

MEETING NOTICES

The Jonesborough Planning Commission and Board of Zoning Appeals will meet in Regular Session at 6:00 p.m., Tuesday, December 17, 2024, in the Board Room at the Town Hall, 123 Boone Street, Jonesborough, TN.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

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

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

Opening Prayer

Pledge to the Flag

BOARD OF ZONING APPEALS

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Variance Request for Signage – Dillow-Taylor Funeral Home

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for approval of final plat for Sangid Property on Tavern Hill Road and Hairetown Road
4. Request for approval of final plat of the Division of Arbour Property along Cecil Gray Road (Washington County)
5. Request for approval of a monument sign for Dillow-Taylor Funeral Home, 418 W College Street
6. Request for approval of a monument sign for Andrew Johnson Bank, 1551 E. Jackson Blvd
7. Request for approval of a monument sign and lighting plan for Wendy's Restaurant, 300 E. Jackson Blvd
8. Request for approval of a site plan/preliminary for Grace Meadows Farm, Headtown Road and John France Road
9. Adjournment

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: BZA-2

SUBJECT: Approval of Minutes

The minutes of the November 19th meeting will be presented for approval at the next regular BZA meeting.

JONESBOROUGH BOARD OF ZONING APPEALS

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: BZA-3

SUBJECT: Variance Request – Signage Dillow-Taylor Funeral Home

BACKGROUND:

A request is for approval of a variance in order for the Dillow-Taylor Funeral Home & Cremation Services, Inc located at 418 W. College Street to place a second freestanding sign at their site. The funeral home is located abutting both W. Jackson Boulevard and W. College Street. A sign already exists on Jackson Boulevard, and this second sign will serve the other street frontage entrance off College Street.

The sign regulations require that the Board of Zoning Appeals (BZA) may consider a variance to sign height, sign area, and **sign number requirements**; provided justification is submitted on one (1) or more of the following considerations:

- (i) The topography around the sign creates visibility issues.
- (ii) Existing landscaping creates visibility issues and it is the desire to maintain existing trees and shrubs.
- (iii) Visibility, ingress and egress can be better served with more than one (1) sign.**
- (iv) There is a substantial sign setback.
- (v) The site layout of the development lends itself to justifying a larger sign.

There is justification for a second sign to be located at the business as there is already a tremendous use of W. College Street ingress and egress that has served the public for years, as well as high visibility of a high use business. Also, Dillow-Taylor's business 911 address is W. College Street, therefore it makes sense to have a business sign off this street.

RECOMMENDATION:

Approve the variance to permit for a second sign based on the justification of "Visibility, ingress and egress can be better served with more than one (1) sign", as presented.





Version Code: DT/V5
 Start Date: 10/29/24
 Revision: 11/27

Sales Rep: LeeRoy Dunbar
 Designer: LeeRoy Dunbar
 Customer Contact: TOM HOWARD



- Client Approval
- Landlord Approval

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: 2

SUBJECT: Approval of Minutes

The minutes of the November 19th meeting will be presented for approval at the next regular Planning Commission meeting.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: 3

SUBJECT: Final Plat for Sangid Property Subdivision

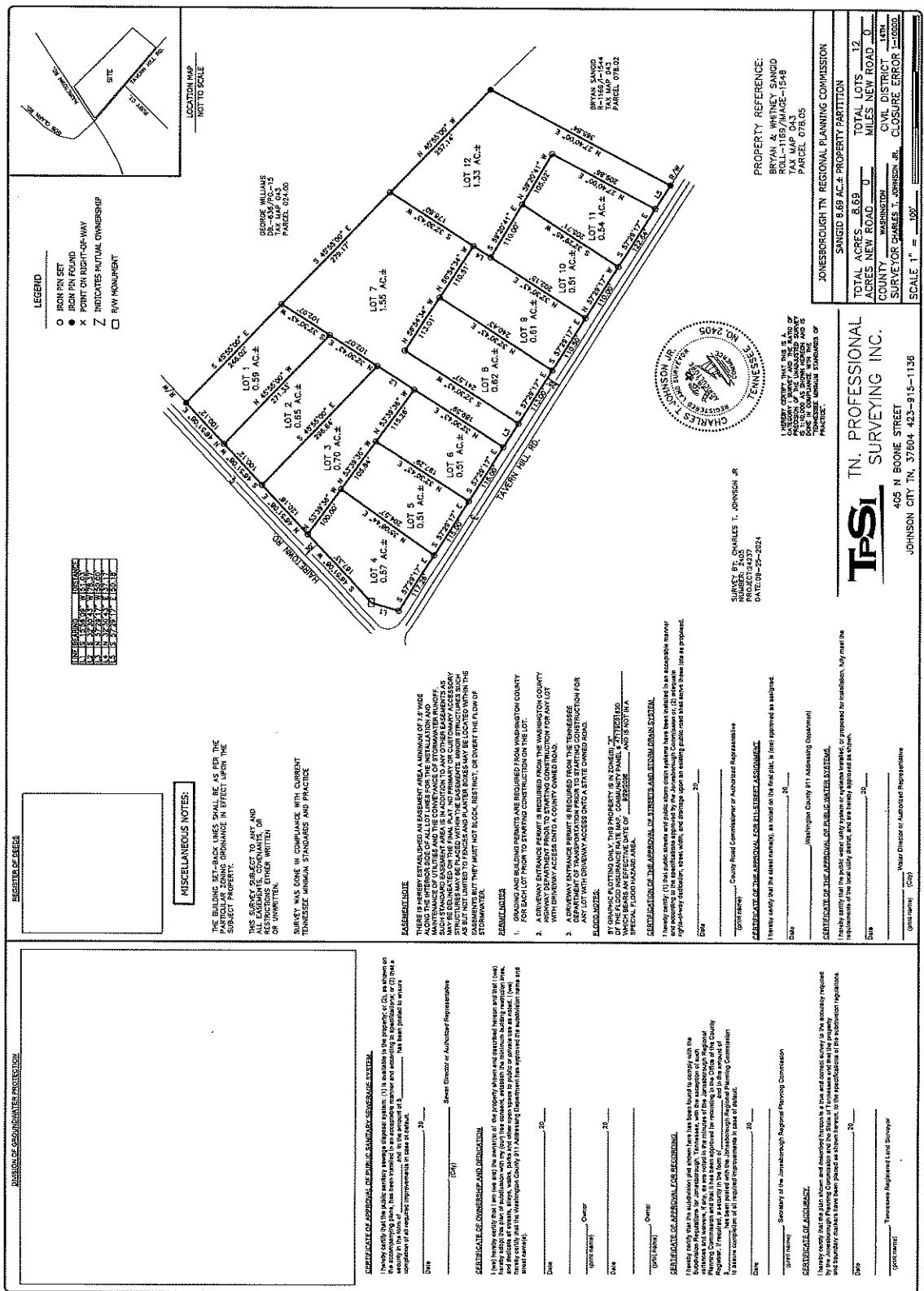
BACKGROUND:

The request is for final plat approval of the Sangid 8.69 AC.+/- Property Partition containing 12 lots, totaling 8.69 acres, located on Tavern Hill Road and Hairetown Road, and further described on Washington County Tax Map 43, Parcel 78.05. The subject property is located within the Jonesborough Planning Region. The subdivision plan meets the minimum requirements of the Jonesborough Subdivision Regulations. TDEC has approved all lots for subsurface sewage disposal systems (septic systems), and all other plat certifications are complete.

