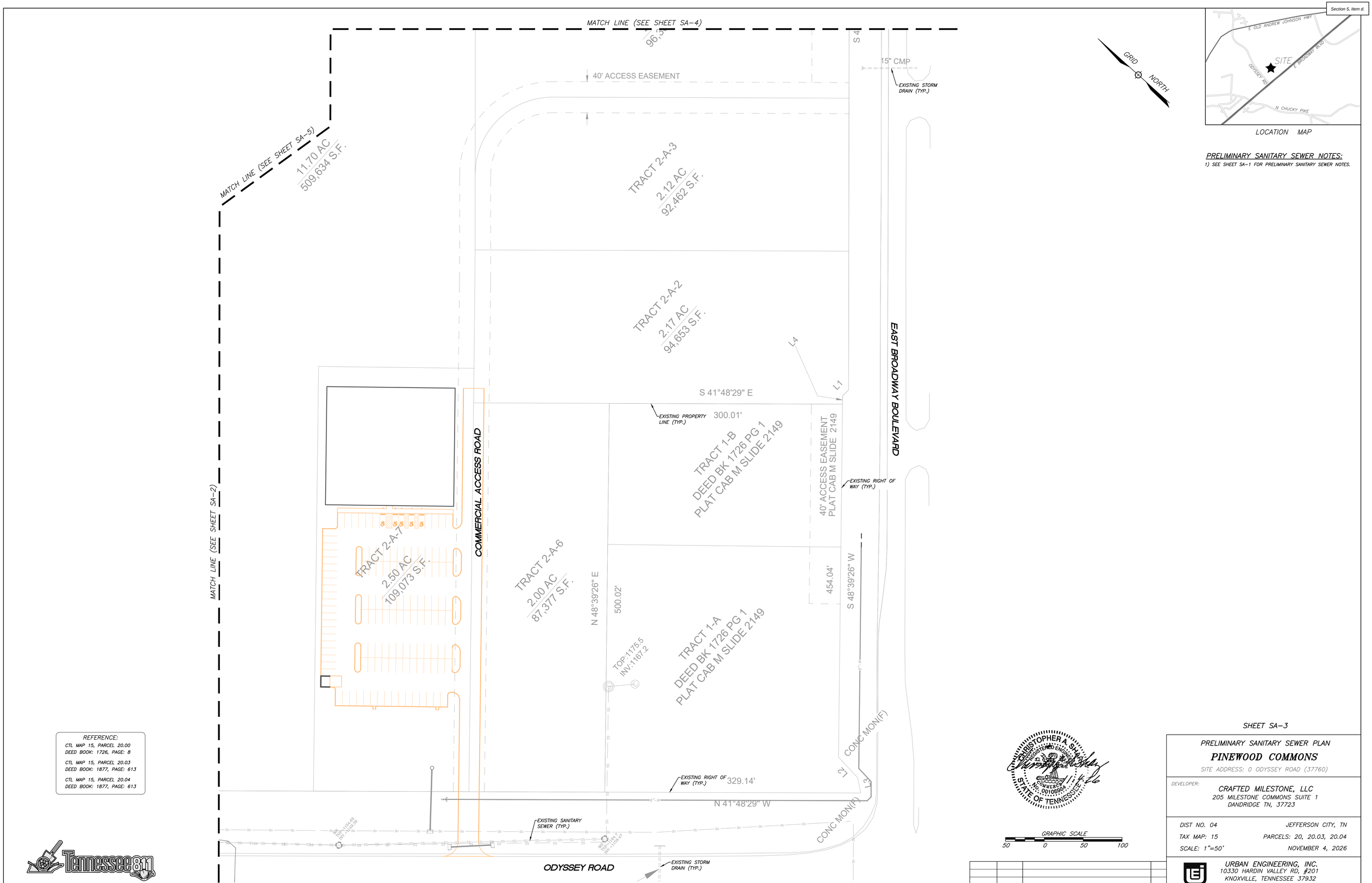
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



PRELIMINARY SANITARY SEWER NOTES:

1) SEE SHEET SA-1 FOR PRELIMINARY SANITARY SEWER NOTES.

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee 811

CHRISTOPHER A SHAW — REGISTERED ENGINEER — 120 — COMMERCE — NO. 0010098A — STATE OF TENNESSEE

GRAPHIC SCALE
50 0 50 100

REVISION	DATE	DESCRIPTION

SHEET SA-3

PRELIMINARY SANITARY SEWER PLAN

PINEWOOD COMMONS

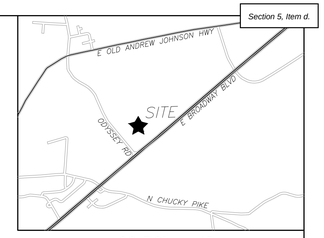
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 231003Z



LOCATION MAP

PRELIMINARY SANITARY SEWER NOTES:

1) SEE SHEET SA-1 FOR PRELIMINARY SANITARY SEWER NOTES.



GRID NORTH

GRAPHIC SCALE
50 0 50 100

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
COMMERCE
No. 0010656A
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET SA-4

PRELIMINARY SANITARY SEWER PLAN

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

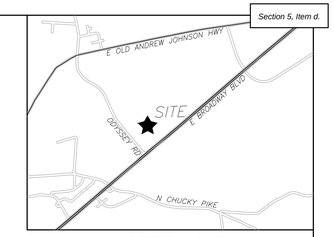
DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032

REFERENCE:
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DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811



LOCATION MAP

PRELIMINARY SANITARY SEWER NOTES:

1) SEE SHEET SA-1 FOR PRELIMINARY SANITARY SEWER NOTES.



GRID NORTH

GRAPHIC SCALE
50 0 50 100



SHEET SA-5

PRELIMINARY SANITARY SEWER PLAN

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

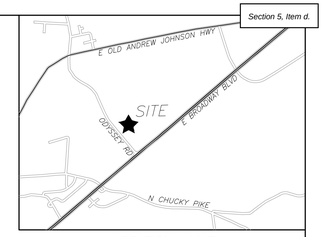
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION

DWN: CLM | CHK: CAS | DWG. NO. 2310032

REFERENCE:
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DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee811



LOCATION MAP

PRELIMINARY WATER NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

2. PIPE SHALL BE BACKFILLED WITH STONE WHEN UNDER OR WITHIN 3 FEET OF PAVEMENT.

3. IF APPLICABLE, THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING SERVICE OUTAGES WITH THE OWNER.

4. ALL WATER LINE MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO JEFFERSON CITY UTILITIES STANDARDS AND SPECIFICATIONS.

5. EASEMENTS SHALL BE DEDICATED 7.5' ON BOTH SIDES OF INSTALLED MAINS AND APPURTENANCES WHERE THEY ARE INSTALLED OUTSIDE OF PUBLIC RIGHTS OF WAY.

SHEET WA-2

SHEET WA-3

SHEET WA-4

SHEET WA-5

SOUTHERN RAILWAY CO
PARCEL ID: 008 400.00

MUSICK JOINT LIVING TRUST LE
MARY J TTE MUSICK
PARCEL ID: 062 02307
DEED BOOK: 1857, PAGE: 441

PATRICIA B & BETTY CATLETT RUGEL
PARCEL ID: 015 024.00
DEED BOOK: 372, PAGE: 21

PATRICIA ANN RUGEL
PARCEL ID: 015 021.00
DEED BOOK: 376, PAGE: 403

BOGHANI PROPERTIES LLC
PARCEL ID: 015 020.01
DEED BOOK: 1738, PAGE: 509

LKM PROPERTIES LP
PARCEL ID: 015 020.02
DEED BOOK: 1756, PAGE: 206

SOUTHERN RAILWAY CO

ROAD 'A'

ROAD 'B'

ROAD 'C'

ROAD 'D'

CLUBHOUSE DR

ODYSSEY ROAD

COMMERCIAL ACCESS ROAD

EAST BROADWAY BOULEVARD

PROPOSED 6" SDR 21 PVC PUBLIC WATER LINE (TYP.)

TRACT 2-A-1
11.70 AC
509,634 S.F.

TRACT 2-A-2
2.17 AC
94,653 S.F.

TRACT 2-A-3
2.12 AC
92,462 S.F.

TRACT 2-A-4
2.21 AC
96,277 S.F.

TRACT 2-A-5
2.16 AC
94,235 S.F.

TRACT 2-A-6
2.17 AC
94,345 S.F.

TRACT 2-A-7
2.50 AC
109,073 S.F.

TRACT 1-A
DEED BK 1726 PG 1

TRACT 2-A-6
2.00 AC
87,377 S.F.

S 88°33'56" E
1690.93'

N 25°48'57" W
221.26'

S 2°43'41" W
297.15'

S 2°47'26" W
547.10'

S 41°52'05" E
258.48'

N 41°48'29" W
737.57'

S 41°48'29" E
300.01'

N 48°39'26" E
500.02'

S 48°39'26" W
404.04'

N 41°48'29" W
328.14'

ANGLE IRON(F)

3/4" IR(F)

1" PIPE AT SET STONE(F)

CONC MON(F)

24" RCP

15" CMP

BOX CULVERT
6' TALL X 4' WIDE
INLET INVERT:1129.76'

BOX CULVERT
6' TALL X 4' WIDE
INLET INVERT:1129.17'

TOP:1175.5
INV:1167.2

40' ACCESS EASEMENT PLAT CAB M SLIDE 3149

40' ACCESS EASEMENT

ACCESS EASEMENT

L1 L2 L3 L4

GRID NORTH

GRAPHIC SCALE
100 0 100 200

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8

CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

CHRISTOPHER A SHAW
REGISTERED ENGINEER
No. 120858
STATE OF TENNESSEE
11-4-26

REVISION	DATE	DESCRIPTION

SHEET WA-1

PRELIMINARY WATER PLAN – KEY SHEET

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=100' — NOVEMBER 4, 2026

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10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

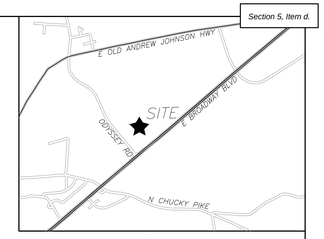
DWN: CLM | CHK: CAS | DWG. NO. 2310032

Tennessee811

Tennessee811

REFERENCE:
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DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

GRID NORTH



LOCATION MAP

MATCH LINE (SEE SHEET WA-5)

PRELIMINARY WATER NOTES:
1) SEE SHEET WA-1 FOR PRELIMINARY WATER NOTES.

SOUTHERN RAILWAY CO
PARCEL ID: 008.400.00
N 63°46'50" E

EXISTING PROPERTY LINE (TYP.)

ROAD 'A'

ROAD 'B'

ROAD 'C'

ROAD 'D'

CLUBHOUSE DR

AMENITIES

TH 16

PROPOSED 6" FIRE HYDRANT ASSEMBLY WITH 6" G.V. AND VALVE BOX.

PROPOSED SANITARY SEWER MAIN (TYP.)

PROPOSED 2" SDR 21 PVC PUBLIC WATER LINE (TYP.)

PROPOSED STORM DRAIN (TYP.)

PROPOSED RIGHT OF WAY (TYP.)

PROPOSED 6" SDR 21 PVC PUBLIC WATER LINE (TYP.)

EXISTING RIGHT OF WAY (TYP.)

EXISTING SANITARY SEWER (TYP.)

EXISTING STORM DRAIN (TYP.)

