



GATEWAY REVIEW COMMISSION MEETING AGENDA

**Friday, October 20, 2023 at 10:00 AM
City Hall, 415 Broad Street, Room 226**

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- 1.** Approval of minutes from the February 17th, 2023 regular meeting.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- 1.** 1025 Tidewater Court
 - a. Site Plan
 - b. Grading Plan
 - c. Landscape Plan
 - d. Architectural Design
 - e. Lighting and Utilities
 - f. Parking

VI. OTHER BUSINESS

VII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VIII. ADJOURN

MINUTES OF THE February 17th, 2023 MEETING OF THE KINGSPORT GATEWAY REVIEW COMMISSION

February 17, 2023

10:00 a.m.

Members Present

John Perdue
Terry Cox
Daniel Duncan
Curtis Montgomery
Ken Weems

Members Absent

Christie Gott
Alderman Betsy Cooper

Staff Present

Savannah Garland

Visitors

Robert Davenport
Mark Hanor
Bobby B.
Rachael Kerney

The meeting was called to order at 10:00 a.m.

NEW BUSINESS

2912 Sullivan Garden Pkwy: The Commission reviewed the Oct. 21, 2022 meeting minutes. A motion was made by John Perdue, seconded by Terry Cox, to grant approval for the Oct. 21, 2022 minutes. The Commission considered a site plan, grading plan, landscaping plan, architectural design, signage, lighting and utilities, and parking plan for the newly proposed Office building. Staff noted that the proposal meets the M-1 District standards. Staff noted that all city departments, to include landscaping, had reviewed the proposal and found it to be compliant with city code. A motion was made by Terry Cox, seconded by Curtis Montgomery, to grant gateway review approval for the project. The motion passed unanimously, 5-0.

OTHER BUSINESS

N/A

There being no further business before the Commission, the meeting was adjourned at 10:30am.

Respectfully Submitted,

Terry Cox, Chairman

1025 Tidewater Court Gateway Submittal in an M-1R District

Property Information			
Address	1025 Tidewater Court		
Tax Map, Group, Parcel	076, 020.00		
Civil District	13		
Overlay District	Gateway		
Land Use Designation	Retail/ Commercial		
Acres	+/- 40.266		
Existing Use	vacant	Existing Zoning	B-4P
Proposed Use	AEP Office & Garage	Proposed Zoning	M-1R
Owner /Applicant Information			
Name: Len Johnson Address: 724 Taylor Road City: Knoxville State: TN Zip Code: 37920		Intent: To receive gateway approval for an M-1R zone development of a new AEP office building & Garage.	
Planning Department Recommendation			
The Kingsport Planning Division recommends contingent APPROVAL for the following reasons: The submitted master plan meets the requirements of the Gateway overlay in the M-1R zone. Staff Field Notes and General Comments: This M-1R District parcel is currently vacant.			
Planner:	Savannah Garland	Date:	19 September 2023
Gateway Commission Action		Meeting Date:	20 October 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 1025 Tidewater Court

DISTRICT: 13th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-4P to M-1R

ACRES: +/- 40.266

EXISTING USE: vacant

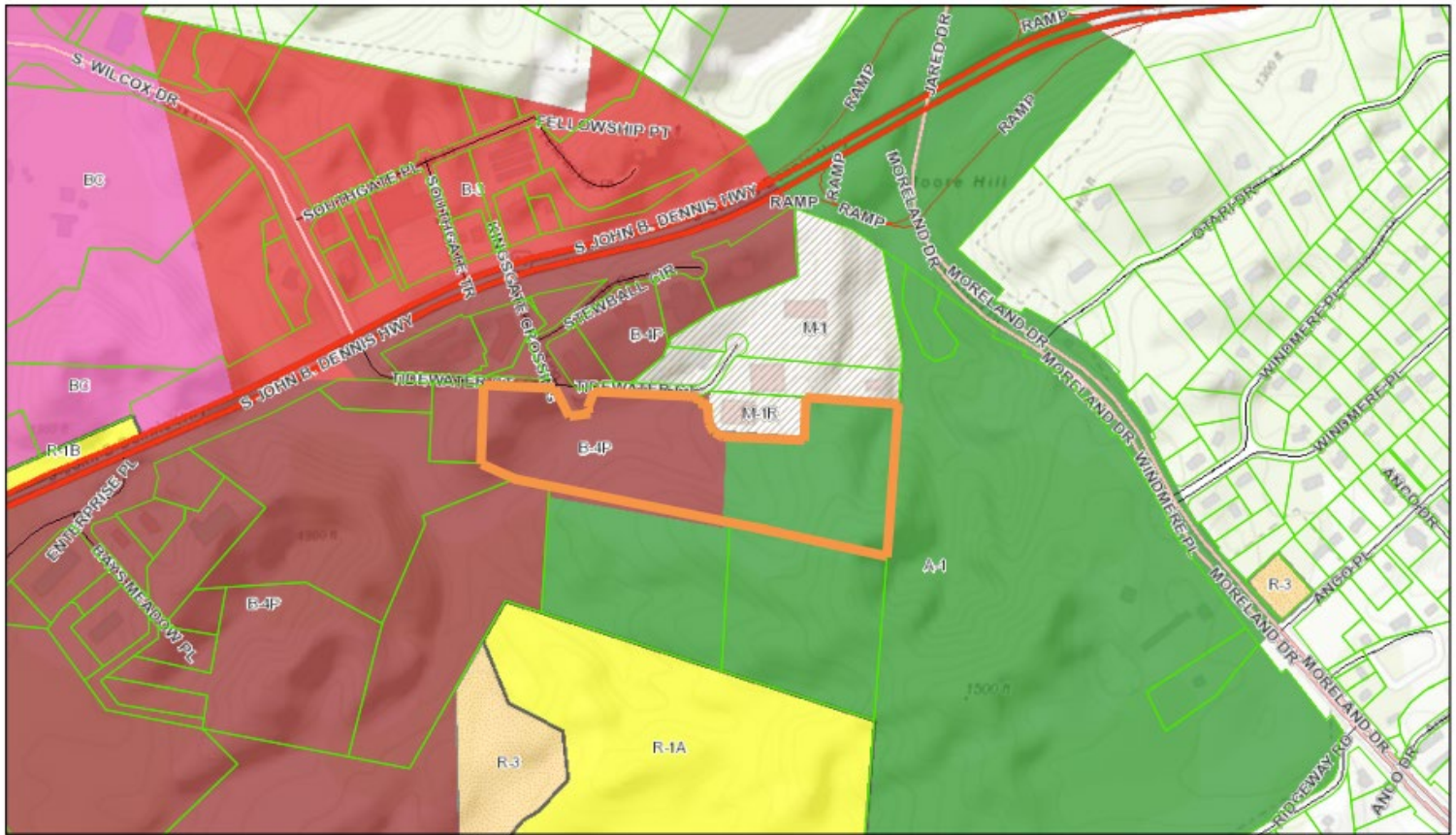
PROPOSED USE: new AEP office building & Garage building

INTENT

To receive gateway approval for an M-1R zone development of a new AEP office building & Garage.

Zoning

Item V1.



9/19/2023, 10:43:40 AM

Sullivan County Parcels Jan 2023

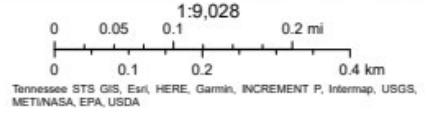
Parcels

City Zoning

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TAC

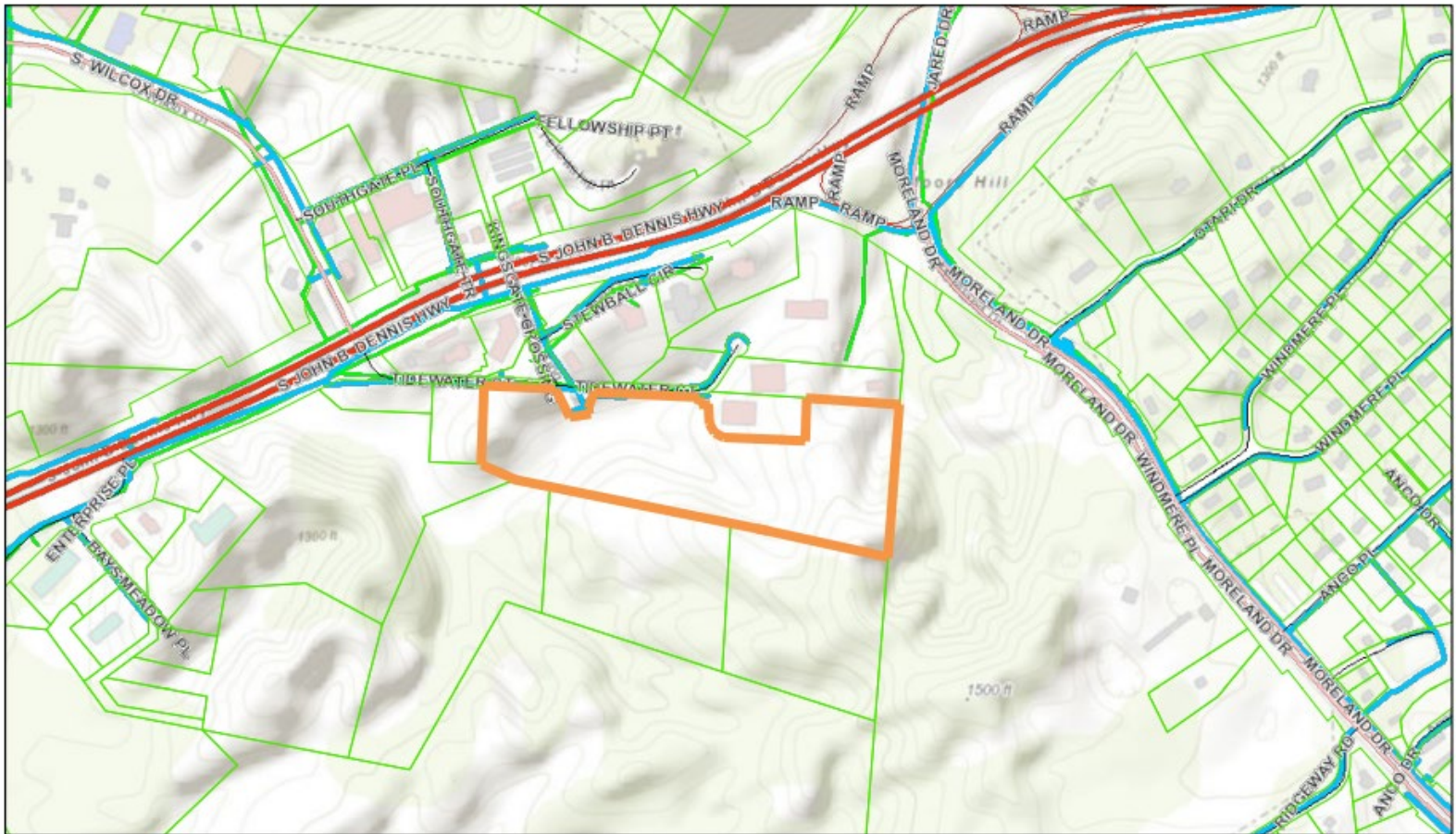
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD



Web AppBuilder for ArcGIS

Rezoned to M-1R

Utilities



9/19/2023, 10:45:46 AM

Sullivan County Parcels Jan 2023

Parcels

Sewer Mains

Water Lines

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

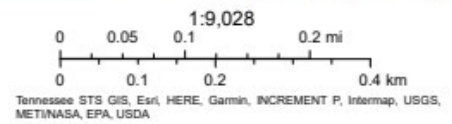
Minor Arterial

Collector Street

Local Street

Private Street

Ramp



Web AppBuilder for ArcGIS

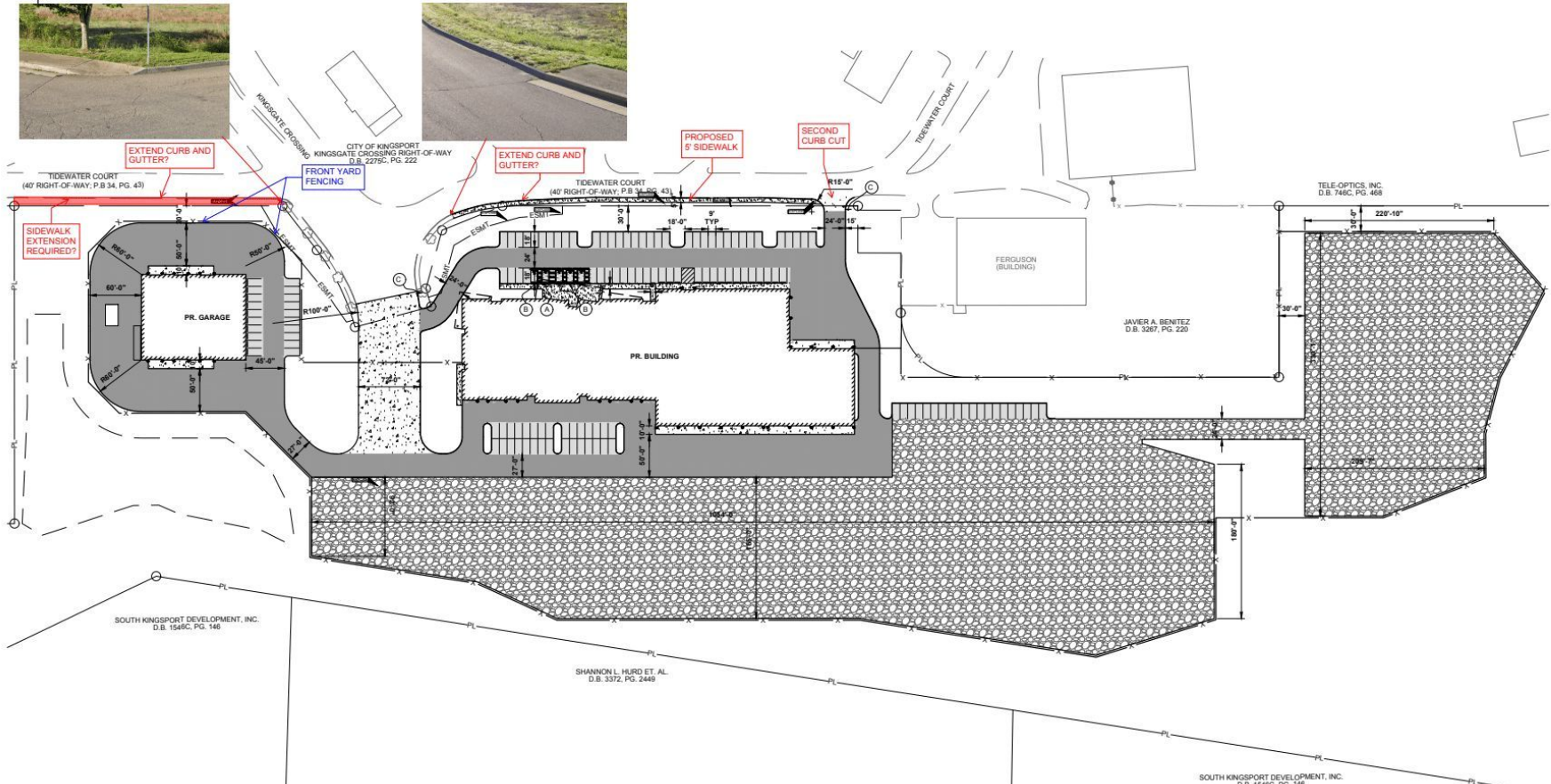
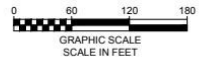
SITE PLAN ANALYSIS

Gateway approvals in the M-1R zoning district consist of the following:

1. Site Plan
2. Grading Plan
3. Landscape Plan
4. Architectural Design
5. Signage
6. Lighting and Utilities
7. Parking

Enlarged plan copies will be provided during the regular meeting for best clarity.

1. Site Plan: The site is spacious and there is ample room to abide by M-1R zoning standards including setbacks.
2. The grading plan shows minimal disturbance, which is a key gateway requirement.
3. Landscape Plan: The landscape plan has received approval from the landscape specialist and conforms to the gateway standard.
4. Architectural Design: A waiver has been requested for pre-engineered metal panel, pre-engineered metal roof panel, composite concrete and wood like panels.
5. Signage: A monument sign is proposed as well as a directional lawn sign.
6. Lighting and Utilities. A foot lighting plan has been submitted. The utilities are proposed to be underground per the gateway standard.
7. Parking is adequate to serve the intended use.

