MEETING NOTICE

The Jonesborough Planning Commission will meet in Regular Session at 6:00 p.m., Tuesday, July 15, 2025, 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

JONESBOROUGH PLANNING COMMISSION

Agenda

Call to Order

1. Public Comments
2. Approval of Minutes
3. Request for the Release of a Performance Bond for Chelsea's Place Phase 2
4. Request for approval of Washington County Zoning Text Amendment *Public Services*
5. Request for approval of an Accessory Building Apartment at 703/705 West Main St.
6. Request for Final Plat approval of Chapman's Reserve Subdivision Phase I located on East Main Street
7. Request for Site Plan approval for Buckingham Hairetown Subdivision
8. Adjournment

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: July 15, 2025 **AGENDA ITEM #:** 3

SUBJECT: Release of a Performance Bond for Chelsea's Place Phase 2

BACKGROUND:

A Performance Bond was issued in the amount of $64,800 for the Chelsea Place Phase II project located off Presidential Way. The site was inspected by Kevin Fair on June 23, 2025, and he found the site to be stabilized, and no problems were seen. The request is for the release of the Performance Bond.

RECOMMENDATION:

Approve the release of the Performance Bond in amount of $64,800 for the Chelsea Place Phase II project located off Presidential Way, as presented.

TOWN OF JONESBOROUGH
123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Date: 6/3/25

From: Building and Standards Department,
Kevin R. Fair, Building Inspector.

RE: Performance Grading Bond Release request.
To: Glenn Rosenoff

Mr. Jeff Jones has requested a release of a performance grading bond in the amount of $64,800.00. Held on Chelsea's Place II neighborhood, in Jonesborough, TN. I have attached the Performance Bond in this packet to the S drive. I have inspected this property on Monday, 6/23/25. I am reporting that it is good to release this grading bond currently.

Thank You, Kevin R. Fair
Kevin R. Fair

BOND NUMBER BX0045303

PERFORMANCE BOND

KNOW ALL MEN By these presents:

WHEREAS BG & MLS Investments ,Principal, herein is the owner and developer of the Chelsea's Place II located in Jonesborough, Tennessee and Jet Insurance Company, a surety company authorized to do business in the State of Tennessee (hereinafter called the "surety"), and

WHEREAS, the plans and specifications of said project having been approved by the Jonesborough Regional Planning Commission, and which are referred to and made a part of this instrument, as if fully copied and set forth herein, and

WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all erosion and sediment control, stabilization, stormwater management facilities, storm drain system, and all other improvements in the said project in accordance with the plans and specifications attached hereto and made a part of this bond.

NOW, THEREFORE, the BG & MLS Investments, as Principal, and Jet Insurance Company, as Surety, do hereby firmly bind ourselves, our heirs, executors, administrators and successors unto the Jonesborough Regional Planning Commission and the State of Tennessee for and on behalf of Jonesborough, Tennessee in the sum of $64,800, return of said amount conditioned upon the performance by the Principal of its undertaking herein, and its completion of said Chelsea's Place II in the construction of said improvements noted above.

NOW, if the Principal shall in all respects fulfill his said obligation according to the terms there of, and shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the Obligee from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Obligee all outlays and expenses which it may incur in making good any such default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

BOND NUMBER BX0045303

If the principal fails to complete the construction, and the improvements of said Chelsea's Place II shown and provided for by said plans and specifications attached hereto within and the time herein specified, the commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said commission for a period of up to 90 days, said extension to granted in writing and certified by the Secretary of the Jonesborough Planning Commission.

WITNESS:

Nick Brady Witness to surety

BG & MLS Investments
Principal

David Gonsalves Attorney in fact
Surety

SEAL

I, David Gonsalves, do hereby certify that the Jet Insurance Company
(Agent of the Surety Company) (Name of Surety Company)

is authorized to do business in the State of Tennessee as of the last date hereinabove set out.

Jet Insurance Company
(Name of Surety Company)

Bond Number: BX0045303

JET INSURANCE COMPANY

POWER OF ATTORNEY

NOW ALL BY THESE PRESENTS: That **JET INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of North Carolina, having its principal office in Charlotte, North Carolina does hereby constitute and appoint

Name	Limit of Liability per Bond
David Gonsalves	**$64,800.00**

its true and lawful Attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds, undertakings, contracts of indemnity, recognizances and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, provided that the liability of such shall not exceed the limit stated above.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **JET INSURANCE COMPANY** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of the following resolutions adopted by the Board of Directors of **JET INSURANCE COMPANY** by unanimous written consent dated August 03, 2018, of which the following is a true excerpt:

RESOLVED that the President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority to appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, attach the Seal of the Company thereto and deliver, bonds, undertakings, contracts of indemnity, recognizances and other writings obligatory in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke, at any time, any such Attorney-in-fact and revoke the authority given.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted by unanimous written consent dated August 3, 2018, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the Seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution on behalf of the Company and delivery of any bond, undertaking, contract of indemnity, recognizance and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **JET INSURANCE COMPANY** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 17th day of May, 2023.

JET INSURANCE COMPANY CORPORATE SEAL NORTH CAROLINA

JET INSURANCE COMPANY

Spencer Slino, President

Richard Popp, Secretary

STATE OF NORTH CAROLINA
County of Mecklenburg

On this 17th day of May, 2023 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of Jet Insurance Company; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of said Company.

Sara C. Holt

Sara C. Holt
Notary Public, State of North Carolina
County of Mecklenburg
My Commission Expires 09/11/2027

IN WITNESS WHEREOF, I have hereunto set my hand at Jet Insurance Company offices the day and year above written.

SARA C. HOLT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
September 11, 2027

I, Richard Popp, Secretary of **JET INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **JET INSURANCE COMPANY**, which is still in full force and effect.

IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 1st day of February, 2024.

JET INSURANCE COMPANY CORPORATE SEAL NORTH CAROLINA

Richard Popp, Secretary

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: July 15, 2025 **AGENDA ITEM #:** 4

SUBJECT: Washington County Zoning Text Amendment *Public Services*

BACKGROUND:

Washington County Planning Director Angela Charles is requesting Jonesborough Planning Commission's approval of a zoning text amendment to Washington County Zoning Resolution Article II, Definitions, Public Services, and Article V, General Provisions, Section 513, Uses Permitted in all Zoning Districts, adding 513.2, Public Services. The proposed text amendment is provided below for reference:

PUBLIC SERVICES AMENDMENT

- Add a definition for Public Services.
- Permit Public Services in all zoning districts.

Article. II, Definitions

Add the following definition:

Public Services: Uses for essential services provided by a unit of government, including but not limited to any county, school district, or nonprofit volunteer fire department receiving funds appropriated by a county legislative body, for the direct benefit of the public, such as law enforcement (with or without jail), solid waste facilities and convenience centers, fire service, emergency medical service or ambulance, judicial court, or government offices.

Sec. 513 - Uses Permitted in all Zoning Districts

Add the following:
513.2: Public Services

Both the Washington County Regional Planning Commission and Johnson City Regional Planning Commission recommended unanimously for the text amendment.

The Town of Jonesborough Staff agree with the intent of the text amendment as prepared by Washington County and recommend approval of the amendment to the Washington County Board of Commissioners.

RECOMMENDATION:

Recommend the zoning text amendment to the Washington County Zoning Resolution Article II, Definitions, adding a definition for Public Services, and Article V, General Provisions, adding Section 513.2, Public Services, to the Washington County Board of Commissioners, as presented.

PUBLIC SERVICES AMENDMENT

- Add a definition for Public Services.
- Permit Public Services in all zoning districts.

Art. II, Definitions

Add:

Public Services: Uses for essential services provided by a unit of government, including but not limited to any county, school district, or nonprofit volunteer fire department receiving funds appropriated by a county legislative body, for the direct benefit of the public, such as law enforcement (with or without jail), solid waste facilities and convenience centers, fire service, emergency medical service or ambulance, judicial court, or government offices.

Sec. 513 - Uses Permitted in all Zoning Districts

Add:

513.2: Public Services

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: July 15, 2025 **AGENDA ITEM #:** 5

SUBJECT: Accessory Building Apartment at 703/705 West Main Street

BACKGROUND:

Matthew Kehn is requesting approval of an accessory building apartment located at 703/705 West Main Street. The subject property is further described on Washington County Tax Map 60-I, Group A, Parcel 19.01, contains approximately 6.96 acres, and the zoning is H-1/B-3. The building is a pre-existing garage that was being repaired due to a motorist running into the building creating the need for repairs. The new plan is to have approval of new living space over the garage building. The building is 1,680 square feet, and the living space is 300 square feet.

Staff reviewed the request and the apartment above the garage is no more than the remaining floor space of the first-floor garage area (much less); there is appropriate ingress/egress; the garage and apartment must meet the building codes; and the garage is incidental or subordinate to the principal structure which is the residential home. Staff finds that the proposal meets the intent of the regulations pertaining to accessory building apartments.

RECOMMENDATION:

Approve the accessory building apartment as presented.

TOWN OF JONESBOROUGH
123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Date: 7/2//25

From: Building and Standards Department,
Kevin R. Fair, Building Inspector.

RE: PZC item listed as "Other" for 705 W. Main St.
To: Glenn Rosenoff

Mr. Matt Kehn has requested approval regarding the change in design to his current permitted project at 705 West Main Street Jonesborough, TN 37659. He has turned the original repair, storage space workshop into a living space in his garage/barn. I have attached his request along with pertinent drawings. I also included his original permit with the Historic Zoning Commission approval on his exterior changes.

Thank You, Kevin R. Fair
Kevin R. Fair

TOWN OF JONESBOROUGH
123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

Jonesborough: **Planning Commission; Board of Zoning Appeals; Design Review Commission; Board of Mayor & Alderman**

Owner/Applicant: Matthew Kehn Phone Number: +14694123589

Representative Attending Meeting: _____ Phone Number: _____

Site Location/Area: 705 West Main St Jonesborough TN 37659

Describe reason for Request Review:

☐Major Subdivision Plat ☐ Site Plan ☐ Design Review ☐ Rezone ☐ Annexation ☐ Variance ☒ Other

GARAGE REPAIR AND REMODEL AFTER ACCIDENT : NEW LIVING SPACE WITH 2 HALF BATHS AND STAIRS TO LOFT OVER GARAGE/BARN. INTENDED USE AS FARMERS MARKET.

