Regional Planning Commission Agenda

October 26, 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 September 28 2026 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
5. **New Business**
   a. Larry Pinkston - Plan Review/Approval for a 39 Lot Subdivision located in the Growth Boundary - Located Off Forgety Road
   b. 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.
   c. 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.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

September 28th, 2026

5:34 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

Mark Brown, Standard Banner

Shiela Purkey, Council Member

Ailene Combs, Council Member

David Hurst

Minutes

Acting chairman Cain called the meeting to order at 5:30 P.M. Motion by Mr. Cutshaw, second by Mrs. Nester to approve the August 31st, 2026, Special Called Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

David Hurst - Lot Line Shift - Located Off Broadway Blvd. and Odyssey Rd.

Mr. Hurst spoke on the eight-lot proposed subdivide and explained that due to TDOT permitting, the joint access easement was the most viable option to ensure all lots could be accessed off Broadway Blvd. The proposed subdivide was found to meet all the requirements of the Jefferson City Subdivision regulations and was approved unanimously on a motion by Mr. Bunch, and a second by Mr. Chitwood.

Jordan Rockwell - Proposed Zoning Ordinance Amendment to Establish Land Use Regulations for Advanced Compute and Data Facilities.

After a review and additional recommendations were provided by the Jefferson City I.T. manager. The item was recommended to be suspended to allow for additional time to review and possibly incorporate the recommendations. The item was suspended unanimously, on a motion by Mr. Chitwood and a second from Mr. Bunch.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 5:40 P.M.

PAID OCT 12 2026 Cash PAID

Jefferson City Tennessee

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

Application to Appear – Meeting Date 10-27-26

Date of Application 10-12-26

Name & Phone Number Larry Pinkston _____

☒ 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 :

S/D approval for 39 Lots
full development layout plan.

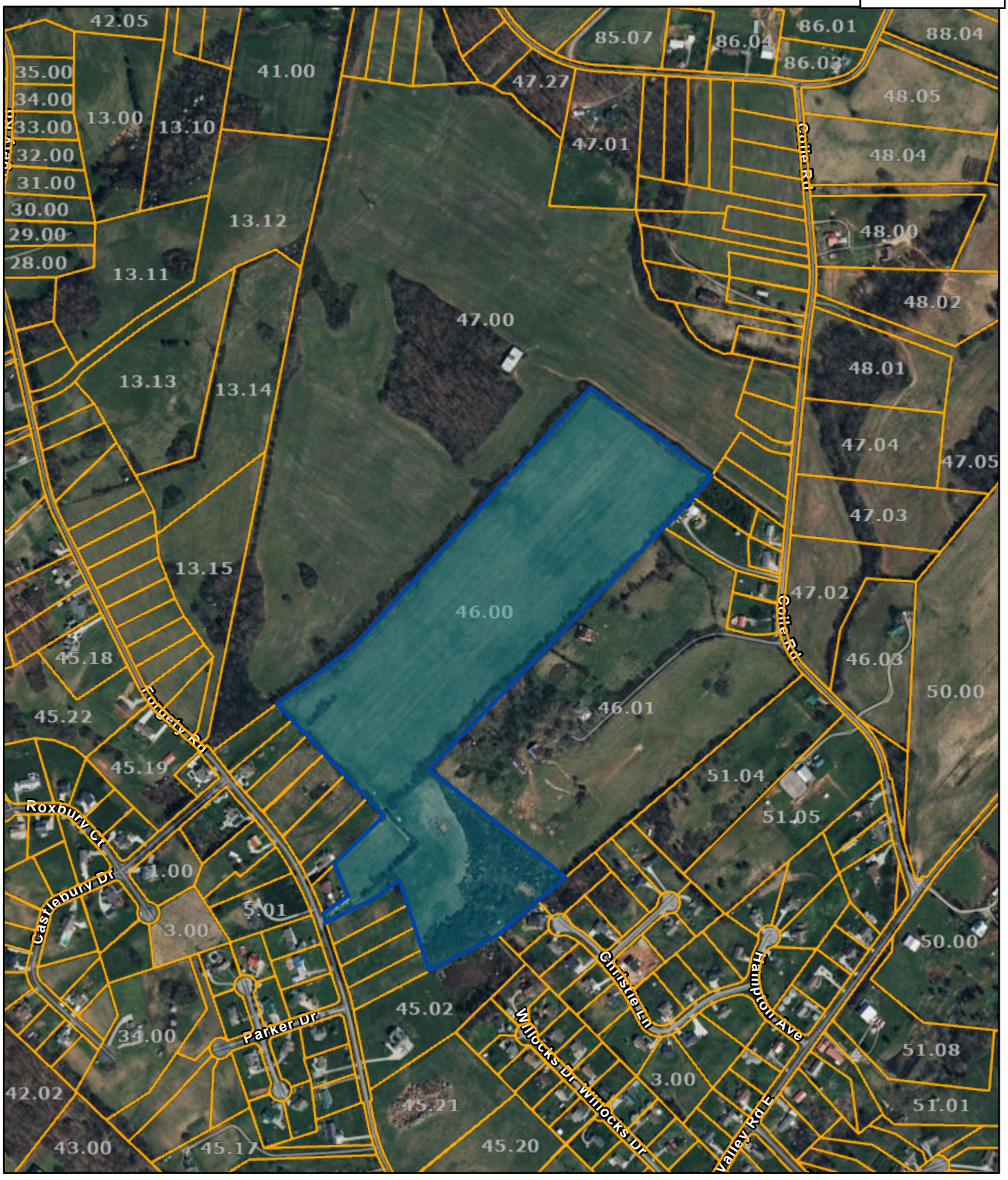
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

Larry Pinkston

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: 046 046.00



Date: October 15, 2026

County: JEFFERSON
Owner: PINKSTON LARRY & KEENE DARRELL ESTATE
Address: FORGETY RD
Parcel ID: 046 046.00
Deeded Acreage: 0
Calculated Acreage: 43
Vexcel Imagery Date: 2021

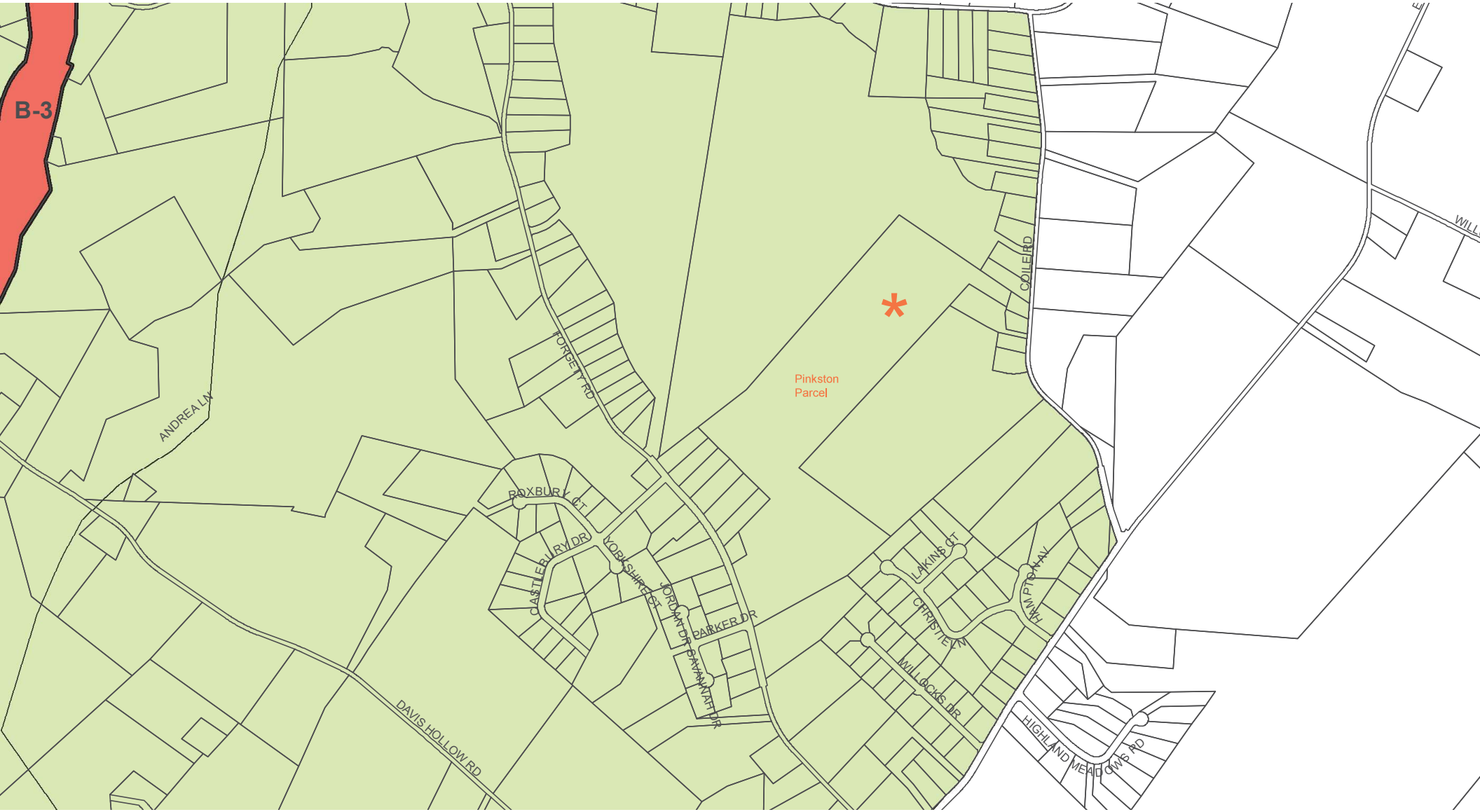
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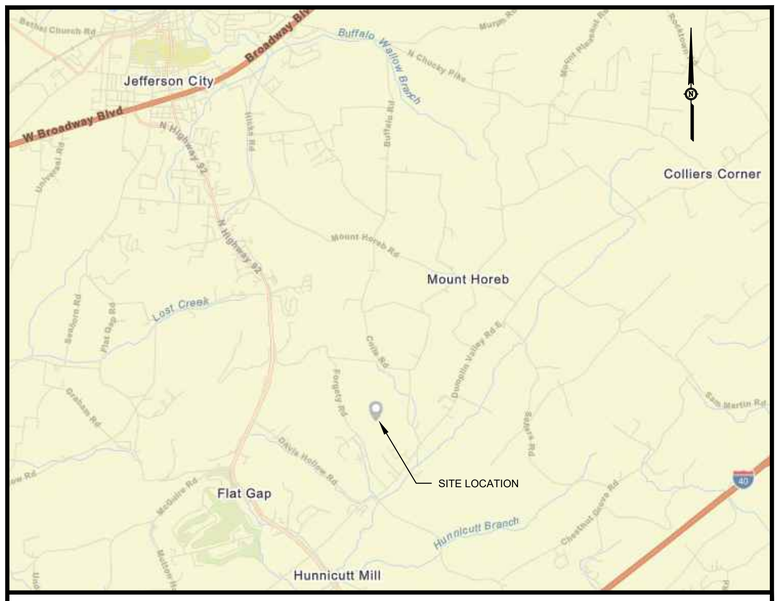
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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.


B-3
Pinkston Parcel
COILE RD
FORGETY RD
ANDREA LN
ROXBURY CT
CASTLEBURY DR
YORKSHIRE CT
JORDAN DR
PANANATH DR
PARKER DR
LAKINS CT
CHRISTIE LN
WILLOCKS DR
HIGHLAND MEADOWS RD
DAVIS HOLLOW RD

JODY ACRES SUBDIVISION
SECTION 2 - PHASE 1

JEFFERSON COUNTY, TENNESSEE



VICINITY MAP NOT TO SCALE

SCHEDULE OF DRAWINGS

G-001 . . . . . COVER SHEET

G-002 . . . . . GENERAL NOTES

C-100 . . . . . FULL DEVELOPMENT LAYOUT PLAN

C-101 . . . . . ELISE DRIVE PLAN & PROFILE (STA 0+00 - 13+00)

C-102 . . . . . DANIELS COURT PLAN & PROFILE

C-103 . . . . . UTILITY PLAN

C-200 . . . . . GRADING & DRAINAGE PLAN

C-201 . . . . . EROSION & SEDIMENT CONTROL PLAN - PHASE 1

C-202 . . . . . EROSION & SEDIMENT CONTROL PLAN - PHASE 2

C-301 . . . . . EROSION PREVENTION AND SEDIMENT CONTROL NOTES AND DETAILS

C-302 . . . . . SITE DETAILS

C-303 . . . . . SITE DETAILS

C-304 . . . . . SITE DETAILS

ProE Engineering Services, LLC
112 Newport Drive
Oak Ridge, TN 37830
(865) 603-2188

JOHN R. GREAR
REGISTERED ENGINEER
AGRICULTURE
NO. 101
STATE OF TENNESSEE
8/12/26

AUGUST 2026

C:\Users\Jake\Dropbox\Work Projects\25-11 Jody Acres Subdivision\Dwgs\Jody Acres.dwg 8/15/2026 9:11 AM JAKE

GENERAL NOTES

1. FIELD SURVEY WAS PERFORMED BY BILLY KNIGHT (TN PLS #1375) IN JUNE 2025.
2. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN THE PROJECT LIMITS SET FORTH BY THE CLIENT ARE SHOWN HEREON.
3. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
4. NOTIFY THE ENGINEER AFTER EXISTING BURIED UTILITIES HAVE BEEN LOCATED AND AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.
5. ALL WORK NEAR AND AROUND WATERWAYS MUST CONFORM TO THE RULES OF THE STATE OF TENNESSEE.
6. FIELD VERIFY ALL PROPOSED TOP ELEVATIONS AND EXISTING INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. REPAIR DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN THE ORIGINAL SITE, OR AS NOTED.
8. CONSTRUCTION ON THIS PROJECT MAY NOT COMMENCE UNTIL ALL PERMITS ASSOCIATED WITH THE WORK ARE ISSUED FOR THE PROJECT.
9. NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT A DISCREPANCY IS FOUND IN THE EXISTING CONDITIONS OF THE PROJECT SITE.
10. A CONCRETE WASHOUT AREA SHALL BE PROVIDED AT THE PROJECT'S "MATERIAL STORAGE AREA", OR AS DESIGNATED BY THE ENGINEER, AND SHALL MEET THE REQUIREMENTS OF THE CONSTRUCTION DRAWING DETAIL.
11. ALL CHEMICAL AND SOLUBLE MATERIALS STORED ONSITE MUST EITHER BE STORED IN AN ENCLOSED, WATERPROOF STORAGE FACILITY 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.
12. IT SHALL NOT BE STANDARD PRACTICE FOR VEHICLE MAINTENANCE TO BE PERFORMED ON THE PROJECT SITE. HOWEVER, WHEN IT IS NECESSARY, THE USE OF APPROPRIATE BEST MANAGEMENT PRACTICES SUCH AS DRIP PANS, OIL RECYCLING FACILITIES, SPILL CLEANUP MATERIALS, AND CONTAINERS FOR LUBRICANTS & CLEANERS IS REQUIRED.
13. THE PROJECT ENGINEER MUST APPROVE THE PLACEMENT OF PORT-A-POTTIES. IN NO INSTANCE SHALL THEY BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.