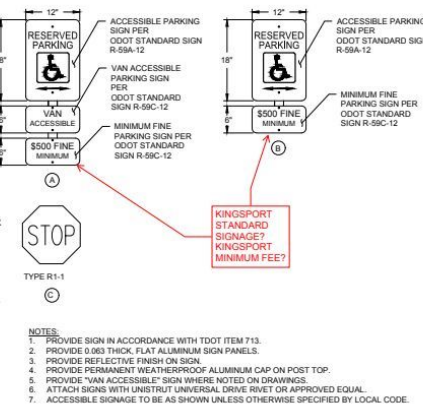
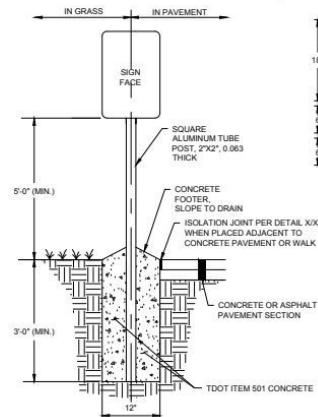


STAKING LEGEND

EXISTING
REFER TO SHEET C-001

PROPOSED

	RIGHT-OF-WAY
	PROPERTY LINE
	BUILDING WALL
	STRAIGHT CURB PER DETAIL JC-104
	PAVEMENT
	WALK
	FENCE
	PAINTED WHEELCHAIR SYMBOL
	SIGN PER DETAIL AC-100
	HANDICAPPED PARKING SIGN PER DETAIL AC-100
	BOLLARD PER DETAIL HC-104
	BUMPER BLOCK PER DETAIL KC-104
	HEAVY DUTY ASPHALT PER DETAIL AC-104
	LIGHT DUTY ASPHALT PER DETAIL BC-104
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL CC-104
	SIDEWALK PER DETAIL DC-104
	GRAVEL LOT PER DETAIL IC-104



- GENERAL NOTES:**
- DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
 - PROVIDE STRIPING AND SYMBOLS AS SHOWN PER TDDT ITEM 919. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE I OR TYPE 3 PAINT IN ACCORDANCE WITH TDDT ITEM 919 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES. COLOR WHITE. PROVIDE TWO COATS.
 - STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 16'-0" IN LENGTH UNLESS OTHERWISE NOTED.
 - SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER TDDT ITEM 906 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
 - ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY A TENNESSEE REGISTERED SURVEYOR.
 - PROVIDE 2 HANDICAP ACCESSIBLE PARKING SIGNS AND 1 VAN ACCESSIBLE PARKING SIGN AS SHOWN ON DETAIL AT THIS SHEET. FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
 - MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
 - BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
 - PROVIDE CONCRETE PARKING BLOCKS PER PLAN AND PER DETAIL KC-104.
 - PROVIDE CONTROL JOINTS PER DETAIL. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL FC-104 AND PER SPECIFICATIONS.

A DETAIL PARKING SIGNS N.T.S.

NOT FOR CONSTRUCTION

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: KGW
CHECKED BY: GJW
DESIGNED BY: KGW
PROJECT NUMBER:

AMERICAN ELECTRIC POWER (AEP)
AEP - KINGSPORT SERVICE CENTER
1025 TIDEWATER COURT
KINGSPORT, TN 37660

172 E STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: 614.942.5555
INFO@WEARETRIAD.COM

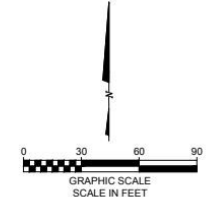
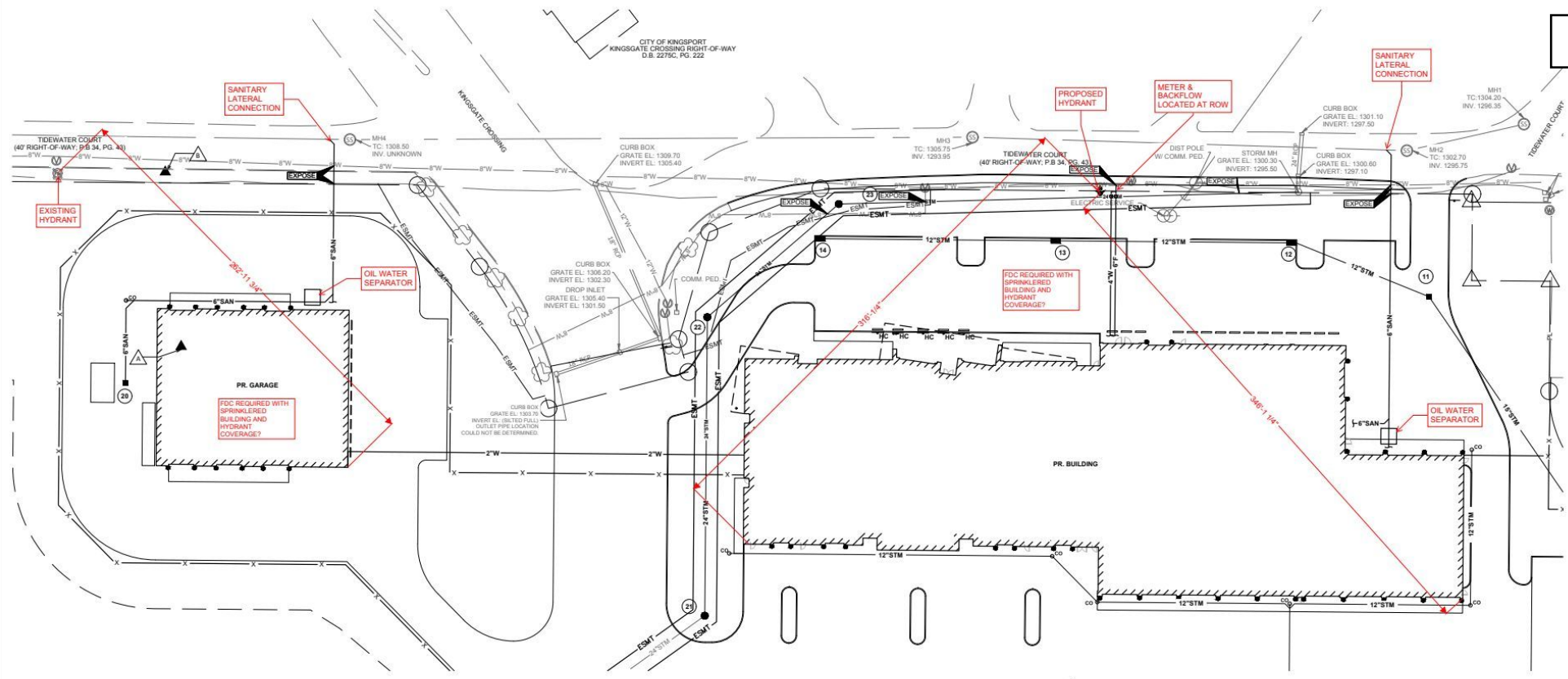
triad

ISSUE DATE
REVISIONS:

#	DATE	DESCRIPTION

C-100
FULL SITE STAKING PLAN

Item V1.



UTILITY LEGEND

REFER TO SHEET C-301

PROPOSED

- E- UNDERGROUND ELECTRIC LINE
- W- WATER LINE
- F- FIRE PROTECTION SERVICE LINE
- STM- STORM SEWER
- SAN- SANITARY SEWER
- W- FIRE HYDRANT

EXISTING

- GATE VALVE & CURB BOX
- ▽ FIRE DEPARTMENT CONNECTION
- CLEAN OUT

NOT FOR CONSTRUCTION

- CONCEPTUAL DESIGN
- SCHEMATICS
- DESIGN DEVELOPMENT
- WORKING DRAWINGS FOR REVIEW

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: KGW
CHECKED BY: GJW
PROJECT NUMBER: 2318

AMERICAN ELECTRIC POWER (AEP)
AEP - KINGSFORT SERVICE CENTER

1025 TIDEWATER COURT
KINGSFORT, TN 37660

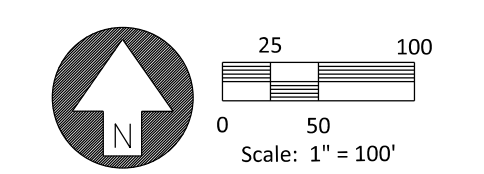
triad
172 E. STATE ST. SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1550
INFO@WEARTRIAD.COM

SCHEMATIC DESIGN
ISSUE DATE

REVISIONS:

#	DATE	DESCRIPTION

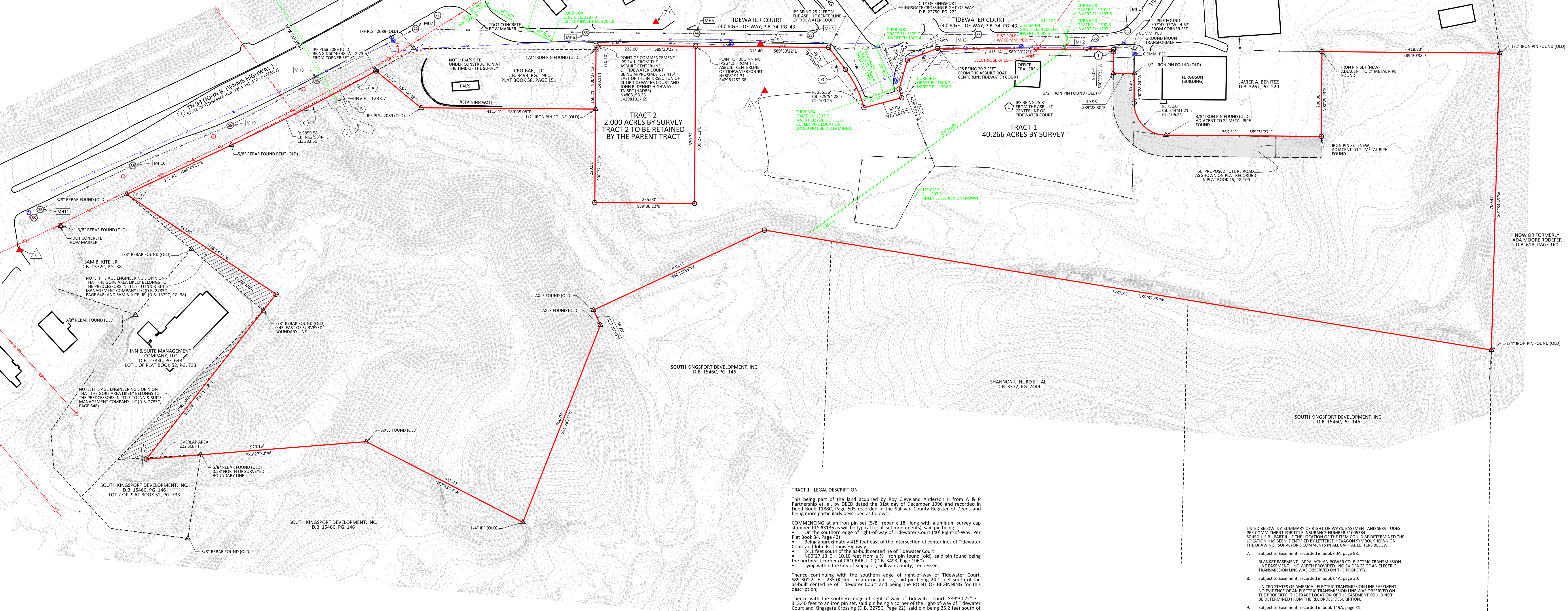
C-301
SITE UTILITY PLAN



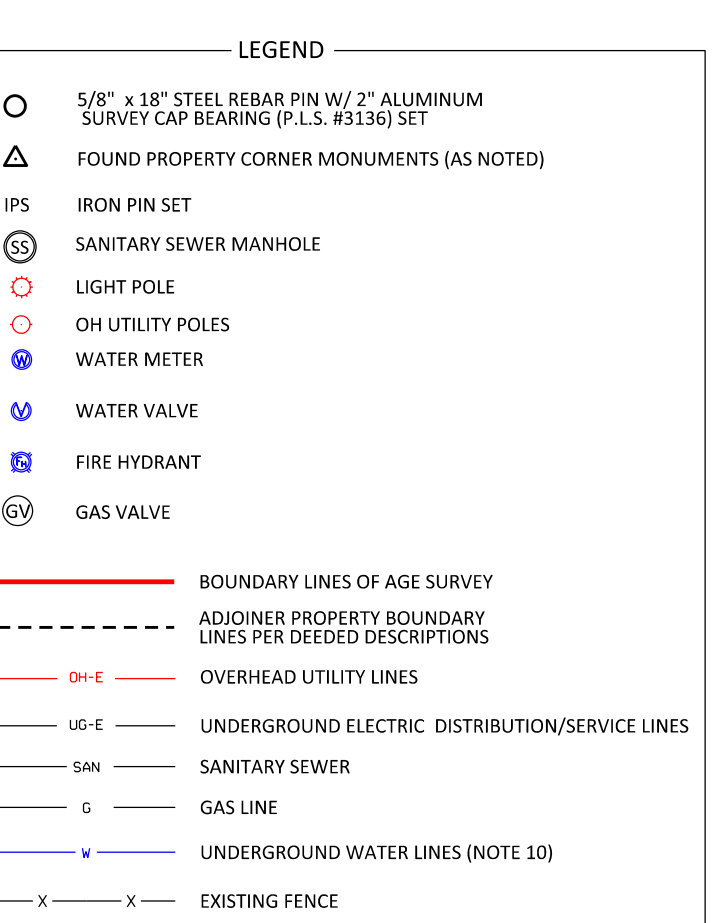
PURPOSE OF PLAT TO PERFORM AN ALTA SURVEY ON THE LANDS OF ROY CLEVELAND ANDERSON II D.B. 1188C, PG. 505

LAND CLASS: URBAN
PROPERTY OWNERS: ROY CLEVELAND ANDERSON II
ADDRESS: 128 ARLINGTON CIRCLE
KINGSPORT, TN 37663

SOURCE OF TITLE BEING ALL OF THE LAND OF ROY CLEVELAND ANDERSON II D.B. 1188C, PG. 505



SURVEY NOTES
1. THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT.
2. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO GRID NORTH OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).



SANITARY SEWER MANHOLE ELEVATION TABLE
MANHOLE NAME | RIM ELEVATION | INVERT ELEVATION
M#1 | 1304.2 | 1296.35
M#2 | 1302.7 | 1295.75
M#3 | 1305.75 | 1293.95
M#4 | 1308.5 | 1298.65
M#5 | 1298.7 | 1288.65
M#6 | 1288.95 | 1281.65
M#7 | 1281.55 | 1273.6
M#8 | 1275.1 | 1268.6
M#9 | 1267.65 | 1259.8
M#10 | 1255.3 | 1249.35
M#11 | 1243.9 | 1236.45

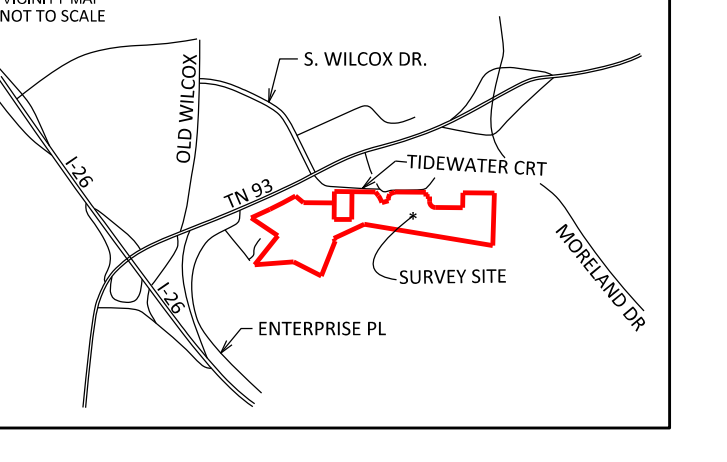
AGE CONTROL DATA
AGE CTRL PT 5001
MAG NAIL @ EDGE OF PAVEMENT
N-8082196.86
E-2981405.36
AGE CTRL PT 5072
MAG NAIL @ EDGE OF PAVEMENT
N-80770.25
E-297856.05
AGE CTRL PT 5076
MAG NAIL @ EDGE OF PAVEMENT
N-8082121.24
E-2982370.48
AGE CTRL PT 5074
MAG NAIL
N-808247.98
E-2981158.82

RECORD LEGAL DESCRIPTION AS RECORDED IN DEED BOOK 1188C, PAGE 505.
BEGINNING AT AN OLD IRON ROD IN THE SUBEASTLY CORNER OF JOHN B. DENNIS HIGHWAY AT THE SOUTHWESTLY CORNER OF TIDEWATER COURT; thence with the southeastly side of Tidewater Court and thence with the divisional line between the herein described property and Teleoptics, Inc., a total distance of 84.47' 55\"/>

TRACT 1 - LEGAL DESCRIPTION

This being part of the land acquired by Roy Cleveland Anderson II from A & P Partnership, et al., by DEED dated the 31st day of December, 1996 and recorded in Deed Book 1188C, Page 505 recorded in the Sullivan County Register of Deeds and being more particularly described as follows:
COMMENCING at an iron pin set (5/8\"/>