Submittals Included:

LAND MAP WITH BUILDINGS (GIS), DESIGN LAYOUT, STANDARDS AND GUIDELINES RESPONSES

FOR STAFF USE ONLY:

Zoning District: _____ **Development Type:** ☐Single Family ☐Multifamily ☐PUD ☐Commercial

Setbacks: Front____ Side____ Rear____ Tax Map:_____ Group:_____ Parcel ID:_____

☐Planning Commission ☐Board of Zoning Appeals ☐Design Review Commission ☐BMA

Next Meeting Date & Time: _____ **Application Due Date:** _____

PAID
JUL 02 2025

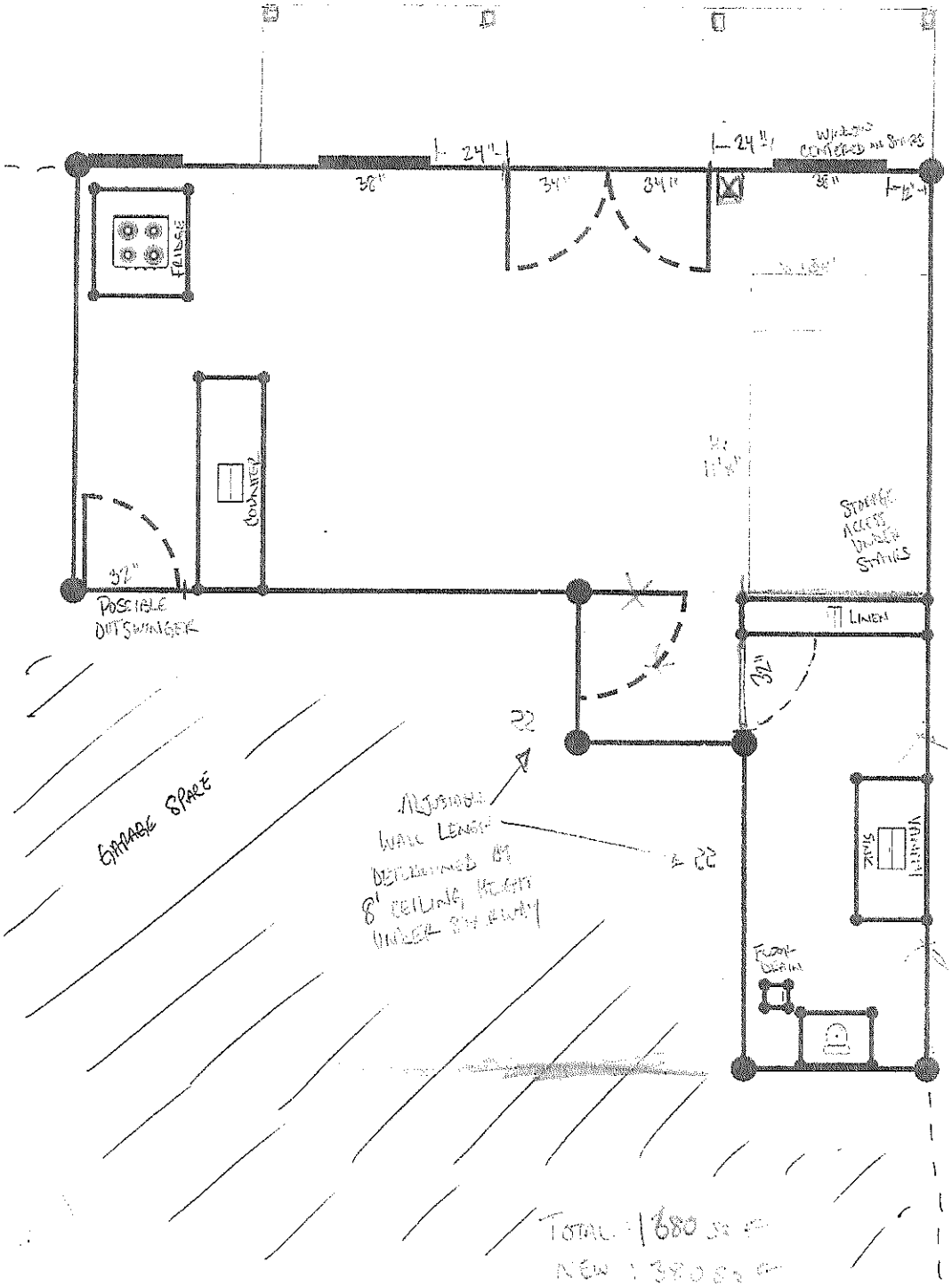
Owner/Applicant declares that by signing below that the information given on this application is accurate and that they are affirming that the owner/ applicant/ representative will be present at the meeting on the above date.

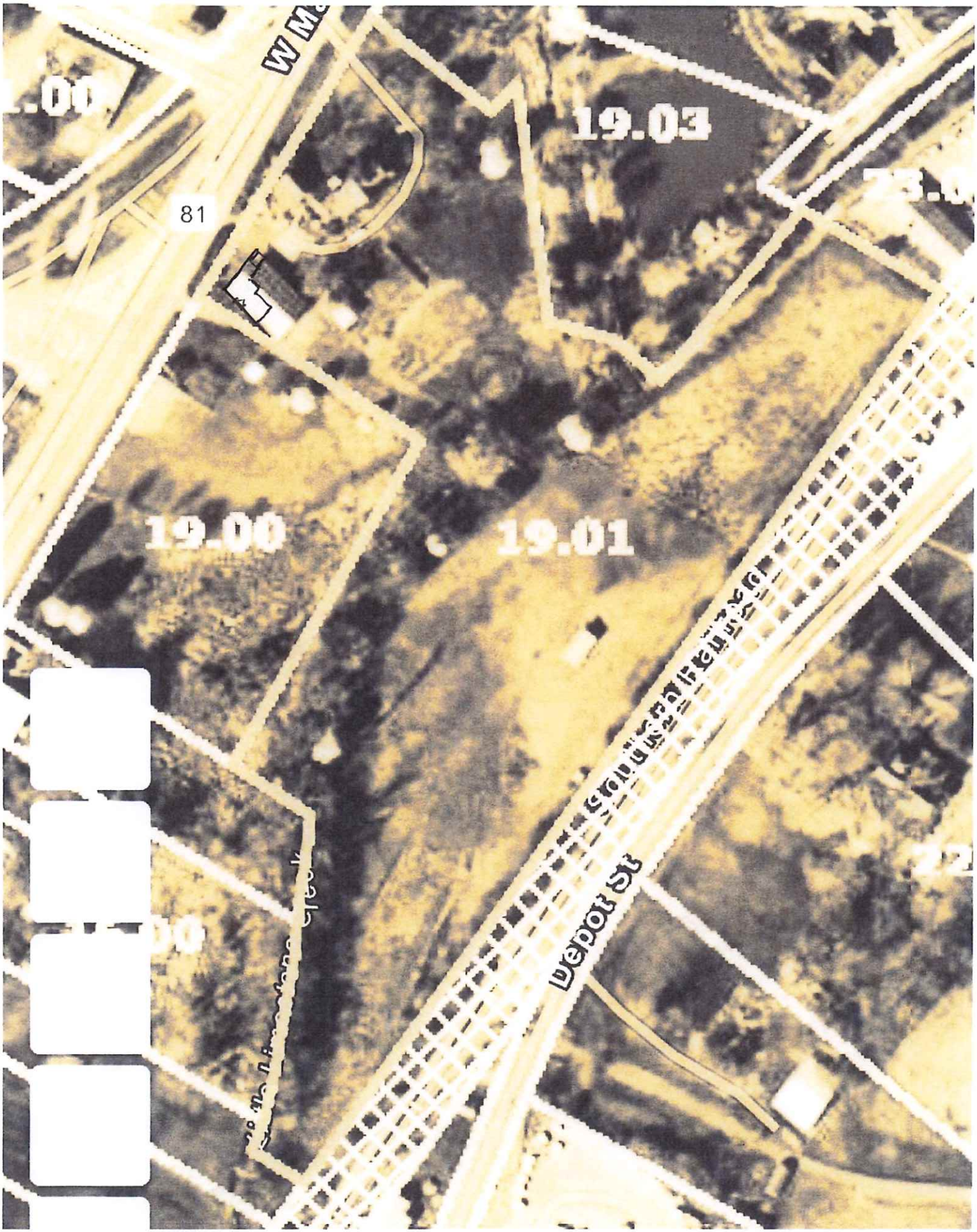
Fee (*see fee schedule*): $ 250.00 Date of Payment: _____

13747 #

Owner Signature/Applicant: _____ **Date:** 6/27/2025

KEHN – 705 W. MAIN ST. JONESBOROUGH TN 37659

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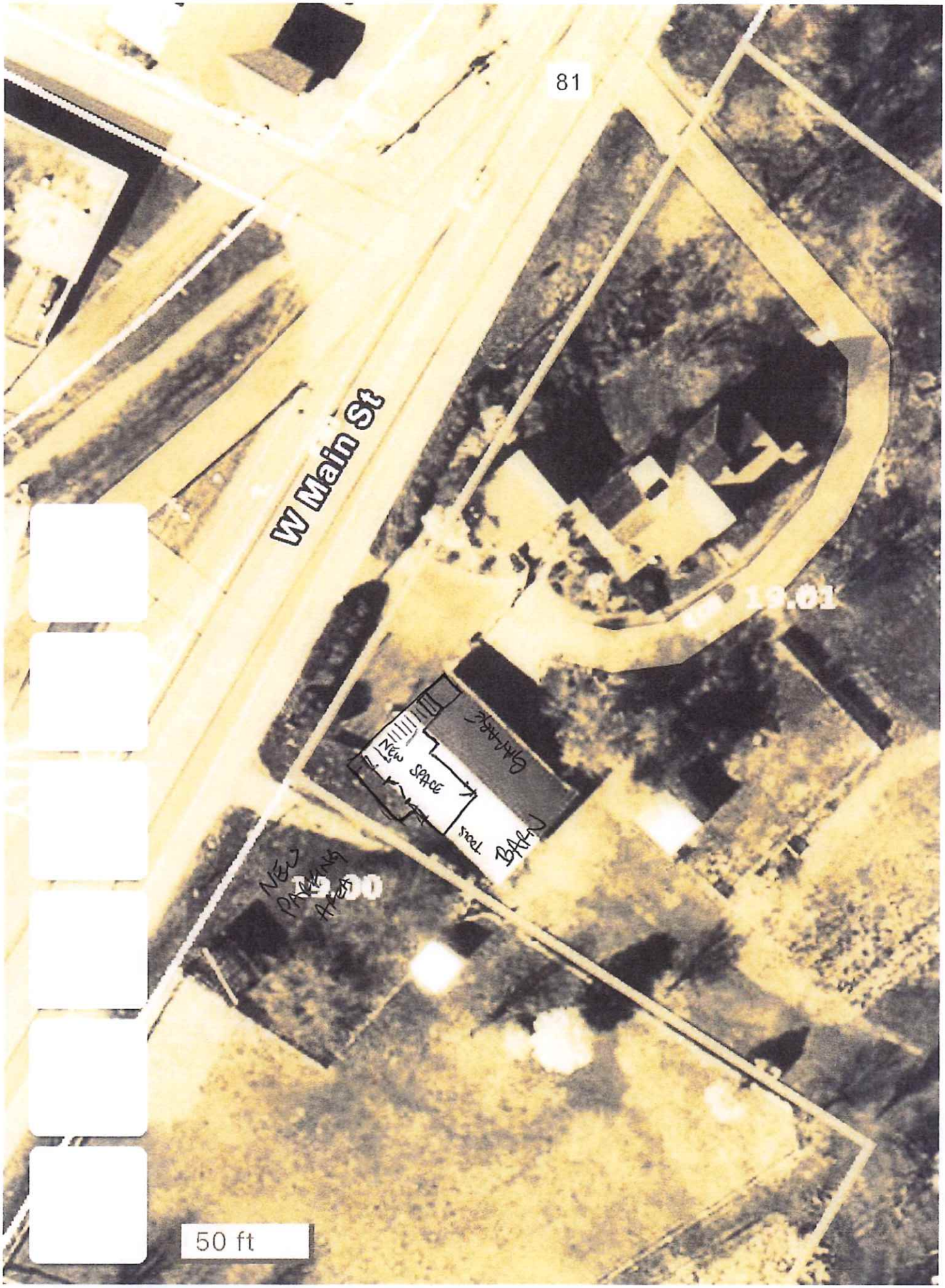
81
19.00
19.01
Depot St