The only certification remaining is the Certificate for Recording by which the Secretary of the Planning Commission signs after the Planning Commission grants final plat approval.

RECOMMENDATION:

Approve the final plat of the Sangid 8.69 AC.+/- Property Partition, as presented.



JONESBOROUGH TN REGIONAL PLANNING COMMISSION	
SANGID 8.69 AC± PROPERTY PARTITION	
TOTAL ACRES	8.69
TOTAL LOTS	12
JULES NEW ROAD	0
COUNTY	WARREN COUNTY
CIVIL DISTRICT	0
SURVEYOR	CHARLES T. JOHNSON, R.L.
CLOSURE ERROR	0.0000
SCALE 1" =	100'

PROPERTY REFERENCE:
 BRYAN & WHITNEY SANGID
 ROLL-1185/MADE-1548
 PARCEL 07805



PROPERTY REFERENCE:
 BRYAN & WHITNEY SANGID
 ROLL-1185/MADE-1548
 PARCEL 07805

TPSI TN. PROFESSIONAL SURVEYING INC.
 405 N. BOONE STREET
 JOHNSON CITY TN, 37604 423-915-1136

REGISTER OF DEEDS

THIS SURVEY SUBJECT TO ANY AND ALL RECORDS, EASEMENTS OR INTERESTS EITHER WRITTEN OR UNWRITTEN.

DEEDS WAS MADE IN COMPLIANCE WITH CURRENT TENNESSEE MORAL STANDARDS AND PRACTICES

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL RECORDS, EASEMENTS OR INTERESTS EITHER WRITTEN OR UNWRITTEN.

DEEDS WAS MADE IN COMPLIANCE WITH CURRENT TENNESSEE MORAL STANDARDS AND PRACTICES

GENERAL NOTES

1. GRADING AND BILDING PERMITS ARE REQUIRED FROM WARREN COUNTY FOR EACH LOT PRIOR TO STARTING CONSTRUCTION ON THE LOT.

2. A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FROM THE WARREN COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO STARTING CONSTRUCTION FOR ANY LOT WITH DRIVEWAY ACCESS INTO A STATE OWNED ROAD.

3. A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION PRIOR TO STARTING CONSTRUCTION FOR ANY LOT WITH DRIVEWAY ACCESS INTO A COUNTY OWNED ROAD.

STATEMENTS OF THE APPROVAL OF THE PUBLIC HEALTH AND SAFETY DEPARTMENT

I hereby certify that the public health and safety department has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the public health and safety department has no objection to the plat as proposed. This plat complies with the requirements of the public health and safety department.

STATEMENTS OF THE APPROVAL OF THE PUBLIC UTILITY DEPARTMENT

I hereby certify that the public utility department has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the public utility department has no objection to the plat as proposed. This plat complies with the requirements of the public utility department.

STATEMENTS OF THE APPROVAL OF THE ENVIRONMENTAL DEPARTMENT

I hereby certify that the environmental department has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the environmental department has no objection to the plat as proposed. This plat complies with the requirements of the environmental department.

STATEMENTS OF THE APPROVAL OF THE PLANNING COMMISSION

I hereby certify that the planning commission has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the planning commission has no objection to the plat as proposed. This plat complies with the requirements of the planning commission.

STATEMENTS OF THE APPROVAL OF THE ZONING COMMISSION

I hereby certify that the zoning commission has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the zoning commission has no objection to the plat as proposed. This plat complies with the requirements of the zoning commission.

STATEMENTS OF THE APPROVAL OF THE PLANNING COMMISSION

I hereby certify that the planning commission has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the planning commission has no objection to the plat as proposed. This plat complies with the requirements of the planning commission.

STATEMENTS OF THE APPROVAL OF THE PLANNING COMMISSION

I hereby certify that the planning commission has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the planning commission has no objection to the plat as proposed. This plat complies with the requirements of the planning commission.

CERTIFICATE OF APPROVAL OF THE PUBLIC HEALTH AND SAFETY DEPARTMENT

I hereby certify that the public health and safety department has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the public health and safety department has no objection to the plat as proposed. This plat complies with the requirements of the public health and safety department.

CERTIFICATE OF APPROVAL OF THE PUBLIC UTILITY DEPARTMENT

I hereby certify that the public utility department has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the public utility department has no objection to the plat as proposed. This plat complies with the requirements of the public utility department.

CERTIFICATE OF APPROVAL OF THE ENVIRONMENTAL DEPARTMENT

I hereby certify that the environmental department has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the environmental department has no objection to the plat as proposed. This plat complies with the requirements of the environmental department.

CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION

I hereby certify that the planning commission has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the planning commission has no objection to the plat as proposed. This plat complies with the requirements of the planning commission.

CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION

I hereby certify that the planning commission has been notified in an appropriate manner of the accompanying plat, this plat has been reviewed, and the planning commission has no objection to the plat as proposed. This plat complies with the requirements of the planning commission.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: 4

SUBJECT: Division of Arbour Property located on Cecil Gray Road

BACKGROUND:

The request is for final plat approval of the Division of the Arbour Property containing 5 lots, totaling 5 acres, located on Cecil Gray Road, and further described on Washington County Tax Map 69, Part of Parcel 109.00. The subject property is located within the Jonesborough Planning Region. The subdivision plan meets the minimum requirements of the Jonesborough Subdivision Regulations. TDEC has approved all lots for subsurface sewage disposal systems (septic systems), and all other plat certifications are complete.

The only certification remaining is the Certificate for Recording by which the Secretary of the Planning Commission signs after the Planning Commission grants final plat approval.

