Regional Planning Commission Agenda

March 24, 2025 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 02 24 2025 Meeting
3. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
4. **Old Business**
   a. Jeff Houston - Review/ Approval for TDOT recommended ingress/ egress for the New Food City - Located Off Broadway Blvd. and N. Highway 92
   b. Justin Cameron - Site Plan Review/ Approval for Shed Sales - Located off Highway 11-E
   c. Glen Lichlyter - Site Plan Review/ Approval for a Construction Office/ Shop - Located off Highway 11-E
5. **New Business**
   a. Ryan Peirce - Plan Review/ Approval for Addition to Existing Building - Located off N. Highway 92 and Mt. Horeb Rd.
   b. Jefferson County - Review and Consideration for County Resolution 2025-14
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Regional Planning Commission

February 24th, 2025

5:30 P.M.

Members' Present

Spencer Gatlin, Chairman

Mayor Cain

Vice Mayor Bunch

Jeff Chitwood, Secretary

Scott McMinn

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

Sheila Purkey, City Council

James Gallup, City Manager

Ekem Amonoo-Lartsen, ETDD Planner

Joe Gibson, Jefferson Alliance

Chairman Gatlin called the meeting to order at 5:30 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve January 27th, 2025, Planning Commission minutes (unanimous).

Citizens Comments

None.

Old Business

None.

New Business

Dustin Cameron – Final Site Plan Review/ Approval for Manufactured Shed Sales Location – Located in the B-3 District off Highway 11-E

A few concerns were pointed out regarding plan approval requirements. The ingress/egress would need TDOT approval, as well as some concerns over the gravel lot and landscaping requirements. Due to the type of business being proposed the primary concern is TDOT approval for highway connection. The commission asked if Mr. Cameron would be willing to get TDOT approval and he stated "yes". Chairman Gatlin suggested suspending the item until TDOT approval is granted. The item was suspended unanimously on a motion by Mr. Cain and a second by Mr. Bunch.

Jim Webb – Final Site Plan Review/ Approval for a Sherwin Williams – Located in the B-3 Zoning District off Broadway Blvd.

After a brief discussion the Plans were found to be compliant with the Jefferson City Zoning Ordinance and were approved unanimously on a motion by Mr. Newman and seconded by Mr. Bunch.

Jefferson County – Consider Resolution 2025-14. – A Resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect Certain Prohibited Uses and Permitted Uses in the A-1 and C-2 Zoning Districts.

This item was suspended unanimously due to lack of representation on a motion by Mr. Bunch and a second by Mr. Chitwood.

Adjourn

Having no further business, the meeting was adjourned at 5:45 P.M.

CONTACTS

DEVELOPER:
K.V.A.T. FOODS INC.
1 FOOD CITY CIRCLE
ABINGDON, VA 24211
P: (276) 628-5503
CONTACT: STEPHEN SPANGLER

GENERAL CONTRACTOR:
J. A. STREET & ASSOCIATES
245 BIRCH STREET
BLOUNTVILLE, TN 37617
P: (423) 323-8017
CONTACT: MARK WININGER

CITY PLANNING OFFICE:
CITY OF JEFFERSON CITY
112 CITY CENTER DRIVE
JEFFERSON CITY, TN 37760
P: (865) 475-9071
CONTACT: WAYNE HINKLE

WATER:
CITY OF JEFFERSON CITY
1032 N. HWY 92
JEFFERSON CITY, TN 37760
P: (865) 475-6617
CONTACT: PORTER MASSENGILL

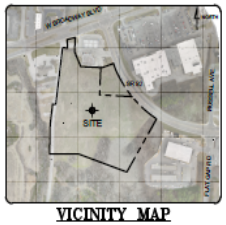
SEWER:
CITY OF JEFFERSON CITY
1032 N. HWY 92
JEFFERSON CITY, TN 37760
P: (865) 475-6617
CONTACT: PORTER MASSENGILL

ELECTRIC:
APPALACHIAN ELECTRIC COOP
1109 HILL DRIVE
JEFFERSON CITY, TN 37820
P: (865) 475-2032
CONTACT: MARTY MILLS

STREETS:
CITY OF JEFFERSON CITY
1032 N. HWY 92
JEFFERSON CITY, TN 37760
P: (865) 475-6617
CONTACT: PORTER MASSENGILL

GAS:
JEFFERSON COCKE COUNTY UTILITY DISTRICT
122 HWY 25E
NEWPORT, TN 37821
P: (865) 623-3069
CONTACT: TYLER HALL

ENGINEERING/SURVEYING SERVICES:
APPALACHIA DESIGN SERVICES, INC.
245 BIRCH STREET
BLOUNTVILLE, TN 37617
P: (423) 323-1206
CONTACT: JEREMY FIELDS, P.E.



VICINITY MAP

SITE INFORMATION:

CURRENT OWNER:
MARATHON REALTY CORP.
P.O. BOX 1158
ABINGDON, VA 24212

EXISTING SITE INFORMATION:
TAX MAP 023-040.00
CURRENT PARCEL = 10.90 AC±
PROPOSED PARCEL = 10.04 AC±
OUTPARCEL #1 = 0.86 AC±

CURRENT ZONING:
B-3 - HIGHWAY BUSINESS DISTRICT

BUILDING SETBACKS:
FRONT = 30 FEET
REAR = 25 FEET
SIDE = 10 FEET

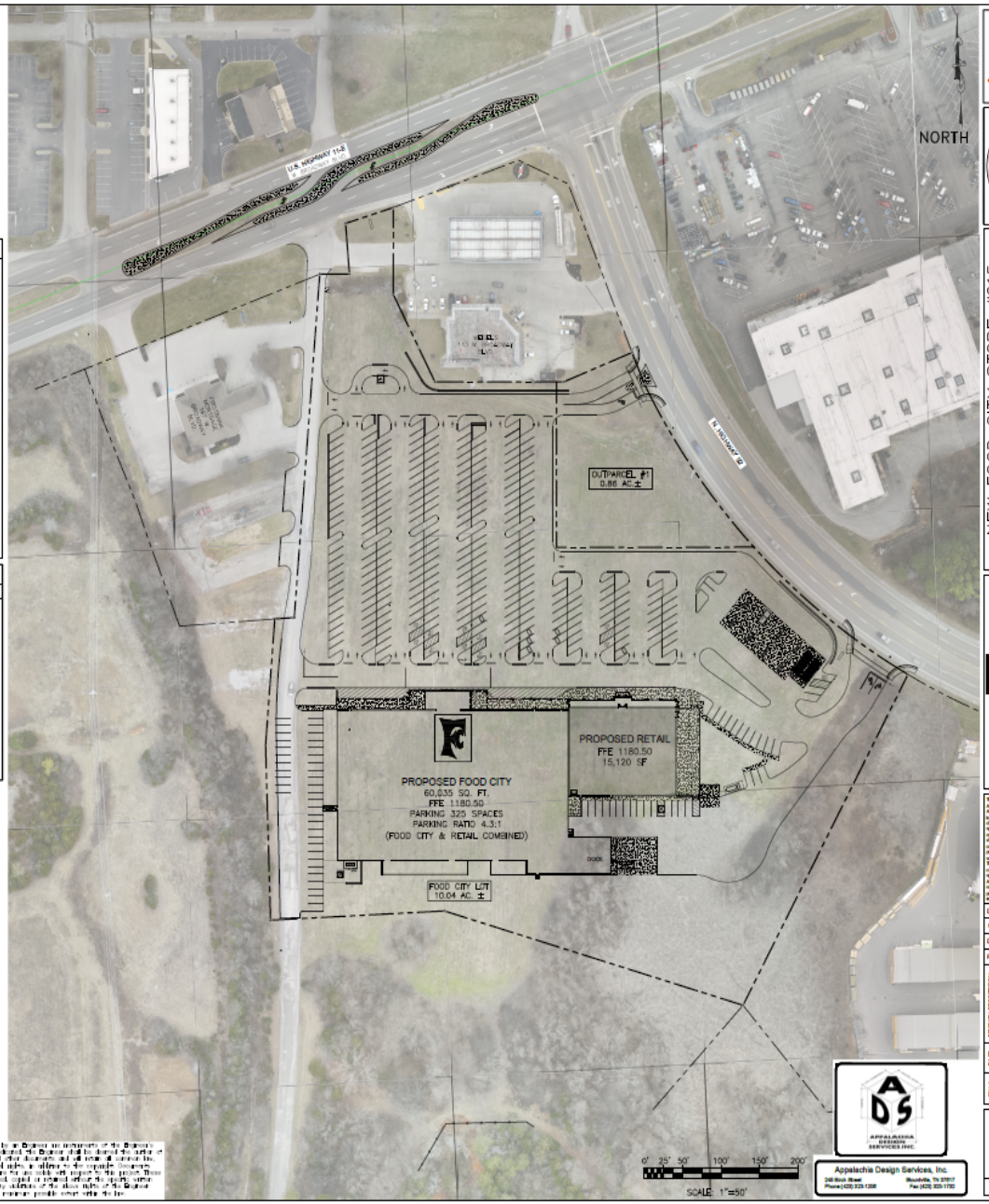
BUILDING HEIGHT:
MAXIMUM = 35 FEET

PROPERTY ADDRESS:
FOOD CITY 157 W. BROADWAY BLVD. JEFFERSON CITY, TN 37760
GAS-N-GO 1355 N. HIGHWAY 92 JEFFERSON CITY, TN 37760
RETAIL 123 W. BROADWAY BLVD. JEFFERSON CITY, TN 37760

DRAWING INDEX

DRAWING DATE: AUGUST 5, 2024

C0.1 PROJECT NOTES
C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
C2.0 GRADING & DRAINAGE PLAN
C2.1 GRADING & DRAINAGE DETAILS
C2.2 GRADING & DRAINAGE DETAILS
C2.3 GRADING & DRAINAGE DETAILS
C3.0 ESC PLAN - PHASE 1
C3.1 ESC PLAN - PHASE 2
C3.2 ESC PLAN - PHASE 3
C3.3 ESC DETAILS
C4.0 UTILITY PLAN
C4.1 UTILITY DETAILS
C4.2 UTILITY DETAILS
C5.0 SITE PLAN
C5.1 SITE DETAILS
C5.2 SITE DETAILS
C6.0 LANDSCAPE PLAN



NEW FOOD CITY STORE #615
NEW BROADWAY BLVD.
JEFFERSON CITY, TENNESSEE
FOR
K.V.A.T. FOOD STORES, INC.
ABINGDON, VIRGINIA

FOOD CITY
K-VA-T FOOD STORES, INC. # FOOD CITY CIRCLE
P.O. BOX 1358 ABINGDON, VIRGINIA 24212
PHONE: (276) 628-5503
FAX: (276) 623-5447

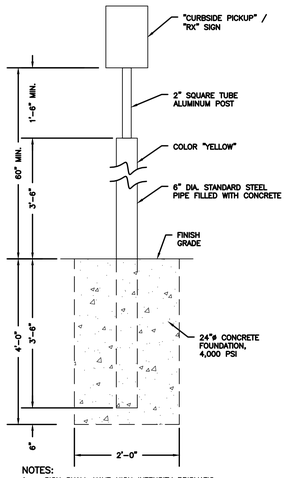
Drafted By: DEC
Checked By: JF
Date Drawn: 7/5/2024
Project #:

TITLE PAGE
C0.0
Sheet Number

Appalachia Design Services, Inc.
240 Birch Street Blountville, TN 37617
Phone (423) 323-1206 Fax (423) 323-1792

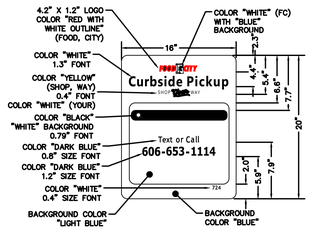
SITE/CIVIL
CAUTION - NOTICE TO CONTRACTOR

NOTE:



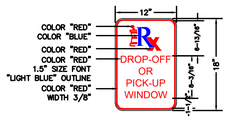
NOTES:
1. SIGN SHALL HAVE HIGH INTENSITY PRISMATIC COATING.

"CURBSIDE PICKUP" / "RX" SIGN
N.T.S.



NOTES:
1. SIGN FACE SHALL HAVE HIGH INTENSITY PRISMATIC COATING.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF SIGN TO ENGINEER FOR APPROVAL.

"CURBSIDE PICKUP" SIGN
N.T.S.



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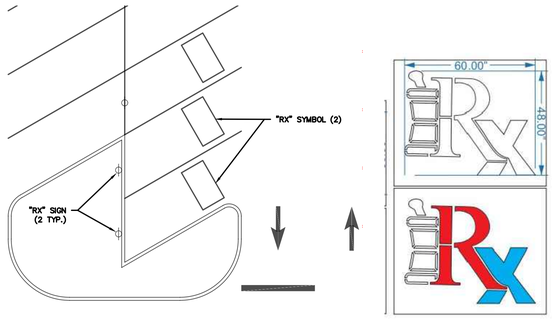
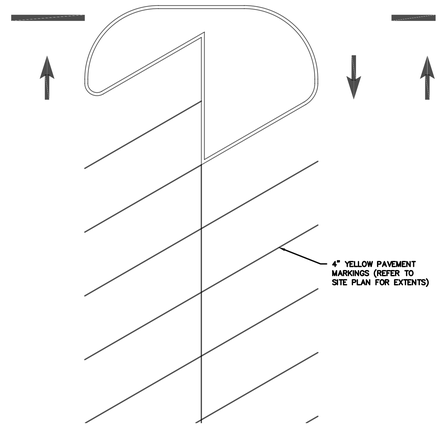
"RX" SIGN
N.T.S.



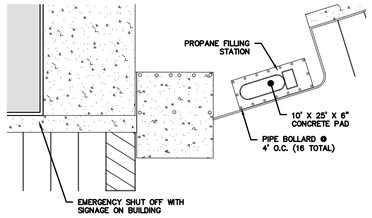
NOTES:
1. REFER TO PLAN SHEET FOR LOCATION(S) OF APPLICABLE PARKING USES.
2. SIGN SHALL HAVE HIGH INTENSITY PRISMATIC COATING.
3. TEXT COLOR SHALL BE PMS 2198.

"RX" MARKING
N.T.S.

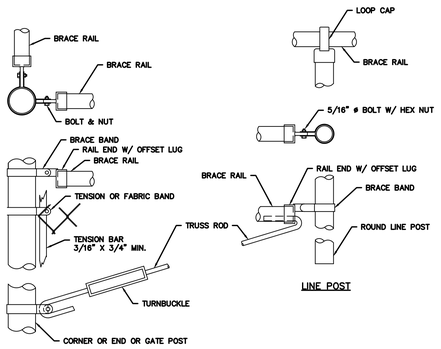


NOTES:
1. REFER TO PLAN SHEET FOR LOCATION(S) OF APPLICABLE PARKING USES.

EMPLOYEE PARKING SPACES
N.T.S.

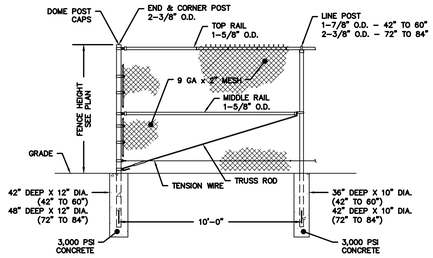


PROPANE FILLING STATION
N.T.S.



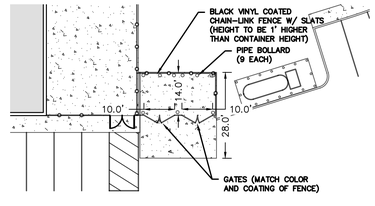
LINE POST

END, CORNER, OR GATE POST

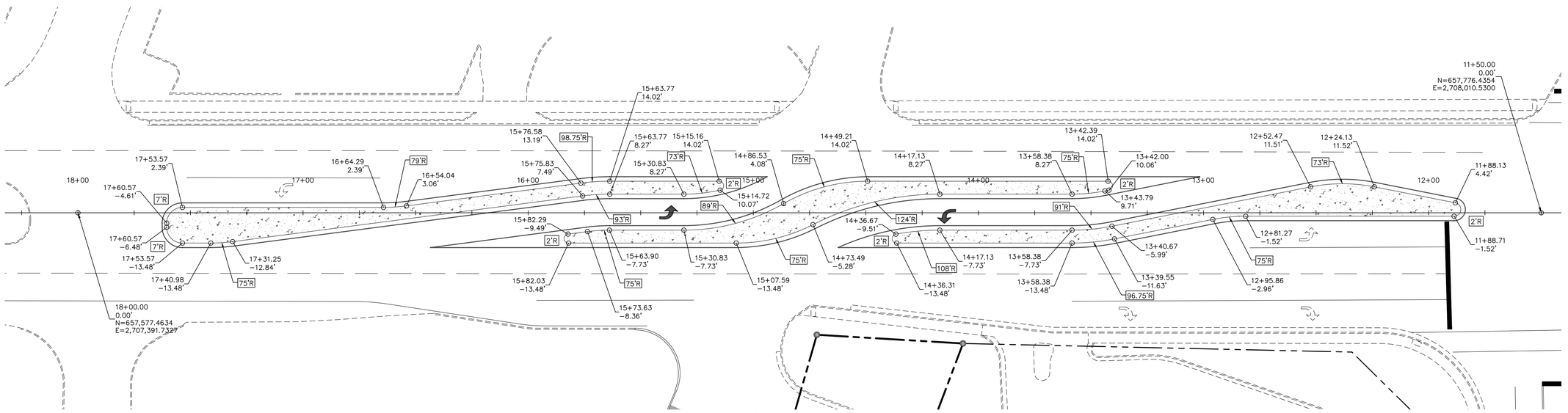


NOTES:
1. ALL MATERIALS TO CONFORM TO FEDERAL SPECIFICATION RR-F-191G (1-25-74).
2. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
3. ALL TUBULAR POSTS TO HAVE A METAL CAP.
4. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSION STRENGTH OF 3,000 PSI.
5. CHAIN-LINK FENCE FABRIC SHALL BE BLACK VINYL COATED.
6. FENCE AT GENERATOR SHALL INCLUDE RAZOR WIRE.
7. CONTRACTOR SHALL PROVIDE SHOP DRAWING OF FENCING TO ENGINEER PRIOR TO CONSTRUCTION.

CHAIN LINK FENCE
N.T.S.



DUMPSTER ENCLOSURE
N.T.S.



W BROADWAY BLVD LAYOUT
1"=20'

Appalachia Design Services, Inc.
245 Birch Street
Phone:(423) 323-1206
Blountville, TN 37617
Fax:(423) 323-1732

the design group architect
main concepts, inc.
P.O. Box 1171
Johnson City, TN 37744
(423) 638-1616

NEW FOOD CITY STORE #615
157 W. BROADWAY BLVD.
JEFFERSON CITY, TENNESSEE
FOR
K.VA.T. FOOD STORES, INC.
ABINGDON, VIRGINIA

FOOD CITY®
K-VA-T FOOD STORES, INC. #1 FOOD CITY CIRCLE
P.O. BOX 1198, ABINGDON, VIRGINIA 24212-1198
PHONE: (276) 623-5100
FAX: (276) 623-5447

Drafted By: DEC
Checked By: JSF
Date Drawn: 7/5/2024
Project #: _____

REV #	DATE	REVISION DESCRIPTION
1	12/19/24	ADDED W BROADWAY BLVD WORK

SITE DETAILS

C5.2

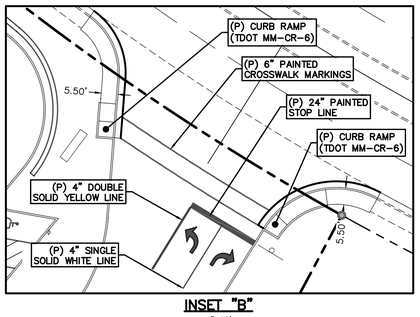
Sheet Number

DETAIL CALLOUTS

1. Concrete Curb
2. TDOT 6" Concrete Curb & Gutter (6-30) (TDOT RP-VC-11)
3. Concrete Curb Transition
4. Standard Duty Asphalt Pavement
5. Heavy Duty Asphalt Pavement
6. Portland Cement Concrete Pavement
7. Concrete Pad (By Fuel System Installer)
8. Concrete Pad
9. Concrete Sidewalk
10. 2' Concrete Curb Cut with Asphalt Flume
11. 4' Concrete Curb Cut with Asphalt Flume
12. Kiosk (By Fuel System Installer)
13. Fuel Tanks and Concrete Pad (By Fuel System Installer)
14. Typical Parking Space Marking
15. Directional Marking (Paint)
16. Stop Bar (Paint)
17. Painted Island (Painted Diagonal Marking)
18. ATM (Not in Contract)
19. Flag Pole
20. Stop Sign (R1-1) (36")
21. Veteran Parking
22. Curbside Pickup Parking
23. Access Door
24. Pharmacy Pickup Window
25. Compactor
26. Employee Parking
27. Ground Sign
28. Dumpster Enclosure
29. Propane Fueling Center
30. Accessible Marking and Signage
31. Speed Bump
32. Retaining Wall
33. Gravel Pad (8")
34. 4" Double Solid Yellow Pavement Marking (Painted)
35. Combination Curb and Sidewalk
36. Pharmacy Pickup Parking
37. 1.25" Asphalt Overlay
38. 2' Concrete Flume
39. 5' Concrete Flume
40. TDOT 6" Sloping Detached Concrete Curb (TDOT RP-SC-1)
41. 4" Solid White Pavement Marking (Painted)
42. Dead End Sign (W18-1)
43. Pipe Bollards
44. Horseshow Pipe Bollards (36"x48")
45. Stairwell
46. 4" Solid Yellow Pavement Marking (Thermoplastic)
47. 4" Solid White Pavement Marking (Thermoplastic)
48. Directional Pavement Marking (Thermoplastic)
49. 6" Sloping Detached Concrete Curb (RP-SC-1)
50. Concrete Island (4" thickness)
51. Full Depth TDOT Asphalt

APPLICABLE TDOT STANDARD DRAWINGS

- RP-SC-1
- RP-VC-11
- MM-CR-1
- MM-CR-5
- T-M-5
- MM-SW-1
- RP-DHO-2
- T-M-19



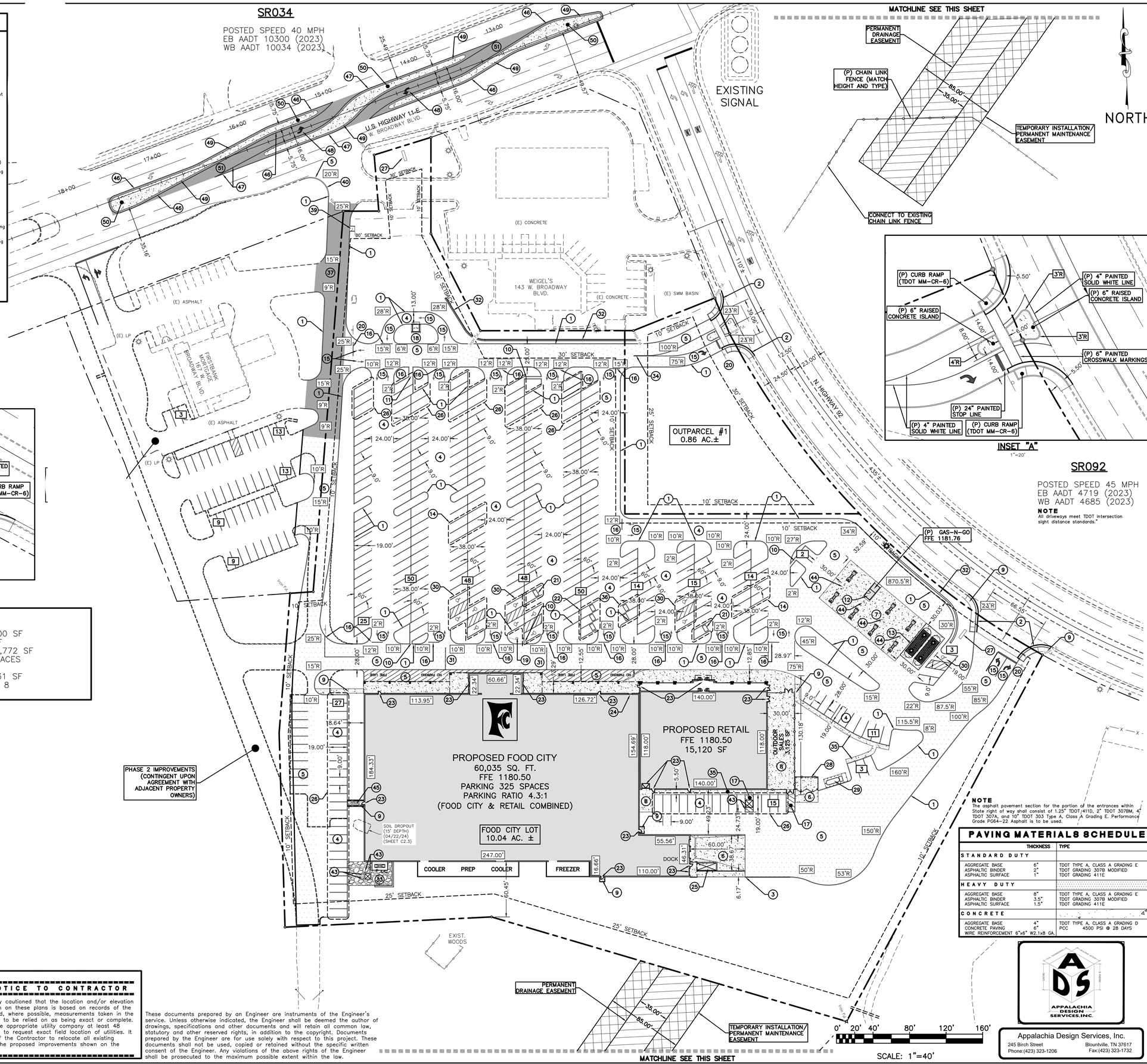
INSET "B"
1"=20'

PARKING RATIO CALCULATION

VEHICLE PARKING RATIO REQUIRED = 1 PER 200 SF
TOTAL BUILDING SQUARE FOOTAGE = 75,155 SF
TOTAL BUILDING RETAIL SQUARE FOOTAGE = 59,772 SF
VEHICLE PARKING SPACES REQUIRED = 376 SPACES
VEHICLE PARKING SPACES PROVIDED = 325
VEHICLE PARKING RATIO PROVIDED = 1 PER 231 SF
ACCESSIBLE SPACE REQUIRED (301 TO 400) = 8
ACCESSIBLE SPACE PROVIDED = 11

LEGEND

- CONCRETE SURFACE
- EDGE OF CURB
- EDGE OF SIDEWALK/CONCRETE
- EDGE OF PAVEMENT
- FENCE
- OVERLAY/FULL DEPTH ASPHALT
- FULL DEPTH ASPHALT



INSET "A"
1"=20'

PAVING MATERIALS SCHEDULE

	THICKNESS	TYPE
STANDARD DUTY		
AGGREGATE BASE	6"	TDOT TYPE A, CLASS A GRADING E
ASPHALTIC BINDER	2"	TDOT GRADING 307B MODIFIED
ASPHALTIC SURFACE	1"	TDOT GRADING 411E
HEAVY DUTY		
AGGREGATE BASE	8"	TDOT TYPE A, CLASS A GRADING E
ASPHALTIC BINDER	3.5"	TDOT GRADING 307B MODIFIED
ASPHALTIC SURFACE	1.5"	TDOT GRADING 411E
CONCRETE		
AGGREGATE BASE	4"	TDOT TYPE A, CLASS A GRADING D
CONCRETE PAVING	6"	PCC 4500 PSI @ 28 DAYS
WIRE REINFORCEMENT 6"x6" W2.1x8 GA.		