GENERAL GRADING AND DRAINAGE NOTES

1. FINISHED GRADE TOLERANCE SHALL BE ±0.1' IN LANDSCAPED AREAS AND ±0.05' IN CONCRETE OR ASPHALT PAVED AREA. THE ENGINEER MAY MAKE GRADE CHANGES AS REQUIRED IN THE FIELD WITHOUT AFFECTING THE UNIT BID PRICE FOR UNCLASSIFIED EXCAVATION.
2. UNLESS OTHERWISE STATED, ALL FILL AREAS DESIGNATED FOR FUTURE USE OF PARKING AND/OR BUILDINGS SHALL BE CONSTRUCTED IN LAYERS OF 8" MAXIMUM THICKNESS, WITH WATER ADDED OR SOIL CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ENGINEER AND COMPACTED WITH A SHEEP'S FOOT ROLLER TO A COMPACTION EQUAL TO OR GREATER THAN 98% (100% IN THE TOP 12" OF THE SUB GRADE BELOW ROADWAYS AND PARKING LOTS) OF THE DENSITY OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH THE STANDARD PROCTOR METHOD OF MOISTURE-DENSITY RELATIONSHIP TEST, ASTM D698 OR AASHTO-99 UNLESS SPECIFIED IN OTHER SPECIFICATIONS. COMPACTION OF SOILS SHALL BE LIMITED TO THE MAXIMUM EXTENT PRACTICABLE ON ALL LANDSCAPING AND OPEN AREAS TO PROMOTE GROUND INFILTRATION.
3. UPON COMPLETION OF SITE CONSTRUCTION, BUT PRIOR TO THE INSTALLATION OF LANDSCAPING AND APPLICATION OF TOPSOIL, SEEDING, AND MULCH, ALL LANDSCAPING AND OPEN AREAS SHALL BE DISKED TO A MINIMUM DEPTH OF 18".
4. ENTIRE AREA TO BE GRADED SHALL BE CLEARED AND GRUBBED. NO FILL SHALL BE PLACED ON ANY AREA NOT CLEARED AND GRUBBED.
5. DISPOSABLE MATERIAL:
   A. CLEARING AND GRUBBING WASTES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE, UNLESS SPECIFIED OTHERWISE.
   B. SOLID WASTES TO BE REMOVED, SUCH AS SIDEWALKS, CURBS, PAVEMENT, ETC., SHALL EITHER BE REMOVED FROM THE SITE OR PLACED IN SPECIFIC DISPOSAL AREAS APPROVED BY THE ENGINEER. IF PLACED ON-SITE, THIS MATERIAL SHALL HAVE A MINIMUM COVER OF 2'. THE CONTRACTOR SHALL MAINTAIN SPECIFIED COMPACTION REQUIREMENTS IN THESE AREAS. WHEN DISPOSAL SITES ARE NOT PROVIDED, THE CONTRACTOR SHALL REMOVE THIS WASTE FROM THE SITE AND PROPERLY DISPOSE OF IT AT HIS EXPENSE.
   C. ABANDONED UTILITIES SUCH AS CULVERTS, WATER PIPE, HYDRANTS, CASTINGS, PIPE APPURTENANCES, UTILITY POLES, ETC., SHALL BE THE PROPERTY OF THE SPECIFIC UTILITY AGENCY, OR COMPANY HAVING JURISDICTION. BEFORE THE CONTRACTOR CAN REMOVE, DESTROY, SALVAGE, REUSE, SELL OR STORE FOR PERSONAL USE ANY ABANDONED UTILITY, CONTRACTOR MUST PRESENT TO THE OWNER WRITTEN PERMISSION FROM THE UTILITY INVOLVED.
5. IN THE EVENT EXCESSIVE GROUNDWATER OR SPRINGS ARE ENCOUNTERED WITHIN THE LIMITS OF CONSTRUCTION, THE CONTRACTOR SHALL FIRST NOTIFY THE ENGINEER OR HIS REPRESENTATIVE IN ORDER TO DEVELOP A REMEDIATION PLAN. CONTRACTOR SHALL THEN INSTALL NECESSARY UNDER DRAINS AND STONE AS DIRECTED BY THE ENGINEER. ALL WORK SHALL BE PAID AS AGREED UPON IN WRITING BY THE OWNER, UNLESS SPECIFIED OTHERWISE.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ADJUSTMENT OF ALL UTILITY SURFACE ACCESSES REGARDLESS OF WHO PERFORMS THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ACCESS WITHIN THE PROJECT AREA TO PROPERTY OWNERS AND/OR EMERGENCY VEHICLES AT ALL TIMES. ALL OPEN DITCHES AND HAZARDOUS AREAS SHALL BE CLEARLY MARKED IN ACCORDANCE WITH THE SPECIFICATIONS.
8. ALL AREAS OF EXPOSED DIRT SHALL BE SEEDED, FERTILIZED AND MULCHED ACCORDING TO THE SPECIFICATIONS. THE FINISHED SURFACE SHALL BE TO GRADE, SMOOTH, FREE OF ALL ROCKS LARGER THAN 0.5", EQUIPMENT TRACKS, DIRT CLODS, BUMPS, RIDGES AND GOUGES PRIOR TO SEEDING; THE SURFACE SHALL BE LOOSENED TO A DEPTH OF ±4"-6" TO ACCEPT SEED. THE CONTRACTOR SHALL NOT PROCEED WITH SEEDING OPERATIONS WITHOUT FIRST OBTAINING THE ENGINEER'S APPROVAL OF THE GRADED SURFACE.
9. STORM DRAINAGE:
   A. UNLESS OTHERWISE SPECIFIED, ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III TYPE AND CONFORM TO ASTM C-76. ALL GASKET JOINTS SHALL MEET THE REQUIREMENTS OF AASHTO M-170.
   B. WHEN SPECIFIED, HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN PIPE SHALL BE SMOOTH WALL INTERIOR, MEETING THE REQUIREMENTS OF AASHTO M294, TYPE S, HAVE WATER TIGHT JOINTS, AND BE BACKFILLED WITH # 57 WASHED STONE UP TO MINIMUM OF 6" OVER THE CROWN OF THE PIPE.
   C. ALL CORRUGATED METAL STORM DRAIN PIPE (CMP) SHALL BE ALUMINIZED TYPE 2 CORRUGATED STEEL MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M-36. THE PIPE SHALL BE MANUFACTURED FROM ALUMINIZED STEEL TYPE 2 MATERIAL CONFORMING TO THE REQUIREMENTS OF AASHTO M-274. ALL PIPE SHALL BE FURNISHED WITH RE-ROLLED ENDS AND SHALL BE JOINED WITH HUGGER BANDS. THE USE OF DIMPLE BANDS WILL NOT BE ALLOWED. PIPE THROUGH 24" DIAMETER SHALL BE 16 GAUGE, PIPE THROUGH 42" DIAMETER SHALL BE 14 GAUGE, PIPE THROUGH 54" DIAMETER SHALL BE 12 GAUGE.
   D. WHEN SPECIFIED, PVC PIPING FOR STORMWATER CONVEYANCE SHALL BE CONTECH A-2000 TYPE OR APPROVED EQUAL.
   E. MANHOLES AND CATCH BASIN SHALL BE REINFORCED PRECAST CONCRETE TYPE, CONFORM TO ASTM C-478, AND HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI.
11. CONTRACTOR SHALL VERIFY ALL ELEVATIONS BEFORE INSTALLATION OF FACILITIES.
12. TOPS OF PROPOSED FRAMES AND GRATES SHALL BE FLUSH WITH FINISHED GRADE.
13. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PROPERTY PINS THAT ARE DISTURBED DURING CONSTRUCTION.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
2. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
3. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL PERFORMING SITE ASSESSMENT AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES, OR FIVE OR MORE ACRES IF DRAINING TO IMPAIRED OR EXCEPTIONAL WATERS. THIS ASSESSMENT WILL BE CONDUCTED AT EACH QUALIFYING OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCEMENT. (SEE CGP SEC 3.1.2 FOR ASSESSMENT LANGUAGE)
4. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND/OR STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE PERMITTEE WITH THE ADJOINING LAND OWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTION SOURCE FOR STORMWATER DISCHARGES.
6. THE CONTRACTOR SHALL CONTROL ALL "DUST" BY PERIODIC WATERING.
7. THE CONTRACTOR IS TO DESIGNATE A SPECIFIC INDIVIDUAL TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON PROJECT SITE DURING CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR'S FOREMAN IS RESPONSIBLE FOR KEEPING A CURRENT COPY OF THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE AT ALL TIMES THAT WORK IS TAKING PLACE.
8. ALL SOIL EROSION CONTROL MEASURES REQUIRED BY THE GRADING PLAN SHALL BE PERFORMED PRIOR TO GRADING, CLEARING OR GRUBBING. ALL EROSION CONTROL DEVICES SUCH AS SILT FENCES, ETC., SHALL BE MAINTAINED IN WORKABLE CONDITION FOR THE LIFE OF THE PROJECT AND SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT ONLY ON THE ENGINEER'S APPROVAL. PAYMENT SHALL BE CONSIDERED INCIDENTAL TO CLEARING AND GRUBBING. IF DURING THE LIFE OF THE PROJECT, A STORM CAUSES SOIL EROSION WHICH CHANGES FINISH GRADES OR CREATES "GULLIES" AND "WASHED AREAS", THESE SHALL BE REPAIRED AT NO EXTRA COST, AND ALL SILT WASHED OFF OF THE PROJECT SITE ONTO ADJACENT PROPERTY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AT NO EXTRA COST. THE CONTRACTOR SHALL ADHERE TO ANY APPROVED EROSION CONTROL PLANS WHETHER INDICATED IN THE CONSTRUCTION PLANS OR UNDER SEPARATE COVER.
9. WITHIN A MONTH OF THE COMMENCEMENT OF CONSTRUCTION, A SITE ASSESSMENT INSPECTION SHALL BE PERFORMED BY THE A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), OR A PERSON WHO HAS SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE. THE SITE ASSESSMENT SHALL BE PERFORMED WITH THE SITE INSPECTOR AND IS TO INCLUDE INSPECTION OF EACH OUTFALL AND ALL PERIMETER E&SC MEASURES, AT A MINIMUM, TO VERIFY THEIR PROPER INSTALLATION, FUNCTIONALITY, AND PERFORMANCE. ALL FINDINGS FROM THE ASSESSMENT SHALL BE DOCUMENTED, KEPT WITH THE SITE'S SWPPP, AND INCLUDE THE INFORMATION INCLUDED IN THE TNCGP "APPENDIX C" INSPECTION FORM AT A MINIMUM.
10. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE EMPLOYED BY THE CONTRACTOR WHERE DETERMINED NECESSARY BY LOCAL AUTHORITIES OR THE ENGINEER BASED ON ACTUAL SITE CONDITIONS AT NO COST TO THE OWNER.
11. EROSION CONTROL MEASURES MAY HAVE TO BE ALTERED FROM THOSE SHOWN ON THE DRAWINGS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE DRAINAGE PATTERNS SHOWN ON THE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION.
12. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE, AT A MINIMUM, IN CONFORMANCE WITH THE LATEST REVISION OF THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK", PUBLISHED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.
13. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION ACTIVITY BEING STOPPED UNTIL SUCH MEASURES ARE CORRECTED.
14. IF FINES OR PENALTIES ARE LEVIED AGAINST THE OWNER OF THIS PROJECT BECAUSE OF A LACK OF EROSION OR SEDIMENTATION CONTROL, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES, OR THE COST OF SUCH FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
15. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED BY THE END OF EACH DAY.
16. CONSTRUCTION OF THE SITE WILL BEGIN WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL EROSION AND SEDIMENT DEPOSIT. ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL UPSTREAM DISTURBED GROUND HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION. NO DISTURBANCE ACTIVITY SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE DRAWINGS.
17. SITE EROSION CONTROL SHALL BE CHECKED TWICE A WEEK, AT LEAST 72 HOURS APART, AND WITHIN 24-HOURS AFTER EACH RAINFALL GREATER OR EQUAL TO 1/2". IN THE EVENT OF CONTINUOUS RAINFALL, EROSION CONTROL MEASURES SHALL BE CHECKED DAILY. IF REPAIRS ARE FOUND TO BE NECESSARY, THEY SHALL BE PERFORMED IMMEDIATELY.
18. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT FROM SEDIMENT BARRIERS AND OTHER CONTROLS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
19. TEMPORARY OR PERMANENT SOIL STABILIZATION MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY OR TEMPORARILY CEASED. STEEP SLOPES (>35%) MUST BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS.
20. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE WAY, THE CONTRACTOR SHALL NOT DEPOSIT ANY MATERIAL, DIRT OR OTHERWISE, IN THE DRAINAGE COURSE OR THE FLOODPLAIN.
21. DURING SEDIMENT REMOVAL, TAKE CARE TO ENSURE THAT STRUCTURAL COMPONENTS OF EROSION CONTROL STRUCTURES ARE NOT DAMAGED AND THUS MADE INEFFECTIVE. IF DAMAGE DOES OCCUR, REPAIR STRUCTURES AT CONTRACTORS OWN EXPENSE.
22. TREAT STOCKPILED TOPSOIL OR FILL MATERIAL SO SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
23. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE. HOLD CLEARING AND GRUBBING TO MINIMUM WIDTH NECESSARY TO ACCOMMODATE SLOPES. UNNECESSARY CANOPY REMOVAL (TREES, SHRUBS, ETC.) IS PROHIBITED.
24. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
25. TOP SOIL, SEED AND MULCH ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT PAVED OR CONCRETED. PLACE MINIMUM 6" OF TOPSOIL TO ESTABLISH FINISH GRADE ON AREAS TO BE GRASSED. SEE SEEDING SCHEDULE FOR SEED TYPES AND APPLICATION RATES.
26. A MINIMUM OF 100 SEEDLINGS IS REQUIRED PER SQUARE FOOT OF GRASS SPECIES LISTED. REWORK, REFERTILIZE AND/OR RESEED AS NECESSARY TO ESTABLISH ACCEPTABLE GRASS GROWTH.
27. EROSION CONTROL MEASURES OTHER THAN THOSE SPECIFIED ON THIS SHEET MAY BE USED PENDING ENGINEERS APPROVAL.

Know what's **below.**
Call before you dig.

REVISIONS		
NO.	DATE	DESC.