RECOMMENDATION:

Approve the final plat of the Division of the Arbour Property, as presented.

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: 5

SUBJECT: Monument Sign – Dillow-Taylor Funeral Home

BACKGROUND:

A request for approval of a new sign has been received for the Dillow-Taylor Funeral Home & Cremation Services, Inc located at 418 W. College Street. The funeral home is located abutting both W. Jackson Boulevard and W. College Street. A sign already exists on Jackson Boulevard, and this sign will serve the other street frontage entrance off College Street.

The proposed sign is a monument sign and the zoning is B-3 Arterial Business District. The sign meets the maximum requirement for height and is less than 14 feet at 4 feet, 8 inches, and is less than the maximum sign area square footage requirement of 100 square feet at 28 square feet.

The sign regulations require that the Board of Zoning Appeals (BZA) may consider a variance to sign height, sign area, and **sign number requirements**; provided justification is submitted. I opine that there is sufficient justification for a second sign as Dillow-Taylor's business 911 address is off of College Street, and there is tremendous ingress/egress off of College Street for the funeral home.

In order for a second freestanding sign to be approved (the request), the BZXA would need to approve, therefore any approval of the request would need to be subject to the BZA granting the approval of a second sign.

RECOMMENDATION:

Approve the overall design of the monument sign, subject to the BZA approving the placement of a second sign, as presented.





JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: 6

SUBJECT: Monument Sign – Andrew Johnson Bank

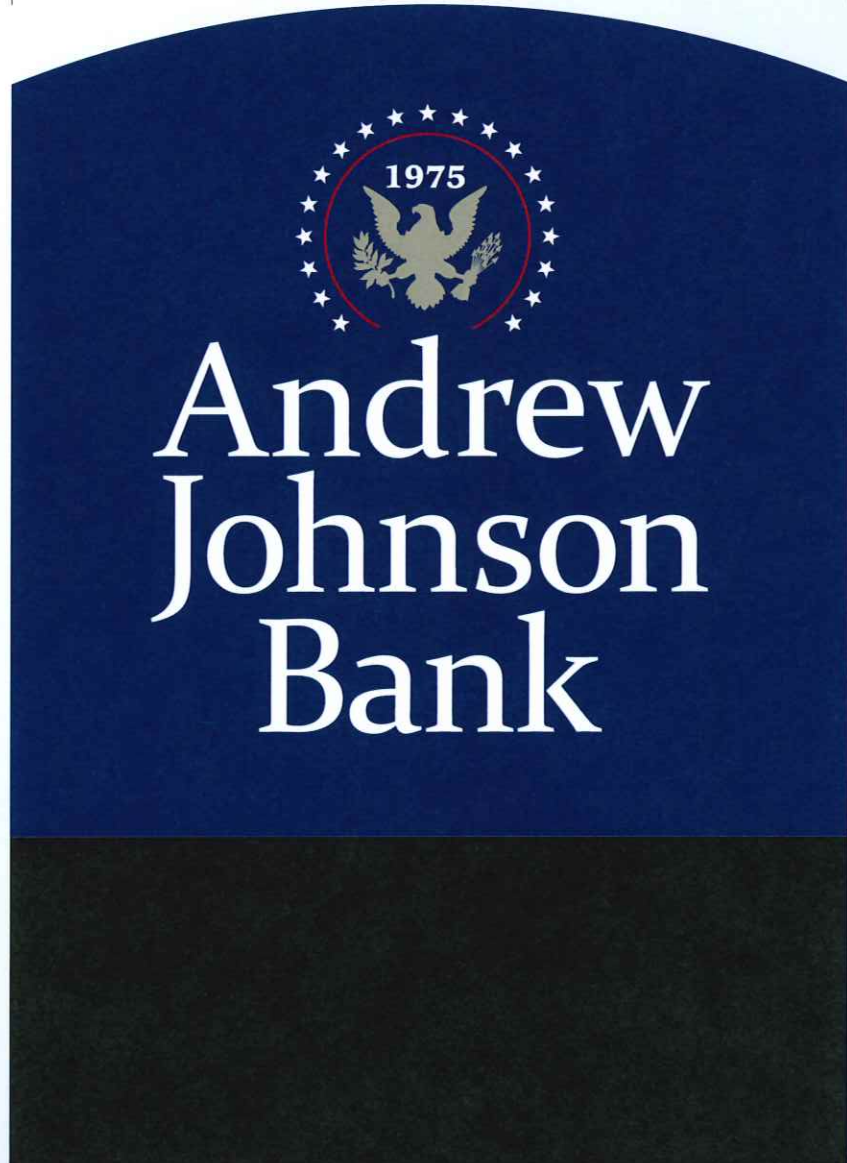
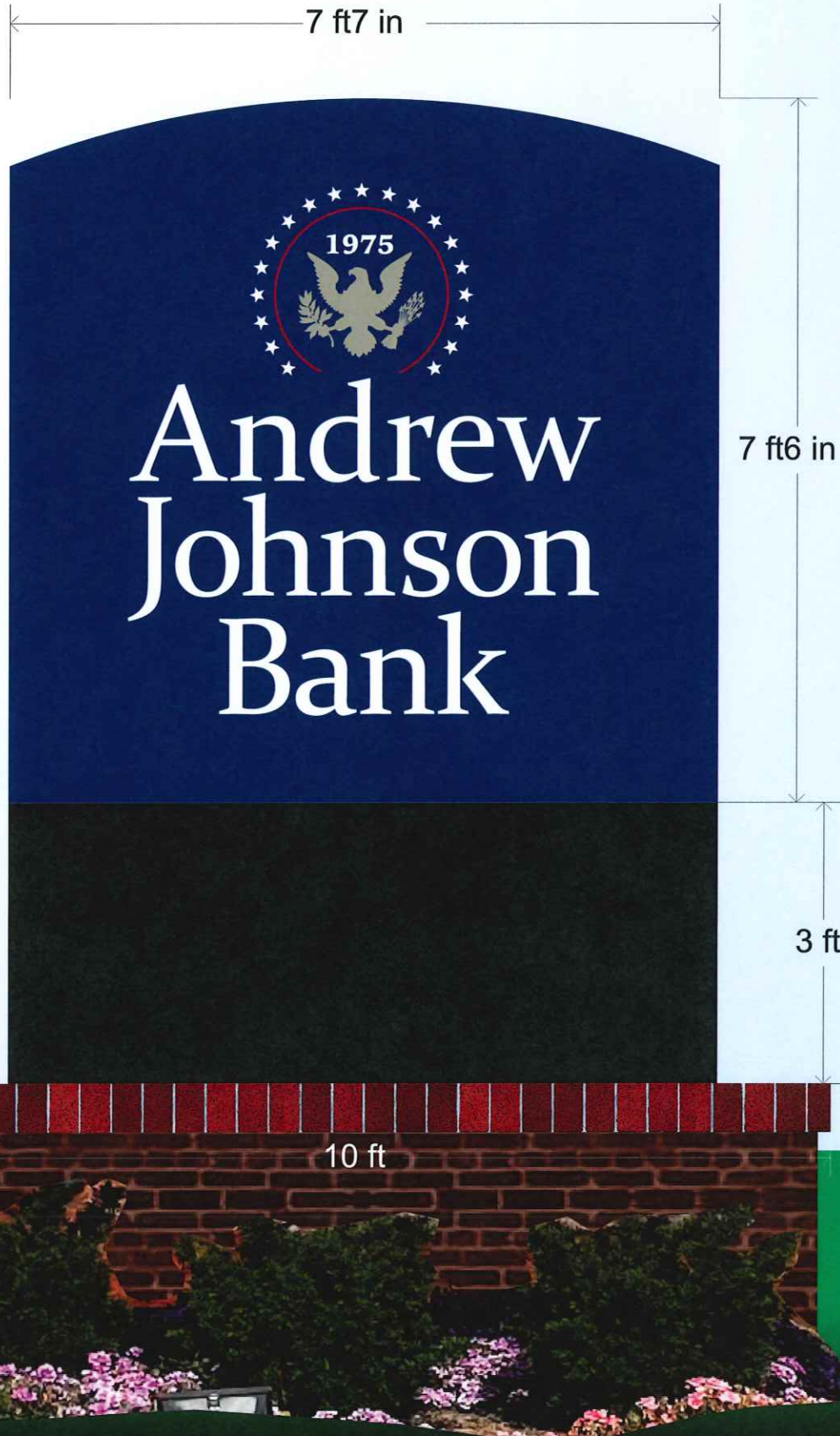
BACKGROUND:

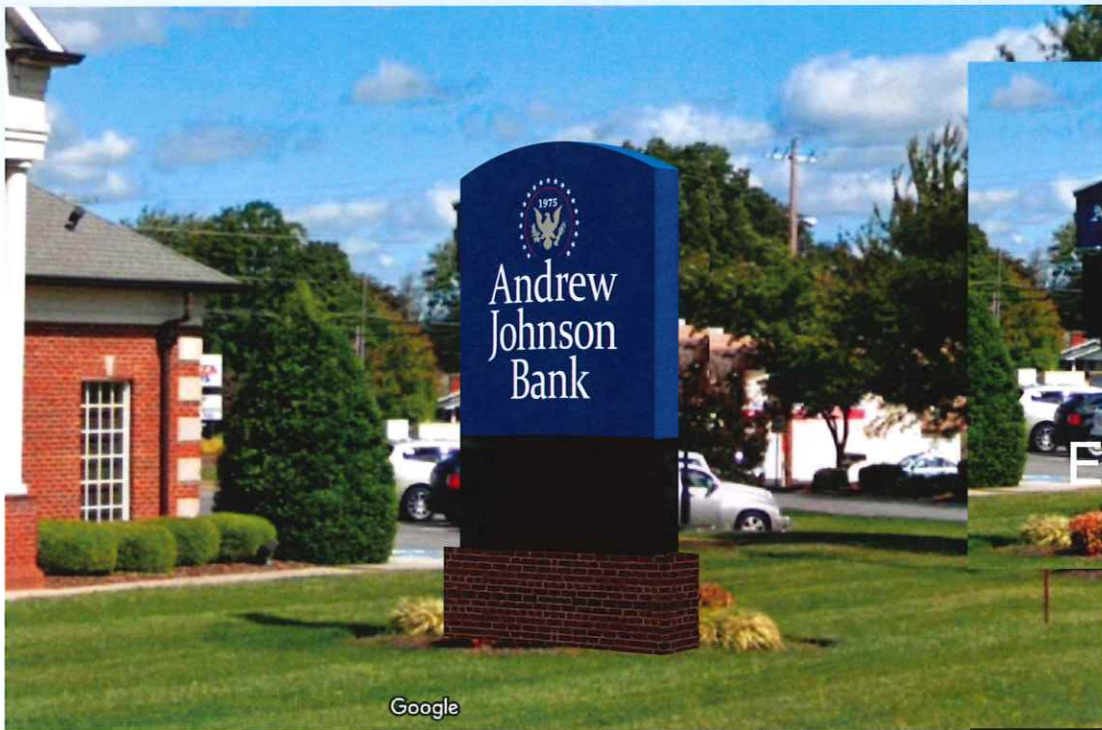
A request for approval of a new sign has been received for the Andrew Johnson Bank located at 1551 E. Jackson Boulevard. The proposed sign is a monument sign to replace the current bank sign, an electronic variable message board. The zoning is B-3 Arterial Business District.