NOTE
The asphalt pavement section for the portion of the entrances within State right of way shall consist of 1.25" TDOT/411D, 2" TDOT 307BM, 4" TDOT 307A, and 10" TDOT 303 Type A, Class A Grading E. Performance Grade PG64-22 Asphalt is to be used.

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

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

SITE/CIVIL

CAUTION - NOTICE TO CONTRACTOR

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 and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company at least 48 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 the plans.

NEW FOOD CITY STORE #615
157 W. BROADWAY BLVD.
JEFFERSON CITY, TENNESSEE
FOR
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ABINGDON, VIRGINIA

the design group architect
main concepts, inc.
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Johnson City, TN 37605
(423) 638-1616

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K-VA-T FOOD STORES, INC. #1 FOOD CITY CIRCLE
P.O. BOX 1158, ABINGDON, VIRGINIA 24212
PHONE: (276) 623-5100
FAX: (276) 623-5447

Drafted By: DEC
Checked By: JSF
Date Drawn: 7/5/2024
Project #:

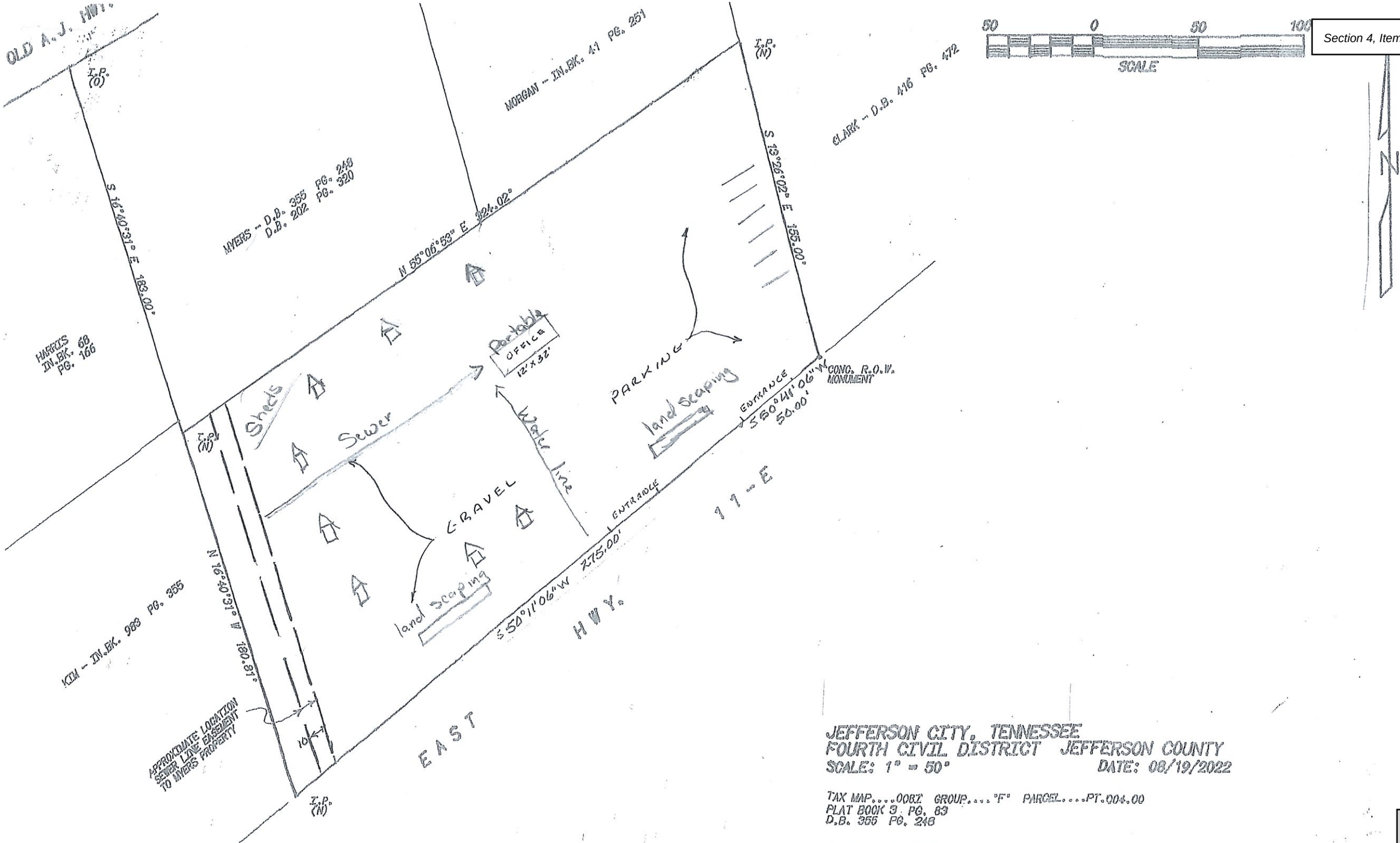
REV #	DATE	REVISION DESCRIPTION
1	12/19/24	ADDED W BROADWAY BLVD WORK

SITE PLAN

C5.0

Sheet Number

APPALACHIA DESIGN SERVICES, INC.
Appalachia Design Services, Inc.
245 Birch Street, Blountville, TN 37617
Phone:(423) 323-1206 Fax:(423) 323-1732

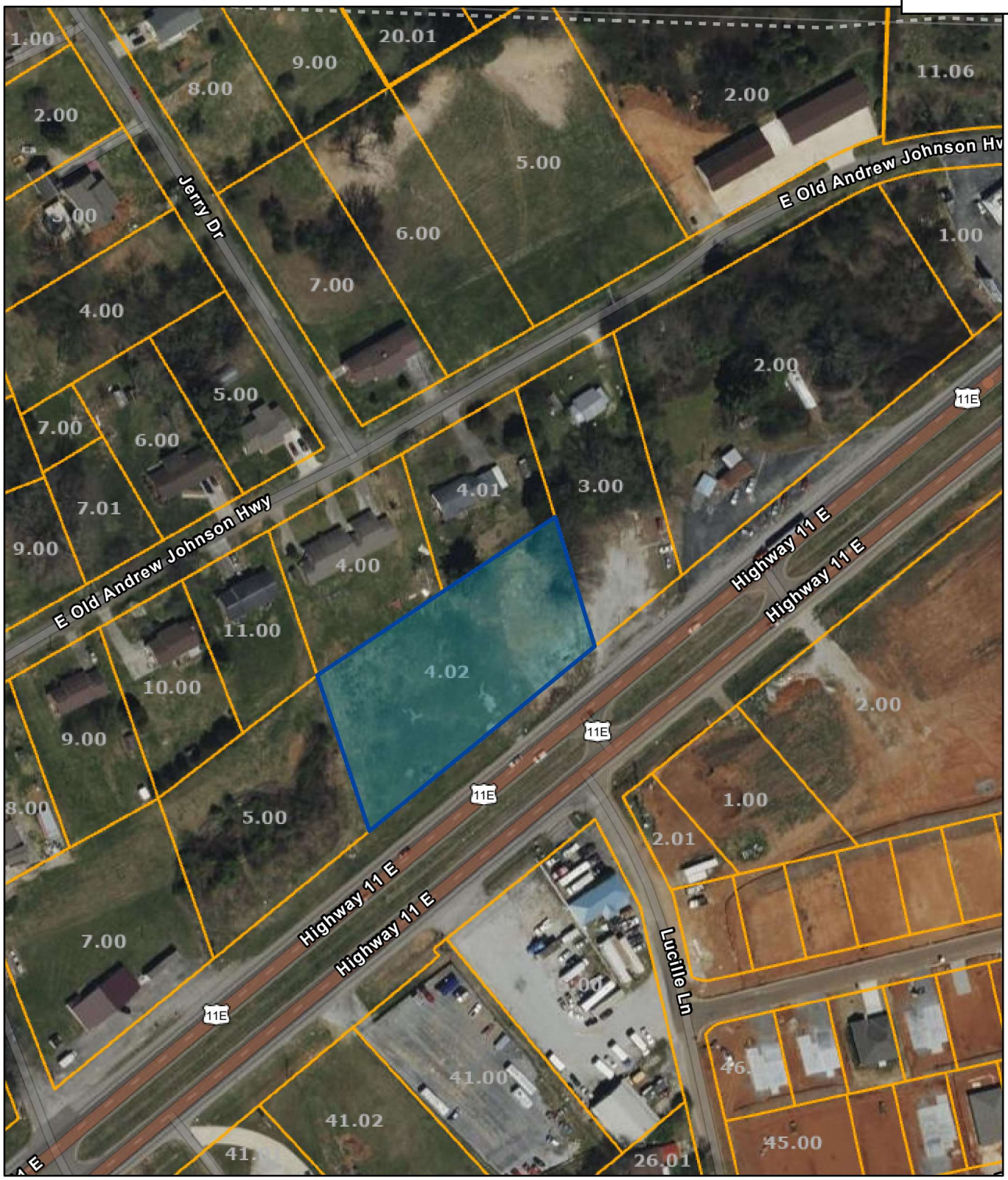


JEFFERSON CITY, TENNESSEE
FOURTH CIVIL DISTRICT JEFFERSON COUNTY
SCALE: 1" = 50' DATE: 08/19/2022

TAX MAP....008I GROUP....'F' PARCEL....PT.004.00
PLAT BOOK 3 PG. 83
D.B. 355 PG. 248

AREA = 1.1558 AC.

Jefferson County - Parcel: 008I F 004.02



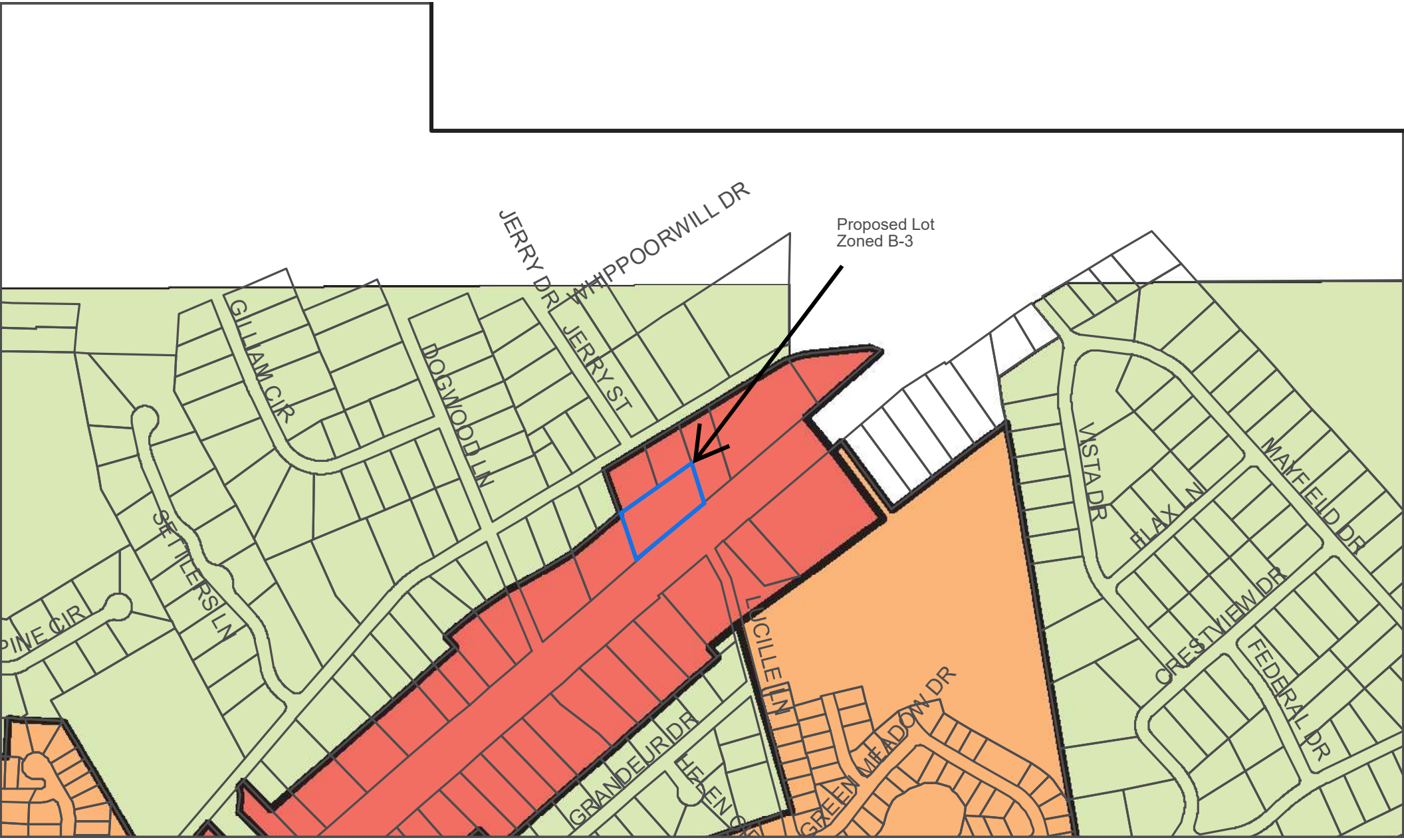
Date: February 13, 2025

County: JEFFERSON
Owner: CAMERON DUSTIN & RACHEL & CAMERON JUSTIN
Address: E HWY 11-E
Parcel ID: 008I F 004.02
Deeded Acreage: 0
Calculated Acreage: 1.25
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km


Proposed Lot
Zoned B-3
JERRY DR
WHIPPOORWILL DR
JERRY ST
GILLIAM CIR
DOGWOOD LN
SETTLERS LN
PINE CIR
LUCILLE LN
GRANDEUR DR
HELEN CT
GREEN MEADOW DR
VISTA DR
FLAX LN
MAYFIELD DR
CRESTVIEW DR
FEDERAL DR

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
REGION 1 TRAFFIC OFFICE
P. O. BOX 58
7238 REGION LANE
KNOXVILLE, TENNESSEE 37901
(865) 594-2456

BUTCH ELEY
DEPUTY GOVERNOR &
COMMISSIONER OF TRANSPORTATION

BILL LEE
GOVERNOR

February 6, 2025

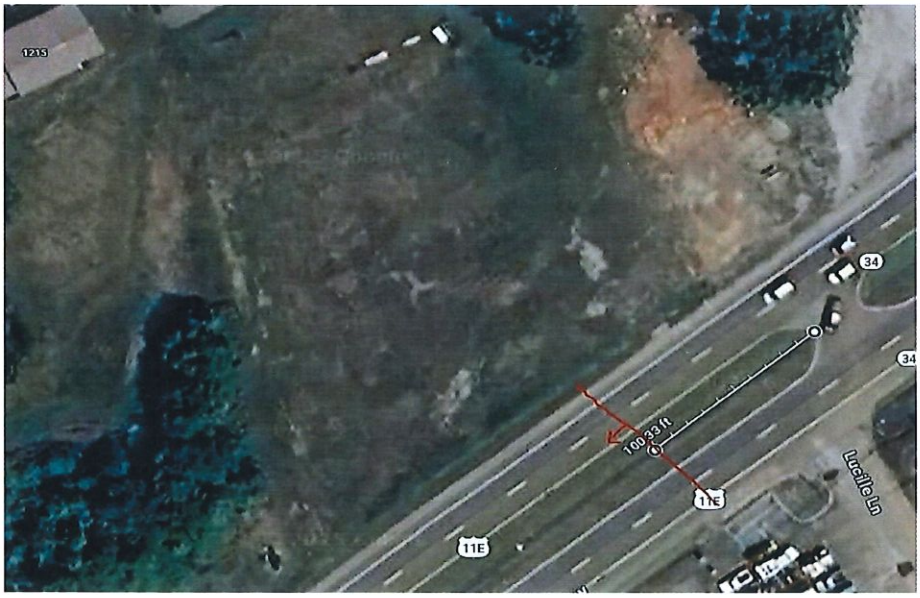
Justin Cameron

RE: Concept Approval Letter
Highway Entrance and Work on State ROW
State Route 34
Parcel No: 008I F 004.02

Dear Mr. Cameron,

The Regional Traffic Office has reviewed the access point for the proposed commercial development located off State Route 34. This is to confirm that you will receive a highway entrance permit for access at the proposed development subject to certain conditions.

Any new access points to the property must be at least 100FT away from the existing median opening at Lucille Ln (as roughly shown in aerial). Other field entrances that are currently in place would need to be removed as part of commercial entrance permitting.



The Department of Transportation does reserve the right to make final recommendations to satisfy the requirements of the highway entrance permit once final plans have been developed. Based upon the site plan and traffic impact study provided, the development shall, at a minimum, adhere to all recommendations set forth in the traffic impact study. During each phase of development, new permits must be obtained for the work on state right of way relating to that phase.

Each new entrance and associated buffer areas shall be constructed to prevent water from flowing onto the roadway or shoulder and shall not impair drainage within the right-of-way. In addition, new entrances and buffer areas shall not materially alter the drainage characteristics of adjacent property. All culverts, catch basins, drainage channels, and other drainage structures required within the buffer area and under driveways as the result of the developed property shall be designed and installed per the Department's current standards.

Drainage discharged into the state highway drainage system shall not exceed the undeveloped flow rate, as determined in accordance with the Department's design policy. Applicants may be required to submit a drainage plan, as well as all appropriate hydrologic and hydraulic calculations, which show that the proposed system will adhere to the regulations set forth by the Department. The plan shall be subject to approval by the appropriate Department official.
The Department will require the applicant to submit a site plan showing the existing and proposed conditions. Applicants will also need to submit a grading plan and drainage plan showing the existing and proposed conditions, as well as how the drainage of stormwater will be handled at the newly developed site. The Department will review the preliminary plan set to determine if all of the Department's standards/requirements are satisfied. Comments and recommendations for any insufficient detail(s) will be recorded and submitted to the property owner or elected representative.

To apply for a Commercial Highway Entrance Permit, please visit TDOT Highway Driveway, TDOT's Commercial Permit Application System.

For commercial permitting information, please click below:
https://www.tn.gov/tdot/traffic-operations-division/traffic-engineering-office/highway-entrance-permits/commercial-entrance-permit.html

To create your account, please click below.
https://aca-prod.accela.com/TDOT/Default.aspx

If you have any issues creating an account or any further questions or comments, please feel free to contact the Region One Traffic Engineering Office at 865-594-2456 or TDOT.R1.Traffic@tn.gov

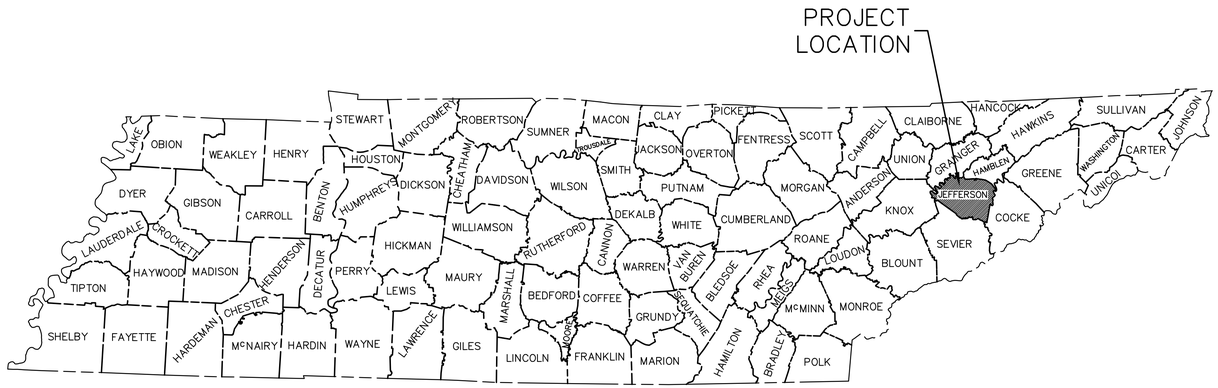
Sincerely,

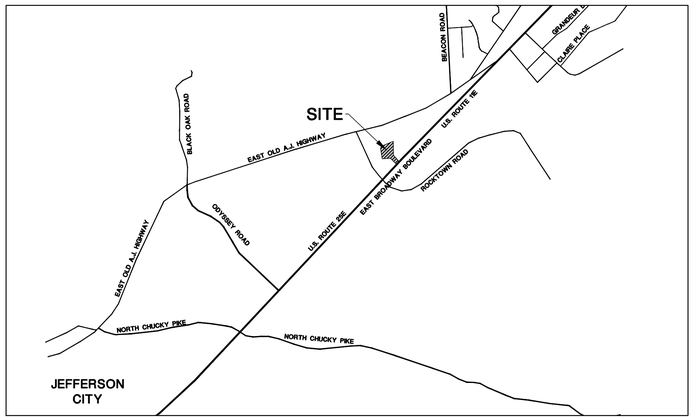
Andrew Padgett, P.E.
Regional Traffic Engineer
AP/nb

c.
Jeff Houston, City of Jefferson City Codes
file

TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
SITE DRAINAGE PLAN

JEFFERSON COUNTY, TENNESSEE





LOCATION MAP

NOT TO SCALE

Index to Drawings

SHEET No.	SHEET TITLE	ISSUE DATE	LATEST REVISION DATE
C-0	COVER SHEET	07/05/2024	02/10/2025
C-1.0	OVERALL PROJECT SITE EXISTING CONDITIONS PLAN	07/05/2024	02/10/2025
C-1.1	OVERALL PROJECT SITE PROPOSED CONDITIONS PLAN	07/05/2024	02/10/2025
C-2.1	PAVEMENT & DRAINAGE DETAILS	07/05/2024	02/10/2025

OWNER:

JONATHAN ISRAEL TRIGOS VILLARREAL &
PEDRO MARICELA FELIPE
607 MOULDEN STREET
JEFFERSON CITY TN 37760

List of Project Contacts

PROJECT ENGINEER	TELEPHONE	PUBLIC WORKS (WATER)	PUBLIC WORKS (SEWER)	ELECTRIC COMPANY	GAS COMPANY	PLANNING COMMISSION	CITY BUILDING OFFICE
HATFIELD & ALLEN ASSOCIATES (865) 388-5031 CONTACT: MATTHEW HATFIELD, P.E. 775 RANDLES ROAD STRAWBERRY PLAINS, TN 37871	AT&T COMMUNICATIONS 811	JEFFERSON CITY WATER DEPARTMENT (865) 475-3251 CONTACT: PORTER MASSENGIL, DIRECTOR 445 EAST BROADWAY BOULEVARD JEFFERSON CITY, TN 37760	JEFFERSON COUNTY HEALTH DEPARTMENT (865) 397-3930 CONTACT: TOMMY BIBLE, MANAGER 122 HIGHWAY 25E NEWPORT, TN 37821	APPALACHIAN ELECTRIC CO-OP (865) 828-5225 CONTACT: ADAM NEWCOMB, DIRECTOR P.O. BOX 400 NEW MARKET, TN 37820	JEFFERSON - COCKE COUNTY UTILITY 243 E. BROADWAY BLVD. CONTACT: DANNY BARDING (423) 475-7911	JEFFERSON CITY PLAN COMMISSION (865) 475-9071 CONTACT: JEFF HOUSTON 112 CITY CENTER DRIVE P.O. BOX 530 JEFFERSON CITY, TN 37760	JEFFERSON CITY (865) 475-9071 112 CITY CENTER DRIVE P.O. BOX 530 JEFFERSON CITY, TN 37760

HATFIELD & ALLEN
ASSOCIATES
ENGINEERING & PLANNING
775 RANDLES ROAD
STRAWBERRY PLAINS, TN 37871
PHONE: (865) 388-5031

MATTHEW W. HATFIELD
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
STATE OF TENNESSEE

TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
SITE DRAINAGE PLANS
JEFFERSON COUNTY, TENNESSEE

X-REFERENCED DRAWINGS

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2) 25-118 Base.dwg
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4)
5)

REVISION HISTORY

10/23/2024
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02/10/2025
REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