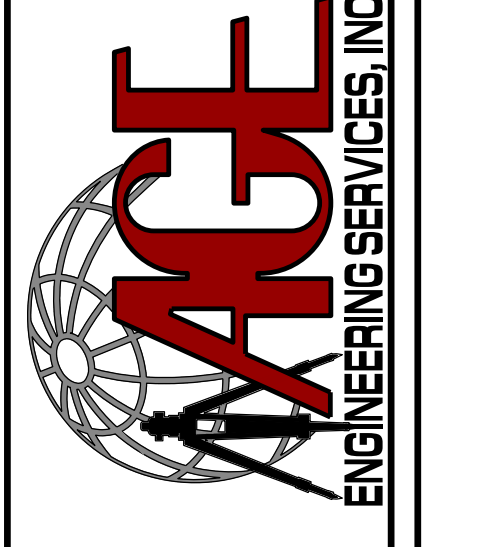
- LISTED BELOW IS A SUMMARY OF RIGHTS-OF-WAYS, EASEMENT AND SERVICIES PER COMMITMENT FOR TITLE INSURANCE NUMBER 11000384.
NO EXISTENCE OF AN ELECTRIC TRANSMISSION LINE WAS OBSERVED ON THE PROPERTY. THE EXACT LOCATION OF THE EASEMENT COULD NOT BE DETERMINED FROM THE RECORDED DESCRIPTION.
1. Subject to Easement, recorded in book 60A, page 98.
2. BLANNET EASEMENT - APPALACHIAN POWER CO. ELECTRIC TRANSMISSION LINE EASEMENT - NO WIDTH PROVIDED. THE EXISTENCE OF AN ELECTRIC TRANSMISSION LINE WAS OBSERVED ON THE PROPERTY.
3. Subject to Easement, recorded in book 149A, page 31.
4. EAST TENNESSEE NATURAL GAS COMPANY - 50' EASEMENT. THE EXACT LOCATION OF THE EASEMENT COULD NOT BE DETERMINED FROM THE RECORDED DESCRIPTION.
5. Subject to Easement, recorded in book 154A, page 226.
6. APPALACHIAN ELECTRIC POWER COMPANY - 100' ELECTRIC TRANSMISSION LINE EASEMENT. THIS EASEMENT DOES NOT AFFECT THE LAND BEING SURVEYED. THIS EASEMENT LIES NORTH OF THE SUBJECT PROPERTY.
7. Subject to Right of Way, recorded in book 166A, page 6.
8. BLANNET EASEMENT - KINGSPORT UTILITIES ELECTRIC POWER LINE EASEMENT. NO WIDTH PROVIDED.
9. Subject to Right of Way, recorded in book 212A, page 38.
10. BLANNET EASEMENT - KINGSPORT UTILITIES ELECTRIC POWER LINE EASEMENT. NO WIDTH PROVIDED.
11. Subject to Judgment, recorded in book 212C, page 345.
12. STATE OF TENNESSEE - RIGHT OF WAY DEED. THE SUBJECT PROPERTY IS NOT AFFECTED BY RECORDED CONVEYANCE.
13. Subject to Easement, recorded in book 225A, page 570.
14. D.B. 225A, PG. 570 - PARCEL NO. 2 IS FOR TN-93 - RIGHT-OF-WAY ADJOINING THE WESTERN BOUNDARY LINE OF THE SUBJECT PARCEL.
15. D.B. 225A, PG. 570, PARCEL NO. 1 IS FOR TN-93 RIGHT-OF-WAY AND DOES NOT ADJOIN OR AFFECT THE SUBJECT PARCEL.
16. Subject to Deed, recorded in book 312C, page 21.
17. THIS CONVEYANCE ADJOINS THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY.
18. Subject to Deed of Easement, recorded in book 762C, page 190.
19. CITY OF KINGSPORT - 10' SANITARY SEWER EASEMENT. THE LOCATION CANNOT BE DETERMINED FROM THE DESCRIPTION.
20. Subject to terms, conditions and easements contained within Final Judgment, recorded in book 2275, page 227 and Final Judgment 2275C-222.
21. D.B. 2275C, PAGE 227 - PARCEL 1 SLOPE EASEMENT
22. D.B. 2275C, PAGE 227 - PARCEL 2 DRAINAGE EASEMENT
23. D.B. 2275C, PAGE 227 - PARCEL 3 SLOPE EASEMENT
24. D.B. 2275C, PAGE 227 - PARCEL 4 TEMPORARY EASEMENT
25. D.B. 2275C, PAGE 227 - PARCEL 5 SLOPE EASEMENT
26. D.B. 2275C, PAGE 222 - EASEMENT 3, 4 & 5 HAVE NOT BEEN COMPLETED.
27. Subject to Easement Agreement, recorded in book 3000, page 363.
28. AMERICAN TOWER - EASEMENT AND LEASE AREA. BASED UPON THE DESCRIPTION THIS CONVEYANCE WOULD NOT AFFECT THE SUBJECT PROPERTY.
29. Subject to Memorandum of Lease Supplement, recorded in book 3089, page 109.
30. VERIZON WIRELESS TENNESSEE PARTNERSHIP - EASEMENT AND LEASE AREA. BASED UPON THE DESCRIPTION THIS CONVEYANCE WOULD NOT AFFECT THE SUBJECT PROPERTY.
31. Subject to Plat Map, recorded in book P58, page 151.
32. THE PLAT ADJOINERS THE NORTHWESTERN SIDE OF THE LAND SUBJECT PROPERTY.



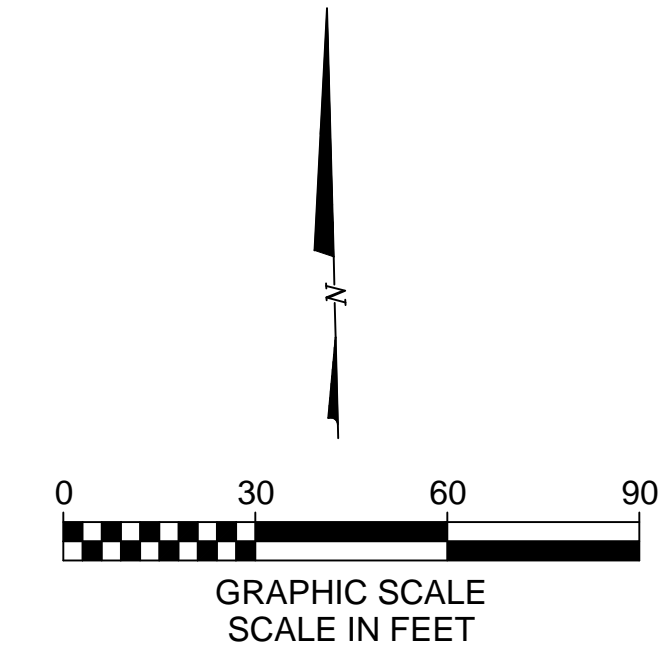
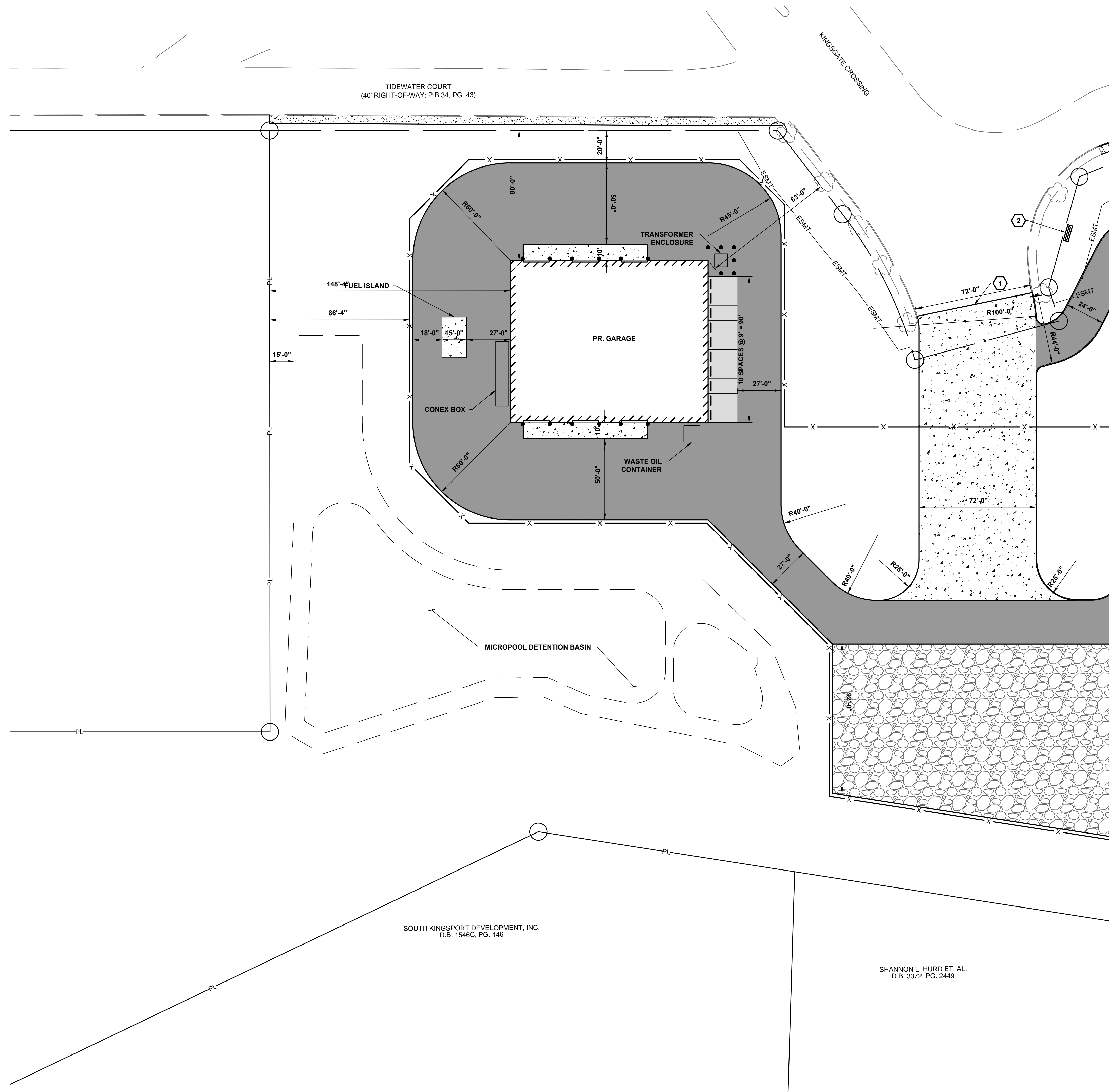
DATE: 11/29/2022
SCALE: 1" = 100'
DRAWN BY:
APPROVED BY: D.K.
FILENAME: 22392REC-ALTA

ALTA'S LAND TITLE SURVEY
ROY CLEVELAND ANDERSON II
TIDEWATER COURT AND JOHN B. DENNIS HWY
KINGSPORT, SULLIVAN COUNTY, TENNESSEE

P.O. BOX 204
165 FOSTER LANE
STANFORD, KY 40484
PHONE (606) 365-8362
FAX (606) 365-1097



REVISION(S)
SHEET:
1 OF 1



STAKING LEGEND

- EXISTING**
REFER TO SHEET C-002
- PROPOSED**
- R/W — RIGHT-OF-WAY
 - P/L — PROPERTY LINE
 - /// BUILDING/WALL
 - STRAIGHT CURB PER DETAIL J/C-104
 - PAVEMENT
 - WALK
 - X — X — X — 12' CHAINLINK FENCE WITH BARBED WIRE
 - ♿ PAINTED WHEELCHAIR SYMBOL
 - SIGN PER DETAIL A/C-100
 - HC — HANDICAPPED PARKING SIGN PER DETAIL A/C-100
 - BOLLARD PER DETAIL H/C-104
 - BUMPER BLOCK PER DETAIL K/C-104
 - HEAVY DUTY ASPHALT PER DETAIL A/C-104
 - LIGHT DUTY ASPHALT PER DETAIL B/C-104
 - HEAVY DUTY CONCRETE PAVEMENT PER DETAIL C/C-104
 - SIDEWALK PER DETAIL D/C-104
 - GRAVEL LOT PER DETAIL I/C-104

GENERAL NOTES:

1. DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
3. PROVIDE STRIPING AND SYMBOLS AS SHOWN PER TDOT ITEM 919. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE 1 OR TYPE 3 PAINT IN ACCORDANCE WITH TDOT ITEM 919 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE. PROVIDE TWO COATS.
4. STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
5. SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER TDOT ITEM 905 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
6. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY A TENNESSEE REGISTERED SURVEYOR.
7. PROVIDE 4 HANDICAP ACCESSIBLE PARKING SIGNS AND 1 VAN ACCESSIBLE PARKING SIGNS AS SHOWN ON DETAIL A/THIS SHEET. FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
8. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
9. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
10. BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
11. PROVIDE CONCRETE PARKING BLOCKS PER PLAN AND PER DETAIL K/C-104.
12. PROVIDE CONTROL JOINTS PER DETAIL . PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL F/C-104 AND PER SPECIFICATIONS.

(X) CODED NOTES:

1. SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
2. SITE SIGNAGE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

REVISION/UPLOAD DATE

REV.	DATE	DESCRIPTION

AEP - KINGSFORT SERVICE CENTER
1025 TIDEWATER COURT KINGSFORT, TN 37660

SITE STAKING PLAN

KORDA
Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

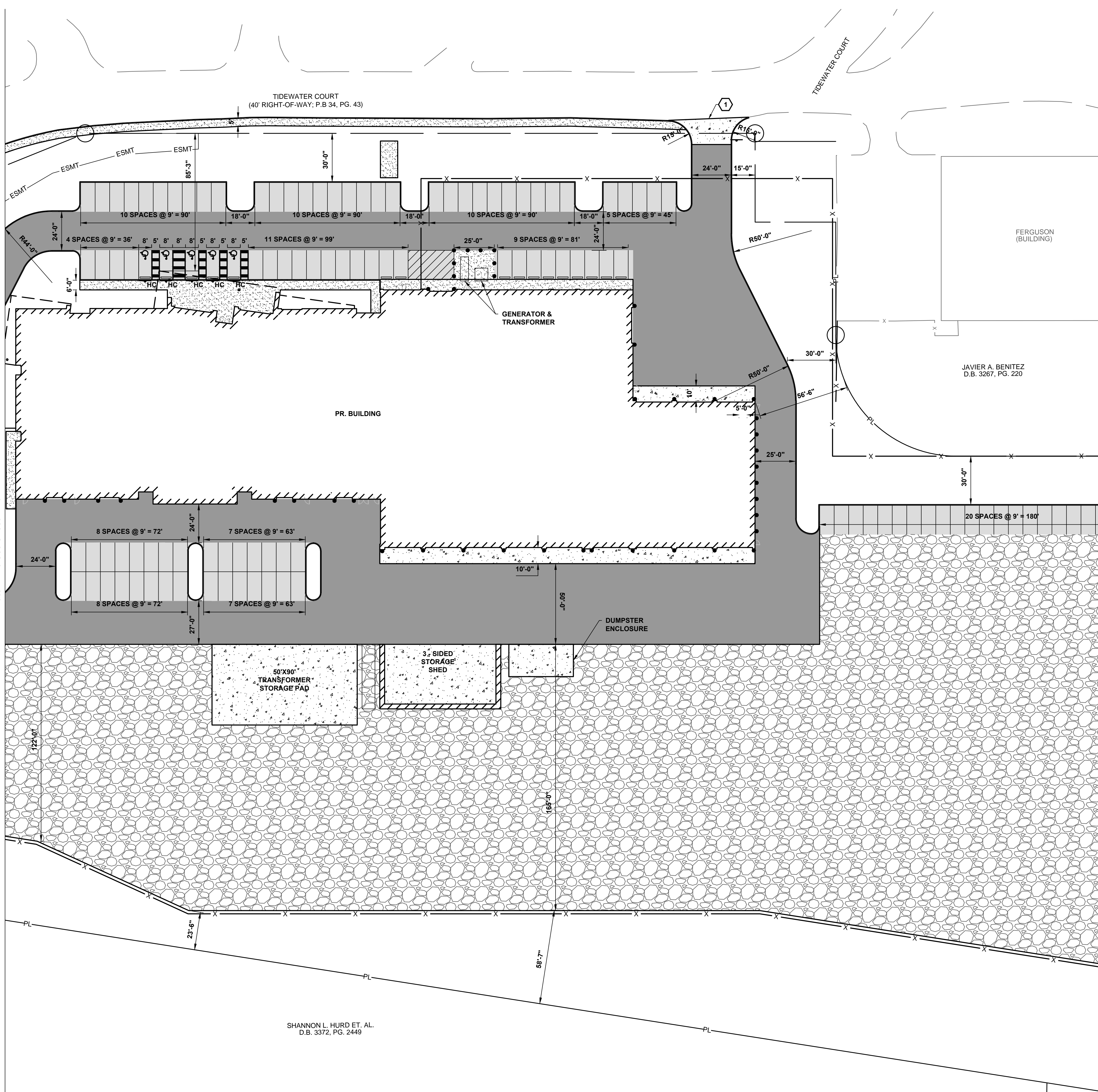
DRAWN BY: KGW CHECKED BY: GJW

THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

KNE JOB 2023-0004

DRAWING NUMBER:

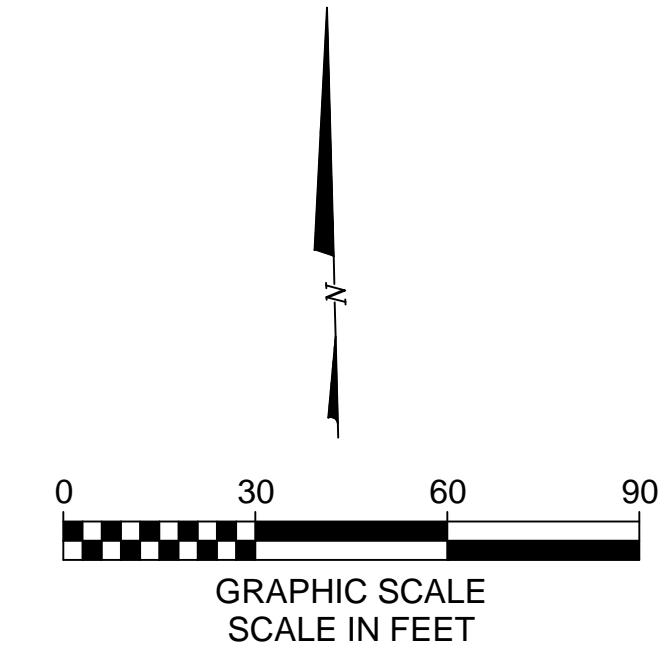
7/28



Match Line See Sheet C-101

Match Line See Sheet C-103

SHANNON L. HURD ET. AL.
D.B. 3372, PG. 2449



STAKING LEGEND

- EXISTING**
REFER TO SHEET C-002
- PROPOSED**
- R/W RIGHT-OF-WAY
 - P/L PROPERTY LINE
 - BUILDING/WALL
 - STRAIGHT CURB PER DETAIL J/C-104
 - PAVEMENT
 - WALK
 - 12' CHAINLINK FENCE WITH BARBED WIRE
 - PAINTED WHEELCHAIR SYMBOL
 - SIGN PER DETAIL A/C-100
 - HANDICAPPED PARKING SIGN PER DETAIL A/C-100
 - BOLLARD PER DETAIL H/C-104
 - BUMPER BLOCK PER DETAIL K/C-104
 - HEAVY DUTY ASPHALT PER DETAIL A/C-104
 - LIGHT DUTY ASPHALT PER DETAIL B/C-104
 - HEAVY DUTY CONCRETE PAVEMENT PER DETAIL C/C-104
 - SIDEWALK PER DETAIL D/C-104
 - GRAVEL LOT PER DETAIL I/C-104

GENERAL NOTES:

1. DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
3. PROVIDE STRIPING AND SYMBOLS AS SHOWN PER TDOT ITEM 919. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE 1 OR TYPE 3 PAINT IN ACCORDANCE WITH TDOT ITEM 919 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES. COLOR WHITE. PROVIDE TWO COATS.
4. STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
5. SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER TDOT ITEM 905 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
6. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY A TENNESSEE REGISTERED SURVEYOR.
7. PROVIDE 2 HANDICAP ACCESSIBLE PARKING SIGNS AND 1 VAN ACCESSIBLE PARKING SIGNS AS SHOWN ON DETAIL A/THIS SHEET. FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
8. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
9. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
10. BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
11. PROVIDE CONCRETE PARKING BLOCKS PER PLAN AND PER DETAIL K/C-104.
12. PROVIDE CONTROL JOINTS PER DETAIL. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL F/C-104 AND PER SPECIFICATIONS.

CODED NOTES:

1. SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.

REV.	DATE	DESCRIPTION

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1025 TIDEWATER COURT KINGSFORT, TN 37660

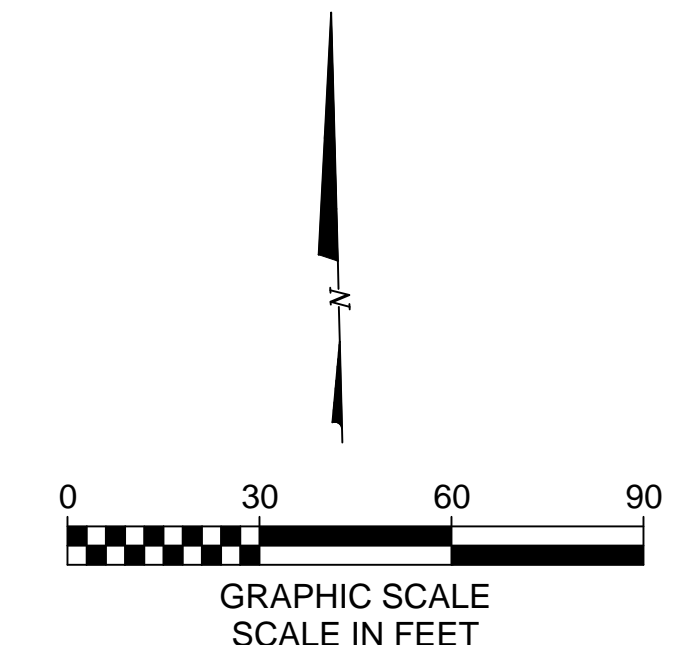
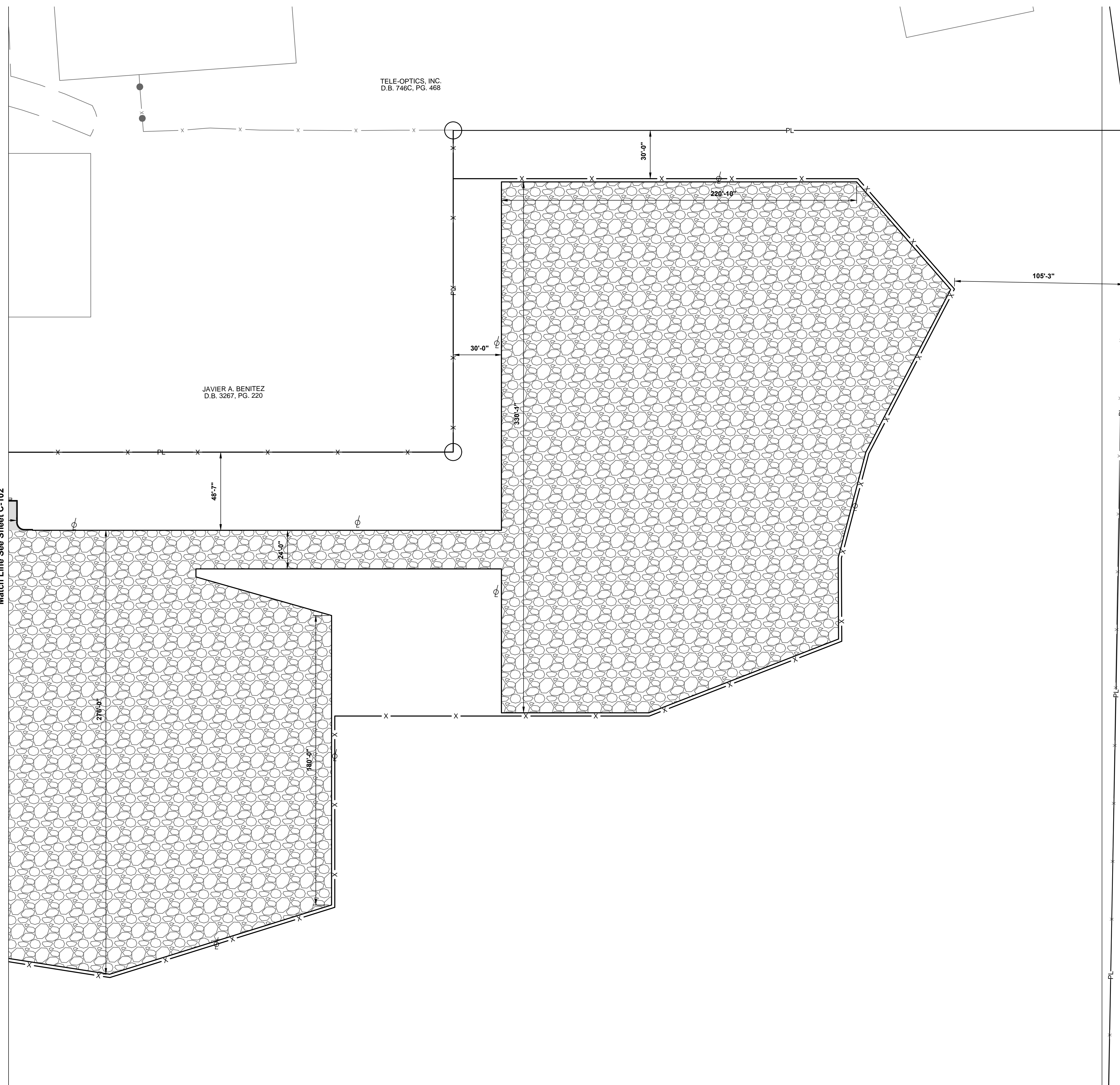
SITE STAKING PLAN

KORDA
Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-9881 - WEB www.korda.com

THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

KNE JOB 2023-0004
DRAWING NUMBER:
8/28

DRAWN BY: KGW
CHECKED BY: GJW



STAKING LEGEND

EXISTING

REFER TO SHEET C-002

PROPOSED

- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- BUILDING/WALL
- STRAIGHT CURB PER DETAIL J/C-104
- PAVEMENT
- WALK
- 12' CHAINLINK FENCE WITH BARBED WIRE
- PAINTED WHEELCHAIR SYMBOL
- SIGN PER DETAIL A/C-100
- HANDICAPPED PARKING SIGN PER DETAIL A/C-100
- BOLLARD PER DETAIL H/C-104
- BUMPER BLOCK PER DETAIL K/C-104
- HEAVY DUTY ASPHALT PER DETAIL A/C-104
- LIGHT DUTY ASPHALT PER DETAIL B/C-104
- HEAVY DUTY CONCRETE PAVEMENT PER DETAIL C/C-104
- SIDEWALK PER DETAIL D/C-104
- GRAVEL LOT PER DETAIL I/C-104

GENERAL NOTES:

1. DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
3. PROVIDE STRIPING AND SYMBOLS AS SHOWN PER TDOT ITEM 919. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE I OR TYPE 3 PAINT IN ACCORDANCE WITH TDOT ITEM 919 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE. PROVIDE TWO COATS.
4. STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
5. SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER TDOT ITEM 905 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
6. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY A TENNESSEE REGISTERED SURVEYOR.
7. PROVIDE 2 HANDICAP ACCESSIBLE PARKING SIGNS AND 1 VAN ACCESSIBLE PARKING SIGNS AS SHOWN ON DETAIL A/THIS SHEET. FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
8. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
9. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
10. BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
11. PROVIDE CONCRETE PARKING BLOCKS PER PLAN AND PER DETAIL K/C-104.
12. PROVIDE CONTROL JOINTS PER DETAIL. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL F/C-104 AND PER SPECIFICATIONS.

CODED NOTES:

1. SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.

REVISION/UPLOAD DATE

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DATE

AEP - KINGSPORT SERVICE CENTER
1025 TIDEWATER COURT KINGSPORT, TN 37660

SITE STAKING PLAN

KORDA
Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

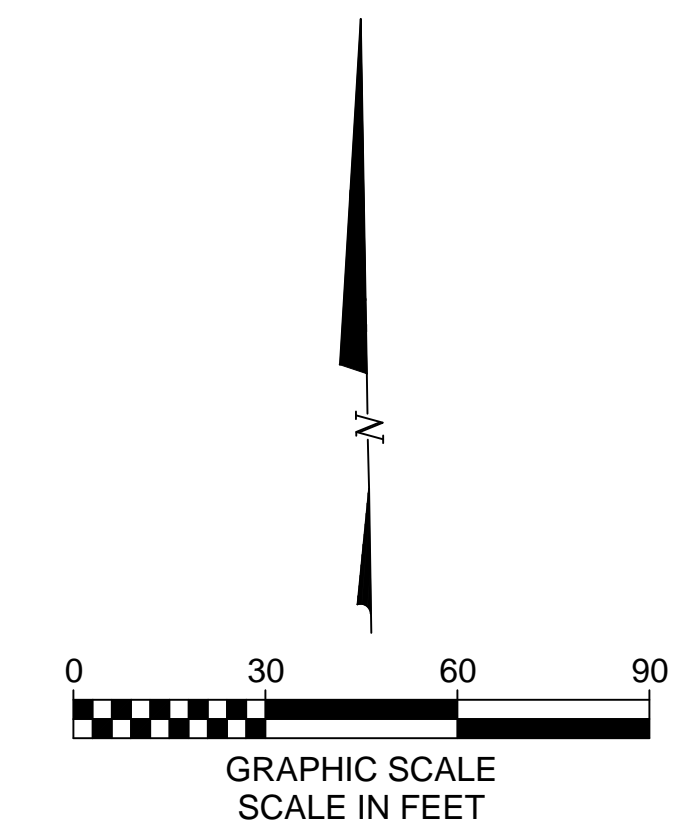
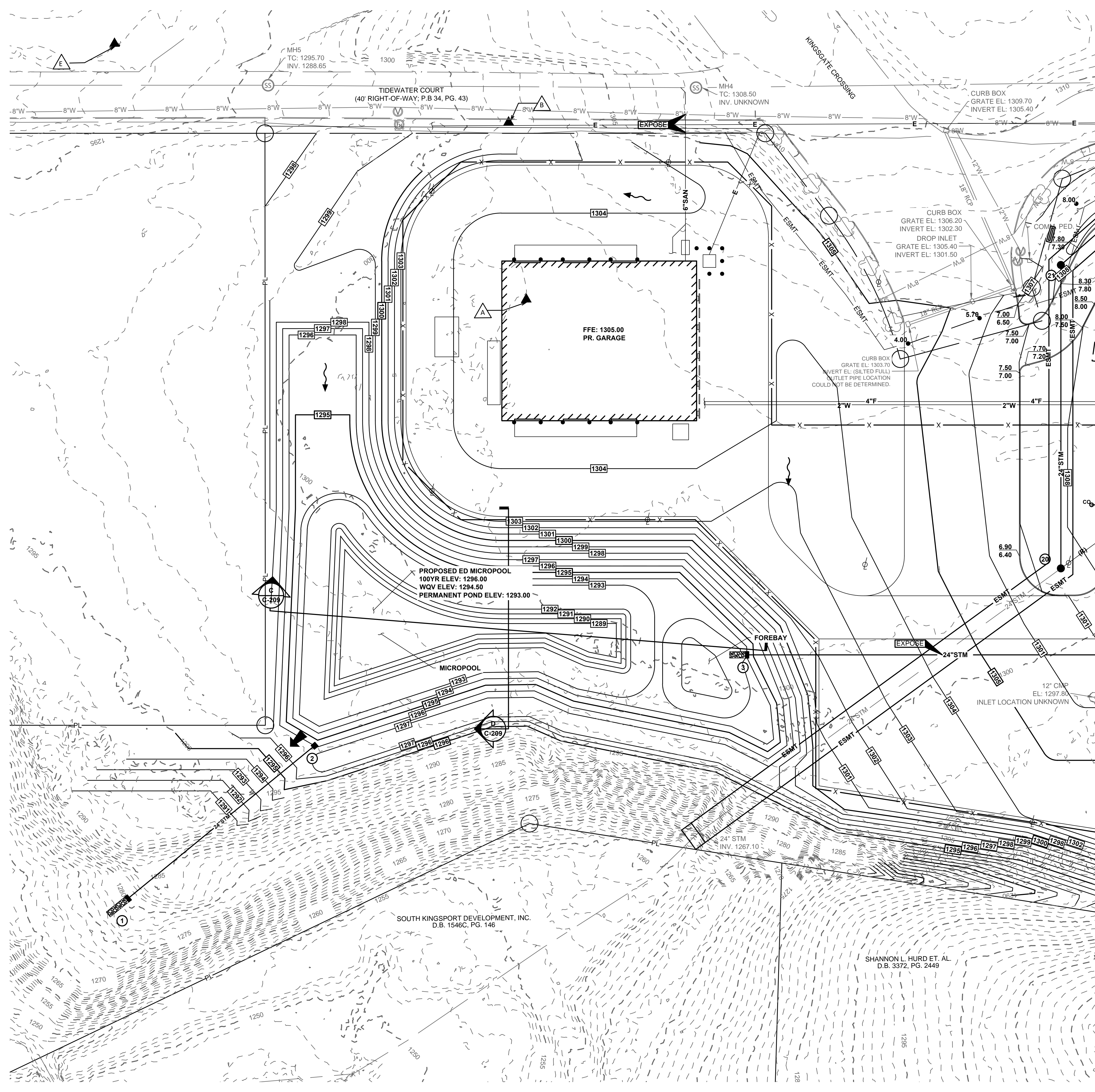
KNE JOB 2023-0004