BOX CULVERT
6' TALL X 4' WIDE
INLET INVERT 1129.78'

N 25°48'22" W
227.24'

N 41°48'29" W
1170.64'

ODYSSEY ROAD

GRAPHIC SCALE
50 0 50 100

MATCH LINE (SEE SHEET WA-3)

CHRISTOPHER A. SHAFFER
REGISTERED ENGINEER
No. 0010098
STATE OF TENNESSEE
COMMERCE

REVISION	DATE	DESCRIPTION

SHEET WA-2

PRELIMINARY WATER PLAN

PINEWOOD COMMONS

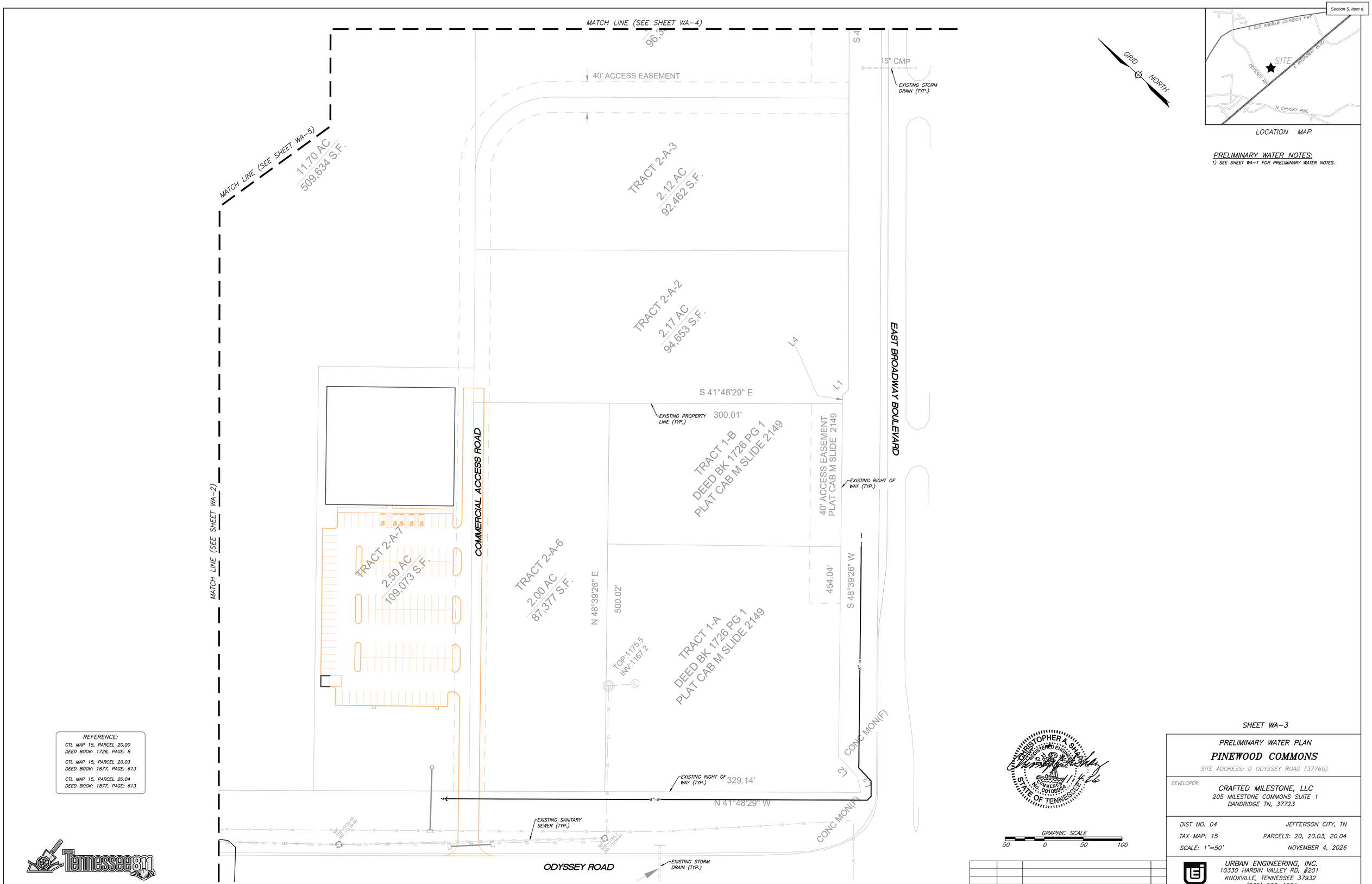
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



PRELIMINARY WATER NOTES:

1) SEE SHEET WA-1 FOR PRELIMINARY WATER NOTES.

REFERENCE:

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DEED BOOK: 1726, PAGE: 8

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DEED BOOK: 1877, PAGE: 613

CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee 811

CHRISTOPHER A SHAW — REGISTERED ENGINEER — 120 — COMMERCE — NO. 0010098A — STATE OF TENNESSEE

GRAPHIC SCALE
50 0 50 100

REVISION	DATE	DESCRIPTION

SHEET WA-3

PRELIMINARY WATER PLAN

PINEWOOD COMMONS

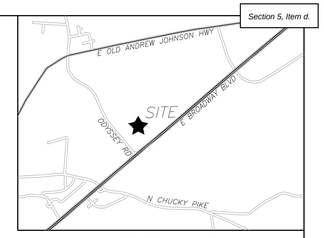
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP

PRELIMINARY WATER NOTES:

1) SEE SHEET WA-1 FOR PRELIMINARY WATER NOTES.

PATRICIA B. & BETTY CATLETT RUGEL
PARCEL ID: 015.02400
DEED BOOK: 372, PAGE: 21

S 24°34'1"W
297.15'

3/4" IR(F)

PATRICIA ANN RUGEL
PARCEL ID: 015.02100
DEED BOOK: 376, PAGE: 403

S 24°17'26" W
543.29'

EXISTING PROPERTY LINE (TYP.)

PROPOSED STORM DRAIN (TYP.)

PROPOSED SANITARY SEWER MAIN (TYP.)

PROPOSED RIGHT OF WAY (TYP.)

PROPOSED 6" SDR 21 PVC PUBLIC WATER LINE (TYP.)

PROPOSED 6" FIRE HYDRANT ASSEMBLY WITH 6" G.V. AND VALVE BOX.

PROPOSED 2" BLOWOFF. END OF WATER LINE

ROAD 'B'

72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91

MATCH LINE (SEE SHEET WA-5)

1" PIPE AT SET STONE(F)

EXISTING PROPERTY LINE (TYP.)

S 24°2'06" E
248.48'

3/4" IR(F)

TRACT 2-A-6
2.17 AC
94,345 S.F.

TRACT 2-A-5
2.16 AC
94,235 S.F.

ACCESS EASEMENT

TRACT 2-A-4
2.21 AC
96,287 S.F.

EAST BROADWAY BOULEVARD

EXISTING RIGHT OF WAY (TYP.)

S 65°04'23" W
363.52'

MATCH LINE (SEE SHEET WA-3)

GRID NORTH

GRAPHIC SCALE
50 0 50 100

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee 811

CHRISTOPHER A. SHAW
REGISTERED ENGINEER
COMMERCE
No. 0010656A
STATE OF TENNESSEE

REVISION	DATE	DESCRIPTION

SHEET WA-4

PRELIMINARY WATER PLAN

PINEWOOD COMMONS

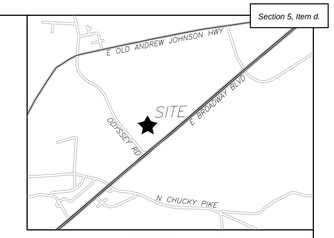
SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032



LOCATION MAP

PRELIMINARY WATER NOTES:

1) SEE SHEET WA-1 FOR PRELIMINARY WATER NOTES.



GRID NORTH

GRAPHIC SCALE
50 0 50 100



SHEET WA-5

PRELIMINARY WATER PLAN

PINEWOOD COMMONS

SITE ADDRESS: 0 ODYSSEY ROAD (37760)

DEVELOPER:
CRAFTED MILESTONE, LLC
205 MILESTONE COMMONS SUITE 1
DANDRIDGE TN, 37723

DIST NO. 04 — JEFFERSON CITY, TN
TAX MAP: 15 — PARCELS: 20, 20.03, 20.04
SCALE: 1"=50' — NOVEMBER 4, 2026

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM | CHK: CAS | DWG. NO. 2310032

REVISION	DATE	DESCRIPTION

REFERENCE:
CTL MAP 15, PARCEL 20.00
DEED BOOK: 1726, PAGE: 8
CTL MAP 15, PARCEL 20.03
DEED BOOK: 1877, PAGE: 613
CTL MAP 15, PARCEL 20.04
DEED BOOK: 1877, PAGE: 613

Tennessee 811

Jefferson City Tennessee

Application to Appear - Planning Commission / Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 11/23/26

Date of Application 11/1/26

Name & Phone Number Will Robinson Gietzen, owner rep

Contact: wendy@wracivil.com

☒ Planning Commission - (See Pg. 3 Fee Schedule)

☐ Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

☐ Historic Planning Commission - $25.00 Fee

Describe your request and attach documents :

Site plan approval requested for construction of a fitness center with parking and access via Odyssey Rd. Parcel 015 020.0. Zoning B-3. See site plans & SWPPP.

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Applicant Signature

For owner rep, Steven Gietzen

Jefferson County - Parcel: 015 020.00



Date: September 18, 2026

County: JEFFERSON
Owner: P & C HOLDINGS OF TENNESSEE LLC
Address: BROADWAY BLVD E
Parcel ID: 015 020.00
Deeded Acreage: 27.05
Calculated Acreage: 0
Vexcel Imagery Date: 2021

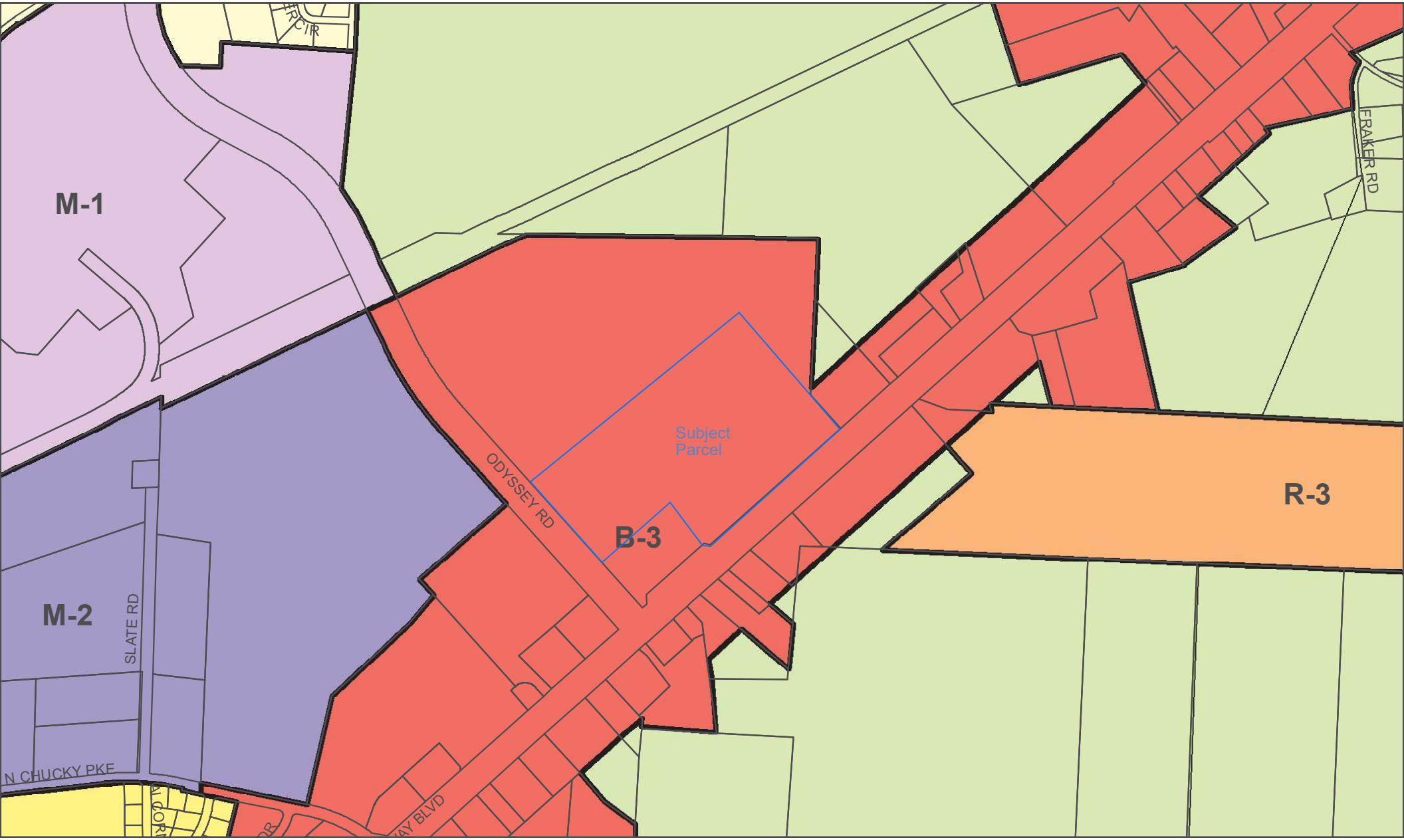
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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.