81
W Main St
19.01
19.00
NEW SPACE
TOOLS
BATH
NEW PARKING AREA
50 ft

(8) Cottage inns as a special exception limited adaptive use of historic structures listed on the National Register of Historic Places or structures within the H-1 or H-2 historical districts subject to planning commission approval.

(9) Accessory building apartments are an allowed use provided that:

(a) The setback distances of the accessory building from property lines meets the setback requirements for a primary building.

(b) There is appropriate ingress and egress to the accessory building apartment as determined by the planning commission under subsection (h) below.

(c) The apartment does not eliminate the garage, workshop or other accessory use of the structure. VEHICLE FITS IN GARAGE WITH TOOL STORAGE

(d) The floor space of the apartment is no more than the remaining floor space of the accessory use. APARTMENT IS 300 SQFT VS GARAGE AT

(e) The apartment living space is on the second floor. However in existing accessory buildings the second floor residential use is not required provided that the residential use is not more than fifty percent (50%) of the existing building. THE NEW STAIRS AND BATHROOM AND 2ND FLOOR IS UNDER 50%.

(f) There is adequate parking for both the primary structure and accessory apartment. PARKING WILL BE ADDED IN THE GRASS WEST OF GARAGE

(g) The apartment and its access meets all requirements set out in the International Building Code or such building code adopted by the Town of Jonesborough. YES, ALL ADDITIONS WILL MEET CODE.

(h) A site plan be presented to the planning commission for review and approval showing the following: SEE ATTATCHED PHOTOS

(i) Relationship of accessory building to primary building on lot and all property lines.

(ii) Identification of accessory use.

(iii) Relationship of apartment to accessory use in building.

(iv) Square footage of floor space of apartment and accessory use. 300 SQFT

(v) Pertinent information from building code showing minimum requirements that might apply, including minimum square footage requirements for rooms by use, stair widths and elevation, etc.

(vi) Parking areas for primary and accessory apartment building, as well as ingress and egress.

(vii) Method of utility service.

(viii) Names of adjoining property owners.

The site plan should be submitted ten (10) days in advance of the planning commission meeting so adjacent property owners may be notified before the meeting.

(i) Accessory apartments within the historic district must meet historic zoning commission standards and guidelines. Setback

Please read

Date: 1/24/25

TOWN OF JONESBOROUGH BUILDING PERMIT APPLICATION

Is building lot in flood zone? NO If yes, what zone? _____

SECTION A

Owner: MATTHEW AND CRYSTAL KEHN Email: MTKEHN@GMAIL.COM

Address/ Construction: 705 W MAIN ST JONESBOROUGH TN 37659

Owner's Phone: 469-412-3589 Contractor's Phone: 423-388-2555

Architect: —

Contractor: SUMMIT BATH AND TILE

State Contractor License #: N/A Expiration Date: —

(REQUIRED ON ALL CONSTRUCTION OF $25,000.00 OR MORE)

This property is located in zoning district: H-1, B-3

R-1, R-1A, R-2, R-3, PRD, H-1, H-2, B-1, B-2, B-3, B-4, B-5, B-6, M-1, M-2

Historic Zoning Commission Approval Date? 01/23/25

Approximate Cost of Project? $22,000

Use of Property: Residential ☑ or Business ☐

Does this request require new construction? ☐ YES ☑ NO (If yes go to **SECTION B**)

SECTION B

Lot Size: Frontage _____ FT. Left side of lot (deep) _____ FT.

Right side of lot (deep) _____ FT. Across back of lot _____ FT.

Is this a principal building? ☐ YES ☐ NO

If YES, is it the only principal building on the lot? ☐ YES ☐ NO

Is this an addition to an existing principal structure? ☐ YES ☐ NO

Is this an accessory building? ☐ YES ☐ NO

IMPORTANT : Accessory use building must be no closer than 10ft. to any property line and in residential zones in rear of the house.

What is the distance from this proposed structure to: Front of the lot ____ Ft.

Rear of lot ____Ft. Left side of lot ____Ft. Right side of lot ____Ft.

Type of foundation: _____

Type of roof? _____

Type of construction? ☐ Wood ☐ Steel ☐ Concrete ☐ Block ☐ Other

Type of exterior finish on walls? _____

Type of basement? ☐ Full ☐ Part ☐ Crawl Space ☐ Other

Type of heating/ cooling system? _____

Dimensions? 660 Sq. Ft. _____Length _____Width _____Height _____#Stories

IMPORTANT: **Notify Building Inspector when footings are dug – <u>DO NOT</u> pour footings before given permission to do so by the Building Inspector.**

<u>SECTION C</u> - Describe the kind of work that you intend to do:

REPAIR GARAGE/BARN SIDING AND FRAME WITH NEW EXTERIOR DOOR AND WINDOWS. FINISH ROOM INSIDE WITH HALF BATH AND REBUILD STAIRS TO LOFT AREA. COMPLETE HALF BATH IN LOFT AREA. ADD PORCH AT ENTRANCE. PAINT EXTERIOR.

IN MAKING APPLICATION FOR A BUILDING PERMIT, THE APPLICANT STATES THAT THE INFORMATION GIVEN IS, TO THE BEST OF HIS/HER KNOWLEDGE, TRUE AND ACCURATE. IT IS UNDERSTOOD AND AGREED BY THE APPLICANT THAT ANY ERROR, MISSTATEMENT OR MISREPRESENTATION OF FACT, WHETHER WITH OR WITHOUT INTENTION ON HIS/HER PART, SUCH AS MIGHT, IF KNOWN, CAUSE A REFUSAL OF THIS APPLICATION OR ANY ALTERATION OR CHANGE IN PLANS MADE WITHOUT SUFFICIENT GROUNDS MAY RESULT IN THE REVOCATION OF THIS PERMIT. IT IS ALSO UNDERSTOOD BY THE APPLICANT THAT ALL WORK IS TO MEET THE MINIMUM STANDARDS SET FORTH IN THE INTERNATIONAL CODE COUNCIL (ICC) BUILDING CODE AND BY OTHER ORDINANCES SET FORTH BY THE TOWN OF JONESBOROUGH AND THAT IT IS APPLICANT'S RESPONSIBILITY TO FIND OUT WHAT THEY ARE IN REGARD TO THEIR PLANNED PROJECT. IF A CERTIFICATE OF OCCUPANCY IS NOT ISSUED THE WATER WILL NOT BE TRANSFERRED OUT OF THE CONTRACTORS NAME. THERE IS A COPY OF TOWN ORDINANCES ON FILE IN TOWN HALL ALONG WITH A SET OF ICC BUILDING CODE BOOKS. THE BUILDING INSPECTOR WILL TRY TO ANSWER ANY QUESTIONS YOU HAVE.

Date: 1/24/25 Signed: _____

Application Approved: 1/27/25 (Date) Kevin R. Fair (Building Inspector)

Application Denied: _____ (Date) _____ (Building Inspector)

Receipt#: 2505 Amount: $ 187.00 (Price X $0.0085)

R E C E I P T

Ticket #:00075390001 @@

TOWN OF JONESBOROUGH
Town Recorder

123 BOONE STREET
JONESBOROUGH TN 37659

Date : 1/24/2025
Register: KC /QPADEV000J
Trans. #: 02505
Dept # : BP10
Acct# :

BUILDING PERMIT
705 W MAIN ST
SUMMIT BATH AND TILE

MATTHEW AND CRYSTAL KEHN

Previous Principal Balance	$	187.00
Principal Being Paid	$	187.00
Penalty	$	.00
Interest	$	.00
Amount Paid	$	187.00
*Balance Due	$	.00

Pd by MATTHEW AND CRYSTAL KEHN Check 187.00 # 1197
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 1/2025

JONESBOROUGH HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS

Property Address 703 W Main St

Applicant Name: Matt Kehn Phone: _____

Owner Name: Matt Kehn Phone: _____

Project: Repair barn with same materials & paint
Add door DSA MasterCraft walnut stain with period appropriate hardware

In a meeting of the Jonesborough Historic Zoning Commission, held on 1 / 9 / 25, a decision was made to:

✓ Approve ____ Approve with the conditions listed below

____ Deny the issuance of a Certificate of Appropriateness.

In reviewing the proposed project, the Commission is of the opinion that it is consistent / inconsistent with the following Standards and Guidelines of the Commission; copies of which may be attached for reference: _____

Subject to the following conditions: _____

Date: _____

I, the applicant, hereby certify in receiving a Certificate of Appropriateness that I have read and do understand the above referenced Standards and Guidelines of the Commission and any applicable conditions listed above.

I also understand that this Certificate automatically expires one year after it is issued.

In addition, I understand that the proposed project must comply with the ICC Code (International Code Council)0. and any other applicable ordinance and regulation within the Town of Jonesborough.

I also understand that work may not begin until a building permit is issued by the Building Inspector.