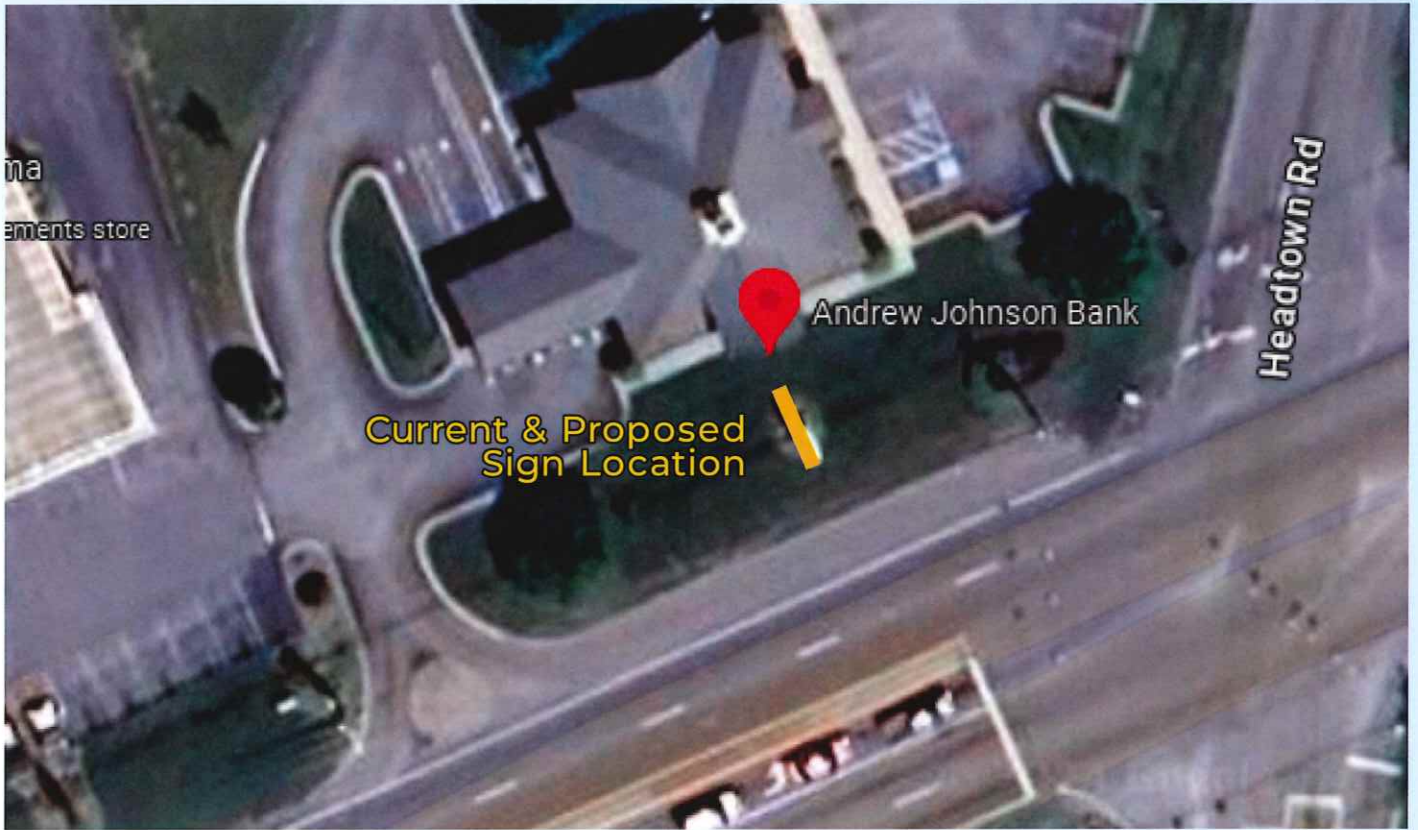
The sign meets the maximum requirement for height and is less than 14 feet at 13 feet, and is less than the maximum sign area square footage requirement of 100 square feet at 75.83 square feet.

RECOMMENDATION:

Approve the overall design of the monument sign, as presented.







JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: 7

SUBJECT: Monument Sign & Lighting Planning – Wendy's Restaurant

BACKGROUND:

The request is for approval of the monument sign and site lighting plan.

A request for a new sign has been received for the Wendy's restaurant located at 300 E. Jackson Boulevard. The proposed sign is a monument sign. The zoning is B-3 Arterial Business District.

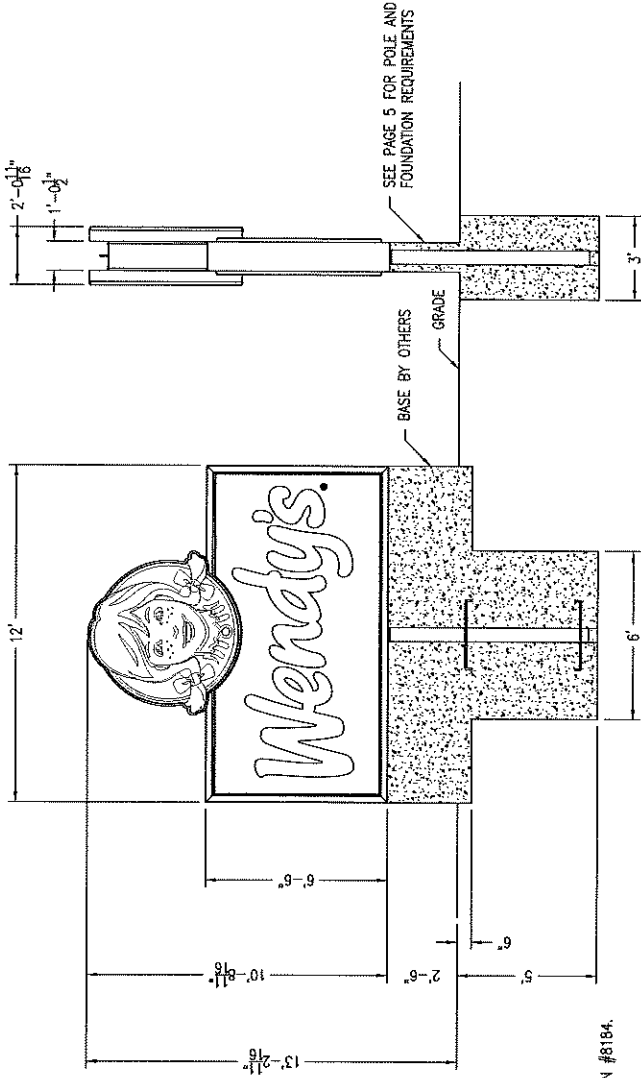
The sign meets the maximum requirement for height and is less than 14 feet at just under 13.3 feet, and is less than the maximum sign area square footage requirement of 100 square feet at 78 square feet.

A request for lighting approval has been received for the site. Staff continues to review and will have a recommendation at the time of the Planning Commission meeting.

RECOMMENDATION:

1. Approve the overall design of the monument sign, as presented.
2. Approve the lighting plan on condition that staff has provided a recommendation for approval at the time of the Planning Commission meeting.

PROJECT DESCRIPTION	PROJECT # 100340.dwg	
DATE	04/13/17	
DATE CHECKED	04/13/17	
DATE CREATED	04/13/17	
DWG FILE #	117957	
PART #	8109550	
CITY	STATE	ZIP
CITY	STATE	ZIP
CONTACT PERSON	WORK ORDER #	PROJ #
CUSTOMER	WORK ORDER #	PROJ #
SHEET	OF	
SCALE	1/4"=1'	
REVISION REF. #	AND DATE	



- DESIGN ASSUMPTIONS**
- 120 MPH BASIC WIND SPEED
 - SOIL-UNDISTURBED (NEAR EXCAVATION IN SOIL), LATERAL SOIL BEARING PRESSURE = 150 PSF PER FOOT OF DEPTH
 - STEEL-TUBE -- ASTM A500 GRADE B
--PIPE -- ASTM A53 GRADE B
--PLATE -- ASTM A36
 - CONCRETE--3000PSI @ 28 DAYS
 - REBAR--ASTM A615 GRADE 60
 - BOLTS--ASTM A325 OR A490
 - ANCHOR BOLTS--ASTM A36 OR A307

NOTES:

CABINET:
12-1/2" EXTRUSION #1400 WITH "2-1/2" RETAINER" EXTRUSION #8184.
EASELS:
.177" THERMOFORMED MUSTANG ACRYLIC 1/2" EMBOSSED, 1-3/4" PAN.
SIGN AREA: ACTUAL - 93 SQ. FT. NEAREST RECTANGLE - 120 SQ. FT.