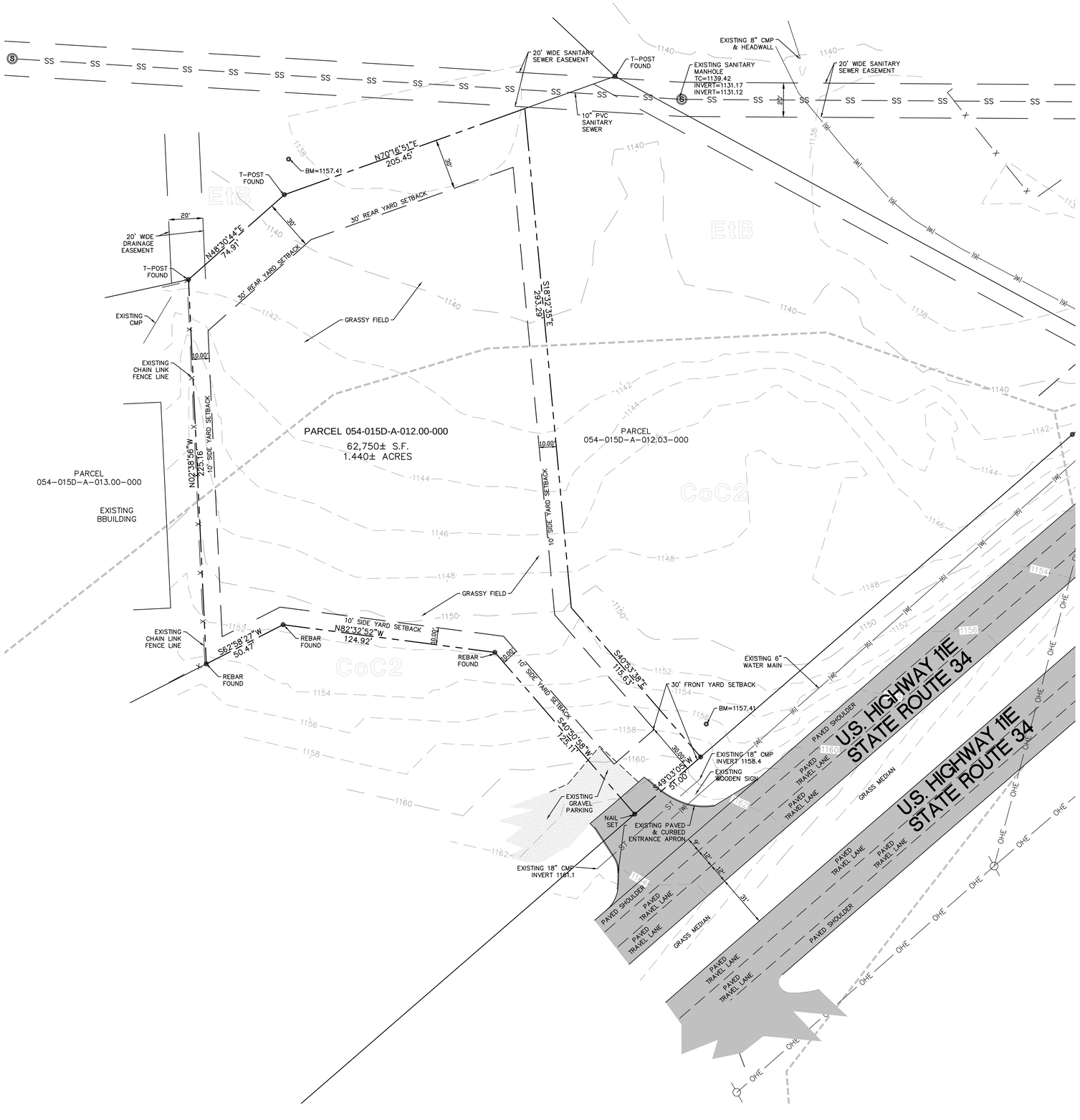
PROJ NO. • 25-118
DWG FILE • 25-118 C-0
ISSUE DATE • 07/05/2024

TRIGOS COMMERCIAL PARCEL

COVER SHEET

SHEET NUMBER

C-0



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:

1. BOUNDARY AND UTILITY INFORMATION SHOWN ON THE ATTACHED PLAN WAS TAKEN FROM A SURVEY TITLED ATWELL. LLC, PREPARED BY GEOSURVEY, JOB NUMBER 20227535, DATED JANUARY 31, 2023.
2. A CROSS ACCESS AGREEMENT EXISTS BETWEEN PARCELS 054-015D-A-012.00-000 AND 054-015D-A-013.00-000.
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SITE SOILS:

CoC2	Collegedale silt loam, 5 to 12 percent slopes, eroded	24.9%
DeC2	Dewey silt loam, 6 to 15 percent slopes, eroded	19.1%
EtB	Etowah silt loam, 2 to 6 percent slopes	40.4%
Ln	Lindside silt loam, 0 to 3 percent slopes, occasionally flooded, warm	15.5%
TaE2	Talbott-Rock outcrop complex, karst, 10 to 35 percent slopes, eroded	0.0%

HATFIELD & ALLEN
ASSOCIATES
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STRAWBERRY PLAINS, TN 37871
PHONE: (865) 388-5031

MATTHEW W. HATFIELD
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
STATE OF TENNESSEE

TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
SITE DRAINAGE PLANS
JEFFERSON COUNTY, TENNESSEE

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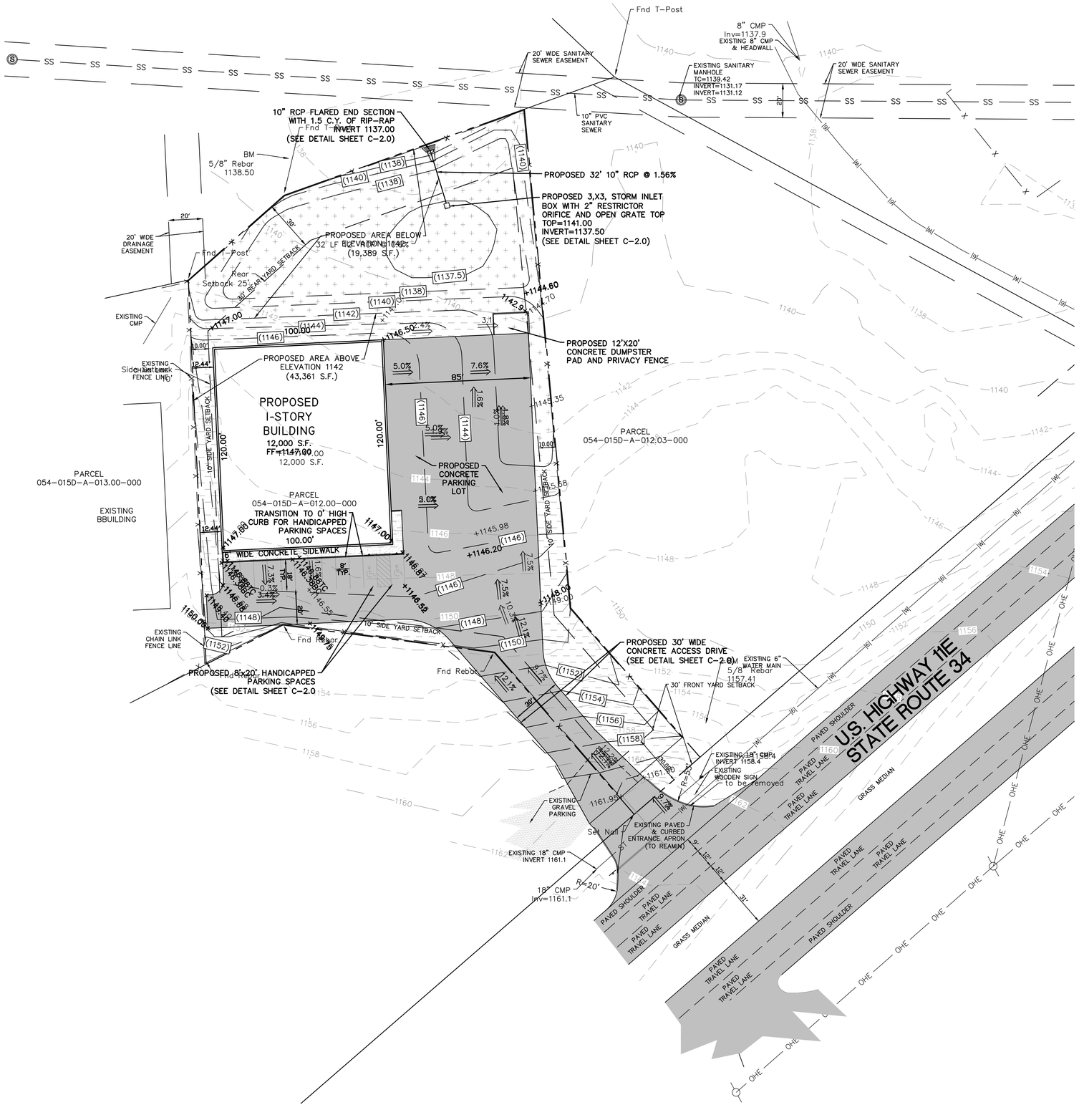
PROJ NO. • 25-118
DWG FILE • 25-118 C-1.0
ISSUE DATE • 07/05/2024

TRIGOS COMMERCIAL PARCEL

OVERALL PROPERTY & EXISTING CONDITIONS PLAN

SHEET NUMBER
C-1.0



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9,271 CUBIC YARDS OF FILL BELOW THE EXISTING 1142 ELEVATION

10,412 CUBIC YARDS OF CUT BELOW THE EXISTING 1142 ELEVATION PROPOSED

1,141 CUBIC YARDS DIFFERENCE BETWEEN CUT AND FILL BELOW THE 1142 ELEVATION PROPOSED

SITE AREAS:

TOTAL SITE AREA:	62,750 S.F.	1.440 ACRES
TOTAL DISTURBED AREA:	62,750 S.F.	1.440 ACRES
TOTAL IMPERVIOUS AREA:	37,431 S.F.	0.880 ACRES

SITE SOILS:

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ENGINEERING & PLANNING
775 RANDLES ROAD
STRAWBERRY PLAINS, TN 37871
PHONE: (865) 388-5031

MATTHEW W. HATFIELD
REGISTERED
AGRICULTURE
STATE OF TENNESSEE

TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
SITE DRAINAGE PLANS
JEFFERSON COUNTY, TENNESSEE

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02/10/2025
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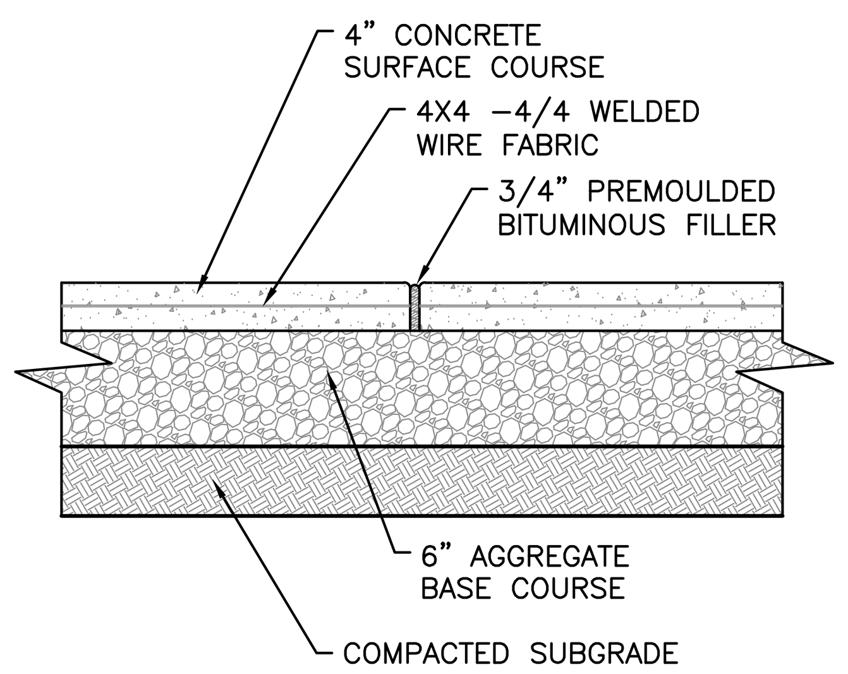
PROJ NO. • 25-118
DWG FILE • 25-118 C-1.1
ISSUE DATE • 07/05/2024

TRIGOS COMMERCIAL PARCEL

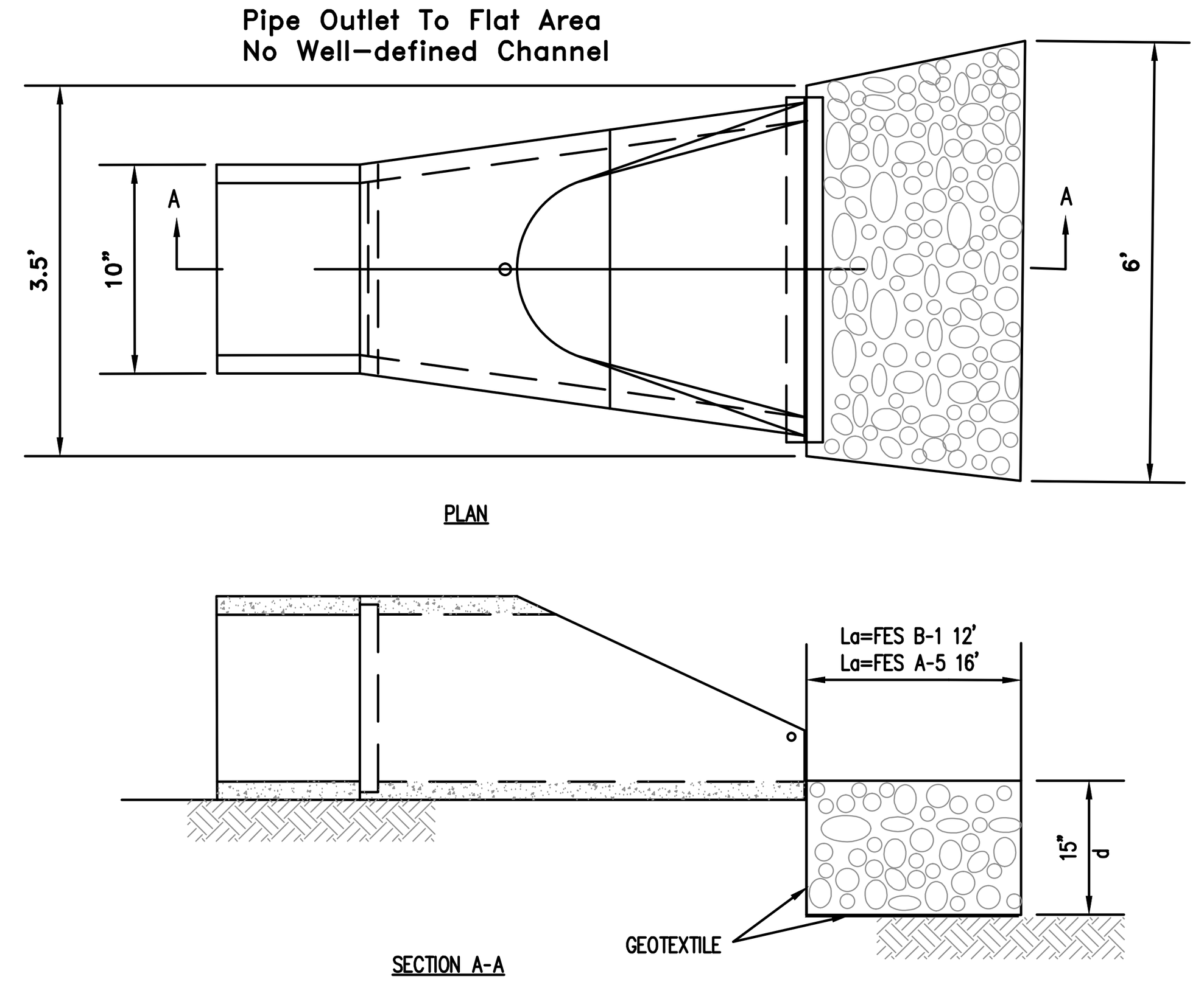
OVERALL PROPERTY & PROPOSED GRADING PLAN

SHEET NUMBER
C-1.1



FULL DEPTH CONCRETE PAVEMENT DETAIL

NOT TO SCALE

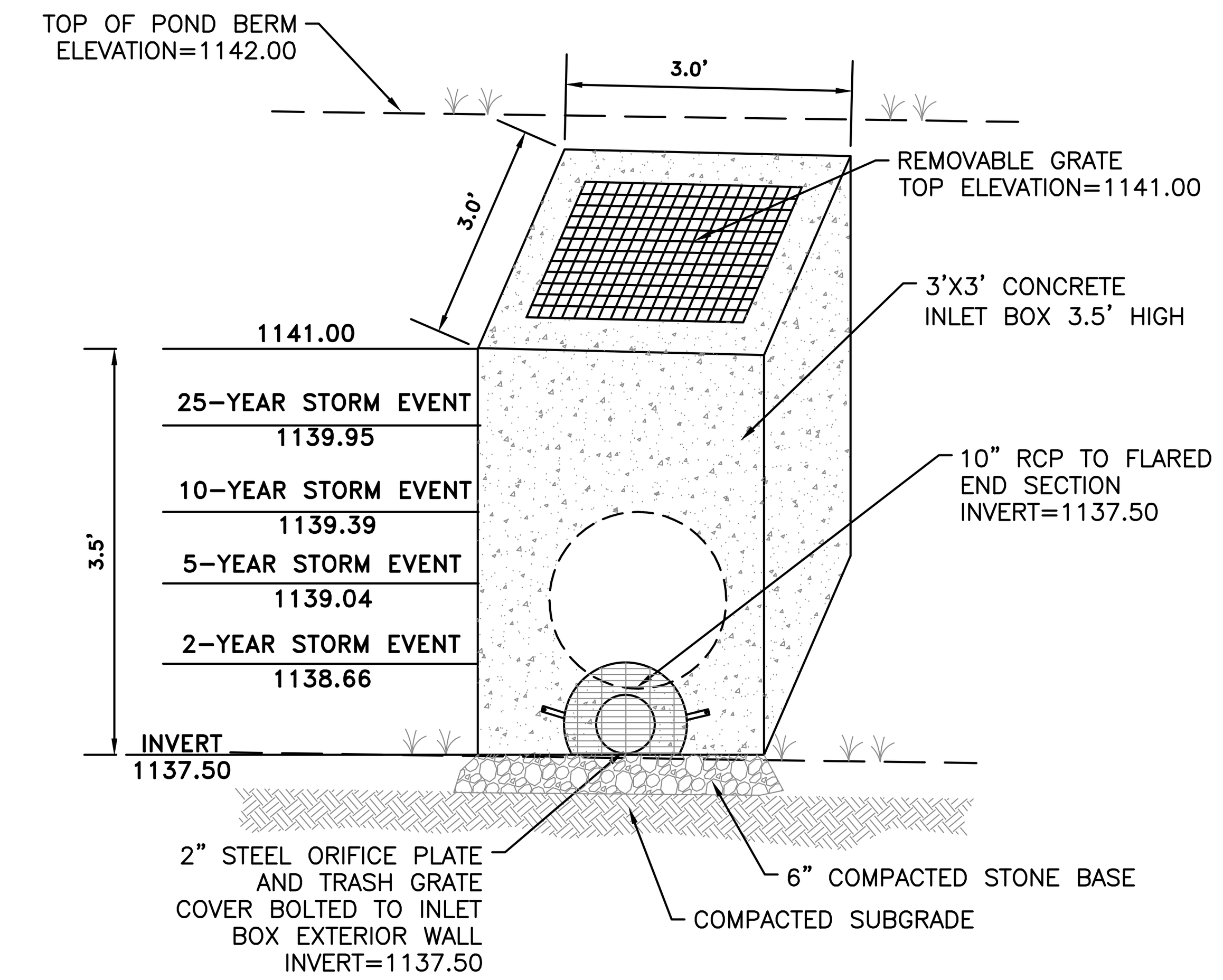


NOTES:

1. The filter fabric shall meet the requirements in material specifications of drainage structures in the City of Jefferson City.
2. The rock riprap shall meet the specifications of drainage structures in the City of Jefferson City.
3. The riprap shall be placed according to construction specification for loose rock riprap. The rock may be equipment placed.

PIPE OUTLET TO FLAT AREA

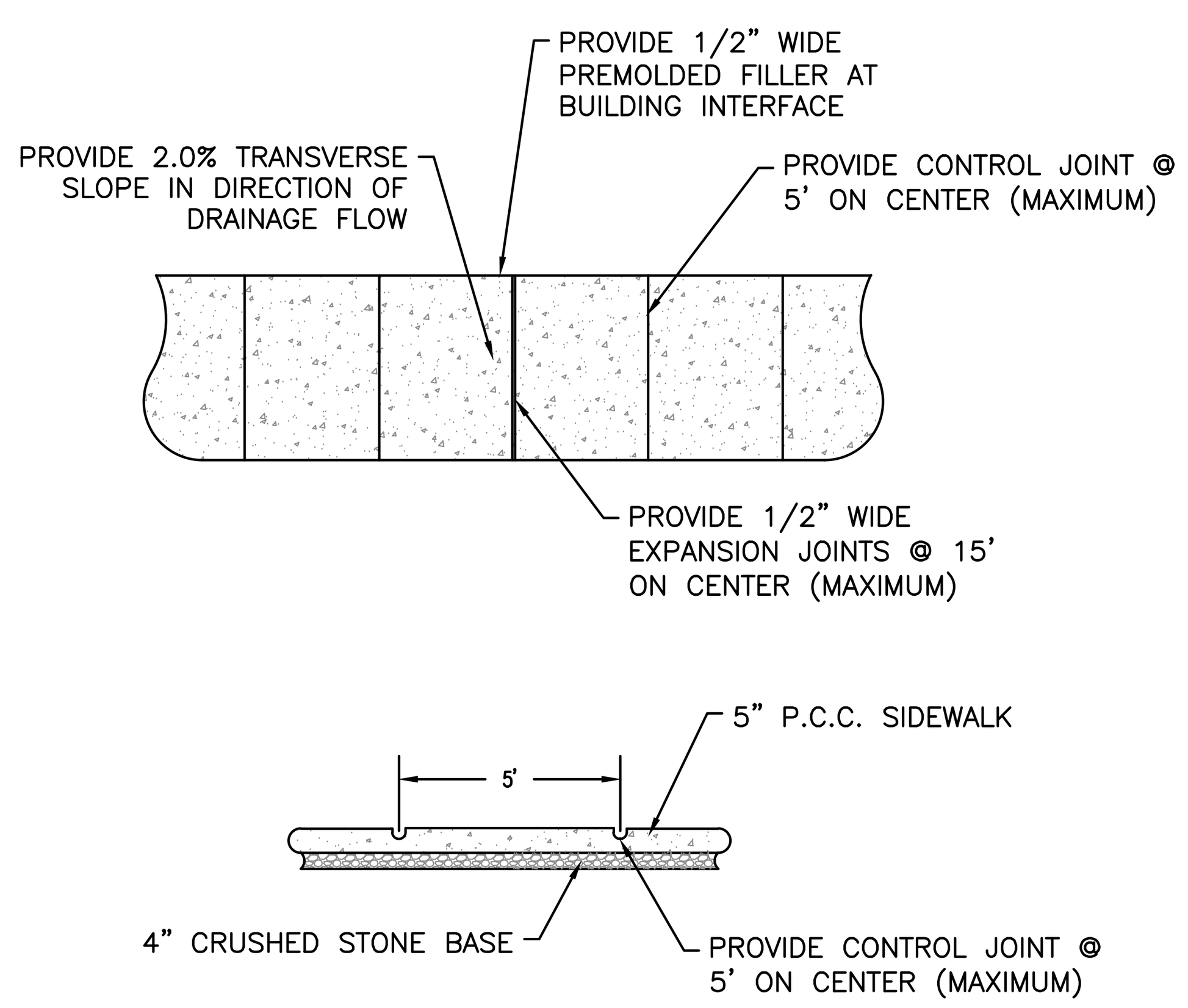
NOT TO SCALE



STORM EVENT	PRE-DEVELOPED (CFS)	POST-DEVELOPED (CFS)	POND DISCHARGE (CFS)	ELEVATION
2-YEAR	0.103	3.286	0.103	1138.66
5-YEAR	0.622	3.988	0.122	1139.04
10-YEAR	1.499	4.534	0.137	1139.39
25-YEAR	2.930	5.292	0.158	1139.95

