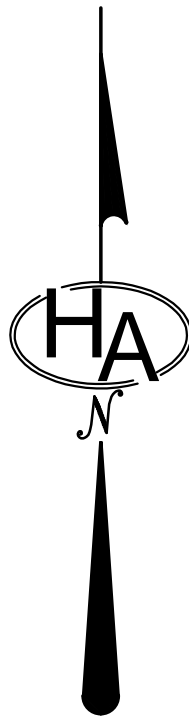
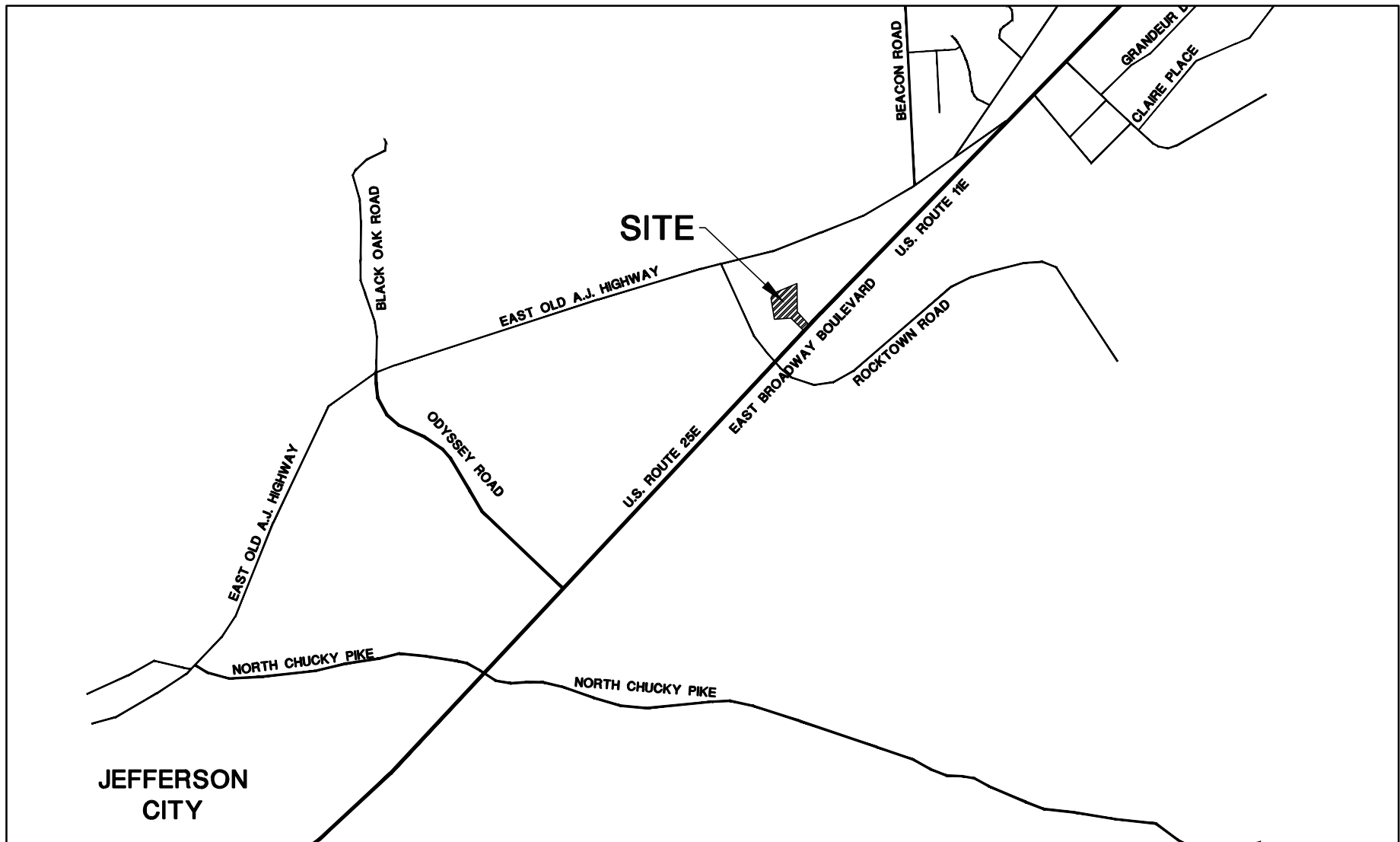
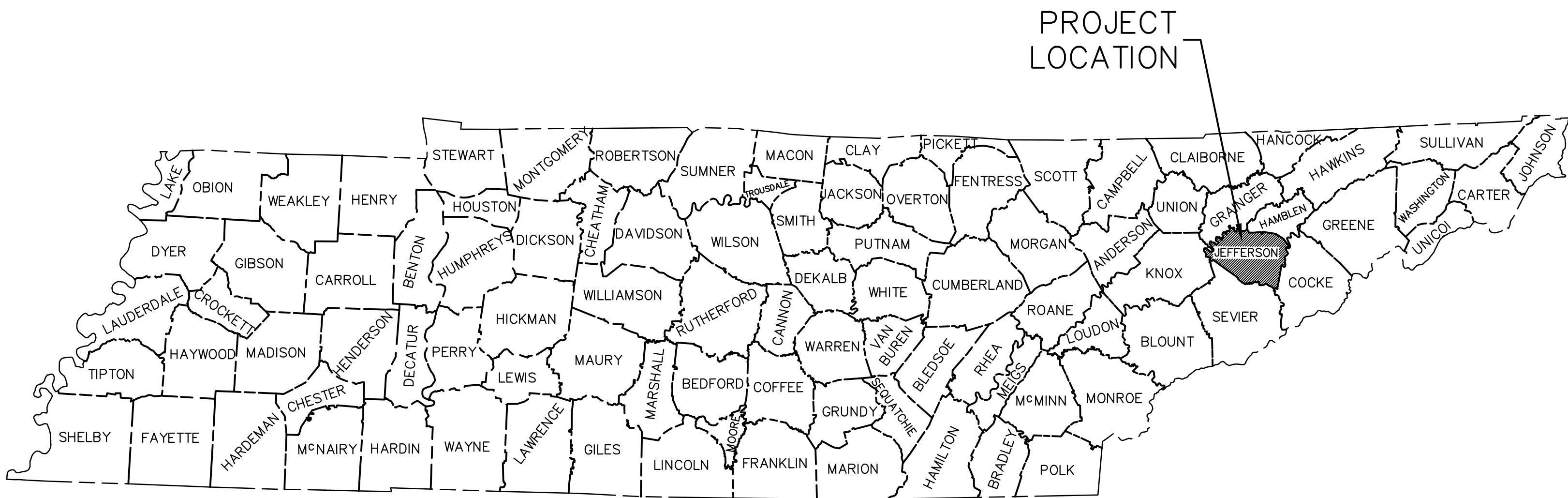