M-1
M-2
B-3
R-3
Subject Parcel
ODYSSEY RD
SLATE RD
N CHUCKY PKE
FRAKER RD

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 adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

DATE

OWNER

CERTIFICATE OF APPROVAL OF STREET NAMES

I certify that all street names are in compliance with E-911 and do not conflict with other street names in the county.

Date E911 Director

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Jefferson City, 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 Jefferson County Register of Deeds Office.

DATE

SECRETARY, JEFFERSON CITY PLANNING COMMISSION

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 Jefferson City Regional Planning o and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: 2-3-26

Registered Surveyor

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Department of Environment and Conservation, and Hereby approved as shown.

Date:_____, 20_____

County Health Officer or Authorized Representative Thereof

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and _____ have been installed in an acceptable manner and according to specifications, or (2) that a surety bond in the amount of $_____ has been posted with the Jefferson City Regional Planning Commission to assure completion of all required improvements on case of default.

Date:_____, 20_____

Public Works Director and/or County Road Superintendent

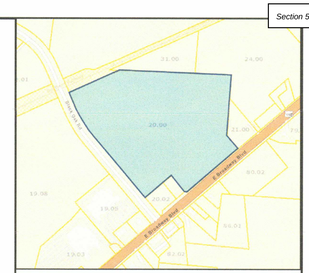
LEGEND

- (R(F)) IRON PIN FOUND
- (R(S)) IRON PIN SET
- (R) RECORDED DATA
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- LA LANDSCAPE AREA
- HANDICAP PARKING
- (14) NO. REGULAR PARKING SPACES
- UTILITY POLE
- A/C AIR CONDITIONER PAD
- LIGHT STANDARD
- WATER VALVE
- WATER METER
- HYDRANT
- CURB INLET
- TELEPHONE MANHOLE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
- CLEAN-OUT
- FIRE MAIN
- ELECTRIC BOX

TENNESSEE ONE CALL SYSTEM, INC. — Dig Safely. 1-800-351-1111 www.tnonecall.com — STOP-CALL BEFORE YOU DIG!

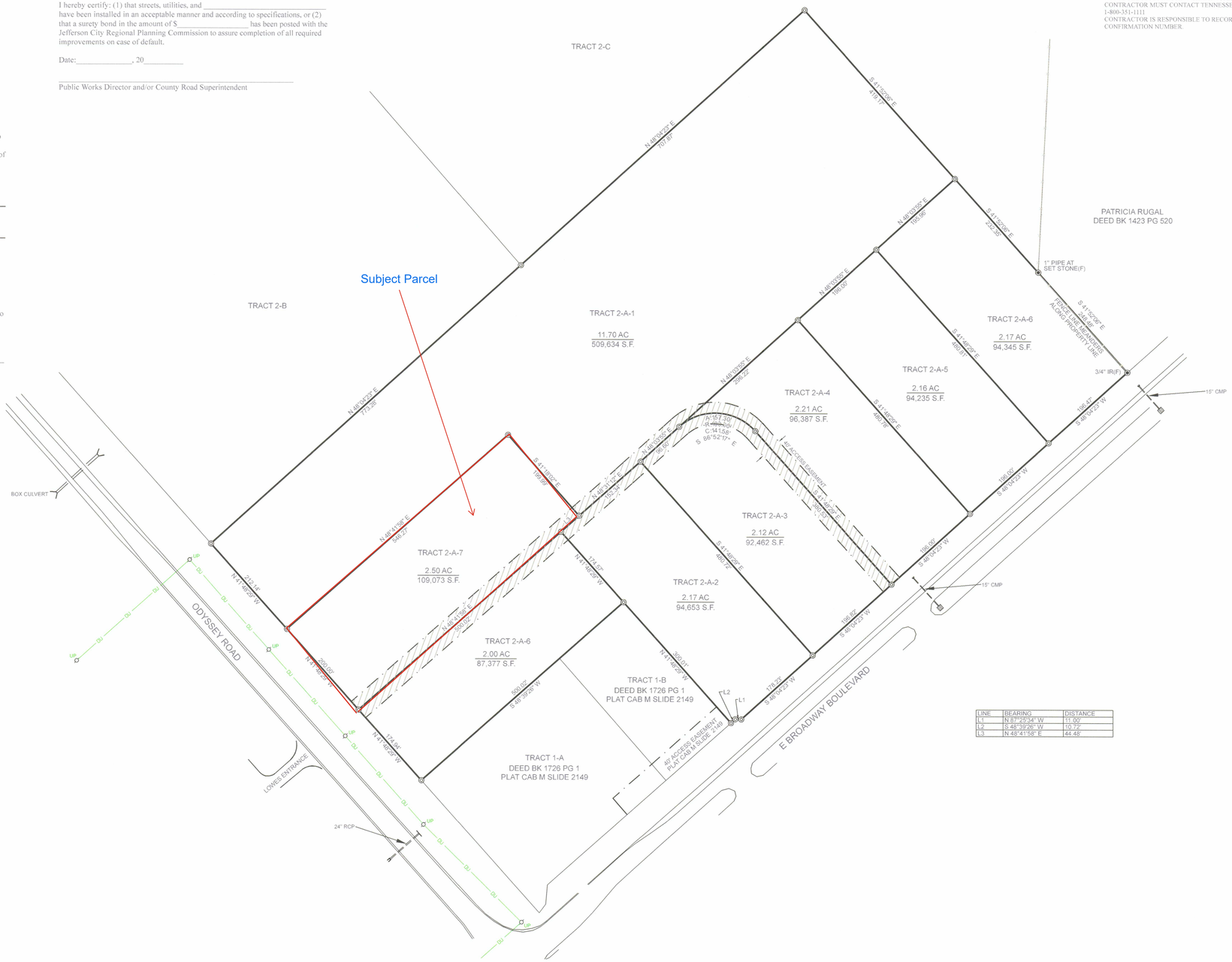
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111.
CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.

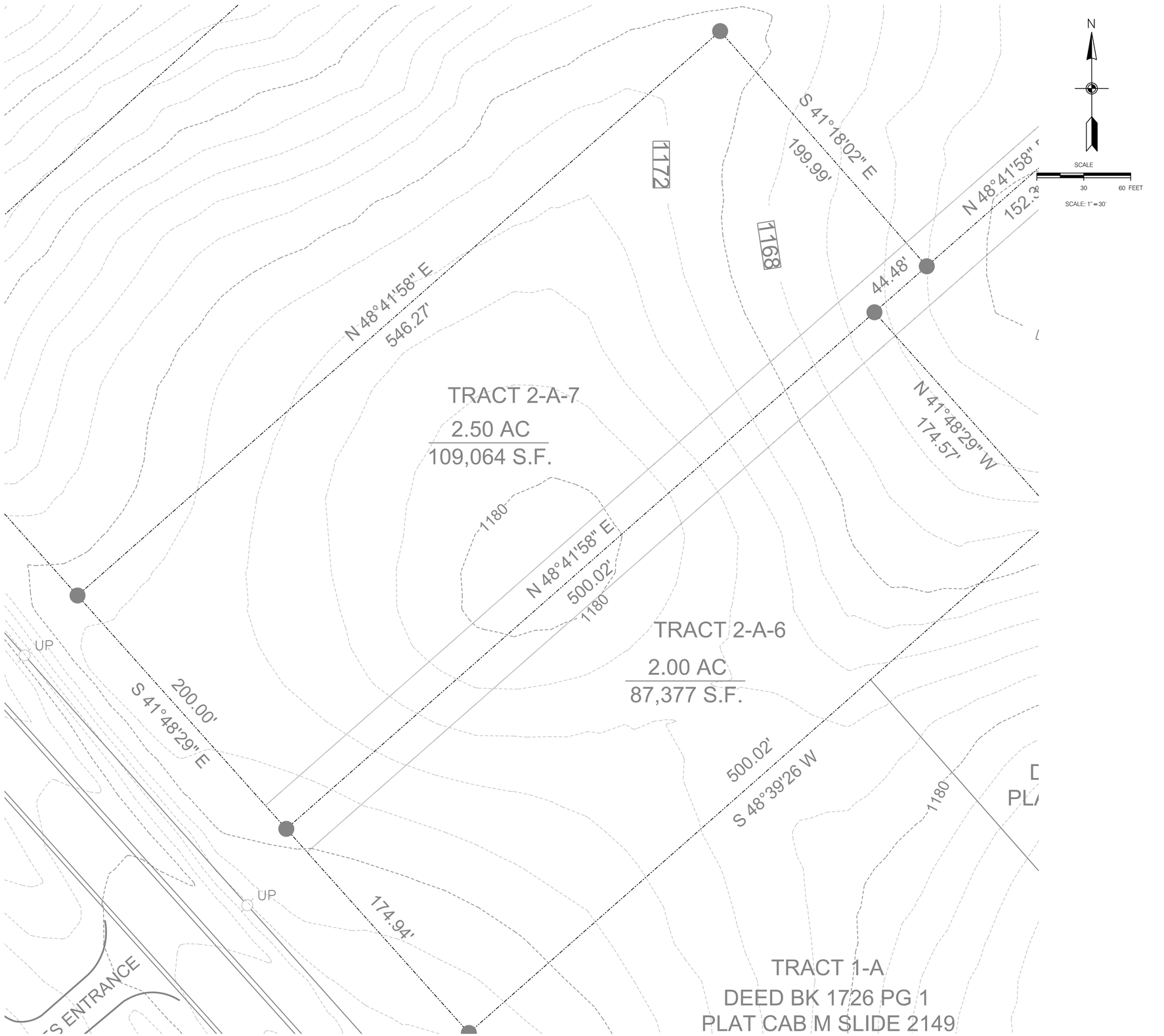
GRID



LOCATION MAP N.T.S.