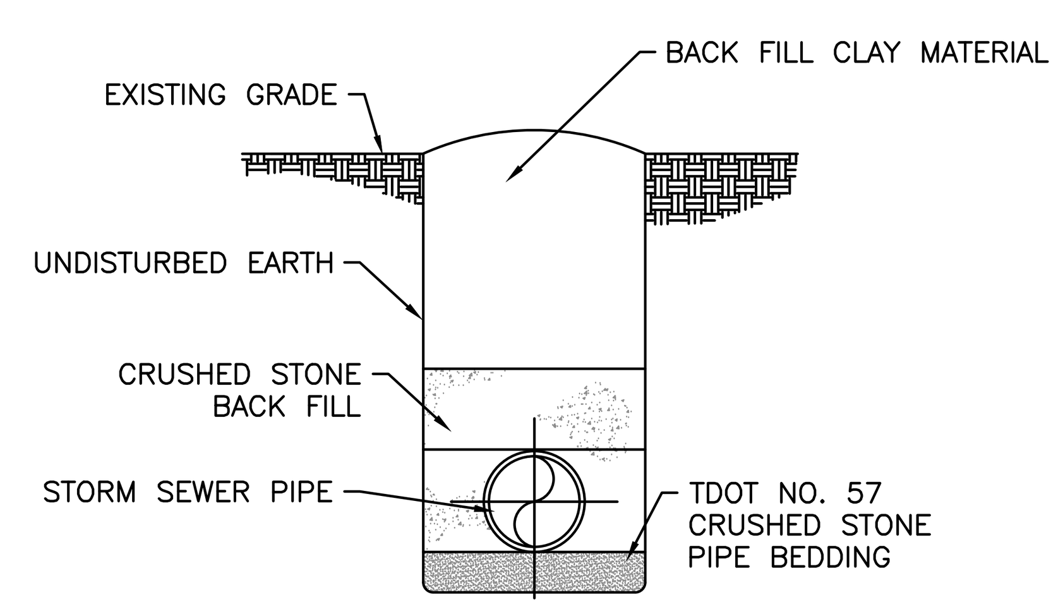
STORM INLET & RESTRICTOR DETAIL

NOT TO SCALE



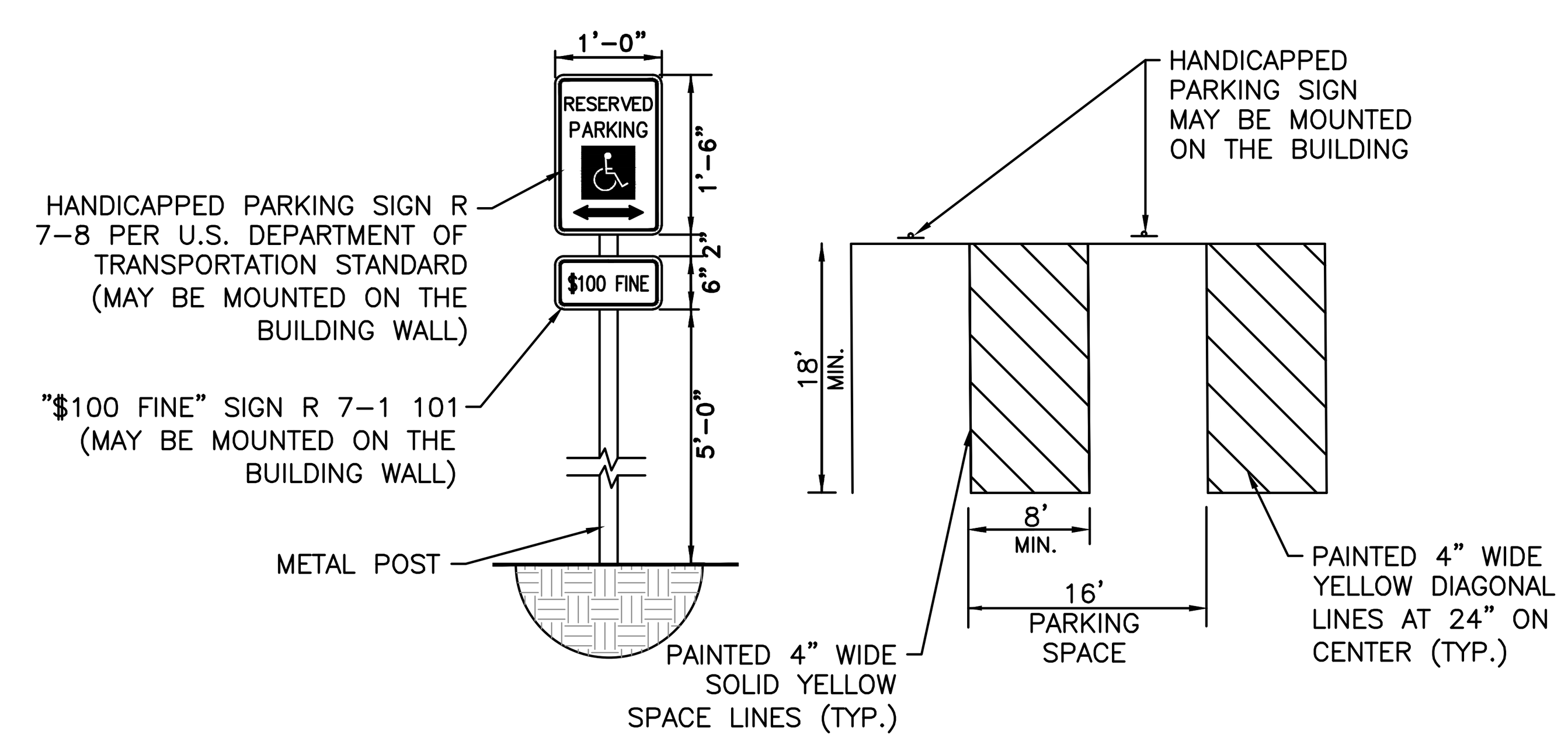
TYPICAL SIDEWALK DETAIL

NOT TO SCALE



STORM SEWER BEDDING DETAIL

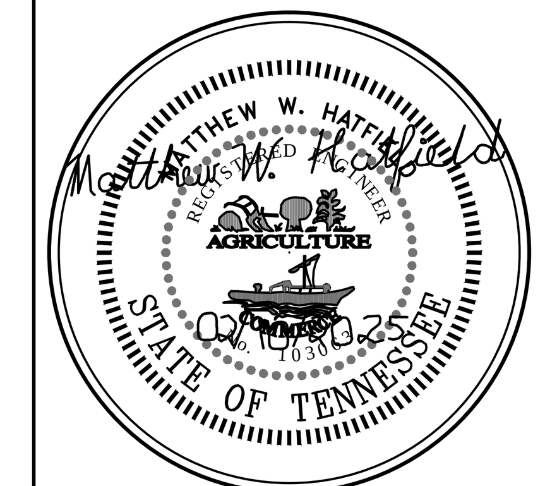
NOT TO SCALE



TYPICAL HANDICAPPED PARKING
SPACE AND SIGNAGE

NOT TO SCALE

HATFIELD & ALLEN
ASSOCIATES
ENGINEERING & PLANNING
775 RANDLES ROAD
STRAWBERRY PLAINS, TN 37871
PHONE: (865) 388-5031



TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
SITE DRAINAGE PLANS
JEFFERSON COUNTY, TENNESSEE

X-REFERENCED DRAWINGS
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REVISION HISTORY
10/23/2024
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02/10/2025
REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

PROJ NO. • 25-118
DWG FILE • 25-118 C-2.0
ISSUE DATE • 07/05/2024

TRIGOS COMMERCIAL PARCEL

PAVEMENT & DRAINAGE DETAILS

SHEET NUMBER
C-2.0

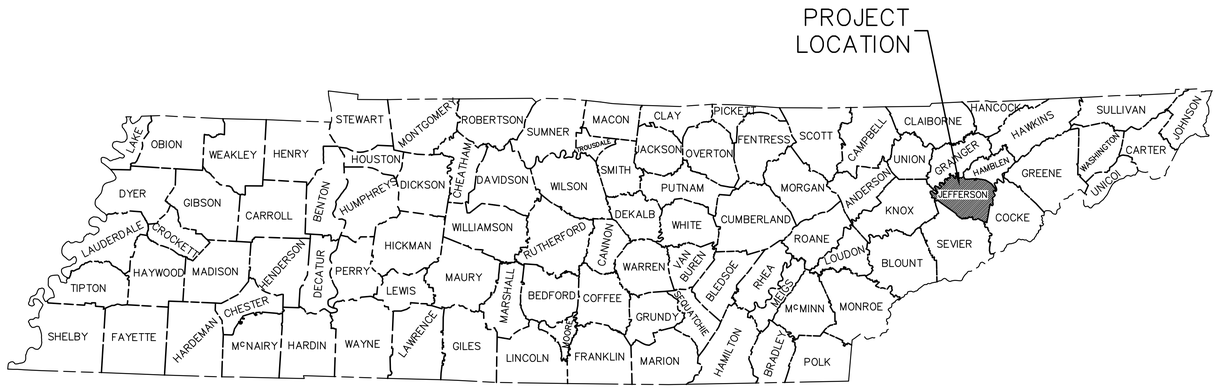
TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
LANDSCAPE PLAN

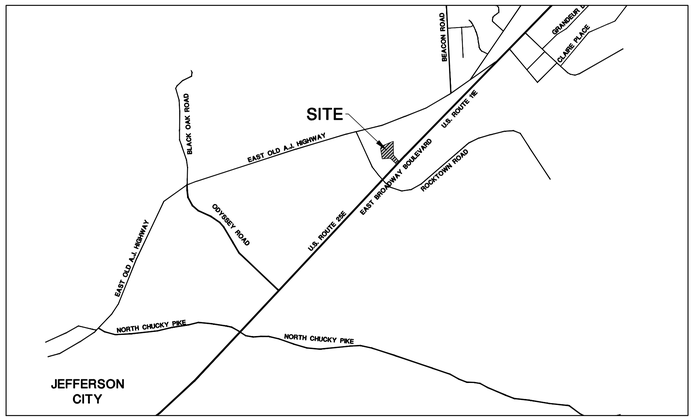
JEFFERSON COUNTY, TENNESSEE

Index to Drawings			
SHEET No.	SHEET TITLE	ISSUE DATE	LATEST REVISION DATE
L-0	COVER SHEET	11/04/2024	02/10/2025
L-1.0	LANDSCAPE PLAN PLAN	11/04/2024	02/10/2025
L-1.1	LANDSCAPE PLAN ORDINANCE, CALCULATIONS & SPECIFICATIONS	11/04/2024	02/10/2025
L-2.0	LANDSCAPE DETAILS	11/04/2024	02/10/2025

OWNER:

JONATHAN ISRAEL TRIGOS VILLARREAL &
PEDRO MARICELA FELIPE
607 MOULDEN STREET
JEFFERSON CITY TN 37760





LOCATION MAP

NOT TO SCALE

List of Project Contacts							
PROJECT ENGINEER	TELEPHONE	PUBLIC WORKS (WATER)	PUBLIC WORKS (SEWER)	ELECTRIC COMPANY	GAS COMPANY	PLANNING COMMISSION	CITY BUILDING OFFICE
HATFIELD & ALLEN ASSOCIATES (865) 388-5031 CONTACT: MATTHEW HATFIELD, P.E. 775 RANDLES ROAD STRAWBERRY PLAINS, TN 37871	AT&T COMMUNICATIONS 811	JEFFERSON CITY WATER DEPARTMENT (865) 475-3251 CONTACT: PORTER MASSENGIL, DIRECTOR 445 EAST BROADWAY BOULEVARD JEFFERSON CITY, TN 37760	JEFFERSON COUNTY HEALTH DEPARTMENT (865) 397-3930 CONTACT: TOMMY BIBLE, MANAGER 122 HIGHWAY 25E NEWPORT, TN 37821	APPALACHIAN ELECTRIC CO-OP (865) 828-5225 CONTACT: ADAM NEWCOMB, DIRECTOR P.O. BOX 400 NEW MARKET, TN 37820	JEFFERSON - COCKE COUNTY UTILITY 243 E. BROADWAY BLVD. CONTACT: DANNY BARDING (423) 475-7911	JEFFERSON CITY PLAN COMMISSION (865) 475-9071 CONTACT: JEFF HOUSTON 112 CITY CENTER DRIVE P.O. BOX 530 JEFFERSON CITY, TN 37760	JEFFERSON CITY (865) 475-9071 112 CITY CENTER DRIVE P.O. BOX 530 JEFFERSON CITY, TN 37760

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ENGINEERING & PLANNING
775 RANDLES ROAD
STRAWBERRY PLAINS, TN 37871
PHONE: (865) 388-5031

MATTHEW W. HATFIELD
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
STATE OF TENNESSEE

TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
LANDSCAPE PLAN
JEFFERSON COUNTY, TENNESSEE

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REVISION HISTORY
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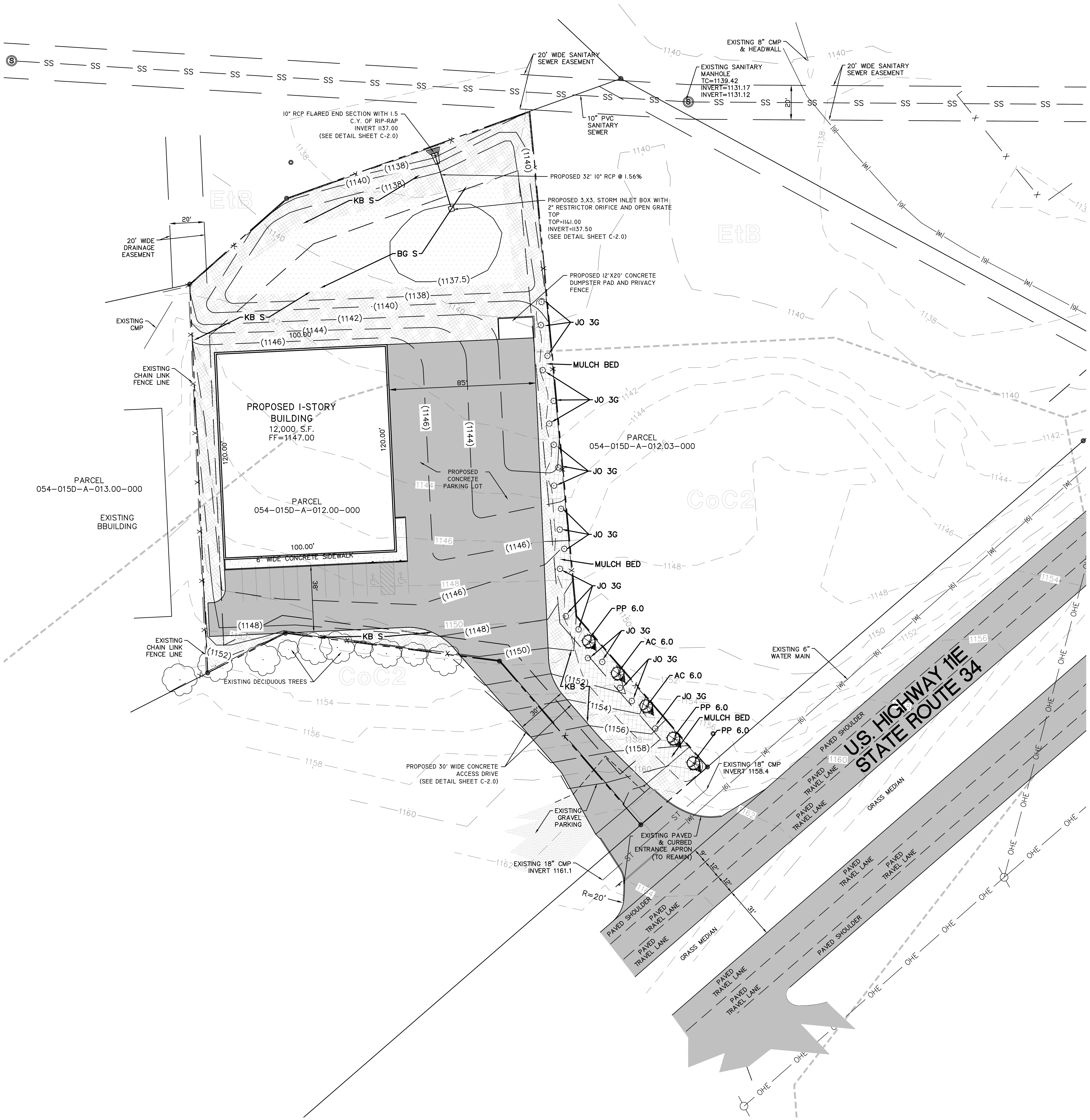
PROJ NO. • 25-118
DWG FILE • 25-118 L-0
ISSUE DATE • 11/04/2024

TRIGOS COMMERCIAL PARCEL

COVER SHEET

SHEET NUMBER
L-0



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Symbol	Botanical Name	Common Name	Size
JO 3G	JUNIPERUS CHINENSIS	OLD GOLD JUNIPER	3.0 GALLON
PP 6.0	PICEA PUNGENS	GREEN COLORADO SPRUCE	6.0' HIGH
AC 6.0	ABIES CONCOLOR	WHITE FIR	6.0' HIGH
BG S	BOUTELOUA DACTYLOIDES	BUFFALOGRASS	
KB S	POA PRATENSIS	KENTUCKY BLUE GRASS	
	HARDWOOD MULCH		

GENERAL NOTES:

1. BOUNDARY AND UTILITY INFORMATION SHOWN ON THE ATTACHED PLAN WAS TAKEN FROM A SURVEY TITLED ATWELL, LLC, PREPARED BY GEOSURVEY, JOB NUMBER 20227535, DATED JANUARY 31, 2023.
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   C. MINIMUM REAR YARD SETBACK: 25 FEET
   D. MAXIMUM BUILDING HEIGHT: 60 FEET
4. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR AND SUBMITTED TO THE CITY OF JEFFERSON CITY PRIOR TO ANY EARTHMOVING ON SITE.
5. VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY CONCEALED CONDITIONS, MISTAKES, DISCREPANCIES, OR DEVIATIONS FROM THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
6. SECURE AND PAY FOR PERMITS, FEES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
7. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL AGENCIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.
8. REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS, AND NOTES.
9. PLANT SPECIES AS SHOWN ARE SUBJECT TO AVAILABILITY. TRIGOS CONSTRUCTION COMPANY RESERVES THE RIGHT TO MAKE SUBSTITUTIONS WHICH ARE THE SAME SIZE AND OF SIMILAR HABIT.

SITE AREAS:

TOTAL SITE AREA:	62,750 S.F.	1.440 ACRES
TOTAL DISTURBED AREA:	62,750 S.F.	1.440 ACRES
TOTAL IMPERVIOUS AREA:	37,431 S.F.	0.880 ACRES

SITE SOILS:

CoC2	Collegedale silt loam, 5 to 12 percent slopes, eroded	24.9%
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PHONE: (865) 388-5031

MATTHEW W. HATFIELD — STATE OF TENNESSEE — AGRICULTURE

TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
LANDSCAPE PLAN
JEFFERSON COUNTY, TENNESSEE

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02/10/2025
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PROJ NO. • 25-118
DWG FILE • 25-118 L-1.0
ISSUE DATE • 11/04/2024

TRIGOS COMMERCIAL PARCEL

OVERALL PROPERTY & PROPOSED GRADING PLAN

SHEET NUMBER
L-1.0

LANDSCAPE CALCULATIONS

SECTION 450.1.1
State Route 34 frontage
Required: 1 tree for every twenty-five (25) feet.
51 l.f. of frontage = 2 trees
Provided: 2 evergreen trees 6' hgt.

SECTION 450.1.2
Interoir Landscaping
Required: Five (5) percent of the interior of the parking area landscaped with one (1) tree for each three hundred (300) square feet.
24,431 square feet of parking x 5% = 1,222 square feet / 300 = 4 trees
Provided: 4 evergreen trees 6' hgt.

SECTION 450.1.3
Perimeter Landscaping
Required: At least twenty (20) percent of the perimeter landscaping will be 2" caliper or height of five (5) feet calculated as length of the perimeter by 5 feet in width times 20%
Perimeter 1,266 lineal feet of perimeter x 5' wide = 6,330 square feet x .20 = 1,266 square feet of planting area.
Provided: 3,268 square feet with:
5 evergreen trees 6' hgt.
2 evergreen shrubs 3' gallon

Pond Grasses Landscaping
Provided: 7,167 square feet with:
Bouteloua dactyloides (Buffalograss)

Lawn Grasses Landscaping
Provided: 15,991 square feet with:

Blend:	Percent
Baron Kentucky Bluegrass:	50%
Pennlawn Creeping red Fescue	15%
Del Ray Perennial Rye	15%
Pennfine Perennial Rye	10%
Goalie Perennial Rye	10%

JEFFERSON CITY ORDINANCE

SECTION 450.1
Plans for landscaping, screening, open space and ingress/egress points. It is the intent of these provisions to require landscaping plans that comply with the City's comprehensive planning program, to enhance the aesthetic appearance and environment of new development and to ensure that these developments adequately provide greenery, light, air and open space. To achieve that intent prior to the issuance of any permit for any site plan, a landscaping plan shall be reviewed and approved by the planning commission. Landscaping plans are required for all commercial, multi-family, industrial, public right-of-way (streetscape) and any other non-residential developments. Subdivision developments are required to provide landscaping at the entry. The landscaping plan shall include landscaping of off-street parking areas containing the following minimum standards.

SECTION 450.1.1
Street frontage: a landscaped strip of seven (7) feet in width and a minimum of one tree for every twenty-five (25) feet. A minimum caliper of 2" or a minimum height of five (5) feet is required for all plantings.

SECTION 450.1.2
Interior landscaping: Five (5) percent of the interior of the parking area shall be landscaped and one (1) tree for each three hundred (300) square feet of landscaped area shall be required along with other appropriate plant materials. 16 A minimum caliper of 2" or a minimum height of five (5) feet is required for all plantings.

SECTION450.1.3
Perimeter landscaping: requires landscaping that includes a minimum caliper of 2" or a minimum height of five (5) feet is required for all plantings. At least twenty (20) percent of perimeter landscaping is required and shall be calculated by the length of the perimeter by 5 feet in width times twenty (20) percent.

SECTION 450.1.4
The parking spaces shall be designed and constructed in a manner that will prevent damage to the landscaping by vehicles or pedestrian traffic.

SECTION 450.1.5
The plan shall contain a description of plants and material and methods for care and maintenance. The Jefferson City Beautification / Tree Board has made a list of recommended tree species for planting which will be attached to this document.

SECTION 450.1.6
The landscaping shall be permanently maintained. A landscape replacement if required within 90 days after removal of any dead tree or shrub.

SECTION 450.1.7.
Landscaping shall be stabilized and maintained with seed, sod, ground covers, mulches or other materials to prevent soil erosion and allow rainwater infiltration. Ground cover should consist of grass and other permeable organic material capable of absorbing run-off water, may include no more than forty (40) percent of pebbles, wood chips, bark, mulch and similar materials.

SECTION 450.2
The planning commission may review whether the width of the landscaping area may be reduced if the reduction is for a public improvement such as a sidewalk, greenway or bike lane.

SECTION 450.3
The landscaping plan shall be required to address height restrictions due to overheard power lines (if any), depth restrictions if underground utilities are present or potential impacts on drainage easements.

SECTION 450.4
All exterior solid waste containers shall be screened on all but one side. Screening shall be by an opaque fence, landscaping or other suitable enclosure that is at least one foot higher than the container height.

SECTION 450.5
General requirements of a north point, a scale of not less than 1"=20' or a scale approved by the building official, a location map, acreage of the site, location of solid waste collection points, and any other information deemed pertinent by the planning commission.

SECTION 450.6
Maintenance of all islands, parking spaces and ways, landscaping, and traffic control devices within the parking facility is the responsibility of the property Owner. All elements shown on the site plan are to be maintained on a regular schedule. All 17 structures or plant materials that are damaged must be replaced to original standards within ninety (90) days. The building official or their designated representative shall regularly inspect parking lots required to meet these regulations. The official or their representative shall notify the property owner and/or manager upon finding deficiencies in structural or landscaped areas.

PLANTING SPECIFICATIONS

General Requirements:

a. All trees shall be grown in a nursery located in Eastern Tennessee and licensed by the State of Tennessee.

b. Trees selected for planting in Jefferson City shall be healthy, free of insects and diseases, bark bruises, and scrapes on the trunk of limbs before and after planting. Selected trees shall have a straight trunk with limbs not lower than five (5) feet above the ground.

c. Trees holes may be machine dug, provided that all sides of holes dug in such manner shall be scored to prevent glazing. If any existing lawn is damaged, it shall be the responsibility of the applicant to restore said lawn to its original condition. All trees shall be hand planted and planted straight. (Ordinance No. 450.1 TO 540.6).

d. The planting season shall be approximately September 15, to December 1, and March 15, to June 1.

e. Trees shall have a trunk diameter of not less than two and half (2.5) inches and a circumference of not less than 6.3 inches. Caliper of the trunk of nursery stock shall be measured six (6) inches above the ground for up to and including four (4) inch caliper size, and twelve (12) inches above the ground for larger sizes. The root system of all trees shall be balled and wrapped in burlap with a minimum ball diameter of twenty-eight (28) inches for two (2) inch caliper trees.

f. Trees shall be planted in the parkway along all streets no closer than ten (10) feet from driveways and fifty (50) feet from intersections, as measured from the right-of-way lines extended. In addition, no trees shall be planted within ten (10) feet of a fire hydrant or underground utility or 15 feet from above ground utility structure or pole.

g. Trees shall be planted on a maximum thiry three (33) foot spacing such that the total number of trees shall equal or exceed the ratio of one (3) tree for each hundred (100) feet of street frontage, except as specified below.

h. For single family detached residential subdivisions, trees shall be planted in the parkway in line with the side lot lines. Additional trees shall be planted in the space in between, such that the minimum thirty five (35)/maximum forty (40) foot spacing is maintained without violating the setbacks from driveways, intersections, fire hydrants and above-ground utility structures and poles. Final determination of the quantity and location of parkway trees necessary to meet the above requirements shall be made by the City representative.

i. The Applicant shall provide the City Engineer with a minimum 24-hour notice prior to beginning of planting.

j. All trees planted by an applicant shall be guaranteed for two (2) years from the date of acceptance and shall be replaced by the applicant at no charge to the City, should they die or be in declining condition in the opinion of the City arborist. The replacement tree shall be of the same size, species and quality, and shall carry the same two (2) year guarantee.

Planting Requirements:

a. Trees shall normally be planted on the centerline of the parkway. Also, all newly planted trees shall be staked if needed.

b. The perimeter of the planting hole shall extend a minimum of two (2) feet beyond the sides of the root ball on all sides. The sides of the hole shall slope gradually, making the hole saucer-shaped or bowl- shaped. The hole shall be no deeper than necessary to cover the root ball.

c. A doughnut-like circle of soil shall be cultivated eight (8) to twelve (12) inches deep and eighteen (18) inches wide around the root ball. A three (3) inch layer of organic mulch shall be spread over the planting hole coming no closer to the trunk than six (6) inches. The trees shall be initially watered to remove air pockets from the soil and later as necessary to maintain a healthy, vigorous condition. The City will provide new tree planting details.

d. Each tree will be properly pruned back to compensate for any root loss. Such pruning may include roots and lateral branches (up to 1/3 of their length) but in no case may the main leader be cut. Any tree which has the main leader cut in any way will be removed and replaced. Any damaged or broken branches shall be removed at this time.

e. Any excess soil, clay, or construction debris shall be removed from the planting site, prior to planting of individual tree.

f. All tags, wires, plastic ties and rope shall be removed from each tree to prevent girdling the tree. The burlap shall be removed from the upper third of the rootball. If a plastic "burlap" is used, it shall be removed in its entirely from the rootball.

g. All trees shall have their trunk protected with tree wrap paper, from the base of the trunk up to the first branch. In addition, all trees shall be planted straight and shall be maintained in an upright position. Trees greater than three (3) inch caliper shall be staked for a minimum of one growing season to provide for the trees' support and prevent the tree from leaning. Trees with a caliper of three (3) inches or less do not have to be staked unless environmental factors (such as exposure to high winds) predispose the trees to leaning. The City engineer shall determine whether or not staking is required in these cases.

The Owner shall follow the design criteria as outlined below:

a. As many as possible of the trees on the site that are six (6) inches or greater in diameter or eighteen and eight tenths (18.8) inches in circumference (as measured two [2] feet above grade) shall be saved. In the event a tree has more than one trunk, each trunk which is greater than six inched (6") in diameter measured two feet (2') above grade, shall count as a separate tree. The Owner is encouraged to save as many trees as possible.

b. Each tree (six [6] inches or greater in diameter) removed on the site in accordance with the Tree Preservation Plan shall be replaced with the quantity of replacement trees in an amount equal to what is being removed. Replacement trees shall be a minimum of two and one-half (2-1/2) inches in diameter. (For example, one [1] six [6] inch diameter tree to be removed shall be replaced with three [3] two and one-half [2.5] inch diameter trees.)

c. Replacement trees shall be planted according to the procedures specified for parkway trees. Only the species of trees listed below shall be planted as replacement trees. Replacement shall occur in areas that will safely accommodate tree growth within the boundaries of the development. The location, type and size of trees to be planted as replacements shall be indicated on the Tree Preservation Plan or Landscape Plan.

d. All trees four (4) inches or greater in diameter which are severely diseased or structurally unsound shall be labeled as such on the Tree Preservation Plan. If, in the opinion of the City, corrective measures would be ineffective toward saving these trees and the trees pose a threat to the health, safety and welfare of the community, these trees shall not count towards the total number of trees to be preserved or replaced.

e. Trees located in proposed rights-of-way shall not be considered desirable, but must be compensated for as required above.

f. Notwithstanding the above, the Owner shall identity and make a special effort to preserve trees which are noteworthy due to their size, age, historic, cultural or aesthetic value.

g. Prior to commencing any grading or construction activity on a site, the Owner shall tag the trees that are planned to be removed, and fence off an area large enough to accommodate the construction of the building/structure and accessory uses and appurtenances. Trees up to 6" caliper to be saved in any development shall be surrounded by orange plastic or red picket snow fencing placed fifteen (15) feet beyond the drip line of each such tree. Trees greater than 6" caliper shall have the fence placed 25' beyond (or greater depending on species) the dripline. The area within this fence shall be known as the Root Preservation Zone. The snow fencing shall be secured in place by posts spaced six (6) feet apart and sunk two (2) feet into the ground with a minimum above ground height of four (4) feet. If a proposed structure will encroach upon the root preservation zone, then the location of the fenced off area may be adjusted as approved by the City representative, in accordance with the Morton Arboretum's guidelines "Tree Preservation on Wooded Lots".

h. No mechanical vehicles or construction machinery shall be allowed within any fenced off area surrounding a tree to be saved. In addition, any construction activity which endangers the health of any tree in the fenced off area shall be prohibited. This includes, but is not limited to, stockpiling of materials within the root preservation zone, flooding and the deposit of wash water in the root preservation zone.

i. Encroachment into the root preservation zone, whether by equipment or materials detrimental to the health of the tree shall avoided.