ELECTRICAL DETAILS:

(12) F72T12 CW/PRO LAMPS. (160) LED'S BITRO OPTICS PRO PLUS
(2) 256-672 BALLASTS. (4) LED POWER SUPPLIES 60W 12V 1.2A
TOTAL LOAD: 12.8 @ 120/60HZ

COLORS:

PYLON CABINET: DARK BRONZE #513
EULL COLOR GAMED:
PMS 439C BROWN -- OUTLINE
PMS 298C BLUE -- BOW, SHIRT AND BROOCH
PMS 698C FLESH -- FACE AND NECK
PMS 186C RED -- HAIR OUTLINES
PMS 201C RED -- HAIR

"WENDY'S": WHITE. BACKGROUND: PMS186C.

This UL listed sign is manufactured to meet and/or exceed Underwriters Laboratories Subject 48 for Electric Signs.



HOLSTON ENGINEERING INC.
 301 Montgomery St.
 Suite #4
 Johnson City, Tennessee
 37604
 (423)938-5991
 holstonengr@aol.com
 holstonengr.com

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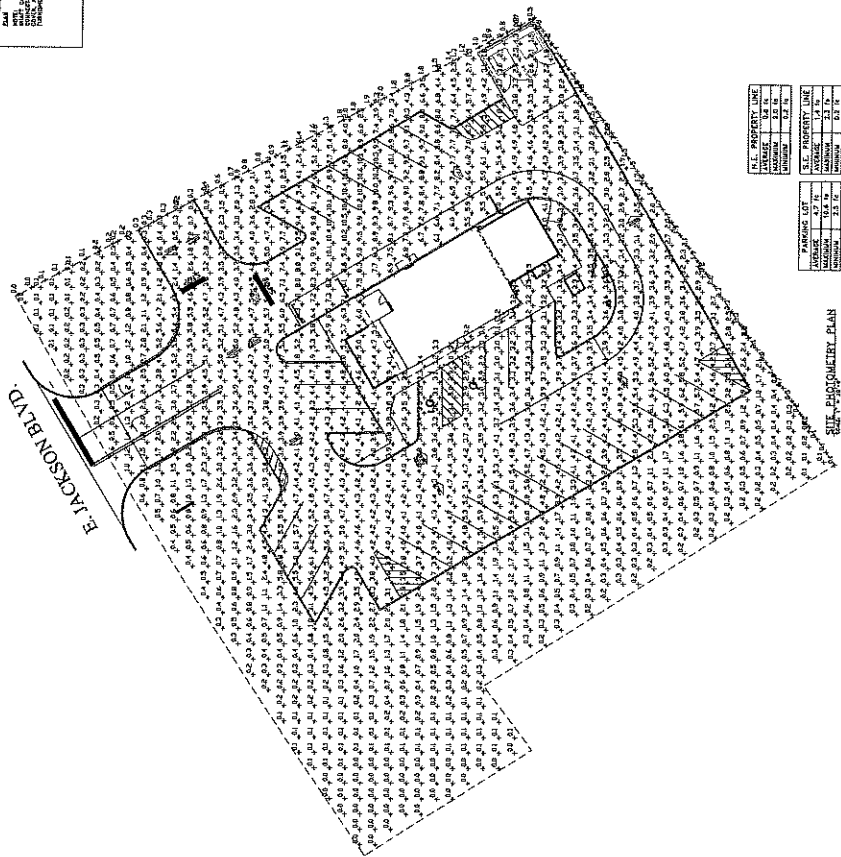
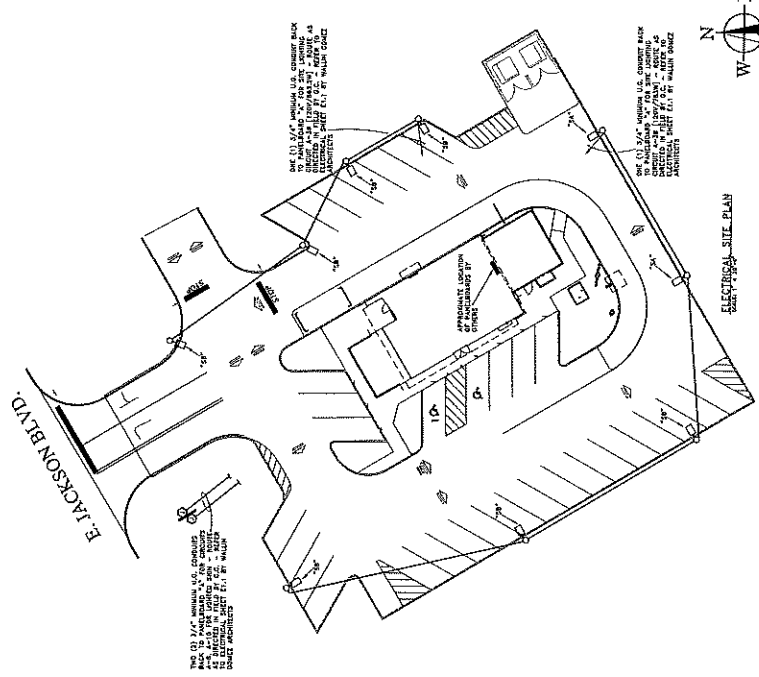
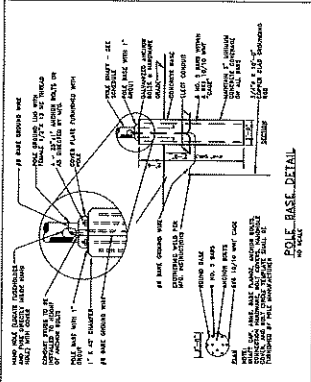


Wendys
 SITE LIGHTING FOR:
 E. JACKSON BLVD.
 JONESBOROUGH, TN 37639

SE-1
 1 of 1
 DATE: 10/1/11
 DRAWN BY: [Name]

ELECTRICAL GENERAL PROVISIONS
 1. All electrical work shall be installed in accordance with the National Electrical Code (NEC) and all applicable local codes.
 2. All electrical work shall be installed in accordance with the manufacturer's instructions.
 3. All electrical work shall be installed in accordance with the applicable local codes.
 4. All electrical work shall be installed in accordance with the applicable local codes.