TRIGOS COMMERCIAL PARCEL GLENN LICHLYTER SUBDIVISION SITE DRAINAGE PLAN

JEFFERSON COUNTY, TENNESSEE



LOCATION MAP

NOT TO SCALE

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

Index to Drawings

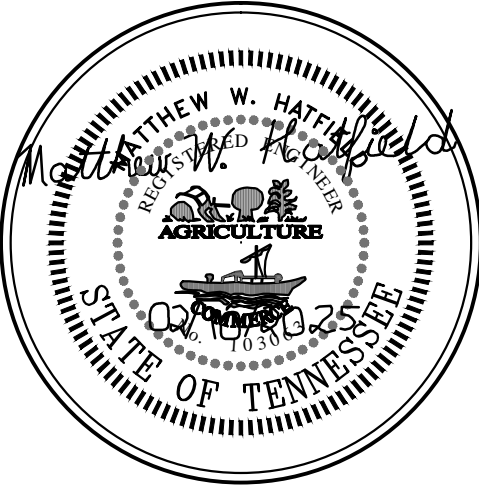
SHEET No.	SHEET TITLE	ISSUE DATE	LATEST REVISION DATE
C-0	COVER SHEET	07/05/2024	02/10/2025
C-1.0	OVERALL PROJECT SITE EXISTING CONDITIONS PLAN	07/05/2024	02/10/2025
C-1.1	OVERALL PROJECT SITE PROPOSED CONDITIONS PLAN	07/05/2024	02/10/2025
C-2.1	PAVEMENT & DRAINAGE DETAILS	07/05/2024	02/10/2025