PLANTING SPECIFICATIONS CONTINUED

PLANTING SPECIFICATIONS

TREES, SHRUBS, AND GROUND COVER
PART 1 GENERAL

1.01 DELIVERY, STORAGE, AND HANDLING:

a. Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer.

b. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the minimum standards will be rejected.

c. Cover plants that are transported on open vehicles with a protective covering to prevent wind burn. Provide dry, loose topsoil for planting bed mixes. Frozen or muddy topsoil is not acceptable.

1.02 PROJECT CONDITIONS:

a. Work notification: Notify clients at least 2 working days prior to installation of plant material.
b. Protect existing utilities, paving and other facilities from damage caused by landscaping operations.

c. A complete list of plants, including a schedule of sizes, quantities and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern. The contractor must supply sufficient materials to complete the job as drawn.

1.03 GUARANTEE:

a. Guarantee plant material to remain alive and be in healthy, vigorous condition for a period of two years following the date of Final Acceptance by the client.

b. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the client, are in an unhealthy or unsightly condition. Guarantee all replacement plants for 1 additional year after installation. Replacement plants which are dead or unacceptable within 1 year of their installation may be replaced with unguaranteed plants or removed, at the discretion of the owner. Reimburse the owner 50% of the price of each removed plant, which is not replaced.

c. Warranty shall include on-site relocation of existing plants. Contractor has the choice of transplanting on site plant material or to substitute new plant material as per plan. Contractors to specify their preference on the contract bid.

PART 2 - PRODUCTS

2.01 MATERIALS:

a. Plants: Provide plants typical of their species or variety; with normal, densely-developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held in storage will be rejected if they show signs of growth during storage.

b. Container-grown stock: Growth in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.

c. Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted. Shade and ornamental trees specified by height shall be multi-stemmed. Provide plants matched in form when arranged in groups.

d. Provide evergreen trees branched to the ground unless otherwise specified or accepted

e. Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch. Single stemmed or thin plants will be rejected. Side branches shall be generous, well-twigged, and the plant as a whole well brushed to the ground.

Sod

a. Provide an "approved nursery grown blend of improved Kentucky Bluegrass varieties that is native to the locality of the work. Sod, that has been grown on soil high in organic matter, such as peat, is not acceptable.

b. Salt-Tolerant Sod - In areas labeled Salt-Tolerant Sod, provide sod per T.D.O.T. specification or equal. Salt-Tolerant Sod to be certified as such in writing by grower.

c. Lawn Seed: Fresh, Clean seed from the most recently harvested crop which complies with all local, state and federal seed and weed laws and is free from Poa Annua, bent grass and noxious weeds. Mix to the specified proportions by weight.

Blend:	Percent
Baron Kentucky Bluegrass:	50%
Pennlawn Creeping red Fescue	15%
Del Ray Perennial Rye	15%
Pennfine Perennial Rye	10%
Goalie Perennial Rye	10%

Fertilizer:

a. Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.

b. Starter fertilizer with an approximate analysis of 6N, 24P205, 24K20, or similar approved composition.

c. Post emergent fertilizer with an approximate analysis of 30-5-5.

Straw Mulch:

a. Clean oat or wheat straw well seasoned before bailing, free from mature seed- bearing stalks or roots of prohibited or noxious weeds.

b. Tackifier : Liquid concentrate diluted with water forming a transparent 3-dimensional film-like crust permeable to water aid air and containing no agents toxic to seed germination.

2.02 ACCESSORIES:

a. Topsoil: Fertile, friable, natural topsoil characteristic of the productive soil in the vicinity, reasonably free from clay, lumps, stones, roots and other foreign material.

b. Amended Topsoil: A mixture of 60% topsoil and 40% mushroom compost which have been amended thoroughly incorporated.

c. Mulch: 6 month old, well rotted, shredded, cedar or hardwood bark mulch, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust.

d. Fertilizer: Bonemeal with an approximate analysis of 4% nitrogen, and 20% phosphorous.
e. Commercial 10-10-10 fertilizer.

PART 3 - EXECUTION

3.01 INSPECTION:

1. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected Contact TENNESSEE811 48 hours prior to planning digging operations to confirm underground utility locations.

3.02 PREPARATION:

1. Locate plants as indicated and approved in the field by the client. If obstructions are encountered that are not shown on the drawing, do not proceed with planting operations until alternate plant locations have been selected and approved by the client.

2. Excavate circular plant pits with sloped side, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Remove excavated materials from the site.

PLANTING SPECIFICATIONS CONTINUED

3.03 INSTALLATION:

A. Topsoil
Uniformly distribute and spread topsoil. Provide 8" average depth at new lawn areas. Provide additional imported topsoil as required to complete the work. Use loose, dry topsoil. Do not use frozen or muddy topsoil. Place during dry weather.

B. Trees and shrubs:
a. Get planting material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material above the finish grade. Do not fill around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

b. After balled or burlapped plants are set, muddle topsoil mixture around bases of balls and fill all voids.

c. Mix bonemeal or approved commercial fertilizer at 10 lbs. per cubic yard of backfill.

C. Ground covers, Perennials and Annuals:
a. Where ground covers, perennials and annuals are specified on the plans, rototil entire plant bed to a 6" depth using a mixture of 60% loose topsoil, 40% mushroom compost. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard. ts as specified.

b. Space plants as specified on the Landscape Plan. Fill entire bed to within 6" of edge.

c. Apply commercial pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire groundcover bed.

d. Mulch with 2"-3" of mushroom compost.

D. Sod:
a. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains and seeded areas.

b. Roll with light lawn roller to ensure contact with sub-grade.

E. Seed:
a. Apply fertilizer with mechanical rotary or drop type distributor, thoroughly and evenly incorporated with top soil to a depth of 3" by discing or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding.

b. Sow grass seed at a rate e of 300 lbs. per acre using the following methods:

Conventional Seeding:
a. Apply seed with a rotary or drop type distributor. Install seed evenly by sowing equal quantities in two directions, at right angles to each other.

b. After seeding, rake soil surface lightly to incorporate seed. roll with light lawn roller.

c. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.

d. Within 24 hours, place straw mulch uniformly at 2 1/2 tons per acre using manual or mechanical methods. Crimp straw into soil to secure. Anchor straw mulch with liquid tackifier, applied uniformly at a rate of 60 gallons per acre, on slopes of 3:1 or steeper.

F. Mulching:
a. Mulch tree pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Wrapping, guying:

a. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.

b. Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch. Secure tree wrap in place with twine wound spirally downward in opposite direction, tied around the tree at least 3 places in addition to the top and bottom.

c. Guying: When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions which may effect tree survival or appearance occur, the client may require immediate guying.

d. Guy deciduous trees over 3" caliper. Guy evergreen trees over 8'-0" tall. See planting details for method.

Pruning:

a. Prune branches of deciduous stock, after planting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements. In general, remove 1/4 to 1/3 of the leaf bearing buds, proportion shall in all cases be acceptable to the client. Remove or cut back broken, damaged, and unsymmetrical growth of new wood. Plant shall meet height specifications after pruning.

Multiple leader plants:
a. Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond the lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. Make cut on an angle.
b. Prune evergreens only to remove broken or damaged branches.

Care of existing trees:
a. Selectively prune existing trees, in construction limits, under Landscape Architect's direction.

b. Remove sucker shoots, dead, rubbing, and damaged branching.

c. Clean up miscellaneous organic debris.

Tree location:
a. Prune, dig, ball and burlap, and move designated trees for relocation to the designated plant storage area for healing-in of materials until final planting areas are prepared.

b. Maintain plants in storage areas by bracing plants in vertical position and setting balls in an enclosed berm of topsoil or bark. Water as required to maintain adequate root moisture.

c. Re-burlap plant balls if required before final transplanting operations.

d. Move to final locations shown on the drawings and plant in accordance with specified tree planting requirements.

e. Tree spading of plants is acceptable upon approval by client.

3.04 MAINTENANCE:

a. Comply to owner requirements for length of maintenance period for work for all plant material. Maintenance shall include pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants free of insects and disease.

b. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.

c. Tighten and repair guy wires and stakes as required.

d. Correct defective work as soon as possible after deficiencies became apparent and weather and season permit.

HATFIELD & ALLEN
ASSOCIATES
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775 RANDLES ROAD
STRAWBERRY PLAINS, TN 37871
PHONE: (865) 388-5031

MATTHEW W. HATFIELD
REGISTERED
AGRICULTURE
STATE OF TENNESSEE

TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
LANDSCAPE PLAN
JEFFERSON COUNTY, TENNESSEE

X-REFERENCED DRAWINGS

1)	25-118 LBord-d.dwg
2)	25-118 LBase.dwg
3)	
4)	
5)	

REVISION HISTORY

02/10/2025
REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

PROJ NO. ● 25-118
DWG FILE ● 25-118 L-1.1
ISSUE DATE ● 11/04/2024

TRIGOS COMMERCIAL PARCEL

LANDSCAPE ORDINANCE, CALCULATIONS & SPECIFICATIONS

SHEET NUMBER
L-1.1

GENERAL PLANTING NOTES

A. Pruning

1. All pruning shall be performed by qualified personnel, experienced in horticultural practices and operations, and in such a manner as to preserve the natural growth habit of each plant.
2. All pruning shall be done with sharp tools in accordance with the best horticultural practices.
3. The ends of all broken and damaged roots of 1/4 inch or larger shall be pruned with a clean cut, removing only the injured portion. All broken branches, stubs, and improper cuts of former pruning shall be removed.
4. Deciduous Trees: Pruning shall consist of removing damaged limbs and twigs, and shaping of tree as dictated by the habit of growth of the various types of the trees, or as directed by the Owner. Trees shall not be "thinned". The leader and terminal buds shall not be cut unless directed by the Owner.
5. Deciduous Shrubs: In general, only shrubs experiencing dieback shall be cut back a maximum of 1/4 of their height. Shrubs that are slow growing or do not sucker readily shall be pruned in the same manner as deciduous shade trees.
6. Evergreens: Evergreens shall not be pruned except to remove broken branches.

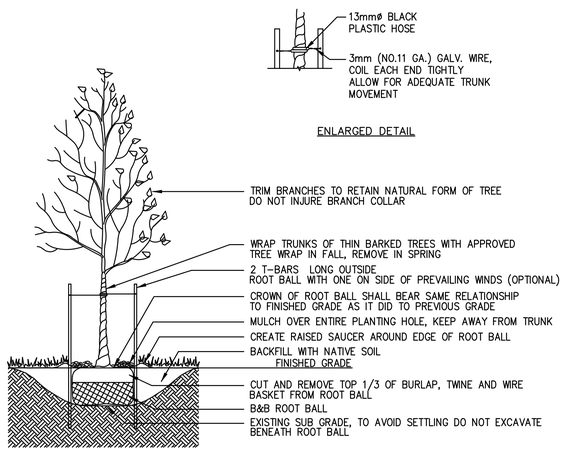
B. Soil Mixtures

All plants shall be backfilled with existing soil. In heavy clay soils, the backfill may be amended as follows:

1. Deciduous plants shall be backfilled with a mixture of six (6) parts soil mixed with one (1) part uncompressed peat moss by volume.
2. Evergreen plants shall be backfilled with a mixture of three (3) parts soil mixed with one (1) part mushroom compost by volume.
3. Groundcovers, flowers, and perennial plants shall be planted and backfilled in soil amended with 1/3 mushroom compost by volume.
4. Topsoil shall be free from large roots, sticks, weeds, brush, subsoil, clay lumps, or stones larger than one (1") inch in diameter, or other litter and extraneous matter undesirable to plant growth.
5. All beds shall be knife edged with a flat blade shovel prior to installation of mulch.
6. All landscape beds shall receive 3" compacted depth of shredded hardwood bark mulch (unless otherwise specified). Keep mulch a minimum of 3" away from stems of woody plants, and 1" from perennials.
7. Newly planted trees and shrubs shall not be fertilized for a minimum of 1 year, and then only with a slow release balanced fertilizer recommended for trees and shrubs.

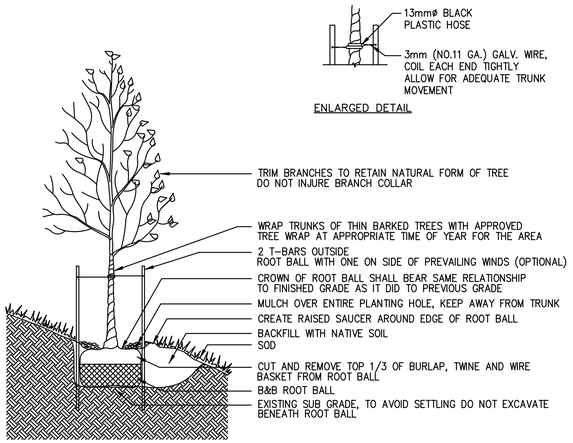
C. DISTURBED AREAS

1. All areas disturbed by construction activities outside of planting areas and not otherwise specified with sod or other plantings shall be seeded with Kentucky Bluegrass seed as specified in the specifications.



NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
5. ALL TREES MUST BE DUG WHEN DORMANT

DECIDUOUS TREE DETAIL (ALL SOILS)



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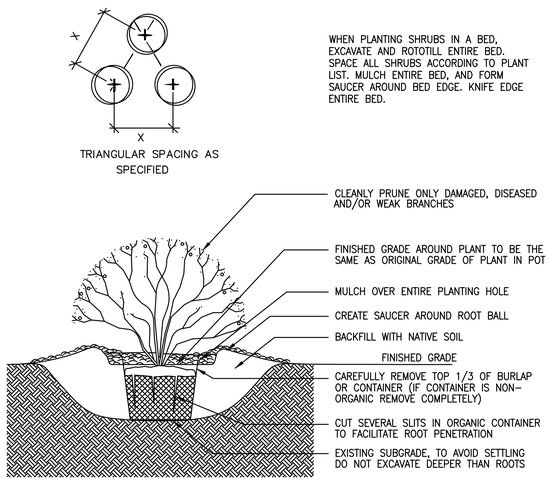
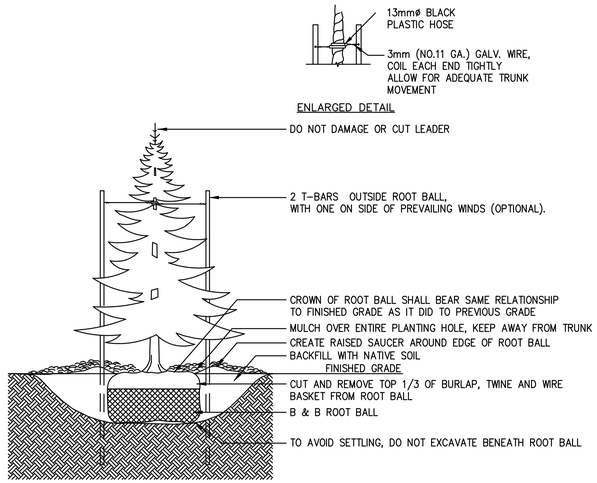
SLOPING GRADE DETAIL



NOTES:
1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACKFILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.

SHRUB DETAIL – CONTAINER OR B&B



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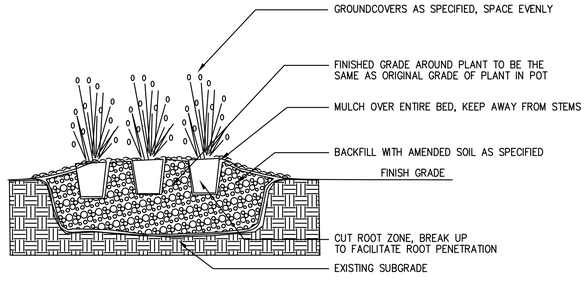
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.

CONIFEROUS TREE DETAIL



NOTES:
1. WATER THOROUGHLY AFTER INSTALLATION.
2. INSTALL EDGING ON BED INSTALLATIONS AS SPECIFIED – IF NO EDGING, KNIFE EDGE BED WITH SHOVEL
3. FOR PLANTING BED INSTALLATION, EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.
4. MULCH ENTIRE BED 4" THICK.

GROUNDCOVER / PERENNIAL DETAIL

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5)

REVISION HISTORY
02/10/2025
REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

PROJ NO. • 25-118
DWG FILE • 25-118 L-2.0
ISSUE DATE • 11/04/2024

TRIGOS COMMERCIAL PARCEL

PAVEMENT & DRAINAGE DETAILS

SHEET NUMBER
L-2.0

HATFIELD & ALLEN, ASSOCIATES
ENGINEERING AND PLANNING

March 4, 2025

Jeff Houston
City of Jefferson City
Jefferson City, Tennessee 37760

RE: Trigos Commercial Site Plan – Drainage Report and Certification Letter

Dear Mr. Houston:

On behalf of the owner of the 1.44-acre parcel 054-015D-A-012.00-000 accessing Highway 11E please find enclosed the stormwater analysis for their proposed commercial facility. Included below and as attachments are the stormwater detention and piping calculations showing that the proposed on-site system is designed to carry the average 10-year rain event, at a minimum, and an overall stormwater impact analysis (Hydrology Studio) that shows no proposed adverse impacts. A summary of the results is as follows:

1. This property and the surrounding land is prone to flooding during prolonged periods of rain when the water table is elevated. Aerial imaging suggests that the highwater elevation during such events is approximately at msl elevation1142'. This flooding is not only caused by the large contributing watershed and subsurface geology but also by a bottleneck in the existing surface water drainage system just northwest of the site where runoff can only escape via a partially obstructed 18" CMP, which is ~2.5' higher than the just upstream highway culvert, and overtopping the northern leg of Moser Road.
2. Given the above-described condition, the goal of the proposed design is to concentrate development in the higher portion of the site, where less floodwater is stored, and to balance the earthwork such that any proposed fill material is offset by excavated material in the lower portion of the site where more floodwater is stored. As the following drainage analysis statistics indicate, with this increase in floodwater storage provided, the net impact of the site development during a rainfall event that causes overtopping of Moser Road is a reduction in floodwater depth. As such, the proposed site development not only meets the requirements of Section 14.305(9)(a) (Provisions for flood hazard reduction in unmapped areas) by causing less than 1' increase in the water surface elevation of the base flood, it improves the flood elevation conditions. To summarize and noted on sheet C-1.1 of the proposed development site plans the volume of storage capacity below elevation 1142 is increased by 1,141 cubic yards of additional volume storage. Additionally, the proposed storm water detention pond proposed exceeds the City's stormwater detention storage maximum 10-year storm event by also managing the 25-year storm event as well.

Sincerely,

Matthew Hatfield

Matthew Hatfield, P.E.
Hatfield & Allen, Associates

cc: Glen Lichlyter
Jonathon Trigos

775 RANDLES RD.
STRAWBERRY PLAINS, TN 37871
PHONE (865) 388-5031

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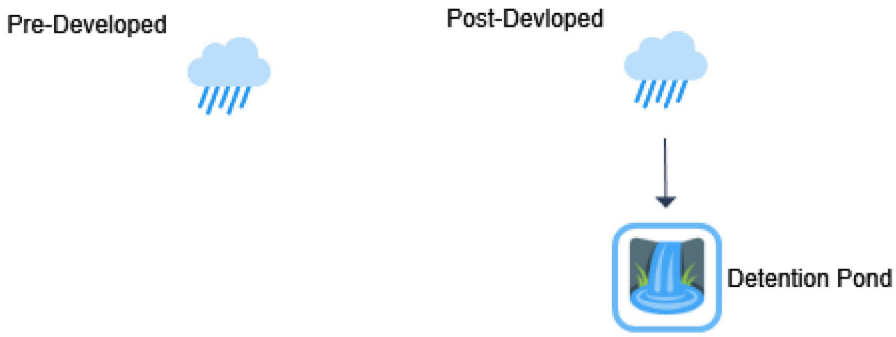
Basin Model

Hydrology Studio v 3.0.0.33

03-04-2025



Hydrograph by Return Period

Hydrology Studio v 3.0.0.33

03-04-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	NRCS Runoff	Pre-Developed		0.103		0.622	1.499	2.930		
2	NRCS Runoff	Post-Devloped		3.286		3.988	4.534	5.292		
3	Pond Route	Detention Pond		0.105		0.122	0.137	0.158		

Hydrograph 2-yr Summary

Hydrology Studio v 3.0.0.33

03-04-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre-Developed	0.103	12.30	530	----		
2	NRCS Runoff	Post-Devloped	3.286	12.03	5,733	----		
3	Pond Route	Detention Pond	0.105	13.20	5,689	2	1138.66	4,152

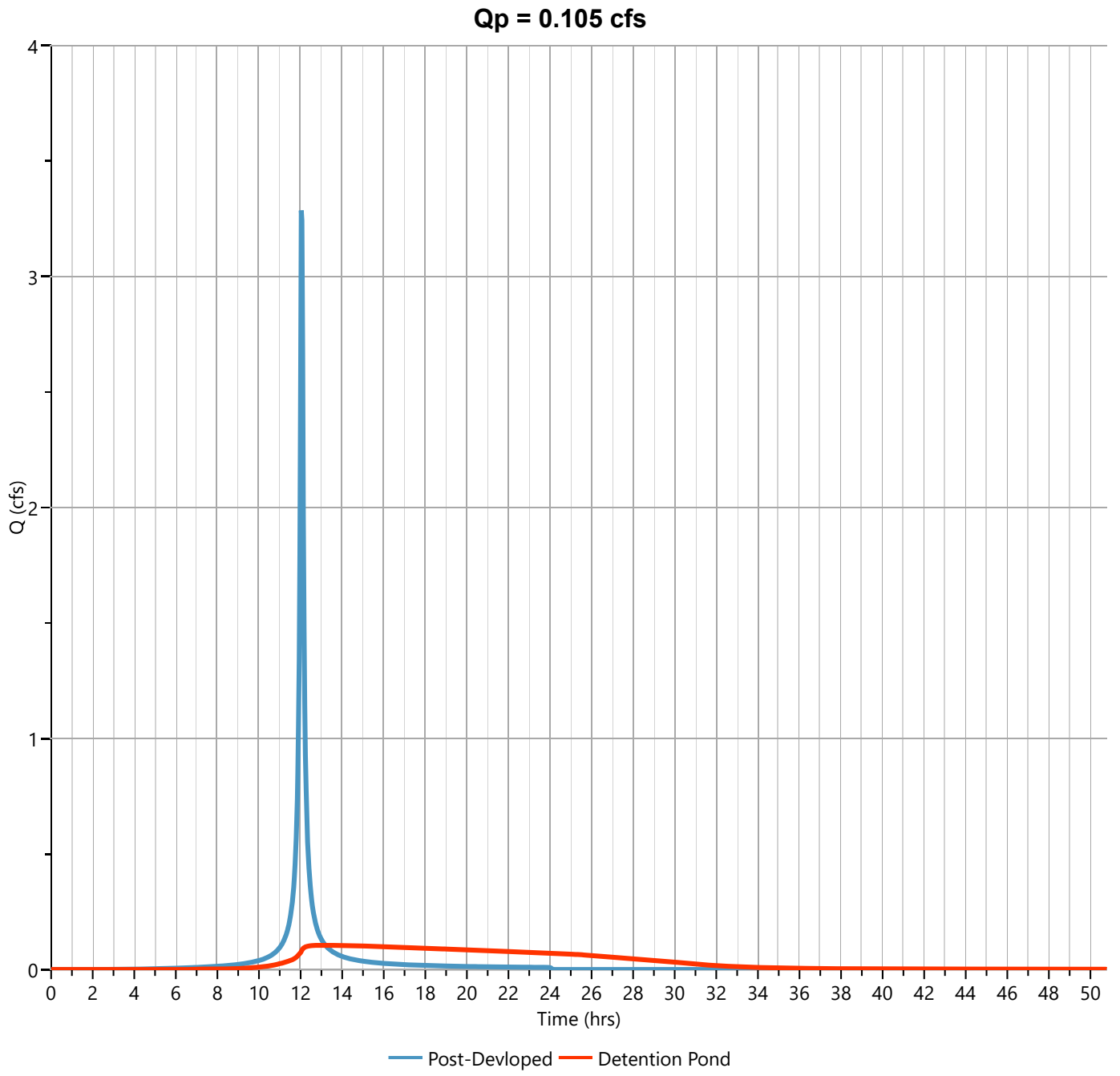
Hydrograph Report

Hydrology Studio v 3.0.0.33 03-04-2025

Detention Pond Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.105 cfs
Storm Frequency	= 2-yr	Time to Peak	= 13.20 hrs
Time Interval	= 2 min	Hydrograph Volume	= 5,689 cuft
Inflow Hydrograph	= 2 - Post-Devloped	Max. Elevation	= 1138.66 ft
Pond Name	= Detention Pond	Max. Storage	= 4,152 cuft

Pond Routing by Storage Indication Method *Center of mass detention time = 8.36 hrs*