DRAWING NUMBER:

9/28

DRAWN BY: KGW

CHECKED BY: GJW



GRADING LEGEND

REFER TO SHEET C-002

EXISTING	
[Symbol]	INDEX CONTOUR
[Symbol]	INTERMEDIATE CONTOUR
[Symbol]	BUILDING/WALL
[Symbol]	WATER LINE
[Symbol]	FIRE PROTECTION SERVICE LINE
[Symbol]	GAS LINE
[Symbol]	STORM SEWER
[Symbol]	UNDERDRAIN
[Symbol]	SANITARY SEWER
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	CUT AND PLUG EXISTING UTILITY
[Symbol]	ABANDON EXISTING UTILITY
[Symbol]	REMOVE EXISTING UTILITY
[Symbol]	CATCH BASIN
[Symbol]	MANHOLE
[Symbol]	DOWNSPOUT ADAPTER
[Symbol]	GATE VALVE & CURB BOX
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	CLEAN OUT
[Symbol]	LIGHT POLE
[Symbol]	STRUCTURE NUMBER
[Symbol]	GRADE BREAK (CROWN) LINE
[Symbol]	GRADING/SEEDING LIMITS
[Symbol]	SPOT ELEVATION
[Symbol]	TOP OF CASTING
[Symbol]	TOP OF CURB ELEVATION
[Symbol]	GUTTER ELEVATION AT FACE OF CURB
[Symbol]	FLOW DIRECTION ARROW
[Symbol]	EMERGENCY OVERTFLOW
[Symbol]	MATCH EXISTING ELEVATION
[Symbol]	HIGH (CROWN) POINT

PROPOSED

[Symbol]	INDEX CONTOUR
[Symbol]	INTERMEDIATE CONTOUR
[Symbol]	BUILDING/WALL
[Symbol]	WATER LINE
[Symbol]	FIRE PROTECTION SERVICE LINE
[Symbol]	GAS LINE
[Symbol]	STORM SEWER
[Symbol]	UNDERDRAIN
[Symbol]	SANITARY SEWER
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	CUT AND PLUG EXISTING UTILITY
[Symbol]	ABANDON EXISTING UTILITY
[Symbol]	REMOVE EXISTING UTILITY
[Symbol]	CATCH BASIN
[Symbol]	MANHOLE
[Symbol]	DOWNSPOUT ADAPTER
[Symbol]	GATE VALVE & CURB BOX
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	CLEAN OUT
[Symbol]	LIGHT POLE
[Symbol]	STRUCTURE NUMBER
[Symbol]	GRADE BREAK (CROWN) LINE
[Symbol]	GRADING/SEEDING LIMITS
[Symbol]	SPOT ELEVATION
[Symbol]	TOP OF CASTING
[Symbol]	TOP OF CURB ELEVATION
[Symbol]	GUTTER ELEVATION AT FACE OF CURB
[Symbol]	FLOW DIRECTION ARROW
[Symbol]	EMERGENCY OVERTFLOW
[Symbol]	MATCH EXISTING ELEVATION
[Symbol]	HIGH (CROWN) POINT

MATCHLINE SEE SHEET C-204

REVISION/UPLOAD DATE

REV.	DATE	DESCRIPTION

AEP - KINGSPORT SERVICE CENTER
1025 TIDEWATER COURT KINGSPORT, TN 37660

GRADING & STORM SEWER PLAN

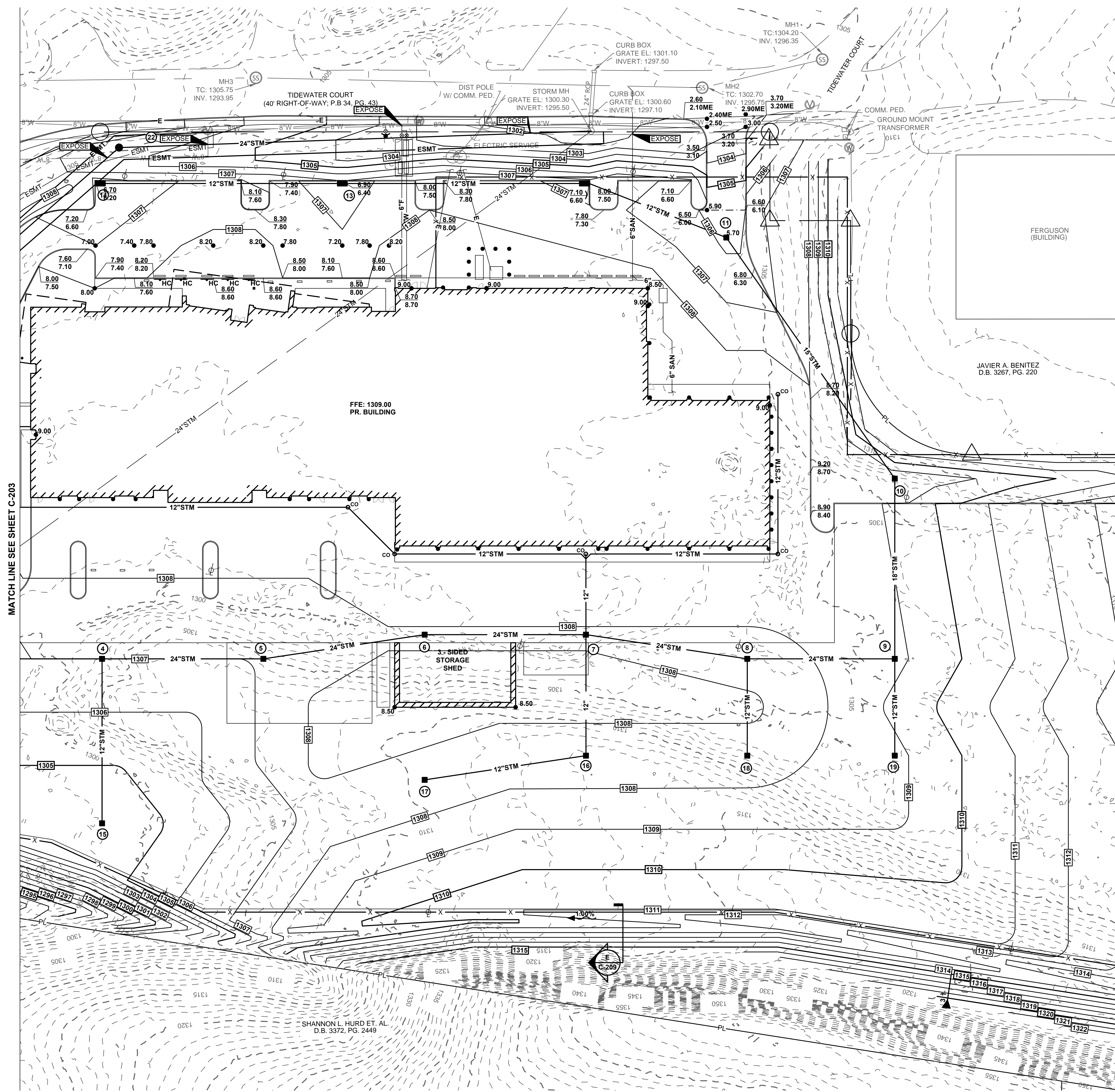
KORDA
Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

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KNE JOB 2023-0004

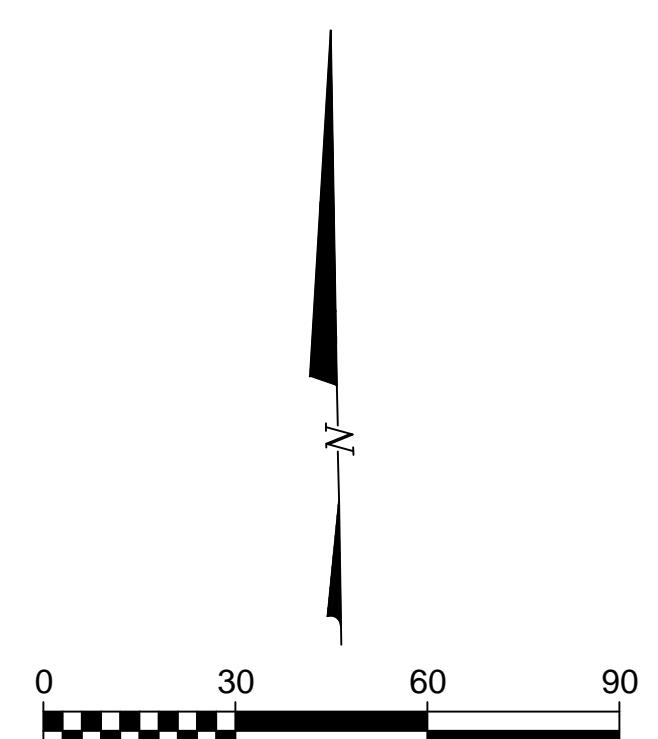
DRAWING NUMBER:
13/28

DRAWN BY: KGW CHECKED BY: GJW



MATCH LINE SEE SHEET C-203

MATCHLINE SEE SHEET C-205



GRAPHIC SCALE
SCALE IN FEET

GRADING LEGEND

- EXISTING**
REFER TO SHEET C-002
- PROPOSED**
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BUILDING/WALL
 - WATER LINE
 - FIRE PROTECTION SERVICE LINE
 - GAS LINE
 - STORM SEWER
 - UNDERDRAIN
 - SANITARY SEWER
 - UNDERGROUND ELECTRIC LINE
 - CUT AND PLUG EXISTING UTILITY
 - ABANDON EXISTING UTILITY
 - REMOVE EXISTING UTILITY
 - CATCH BASIN
 - MANHOLE
 - DOWNSPOUT ADAPTER
 - GATE VALVE & CURB BOX
 - FIRE DEPARTMENT CONNECTION
 - CLEAN OUT
 - LIGHT POLE
 - STRUCTURE NUMBER
 - GRADE BREAK (CROWN) LINE
 - GRADING/SEEDING LIMITS
 - SPOT ELEVATION
 - TOP OF CASTING
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION AT FACE OF CURB
 - FLOW DIRECTION ARROW
 - EMERGENCY OVERFLOW
 - MATCH EXISTING ELEVATION
 - HIGH (CROWN) POINT

REVISION/UPLOAD DATE

REV.	DATE	DESCRIPTION

AEP - KINGSFORT SERVICE CENTER
1025 TIDEWATER COURT KINGSFORT, TN 37660

GRADING & STORM SEWER PLAN



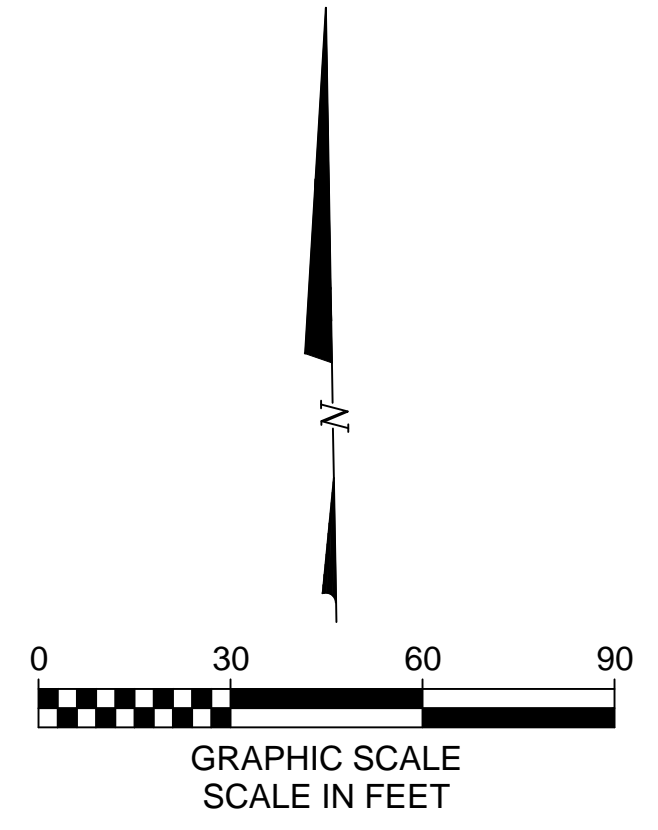
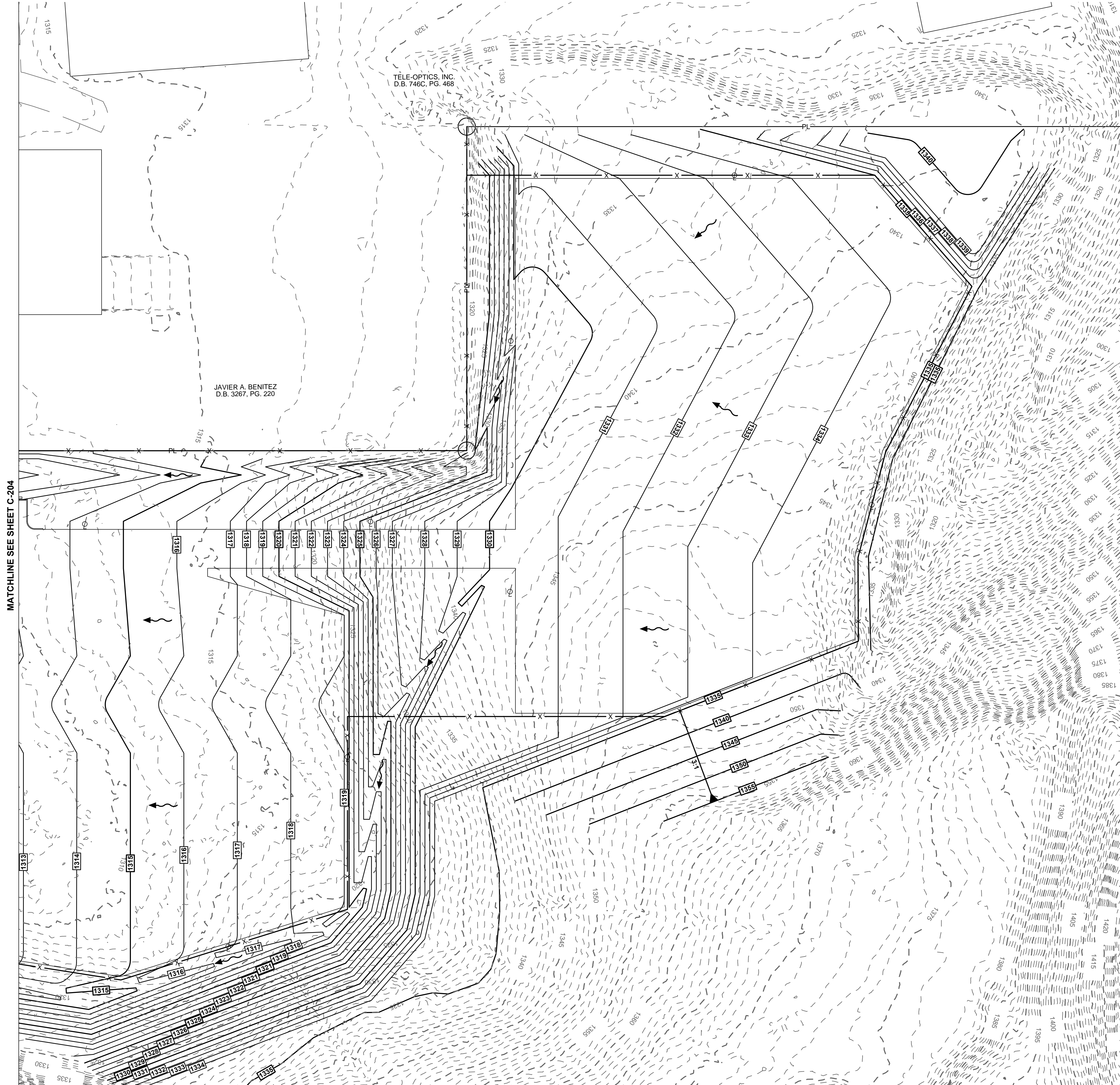
DRAWN BY: KGW CHECKED BY: GJW