OWNER
P&C HOLDINGS OF TENNESSEE LLC
296 BOYD SCHOOL ROAD
MORRISTOWN, TN 37813


TRACT 2-C
Subject Parcel
TRACT 2-B
TRACT 2-A-1
11.70 AC
509,634 S.F.
TRACT 2-A-4
2.21 AC
96,387 S.F.
TRACT 2-A-5
2.16 AC
94,235 S.F.
TRACT 2-A-6
2.17 AC
94,345 S.F.
TRACT 2-A-3
2.12 AC
92,462 S.F.
TRACT 2-A-2
2.17 AC
94,653 S.F.
TRACT 2-A-7
2.50 AC
109,073 S.F.
TRACT 2-A-6
2.00 AC
87,377 S.F.
TRACT 1-B
DEED BK 1726 PG 1
PLAT CAB M SLIDE 2149
TRACT 1-A
DEED BK 1726 PG 1
PLAT CAB M SLIDE 2149
PATRICIA RUGAL
DEED BK 1423 PG 520
1" PIPE AT SET STONE(F)
3/4" IR(F)
15" CMP
BOX CULVERT
24" RCP
ODYSSEY ROAD
LOWES ENTRANCE
E BROADWAY BOULEVARD
40' ACCESS EASEMENT PLAT CAB M SLIDE 2149
FENCE LINE MEANDERS ALONG PROPERTY LINE
N 48°10'00" E 707.50'
S 41°50'00" E 417.17'
N 48°10'00" E 165.98'
S 41°50'00" E 232.50'
N 48°10'00" E 166.00'
S 41°50'00" E 208.65'
N 48°10'00" E 499.22'
S 41°49'29" E 489.91'
S 41°49'29" E 489.79'
N 48°10'00" E 774.28'
S 41°49'29" E 108.99'
N 48°41'58" E 96.00'
N 157.30' (R=400.00') C=141.58' S 88°52'17" E
N 48°41'58" E 96.00'
S 41°49'29" E 489.79'
S 41°49'29" E 489.79'
N 48°41'58" E 548.22'
N 48°41'58" E 96.00'
S 41°49'29" E 489.79'
S 41°49'29" E 489.79'



LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	S X	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

WILL ROBINSON
& ASSOCIATES
1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
will@wraicivil.com

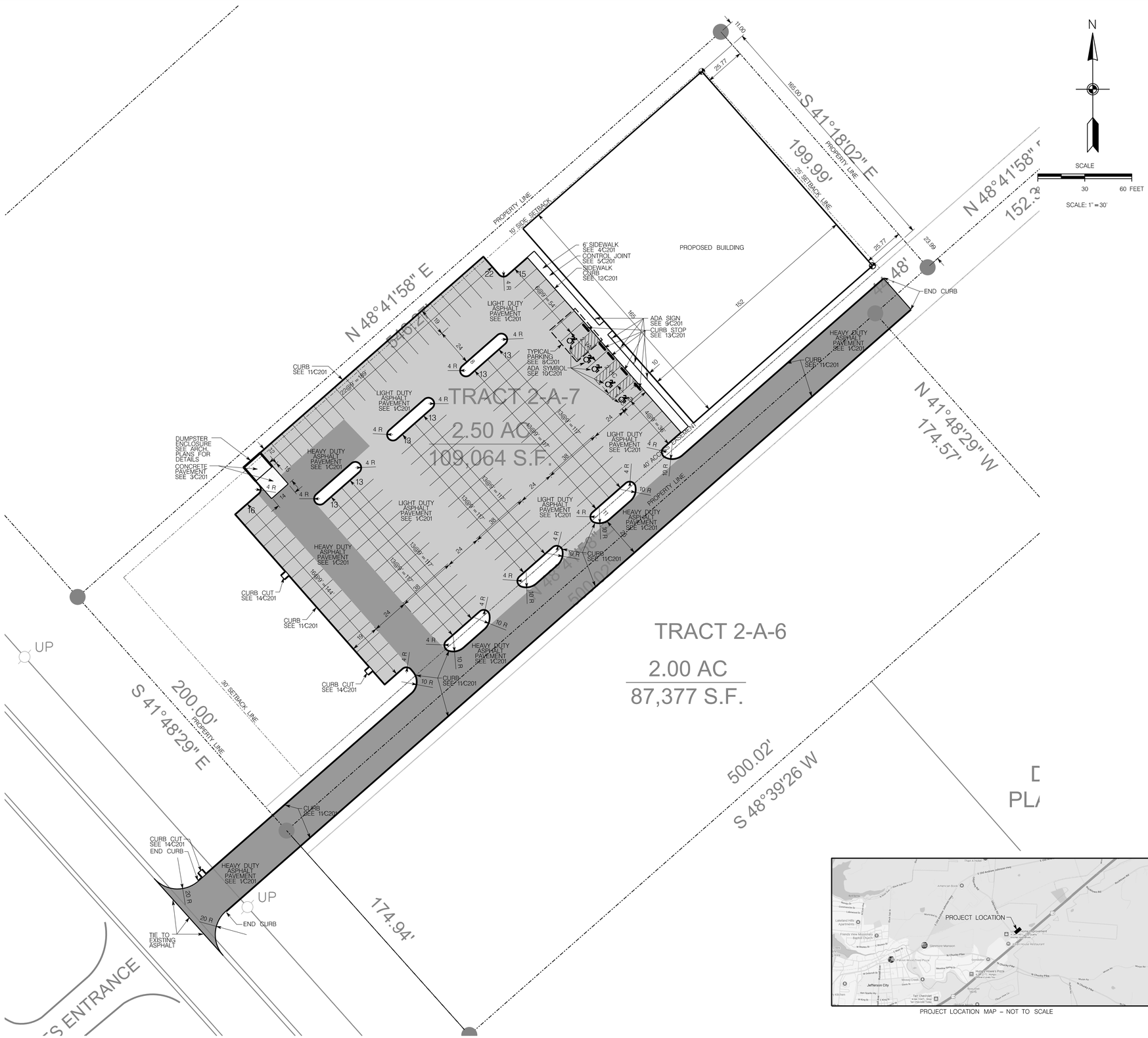
WILLIAM N. ROBINSON
REGISTERED ENGINEER
PROJECT DESIGNER
10-27-2026
STATE OF TENNESSEE

A Site Plan for:
Red Mountain
Odyssey Road
Jefferson City, TN

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10–27–2026
FILE NAME:	
PROJECT NO:	

C101
SITE SURVEY DRAWING



PROJECT LOCATION MAP – NOT TO SCALE

LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	S X	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

SITE LAYOUT NOTES

1. USE: FITNESS CENTER, ZONING: B–3, PARCEL 015 020.00
2. TOTAL BUILDING AREA: PROPOSED 25,000 SF (1 STORY)
3. TOTAL SITE: 2.50 AC, TOTAL DIST AREA: 3.27 AC, TOTAL NEW IMPERVIOUS: 1.90 AC.
4. DEED REFERENCE: BK 1726 PG 8
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 47089C0064D REVISED 12/16/2008.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK. DATUM NAVD 88.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY ROBERT CAMPBELL AND ASSOCIATES DATED 08/19/2026. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS REPSONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
   TOTAL REQUIRED: 100 SPACES
   TOTAL PROVIDED: 126 CAR SPACES, 5 ADA SPACES = TOTAL 131 SPACES
   BASIS: RECREATION AND AMUSEMENT AREAS WITHOUT SEATING CAPACITY
   1 SPACE PER 5 CUSTOMERS COMPUTED ON MAXIMUM SERVICE CAPACITY
   CALCULATION: 500 /5 = 100 SPACES
10. SETBACKS:
    FRONT: 30'
    SIDE: 10'
    REAR: 25'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE 'MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION' ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS–BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMPS, ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

WILL ROBINSON & ASSOCIATES
1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
will@wraicivil.com

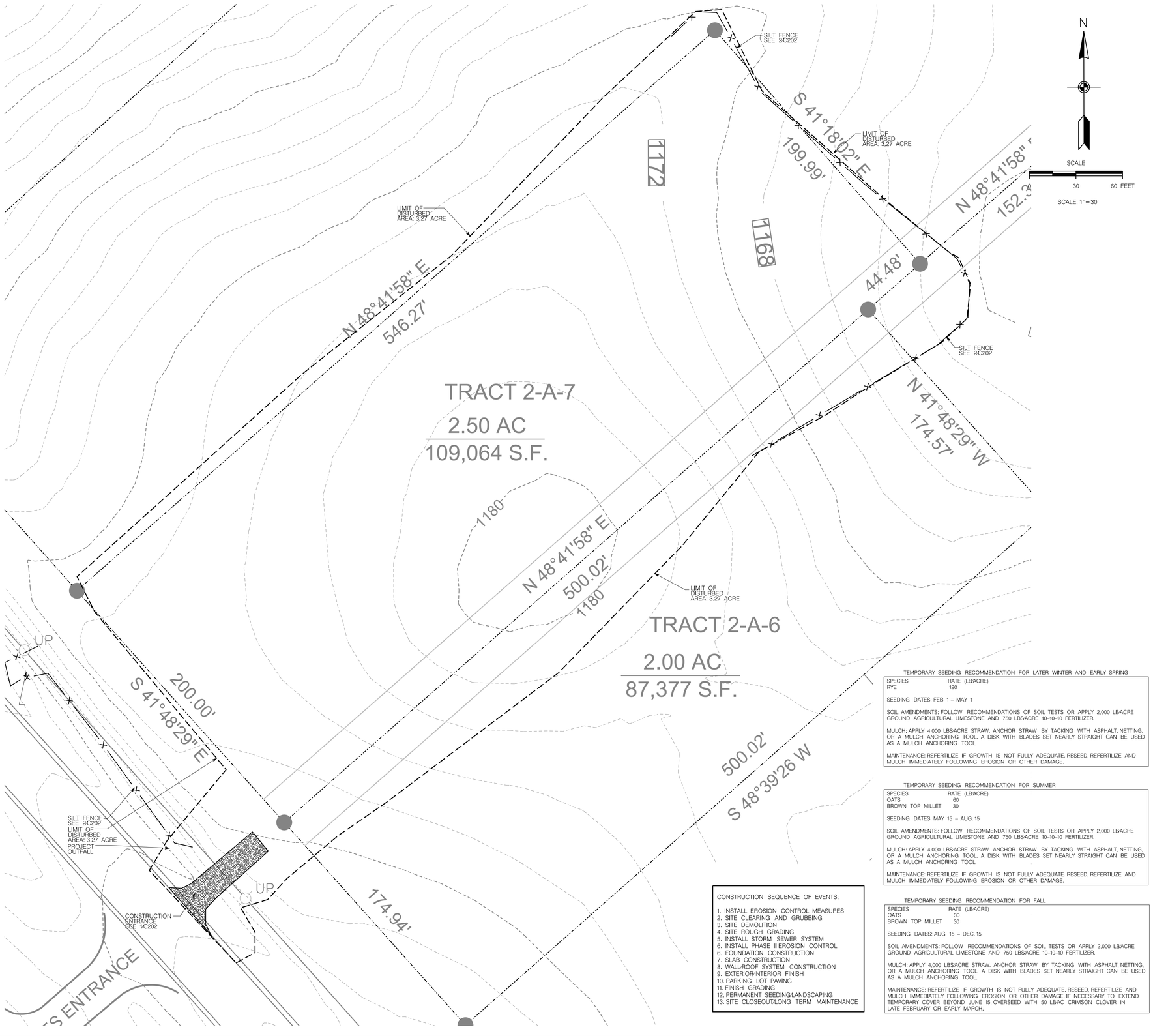
WILLIAM N. ROBINSON
REGISTERED ENGINEER
CERTIFICATE NO. 119880
10-27-2026
STATE OF TENNESSEE

A Site Plan for:
Red Mountain
Odyssey Road
Jefferson City, TN

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10–27–2026
FILE NAME:	
PROJECT NO:	

C102
SITE LAYOUT PLAN DRAWING



CONSTRUCTION SEQUENCE OF EVENTS:

1. INSTALL EROSION CONTROL MEASURES
2. SITE CLEARING AND GRUBBING
3. SITE DEMOLITION
4. SITE ROUGH GRADING
5. INSTALL STORM SEWER SYSTEM
6. INSTALL PHASE II EROSION CONTROL
6. FOUNDATION CONSTRUCTION
7. SLAB CONSTRUCTION
8. WALL/ROOF SYSTEM CONSTRUCTION
9. EXTERIOR/INTERIOR FINISH
10. PARKING LOT PAVING
11. FINISH GRADING
12. PERMANENT SEEDING/LANDSCAPING
13. SITE CLOSEOUT/LONG TERM MAINTENANCE

TEMPORARY SEEDING RECOMMENDATION FOR LATER WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
RYE	120

SEEDING DATES: FEB 1 – MAY 1

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATION FOR SUMMER

SPECIES	RATE (LB/ACRE)
OATS	60
BROWN TOP MILLET	30

SEEDING DATES: MAY 15 – AUG. 15

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATION FOR FALL

SPECIES	RATE (LB/ACRE)
OATS	30
BROWN TOP MILLET	30

SEEDING DATES: AUG 15 – DEC. 15

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	S X	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NGVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY ROBERT CAMPBELL AND ASSOCIATES DATED 08/19/2026. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
4. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/– 3% OF OPTIMUM.
5. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY, AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
6. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S–71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
7. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
8. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
9. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON–CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
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12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
13. CONTRACTOR SHALL STORE CHEMICALS AND SOLUABLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
14. PLACEMENT OF PORTA–POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE FUTURE PARKING AREA. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
17. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF JEFFERSON CITY SITE INSPECTOR.