Pond Report

Hydrology Studio v 3.0.0.33 03-04-2025

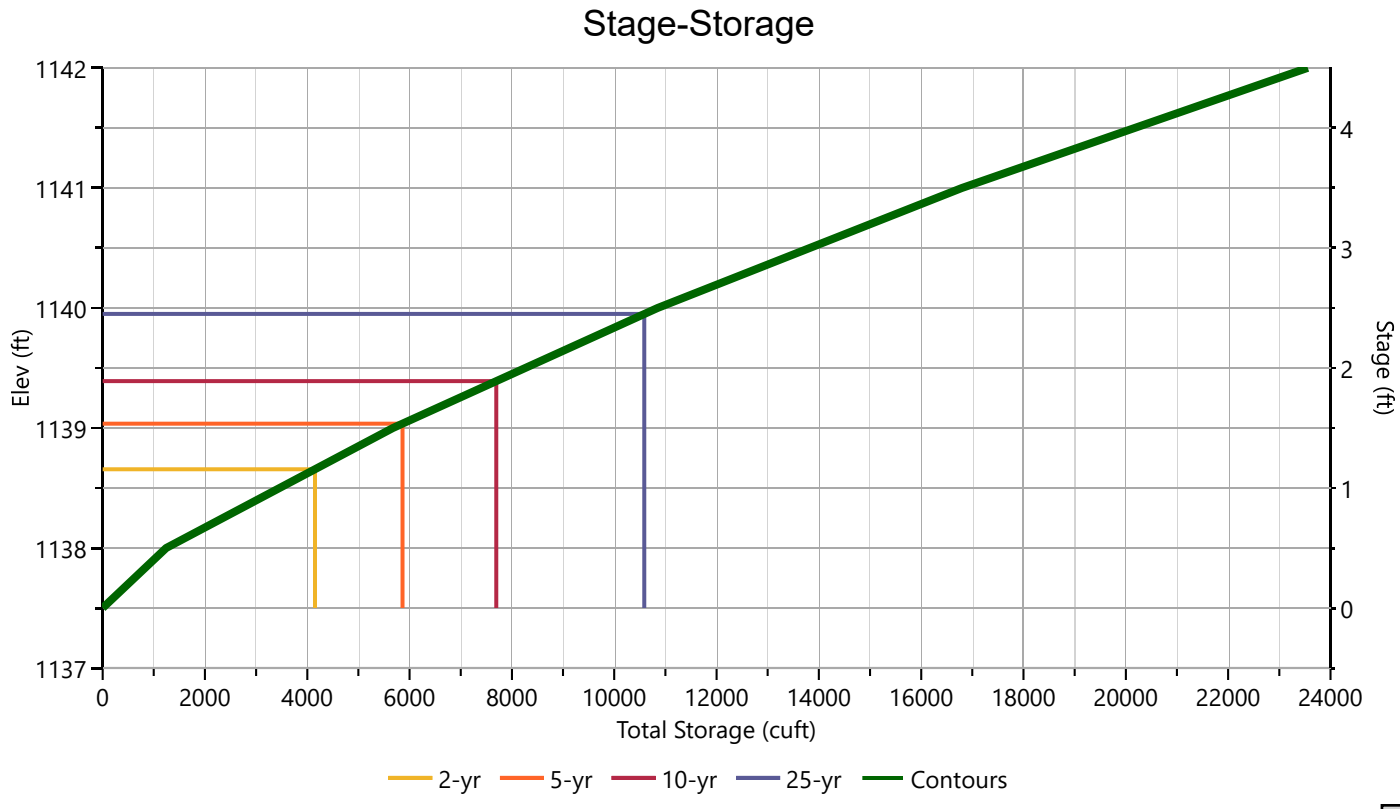
Detention Pond

Stage-Storage

User Defined Contours	
Description	**Input**
Bottom Elevation, ft	1137.50
Voids (%)	100.00
Volume Calc	None

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour Area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
0.00	1137.50	907	0.000	0.000
0.50	1138.00	4,061	1,242	1,242
1.50	1139.00	4,802	4,432	5,674
2.50	1140.00	5,544	5,173	10,847
3.50	1141.00	6,356	5,950	16,797
4.50	1142.00	7,167	6,762	23,558



Pond Report

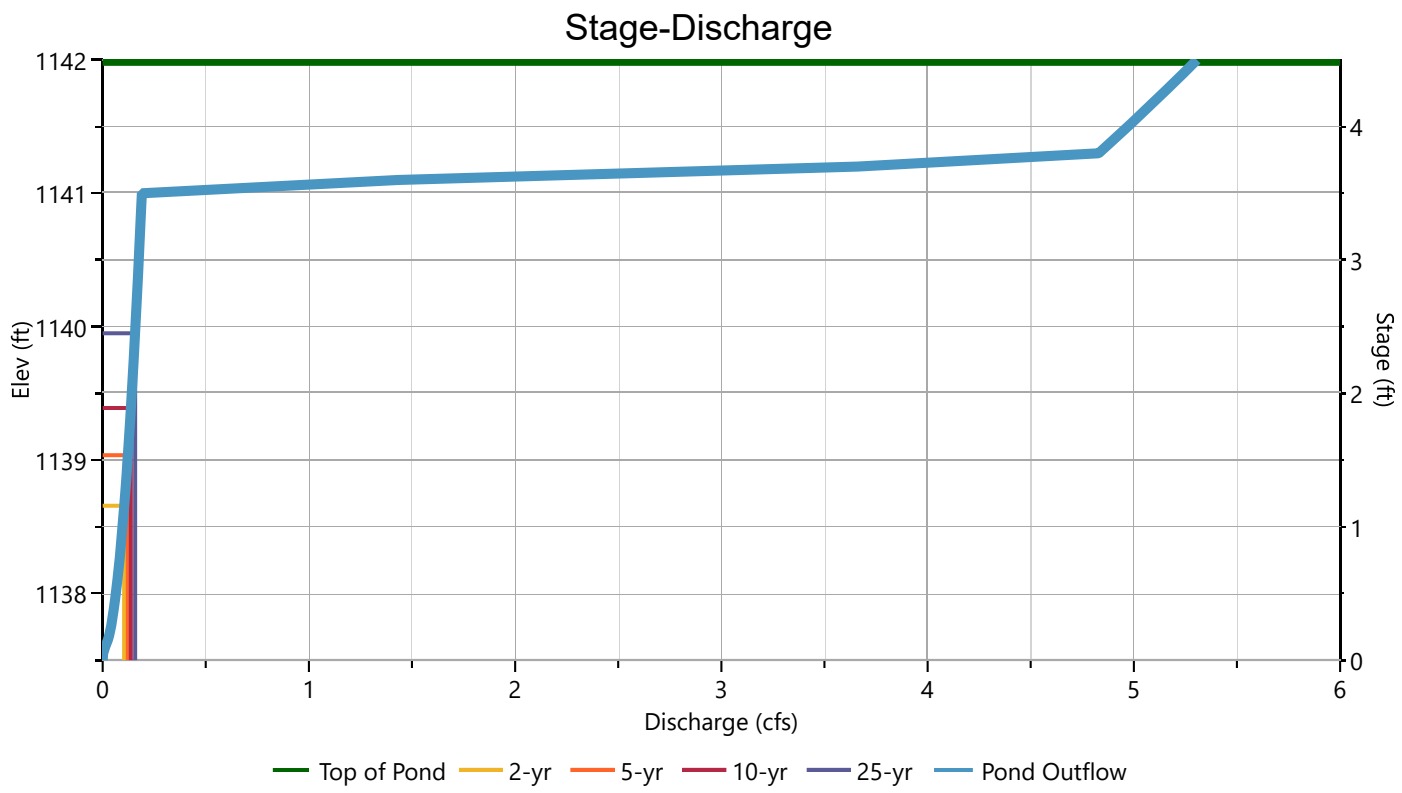
Hydrology Studio v 3.0.0.33 03-04-2025

Detention Pond

Stage-Discharge

Culvert / Orifices	Culvert	Orifice			Orifice Plate	
		1 (m)	2	3		
Rise, in	10	2			Orifice Dia, in	
Span, in	10	2			No. Orifices	
No. Barrels	1	1			Invert Elevation, ft	
Invert Elevation, ft	1137.50	1137.51			Height, ft	
Orifice Coefficient, Co	0.60	0.60			Orifice Coefficient, Co	
Length, ft	32					
Barrel Slope, %	1.56					
N-Value, n	0.013					
Weirs	**Riser**	**Weir**			**Ancillary**	
		1	2	3		
Shape / Type	Box				Exfiltration, in/hr	
Crest Elevation, ft	1141					
Crest Length, ft	12					
Angle, deg						
Weir Coefficient, Cw	3.3					

m = Flows through Culvert, i = Independent



Pond Report

Detention Pond

Stage-Storage-Discharge Summary

Stage (ft)	Elev. (ft)	Storage (cuft)	Culvert (cfs)	Orifices, cfs			Riser (cfs)	Weirs, cfs			Pf Riser (cfs)	Exfil (cfs)	User (cfs)	Total (cfs)
				1	2	3		1	2	3				
0.00	1137.50	0.000	0.000	0.000			0.000							0.000
0.50	1138.00	1,242	0.064 ic	0.064			0.000							0.064
1.50	1139.00	5,674	0.121 ic	0.121			0.000							0.121
2.50	1140.00	10,847	0.159 ic	0.159			0.000							0.159
3.50	1141.00	16,797	0.190 ic	0.190			0.000							0.190
4.50	1142.00	23,558	5.306 ic	0.000			0.000							5.306

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

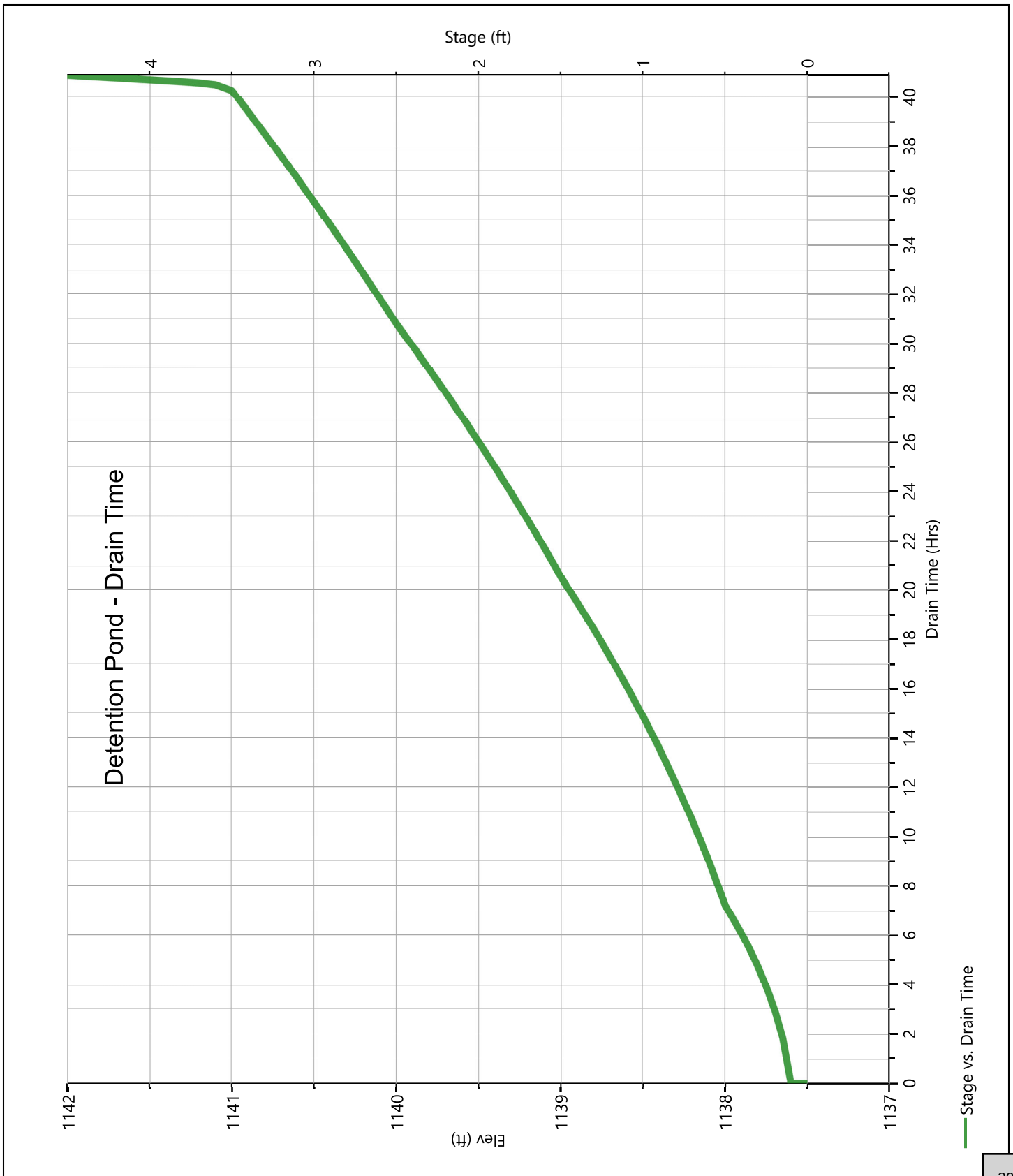
Pond Report

Hydrology Studio v 3.0.0.33

03-04-2025

Detention Pond

Pond Drawdown



Design Storm Report

Cust

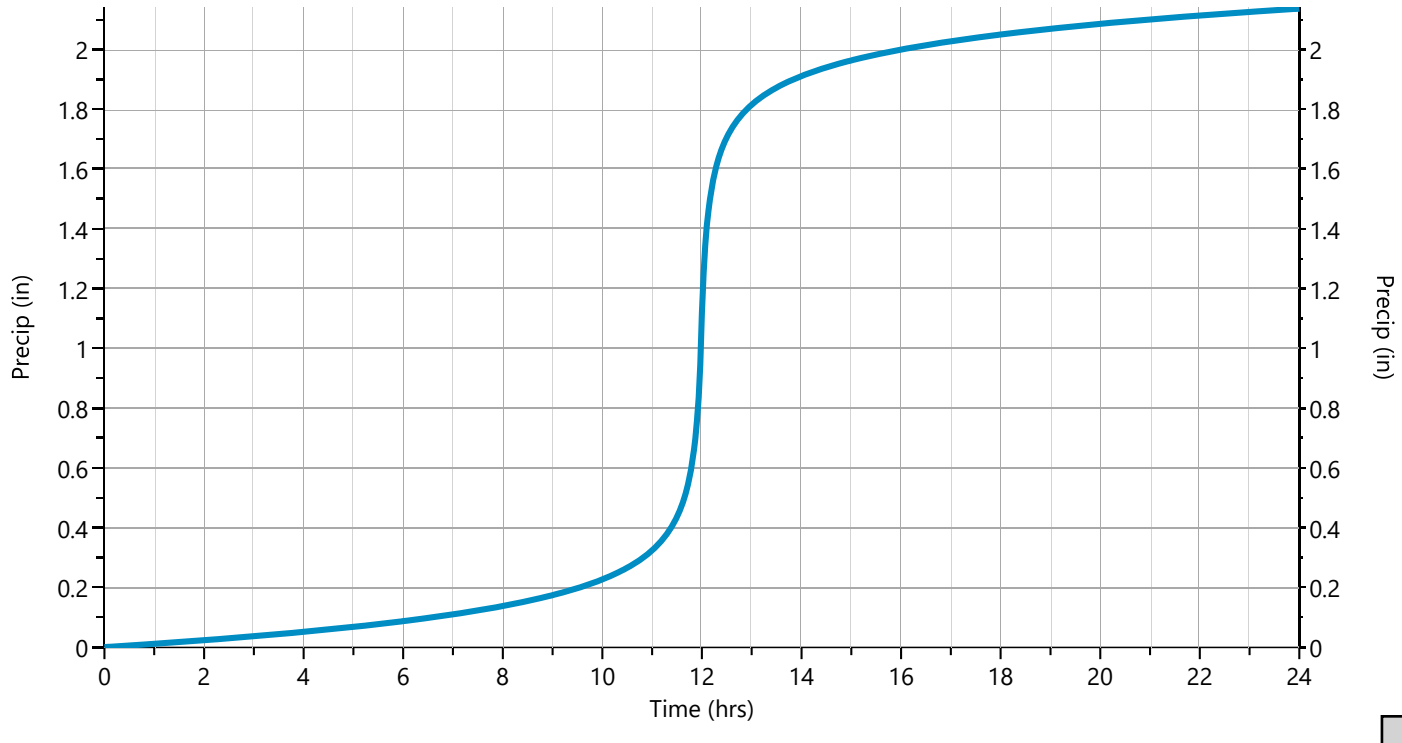
Hydrology Studio v 3.0.0.33

03-04-2025

Storm Distribution: IDF Based - Synthetic, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	✔ 2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
24 hrs	1.90	2.14	0	3.09	4.17	5.79	7.38	9.60	

Incremental Rainfall Distribution, 2-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
11.00	0.004892	11.37	0.008466	11.73	0.023257	12.10	0.067584	12.47	0.012749
11.03	0.005093	11.40	0.009035	11.77	0.026875	12.13	0.052155	12.50	0.011710
11.07	0.005311	11.43	0.009679	11.80	0.031567	12.17	0.041792	12.53	0.010813
11.10	0.005547	11.47	0.010409	11.83	0.037830	12.20	0.034460	12.57	0.010032
11.13	0.005804	11.50	0.011246	11.87	0.046498	12.23	0.029061	12.60	0.009347
11.17	0.006083	11.53	0.012210	11.90	0.059049	12.27	0.024954	12.63	0.008742
11.20	0.006389	11.57	0.013332	11.93	0.078348	12.30	0.021749	12.67	0.008205
11.23	0.006725	11.60	0.014650	11.97	0.110576	12.33	0.019192	12.70	0.007725
11.27	0.007095	11.63	0.016217	**12.00**	**0.171330**	12.37	0.017114	12.73	0.007294
11.30	0.007504	11.67	0.018101	12.03	0.135655	12.40	0.015399	12.77	0.006905
11.33	0.007958	11.70	0.020401	12.07	0.092221	12.43	0.013964	12.80	0.006553



Hydrograph 5-yr Summary

Hydrology Studio v 3.0.0.33

03-04-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre-Developed	0.622	12.17	2,098	----		
2	NRCS Runoff	Post-Devloped	3.988	12.03	8,590	----		
3	Pond Route	Detention Pond	0.122	13.60	8,546	2	1139.04	5,862

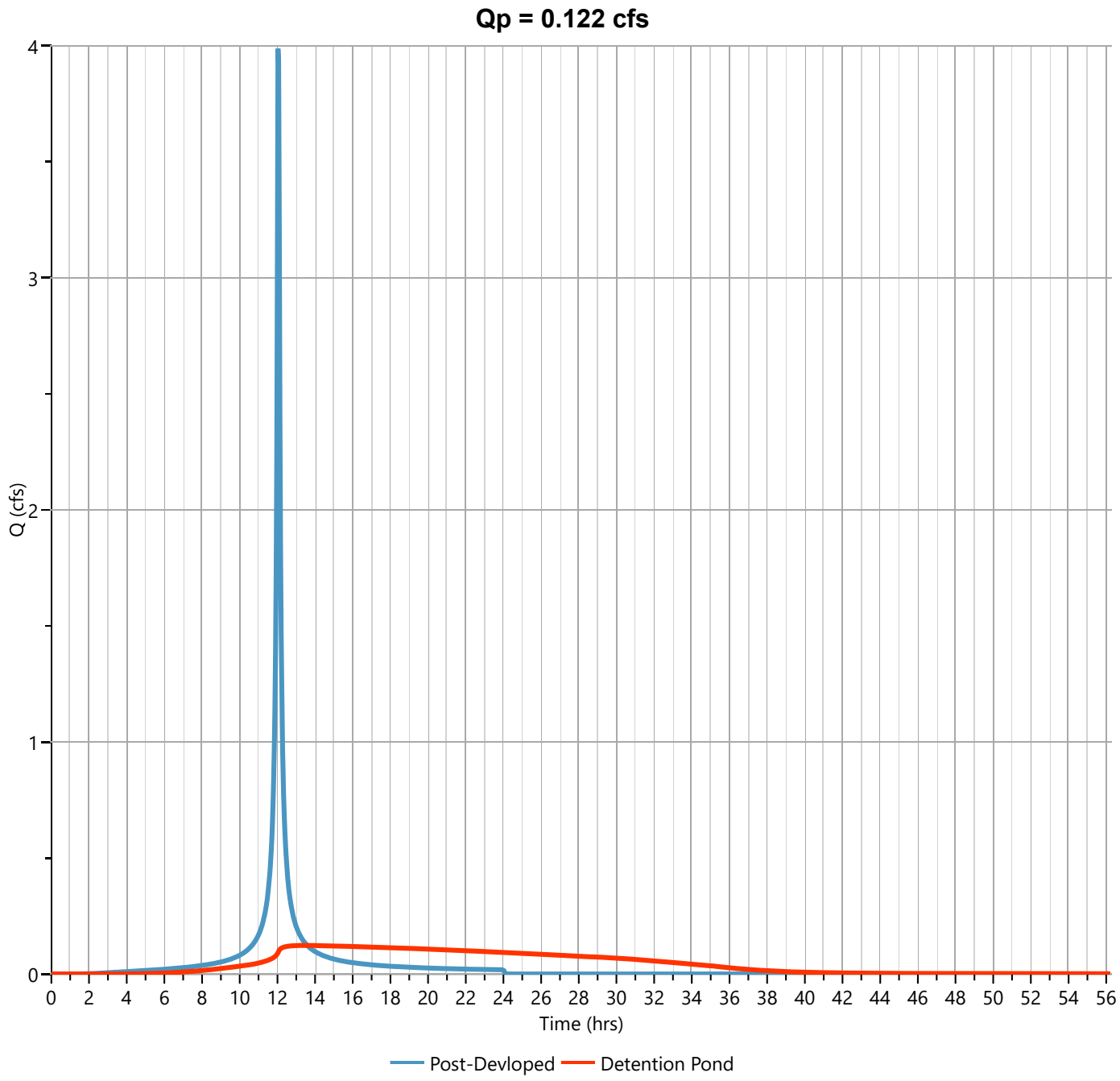
Hydrograph Report

Hydrology Studio v 3.0.0.33 03-04-2025

Detention Pond Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.122 cfs
Storm Frequency	= 5-yr	Time to Peak	= 13.60 hrs
Time Interval	= 2 min	Hydrograph Volume	= 8,546 cuft
Inflow Hydrograph	= 2 - Post-Devloped	Max. Elevation	= 1139.04 ft
Pond Name	= Detention Pond	Max. Storage	= 5,862 cuft

Pond Routing by Storage Indication Method *Center of mass detention time = 9.89 hrs*



Design Storm Report

Cust

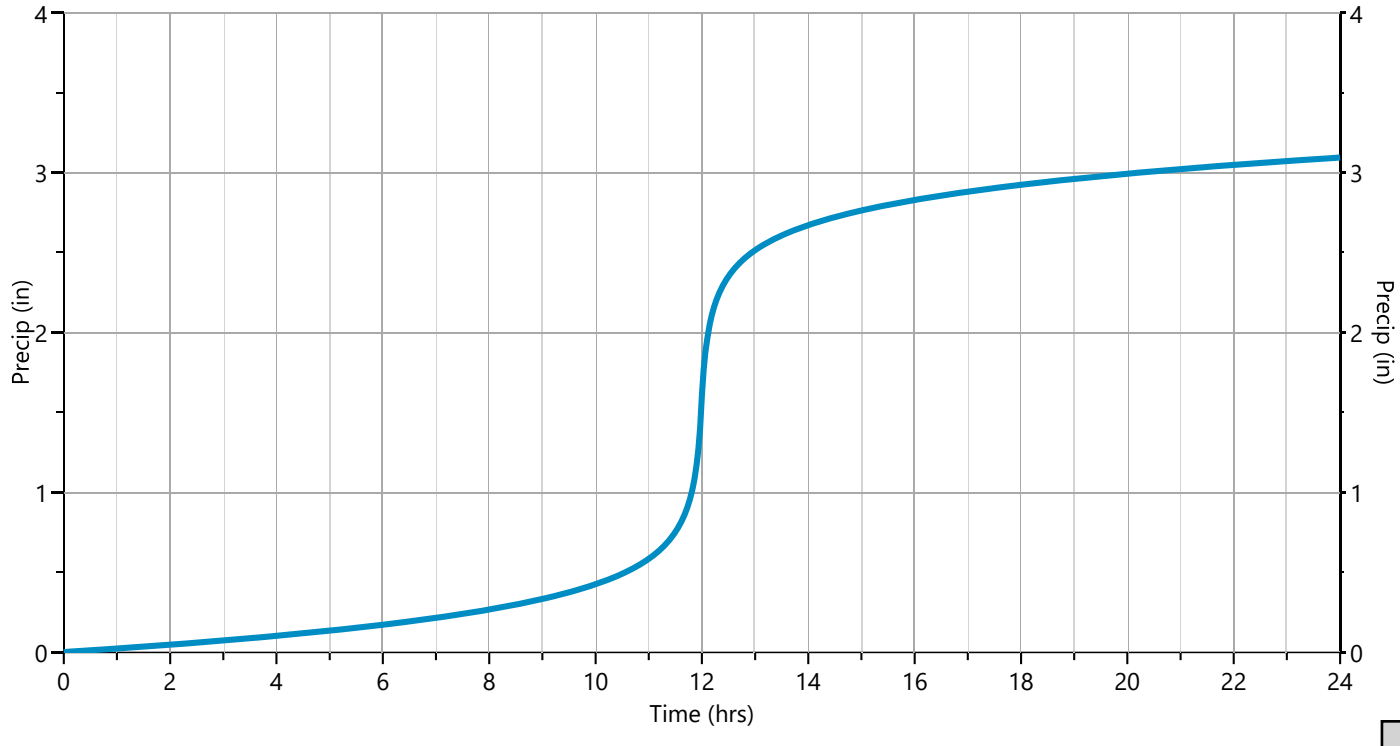
Hydrology Studio v 3.0.0.33

03-04-2025

Storm Distribution: IDF Based - Synthetic, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	✔ 5-yr	10-yr	25-yr	50-yr	100-yr	
24 hrs	1.90	2.14	0	3.09	4.17	5.79	7.38	9.60	