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KNE JOB 2023-0004

DRAWING NUMBER:

14/28



GRADING LEGEND

- EXISTING**
REFER TO SHEET C-002
- PROPOSED**
- INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - BUILDING/WALL
 - WATER LINE
 - FIRE PROTECTION SERVICE LINE
 - GAS LINE
 - STORM SEWER
 - UNDERDRAIN
 - SANITARY SEWER
 - UNDERGROUND ELECTRIC LINE
 - CUT AND PLUG EXISTING UTILITY
 - ABANDON EXISTING UTILITY
 - REMOVE EXISTING UTILITY
 - CATCH BASIN
 - MANHOLE
 - DOWNSPOUT ADAPTER
 - GATE VALVE & CURB BOX
 - FIRE DEPARTMENT CONNECTION
 - CLEAN OUT
 - LIGHT POLE
 - STRUCTURE NUMBER
 - GRADE BREAK (CROWN) LINE
 - GRADING/SEEDING LIMITS
 - SPOT ELEVATION
 - TOP OF CASTING
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION AT FACE OF CURB
 - FLOW DIRECTION ARROW
 - EMERGENCY OVERFLOW
 - MATCH EXISTING ELEVATION
 - HIGH (CROWN) POINT

MATCHLINE SEE SHEET C-204

REVISION/UPLOAD DATE

REV.	DATE	DESCRIPTION

AEP - KINGSPOST SERVICE CENTER
1025 TIDEWATER COURT KINGSPOST, TN 37660

GRADING & STORM SEWER PLAN

KORDA
Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

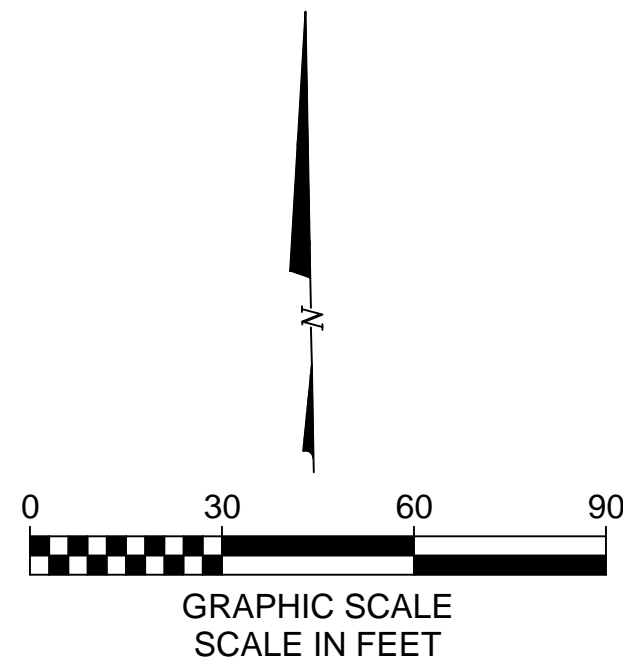
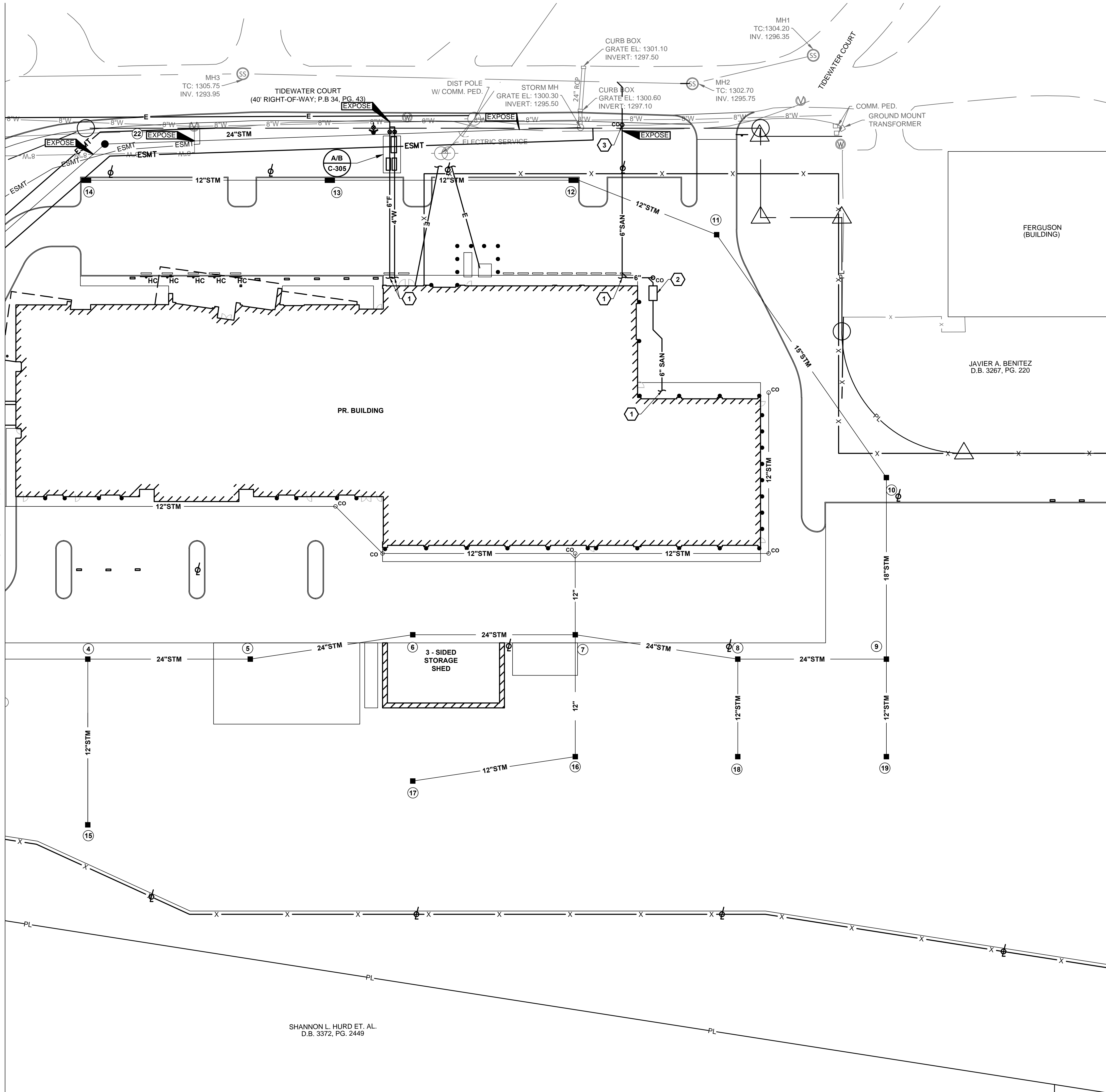
THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND BONDED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

KNE JOB 2023-0004

DRAWING NUMBER:

15/28

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UTILITY LEGEND

- EXISTING**
REFER TO SHEET C-002
- PROPOSED**
- E — UNDERGROUND ELECTRIC LINE
 - W — WATER LINE
 - F — FIRE PROTECTION SERVICE LINE
 - STM — STORM SEWER
 - SAN — SANITARY SEWER
 - SAN — SANITARY SEWER (BY OTHERS)
 - W — FIRE HYDRANT
- ⊙ GATE VALVE & CURB BOX
 - ∇ FIRE DEPARTMENT CONNECTION
 - ⊙ CO CLEAN OUT
 - ⊙ LIGHT POLE
 - ⊙ ELECTRIC VEHICLE CHARGER

GENERAL NOTES:

1. DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. EXTEND UTILITIES TO WITHIN 5' OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
3. REFER TO SHEETS C-203-C-209 FOR STORM SEWER INFORMATION.
4. MAINTAIN MINIMUM 3'-0" COVER OVER ALL WATERLINES. REFER TO SHEET C-304 FOR PROFILE.
5. MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
6. PROVIDE THRUST BLOCKS OR RESTRAINED MECHANICAL JOINT PIPE AT EACH VALVE, TEE, FITTING, OR CHANGE IN DIRECTION OF WATERLINE.
7. REFER TO CITY OF KINGSPORT STANDARD DRAWINGS FOR TYPICAL FIRE HYDRANT INSTALLATION DETAILS.
8. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
9. CONNECTION TO EXISTING WATER MAINS SHALL NOT BE PERFORMED UNTIL THE NEW LINES HAVE BEEN SANITIZED AND ALL TESTS HAVE BEEN COMPLETED AS SPECIFIED BY THE CITY OF KINGSPORT AND THESE CONTRACT DOCUMENTS.
10. ALL COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY AGE ENGINEERING SERVICES, INC. DATED 11/29/2022. REFER TO SHEET TS1.
11. WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, OR CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. THESE LOCATIONS ARE NOTED THUS: **EXPOSE**. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
12. SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
13. ANY REQUIRED WATERLINE SHUT-DOWNS SHALL BE COORDINATED WITH THE OWNER AND/OR THE CITY.

(X) CODED NOTES:

1. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
2. OIL WATER SEPARATOR REFER TO PLUMBING PLANS FOR DETAILS.
3. TWO WAY CLEANOUT AND SANITARY SEWER LATERAL FURNISHED BY CITY OF KINGSPORT. COORDINATE FINAL LOCATION AND ELEVATION FOR CONNECTION.

MATCH LINE SEE SHEET C-301

MATCH LINE SEE SHEET C-303

SHANNON L. HURD ET. AL.
D.B. 3372, PG. 2449

REVISION/UPLOAD DATE

AEP - KINGSPORT SERVICE CENTER
1025 TIDEWATER COURT KINGSPORT, TN 37660

SITE UTILITY PLAN

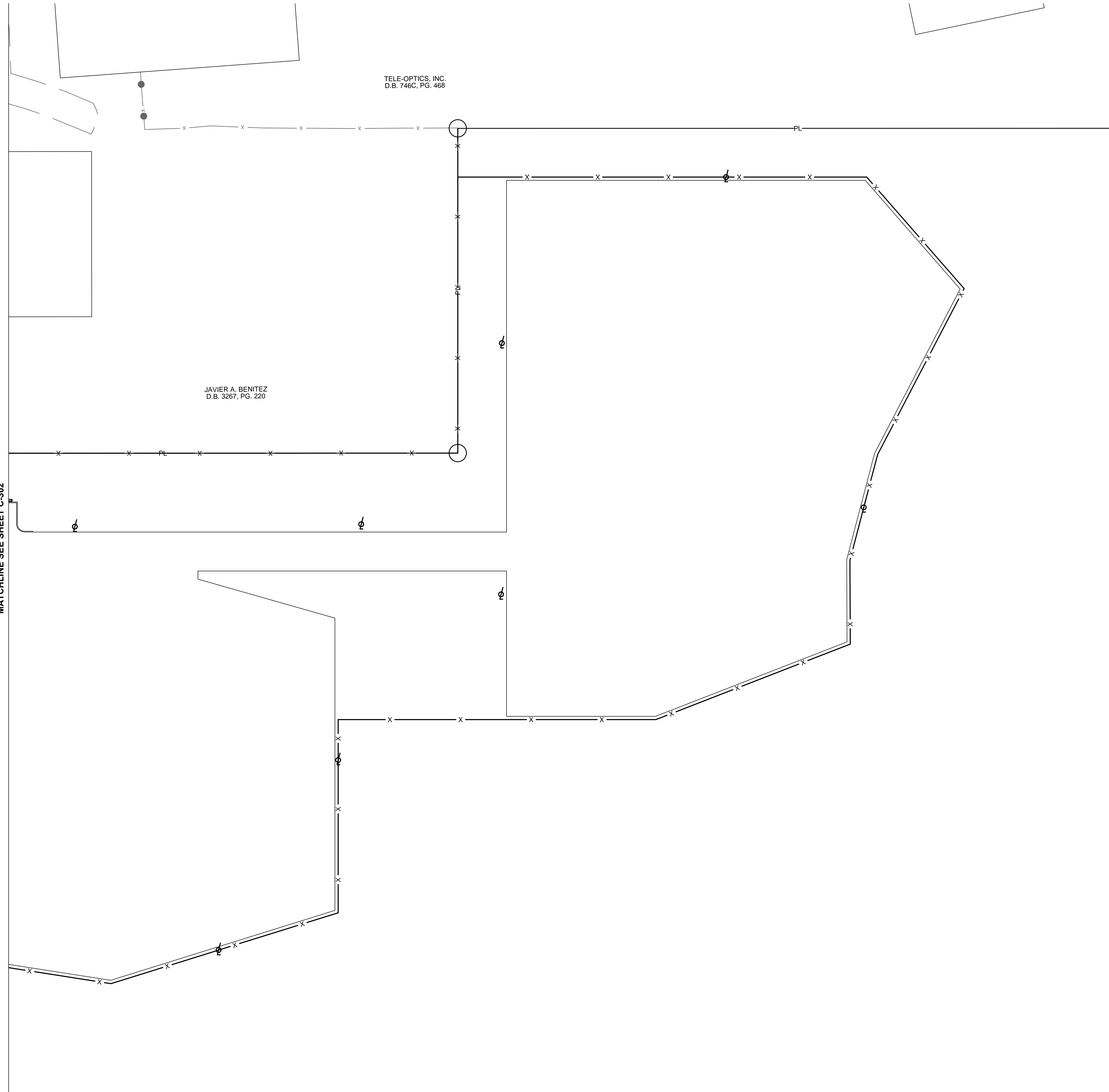
KORDA
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KNE JOB 2023-0004

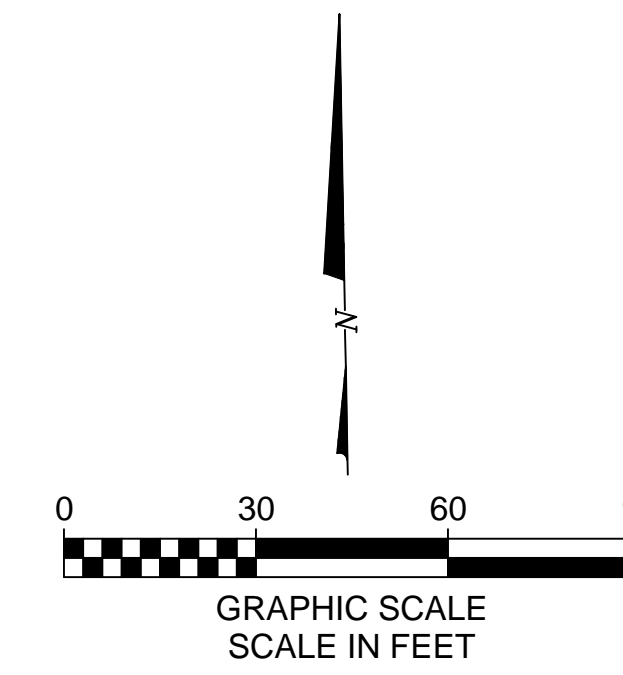
DRAWING NUMBER:
25/28

DRAWN BY: KGW
CHECKED BY: GJW



TELE-OPTICS, INC.
D.B. 746C, PG. 468

JAVIER A. BENITEZ
D.B. 3267, PG. 220



UTILITY LEGEND

EXISTING

REFER TO SHEET C-002

PROPOSED

- UNDERGROUND ELECTRIC LINE
- WATER LINE
- FIRE PROTECTION SERVICE LINE
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER (BY OTHERS)
- FIRE HYDRANT
- GATE VALVE & CURB BOX
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- LIGHT POLE
- ELECTRIC VEHICLE CHARGER

GENERAL NOTES:

1. DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. EXTEND UTILITIES TO WITHIN 5' OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
3. REFER TO SHEETS C-203-C-209 FOR STORM SEWER INFORMATION.
4. MAINTAIN MINIMUM 3'-0" COVER OVER ALL WATERLINES. REFER TO SHEET C-304 FOR PROFILE.
5. MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
6. PROVIDE THRUST BLOCKS OR RESTRAINED MECHANICAL JOINT PIPE AT EACH VALVE, TEE, FITTING, OR CHANGE IN DIRECTION OF WATERLINE.
7. REFER TO CITY OF KINGSFORT STANDARD DRAWINGS FOR TYPICAL FIRE HYDRANT INSTALLATION DETAILS.
8. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
9. CONNECTION TO EXISTING WATER MAINS SHALL NOT BE PERFORMED UNTIL THE NEW LINES HAVE BEEN SANITIZED AND ALL TESTS HAVE BEEN COMPLETED AS SPECIFIED BY THE CITY OF KINGSFORT AND THESE CONTRACT DOCUMENTS.
10. ALL COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY AGE ENGINEERING SERVICES, INC. DATED 11/29/2022. REFER TO SHEET TS.1.
11. WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, OR CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. THESE LOCATIONS ARE NOTED THUS: **EXPOSE**. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
12. SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
13. ANY REQUIRED WATERLINE SHUT-DOWNS SHALL BE COORDINATED WITH THE OWNER AND/OR THE CITY.