OWNER:

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

HA

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



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

X-REFERENCED DRAWINGS	
1)	25-118 Bord-d.dwg
2)	25-118 Base.dwg
3)	
4)	
5)	

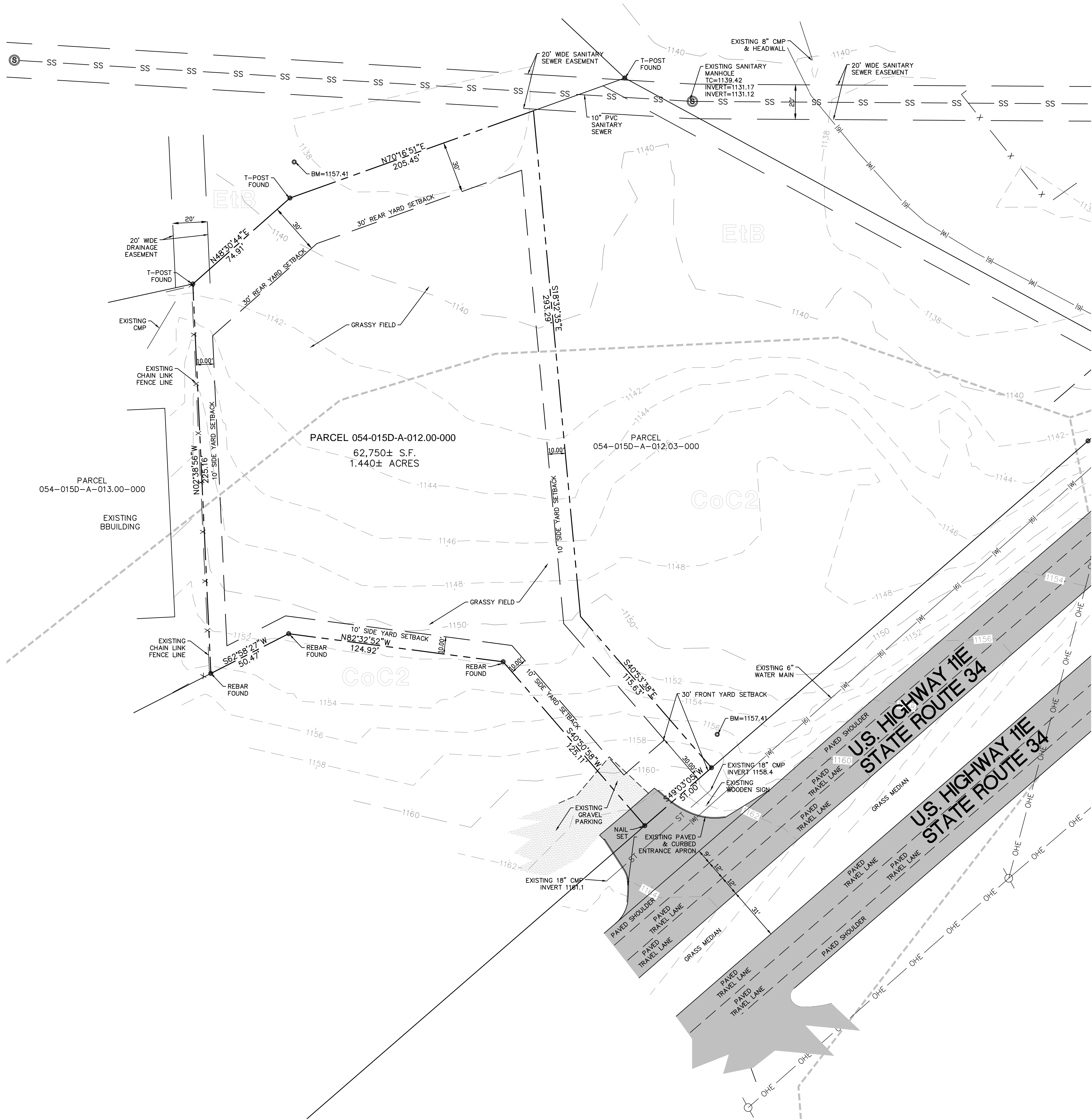
REVISION HISTORY	
10/23/2024	REVISED SITE PLAN PER THE OWNER
02/10/2025	REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