JOHN R. GREER — REGISTERED ENGINEER — AGRICULTURAL — No. 120776 — STATE OF TENNESSEE — 8/12/26

PDE Engineering Services

JODY ACRES SUBDIVISION
SECTION 2 - PHASE 1
JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: JodyAcres.dwg

GENERAL NOTES

SHEET
G-002

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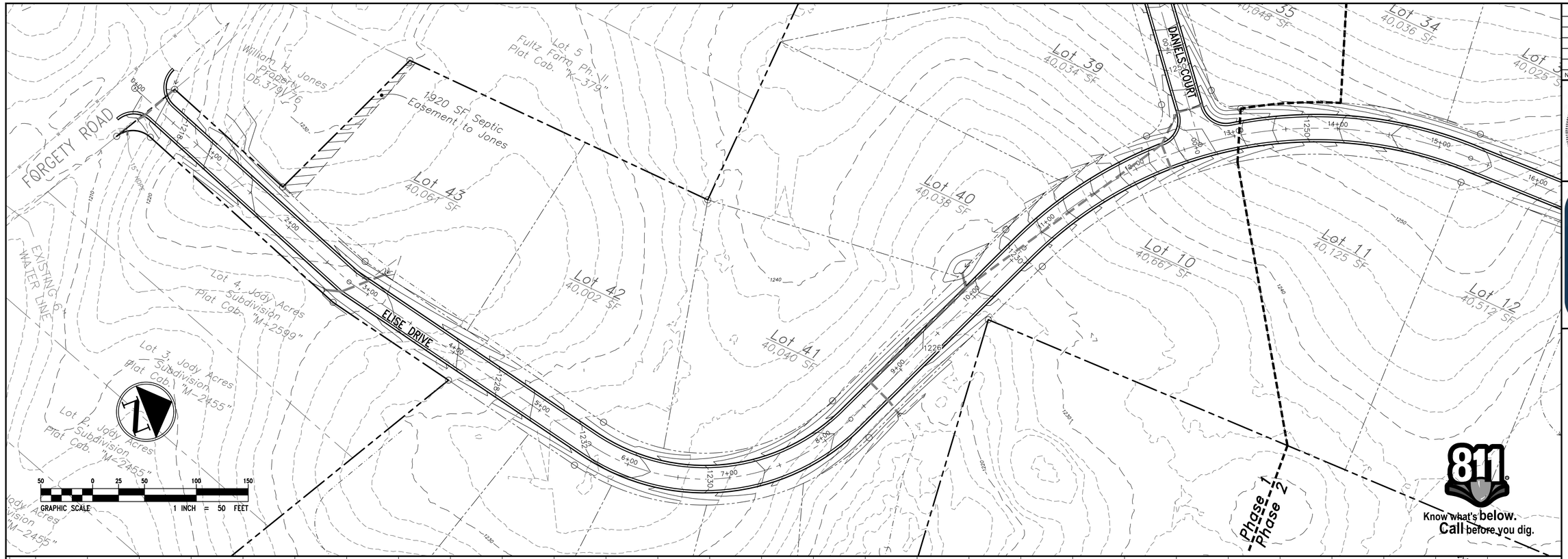
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.00'	40.85'	40.79'	N 68°47'58" E
C2	225.00'	94.36'	93.67'	N 51°16'37" E
C3	225.00'	177.41'	172.87'	N 14°49'02" W
C4	175.00'	138.06'	134.51'	N 14°49'02" W
C5	175.00'	79.75'	79.07'	N 42°11'49" E
C6	425.00'	92.19'	92.01'	N 47°11'49" E
C7	425.00'	71.82'	71.74'	N 19°43'05" W
C8	425.00'	177.41'	176.13'	N 14°49'02" W
C9	275.00'	48.28'	48.22'	S 77°22'55" W
C10	275.00'	177.44'	174.41'	S 39°23'33" W
C11	275.00'	79.67'	79.40'	N 77°57'05" W
C12	275.00'	97.77'	97.24'	N 57°11'34" W
C13	275.00'	79.67'	79.40'	S 77°57'05" W
C14	325.00'	55.97'	55.90'	S 61°12'34" E
C15	25.00'	39.27'	35.36'	S 82°21'35" E
C16	25.00'	14.56'	14.35'	N 64°47'13" E
C17	425.00'	96.79'	96.58'	N 64°47'13" E
C18	425.00'	104.16'	103.90'	N 50°10'57" E
C19	425.00'	216.47'	214.14'	N 35°08'39" E
C20	375.00'	219.48'	216.36'	N 35°10'08" E
C21	375.00'	219.48'	216.36'	N 35°10'08" E
C22	25.00'	39.27'	35.36'	N 27°38'25" E
C23	25.00'	14.56'	14.35'	N 61°47'13" E
C24	50.00'	58.31'	55.17'	N 64°47'13" E
C25	50.00'	44.69'	43.20'	S 74°37'13" E
C26	50.00'	58.28'	55.14'	S 41°52'34" E
C27	75.00'	48.28'	47.43'	S 49°23'17" W
C28	25.00'	35.36'	32.50'	S 21°34'11" W
C29	400.00'	42.10'	42.08'	N 68°47'34" E
C30	400.00'	192.33'	190.48'	N 56°01'54" E

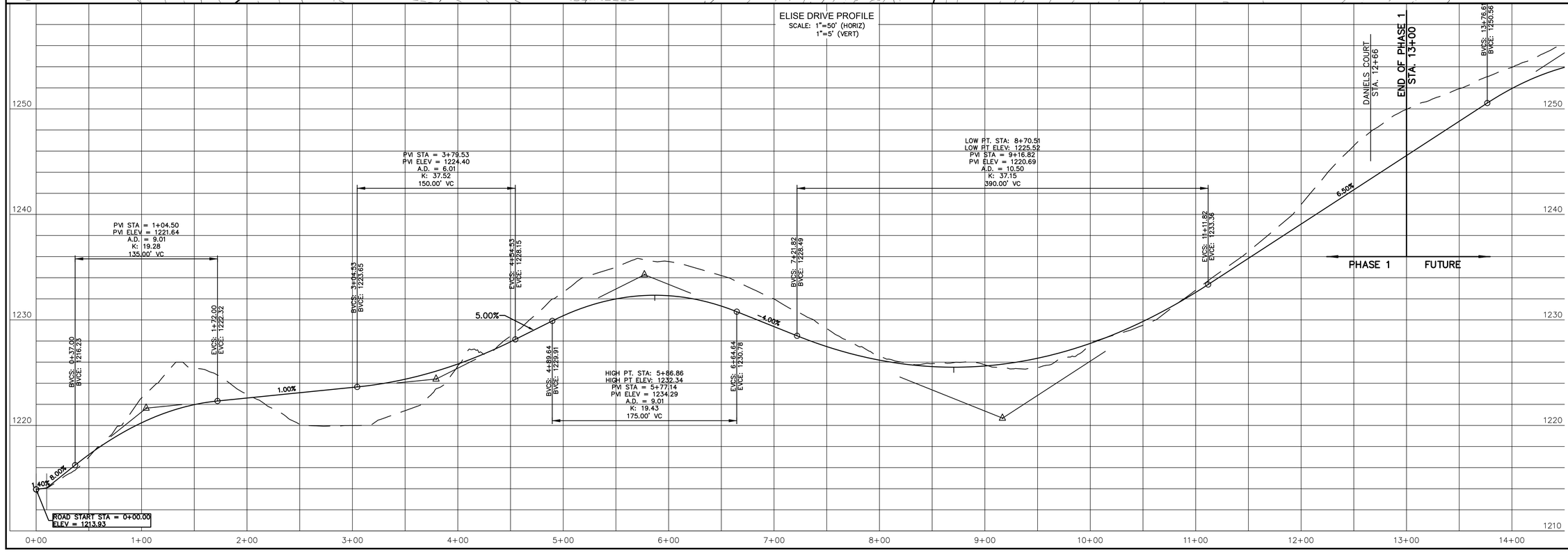
NOTES:
1. PROPERTY ID: MAP 46 PARCEL 46.00 (~46 ACRES)
2. PROPERTY ADDRESS: ~880 FORGETY ROAD
3. PROPERTY ZONING: A1 (AGRICULTURE: JEFFERSON COUNTY)
4. PROPERTY SETBACKS:
A FRONT - 30'
B REAR & SIDE - 10'

Know what's below. Call before you dig. 811

SHEET	FULL DEVELOPMENT LAYOUT PLAN	JOB NO.: 25-11 DATE: AUGUST 2026 DESIGNED BY: JG CADD BY: JG DESIGN REVIEW: _____ CONST. REVIEW: _____ FILE NAME: JodyAcres.dwg	JODY ACRES SUBDIVISION SECTION 2 - PHASE 1 JEFFERSON COUNTY, TENNESSEE	Engineering Services	JOHN R. GREENE REGISTERED ENGINEER STATE OF TENNESSEE No. 120236 8/15/2026	NO. DATE DESC. REVISIONS
C-100						

Section 5, Item a.





NO.	DATE	DESC.

JOHN R. GREEAR
REGISTERED ENGINEER
NO. 120161
STATE OF TENNESSEE
8/12/26

PDE Engineering Services

JODY ACRES SUBDIVISION
SECTION 2 - PHASE 1

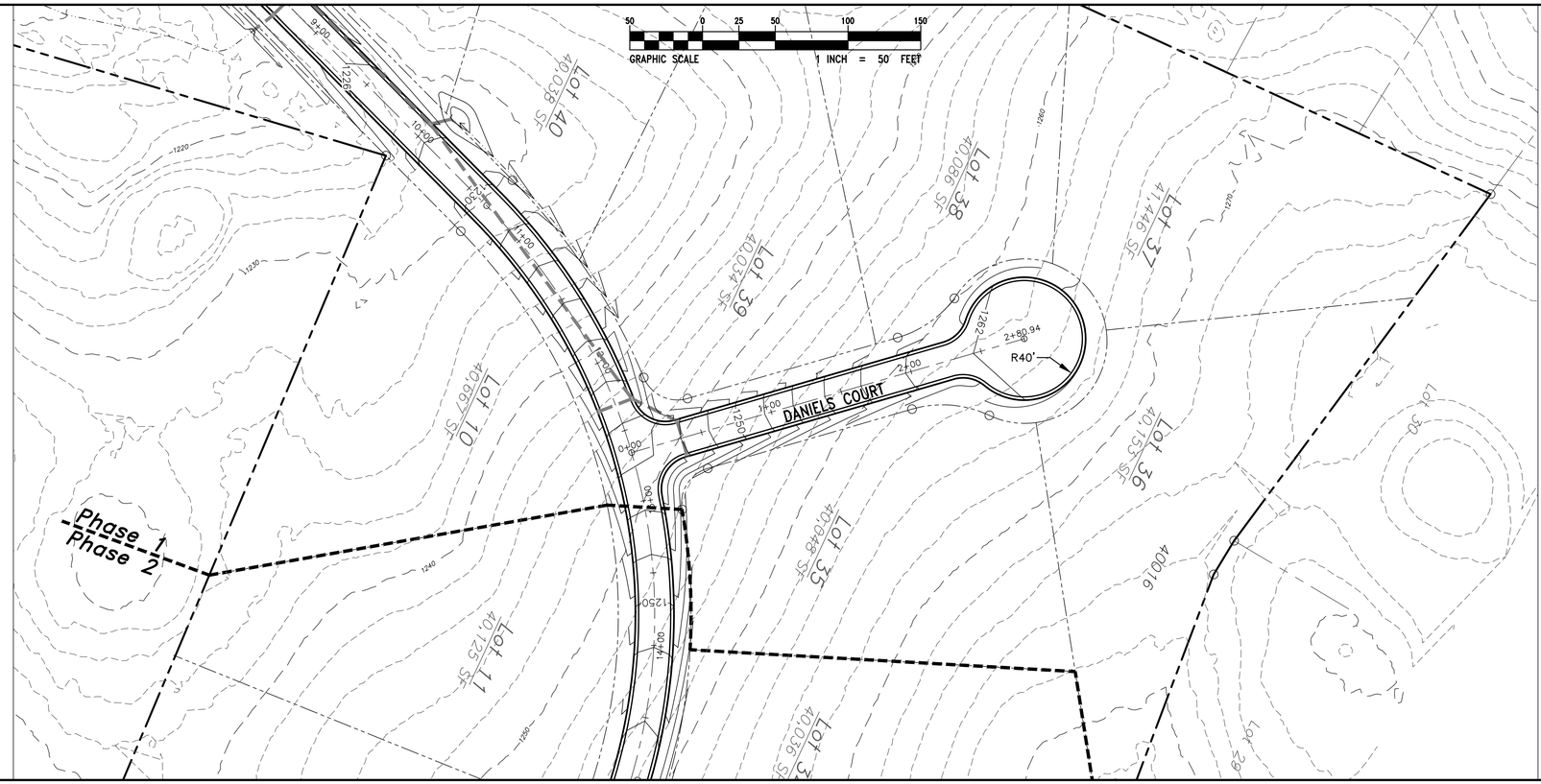
JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: JodyAcres.dwg

ELISE DRIVE
PLAN & PROFILE
STA. 0+00 - 13+00

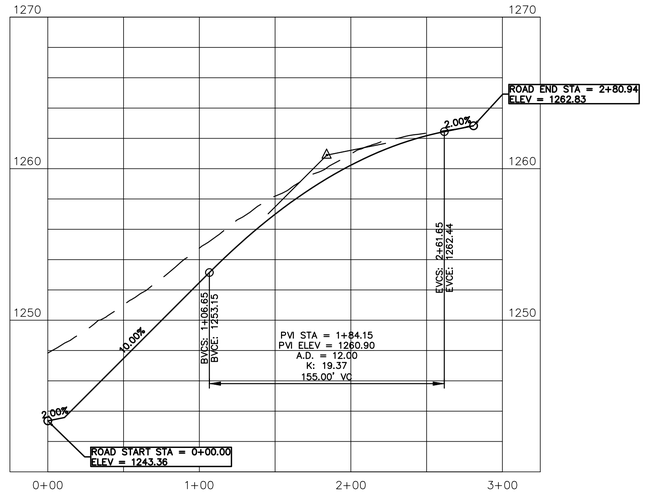
SHEET
C-101

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DANIELS COURT PROFILE

SCALE: 1"=50' (HORIZ)
1"=5' (VERT)



811 Know what's below. Call before you dig.

NO.	DATE	DESC.

JOHN R. GREER — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 10/7/2025 — 12/26

PDE Engineering Services

JODY ACRES SUBDIVISION
SECTION 2 - PHASE 1
JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: JodyAcres.dwg

DANIELS COURT
PLAN & PROFILE
STA. 0+00 - END

SHEET
C-102

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NOTES:
1. NO CONSTRUCTION OF PUBLIC WATER LINES SHALL OCCUR UNTIL PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY WITT UTILITY DISTRICT AND THEN THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION (TDEC).
2. NEW WATER LINE SHALL BE 6-INCH SDR-21 PVC PIPE WITH CLASS 200 PRESSURE RATING AND SEWER LINE SHALL BE SDR-26 RATED PVC.
3. PROPOSED WATER LINE TO HAVE 30" MINIMUM COVER.
4. SANITARY SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS AT EACH LOT. CARE SHALL BE TAKEN NOT TO DISTURB AREAS IDENTIFIED FOR SEPTIC FIELD LINES.

6" TEE, VALVE & FIRE HYDRANT
CAP WATER LINE PAST HYDRANT FOR PHASE 1
2" WATER LINE
6x2 TEE, 6" VALVE & 2" VALVE
2" BLOW-OFF
6" WATER LINE TO BE PLACED 4' BEHIND CURB
6" TEE, VALVE & FIRE HYDRANT
6" x 6" TEE & VALVE
1920 SF Septic Easement to Jones
William H. Jones Property DB.379/76
Phase 1
Phase 2
Lot 36 40,153 SF
Lot 35 40,048 SF
Lot 11 40,125 SF
Lot 37 41,446 SF
Lot 38 40,086 SF
Lot 39 40,034 SF
Lot 10 40,667 SF
Lot 40 40,038 SF
Lot 41 40,040 SF
Lot 42 40,002 SF
Lot 43 40,061 SF
Lot 9 40,539 SF
Lot 8 16,589 SF
Lot 7 69,911 SF
Lot 6 64,704 SF
Lot 5 60,175 SF
Lot 10 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 9 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 8 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 7 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 6 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 5 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 4 Jody Acres Subdivision Plat Cab. "M-2589"
Lot 3 Jody Acres Subdivision Plat Cab. "M-2455"
15" HDPE
SOCIETY ROAD

GRAPHIC SCALE 60 0 30 60 120 180
1 INCH = 60 FEET

811 Know what's below. Call before you dig.

REVIS		
NO.	DATE	DESC.