Incremental Rainfall Distribution, 5-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
11.00	0.007653	11.37	0.012477	11.73	0.031094	12.10	0.083634	12.47	0.018019
11.03	0.007933	11.40	0.013226	11.77	0.035497	12.13	0.065591	12.50	0.016691
11.07	0.008234	11.43	0.014066	11.80	0.041159	12.17	0.053361	12.53	0.015537
11.10	0.008559	11.47	0.015015	11.83	0.048653	12.20	0.044629	12.57	0.014526
11.13	0.008910	11.50	0.016094	11.87	0.058928	12.23	0.038141	12.60	0.013634
11.17	0.009291	11.53	0.017331	11.90	0.073673	12.27	0.033164	12.63	0.012841
11.20	0.009706	11.57	0.018760	11.93	0.096140	12.30	0.029246	12.67	0.012133
11.23	0.010159	11.60	0.020428	11.97	0.133335	12.33	0.026095	12.70	0.011497
11.27	0.010656	11.63	0.022395	**12.00**	**0.202951**	12.37	0.023515	12.73	0.010923
11.30	0.011202	11.67	0.024743	12.03	0.162121	12.40	0.021369	12.77	0.010402
11.33	0.011807	11.70	0.027589	12.07	0.112188	12.43	0.019561	12.80	0.009928



Hydrograph 10-yr Summary

Hydrology Studio v 3.0.0.33

03-04-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre-Developed	1.499	12.13	4,717	----		
2	NRCS Runoff	Post-Devloped	4.534	12.03	11,822	----		
3	Pond Route	Detention Pond	0.137	14.13	11,778	2	1139.39	7,694

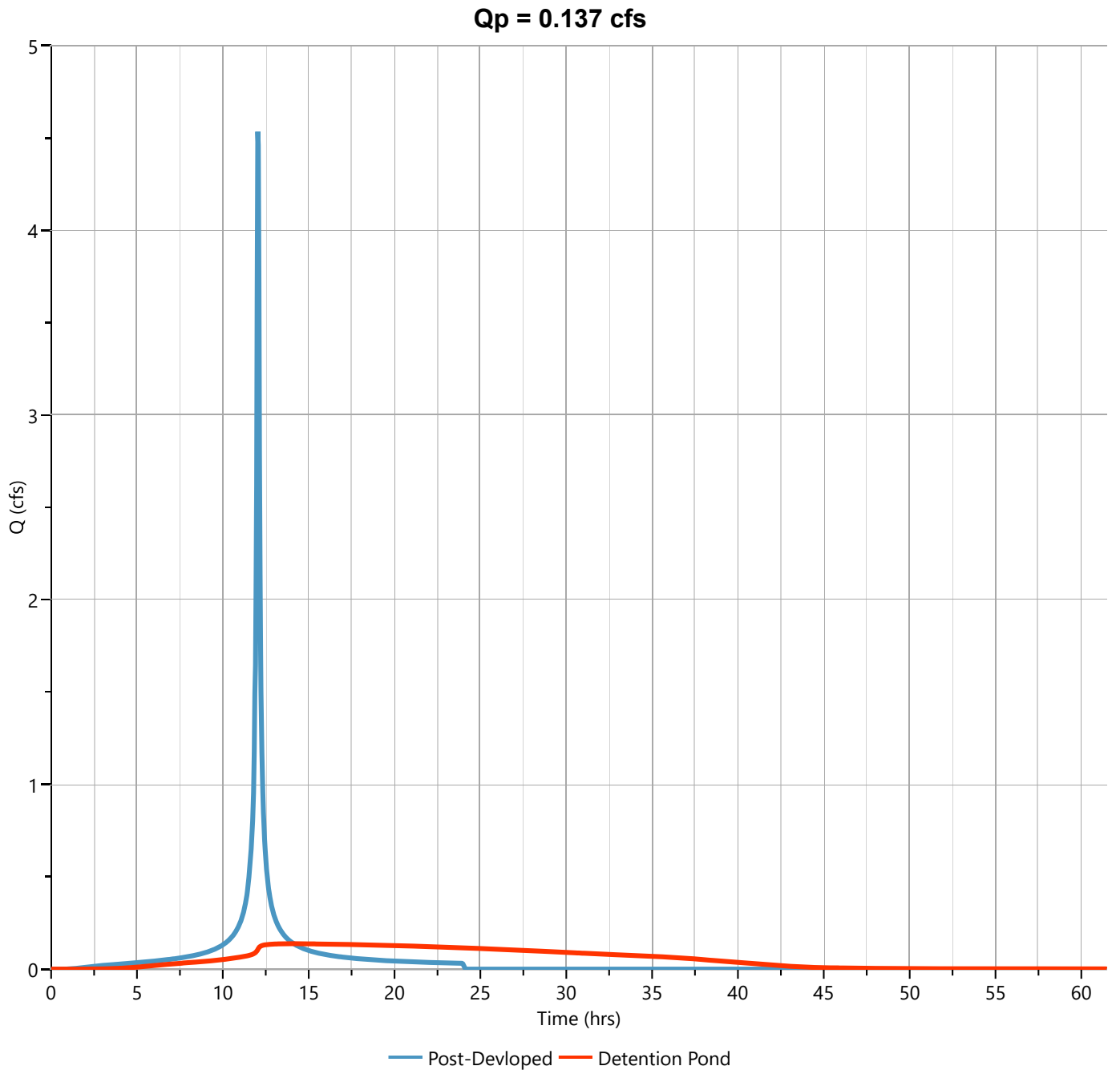
Hydrograph Report

Hydrology Studio v 3.0.0.33 03-04-2025

Detention Pond Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.137 cfs
Storm Frequency	= 10-yr	Time to Peak	= 14.13 hrs
Time Interval	= 2 min	Hydrograph Volume	= 11,778 cuft
Inflow Hydrograph	= 2 - Post-Devloped	Max. Elevation	= 1139.39 ft
Pond Name	= Detention Pond	Max. Storage	= 7,694 cuft

Pond Routing by Storage Indication Method *Center of mass detention time = 11.24 hrs*



Design Storm Report

Cust

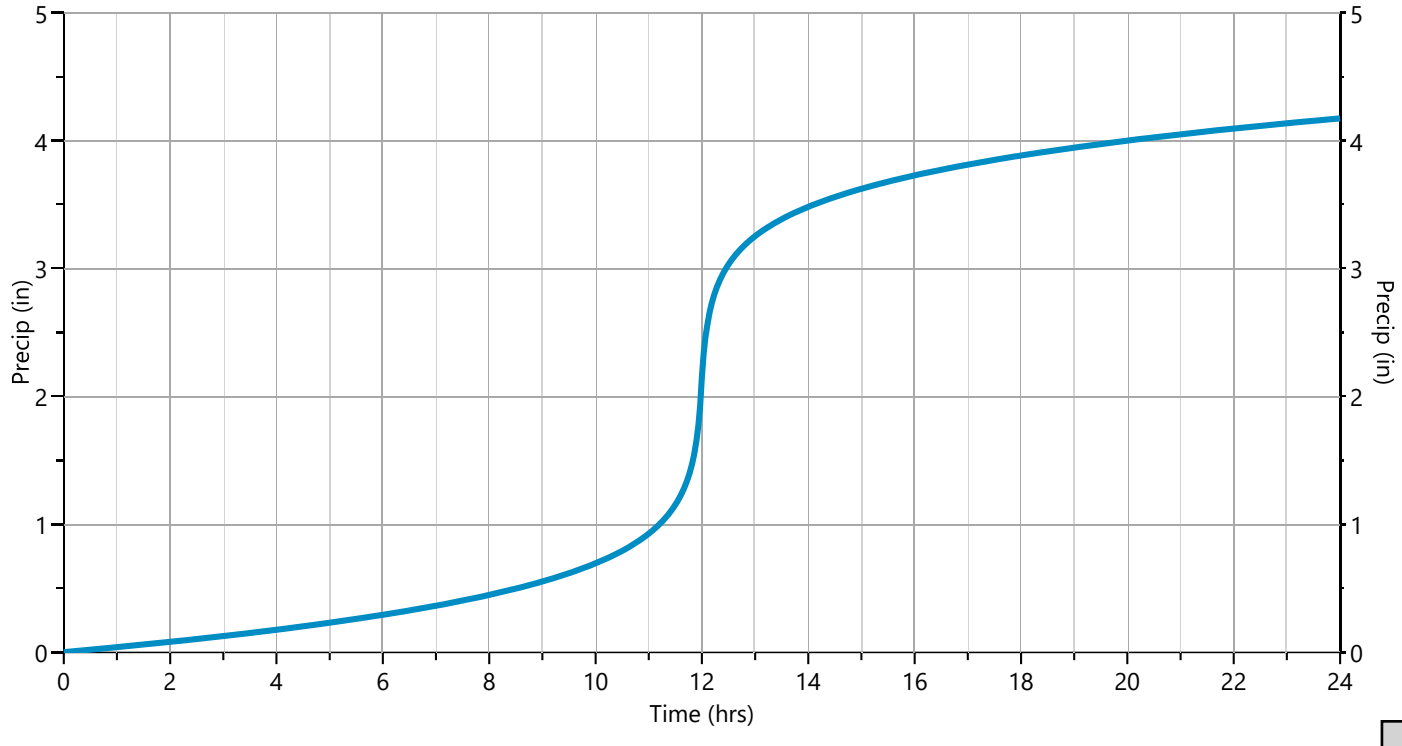
Hydrology Studio v 3.0.0.33

03-04-2025

Storm Distribution: IDF Based - Synthetic, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	✔ 10-yr	25-yr	50-yr	100-yr	
24 hrs	1.90	2.14	0	3.09	4.17	5.79	7.38	9.60	

Incremental Rainfall Distribution, 10-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
11.00	0.010766	11.37	0.016685	11.73	0.038182	12.10	0.096288	12.47	0.023234
11.03	0.011117	11.40	0.017582	11.77	0.043128	12.13	0.076457	12.50	0.021682
11.07	0.011495	11.43	0.018583	11.80	0.049450	12.17	0.062976	12.53	0.020325
11.10	0.011900	11.47	0.019709	11.83	0.057769	12.20	0.053308	12.57	0.019129
11.13	0.012336	11.50	0.020981	11.87	0.069119	12.23	0.046085	12.60	0.018068
11.17	0.012808	11.53	0.022431	11.90	0.085345	12.27	0.040511	12.63	0.017121
11.20	0.013319	11.57	0.024097	11.93	0.110026	12.30	0.036096	12.67	0.016271
11.23	0.013875	11.60	0.026029	11.97	0.150989	12.33	0.032523	12.70	0.015503
11.27	0.014482	11.63	0.028294	**12.00**	**0.228502**	12.37	0.029579	12.73	0.014807
11.30	0.015146	11.67	0.030983	12.03	0.182885	12.40	0.027115	12.77	0.014172
11.33	0.015877	11.70	0.034220	12.07	0.127674	12.43	0.025026	12.80	0.013591



Hydrograph 25-yr Summary

Hydrology Studio v 3.0.0.33

03-04-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	NRCS Runoff	Pre-Developed	2.930	12.10	9,740	----		
2	NRCS Runoff	Post-Devloped	5.292	12.03	16,651	----		
3	Pond Route	Detention Pond	0.158	14.97	16,608	2	1139.95	10,588

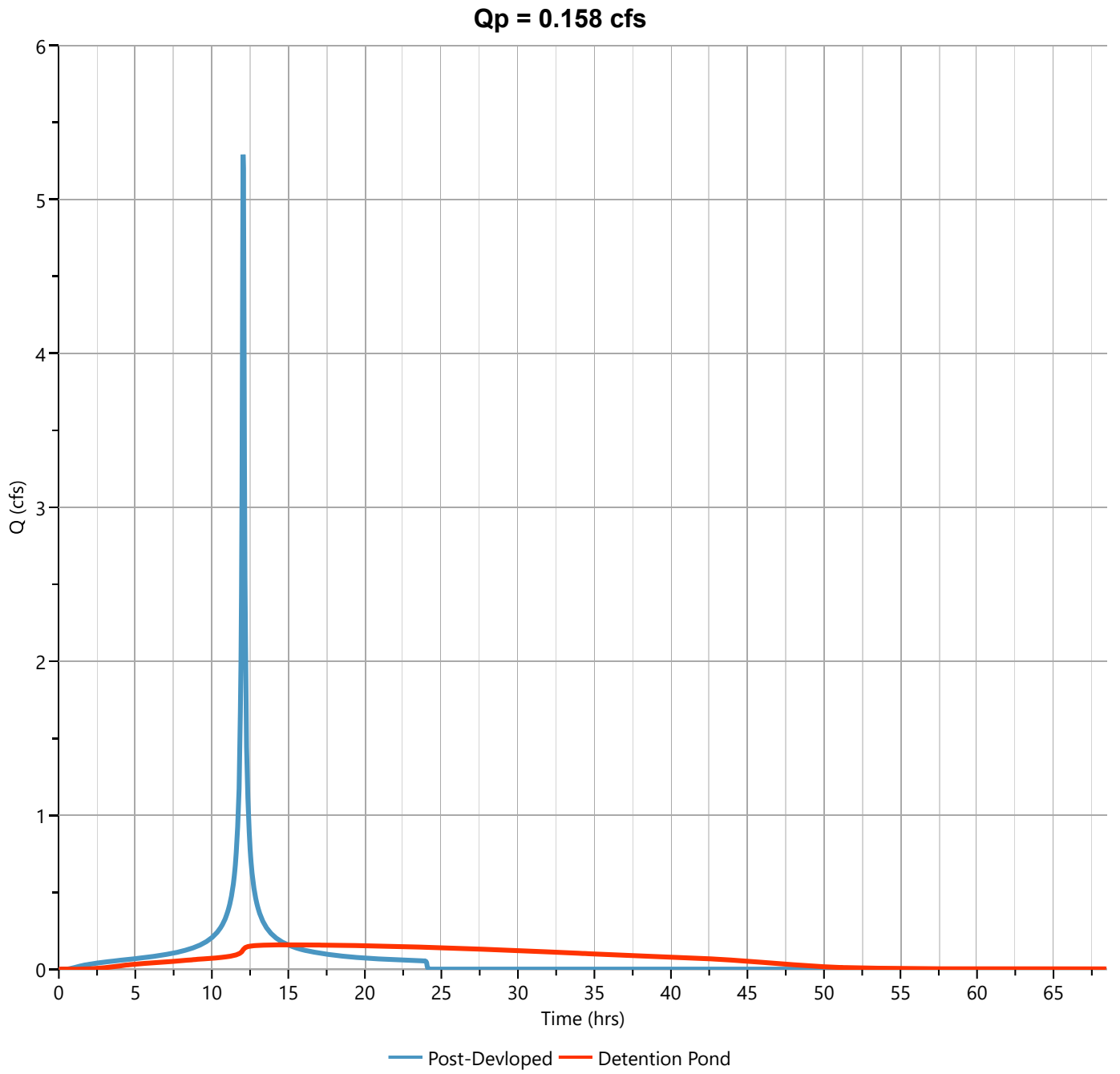
Hydrograph Report

Hydrology Studio v 3.0.0.33 03-04-2025

Detention Pond Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.158 cfs
Storm Frequency	= 25-yr	Time to Peak	= 14.97 hrs
Time Interval	= 2 min	Hydrograph Volume	= 16,608 cuft
Inflow Hydrograph	= 2 - Post-Devloped	Max. Elevation	= 1139.95 ft
Pond Name	= Detention Pond	Max. Storage	= 10,588 cuft

Pond Routing by Storage Indication Method *Center of mass detention time = 12.90 hrs*



Design Storm Report

Cust

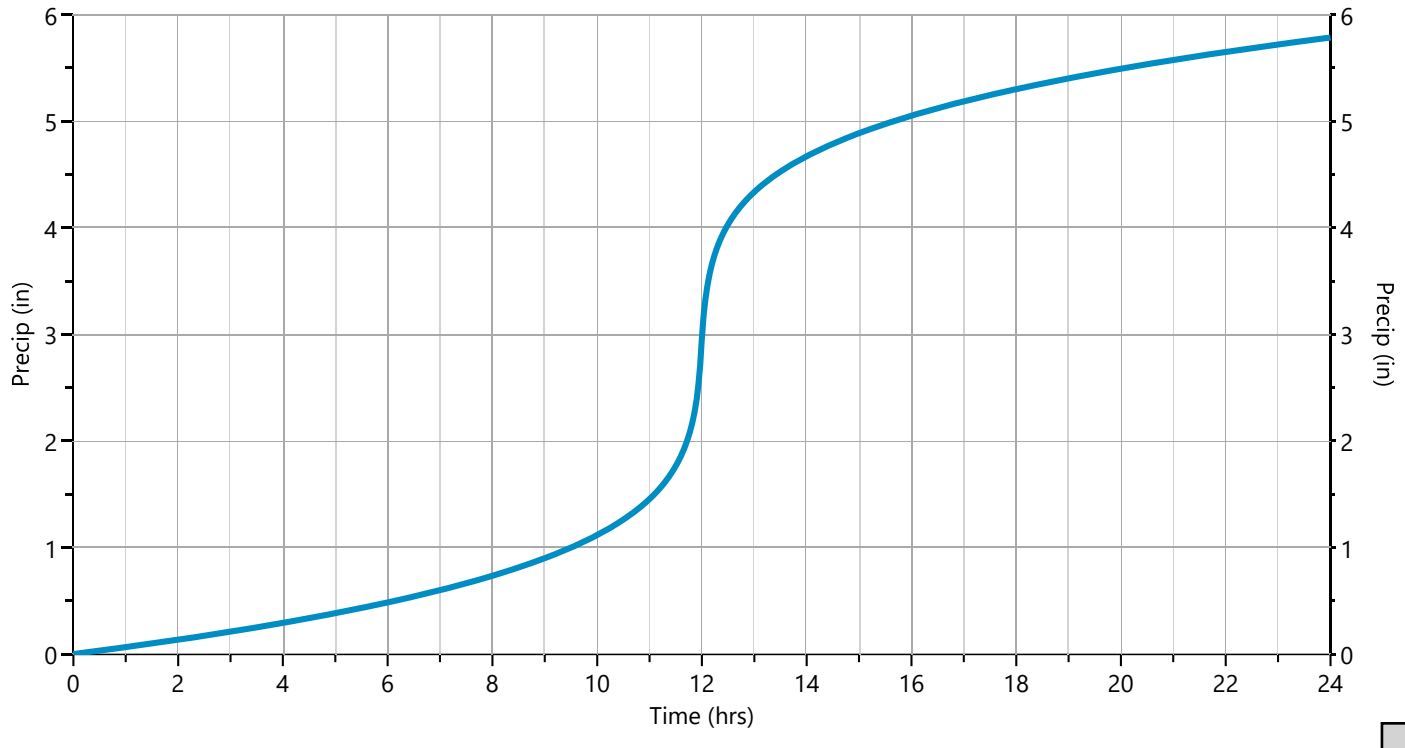
Hydrology Studio v 3.0.0.33

03-04-2025

Storm Distribution: IDF Based - Synthetic, 24-hr

Storm Duration	Total Rainfall Volume (in)								
	1-yr	2-yr	3-yr	5-yr	10-yr	✔ 25-yr	50-yr	100-yr	
24 hrs	1.90	2.14	0	3.09	4.17	5.79	7.38	9.60	

Incremental Rainfall Distribution, 25-yr									
Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)	Time (hrs)	Precip (in)
11.00	0.015241	11.37	0.022624	11.73	0.047976	12.10	0.113817	12.47	0.030515
11.03	0.015689	11.40	0.023718	11.77	0.053659	12.13	0.091458	12.50	0.028664
11.07	0.016168	11.43	0.024935	11.80	0.060881	12.17	0.076232	12.53	0.027036
11.10	0.016681	11.47	0.026294	11.83	0.070335	12.20	0.065271	12.57	0.025595
11.13	0.017232	11.50	0.027824	11.87	0.083176	12.23	0.057042	12.60	0.024310
11.17	0.017825	11.53	0.029559	11.90	0.101480	12.27	0.050657	12.63	0.023157
11.20	0.018465	11.57	0.031540	11.93	0.129317	12.30	0.045570	12.67	0.022116
11.23	0.019158	11.60	0.033826	11.97	0.175755	12.33	0.041428	12.70	0.021173
11.27	0.019912	11.63	0.036491	**12.00**	**0.265058**	12.37	0.037995	12.73	0.020313
11.30	0.020733	11.67	0.039635	12.03	0.212246	12.40	0.035105	12.77	0.019527
11.33	0.021634	11.70	0.043398	12.07	0.149274	12.43	0.032641	12.80	0.018805



IDF Report

IDF filenam

Hydrology Studio v 3.0.0.33

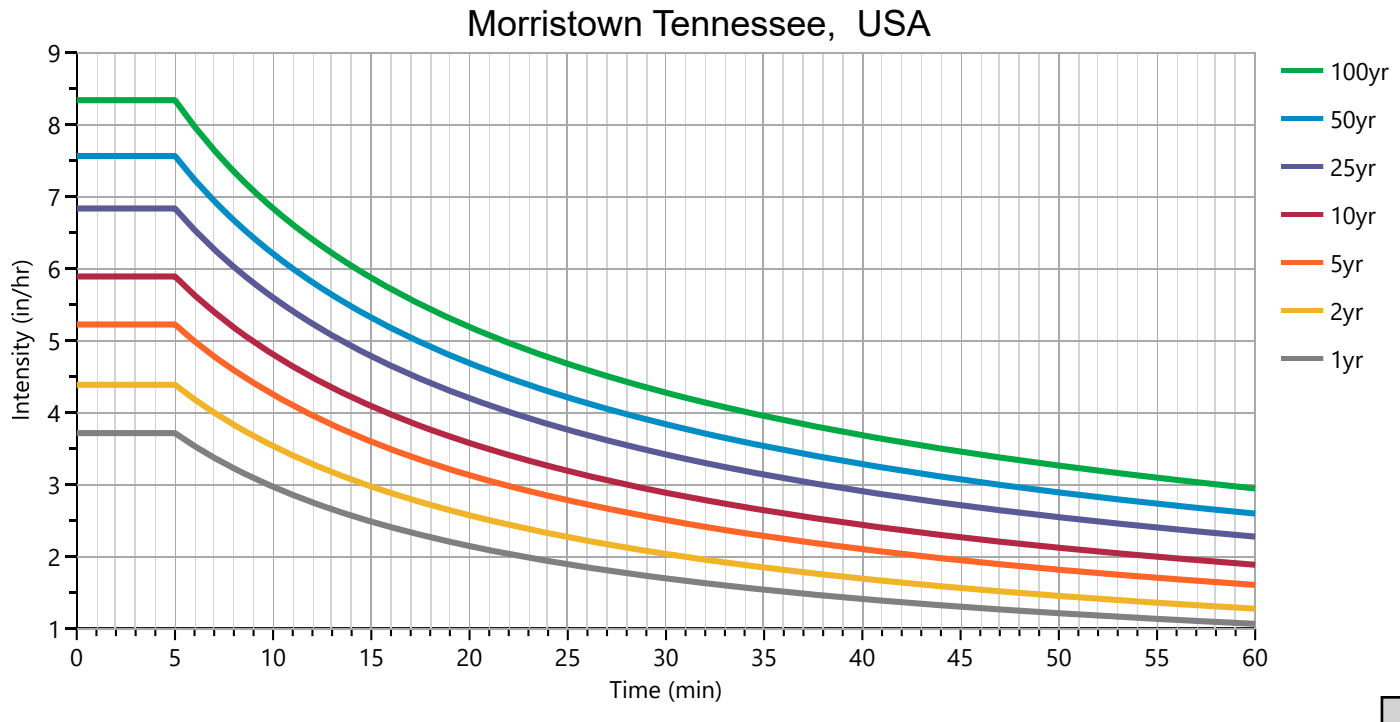
03-04-2025

Equation Coefficients	Intensity = B / (Tc + D)^E (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
B	42.2400	57.8179	0.0000	59.1549	55.8579	54.2018	51.8513	47.1993	
D	11.8000	13.2000	0.0000	12.9000	12.1000	11.2000	10.4000	9.1000	
E	0.8622	0.8894	0.0000	0.8417	0.7928	0.7439	0.7044	0.6554	

Minimum Tc = 5 minutes

Tc (min)	Intensity Values (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
Cf	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5	3.71	4.38	0	5.22	5.88	6.83	7.56	8.33	
10	2.96	3.53	0	4.24	4.80	5.59	6.20	6.83	
15	2.48	2.97	0	3.59	4.08	4.78	5.31	5.86	
20	2.14	2.57	0	3.13	3.57	4.19	4.68	5.18	
25	1.89	2.26	0	2.77	3.18	3.75	4.20	4.67	
30	1.69	2.03	0	2.50	2.88	3.41	3.83	4.27	
35	1.53	1.84	0	2.28	2.63	3.13	3.53	3.95	
40	1.40	1.69	0	2.10	2.43	2.90	3.28	3.68	
45	1.30	1.56	0	1.94	2.26	2.71	3.07	3.45	
50	1.21	1.45	0	1.81	2.12	2.54	2.89	3.26	
55	1.13	1.35	0	1.70	1.99	2.40	2.73	3.09	
60	1.06	1.27	0	1.60	1.88	2.27	2.59	2.94	

Cf = Correction Factor applied to Rational Method runoff coefficient.