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

TRIGOS
COMMERCIAL
PARCEL

COVER
SHEET

SHEET NUMBER
C-0



NOTES:

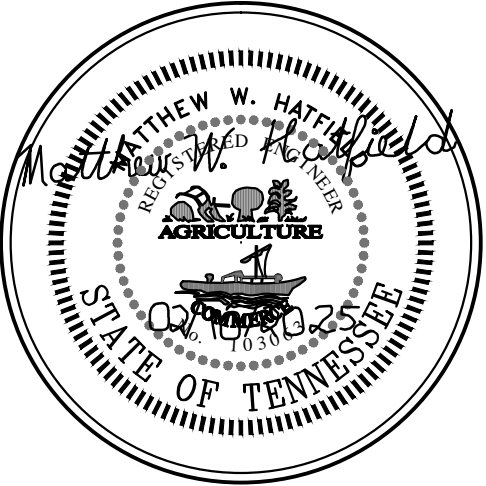
- BOUNDARY AND UTILITY INFORMATION SHOWN ON THE ATTACHED PLAN WAS TAKEN FROM A SURVEY TITLED ATWELL, LLC, PREPARED BY GEOSURVEY, JOB NUMBER 20227535, DATED JANUARY 31, 2023.
- A CROSS ACCESS AGREEMENT EXISTS BETWEEN PARCELS 054-015D-A-012.00-000 AND 054-015D-A-013.00-000.
- THE CURRENT ZONING FOR THIS SITE IS B-3, HIGHWAY BUSINESS DISTRICT.
A. MINIMUM FRONT YARD SETBACK: 30 FEET
B. MINIMUM SIDE YARD SETBACK: 10 FEET
C. MINIMUM REAR YARD SETBACK: 25 FEET
D. MAXIMUM BUILDING HEIGHT: 60 FEET
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR AND SUBMITTED TO THE CITY PRIOR TO ANY EARTHMOVING ON SITE.

SITE SOILS:

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

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



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

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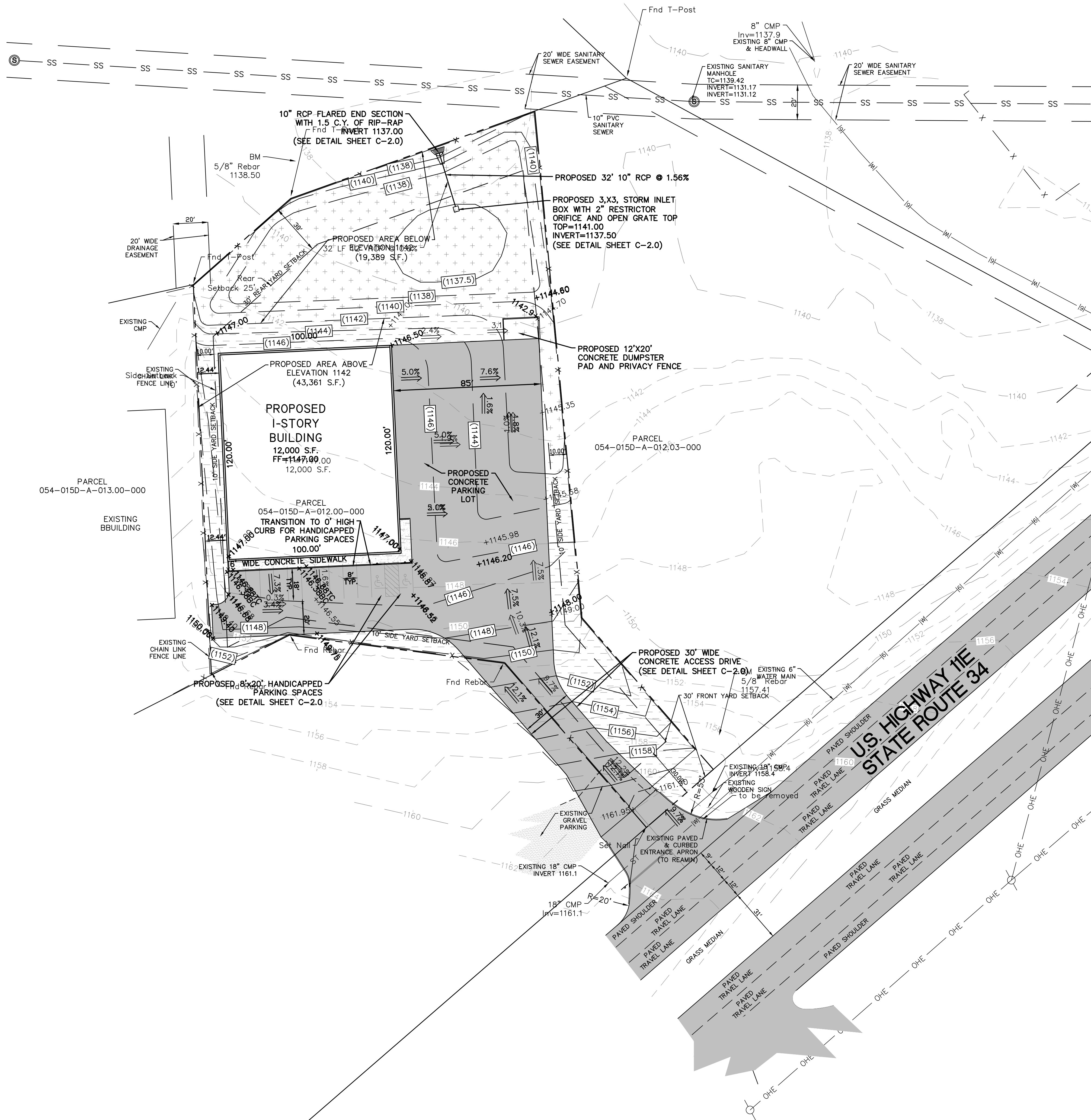
REVISION HISTORY	
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02/10/2025	REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

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

TRIGOS
COMMERCIAL
PARCEL

OVERALL PROPERTY
&
EXISTING
CONDITIONS PLAN

SHEET NUMBER
C-1.0



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

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

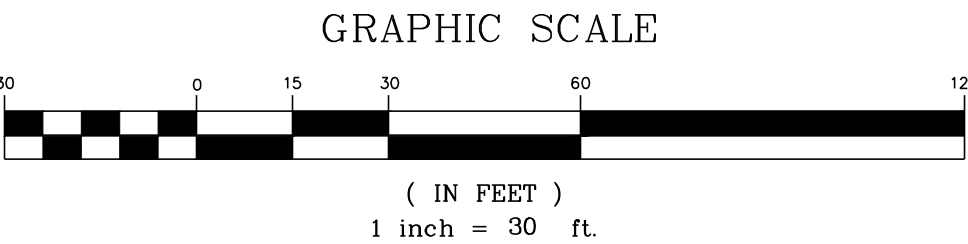
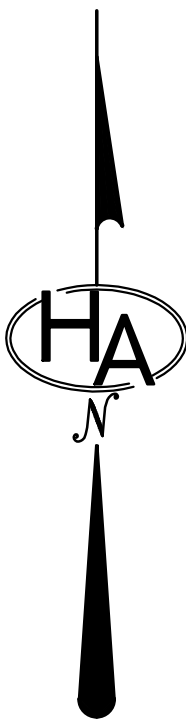
1,141 CUBIC YARDS DIFFERENCE BETWEEN CUT AND FILL BELOW THE 1142 ELEVATION PROPOSED

SITE AREAS:

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

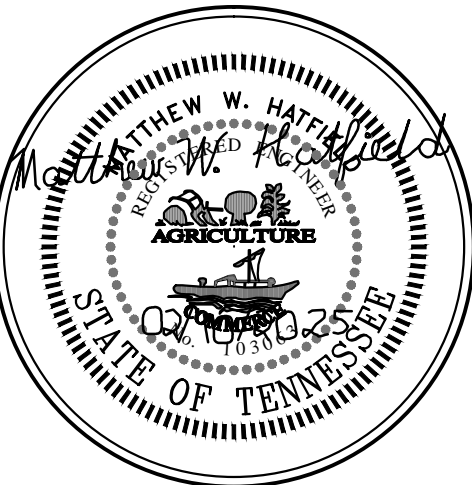
SITE SOILS:

CoC2	Collegedale silt loam, 5 to 12 percent slopes, eroded	24.9%
DeC2	Dewey silt loam, 6 to 15 percent slopes, eroded	19.1%
E1B	Iowa silt loam, 2 to 6 percent slopes	40.4%
Ln	Lindside silt loam, 0 to 3 percent slopes, occasionally flooded, warm	15.5%
TaE2	Talbot-Rock outcrop complex, karst, 10 to 35 percent slopes, eroded	0.0%



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

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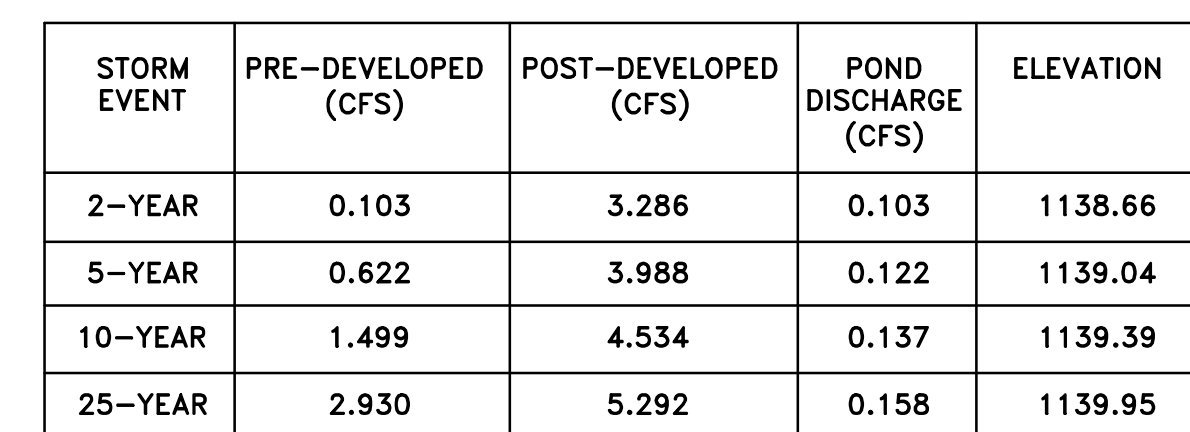
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DWG FILE • 25-118 C-1.1
ISSUE DATE • 07/05/2024

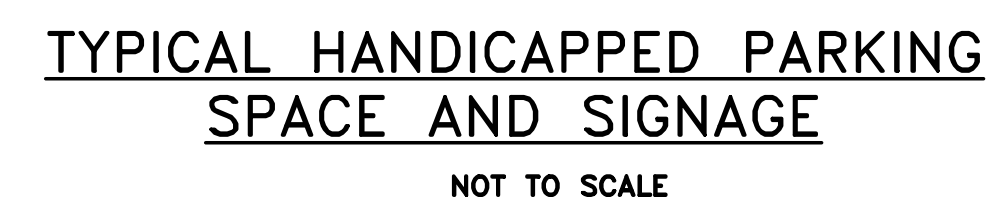
TRIGOS
COMMERCIAL
PARCEL

OVERALL PROPERTY
&
PROPOSED
GRADING PLAN

SHEET NUMBER
C-1.1



STORM INLET & RESTRICTOR DETAIL
NOT TO SCALE



SHEET NUMBER
C-2.0