SITE LIGHTING FIXTURE SCHEDULE
 SCHEDULE
 SA 2' BY 2' SQUARE LED DOWNLIGHT WITH 4.0 LUMENS PER FOOT, 4.0 WATT, 120V, 50/60 HZ, 1.5" DIA. (LUMENS PER FOOT = 4.0 LUMENS PER FOOT / 1.5" DIA. = 2.67 LUMENS PER INCH DIA.)
 SB 2' BY 2' SQUARE LED DOWNLIGHT WITH 4.0 LUMENS PER FOOT, 4.0 WATT, 120V, 50/60 HZ, 1.5" DIA. (LUMENS PER FOOT = 4.0 LUMENS PER FOOT / 1.5" DIA. = 2.67 LUMENS PER INCH DIA.)
 SC 2' BY 2' SQUARE LED DOWNLIGHT WITH 4.0 LUMENS PER FOOT, 4.0 WATT, 120V, 50/60 HZ, 1.5" DIA. (LUMENS PER FOOT = 4.0 LUMENS PER FOOT / 1.5" DIA. = 2.67 LUMENS PER INCH DIA.)
 SD 2' BY 2' SQUARE LED DOWNLIGHT WITH 4.0 LUMENS PER FOOT, 4.0 WATT, 120V, 50/60 HZ, 1.5" DIA. (LUMENS PER FOOT = 4.0 LUMENS PER FOOT / 1.5" DIA. = 2.67 LUMENS PER INCH DIA.)



TOTAL PROPERTY LINE		S.E. PROPERTY LINE	
LENGTH	132.00	LENGTH	132.00
WIDTH	22.00	WIDTH	22.00
AREA	2904.00	AREA	2904.00
PERIMETER	308.00	PERIMETER	308.00

SITE PHOTOGRAPHY PLAN

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: December 17, 2024 AGENDA ITEM #: 8

SUBJECT: Site Plan/Preliminary Approval for Grace Meadows Farm

BACKGROUND:

The request is for site plan/preliminary approval for Grace Meadows Farm located off Headtown Road and John France Road and containing approximately 78.25 acres. The subject property is further described on Washington County Tax Map 44, Parcel 27.00.

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

Owner/Developer: Eldridge Community Property Trust

Proposed Use: Single family residential homes

Planning Region: The property is outside the corporate limits but within the Town of Jonesborough Planning Region. Zoning regulations, grading permits, and building permits are all through Washington County Planning & Zoning Office.

Zone: The property is in the county and is zoned A-2 (Agriculture-Residential) District

Setbacks: The setbacks are as follows: Front: 30'; Rear: 30'; Sides: 20'

Lot Size: The plan proposes 14 lots and the lot sizes meet the requirements of Washington County Zoning.

Ingress/Egress: The subject subdivision depicts one new proposed road connecting with John France Road (county road).

Streets: The right of way width shows 50'. The engineer confirmed that the street pavement widths are per our subdivision regulations at 24' pavement width.

Sidewalks: Subdivisions outside of the Town Limits: The Planning Commission may approve subdivisions without a Pedestrian Access Plan or with reduced requirements if the subdivision is outside of the Town corporate limits and is unlikely to be annexed into the Town in the near future, as determined by the Planning Commission.

Staff has determined that there are no plans to annex in the area of the proposed subdivision in the near future, therefore a pedestrian plan is not required. However, there are already existing walking paths as shown on the plans.

Street Lights: Subdivisions outside of the Town Limits: The Planning Commission may approve subdivisions without street lights, decorative posts and fixtures, and/or underground electric service if the subdivision is outside of the Town corporate limits and is unlikely to be annexed into the Town in the near future, as determined by the Planning Commission. Annexation is HIGHLY unlikely in the future therefore street lights are not required as part of the plan. No street lights are shown as part of this plan.

Utilities

Public sewer is not available to this area. Septic systems will be utilized as part of the development and will be part of the final plat approval process with the Planning Commission at a later date.

Water: Utilities have taken a pressure and flow test on Headtown Rd at John France Rd. for the proposed development. The pressure and flow are at the minimum levels on both pressure and flow. It is the Utility Manager's opinion that to resolve having to install pump stations or working through potential pressure issues, water to the development would be to connect the 6" line on John France which would create a loop feed between Headtown Rd and Old Boones Creek Rd. The Utility Manager will work through the best water utility plan with the developer prior to Pre-Construction meetings with town staff.

Stormwater: The Stormwater Management Plan, and subsequent permitting is through the Washington County Planning and Zoning Office – Qualified Local Program.

Bonding: Grading permits are through the Washington County Planning and Zoning Office.

RECOMMENDATION:

Approve the development layout, road profile, and utility plans subject to addressing any applicable plan review comments recommended by the reviewing engineer and Utility Manager.

PRELIMINARY DEVELOPMENT PLANS FOR

GRACE MEADOWS FARM

JOHN FRANCE ROAD
WASHINGTON COUNTY, TN
November 13, 2024

Owner: Eldridge Community Property Trust
PO Box 4442
Johnson City, TN 37602

Present Zoning: A-2 (Agriculture-Residential)
Front Yard 30'
Rear Yard 30'
Side Yard 20'

Tax Parcel: Washington County Tax Map 44,
Parcel 27.01
Deed Ref.: R 1014, I 2259; DB 1086,
Pg. 111; R 371, I 663

Proposed Use: Residential Single Family

Total Area: 78.25 Acres ± Subdivided

Total Disturbed Area: 6.23 Acres ±

The subject property does lie in a special flood hazard (Zone A), as defined by FEMA and as shown on FIRM Map 47179C0154D effective date September 29, 2006.