JOHN R. GREEAR REGISTERED ENGINEER 120746 STATE OF TENNESSEE 8.12.26

PDE Engineering Services

JODY ACRES SUBDIVISION SECTION 2 - PHASE 1

JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: JodyAcres.dwg

UTILITY PLAN

SHEET
C-103

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STORM PIPE CHART

		INVERT ELEV.		LENGTH	SLOPE	DIAMETER	TYPE	STRUCTURE	
FROM	TO	UPPER	LOWER	FT.	%	INCHES	PIPE	TYPE	T/G ELEV.
HW-1								HEADWALL	N/A
HW-1	CI-2	1212.50	1212.10	35	1.14%	15	HDPE		
CI-2								CURB INLET	1215.40
CI-2	HW-3	1212.10	1212.00	8	1.25%	15	HDPE		
HW-3								HEADWALL	N/A
HW-4								HEADWALL	N/A
HW-4	CI-6	1220.00	1219.20	45	1.78%	15	HDPE		
CI-5								CURB INLET	1223.10
CI-5	HW-6	1219.20	1219.00	15	1.33%	15	HDPE		
HW-6								HEADWALL	N/A
CI-7								CURB INLET	1245.80
CI-7	CI-8	1241.90	1241.70	22	0.91%	15	HDPE		
CI-8								CURB INLET	1245.80
CI-8	CI-9	1241.70	1236.70	31	16.13%	15	HDPE		
CI-10								CURB INLET	1240.80
CI-10	CI-9	1236.90	1236.70	22	0.91%	15	HDPE		
CI-9								CURB INLET	1240.80
CI-9	CI-11	1236.70	1223.50	231	5.71%	15	HDPE		
HW-12								HEADWALL	N/A
HW-12	CI-11	1224.00	1223.50	13	3.85%	15	HDPE		
CI-11								CURB INLET	1227.40
CI-11	CI-13	1223.50	1221.20	126	1.83%	18	HDPE		
CI-13								CURB INLET	1225.20
CI-13	CI-14	1221.20	1220.70	22	2.27%	18	HDPE		
CI-14								CURB INLET	1225.20
CI-14	HW-15	1220.70	1220.00	16	4.38%	18	HDPE		
HW-15								HEADWALL (ENERGY DISSIPATING)	N/A
OS-16								OUTLET STRUCTURE	1198.00
OS-16	HW-17	1193.50	1186.00	65	11.54%	30	HDPE		
HW-17								HEADWALL (ENERGY DISSIPATING)	N/A

NOTES:
1. DISTURBED AREA = 2.1 ACRES
2. EARTHWORK IS BALANCED AND NO BORROW OR SPOIL AREA NEEDS ARE ANTICIPATED. SHOULD EITHER BE NECESSARY, CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY MATERIALS & LABOR, EROSION CONTROL, AND REQUIRED PERMITTING.
3. PER FEMA FLOOD PANEL #47089C0154D, THE PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE.

CI-7
CI-10
CI-8
CI-9
18" DEEP SWALE WITH 3:1 SIDE SLOPES & 5% MIN. SLOPE
HW-12
CI-11
HW-15
2' DEEP TRAPEZOIDAL SWALE WITH 2' WIDE BOTTOM, 3:1 SIDE SLOPES, 5% MIN. SLOPE & CLASS B RIPRAP LINING
CI-13
CI-14
Phase 2
Phase 1
Lot 36 40,153 SF
Lot 35 40,048 SF
Lot 11 40,125 SF
Lot 37 41,446 SF
Lot 38 40,086 SF
Lot 39 40,034 SF
Lot 10 40,667 SF
Lot 40 40,038 SF
Lot 41 40,040 SF
Lot 9 40,339 SF
Lot 42 40,002 SF
Lot 8 76,568 SF
Lot 43 40,067 SF
Lot 7 69,911 SF
Lot 6 64,704 SF
Lot 5 60,175 SF
1920 SF Septic Easement to Jones
MODIFY EXISTING DRIVE TO CONNECT TO STREET (~12% SLOPE)
William H. Jones Property DB 379 P 76
HW-4
HW-1
HW-6
CI-5
CI-2
15" HDPE
HW-3
Lot 4, Jody Acres Subdivision Plat Cab. "M-2599"
Lot 3, Jody Acres Subdivision Plat Cab. "M-2455"
CUT DRAINAGE SWALE TO DIVERT RUNOFF FROM DEVELOPED FRONTAGE TO POND (2' DEEP, 2:1 SIDE SLOPES & 2% MIN. SLOPE)
OS-16
8" DIP @ 5.00% @ ELEV. 1200
HW-17
Lot 9 Fultz Farm, Ph. II Plat Cab. "K-379"
Lot 8 Fultz Farm, Ph. II Plat Cab. "K-379"
Lot 7 Fultz Farm, Ph. II Plat Cab. "K-379"
Lot 6 Fultz Farm, Ph. II Plat Cab. "K-379"
Lot 5 Fultz Farm, Ph. II Plat Cab. "K-379"
Lot 30 Fultz Farm, Ph. II Plat Cab. "K-379"
Ph. II "K-379"
2+80.94
1+90
0+100
GRAPHIC SCALE 60 0 30 60 120 180
1 INCH = 60 FEET

811 Know what's below. Call before you dig.

REVISIONS

NO.	DATE	DESC.

JOHN R. GREER — REGISTERED ENGINEER — STATE OF TENNESSEE — 10/12/26

PDE Engineering Services

JODY ACRES SUBDIVISION SECTION 2 - PHASE 1

JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: JodyAcres.dwg

GRADING & DRAINAGE PLAN

SHEET
C-200

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NOTES:
1. DISTURBED AREA = 2.1 ACRES
2. ALL PERIMETER EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
3. ALL EROSION CONTROL MEASURES DESIGNED TO MANAGE THE RUNOFF FROM THE 2-YEAR, 24-HOUR RAIN EVENT.
4. CONTRACTOR SHALL NOT CREATE GROUND DISTURBANCE BEYOND THE NOTED "LIMITS OF DISTURBANCE (LOD)" LINE. FOR PORTIONS OF SITE PERIMETER WHERE A L.O.D. LINE IS NOT SHOWN, THE SILT FENCE LINE SHALL REPRESENT THE L.O.D.

60 0 30 60 120 180
GRAPHIC SCALE 1 INCH = 60' FEET

Lot 36 40,153 SF
Lot 35 40,048 SF
Lot 37 47,446 SF
Lot 38 40,086 SF
Lot 39 40,034 SF
Lot 40 40,038 SF
Lot 41 40,040 SF
Lot 42 40,002 SF
Lot 43 40,064 SF
Lot 11 40,125 SF
Lot 10 40,667 SF
Lot 9 49,338 SF
Lot 8 76,568 SF
Lot 7 69,911 SF
Lot 6 62,704 SF
Lot 5 66,775 SF
Lot 10 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 9 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 8 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 7 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 6 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 5 Fultz Farm Ph. II Plat Cab. "K-379"
Lot 4, Jody Acres Subdivision Plat Cab. "M-2599"
Lot 3, Jody Acres Subdivision Plat Cab. "M-2455"
Wilton H. Jones Property DB 379, PG 76
1920 SF Septic Easement to Jones
Phase 2
SILT FENCE (TYP)
OF-1
OF-2
CE
15" HDPE
SAFETY ROAD

EROSION CONTROL LEGEND:
- CE — CONSTRUCTION EXIT
- TS — STABILIZATION WITH TEMPORARY VEGETATION
- PS — STABILIZATION WITH PERMANENT VEGETATION
- STABILIZATION WITH PERMANENT EROSION CONTROL MATTING
- IP — INLET PROTECTION
- OP — OUTLET PROTECTION
- OF-# — OUTFALL LOCATIONS
- SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- TOPSOIL STOCKPILE

Know what's below. Call before you dig.

NO.	DATE	DESC.

JOHN R. GREEAR — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 8/12/26

PdE Engineering Services

JODY ACRES SUBDIVISION SECTION 2 - PHASE 1

JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: JodyAcres.dwg

EROSION & SEDIMENT CONTROL PLAN PHASE 1

SHEET
C-201

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NOTES:
1. DISTURBED AREA = 2.1 ACRES
2. ALL EROSION CONTROL MEASURES DESIGNED TO MANAGE THE RUNOFF FROM THE 2-YEAR, 24-HOUR RAIN EVENT.
3. CONTRACTOR SHALL NOT CREATE GROUND DISTURBANCE BEYOND THE NOTED "LIMITS OF DISTURBANCE (LOD)" LINE. FOR PORTIONS OF SITE PERIMETER WHERE A L.O.D. LINE IS NOT SHOWN, THE SILT FENCE LINE SHALL REPRESENT THE L.O.D.
4. INLET PROTECTION IS TO BE INSTALLED AROUND ALL NEW DRAINAGE INLETS (HEADWALLS & CURB INLETS) AS SOON AS THEY ARE CONSTRUCTED.
5. EROSION CONTROL MATTING IS REQUIRED FOR STABILIZING ALL SLOPES STEEPER THAN 3:1.

GRAPHIC SCALE 60 0 30 60 120 180 — 1 INCH = 60 FEET

EROSION CONTROL LEGEND:

- CE — CONSTRUCTION EXIT
- TS — STABILIZATION WITH TEMPORARY VEGETATION
- PS — STABILIZATION WITH PERMANENT VEGETATION
- STABILIZATION WITH PERMANENT EROSION CONTROL MATTING
- IP — INLET PROTECTION
- OP — OUTLET PROTECTION
- OF-# — OUTFALL LOCATIONS
- SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- TOPSOIL STOCKPILE

REVIS		
NO.	DATE	DESC.

JOHN R. GREER — REGISTERED ENGINEER — AGRICULTURAL — STATE OF TENNESSEE — 8/12/26

PDE Engineering Services

JODY ACRES SUBDIVISION SECTION 2 - PHASE 1

JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
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FILE NAME: JodyAcres.dwg

EROSION & SEDIMENT CONTROL PLAN PHASE 2

SHEET
C-202

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SITE STABILIZATION

GENERAL

ALL EROSION CONTROL MEASURES ARE TO BE PERFORMED IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, 4TH ED. AUGUST 2012. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE COMPLIED WITH FOR ALL WORK.

1. OBTAIN ALL REQUIRED PERMITS FROM LOCAL AND STATE AGENCIES.
2. INSTALL ALL EROSION CONTROL MEASURES AS CALLED FOR IN THE CONSTRUCTION PLANS AND AS OUTLINED IN THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND SEDIMENT CONTROL HANDBOOK, 4TH ED. AUGUST 2012.
3. PROCEED WITH GRADING, CLEARING AND GRUBBING.
4. SEED AND MULCH DENUDED AREA WITHIN 14 DAYS AFTER FINISHED GRADES ARE ESTABLISHED. SEED AND SOIL AMENDMENTS SHALL BE PLACED ON A PREPARED SEEDBED AT THE REQUIRED RATES PER ACRE.
5. MAINTAIN SOIL EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
6. REMOVE SOIL EROSION CONTROL MEASURES AND STABILIZE THESE AREAS.

TEMPORARY STABILIZATION [TS]

1. TEMPORARY STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED AND ON SOIL STOCKPILES. TEMPORARY SOIL STABILIZATION ON THE CONSTRUCTION SITE OR A PHASE OF THE PROJECT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITIES WITHIN THAT AREA HAVE TEMPORARILY OR PERMANENTLY CEASED.
2. SEEDBED PREPARATION:
   - SEEDBED PREPARATION MAY NOT BE REQUIRED WHEN THE SOIL MATERIAL IS LOOSE AND HAS NOT BEEN COMPACTED BY MACHINERY OR RAINFALL.
   - SEEDBED SHALL BE DISKED, PLOWED, TILLED, OR OTHERWISE SCARIFIED WHEN SOIL COMPACTION HAS OCCURRED DUE TO EQUIPMENT OR RAINFALL.
3. SELECT APPROPRIATE SEED FROM TEMPORARY PLANTING TABLE BELOW. SEED SHALL BE APPLIED UNIFORMLY TO THE APPROPRIATE DEPTH.
4. MULCH SHALL BE UTILIZED ON ALL AREAS REQUIRING TEMPORARY STABILIZATION AND REQUIRE ADDITIONAL ATTENTION UNDER THE FOLLOWING CONDITIONS:
   - SEEDING IN THE FALL FOR WINTER COVER;
   - SLOPES STEEPER THAN 3:1;
   - EXCESSIVELY HOT OR DRY WEATHER;
   - ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND); AND
   - AREAS RECEIVING CONCENTRATED FLOW.
5. REFER TO TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK SECTION 7.8 FOR ADDITIONAL REQUIREMENTS FOR TEMPORARY STABILIZATION.

TEMPORARY PLANTS

WINTER/SPRING MIX

SPECIES	RATE (LB/ACRE)
RYE	120

SEEDING	DATES
EAST TN ABOVE 2500 FEET:	FEB 15–MAY 15
BELOW 2500 FEET:	FEB 1–MAY 1
MIDDLE TN	JAN 1–MAY 1
WEST TN	DEC 1–APR 15

SUMMER MIX

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

SEEDING	DATES
EAST TN	MAY 15–AUG 15
MIDDLE TN	MAY 1–AUG 15
WEST TN	APR 15–AUG 15

FALL MIX

SPECIES	RATE (LB/ACRE)
OATS	30
WINTER WHEAT	30

SEEDING	DATES
EAST TN	AUG 15–DEC 15
MIDDLE TN	AUG 15–DEC 30
WEST TN	AUG 15–DEC 30

SOIL AMENDMENTS:
EITHER SOIL TESTING IS TO BE PROVIDED BY AN AGRONOMIST AND THEIR RECOMMENDATIONS FOR SOIL AMENDMENTS FOLLOWED OR CONTRACTOR IS TO APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10–10–10 FERTILIZER. REGARDLESS OF THE MANNER IN WHICH AMENDMENTS ARE CHOSEN, THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING ACCEPTABLE VEGETAL COVER ON THE SITE THROUGHOUT THE LIFE OF THE CONSTRUCTION PROJECT.

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

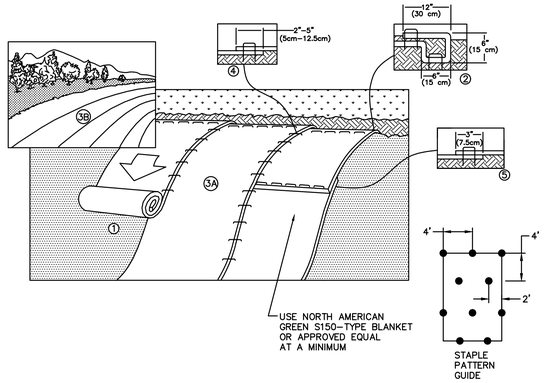
MAINTENANCE:
RE–FERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, RE–FERTILIZED AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

PERMANENT STABILIZATION [PS]

1. PERMANENT STABILIZATION IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETE AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA.
2. PERMANENT STABILIZATION SHALL BE APPLIED WHERE NO SOIL DISTURBANCE HAS TAKEN PLACE, OR WHERE TOPSOIL HAS BEEN RETURNED AND INCORPORATED INTO THE SOIL SURFACE.
3. WHERE A SUITABLE PLANTING MEDIUM IS NOT PRESENT, TOPSOIL SHALL BE IMPORTED AND INCORPORATED INTO THE SOIL SURFACE.
4. TOPSOIL SHALL BE FREE OF DEBRIS, OBJECTIONABLE WEEDS, STONES, AND TOXIC SUBSTANCES. TOPSOIL SHOULD BE HANDLED ONLY WHEN DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE AND PLACED TO A MINIMUM UNSETTLED DEPTH OF 5".
5. PLANTS SHALL BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS, SITE AND SOIL CONDITIONS, PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING, AND THE METHOD OF PLANTING BEING USED.
6. MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER.
7. MULCHING MATERIAL SHALL BE DRY STRAW OR DRY HAY FREE OF WEED SEEDS, OR WOOD CELLULOSE MULCH OR PULP. MULCHING MATERIAL SHOULD BE APPLIED AS STATED IN THE PROJECT SPECIFICATIONS.
8. IRRIGATION SHALL BE PERFORMED WHEN SOIL IS DRY AND WHEN SUMMER PLANTINGS ARE DONE.