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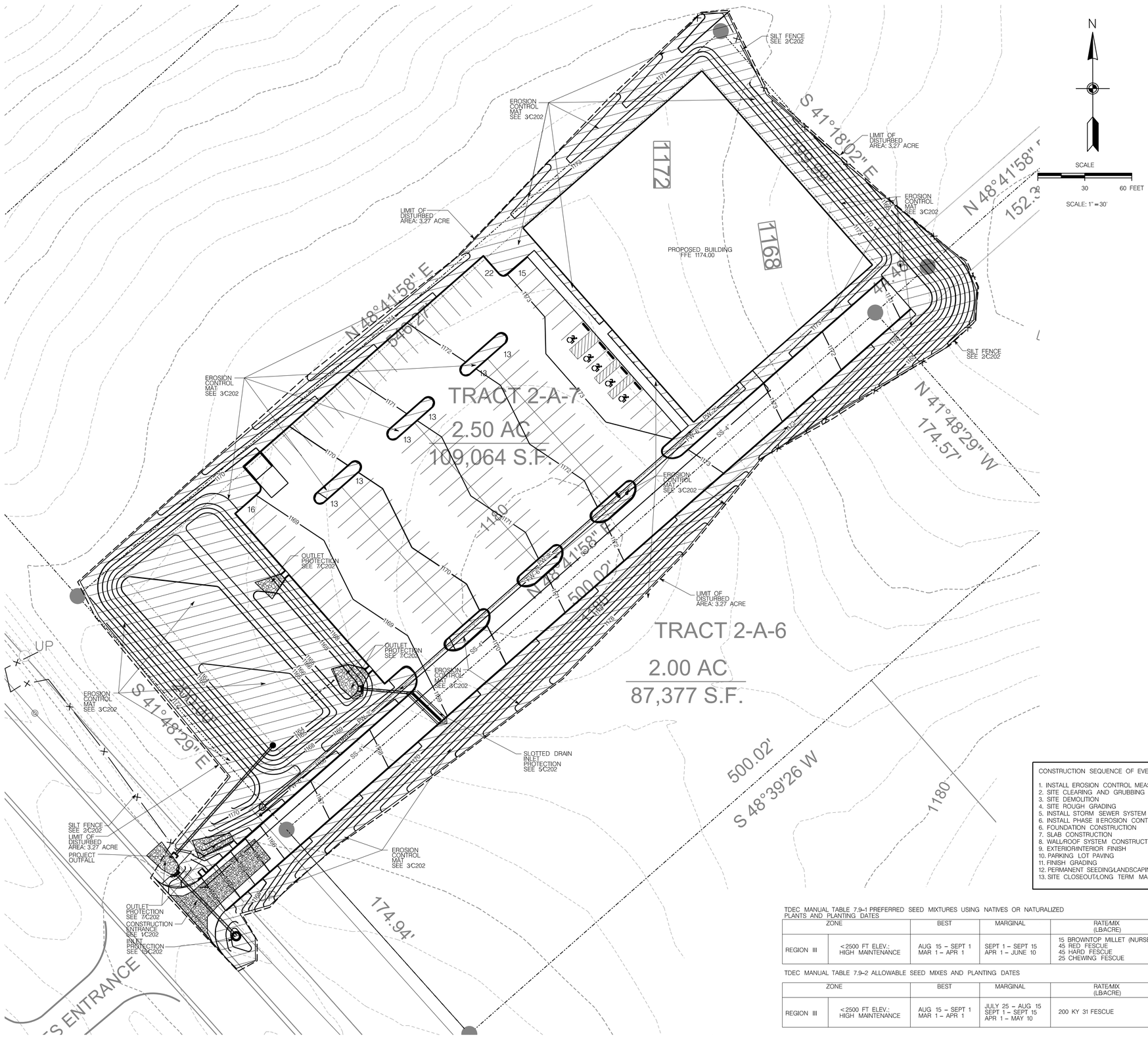
WILLIAM N. ROBINSON
REGISTERED ENGINEER
No. 120180
10-27-2026
STATE OF TENNESSEE

A Site Plan for:
Red Mountain
Odyssey Road
Jefferson City, TN

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10–27–2026
FILE NAME:	
PROJECT NO:	

C103
EROSION CONTROL – 1 DRAWING



LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	S X	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NGVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY ROBERT CAMPBELL AND ASSOCIATES DATED 08/19/2026. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
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CONSTRUCTION SEQUENCE OF EVENTS:

1. INSTALL EROSION CONTROL MEASURES
2. SITE CLEARING AND GRUBBING
3. SITE DEMOLITION
4. SITE ROUGH GRADING
5. INSTALL STORM SEWER SYSTEM
6. INSTALL PHASE II EROSION CONTROL
6. FOUNDATION CONSTRUCTION
7. SLAB CONSTRUCTION
8. WALL/ROOF SYSTEM CONSTRUCTION
9. EXTERIOR/INTERIOR FINISH
10. PARKING LOT PAVING
11. FINISH GRADING
12. PERMANENT SEEDING/LANDSCAPING
13. SITE CLOSEOUT/LONG TERM MAINTENANCE

TDEC MANUAL TABLE 7.9–1 PREFERRED SEED MIXTURES USING NATIVES OR NATURALIZED PLANTS AND PLANTING DATES

ZONE		BEST	MARGINAL	RATE/MIX (LB/ACRE)
REGION III	<2500 FT ELEV.: HIGH MAINTENANCE	AUG 15 – SEPT 1 MAR 1 – APR 1	SEPT 1 – SEPT 15 APR 1 – JUNE 10	15 BROWNTOP MILLET (NURSE CROP) 45 RED FESCUE 45 HARD FESCUE 25 CHEWING FESCUE

TDEC MANUAL TABLE 7.9–2 ALLOWABLE SEED MIXES AND PLANTING DATES

ZONE		BEST	MARGINAL	RATE/MIX (LB/ACRE)
REGION III	<2500 FT ELEV.: HIGH MAINTENANCE	AUG 15 – SEPT 1 MAR 1 – APR 1	JULY 25 – AUG 15 SEPT 1 – SEPT 15 APR 1 – MAY 10	200 KY 31 FESCUE

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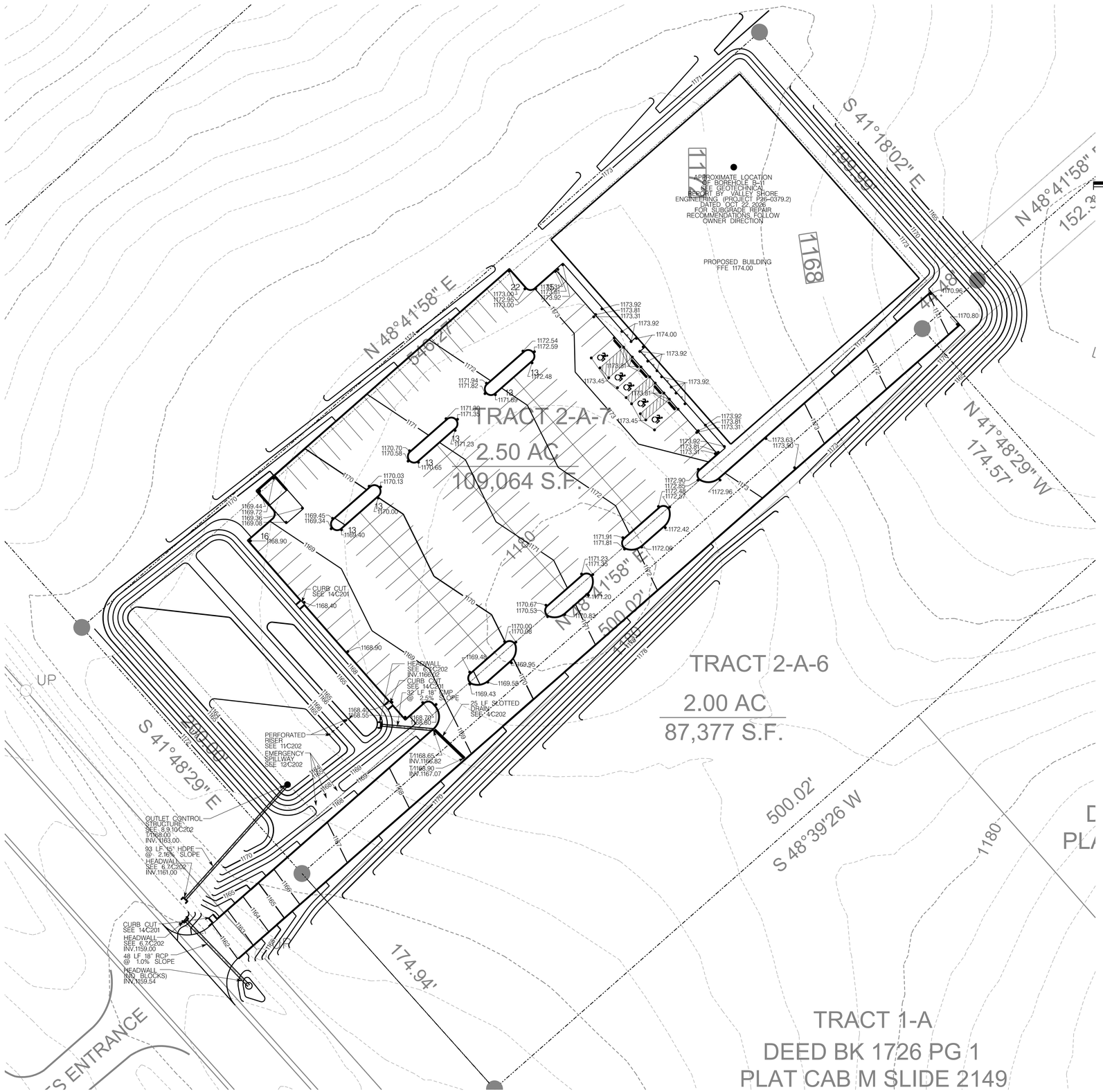
WILLIAM N. ROBINSON
REGISTERED ENGINEER
No. 120180
STATE OF TENNESSEE
10-27-2026

A Site Plan for:
Red Mountain
Odyssey Road
Jefferson City, TN

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10–27–2026
FILE NAME:	
PROJECT NO:	