Applicant Signature: [signature] Date: 1/9/2025

DENIAL OF CERTIFICATE–IF APPLICABLE: The Certificate of Appropriateness has been denied for the reasons listed above. Therefore, to proceed with the project at this time would be a violation of the law. Lawful options available to the applicant are attached.

I acknowledge receipt of this document.

Applicant Signature: _____ Date: _____

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: July 15, 2025 **AGENDA ITEM #:** 6

SUBJECT: Final Plat for Chapman's Reserve Subdivision Phase 1

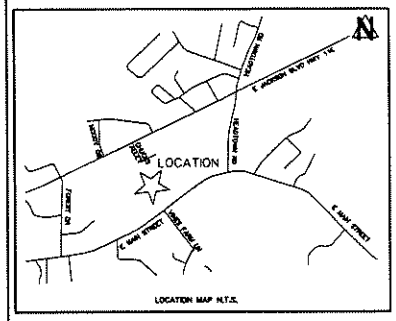
BACKGROUND:

The request is for final plat approval of the Chapman's Reserve Subdivision Phase 1 containing 7, totaling 2.684 acres, with a remaining 11.354 acres for future development (Chapman Reserve comprehensive site plan approved by PC May 20, 2025) and located on East Main Street. The subject property is further described on Washington County Tax Map 52, Part of Parcel 225.00. The owner is Joe Wilson, and the surveyor is Steve Lyons. The subdivision plan meets the minimum lot size requirement as per the Zoning Ordinance and meets the minimum requirements of the Subdivision Regulations.

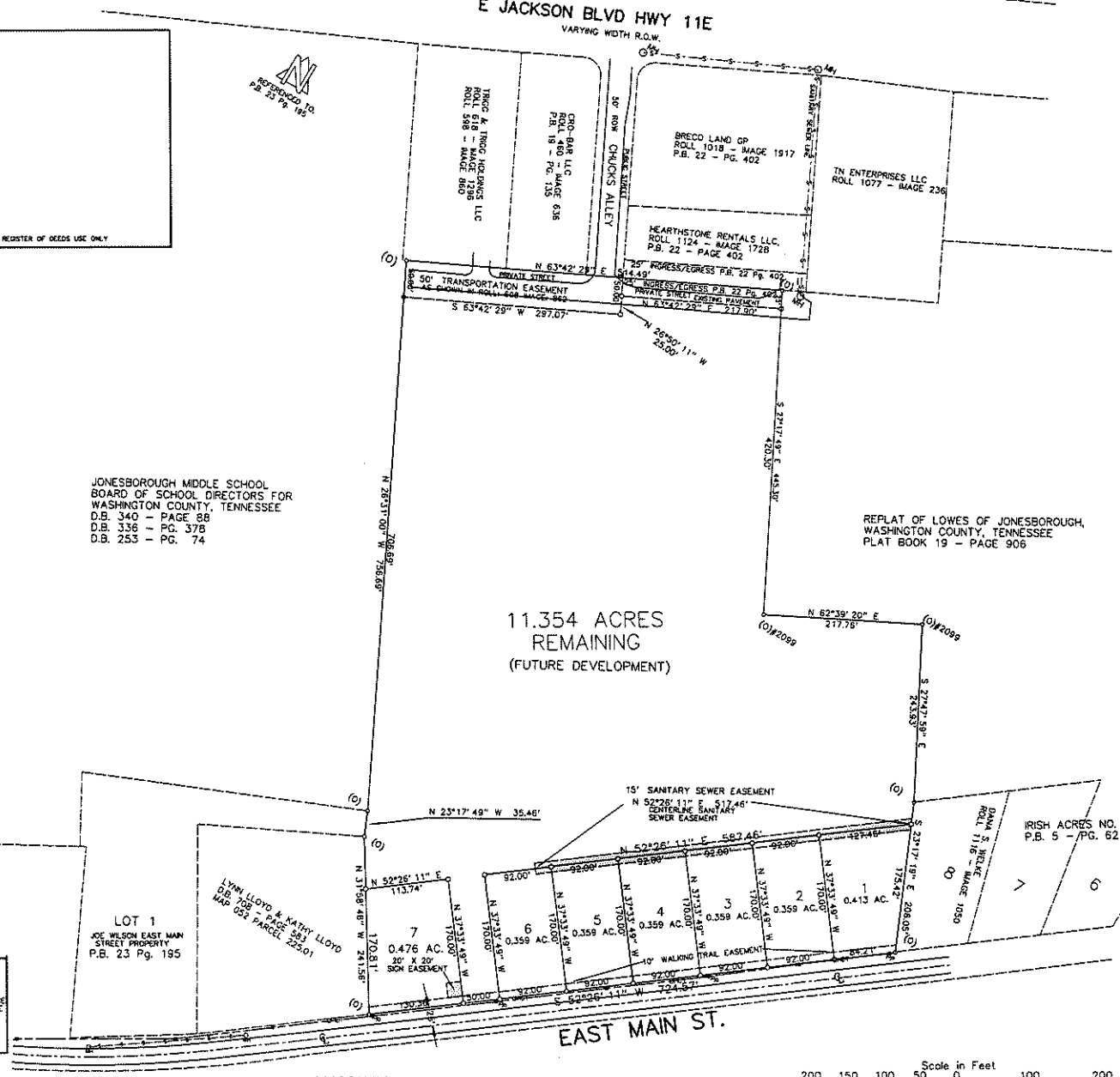
Staff have been working with the developer and surveyor on utility notes, and other signed certifications on the final plat which will be received prior to the Planning Commission meeting.

RECOMMENDATION:

Approve the final plat for the 7-lot Chapman's Reserve Subdivision Phase 1, as presented.



REGISTER OF DEEDS USE ONLY



NOTES:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN, AND THAT THIS SURVEY COMPLIES WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT LOT 1 AS SHOWN DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 47179C0162D (ZONE X) EFFECTIVE DATE: SEPTEMBER 29, 2006 WASHINGTON COUNTY, TENNESSEE.

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF. SUCH STANDARD EASEMENT ARE IS IN ADDITION TO ANY OTHER EASEMENTS AS MAY BE DELINEATED ON THE FINAL PLAT. NO PRIMARY OR CUSTOMARY ACCESSORY STRUCTURES MAY BE PLACED WITHIN THE EASEMENTS. MINOR STRUCTURES SUCH AS BUT NOT LIMITED TO FENCES AND PLANTER BOXES MAY BE LOCATED WITHIN THE EASEMENTS, BUT THEY MUST NOT BLOCK, RESTRICT, OR DIVERT THE FLOW OF STORMWATER.

THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION & IS SUBJECT TO THE FINDINGS THEREOF.

BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.

TAX REFERENCE: TAX MAP 052 PART OF PARCEL 225.00

DEED REFERENCE: ROLL 1168 – IMAGE 1157–1164
PLAT REFERENCE: PLAT BOOK: 23 – PAGE: 195

IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

GRADING & BUILDING PERMITS ARE REQUIRED FROM THE TOWN O JONESBOROUGH FOR EACH LOT PRIOR TO STARTING CONSTRUCTION ON THE LOT.

A DRIVEWAY ENTRANCE PERMIT IS REQUIRED FROM THE TOWN OF JONESBOROUGH PRIOR TO STARTING CONSTRUCTION FOR ANY LOT WITH DRIVEWAY ACCESS ONTO A COUNTY OR TOWN OWNED ROAD.

THERE IS ESTABLISHED A PUBLIC 10' INGRESS/EGRESS EASEMENT FOR A WALKING TRAIL ALONG THE FRONT PROPERTY LINES OF ALL LOTS FRONTING EAST MAIN ST.

STEVEN C. LYONS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1602

LEGEND:

(O)	1/2" REBAR IRON PIN OLD
(N)	1/2" REBAR W/CAP LYONS IRON PIN NEW
----X----X----	FENCE
----C----	CENTER LINE
	ADJOINER LINE
----OHU----	OVERHEAD UTILITY LINES
MH	UTILITY MANHOLE
CM	CONCRETE HIGHWAY MONUMENT
PP	OVERHEAD UTILITY POLL

LYONS SURVEYING COMPANY
112 INDUSTRIAL ROAD, SUITE 3
GRAY, TENNESSEE 37615
PHONE 423 477-2947

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SANITARY SEWAGE DISPOSAL SYSTEM (1) IS AVAILABLE TO THE PROPERTY, OR (2) AS SHOWN ON THE ACCOMPANYING PLAN HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS OR (3) THAT THE SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE:_____ 20____

_____
CITY SEWER DIRECTOR

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAMES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

_____ 20 _____
DATE

_____

_____
TOWN OF JONESBOROUGH 911 ADDRESSING DEPARTMENT OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

_____ 20 _____
DATE

_____
(print name) _____OWNER

_____ 20 _____
DATE

_____
(print name) _____OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION AND THE STATE OF TENNESSEE AND THAT THE PROPERTY AND BOUNDARY MARKERS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUB-DIVISION REGULATIONS.

JUNE 17TH 20 25
DATE

STEVEN C. LYONS TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS AND STORM DRAIN SYSTEM

I HEREBY CERTIFY: (1) THAT PUBLIC STREETS AND PUBLIC STORM DRAIN SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS APPROVED BY THE JONESBOROUGH REGIONAL PLANNING COMMISSION OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION, STREET WIDTH, AND DRAINAGE UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE_____ 20_____

_____

_____ COUNTY ROAD COMMISSIONER OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

_____ 20 _____
DATE

_____
(CITY) WATER DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR TOWN OF JONESBOROUGH TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AND WAIVERS, IF ANY, AS NOTED IN THE MINUTES OF THE JONESBOROUGH REGIONAL PLANNING COMMISSION AND THAT IS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE JONESBOROUGH REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE_____ 20_____

_____ SECRETARY OF THE JONESBOROUGH REGIONAL PLANNING COMMISSION

CHAPMAN'S RESERVE SUBDIVISON PHASE 1

JONESBOROUGH REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.684	TOTAL LOTS 7
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNERS JOSEPH M. WILSON	CIVIL DISTRICT 15th
SURVEYOR STEVEN C. LYONS	CLOSURE ERROR 1:10000+
SCALE 1" = 100'	FILE: WILSON JOE E MAP of 10-14-24

JONESBOROUGH PLANNING COMMISSION

AGENDA PRESENTATION

DATE: July 15, 2025 **AGENDA ITEM #:** 7

SUBJECT: Site Plan – Buckingham Hairetown Subdivision

BACKGROUND:

The request is for site plan approval for the Construction Plans for the Buckingham Hairetown Subdivision and is further described on Washington County Tax Map 51, Parcel 42.00. The subdivision is in the county but within the Jonesborough Planning Region, thus the Jonesborough Planning Commission approval is required.