PERMANENT PLANT MIXTURES

1. SOIL TESTING SHOULD BE PERFORMED AND EVALUATED BY AN AGRONOMIST TO DETERMINE SOIL TREATMENT REQUIREMENTS FOR PARAMETERS SUCH AS PH, NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER FACTORS.
2. SEED SHALL BE IRRIGATED IMMEDIATELY AFTER PLACEMENT AND REGULARLY DURING DRY PERIODS.



NOTES:
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL BLANKET, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKET WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETING MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL ROLLS OF BLANKET MUST BE STAKED WITH 3–4" OF OVERLAP AT A MINIMUM.

5. CONSECUTIVE ROLLS OF BLANKET SLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE BLANKET WIDTH.

6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKET.

EROSION CONTROL MATTING

NOT TO SCALE

PREFERRED SEED MIXES USING NATIVE OR NATURALIZED PLANTS AND PLANTING DATES

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (LB/AC PLS)
REGION III	>2500 FT ELEVATION STEEP SLOPES	MAR 20–APR 30	AUG 15–AUG 30 MAR 1–MAR 20 APR 20–JUN 15	15 BROWNTOP MILLET* (NURSE CROP) 5 PURPLETOP 10 LITTLE BLUESTEM 10 INDIAN GRASS 2 BLACK–EYED SUSAN 0.5 MONARDA (BERGAMOT) 4 MARYLAND SENNA
	<2500 FT ELEVATION STEEP SLOPES	AUG 15–SEPT 1 **MAR 1–APR 1**	SEPT 1–SEPT 15 APR 1– JUN 10	
	>2500 FT ELEVATION SHALLOW SOILS	MAR 20–APR 20	AUG 15–AUG 30 MAR 5–MAR 20 APR 20–JUN 15	15 BROWNTOP MILLET* (NURSE CROP) 4 PURPLETOP 10 LITTLE BLUESTEM 10 BROOMSEDGE 2 PARTRIDGE PEA 2 BLACK–EYED SUSAN 0.5 MONARDA (BERGAMOT)
	<2500 FT ELEVATION SHALLOW SOILS	AUG 15–SEPT 1 **MAR 1–APR 1**	SEPT 1–SEPT 15 APR 1– JUN 10	
	>2500 FT ELEVATION MODERATE SLOPES	MAR 20–APR 20	AUG 15–AUG 30 MAR 5–MAR 20 APR 20–JUN 15	15 BROWNTOP MILLET* (NURSE CROP) 4 PURPLETOP 10 LITTLE BLUESTEM 10 INDIAN GRASS 2 BLACK–EYED SUSAN 4 MARYLAND SENNA
	<2500 FT ELEVATION MODERATE SLOPES	AUG 15–SEPT 1 **MAR 1–APR 1**	SEPT 1–SEPT 15 APR 1– JUN 10	
	>2500 FT ELEVATION HIGH MAINTENANCE	Mar 20–Apr 20	AUG 15–AUG 30 MAR 5–MAR 20 APR 20–JUN 15	15 BROWNTOP MILLET* (NURSE CROP) 45 RED FESCUE* 45 HARD FESCUE* 25 CHEWING FESCUE*
	<2500 FT ELEVATION HIGH MAINTENANCE	AUG 15–SEPT 1 **MAR 1–APR 1**	SEPT 1–SEPT 15 APR 1– JUN 10	

BOLD DATES ARE THE PREFERRED DATES FOR SEEDING. ALSO, HIGH MAINTENANCE AREAS INCLUDE LAWNS AND OTHER GRASSED AREAS THAT WILL BE MAINTAINED FOR AESTHETICS.

ABOVE TABLE IS REFERENCES FROM THE TN EROSION AND SEDIMENT CONTROL HANDBOOK 4TH ED.

* NON–NATIVE PLANTS THAT DO NOT SPREAD.

ALLOWABLE SEED MIXES USING NATIVE OR NATURALIZED PLANTS AND PLANTING DATES

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (LB/AC PLS)
REGION III	>2500 FT ELEVATION STEEP SLOPES	JULY 25–AUG 15 **MAR 20–APR 20**	JULY 15–JULY 25 AUG 15–AUG 30 MAR 1–MAR 20 APR 20–MAY 15	100 KY 31 FESCUE** 20 KOBE LESPEDEZA** 10 KOREAN LESPEDEZA** 5 REDTOP
	<2500 FT ELEVATION STEEP SLOPES	AUG 15–SEPT 1 **MAR 1–APR 1**	JULY 25–AUG 15 SEPT 1–SEPT 15 APR 1– MAY 10	
	>2500 FT ELEVATION SHALLOW SOILS	JULY 25–AUG 15 **MAR 20–APR 20**	JULY 15–JULY 25 AUG 15–AUG 30 MAR 5–MAR 20 APR 20–MAY 15	40 KY 31 FESCUE** 10 KOBE LESPEDEZA** 10 REDTOP 10 CROWN VETCH**
	<2500 FT ELEVATION SHALLOW SOILS	AUG 15–SEPT 1 **MAR 1–APR 1**	JULY 25–AUG 15 SEPT 1–SEPT 15 APR 1– MAY 10	
	>2500 FT ELEVATION MODERATE SLOPES	JULY 25–AUG 15 **MAR 20–APR 20**	JULY 15–JULY 25 AUG 15–AUG 30 MAR 5–MAR 20 APR 20–MAY 15	60 KY 31 FESCUE** 15 KOREAN LESPEDEZA** 15 KOBE LESPEDEZA**
	<2500 FT ELEVATION MODERATE SLOPES	AUG 15–SEPT 1 **MAR 1–APR 1**	JULY 25–AUG 15 SEPT 1–SEPT 15 APR 1– MAY 10	
	>2500 FT ELEVATION HIGH MAINTENANCE	JULY 25–AUG 15 **MAR 20–APR 20**	JULY 15–JULY 25 AUG 15–AUG 30 MAR 5–MAR 20 APR 20–MAY 15	200 KY 31 FESCUE**
	<2500 FT ELEVATION HIGH MAINTENANCE	AUG 15–SEPT 1 **MAR 1–APR 1**	JULY 25–AUG 15 SEPT 1–SEPT 15 APR 1– MAY 10	

BOLD DATES ARE THE PREFERRED DATES FOR SEEDING. ALSO, HIGH MAINTENANCE AREAS INCLUDE LAWNS AND OTHER GRASSED AREAS THAT WILL BE MAINTAINED FOR AESTHETICS.

ABOVE TABLE IS REFERENCES FROM THE TN EROSION AND SEDIMENT CONTROL HANDBOOK 4TH ED.

** INVASIVE EXOTIC PEST PLANTS IN TENNESSEE USED BY TDEC AND TDOT FOR EROSION CONTROL.

REVISIONS

NO.	DATE	DESC.

JOHN R. GREER
REGISTERED ENGINEER
AGRICULTURE
10.7.25 8:12:26
STATE OF TENNESSEE

PDE Engineering Services

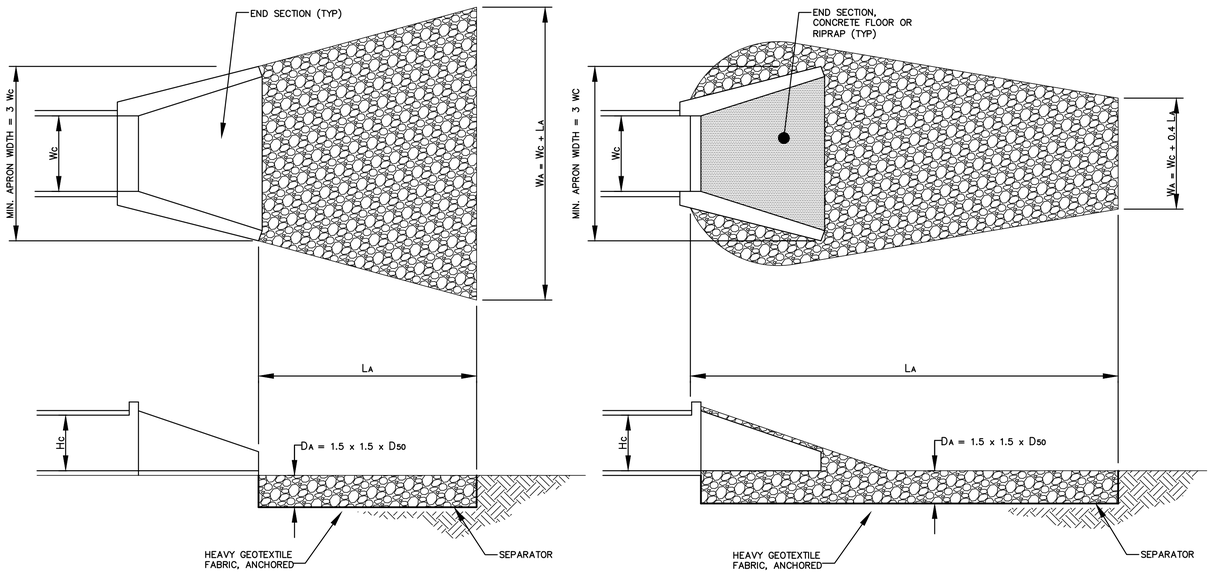
JODY ACRES SUBDIVISION SECTION 2 - PHASE 1
JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: JodyAcres.dwg

EROSION PREVENTION & SEDIMENT CONTROL NOTES & DETAILS

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C-301

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TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW
(LOW TAILWATER CONDITIONS)

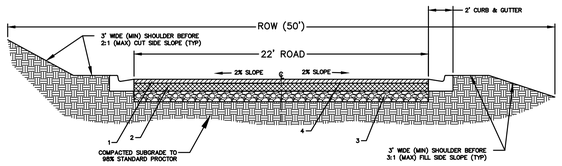
TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW
(HIGH TAILWATER CONDITIONS)

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
LA = LENGTH OF RIP-RAP APRON
WA = WIDTH OF RIP-RAP APRON AT END
D50 = MEDIAN RIP-RAP SIZE
DMAX = MAXIMUM SIZE OF RIP-RAP = 1.5 D50
DA = DEPTH OF RIP-RAP APRON = 1.5 DMAX
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

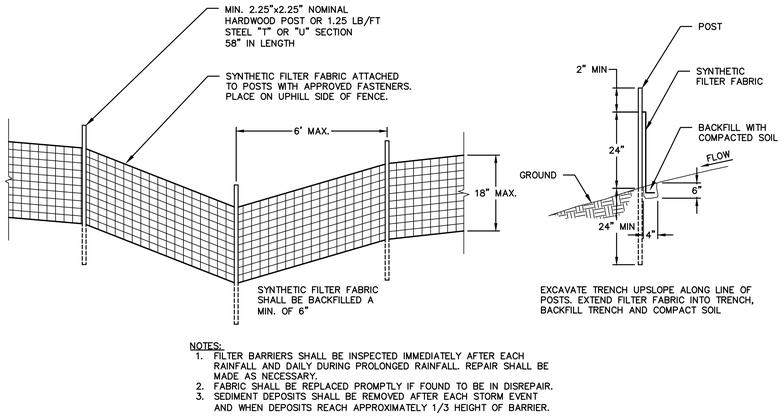
OUTLET PROTECTION
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

ITEM	DESCRIPTION
1	ASPHALT CONCRETE SURFACE @ 1.5-INCH THICK, TDOT 411-01.10 ASPHALT CONCRETE SURFACE MIX (PG64-22) GRADING D
2	BINDER @ 2-INCH THICK, 307-01.08 ASPHALT CONCRETE MIX (PG64-22) GRADING B-M2
3	BASE STONE @ 5-INCH THICK, 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4	TACK COAT @ 0.02 GAL/SY, 403-01 TON - BITUMINOUS MATERIAL FOR TACK COAT (TC)

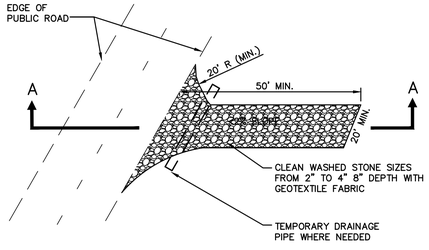


ROAD CROSS-SECTION
NOT TO SCALE

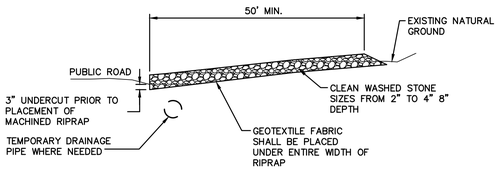


NOTES:
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND DAILY DURING PROLONGED RAINFALL. REPAIR SHALL BE MADE AS NECESSARY.
2. FABRIC SHALL BE REPLACED PROMPTLY IF FOUND TO BE IN DISREPAIR.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT AND WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.

SILT FENCE
NOT TO SCALE

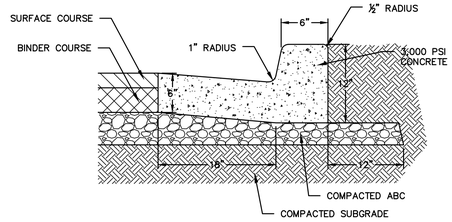


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

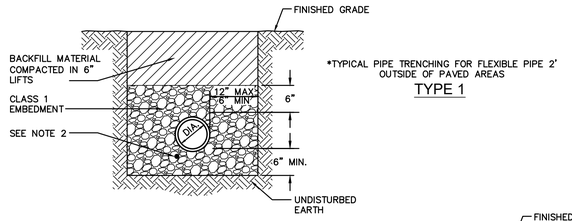


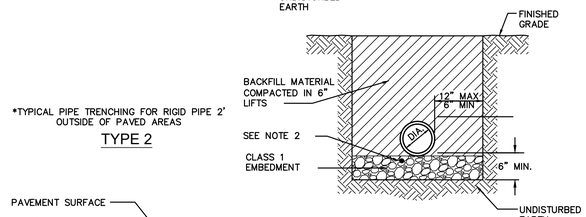
SECTION A-A

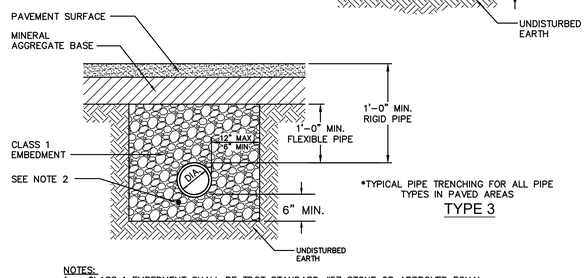
CONSTRUCTION EXIT
NOT TO SCALE



24" CURB & GUTTER
NOT TO SCALE







NOTES:
1. CLASS 1 EMBEDMENT SHALL BE TDOT STANDARD #57 STONE OR APPROVED EQUAL. FOUNDATION STONE SHALL BE TDOT STANDARD #57 OR #67 STONE OR APPROVED EQUAL.
2. NO. 12 SOLID COPPER WIRE WITH SPLICE GEL CONNECTORS TO BE USED ON FIRE LINE FROM UTILITY CONNECTION TO REDUCED PRESSURE DETECTOR ASSEMBLY.