Precipitation Report

Precipitation filenam

Hydrology Studio v 3.0.0.33 (Rainfall totals in Inches) 03-04-2025

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active			✔		✔	✔	✔		
SCS Storms	**> SCS Dimensionless Storms**								
SCS 6hr		1.20	1.50	0	1.86	2.18	2.64	3.01	3.41
Type I, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type IA, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type II, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type II FL, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Type III, 24-hr		1.82	2.28	0	2.85	3.31	3.94	4.43	4.94
Synthetic Storms	**> IDF-Based Synthetic Storms**								
1-hr		1.06	1.27	0	1.60	1.88	2.27	2.59	2.94
2-hr		1.26	1.49	0	1.93	2.33	2.88	3.36	3.90
3-hr		1.36	1.61	0	2.12	2.59	3.27	3.86	4.56
6-hr		1.54	1.79	0	2.43	3.07	3.99	4.83	5.88
12-hr		1.72	1.96	0	2.75	3.59	4.82	5.98	7.53
24-hr	✔	1.90	2.14	0	3.09	4.17	5.79	7.38	9.60
Huff Distribution	**> 1st Quartile (0 to 6 hrs)**								
1-hr		0.76	0.98	0	1.33	1.61	2.01	2.34	2.69
2-hr		0.89	1.14	0	1.50	1.80	2.24	2.60	2.99
3-hr		0.98	1.24	0	1.59	1.90	2.33	2.68	3.07
6-hr		1.20	1.50	0	1.86	2.18	2.64	3.01	3.41
Huff Distribution	**> 2nd Quartile (>6 to 12 hrs)**								
8-hr		0	0	0	0	0	0	0	0
12-hr		0	0	0	0	0	0	0	0
Huff Distribution	**> 3rd Quartile (>12 to 24 hrs)**								
18-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
Custom Storms	**> Custom Storm Distributions**								
My Custom Storm 1		0	0	0	0	0	0	0	0
My Custom Storm 2		0	0	0	0	0	0	0	0
My Custom Storm 3		0	0	0	0	0	0	0	0
My Custom Storm 4		0	0	0	0	0	0	0	0
My Custom Storm 5		0	0	0	0	0	0	0	0
My Custom Storm 6		0	0	0	0	0	0	0	0
My Custom Storm 7		0	0	0	0	0	0	0	0
My Custom Storm 8		0	0	0	0	0	0	0	0
My Custom Storm 9		0	0	0	0	0	0	0	0
My Custom Storm 10		0	0	0	0	0	0	0	0

Precipitation Report Cont'd

Precipitation filenam

Rainfall totals in Inches

03-04-2025

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active			✔		✔	✔	✔		
Huff Indiana	**> Indianapolis**								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
Huff Indiana	**> Evansville**								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
Huff Indiana	**> Fort Wayne**								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0
Huff Indiana	**> South Bend**								
30-min		0.99	1.19	0	1.44	1.63	1.89	2.08	2.28
1-hr		1.21	1.46	0	1.81	2.08	2.45	2.75	3.06
2-hr		1.46	1.77	0	2.22	2.57	3.05	3.44	3.85
3-hr		1.57	1.90	0	2.38	2.76	3.30	3.75	4.21
6-hr		1.92	2.31	0	2.88	3.36	4.01	4.56	5.13
12-hr		0	0	0	0	0	0	0	0
24-hr		0	0	0	0	0	0	0	0

Precipitation Report Cont'd

Precipitation filenam

Rainfall totals in Inches

03-04-2025

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active			✔		✔	✔	✔		
NRCS Storms	**> NRCS Dimensionless Storms**								
NRCS MSE1, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE2, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE3, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE4, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE5, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCS MSE6, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-A, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-B, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-C, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NOAA-D, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-A, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-B, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-C, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
NRCC-D, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-1, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-2, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-3, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-4, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-5, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
CA-6, 24-hr		2.72	3.27	0	4.07	4.72	5.63	6.37	7.15
FDOT Storms	**> Florida DOT Storms**								
FDOT, 1-hr		0	2.14	2.36	2.58	2.92	3.35	3.66	3.95
FDOT, 2-hr		0	2.70	3.00	3.26	3.69	4.24	4.64	5.00
FDOT, 4-hr		0	3.28	3.76	4.00	4.80	5.50	6.20	6.80
FDOT, 8-hr		0	3.76	4.32	4.80	5.60	6.20	7.20	8.00
FDOT, 24-hr		0	4.28	4.75	5.21	6.11	7.53	8.78	10.20
FDOT, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
SFWMD, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
Austin Storms	**> Austin Frequency Storms**								
Austin Zone 1, 24-hr		0	4.14	0	5.51	6.84	8.90	10.69	12.80
Austin Zone 2, 24-hr		0	4.06	0	5.38	6.65	8.59	10.28	12.23

Jefferson County - Parcel: 015D A 012.00

Date: September 20, 2023

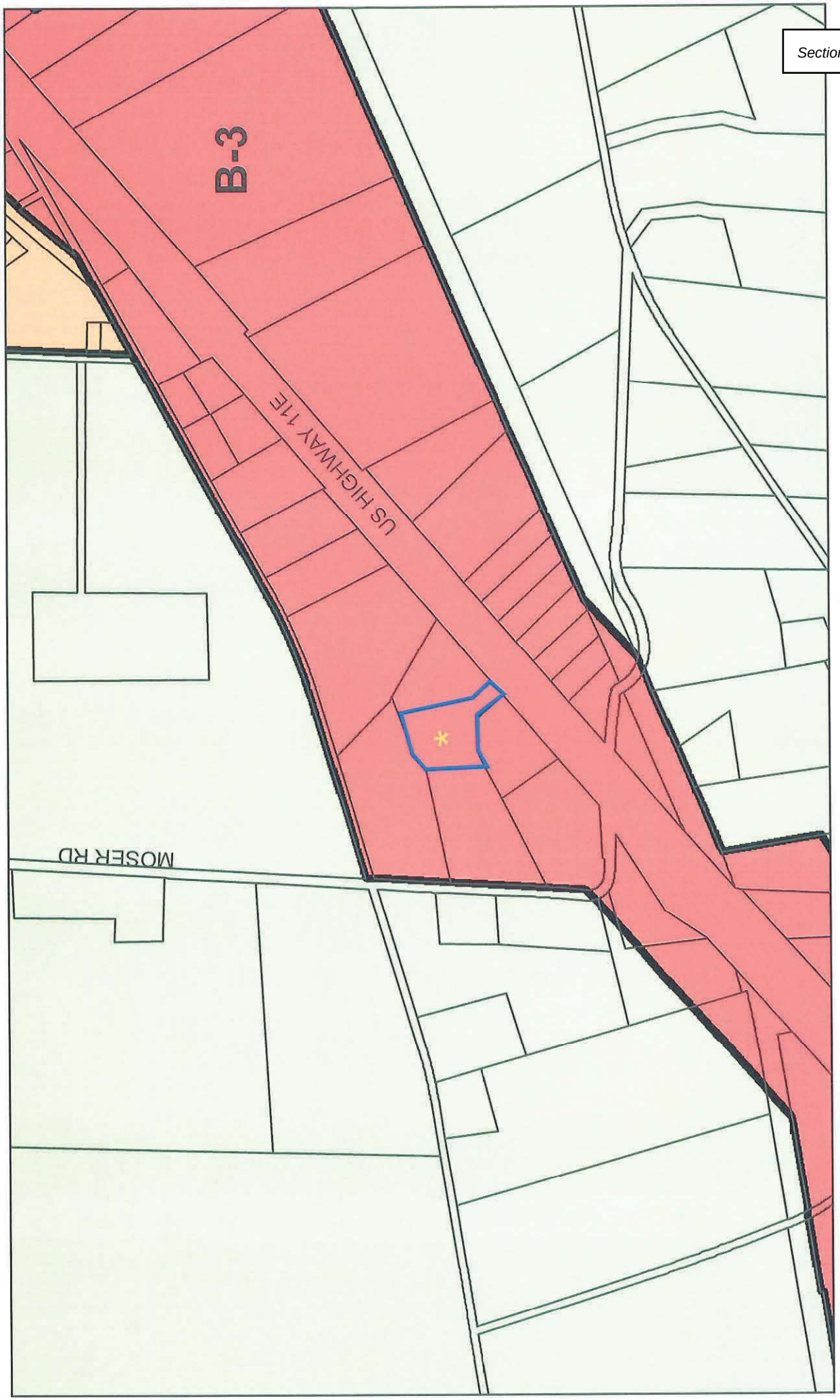
County: Jefferson
Owner: LICHLYTER GLENN &
Address: 1024 E HWY 11 E
Parcel Number: 015D A 012.00
Deeded Acreage: 3.26
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

The property lines are compiled from information maintained by your local


B-3
US HIGHWAY 14E
MOSER RD
*

To Whom It May Concern:

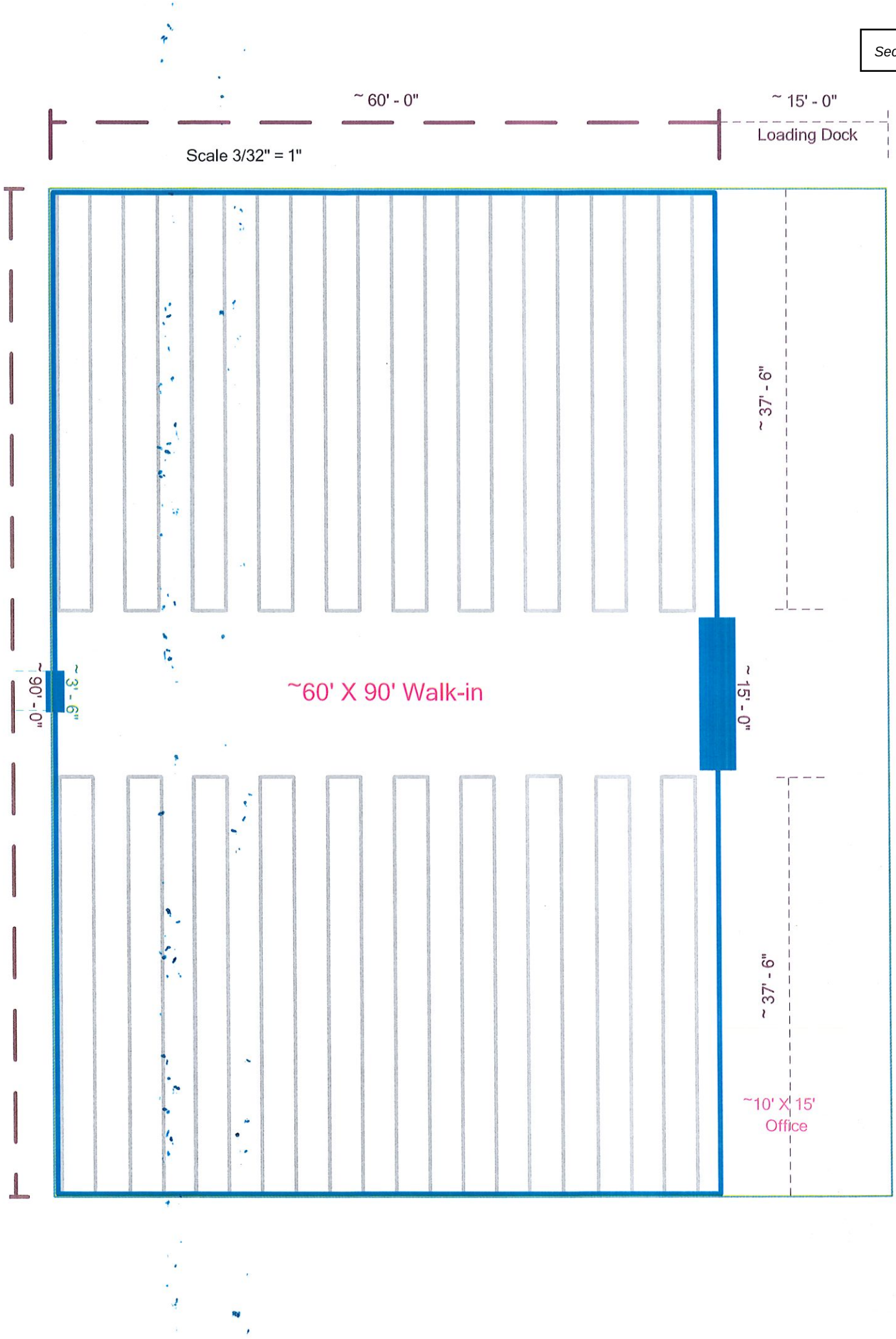
Peirce's Produce Inc. would like to construct a new building on our property at 105 Mt. Horeb Rd to further enhance our cooling capabilities for farm season. In 2018, we started our first farm season with 2 growers that brought us Zucchini, Yellow Squash and Cabbage. Since then, we have expanded and now have 5 growers bringing us Zucchini, Yellow Squash, Cabbage, Bell Pepper, Specialty Pepper, Tomatoes, Eggplant, Corn, Beans and Cucumbers. We have run out of room and need to expand. I would like to propose our plan and ask for your permission to move forward on building a 60x90 cooler with a 15' loading dock. This will greatly enhance our ability to take care of our local farms and should you have any questions or concerns please let me know. Thank You.

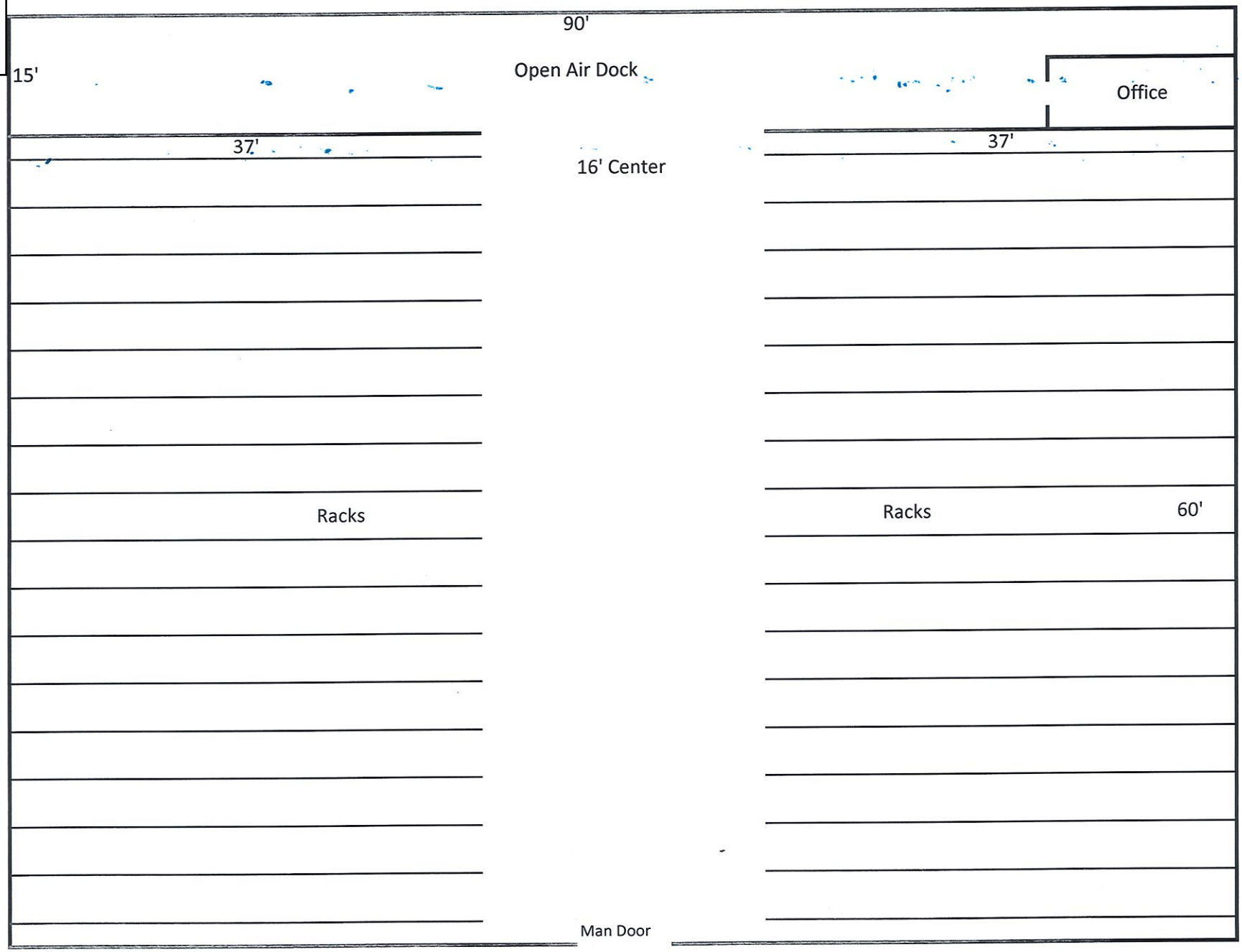
Ryan D. Peirce

President

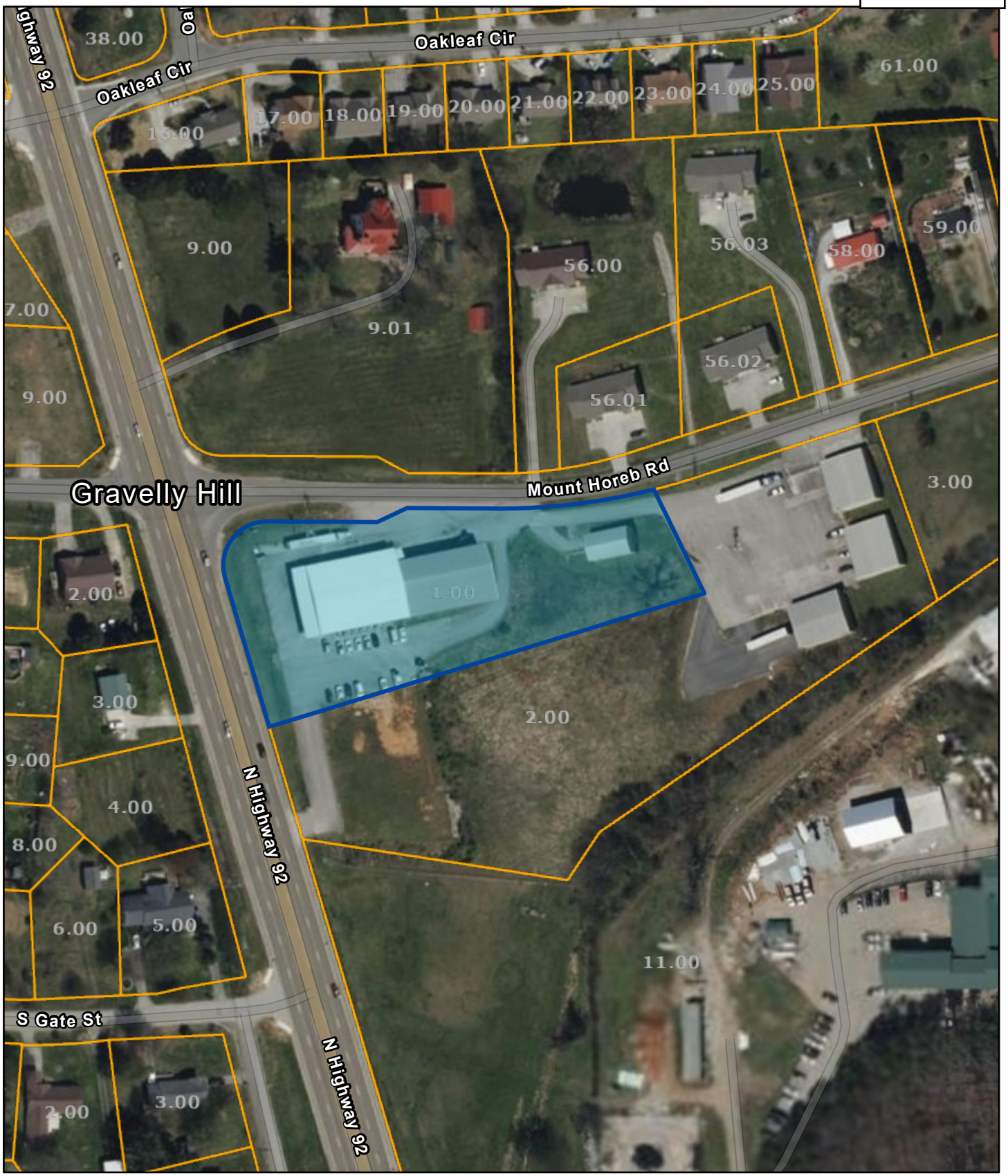
X_____


112
114
118
122
Mt Horeb Rd
Mt Horeb Rd
Mt Horeb Rd
Mt Horeb Rd
Mt Horeb Rd
Mt Horeb Rd
Mt H
The Cage Lab
Tru cylinder head & machine
127
Mossy Creek
Mossy C


~ 60' - 0"
~ 15' - 0"
Loading Dock
Scale 3/32" = 1"
~ 37' - 6"
~ 90' - 0"
~ 3' - 6"
~60' X 90' Walk-in
~ 15' - 0"
~ 37' - 6"
~10' X 15'
Office


90'
15'
Open Air Dock
Office
37'
37'
16' Center
Racks
Racks
60'
Man Door

Jefferson County - Parcel: 035A F 001.00



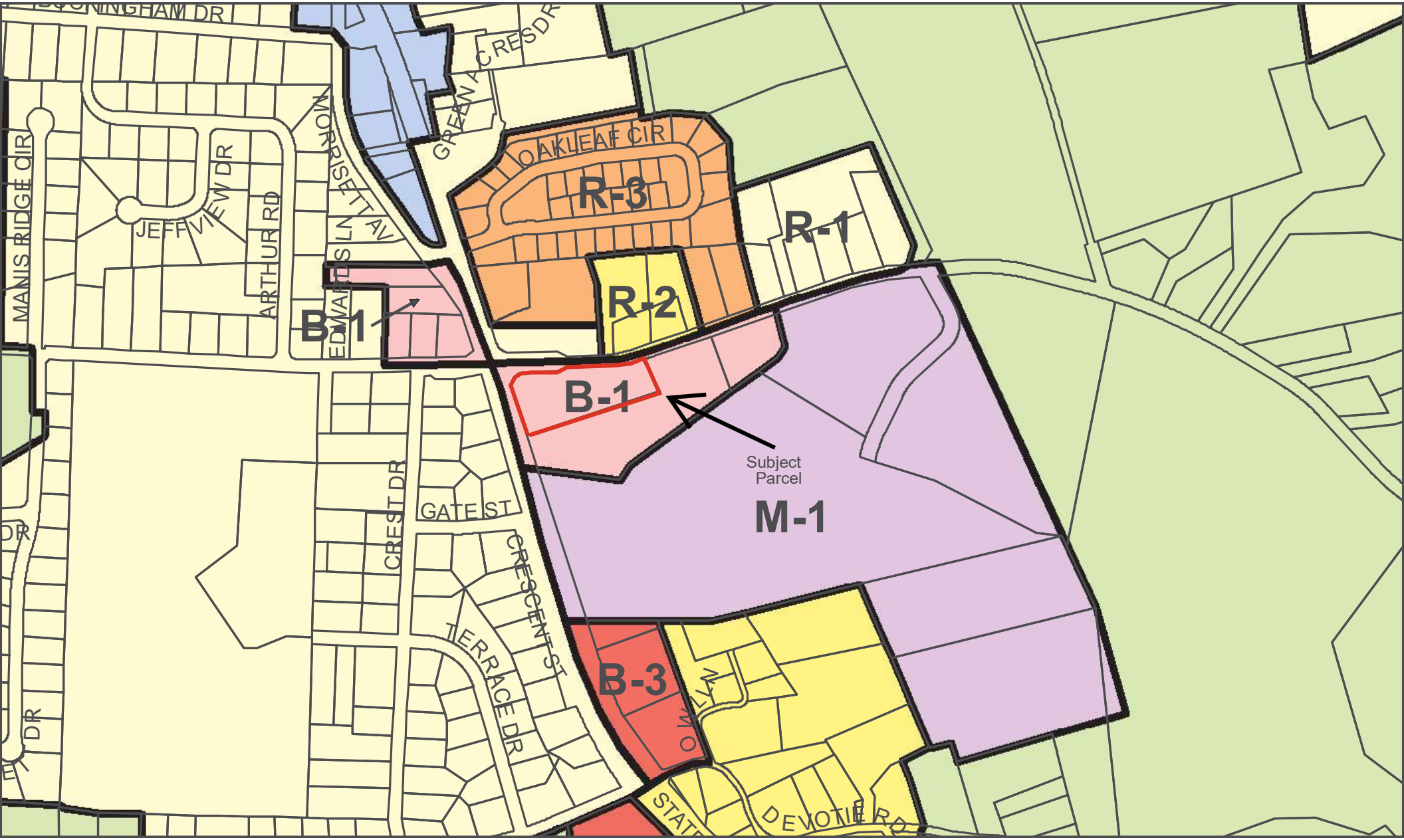
Date: March 14, 2025

County: JEFFERSON
Owner: PEIRCE RYAN DEAN & KERI LYNN
Address: MT HOREB RD 105
Parcel ID: 035A F 001.00
Deeded Acreage: 2.13
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km


R-3
R-1
R-2
B-1
B-1
Subject
Parcel
M-1
B-3
OAKLEAF CIR
GREEN CRES DR
MANIS RIDGE CIR
JEFFVIEW DR
ARTHUR RD
MORRISETT AV
EDWARDS LN
GATE ST
CREST DR
CRESCENT ST
TERRACE DR
DEVOTIE RD

RESOLUTION 2025–14

A RESOLUTION AMENDING THE ZONING RESOLUTION OF JEFFERSON COUNTY, TENNESSEE TO REFLECT CERTAIN PROHIBITED USES AND PERMITTED USES IN THE A-1 AND C-2 ZONING DISTRICTS

WHEREAS, The Jefferson County Regional Planning Commission, has reviewed the provisions of the Jefferson County Zoning Resolution (hereinafter "Zoning Resolution") and believes that certain provisions of the Zoning Resolution should be amended;

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Regional Planning Commission that it recommends the Board of Commissioners of Jefferson County (hereinafter referred to as the "Board") amend the Zoning Resolution as follows:

Section 1. Article 9.3 A.12. Permitted Uses is hereby amended by deleting in this Section 12, after the phrase "including: marinas," the words "*travel trailer parks*,".

Section 2. Article 9.3 B. Uses Prohibited: is hereby amended by deleting the current sentence/section and substituting the following sentence: "*Campgrounds, mobile home parks, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks; and any other use not specifically identified in permitted uses, unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed in permitted uses and is within the intent of the zoning district. The storage of a single recreational vehicle or the temporary use of a single recreational vehicle is not prohibited by this section. For the purposes of this section 9.3.B, "temporary use" shall be defined as "the use of a single recreational vehicle to temporarily house visiting relative(s) or friend(s) for a period of no longer than 30 days." In no event can the use of a recreational vehicle, travel trailer, camper, motor home, or tent be considered a principal use, primary use, or accessory use in the A-1 zone*."

Section 3. Article 9.8 A. Permitted Uses: is hereby amended by adding a paragraph 18, which states: "*Campgrounds, recreation vehicles, travel trailer parks, manufactured residential park, travel trailer courts, and recreation vehicle parks*."

BE IT FURTHER RESOLVED that these regulations shall take effect immediately upon passage, the public welfare requiring it.

BE IT FURTHER RESOLVED, if any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or application and to that end the provisions of this resolution are declared to be severable.

Approved by the Jefferson County Regional Planning Commission: January 28, 2025.

Approved / Denied by the Dandridge Regional Planning Commission:

Approved / Denied by the Jefferson City Regional Planning Commission:

Approved / Denied by the White Pine Regional Planning Commission:

Public hearing held: April 14, 2025.

Date of Adoption by County Commission: _____, 2025.

Date Received by County Mayor: _____, 2025.

Votes: Yes: _____ No: _____ Abstain: _____ Absent: _____

Approved: _____ Date: _____, 2025
Chairman, County Commission

Attest: _____ Date: _____, 2025
County Clerk

Approved: _____ Vetoed: _____

_____ Date: _____,2025
County Mayor, Mark Potts