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

Owner: Buckingham Development LLC and Scott Buckingham

Engineer: Todd Wood, DTWood

Zone: The property is within the county and is zoned R-1 Low Density Residential District

Proposed Use: 23 Single Family Lots

Density

The R-1 zoning density has a minimum lot size of 15,000 square feet and permits single family dwellings. The subdivision plan meets the density requirements of the zoning district. The smallest lot size is 21,900 square feet.

Setbacks: Front 25 feet; Rear 30 feet and Side 12 feet.

Site Area: 23.35 acres

Ingress/Egress: The site plan shows one internal road being constructed to serve the proposed 23 single family lots off Hairetown Road.

Streets: The street proposed is a 50-foot right of way and 24 feet wide paved public road.

Sidewalks: Since the property is outside the town corporate limits, but within our planning region, and as there are no plans of the town to annex this area in the near future, the developer is not required to install sidewalks. No sidewalks are planned for this subdivision.

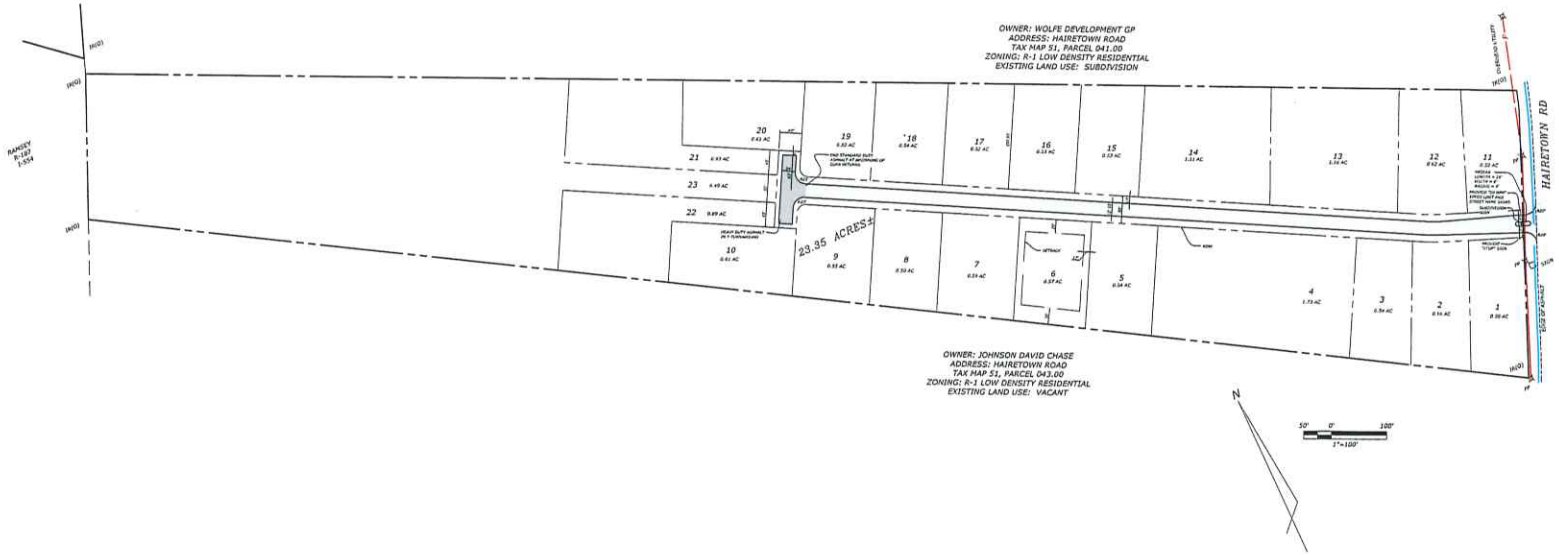
Utilities: All utilities are available at the site.

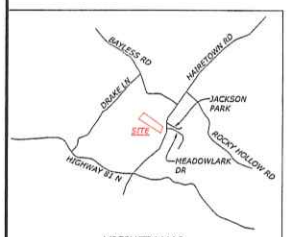
Stormwater: A Stormwater Management Plan has been submitted as part of the site plan dated July 1, 2025.

Bonding: This project is outside the corporate limits therefore the Washington County Planning and Zoning Office will be the jurisdiction over any grading permits and/or future building permits.

RECOMMENDATION:

Approve the development layout for grading, road, stormwater, and utility plans, as presented.





VICINITY MAP

SITE NOTES

1. ZONE: R-1 LOW DENSITY RESIDENTIAL (WASHINGTON COUNTY)
2. PROJECT IS WITHIN JURISDICTION OF JONESBOROUGH REGIONAL PLANNING COMMISSION. TOWN OF JONESBOROUGH SUBDIVISION REGULATIONS ARE TO BE FOLLOWED FOR THIS PROJECT.
3. PROPERTY INFORMATION: TAX MAP 51, PARCEL 042.00
4. PROPERTY AREA: 23.35 AC
5. EXISTING USE: OPEN SPACE
6. PROPOSED USE: SINGLE-FAMILY LOTS
7. MINIMUM LOT SIZE:
   ALLOWABLE: 15,000 SF
   SMALLEST PROPOSED: 21,900 SF
8. SETBACKS (SINGLE-FAMILY DETACHED):
   8.1. FRONT: 25'
   8.2. SIDE: 12'
   8.3. REAR: 30'
9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP #47179C0135D DATED SEPTEMBER 29, 2006.

PUBLIC IMPROVEMENT DEDICATION NOTES

THE ROAD RIGHTS OF WAY, EASEMENTS, AND IMPROVEMENTS FOR THE PUBLIC STREETS AND STORM DRAIN SYSTEM SHALL BE DEDICATED TO WASHINGTON COUNTY UPON INSPECTION AND ACCEPTANCE BY THE COUNTY HIGHWAY DEPARTMENT. THIS NOTE SHALL ALSO BE PLACED ON THE RECORDED SUBDIVISION PLAT.

EASEMENT NOTE

THE EASEMENTS FOR STORMWATER DRAINAGE AND SANITARY SEWER SHOULD BE SHOWN ON THE RECORDED SUBDIVISION PLAT. THE NOTES ON THE PLAT SHALL STATE THAT NO STRUCTURES OR OTHER IMPROVEMENTS MAY BE CONSTRUCTED WITHIN THE EASEMENT THAT WOULD EITHER BLOCK OR DIVERT THE FLOW OF STORMWATER OR PROHIBIT ACCESS TO THE STORM DRAIN OR SANITARY SEWER SYSTEMS.

UNDERGROUND UTILITY NOTE

ALL ELECTRIC, PHONE, CABLE, ETC. SERVICES AND MAINS SHALL BE UNDERGROUND.

STREET LIGHTING NOTE

ALL STREET LIGHTS SHALL BE AS AVAILABLE THROUGH BRIGHTRIDGE ELECTRIC AND MATCH THE EXISTING LIGHTS IN THE SUBDIVISION.

SIGNAGE NOTE

THE DEVELOPER IS RESPONSIBLE FOR PURCHASE AND INSTALLATION OF ALL STREET SIGNAGE INCLUDING STOP, SPEED LIMIT, AND PARKING SIGNS. INSTALL IN ACCORDANCE WITH TDOT AND WASHINGTON COUNTY SPECIFICATIONS.

SPEED LIMIT

SPEED LIMIT FOR ALL STREETS SHOULD BE 20 MPH.

SURVEY NOTE

SURVEY INFORMATION PROVIDED BY:
McCOY LAND SURVEYING
806 E. JACKSON BLVD #11
JONESBOROUGH, TN 37659
(423) 753-9192

7/1/2025

PROFESSIONAL SERVICES NOTES

1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

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Johnson City, TN 37602
(423) 791-4739
Todd@DTWoodEngineering.com

PREPARED FOR:

NO.	REVISIONS	BY	DATE

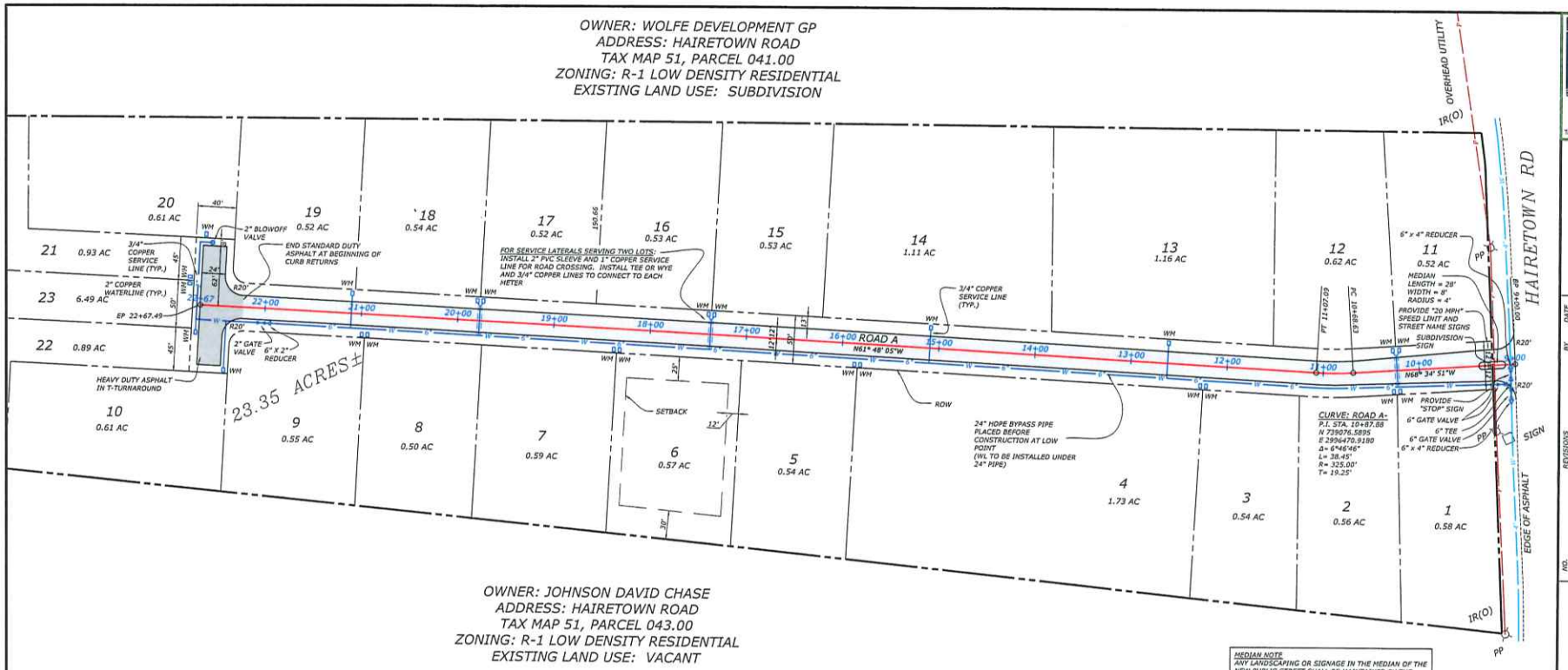
OVERALL SUBDIVISION LAYOUT

BUCKINGHAM HAIRETOWN SUBDIVISION

HAIRETOWN RD
WASHINGTON COUNTY, TENNESSEE

DATE: 7/1/2025

C1



MEDIAN NOTE
ANY LANDSCAPING OR SIGNAGE IN THE MEDIAN OF THE NEW PUBLIC STREET SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S). THE WASHINGTON COUNTY HIGHWAY DEPARTMENT IS NOT RESPONSIBLE FOR ANY MAINTENANCE OF THESE ITEMS.