STORM & SANITARY SEWER TRENCH DETAIL
NOT TO SCALE

NO.	DATE	DESC.

JOHN R. GREEAR — REGISTERED ENGINEER — AGRICULTURAL — STATE OF TENNESSEE — 10/7/26

PDE Engineering Services

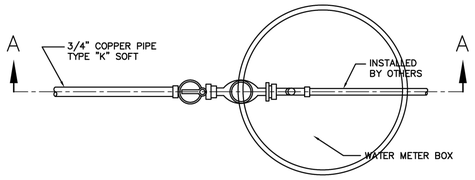
JODY ACRES SUBDIVISION
SECTION 2 - PHASE 1
JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
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DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
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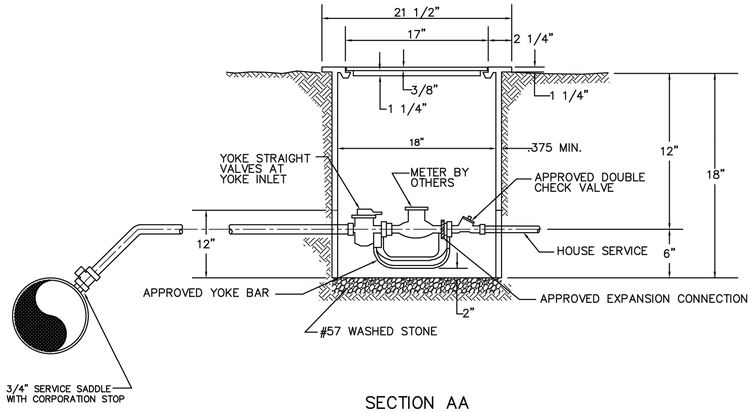
SITE DETAILS

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PLAN



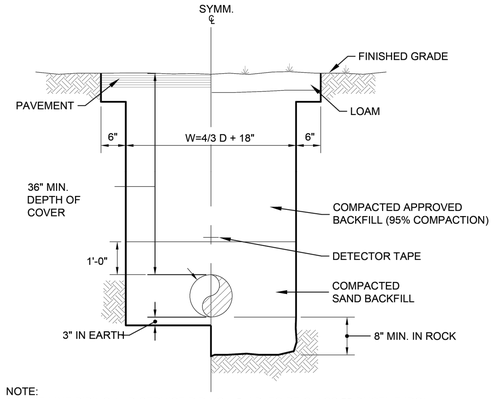
SECTION AA

WATER METER BOX DETAIL

NOT TO SCALE

NOTE:

1. YOKE SHALL BE MULLER MODEL # H-14180 AS SUPPLIED BY HUGES PIPE CO. AND SHALL BE COMPATABLE WITH MORRISTOWN UTILITY SYSTEMS (M.U.S.) WATER METERS. METER BOX SHALL BE 18" ROUND X 18" TALL MODEL # MB4 AND LID SHALL BE MODEL #FB18 AS SUPPLIED BY SOUTHEASTERN DISTRIBUTORS. YOKE AND WATER BOX SHALL BE APPROVED BY M.U.S.
2. MATERIAL SIZES NOTED ARE TYPICAL. SEE PLANS FOR ACTUAL SIZE REQUIREMENTS.

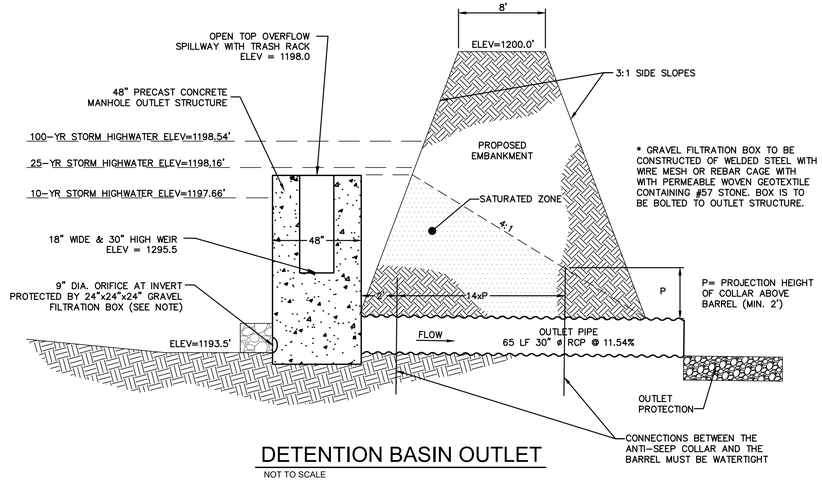


NOTE:

1. FIRE LINE PIPING AND SERVICE PIPING > 3" I.D. TO BE CLASS 53 DUCTILE IRON WITH RESTRAINED JOINTS 40 FT. EACH SIDE OF ALL FITTINGS, ELBOWS AND APPURTENANCES. DOMESTIC PIPING < 3" I.D. TO BE TYPE K COPPER PER ASTM B 88.
2. NOTE: PIPING TO BE HYDROSTATIC TESTED 2 HOURS @ 100 PSI. OVER NORMAL OPERATING PRESSURE AFTER INSTALLATION

TYPICAL WATER MAIN & SERVICE TRENCH DETAIL

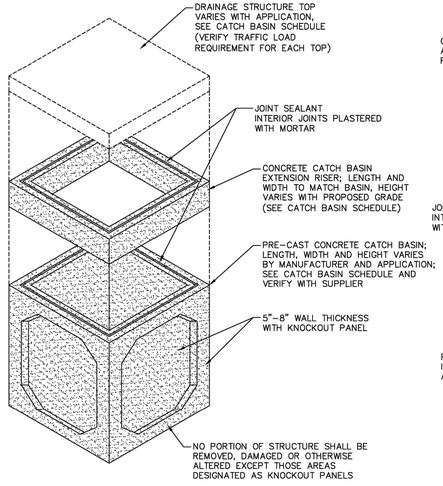
NTS

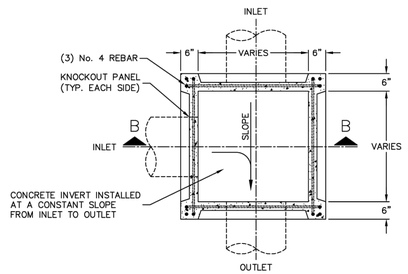


DETENTION BASIN OUTLET

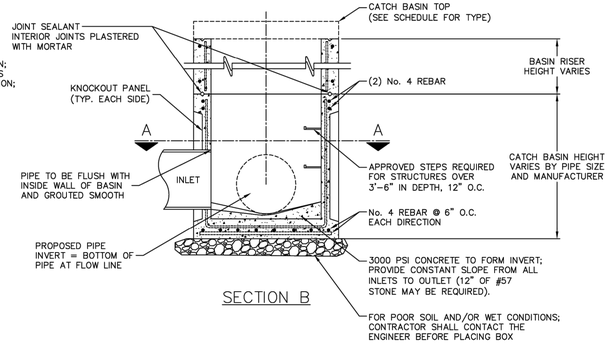
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NOTE:
MIN. 3000 PSI CONCRETE REQUIRED THROUGHOUT.



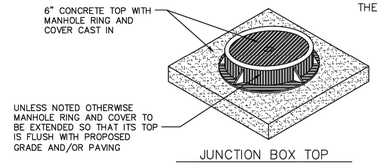


SECTION A (PLAN)

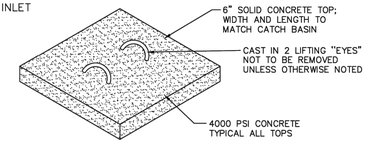


SECTION B

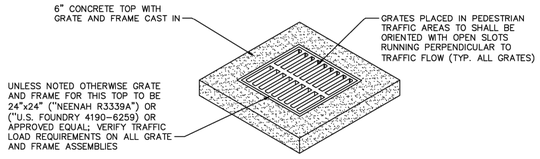
NOTE:
STRUCTURES SPECIFIED TO HAVE FLAT JUNCTION BOX (FJB) TOP WILL BE THE SAME TOP AS YARD INLET WITHOUT THE OPEN THROAT OF THE YARD INLET



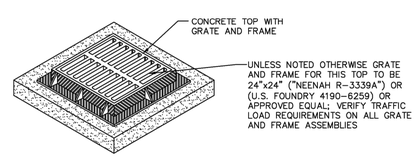
JUNCTION BOX TOP
CATCH BASIN SCHEDULE SYMBOL-(JB)
RIM = TOP OF COVER



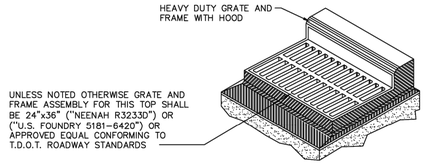
SOLID TOP
CATCH BASIN SCHEDULE SYMBOL-(ST)
RIM = TOP OF COVER



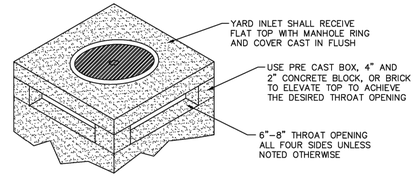
FLAT CATCH BASIN TOP
CATCH BASIN SCHEDULE SYMBOL-(FCB)
RIM = TOP EDGE OF GRATE



CATCH BASIN TOP
CATCH BASIN SCHEDULE SYMBOL-(CB)
RIM = TOP EDGE OF GRATE



CURB INLET TOP
CATCH BASIN SCHEDULE SYMBOL-(CI)
RIM=TOP OF GRATE DIRECTLY UNDER
HOOD OPENING



YARD INLET TOP
CATCH BASIN SCHEDULE SYMBOL-(YI)
RIM=BOTTOM OF THROAT OPENING

CATCH BASIN TOP DETAILS

NOT TO SCALE

NO.	DATE	DESC.

JOHN R. GREER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
12.12.25

PDE Engineering Services

JODY ACRES SUBDIVISION
SECTION 2 - PHASE 1

JEFFERSON COUNTY, TENNESSEE

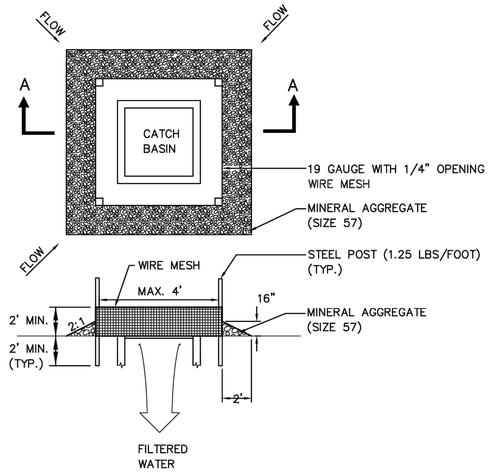
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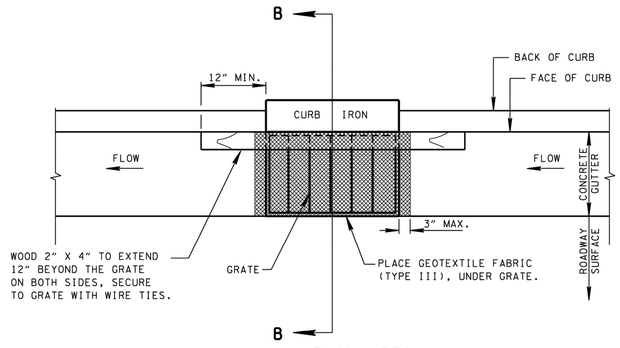
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HARDWARE CLOTH AND GRAVEL INLET PROTECTION

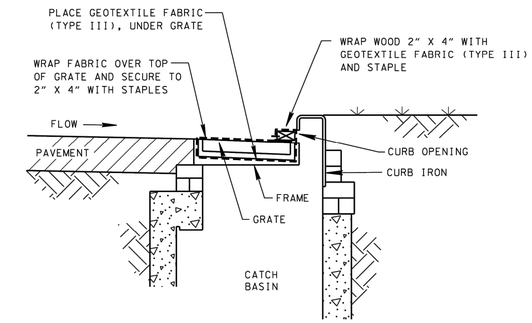


SECTION A–A

INLET PROTECTION (TYPE B)

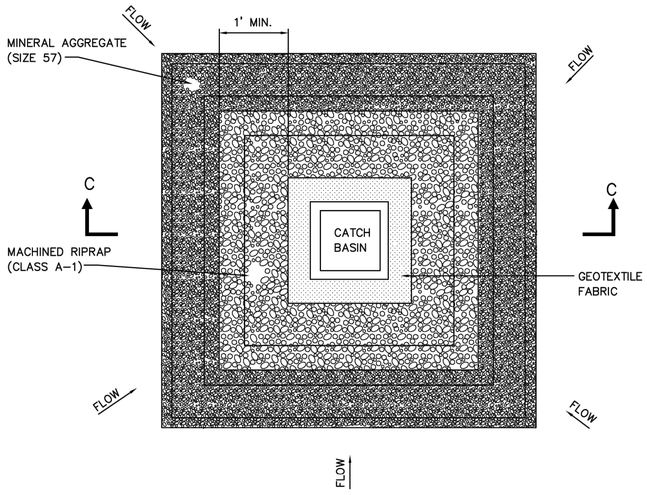


PLAN VIEW

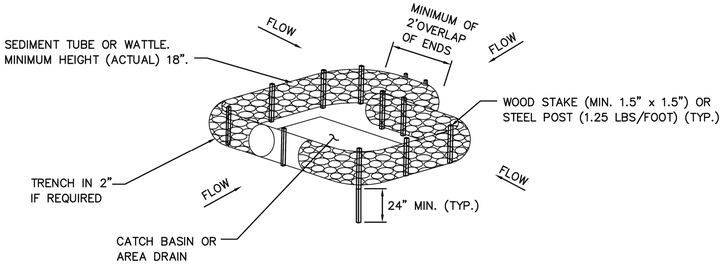


SECTION B-B

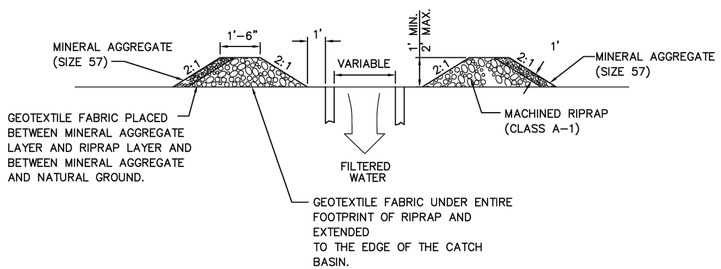
EROSION CONTROL PLAN LEGEND: (4) CURB INLET PROTECTION (TYPE 4)



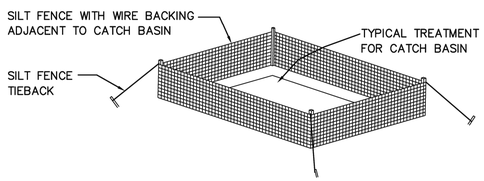
CATCH BASIN PROTECTION (TYPE A)



CATCH BASIN PROTECTION (TYPE D)



SECTION C–C



CATCH BASIN PROTECTION (TYPE E)

CURB INLET PROTECTION TYPE B GENERAL NOTES

B1 CURB INLET PROTECTION (TYPE 4) IS A SEDIMENT CONTROL DEVICE USED TO PREVENT TRANSPORTED SEDIMENT FROM ENTERING AN EXISTING STORM SEWER SYSTEM. THIS SEDIMENT CONTROL DEVICE SHOULD BE CONSIDERED, AND IS INTENDED TO BE, A SECONDARY TREATMENT DEVICE.