(X) CODED NOTES:

1. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
2. OIL WATER SEPARATOR REFER TO PLUMBING PLANS FOR DETAILS.
3. TWO WAY CLEANOUT AND SANITARY SEWER LATERAL FURNISHED BY CITY OF KINGSFORT. COORDINATE FINAL LOCATION AND ELEVATION FOR CONNECTION.

MATCHLINE SEE SHEET C-302

REVISION/UPLOAD DATE

DESCRIPTION

REV.

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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AEP - KINGSFORT SERVICE CENTER
1025 TIDEWATER COURT KINGSFORT, TN 37660

SITE UTILITY PLAN

KORDA
Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 - FAX 614-487-8981 - WEB www.korda.com

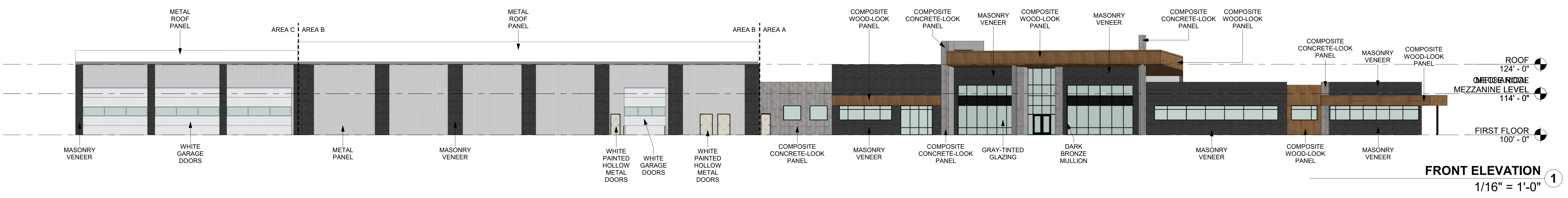
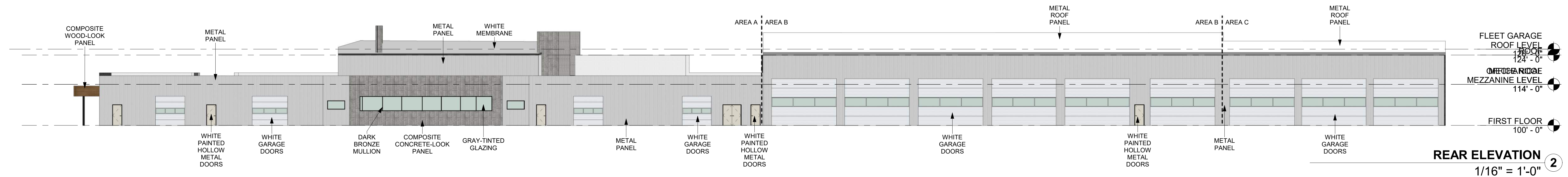
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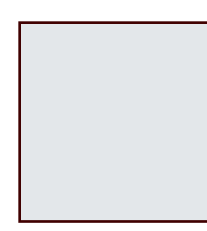


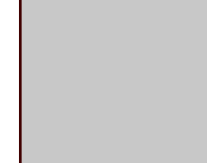
THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

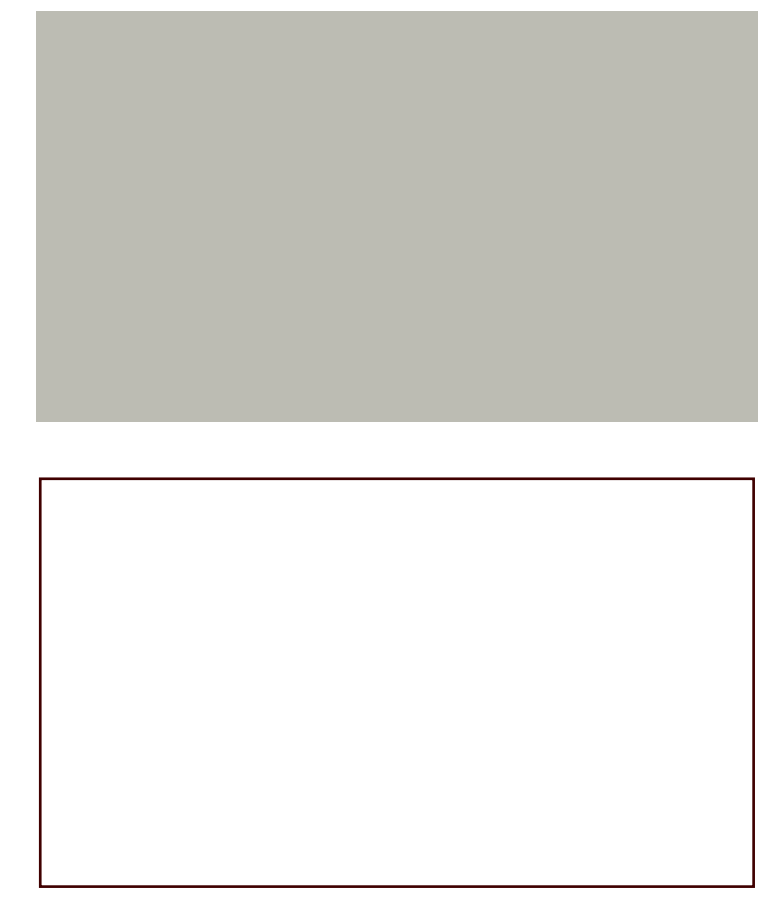
KNE JOB 2023-0004

DRAWING NUMBER:

26/28



-  **OVERHEAD SECTIONAL DOOR**
MANUFACTURER: OVERHEAD DOORS
COLOR: WHITE
-  **HOLLOW METAL DOORS**
MANUFACTURER: N/A
COLOR: WHITE
-  **DARK BRONZE MULLION**
MANUFACTURER: TUBELITE
COLOR: DARK BRONZE
-  **GRAY-TINTED GLAZING**
MANUFACTURER: N/A
COLOR: GRAY-TINTED



PRE-ENGINEERED METAL PANEL
MANUFACTURER: CECO BUILDING SYSTEMS
COLOR: ASH GREY WITH RIBBED PATTERN

PRE-ENGINEERED METAL ROOF PANEL
MANUFACTURER: CECO BUILDING SYSTEMS
COLOR: WHITE WITH RIBBED PATTERN



COMPOSITE WOOD-LOOK PANEL
MANUFACTURER: NICHIIHA
COLOR: VINTAGE WOOD - CEDAR



MASONRY VENEER
MANUFACTURER: BELDEN BRICK
COLOR: CARBON BLACK VELOUR



COMPOSITE CONCRETE-LOOK PANEL
MANUFACTURER: NICHIIHA
COLOR: CORBOSA - MOONDUST

AMERICAN ELECTRIC POWER (AEP)

AEP - KINGSFORT SERVICE CENTER

1025 TIDEWATER COURT
KINGSFORT, TN 37660

triad 172 E. STATE ST, SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
INFO@WEARETRIAD.COM

CONSTRUCTION DOCUMENT SET

ISSUE DATE

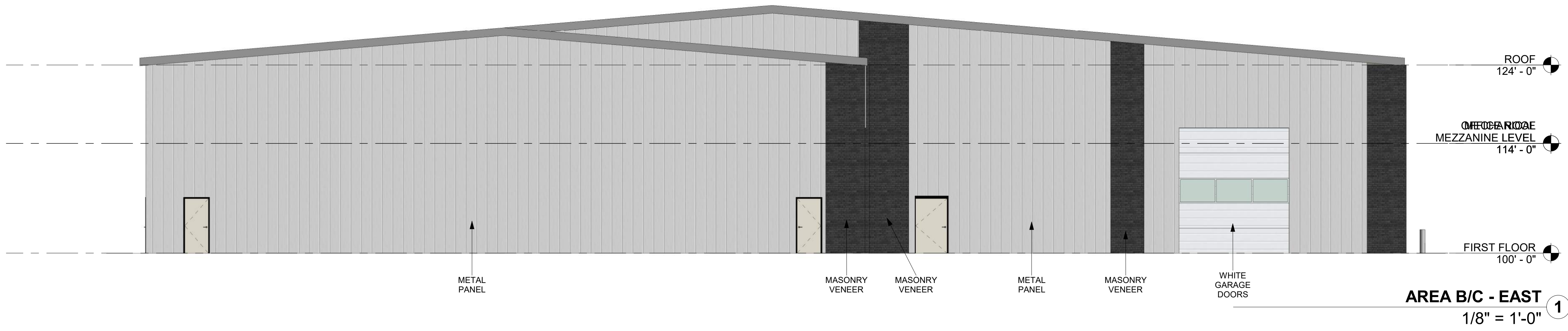
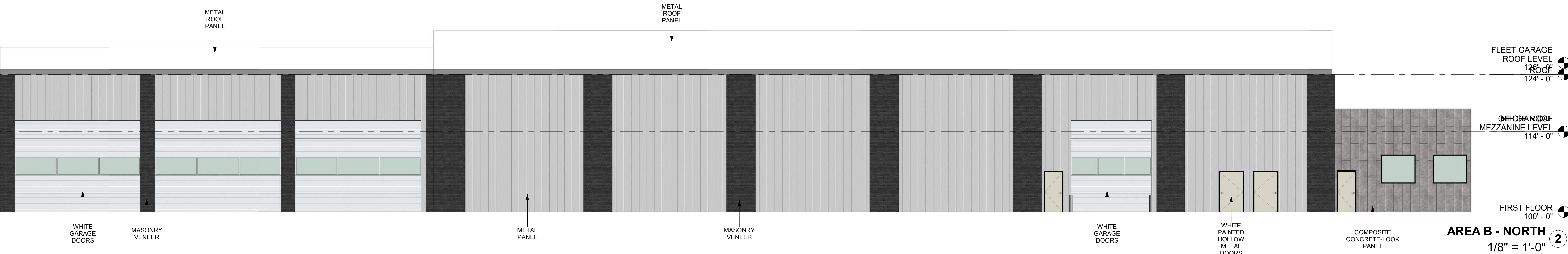
REVISIONS:

#	DATE	DESCRIPTION

DRAFT

DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: 2318

A-200
OVERALL EXTERIOR ELEVATIONS



AMERICAN ELECTRIC POWER (AEP)

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KINGSFORT, TN 37660

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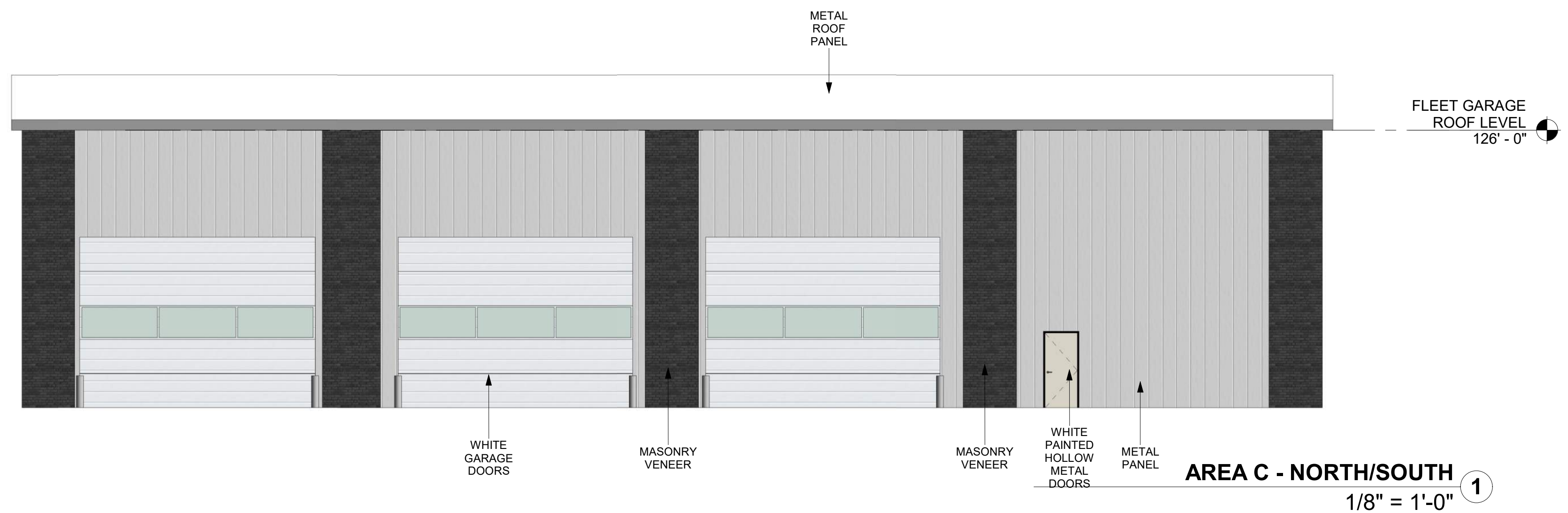
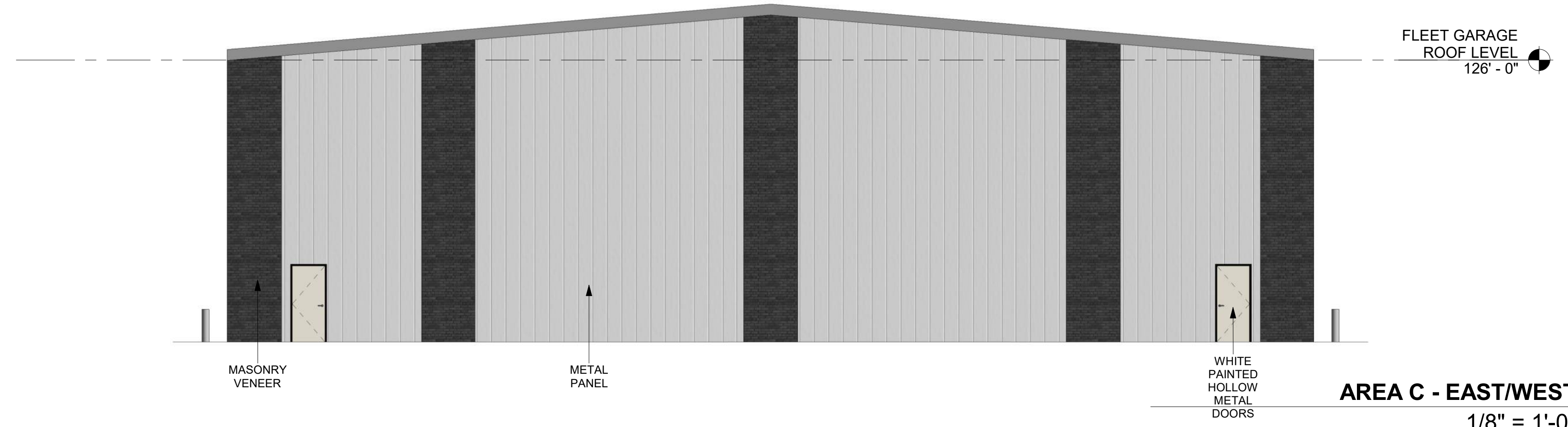
REVISIONS:

#	DATE	DESCRIPTION

DRAFT

DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: 2318

A-202
EXTERIOR ELEVATIONS



AMERICAN ELECTRIC POWER (AEP)