C104
EROSION CONTROL – 2 DRAWING



LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA	S X	SILT FENCING
		CURB
		CATCH BASIN
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NA		ASPHALT PAVEMENT
NA		RIP RAP

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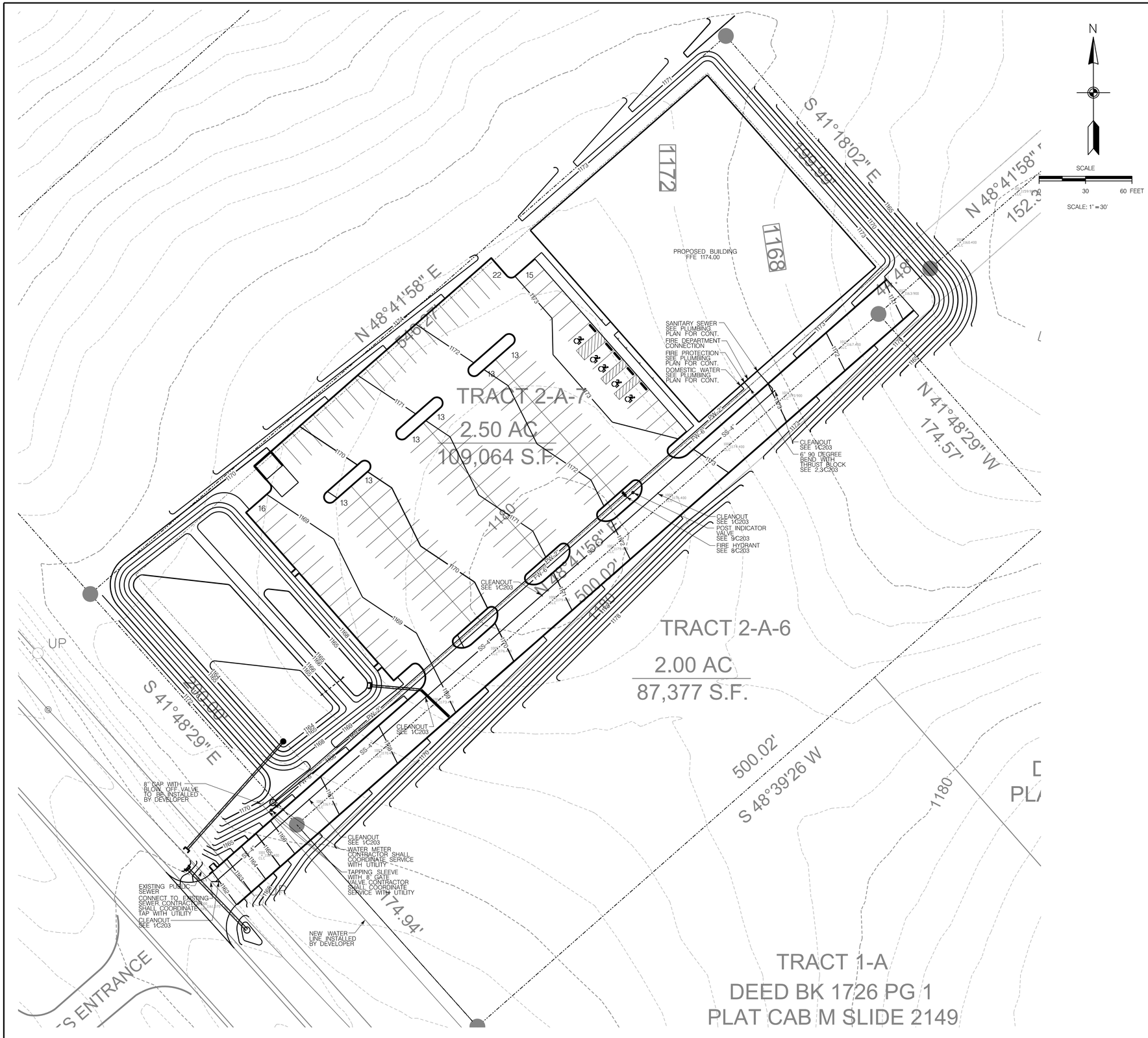
WILLIAM N. ROBINSON
REGISTERED ENGINEER
No. 120880
10-27-2026
STATE OF TENNESSEE

A Site Plan for:
Red Mountain
Odyssey Road
Jefferson City, TN

REVISIONS:

DRAWN:	WNR
CHECKED:	WNR
DATE:	10-27-2026
FILE NAME:	
PROJECT NO:	

C105
SITE GRADING PLAN DRAWING



LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA		SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

SITE UTILITY NOTES

1. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY ROBERT CAMPBELL AND ASSOCIATES DATED 04/04/2026. THE CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.

2. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. DESIGN PLANS FOR THE DEVELOPMENT AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL LOCAL UTILITY PROVIDERS AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING. CONTRACTOR SHALL PAY ALL FEES.

4. ALL NECESSARY INPSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR LOCAL UTILITY PROVIDERS SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE. AS BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO UTILITY PROVIDERS AS REQUIRED AFTER CONSTRUCTION AND COPIED TO ENGINEER OF RECORD.

5. CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 18" ON WATER LINES AND 4 FEET ON SEWER LINES.

6. WATER, SEWER, AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) UNLESS NOTED OTHERWISE.

7. WATER LINES SHALL BE AS FOLLOWS:
1–3" WATER LINE: PEX (ASTM F876 AND AWWA C904)
PIPE SIZES 4 INCHES AND LARGER: C900 PVC
(4 INCHES – 12 INCHES).

8. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
PVC (SCHEDULE 40 PVC, ASTM D–1785, CONTINUALLY MARKED AS REQUIRED), FOR PIPE LESS THAN 12 FEET DEEP
DUCTILE IRON PIPE (AWWA C151), FOR PIPES GREATER THAN 12 FEET DEEP.

9. TOPS OF EXISTING UTILITY STRUCTURES SHALL BE RAISED OR LOWERED AS NECESSARY TO BE FLUSH WITH THE PROPOSED PAVEMENT GRADE AND 6 INCHES ABOVE FINISHED GRADE IN UNPAVED AREAS.

10. GAS LINES SHALL BE SIZED, LOCATED, AND INSTALLED BY LOCAL UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE AND PAY ALL FEES.

11. REFER TO ARCHITECTURAL/MEP PLANS FOR TIE IN OF ALL UTILITIES.

12. REFER TO ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

13. FIRE PROTECTION SERVICE SHALL BE BY NEW FIRE HYDRANT AS DEPICTED ON THIS PLAN.

14. CONTRACTOR SHALL TAKE SPECIAL CARE TO BED, BACKFILL, AND COMPACT PIPE CROSSINGS WHERE A WATER OR SANITARY SEWER MAIN CROSSES WITH STORM SEWERS. CROSSINGS SHALL BE CONSTRUCTED WITH A WELL COMPACTED FULL STONE ENVELOPE SUCH THAT STORM SEWER DOES NOT BEAR DIRECTLY ON WATER OR SANITARY SEWER MAINS.

15. SEWER LINES SHALL HAVE A MINIMUM 6 INCHES OF STONE BEDDING AND BACKFILL AROUND THE CIRCUMFERENCE OF THE PIPE (TYPE 57 OR 67). UNDER ALL ROADS AND PAVED AREAS, WATER AND SEWER MAINS MUST BE STONE BACKFILLED FULL DEPTH TO PAVEMENT SUBGRADE.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY CONNECTION, TAP, USE, AND OTHER FEES REQUIRED TO CONNECT WATER, SEWER, AND GAS.

17. ANY EXISTING UTILITY STRUCTURES SHALL BE BROUGHT INTO CONFORMANCE WITH FINISH GRADE IN ACCORDANCE WITH THE RULES, RATES, AND POLICIES OF THE UTILITY OWNER.

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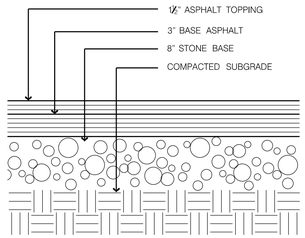
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A Site Plan for:
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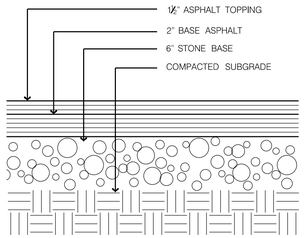
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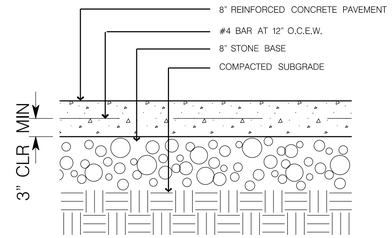
C106
SITE UTILITY PLAN
DRAWING



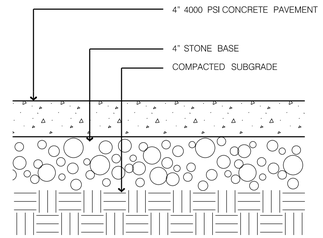
1 C201 HEAVY DUTY PAVING SECTION
NOT TO SCALE



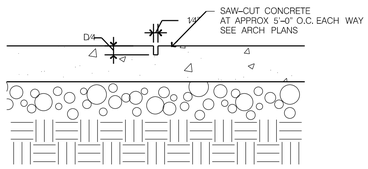
2 C201 LIGHT DUTY PAVING SECTION
NOT TO SCALE



3 C201 TYPICAL CONCRETE PAVING SECTION
NOT TO SCALE

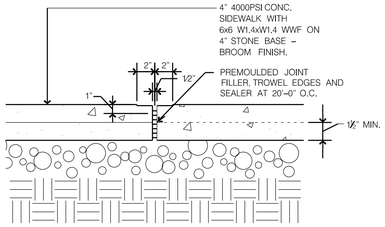


4 C201 TYPICAL SIDEWALK SECTION
NOT TO SCALE



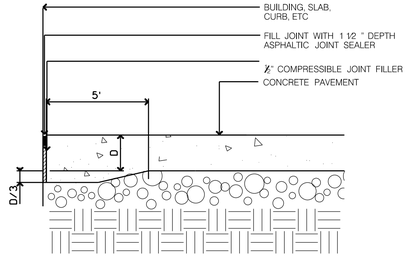
NOTE: PLACE CONTROL JOINTS AT 5' O.C.
APPROXIMATE CONTROL JOINT PATTERN IS
INDICATED ON SITE PLAN

5 C201 CONTROL JOINT DETAIL
NOT TO SCALE



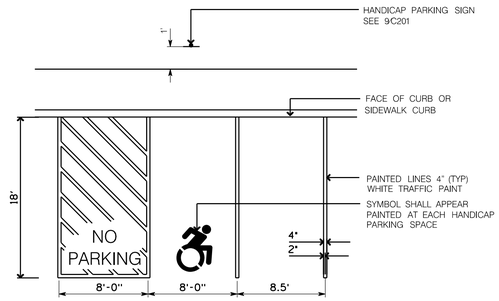
NOTE: PLACE EXPANSION JOINTS AT 25' O.C.
OR BETWEEN DAYS POURS

6 C201 EXPANSION JOINT DETAIL
NOT TO SCALE

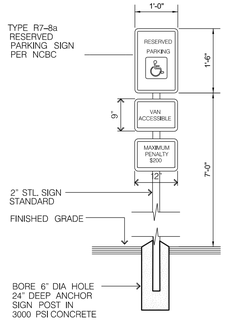


NOTE: PLACE THICKENED EDGE AT ALL EDGES
OF SIDEWALK, ADJACENT TO STRUCTURES, AND
ADJACENT TO OTHER EXISTING CONCRETE

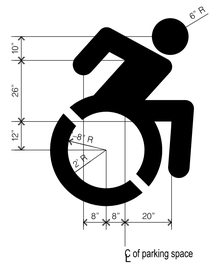
7 C201 THICKENED EDGE DETAIL
NOT TO SCALE



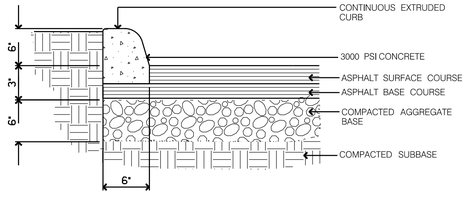
8 C201 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE



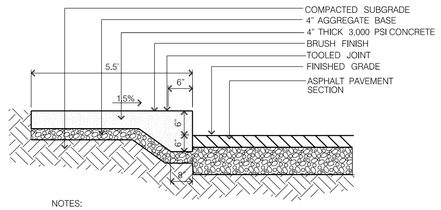
9 C201 HANDICAP SIGN
NOT TO SCALE



10 C201 ACCESSIBILITY SYMBOL
NOT TO SCALE



11 C201 TYPICAL CURB
NOT TO SCALE



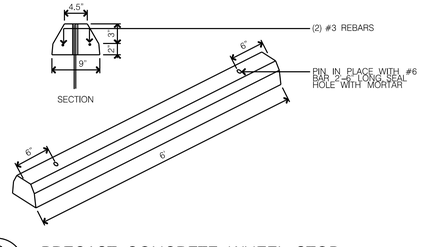
NOTES:

PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' MAX CENTERS. EQUALLY SPACE 1/4" CONTRACTION JOINTS AT 10' MAX CENTERS BETWEEN EXPANSION JOINTS.