B2 CURB INLET PROTECTION (TYPE 4) IS APPLICABLE TO CURB AND GUTTER INLETS WHERE A COMPACT INSTALLATION IS DESIRED AND POST PAVING CONDITIONS ARE PRESENT. THIS DEVICE WILL REQUIRE FREQUENT MAINTENANCE WHILE IN USE.

B3 MAXIMUM DRAINAGE AREA IS 1 ACRE.

B4 TYPE 4 INLET PROTECTION SHALL NOT BE USED WHERE LARGE QUANTITIES OF SEDIMENT ARE EXPECTED OR WHERE HIGH VELOCITIES OF APPROACHING WATER ARE ANTICIPATED DUE TO LONGITUDINAL GRADE OF CURB AND GUTTER.

B5 GEOTEXTILE FABRIC (TYPE III) SHALL BE A CONTINUOUS PIECE WRAPPED AROUND THE 2" X 4" AND SECURED WITH STAPLES. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

B6 ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

B7 WOOD 2" X 4" SHALL BE PRESSURE TREATED YELLOW PINE. THE WOOD SHALL NOT BLOCK THE ENTIRE OPENING HEIGHT OF THE CURB IRON, AS THIS WILL OBSTRUCT THE EMERGENCY OVERFLOW CAPABILITIES OF THE DEVICE.

B8 THE CONTRACTOR SHALL SECURE THE DEVICE WHEN REMOVING THE GRATE TO PREVENT SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM. WHEN REPLACING THE GRATE, CARE MUST BE TAKEN TO INSURE THAT THE 2" X 4" RESTS FIRMLY AGAINST THE FACE OF THE CURB AND/OR THE CONCRETE GUTTER.

B9 CURB INLET PROTECTION (TYPE 4) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBER:

209-09.43 CURB INLET PROTECTION (TYPE 4) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CURB INLET PROTECTION (TYPE 4).

B10 ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

B11 MAINTENANCE SHALL BE PERFORMED AS NEEDED. FOR PROPER FUNCTION, SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY AND/OR AFTER EVERY RAIN EVENT AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

INLET PROTECTION

NOT TO SCALE

REVISIONS

NO.	DATE	DESC.

JOHN R. GREER — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 10/7/2025

PDE Engineering Services

JODY ACRES SUBDIVISION
SECTION 2 - PHASE 1
JEFFERSON COUNTY, TENNESSEE

JOB NO.: 25-11
DATE: AUGUST 2026
DESIGNED BY: JG
CADD BY: JG
DESIGN REVIEW: ____
CONST. REVIEW: ____
FILE NAME: JodyAcres.dwg

SITE DETAILS

SHEET
C-304

C:\Users\Jake\Dropbox\Work\Projects\25-11 Jody Acres Subdivision\Dwgs\JodyAcres.dwg 8/15/2026 8:55 AM JAKE

PAID OCT 01 2026 BY: CK

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 9/30/2026

Name & Phone Number Matthew McQueen / Crafted Milestone LLC /

☑ Planning Commission - $10.00 Fee

☐ Board of Zoning Appeals - $10.00 Fee

☐ Historic Planning Commission - $25.00 Fee

Describe your request and attach documents :

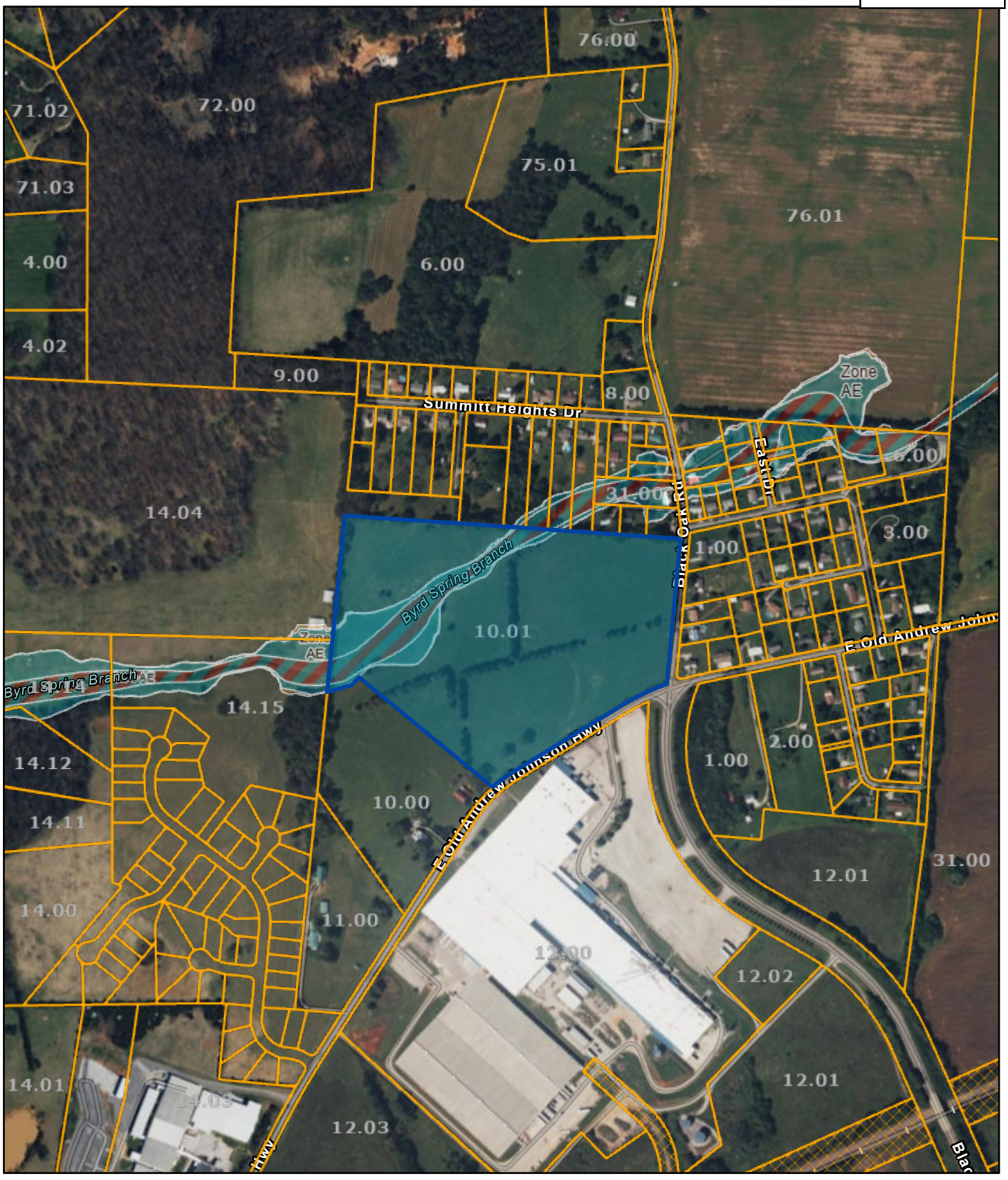
Requesting final plat approval for the new 63 lot subdivision on OLD AJ called Cannon's Crossing

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: 015 010.01



Date: October 21, 2026

County: JEFFERSON
Owner: CRAFTED MILESTONE LLC
Address: OLD A J HWY E
Parcel ID: 015 010.01
Deeded Acreage: 32.47
Calculated Acreage: 0
Vexcel Imagery Date: 2021

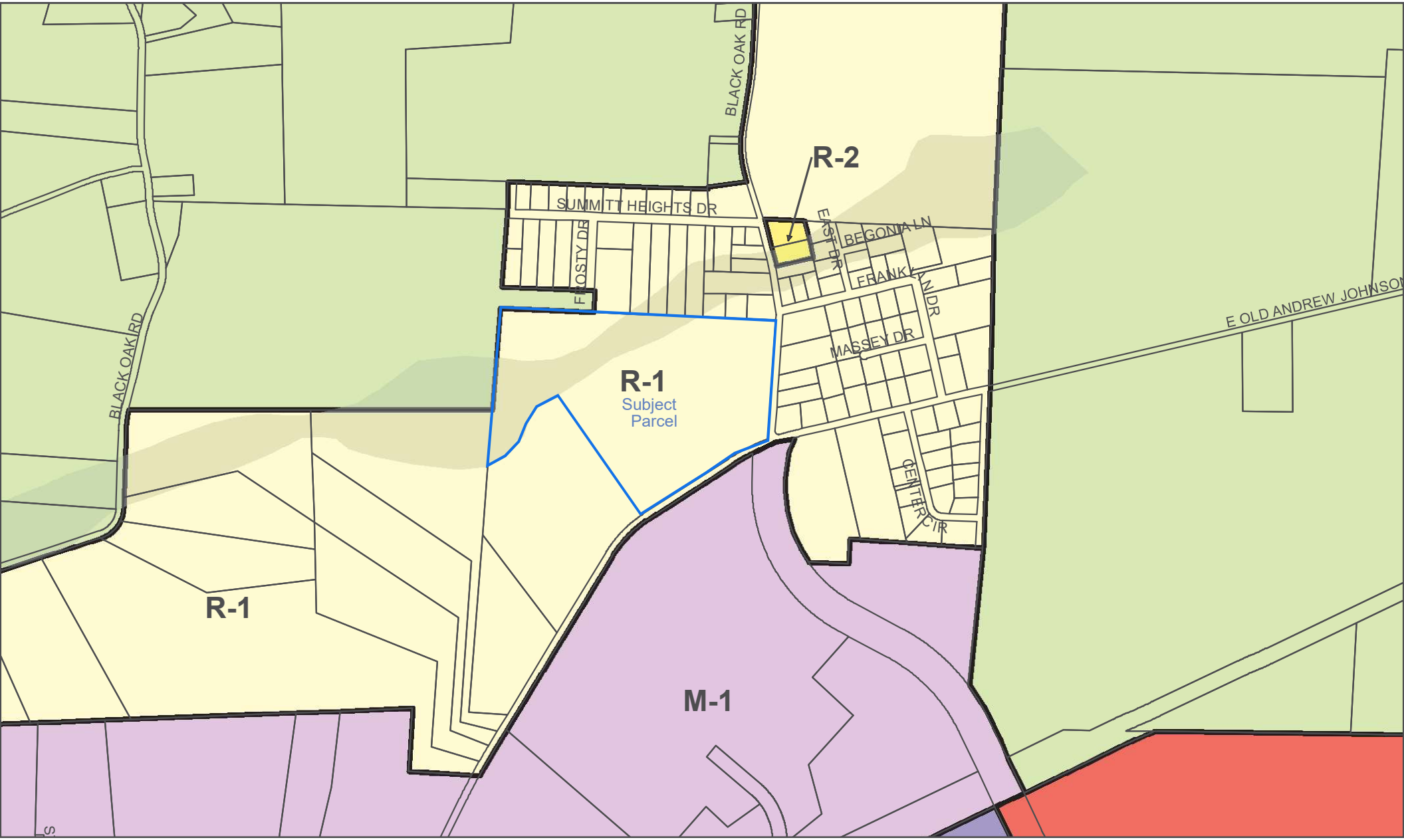
1:9,028

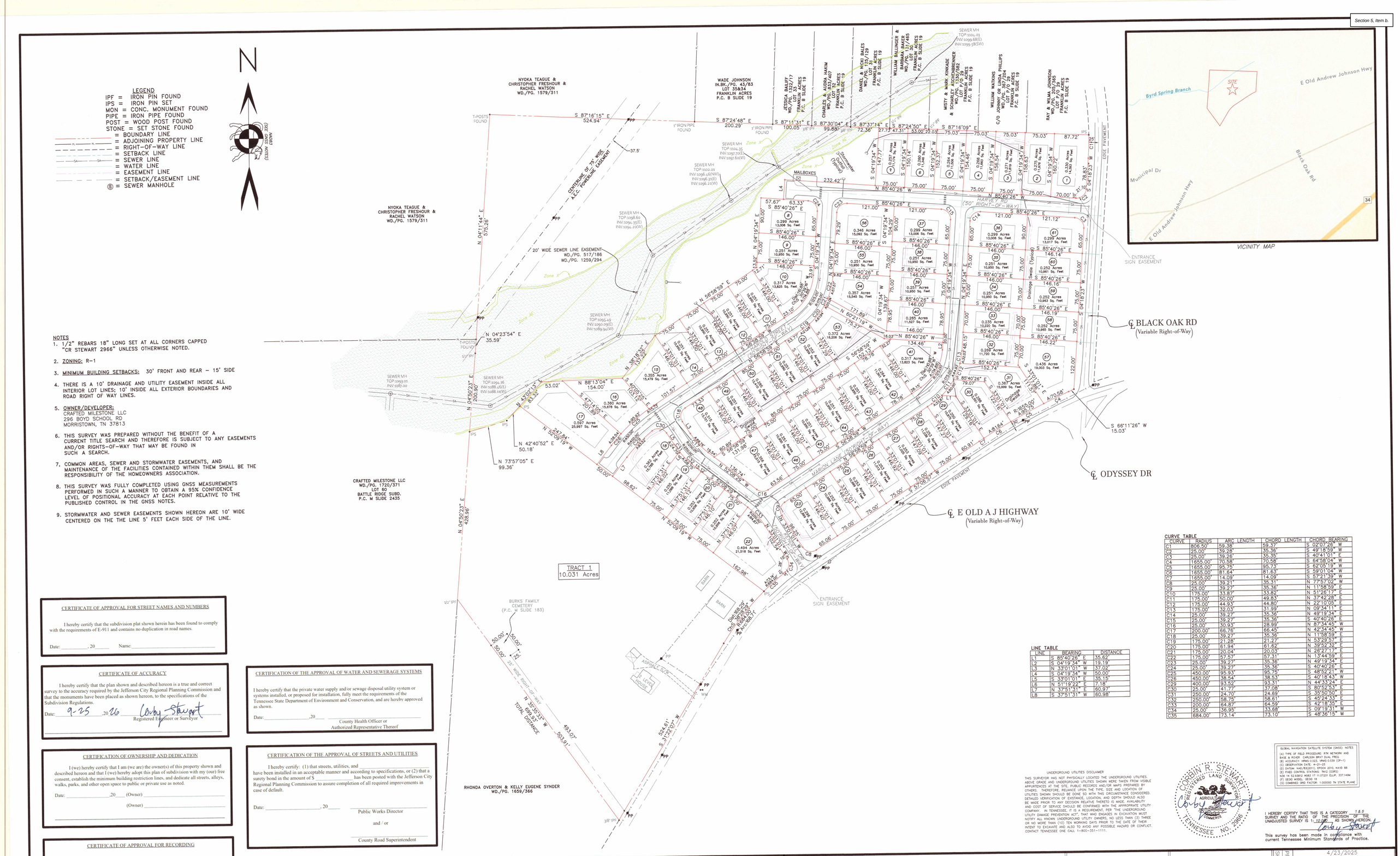
0 0.05 0.1 0.2 mi

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.