AEP - KINGSPORT SERVICE CENTER

1025 TIDEWATER COURT
KINGSFORT, TN 37660

triad 172 E. STATE ST., SUITE 600
COLUMBUS, OH 43215
PHONE: (614) 942-1050
INFO@WEARETRIAD.COM

CONSTRUCTION DOCUMENT SET

ISSUE DATE

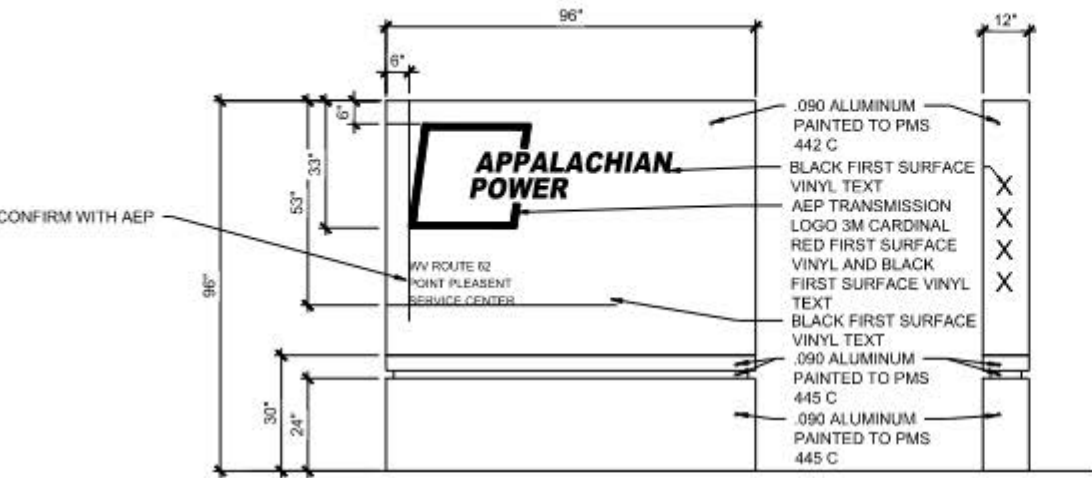
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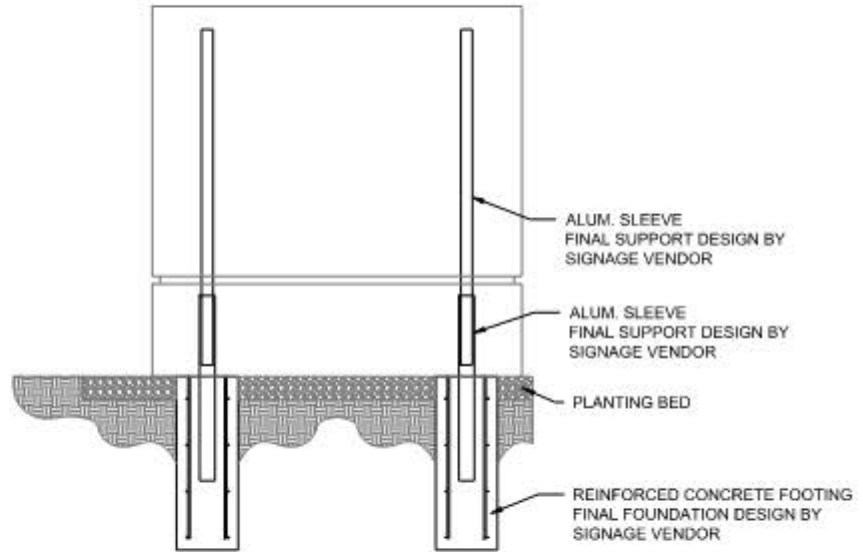
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DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: 2318

A-203
EXTERIOR ELEVATIONS



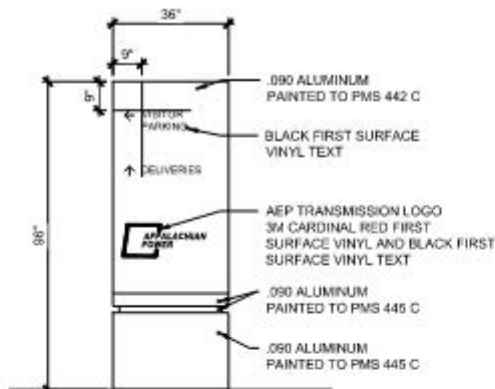
INTERNALLY ILLUMINATED MONUMENT SIGN



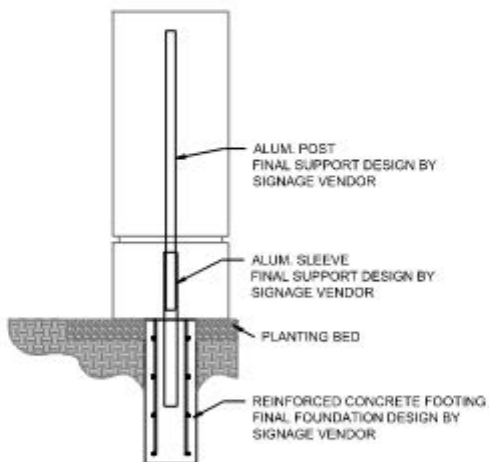
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C-14

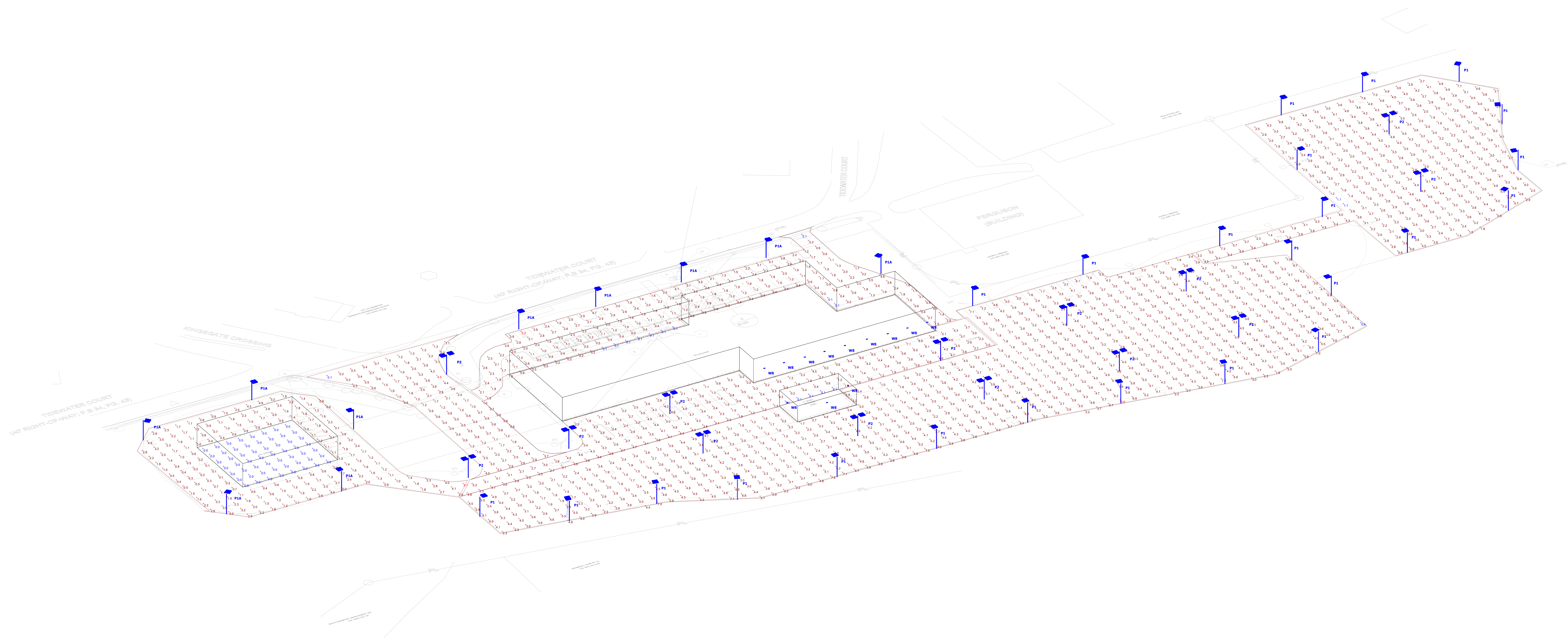
BUILDING MONUMENT SIGN

NTS



INTERNALLY ILLUMINATED DIRECTIONAL LAWN SIGN

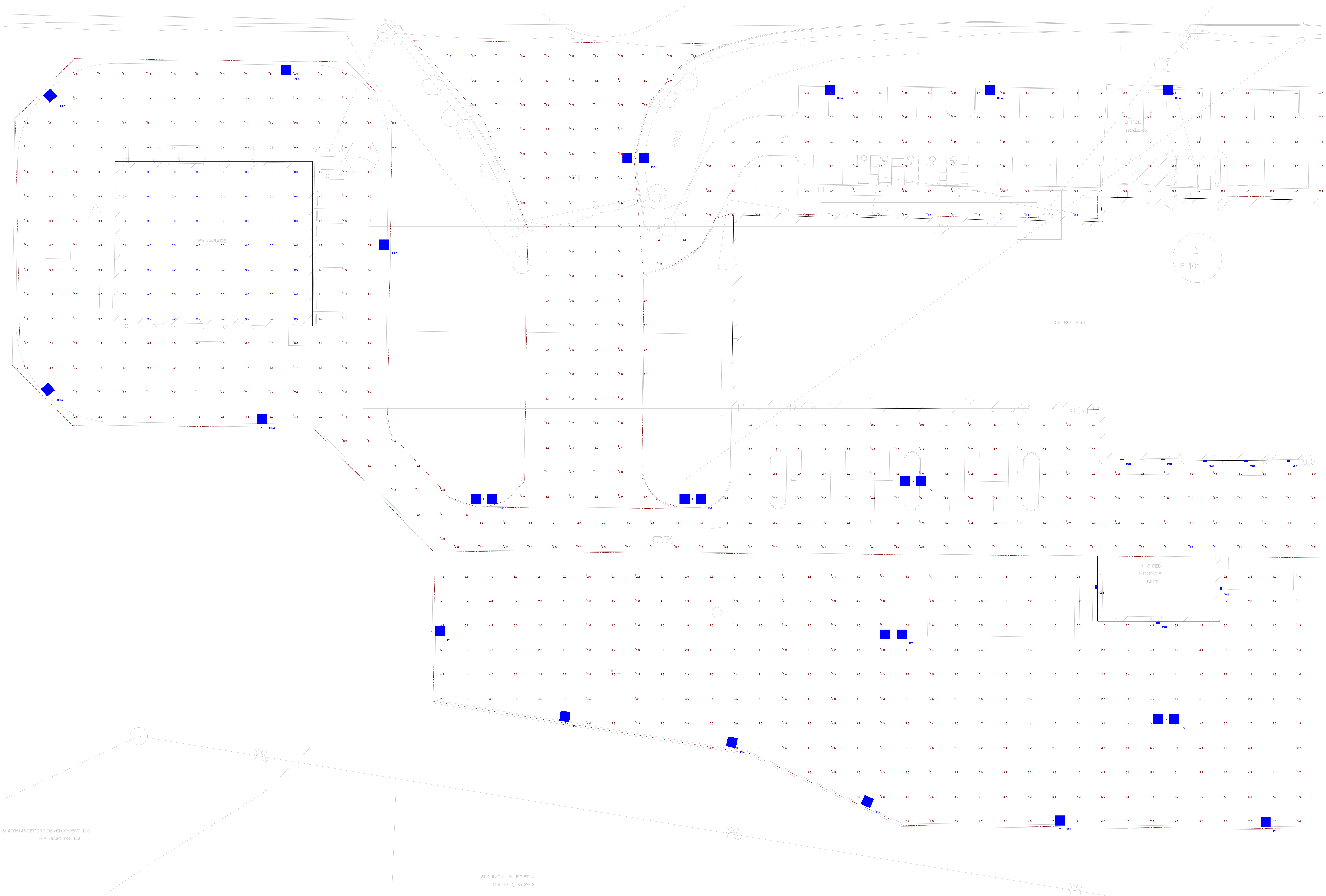




South West View

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	P1		24	Lithonia Lighting	RSX2 LED P4 40K R3	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution	1	25000	1	189.54	 Max: 18023cd
	P2		14	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution	1	25667	1	379.08	 Max: 9807cd
	P1A		10	Lithonia Lighting	RSX2 LED P2 40K R3	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution	1	17202	1	114.07	 Max: 12401cd
	W8		12	Lithonia Lighting	DSXW1 LED 20C 700 40K T3M MVOLT HS	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA WITH HOUSE-SIDE SHIELDS.	1	4371	1	45.7	 Max: 3116cd

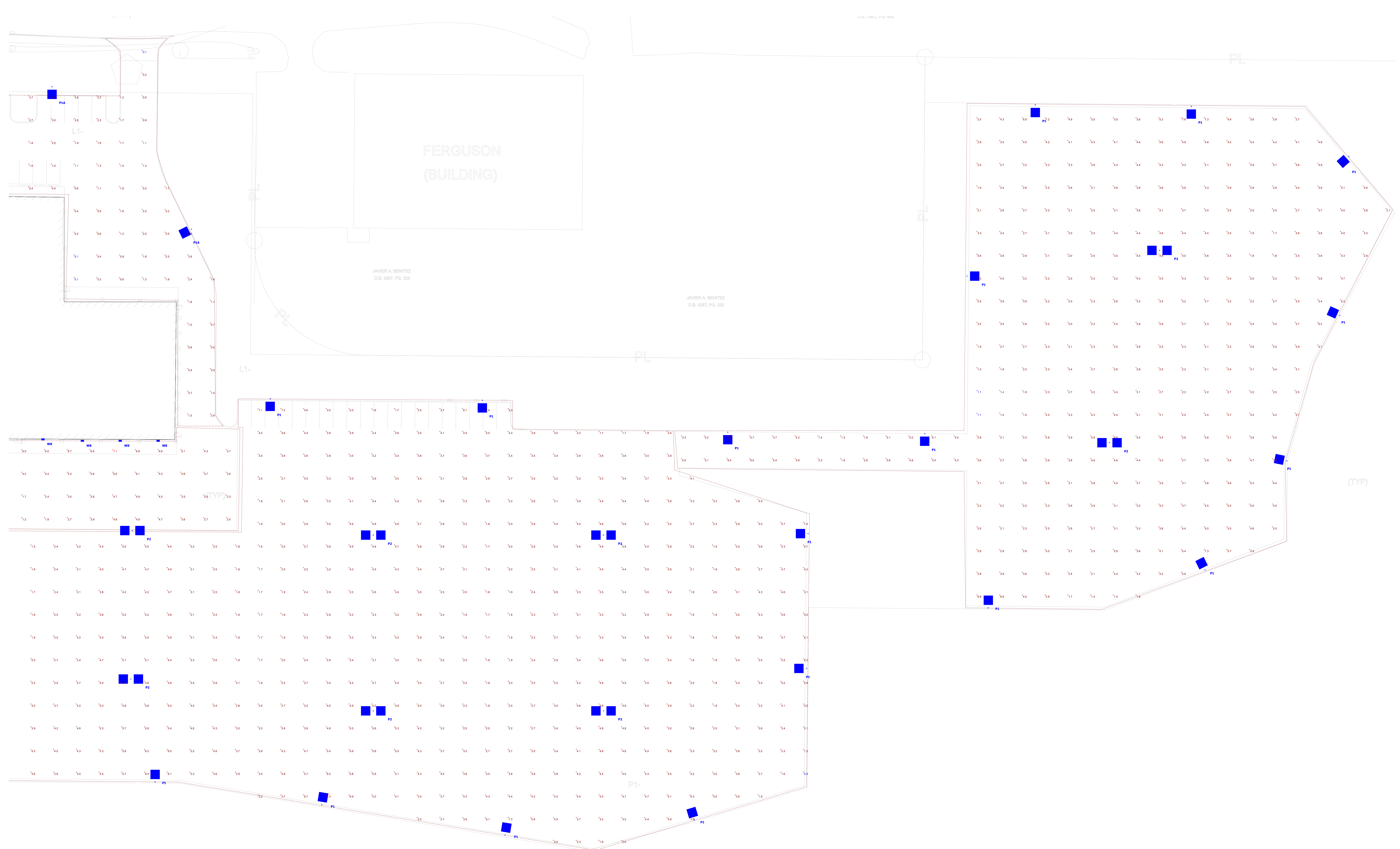




SOUTH KINGSPORT DEVELOPMENT, INC.
D.B. 15480, PG. 140

SHANNON L. HURD ET. AL.
D.B. 3372, PG. 2449

Plan View



Plan View

APPLICATION

Gateway District



APPLICANT INFORMATION:

Last Name	Sauer	First	Eric	M.I.		Date	9/15/2023
Street Address	1 Riverside Plaza			Apartment/Unit #			
City	Columbus	State	OH	ZIP	43215		
Phone	614-716-1614		E-mail Address	easauer@aep.com			

PROPERTY INFORMATION:

Tax Map Information Tax map: 076 Group: Parcel: 020.00 Lot: Alternate parcel number we found: 082076 - 020

Street Address	1025 Tidewater Court			Apartment/Unit #			
Current Zone	B-4P and A-1		Proposed Zone M-1R				
Current Use	Vacant		Proposed Use Public Utility Service Center				
Size of tract or parcel:							

***If jointly held, list all property owners:**

Certificate Requested for the Purpose of

Building Permit for: New Construction:

Real Estate Improvement: (Describe)

Expansion or renovation: (Describe)

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Gateway Commission will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are requesting a certificate of Appropriateness from the Gateway Commission.

Signature  Date 9-19-2023

Signed before me on this 19th day of September, 2023

a notary public for the State of Ohio

County of Franklin

Notary 
My Commission Expires _____



NICOLE C BURIGANA
Notary Public
State of Ohio
My Comm. Expires
May 29, 2027

CITY PLANNING OFFICE	
Plan Received Date:	Received By:
Application and Fee Paid:	
Pre-Submission Conference Date:	
Staff Recommendation:	
Gateway Commission Meeting Date:	
Previous requests or file numbers	
Signature of City Planner	Date