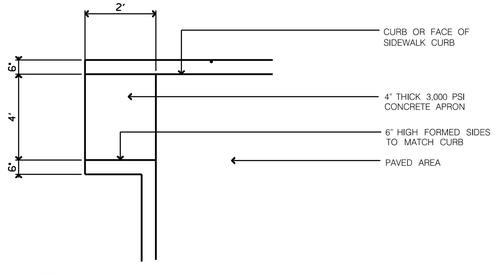
EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

MAX SLOPE FOR RAMPS SHALL BE 12:1 IN ACCORDANCE WITH ADA REQUIREMENTS.

12 C201 SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE



13 C201 PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



14 C201 CURB CUT DETAIL
NOT TO SCALE

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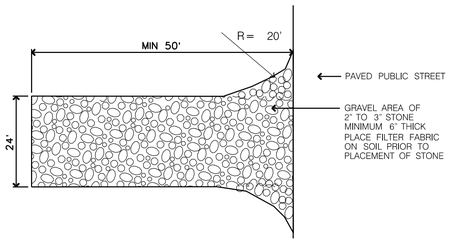
WILLIAM N. ROBINSON
REGISTERED ENGINEER
No. 120180
10-27-2026
STATE OF TENNESSEE

A Site Plan for:
Red Mountain
Odyssey Road
Jefferson City, TN

REVISIONS:

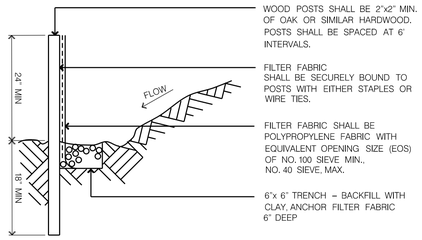
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FILE NAME:
PROJECT NO:

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SITE DETAILS – 1 DRAWING



1 C202 CONSTRUCTION ENTRANCE DETAIL

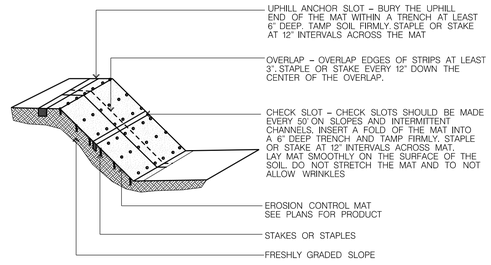
NOT TO SCALE



NOTE: FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING

2 C202 SILT FENCE DETAIL

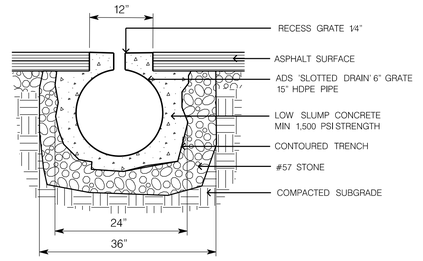
NOT TO SCALE



NOTES:
FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS. IN THE EVENT OF CONFLICT IN REQUIREMENTS, USE THE MORE RESTRICTIVE REQUIREMENT.

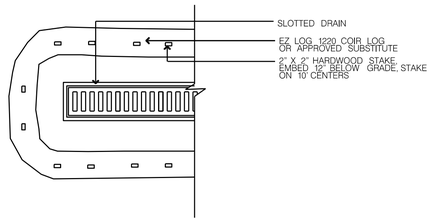
3 C202 EROSION MAT INSTALLATION

NOT TO SCALE



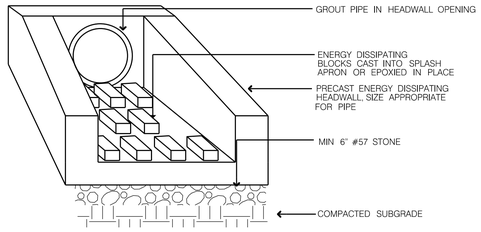
4 C202 SLOTTED DRAIN DETAIL

NOT TO SCALE



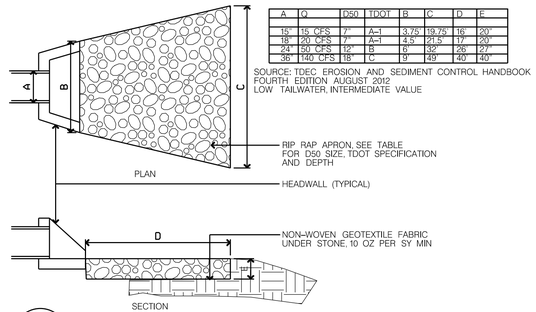
5 C202 SLOTTED DRAIN PROTECTION

NOT TO SCALE



6 C202 ENERGY DISSIPATING HEADWALL DETAIL

NOT TO SCALE

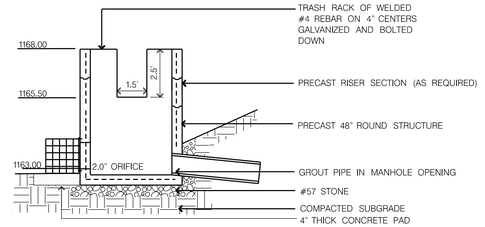


A	Q	D50	TDOT	B	C	D	E
15"	15 CFS	7"	A-1	3.75'	19.75'	16'	20'
18"	20 CFS	7"	A-1	4.5'	21.5'	17'	20'
24"	50 CFS	12"	B	6'	32'	26'	27'
36"	140 CFS	18"	C	9'	49'	40'	40'

SOURCE: TDEC EROSION AND SEDIMENT CONTROL HANDBOOK FOURTH EDITION AUGUST 2012
LOW TAILWATER, INTERMEDIATE VALUE

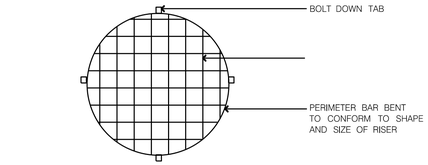
7 C202 LOW TAILWATER OUTLET PROTECTION DETAIL

NOT TO SCALE



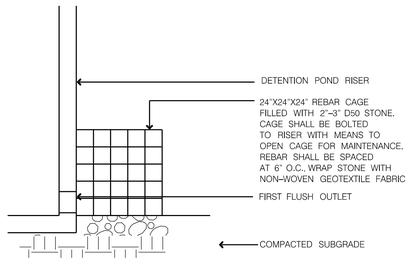
8 C202 POND RISER DETAIL

NOT TO SCALE



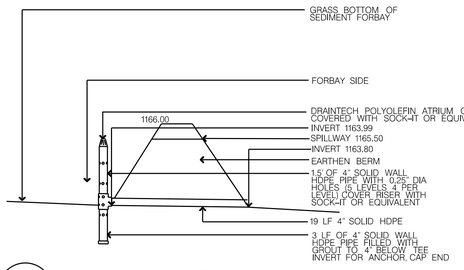
9 C202 TRASH RACK

NOT TO SCALE



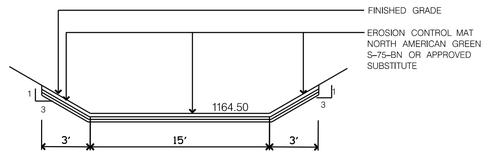
10 C202 WATER QUALITY FILTER

NOT TO SCALE



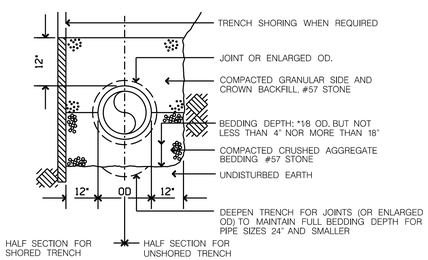
11 C202 PERFORATED STANDPIPE

NOT TO SCALE



12 C202 EMERGENCY SPILLWAY SECTION

NOT TO SCALE



13 C202 TYPICAL PIPE BEDDING

NOT TO SCALE

WILL ROBINSON & ASSOCIATES
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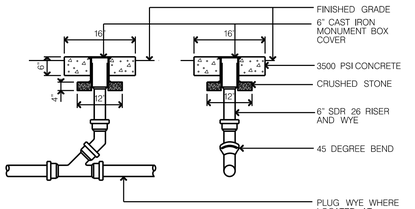
WILLIAM N. ROBINSON
REGISTERED ENGINEER
No. 130360
10-27-2026
STATE OF TENNESSEE

A Site Plan for:
Red Mountain
Odyssey Road
Jefferson City, TN

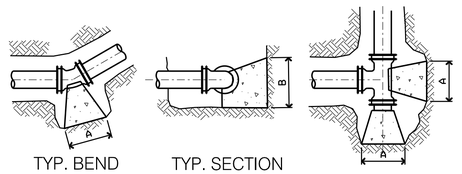
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FILE NAME:
PROJECT NO:

C202
SITE DETAILS – 2
DRAWING



1 C203 SEWER CLEANOUT
NOT TO SCALE



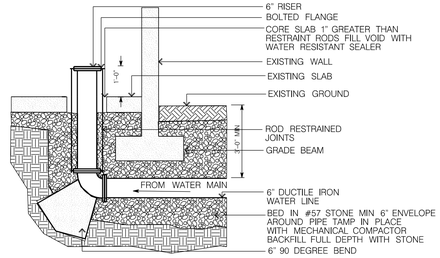
NOTES:

1. PROVIDE CLEARANCE FOR BOLT REMOVAL IF REQUIRED.
2. BEARING AREAS ARE BASED ON 200 PSI INTERNAL TEST PRESSURE. 110 LB/FT SOIL DENSITY AND A 2000 PSF SOIL BEARING PRESSURE. IF WEAK (LESS THAN 3000 PSF RESISTANCE) SOIL POCKETS ARE ENCOUNTERED, INCREASE THE BEARING AREAS SHOWN TO PREVENT MOVEMENT UNDER TEST OR OPERATING PRESSURES.
3. THRUST BLOCKS SHALL BE 3000 PSI CONCRETE (MIN.)