N

SURVEY NOTE
SURVEY INFORMATION PROVIDED BY:
McCOY LAND SURVEYING
806 E. JACKSON BLVD #11
JONESBOROUGH, TN 37659
(423) 753-9192

25' 0' 50'
1"=50'

7/1/2025

WATER NOTES

1. TOWN MAINTENANCE ENDS AT THE WATER METERS.
2. MATERIALS
   3/4": COPPER OR AS ALLOWED UNDER TOWN CODES.
   6": DUCTILE IRON
3. PROVIDE MINIMUM 3' OF COVER FOR WATER LINES.

EXISTING UNDERGROUND UTILITIES

CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

QUANTITY OF MATERIALS NOTE

THE CONTRACTOR SHALL VERIFY THE QUANTITY OF MATERIALS REQUIRED TO CONSTRUCT THIS PROJECT EVEN IF AN ESTIMATED QUANTITIY IS PROVIDED ON THESE PLANS OR ANOTHER DOCUMENT.

SITE NOTES

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SPEED LIMIT
SPEED LIMIT FOR ALL STREETS SHOULD BE 20 MPH.

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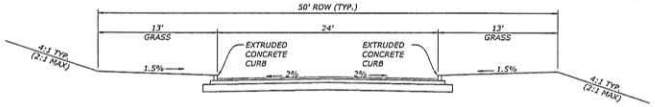

TYPICAL RESIDENTIAL STREET

PAVING MATERIALS

STANDARD DUTY ASPHALT
6" AGGREGATE BASE
2" BINDER COURSE
1.25" SURFACE COURSE

HEAVY DUTY ASPHALT
8" AGGREGATE BASE
3" BINDER COURSE
1.25" SURFACE COURSE

DTWOOD ENGINEERING, INC.
P.O. Box 4373
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(423) 794-4739
Todd@DTWoodEngineering.com

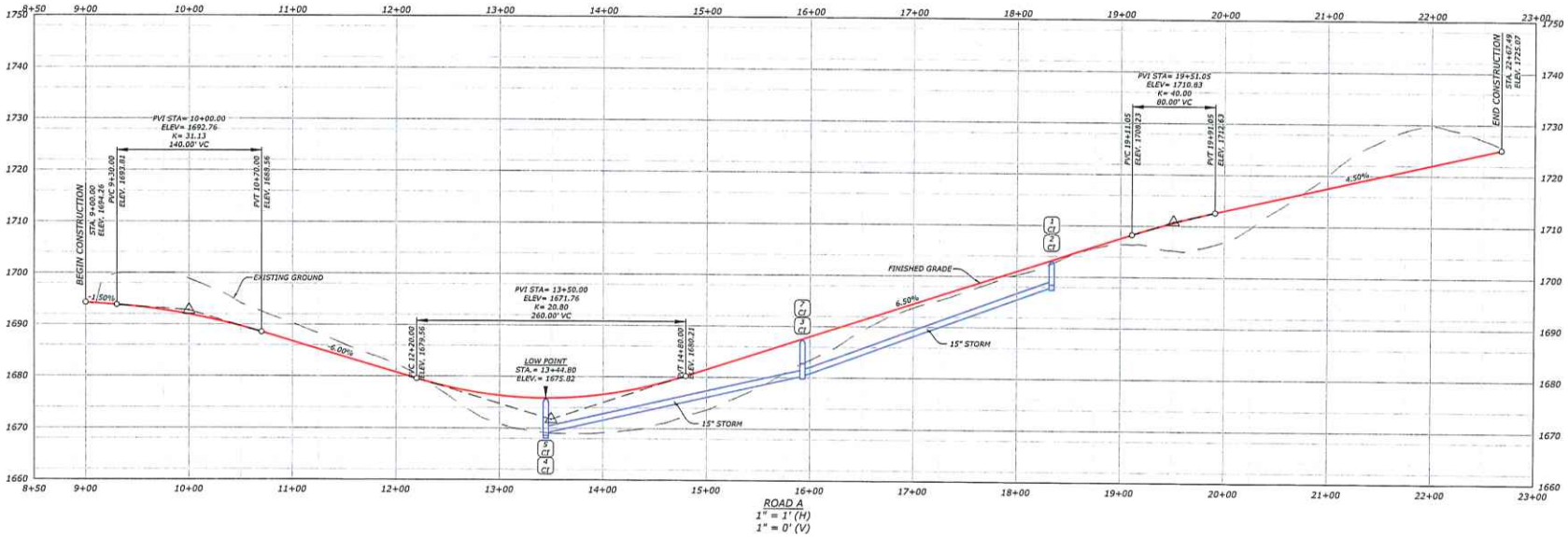
PREPARED FOR:

NO.	REVISIONS	BY	DATE
-			

SITE & UTILITY PLAN
BUCKINGHAM HAIRETOWN SUBDIVISION
HAIRETOWN RD
WASHINGTON COUNTY, TENNESSEE

DATE: 7/1/2025

C1.1



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ROADWAY PROFILE

BUCKINGHAM HAIRETOWN SUBDIVISION

HAIRETOWN RD

WASHINGTON COUNTY, TENNESSEE

7/1/2025

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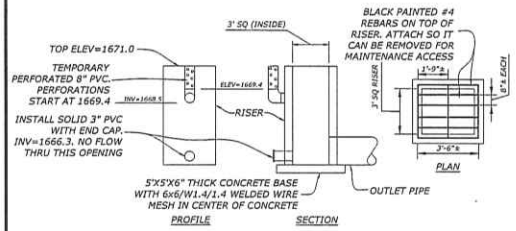
DATE: 7/1/2025

C1.2

SEDIMENT BASIN NOTE:
DURING USE AS THE SEDIMENT BASIN:
1. INSTALL END CAP ON 3" LOW FLOW OPENING.
2. INSTALL PERFORATED DRAW DOWN PIPE AT THE 8" OPENING.

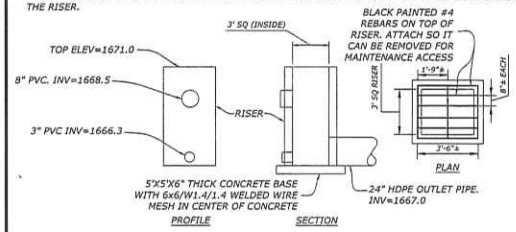
PERFORM THE FOLLOWING TO CONVERT SEDIMENT BASIN TO THE PERMANENT POND:
1. DEWATER THE SEDIMENT BASIN, REMOVE ACCUMULATED SEDIMENT, AND STABILIZE SOILS.
2. REMOVE END CAP FROM THE 3" OPENING.
3. REMOVE THE PERFORATED PIPE FROM THE 8" OPENING. KEEP THE HORIZONTAL SECTION OF 8" PVC.



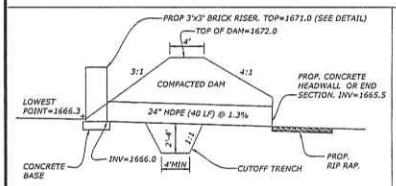
SEDIMENT BASIN RISER DETAIL

NOTES:
PROP. 3' X 3' INSIDE DIMENSION DOUBLE LAYER INTERLOCKING BRICK RISER. PROVIDE PAINTED #4 BARS ON TOP TO KEEP CHILDREN, BALLS, ETC. OUT OF THE RISER.

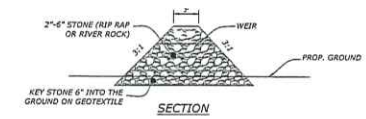
FOR RISER OPENINGS USE PVC PIPE. PROVIDE WATERPROOF GROUT AROUND PIPE TO SEAL IT AGAINST THE RISER.



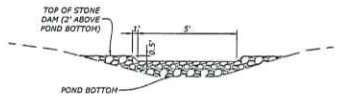
POND RISER DETAIL



POND DETAIL

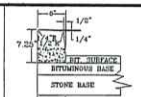


SECTION



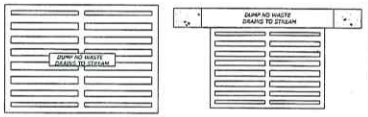
PROFILE ALONG DAM

STONE FOREBAY DETAIL



EXTRUDED 6" CONCRETE CURB

NOTE: CAST INTO THE METAL THE FOLLOWING MESSAGE: "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT MESSAGE.