UTILITY WATER NAME: JONESBOROUGH WATER DEPT. ADDRESS: JONESBOROUGH, TN 37603 CONTACT: KEVIN BRIDGEC PHONE: (423) 753-1040	UTILITY SANITARY SEWER NAME: JONESBOROUGH SANITATION DEPT. ADDRESS: JONESBOROUGH, TN 37603 CONTACT: COBURN BARNOCK PHONE: (423) 753-1022
UTILITY ELECTRICITY NAME: BRIGHT RIDGE ADDRESS: JONESBOROUGH, TN 37603 CONTACT: MARK KAGAN PHONE: (423) 852-3272	UTILITY TELEPHONE NAME: SPRINT ADDRESS: 100 SOUTH MAIN STREET JONESBOROUGH, TN 37603 CONTACT: STEVE ROWE PHONE: (423) 461-4454
UTILITY NATURAL GAS NAME: AVANCE ENERGY ADDRESS: 2302 WEST WINDY STREET JONESBOROUGH, TN 37603 CONTACT: RICK WATSON PHONE: (423) 628-2122	UTILITY CABLE NAME: COMCAST CABLE/AMERICAS ADDRESS: 2302 WEST WINDY STREET JONESBOROUGH, TN 37603 CONTACT: RICK GARD PHONE: (423) 979-3246



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

C-1	GENERAL NOTES
C-2	EXISTING SITE
C-3	MASTER PLAN
C-4	SITE LAYOUT & WATER DISTRIBUTION
C-5	SITE GRADING
C-6	ROAD PROFILES
C-7	EROSION & SEDIMENT CONTROL - PHASE 1
C-8	EROSION & SEDIMENT CONTROL - PHASE 2
C-9	EROSION & SEDIMENT CONTROL - PHASE 3
C-10	UTILITY & SITE DETAILS
C-11	STORM WATER MANAGEMENT DETAILS
C-12	EROSION & SEDIMENT CONTROL DETAILS

Tennessee811
Know what's below.
Call before you dig.




Benchmark Design, PLC
ENGINEERING & SURVEYING

3547 West Market Street
Johnson City, Tennessee 37604
Phone: 423-722-1105
Fax: 423-722-1107



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 C3
 of



 GARY D. FAY
 LICENSE NO. 11000
 STATE OF TENNESSEE

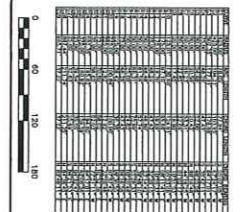
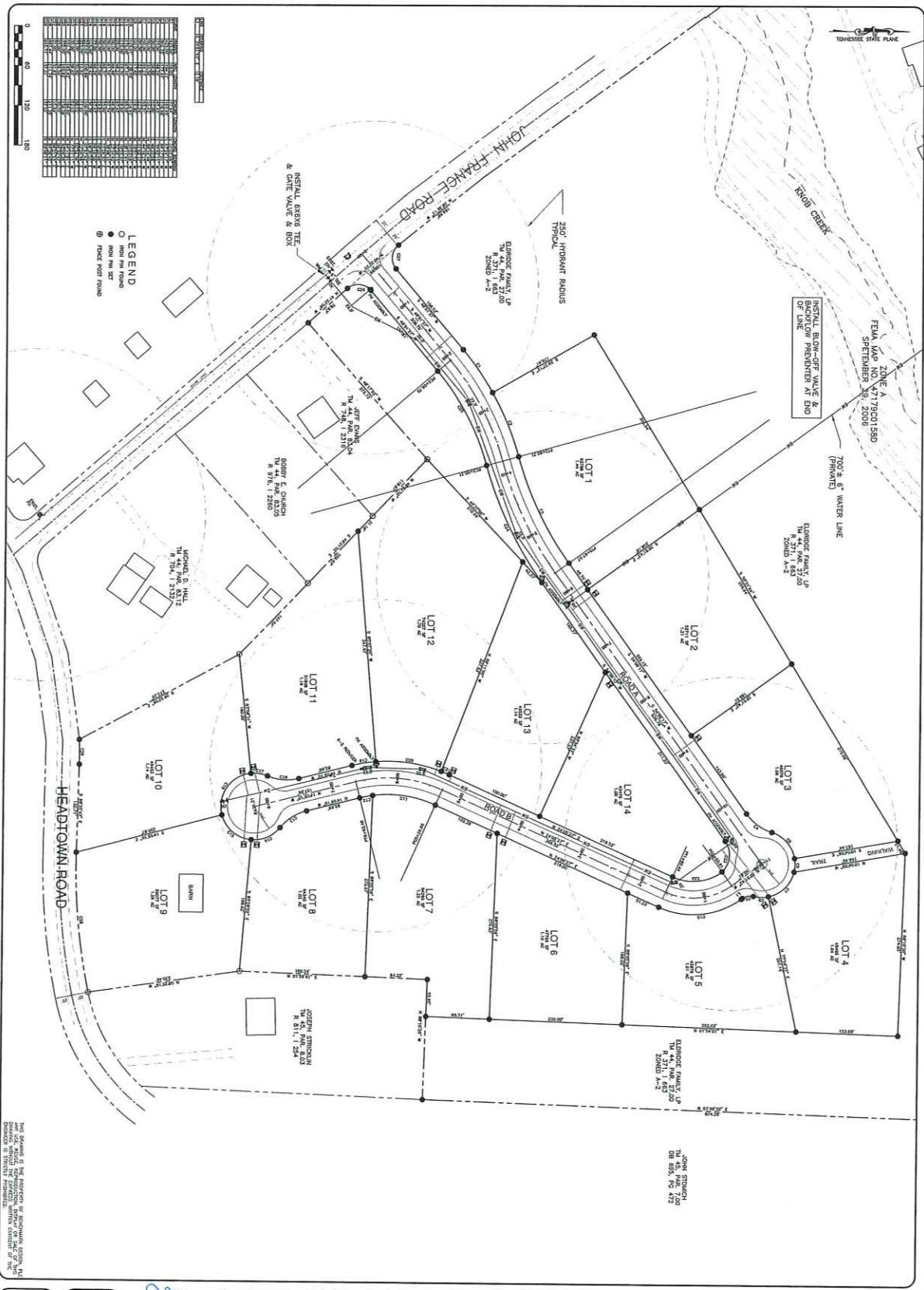
PRELIMINARY DEVELOPMENT PLANS FOR
 GRACE MEADOWS FARM
 JONESBOROUGH, TENNESSEE

MASTER
 PLAN



 Benchmark
 Design, PLC
 ENGINEERING & SURVEYING

3547 W. Market Street
 Johnson City, Tennessee 37604
 Phone: 423-722-1100
 Fax: 423-722-1107



LEGEND
 ○ INSTALL BLOW-OFF VALVE & DEGRADATION PREVENTER AT END OF LINE
 ● 700" & 8" WATER LINE
 ⊕ HYDRANT

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 PLOT NUMBER: 23144



PRELIMINARY DEVELOPMENT PLANS FOR
 GRACE MEADOWS FARM
 JONESBOROUGH, TENNESSEE

SITE LAYOUT &
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