2 C203 THRUST BLOCK DETAIL
NOT TO SCALE

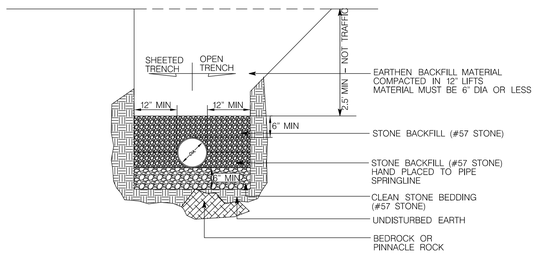
	90 BEND		45 BEND		22 1/2 BEND		11 1/4 BEND		TEES & CAPS	
	A	B	A	B	A	B	A	B	A	B
6"	2'-4"	2'-4"	1'-9"	1'-9"	1'-6"	1'-6"	1'-6"	1'-6"	2'-0"	2'-0"
8"	3'-0"	3'-0"	2'-3"	2'-3"	1'-9"	1'-9"	1'-9"	1'-9"	2'-9"	2'-9"
10"	3'-9"	3'-9"	2'-9"	2'-9"	2'-0"	2'-0"	2'-0"	2'-0"	3'-3"	3'-3"
12"	4'-6"	4'-6"	3'-3"	3'-3"	2'-6"	2'-6"	2'-6"	2'-6"	3'-9"	3'-9"

3 C203 THRUST BLOCK TABLE
NOT TO SCALE

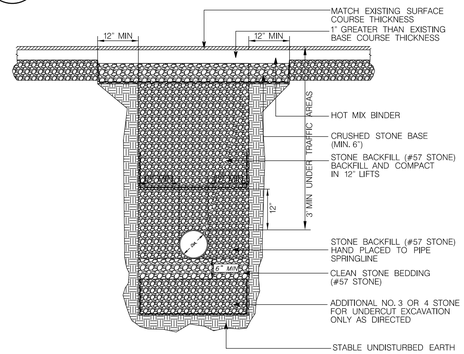


NOTE: INSTALLATION OF FIRE PROTECTION SYSTEM FROM POINT OF SERVICE MUST BE PERFORMED BY A TENNESSEE LICENSED SPRINKLER CONTRACTOR

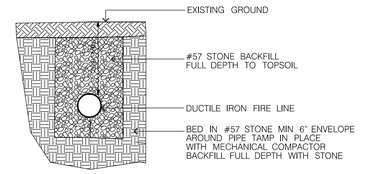
4 C203 FIRE LINE ENTRY DETAIL
NOT TO SCALE



5 C203 SEWER PIPE BEDDING
NOT TO SCALE

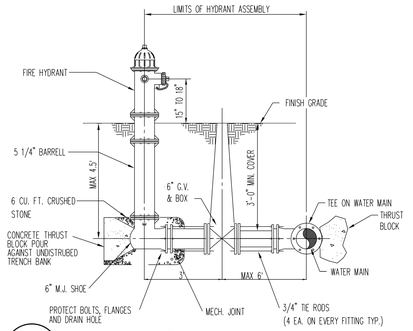


6 C203 SEWER PIPE BEDDING UNDER PAVEMENT
NOT TO SCALE

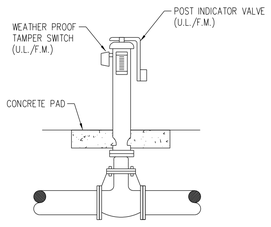


NOTE: INSTALLATION OF FIRE PROTECTION SYSTEM FROM POINT OF SERVICE MUST BE PERFORMED BY A TENNESSEE LICENSED SPRINKLER CONTRACTOR

7 C203 FIRE LINE TRENCH DETAIL
NOT TO SCALE



8 C203 TYPICAL HYDRANT DETAIL
NOT TO SCALE



9 C203 PIV DETAIL
NOT TO SCALE

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will@wracivil.com

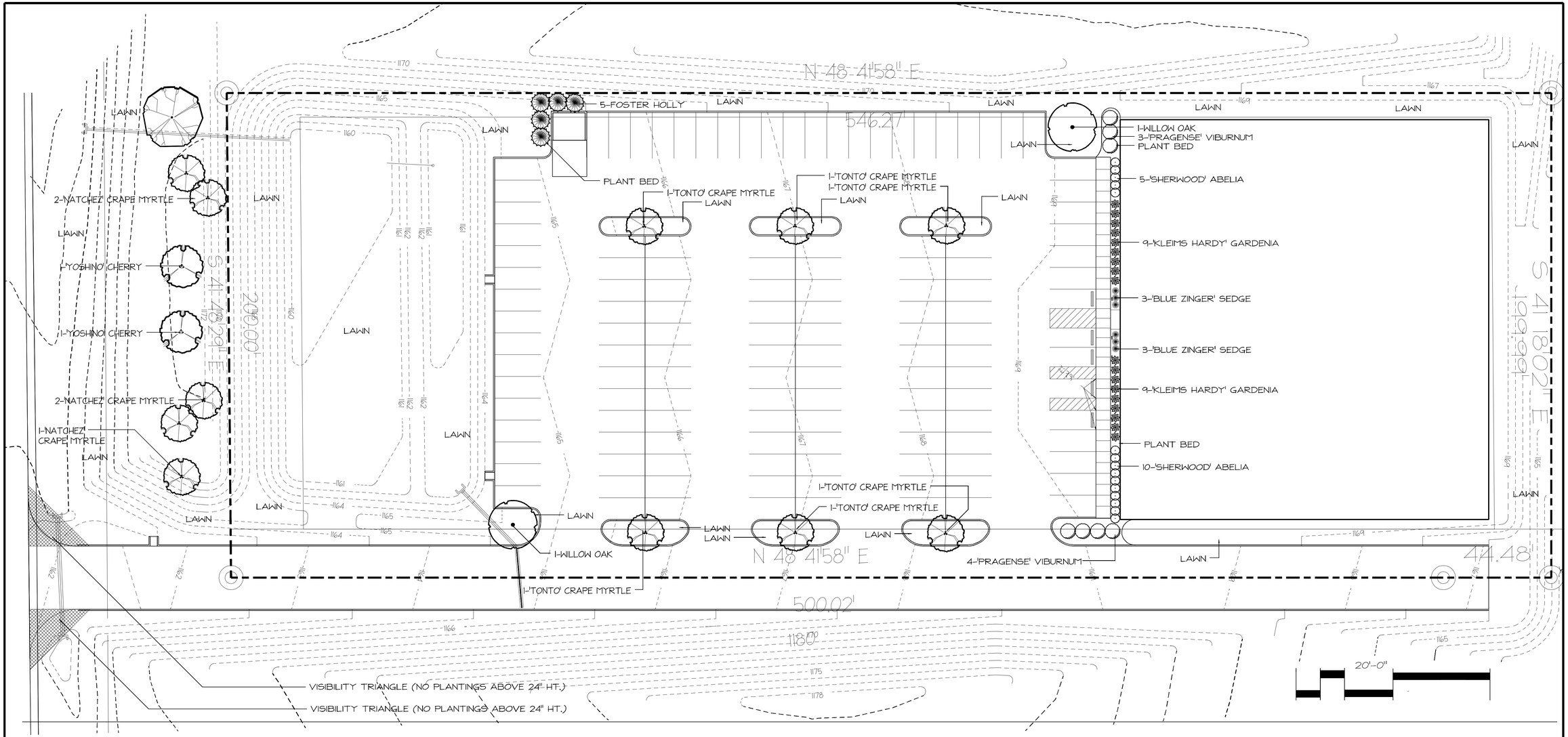
WILLIAM N. ROBINSON
REGISTERED ENGINEER
No. 120180
10-27-2026
STATE OF TENNESSEE

A Site Plan for:
Red Mountain
Odyssey Road
Jefferson City, TN

REVISIONS:

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CHECKED:	WNR
DATE:	10–27–2026
FILE NAME:	
PROJECT NO:	

C203
SITE DETAILS – 3 DRAWING



PLANT SCHEDULE

QNTY	BOTANICAL NAME	COMMON NAME	SIZE	AREA REQ.D	TYPE
	TREES				
2	QUERCUS PHELLOS	WILLOW OAK	2" CALIPER	4.5.1.1	CANOPY TREE
1	ACER RUBRUM	'OCTOBER GLORY' MAPLE	2" CALIPER	4.5.1.2	CANOPY TREE
6	LAGERSTROEMIA INDICA	'TONTO' CRAPE MYRTLE	2" CALIPER	4.5.1.2	FLOWERING ORN. TREE
5	LAGERSTROEMIA INDICA	'NATCHEZ' CRAPE MYRTLE	2" CALIPER	4.5.1.1	FLOWERING ORN. TREE
5	ILEX X ATTENUATA	FOSTER HOLLY	6' HEIGHT	450.4	EVERGREEN TREE
2	PRUNUS X YEODENSIS	'YOSHINO' CHERRY	2" CALIPER	4.5.1.1	FLOWERING ORN. TREE
	SHRUBS				
18	GARDENIA JASMINOIDES	'KLEIMS HARDY' GARDENIA	3 GALLON	GENERAL	EVERGREEN / FLOWER. SHRUB
15	ABELIA GRANDIFLORA	'SHERWOOD' ABELIA	3 GALLON	GENERAL	EVERGREEN / FLOWER. SHRUB
7	PRAGENSE VIBURNUM	VIBURNUM X 'PRAGENSE'	24" HEIGHT	GENERAL	EVERGREEN / FLOWER. SHRUB
6	BLUE ZINGER SEDGE	CAREX FLACCA 'BLUE ZINGER'	3 GALLON	GENERAL	ORNAMENTAL GRASS

REQUIREMENTS

450.1.1 STREET FRONTAGE

1 TREE/25 L.F. STREET FRONTAGE (2")

200 L.F. STREET FRONTAGE/25 = 8

8 TREES REQUIRED
8 TREES PROVIDED

450.1.2 INTERIOR LANDSCAPING

5 PERCENT OF INTERIOR PARKING AREA SHALL BE LANDCAPED, WITH 1 TREE/300 S.F. REQUIRED AREA (2" CAL. OR 5' HT.)

48,732 S.F. INTERIOR PARKING AREA

x 5 PERCENT = 2,437 S.F. LANDSCAPED AREA REQ'D. 2,437/300 = 8

8 TREES REQUIRED
8 TREES PROVIDED

LANDSCAPE NOTES

1) ALL AREAS SHOWN AS LAWN SHALL BE SODDED OR SEEDED WITH HYBRID FESCUE.
2) ANY LAWN SLOPE 3:1 OR STEEPER SHALL RECEIVE EROSION CONTROL BLANKET UNTIL GRASS HAS PROPOGATED AND COVERED 95 PERCENT OF ALL BARE AREAS.
3) ALL PLANT BEDS ARE TO RECEIVE A 3" LAYER OF HARDWOOD MULCH
4) ALL TREES THAT ARE NOT IN A PLANT BED SHALL HAVE A 3' RADIUS (6' WIDE) HARDWOOD MULCHED TREE RING.
5) ALL PLANTS SHALL BE FREE OF DISEASE, AND SHALL HAVE A HEALTHY APPEARANCE AT PLANTING.
6) ALL PLANTINGS SHALL BE FERTILIZED AT INTERVALS AS NECESSARY TO PROMOTE OPTIMUM GROWTH.
7) ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZZARD.
8) ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION AND CLEAR OF UNDERGROWTH.
9) ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY DUE TO ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES.

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RED MOUNTAIN
Jefferson City

PROJECT
E. HWY 411
JEFFERSON CITY,
TENNESSEE

REVISION DATE

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SCALE: 1"=20'-0"
DATE: SEPTEMBER 23, 2026
DRAWN BY: W. ALLEN DUKE

LANDSCAPE PLAN

LA-1