AREA DRAIN OR DROP INLET

CURB INLET

STORM DRAIN STRUCTURE CASTING

DTWOOD
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7/1/2025

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SITE DETAILS

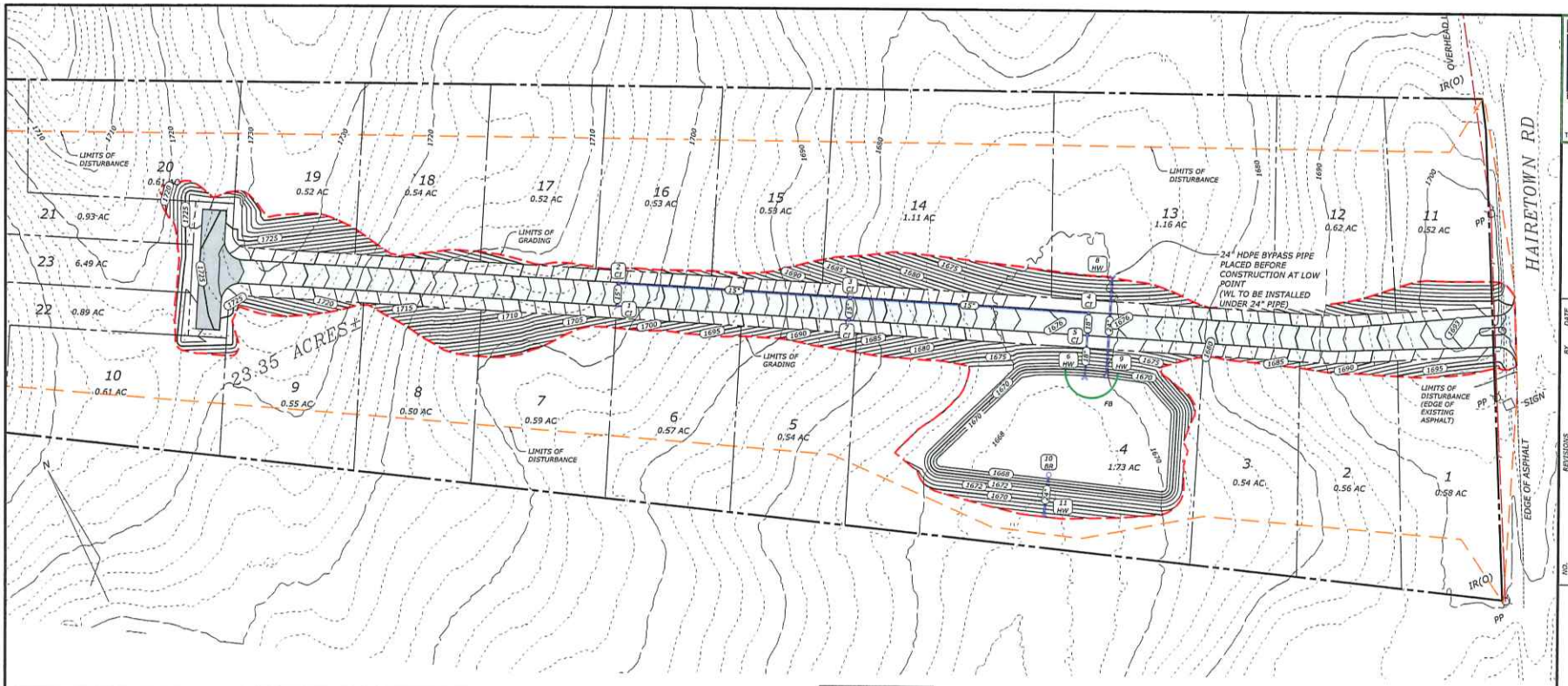
BUCKINGHAM HAIRETOWN SUBDIVISION

HAIRETOWN RD

WASHINGTON COUNTY, TENNESSEE

DATE: 7/1/2025

C1.3



CURB INLETS, CATCH BASINS, & JUNCTIONS

ID	TYPE	DEPTH	NORTHING	EASTING	TOP	INV IN	INV OUT
1	CI	4.00'	739,418.7094	2,995,808.4888	1702.95		1698.95 (2)
2	CI	5.00'	739,438.9798	2,995,819.3570	1702.95	1697.95 (1)	1697.95 (3)
3	CI	7.00'	739,325.2172	2,996,031.5369	1687.30	1680.30 (2) 1682.63 (7)	1680.30 (4)
4	CI	6.49'	739,208.1606	2,996,249.8604	1675.59	1669.10 (3)	1669.10 (5)
5	CI	6.99'	739,187.8904	2,996,238.9923	1675.59	1668.60 (4)	1668.60 (6)
7	CI	4.00'	739,304.9469	2,996,020.6688	1687.30		1683.30 (3)
10	BR	5.00'	739,072.0524	2,996,142.0172	1671.00		1666.0 (11)

HEADWALLS

ID	NORTHING	EASTING	INV
6	739,148.9196	2,996,218.0977	1668.00
8	739,231.4148	2,996,287.3438	1670.10
9	739,142.5854	2,996,240.0796	1669.00
11	739,036.0000	2,996,119.8805	1665.5

STORM PIPES

FROM	INV UP	TO	INV DN	DIA	LENGTH	SLOPE
1	1698.95	2	1697.95	15"	20'	4.35%
2	1697.95	3	1680.30	15"	238'	7.33%
3	1680.30	4	1669.10	15"	245'	4.52%
4	1669.10	5	1668.60	18"	20'	2.17%
5	1668.60	6	1668.00	18"	43'	1.36%
7	1683.30	3	1682.63	15"	20'	2.91%
8	1670.10	9	1669.00	24"	100'	1.09%
10	1667.00	11	1666.00	24"	41'	2.36%

STORM STRUCTURE LEGEND

CI CURB INLET
CB CATCH BASIN
BR BASIN RISER
HW HEADWALL

NOTE REGARDING STRUCTURE LOCATION:
LOCATION INFORMATION SHOWN IN STRUCTURE TABLE (NORTHING, EASTING, STATION & OFFSET) IS FOR THE CENTER OF A CIRCULAR, CONCENTRIC STRUCTURE. CONTRACTOR/SURVEYOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IF SQUARE OR ECCENTRIC STRUCTURES ARE USED AS AN ALTERNATE.

STORM DRAIN NOTES

1. STORM DRAINS (SD) MAY BE CORRUGATED METAL PIPE (CMP) OR DOUBLE WALL HDPE, UNLESS OTHERWISE NOTED, AS LONG AS THE PIPES ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR HEAVY DUTY LOADING.
2. CURB INLETS AND MANHOLE MAY BE PRECAST CONCRETE, CONCRETE KNOCKOUT BOXES, OR CONSTRUCTED IN PLACE USING A DOUBLE ROW OF INTERLOCKING BRICKS (SEE STRUCTURE LOCATION NOTE FOR ADDITIONAL INFORMATION).
3. ALL GRATES AND STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED FOR HEAVY DUTY LOADING.
4. TOP ELEVATION FOR CURB INLET REFERS TO THE PAVEMENT/GUTTER ELEVATION.
5. BACKFILL ALL TRENCHES UNDER THE PAVEMENT COMPLETELY WITH CRUSHED STONE OR FLOWABLE CONCRETE FILL.
6. HEADWALLS MAY BE PRECAST CONCRETE OR BRICK. IN LIEU OF HEADWALLS, END SECTIONS MAY BE USED WITH MATERIAL MATCHING PIPE MATERIAL.

STORMWATER POND NOTE

A NOTE SHALL BE ADDED TO THE SUBDIVISION PLAT STATING THE FOLLOWING:

"STORMWATER POND SHALL BE MAINTAINED BY THE PROPERTY OWNER FOR THE LOT ON WHICH THE POND IS LOCATED ON OR THE HOA, IF ONE EXISTS.

EXISTING UNDERGROUND UTILITIES

CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

QUANTITY OF MATERIALS NOTE

THE CONTRACTOR SHALL VERIFY THE QUANTITY OF MATERIALS REQUIRED TO CONSTRUCT THIS PROJECT EVEN IF AN ESTIMATED QUANTITY IS PROVIDED ON THESE PLANS OR ANOTHER DOCUMENT.

PUBLIC IMPROVEMENT DEDICATION NOTES

THE ROAD RIGHTS OF WAY, EASEMENTS, AND IMPROVEMENTS FOR THE PUBLIC STREETS AND STORM DRAIN SYSTEM SHALL BE DEDICATED TO WASHINGTON COUNTY UPON INSPECTION AND ACCEPTANCE BY THE COUNTY HIGHWAY DEPARTMENT. THIS NOTE SHALL ALSO BE PLACED ON THE RECORDED SUBDIVISION PLAT.

EASEMENT NOTE

THE EASEMENTS FOR STORMWATER DRAINAGE AND SANITARY SEWER SHOULD BE SHOWN ON THE RECORDED SUBDIVISION PLAT. THE NOTES ON THE PLAT SHALL STATE THAT NO STRUCTURES OR OTHER IMPROVEMENTS MAY BE CONSTRUCTED WITHIN THE EASEMENT THAT WOULD EITHER BLOCK OR DIVERT THE FLOW OF STORMWATER OR PROHIBIT ACCESS TO THE STORM DRAIN OR SANITARY SEWER SYSTEMS.

SURVEY NOTE
SURVEY INFORMATION PROVIDED BY:
McCOY LAND SURVEYING
806 E. JACKSON BLVD #11
JONESBOROUGH, TN 37659
(423) 753-9192

50' 0' 100'
1"=100'

PROFESSIONAL SERVICES NOTES

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3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

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P.O. Box 4373
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Todd@DTWoodEngineering.com

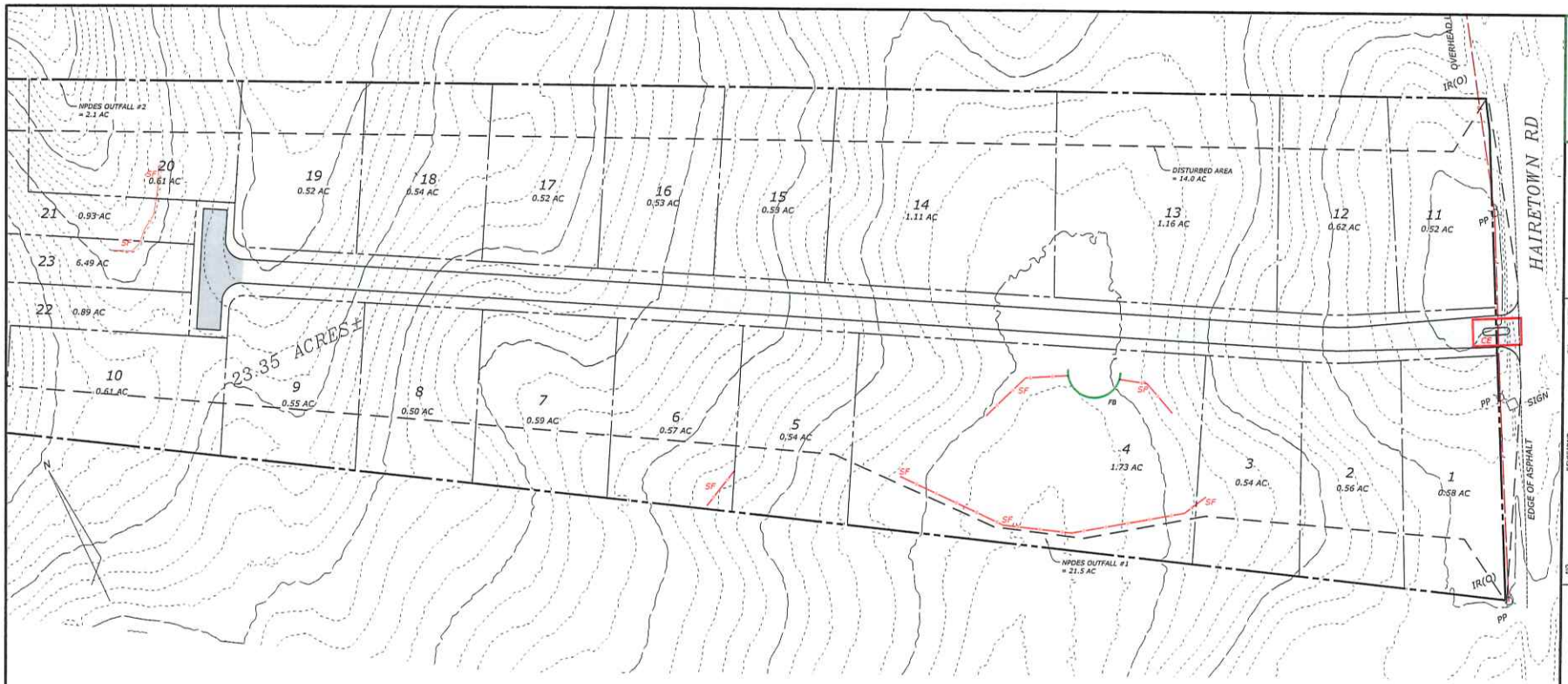
PREPARED FOR:

NO.	REVISIONS	BY	DATE

GRADING PLAN
BUCKINGHAM HAIRETOWN SUBDIVISION
HAIRETOWN RD
WASHINGTON COUNTY, TENNESSEE

DATE: 7/1/2025

C2



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ESC 1

BUCKINGHAM HAIRETOWN SUBDIVISION

HAIRETOWN RD

WASHINGTON COUNTY, TENNESSEE

DATE: 7/1/2025

C3

SEQUENCE OF CONSTRUCTION

1. INSTALL STONE CONSTRUCTION EXIT, SILT FENCE, AND STONE FOREBAY.
2. CONSTRUCT POND AS SEDIMENT BASIN.
3. BEGIN TO ROUGH GRADE THE SITE.
4. TEMPORARILY STABILIZE WITHIN 14 DAYS THOSE DISTURBED AREAS THAT WILL HAVE NO GRADING ACTIVITY FOR MORE THAN 14 DAYS. FOR SLOPES STEEPER THAN 3:1, TEMPORARILY STABILIZE WITHIN 7 DAYS THOSE AREAS THAT GRADING ACTIVITY HAS TEMPORARILY CEASED.
5. CONTINUE TO GRADE THE SITE AND INSTALL THE STORM DRAIN SYSTEM, INLET PROTECTION, AND OUTLET PROTECTION.
6. CONSTRUCT THE ROADS AND UTILITIES.
7. FINALIZE THE GRADING AND PERMANENTLY STABILIZE ALL DISTURBED AREAS ASSOCIATED WITH THE ROAD AND UTILITIES WITHIN 14 DAYS OF COMPLETING THE FINAL GRADING. FOR SLOPES STEEPER THAN 3:1, PERMANENTLY STABILIZE WITHIN 7 DAYS THOSE AREAS THAT GRADING ACTIVITY HAS BEEN COMPLETED.
8. PROVIDE EROSION CONTROL AT EACH LOT AS HOUSES AND DRIVEWAYS ARE CONSTRUCTED.
9. ONCE ALL DISTURBED AREAS ARE STABILIZED WITH IMPERVIOUS AREA, A THICK STAND OF GRASS, OR OTHER VEGETATION, PERFORM FOLLOWING:
   - 9.1. REMOVE ACCUMULATED SEDIMENT FROM THE SEDIMENT BASIN AND THEN STABILIZE ANY REMAINING DISTURBED AREAS.
   - 9.2. CONVERT POND RISER TO ITS PERMANENT CONFIGURATION BY REMOVING THE 8" PERFORATED PIPE AND ELBOW AND REMOVE THE END CAP FROM THE LOW FLOW OPENING..
   - 9.3. REMOVE EROSION AND SEDIMENT CONTROL DEVICES.

EP & SC LEGEND

CE	CONSTRUCTION EXIT
SF	SILT FENCE
WBSF	WIRE BACK SILT FENCE
IP	INLET PROTECTION
OP	OUTLET PROTECTION
ECM	EROSION CONTROL MATTING
SB	SEDIMENT BASIN
FB	FOREBAY

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EP&SC MAINTENACE NOTE

1. REMOVE ACCUMULATED SEDIMENT FROM STONE RINGS, SILT FENCE, AND SEDIMENT BASIN BEFORE IT REACHES 50% OF THEIR HEIGHT.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PREVENT SEDIMENT AND CONSTRUCTION RELATED DEBRIS FROM ENTERING A PUBLIC STREET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY SEDIMENT AND/OR DEBRIS THAT ENTERS A PUBLIC STREET AT THE END OF EACH DAY.

STABILIZATION NOTE

STABILIZE POND SLOPES, SWALES, AND ALL SLOPES STEEPER THAN 3:1 WITH EROSION CONTROL MATTING (NORTH AMERICAN GREEN S75 FOR SLOPES AND SC150 FOR SWALES OR EQUIVALENT) AND PERMANENT SEEDING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

TEMPORARY SEED MIX

1. APPLY EVENLY DISTRIBUTED MIX OF ANNUAL RYE, KOREAN LESPEDEZA, AND SUMMER OATS AT 50#/ACRE (OR AS DIRECTED BY SEED SPECIALIST):
2. IF SEEDED FROM NOVEMBER THROUGH FEBRUARY, APPLY CEREAL RYE AT 50#/ACRE. IN MARCH, APPLY THE ABOVE MIX IF THE AREA WILL CONTINUE TO BE TEMPORARILY UNDISTURBED.

PERMANENT SEED MIX

1. APPLY 100% KY31 TALL FESCUE AT 150#/ACRE (OR AS DIRECTED BY SEED SPECIALIST):
2. IF SEEDED FROM NOVEMBER THROUGH FEBRUARY, ADD CEREAL RYE AT 50#/AC TO THE ABOVE MIX.

RIP RAP SCHEDULE

PIPE	D50	DMAX	D	L	W1	W2
18"	5"	9"	9"	12'	5'	15'
24"	6"	9"	9"	15'	6'	18'

NOTE: PLACE ON FILTER CLOTH. STONE SHALL NOT BLOCK FLOW OF WATER FROM PIPE OR OTHER SURFACE. SEE OUTLET PROTECTION DETAIL

EXISTING UNDERGROUND UTILITIES

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STORMWATER POLLUTION PREVENTION PLAN NOTE

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), THE NOTICE OF COVERAGE (NOC), THE INSPECTION LOGS (IF DRAINING TO AN IMPAIRED STREAM), AND THE APPROVED SET OF SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE KEPT ONSITE AND AVAILABLE TO INSPECTORS DURING ALL NORMAL WORKING HOURS.

Adequate drainage, erosion and sediment control measures, best management practices, and/or other water quality management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.

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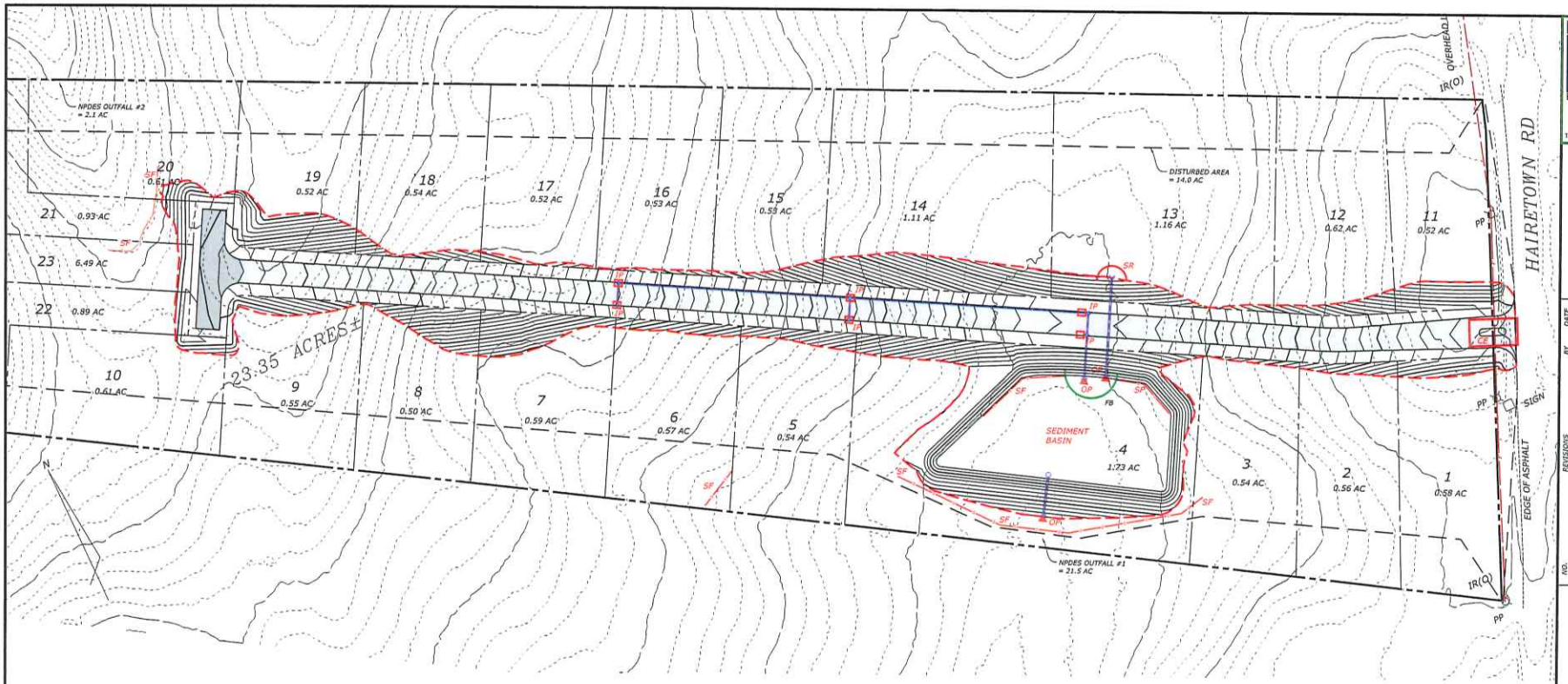

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WASHINGTON COUNTY, TENNESSEE

DATE: 7/1/2025

C3.1