BLACK OAK RD
R-2
SUMMITT HEIGHTS DR
FROSTY DR
EAST DR
BEGONIA LN
FRANKLAND DR
MASSEY DR
E OLD ANDREW JOHNSON
BLACK OAK RD
R-1
Subject
Parcel
CENTER CIR
R-1
M-1



NOTES

1. 1/2" REBARS 18" LONG SET AT ALL CORNERS CAPPED "CR STEWART 2966" UNLESS OTHERWISE NOTED.
2. ZONING: R-1
3. MINIMUM BUILDING SETBACKS: 30' FRONT AND REAR – 15' SIDE
4. THERE IS A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL INTERIOR LOT LINES; 10' INSIDE ALL EXTERIOR BOUNDARIES AND ROAD RIGHT OF WAY LINES.
5. OWNER/DEVELOPER:
   CRAFTED MILESTONE LLC
   296 BOYD SCHOOL RD
   MORRISTOWN, TN 37813
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND THEREFORE IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY BE FOUND IN SUCH A SEARCH.
7. COMMON AREAS, SEWER AND STORMWATER EASEMENTS, AND MAINTENANCE OF THE FACILITIES CONTAINED WITHIN THEM SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
8. THIS SURVEY WAS FULLY COMPLETED USING GNSS MEASUREMENTS PERFORMED IN SUCH A MANNER TO OBTAIN A 95% CONFIDENCE LEVEL OF POSITIONAL ACCURACY AT EACH POINT RELATIVE TO THE PUBLISHED CONTROL IN THE GNSS NOTES.
9. STORMWATER AND SEWER EASEMENTS SHOWN HEREON ARE 10' WIDE CENTERED ON THE THE LINE 5' FEET EACH SIDE OF THE LINE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	806.50'	59.38'	59.37'	S 02°07'25" W
C2	25.00'	39.28'	35.36'	S 49°18'59" W
C3	25.00'	39.26'	35.35'	S 40°41'01" E
C4	1655.00'	70.58'	70.58'	S 64°58'04" W
C5	1655.00'	95.75'	95.73'	S 62°05'19" W
C6	1655.00'	81.64'	81.63'	S 59°01'04" W
C7	1655.00'	14.09'	14.09'	S 57°21'39" W
C8	25.00'	39.21'	35.31'	N 77°57'02" W
C9	25.00'	39.27'	35.36'	N 11°58'59" E
C10	175.00'	33.87'	33.82'	N 51°26'17" E
C11	175.00'	50.00'	49.83'	N 37°42'28" E
C12	175.00'	44.93'	44.80'	N 22°10'05" E
C13	175.00'	32.03'	31.99'	N 09°34'11" E
C14	25.00'	39.27'	35.36'	N 49°19'34" E
C15	25.00'	39.27'	35.36'	N 40°40'26" E
C16	25.00'	30.93'	28.99'	N 87°34'45" W
C17	200.00'	66.76'	66.45'	N 42°34'45" W
C18	25.00'	39.27'	35.36'	N 11°58'59" E
C19	175.00'	21.28'	21.27'	N 53°29'57" E
C20	175.00'	61.94'	61.62'	N 39°52'32" E
C21	175.00'	20.04'	20.03'	N 26°27'17" E
C22	175.00'	57.57'	57.31'	N 13°44'59" E
C23	25.00'	39.27'	35.36'	N 49°19'34" E
C24	25.00'	39.27'	35.36'	S 40°40'26" E
C25	450.00'	95.93'	95.75'	S 48°52'21" W
C26	450.00'	38.54'	38.53'	S 40°18'43" W
C29	400.00'	93.52'	93.31'	N 44°33'24" E
C30	25.00'	41.77'	37.08'	N 80°52'53" E
C31	250.00'	24.70'	24.69'	S 35°50'50" E
C32	250.00'	58.75'	58.61'	S 45°24'33" E
C33	200.00'	64.89'	64.59'	S 42°18'35" E
C34	25.00'	36.95'	33.68'	S 09°19'31" W
C35	684.00'	73.14'	73.10'	S 48°36'15" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°40'26" E	35.62'
L2	S 04°19'34" W	19.19'
L3	N 33°01'01" W	37.02'
L4	S 04°19'34" W	50.00'
L5	S 33°01'01" E	35.15'
L6	N 51°19'22" E	7.18'
L7	N 37°51'31" W	60.97'
L8	S 37°51'31" W	60.98'

CERTIFICATE OF APPROVAL FOR STREET NAMES AND NUMBERS

I hereby certify that the subdivision plat shown herein has been found to comply with the requirements of E-911 and contains no duplication in road names.

Date: _____, 20____ Name: _____

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 Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: 9-25 ,2026 Corbin Stewart
Registered Engineer or Surveyor

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of this property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date: _____,20____ (Owner) _____

(Owner) _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Jefferson City, Tennessee, and its regional planning area, with the exception of such variances, if any, as are noted in the minutes of the Jefferson City Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date: _____, 20____ _____
Secretary, Jefferson City
Regional Planning Commission

CERTIFICATION 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 are hereby approved as shown.

Date: _____,20____ _____
County Health Officer or
Authorized Representative Thereof

CERTIFICATION 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 in case of default.

Date: _____, 20____ _____
Public Works Director
and / or
_____
County Road Superintendent

CALL 811 BEFORE YOU DIG

Tennessee 811

UNDERGROUND UTILITIES DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTANCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CONTACT TENNESSEE ONE CALL 1-800-351-1111.

CORBIN R. STEWART REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 2966

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1&5 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 AS SHOWN HEREON.
Corbin Stewart
This survey has been made in compliance with current Tennessee Minimum Standards of Practice.

GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NOTES
(A) TYPE OF FIELD PROCEDURE: RTK NETWORK AND BASE & ROVER: CARLSON BRX7 DUAL FREQ.
(B) ACCURACY: HRMS:0.023, VRMS:0.039 (CP=1)
(C) OBSERVATION DATE: 4-21-25
(D) DATUM: NAD/83(2011), EPOCH: 2010, NAVD 88
(E) FIXED CONTROL STATIONS: TN12 (CORS)
N36 14 52.53812 W083 17 11.07201 ELLIP. 337.149M
(F) GEOID MODEL: GEOID 18
(G) COMBINED GRID FACTOR: 1.000000 TN STATE PLANE

PREPARED BY:
CRS Land Surveying
8078 Cross Creek Drive, Talbott, TN 37877
(423) 312-1678

E OLD AJ HWY
MAP 015 PARCEL 010.01
CITY OF JEFFERSON CITY, TN
DISTRICT NO. 4 – JEFFERSON CO., TN

42.508 TOTAL ACRES – 2 TOTAL TRACTS
61 TOTAL LOTS

CANNON'S CROSSING
FINAL PLAT

SCALE 1"= 100'
100 50 0 100 200 300
SCALE IN FEET

REFERENCES
D.B.: 1921 PG: 47
JEFFERSON CO., TN REGISTER OF DEEDS OFFICE

THIS PROPERTY HEREON IS LOCATED WITHIN "FEMA" FLOOD HAZARD ZONES AE AND X. MAP 47089C0063D EFFECTIVE DATE: 12-16-2008

SHEET 1 OF 1
PROJECT NO:

4/23/2025

MK	DATE	CHANGE
	7/24/2025	ROADWAY CHANGE
	9/23/2026	FINAL PLAT

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 :

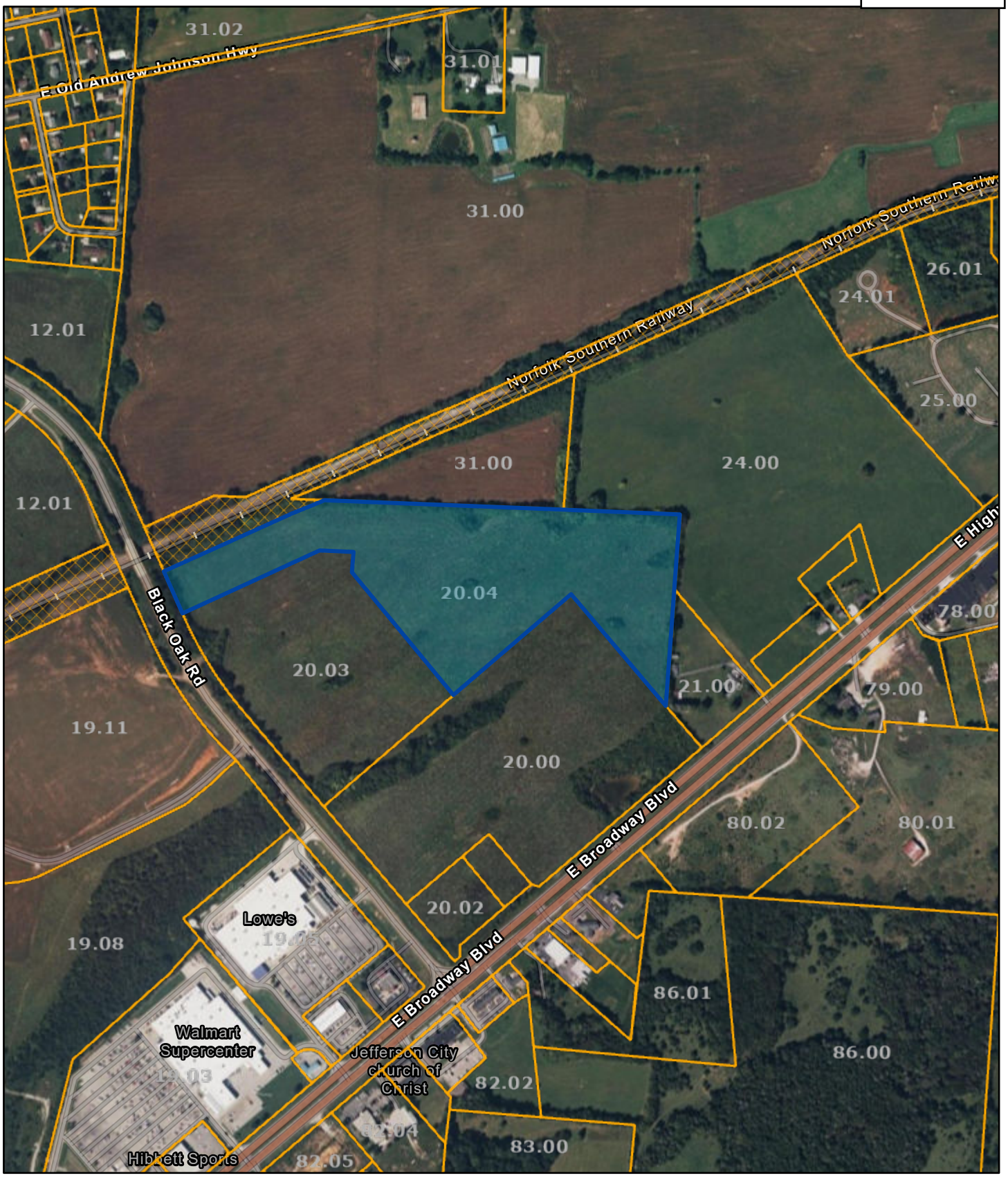
We would like request rezoning the attached two parcels from B3 to R2 to create a development called The Manor that is on the back of our Pinewood Commons commercial development. These rooftops are crucial for the continued growth of the incoming interest and contracts for retail within Pinewood Commons.

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)

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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

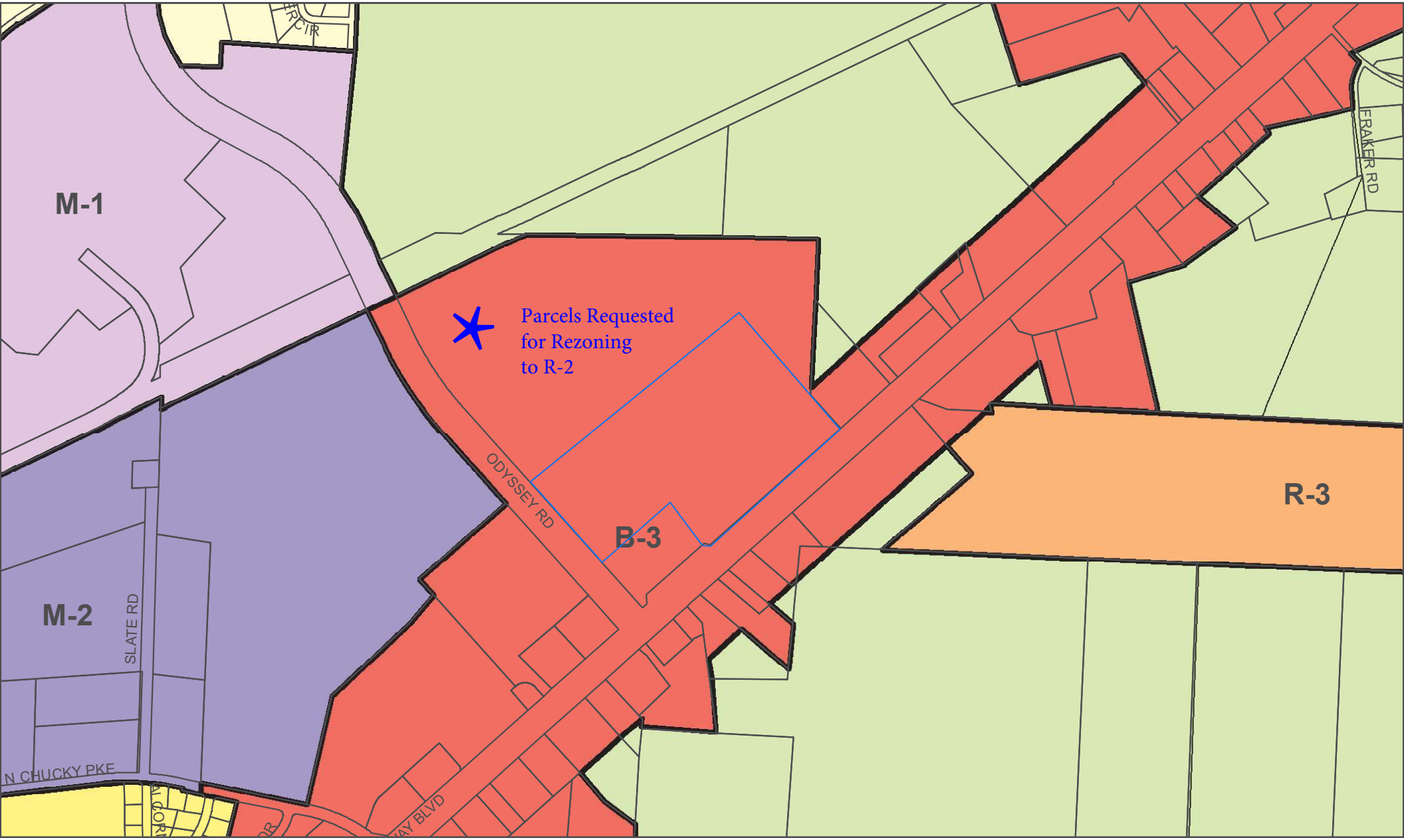
1:9,028

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), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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
Parcels Requested
for Rezoning
to R-2
ODYSSEY RD
SLATE RD
N CHUCKY PKE
FRAKER RD