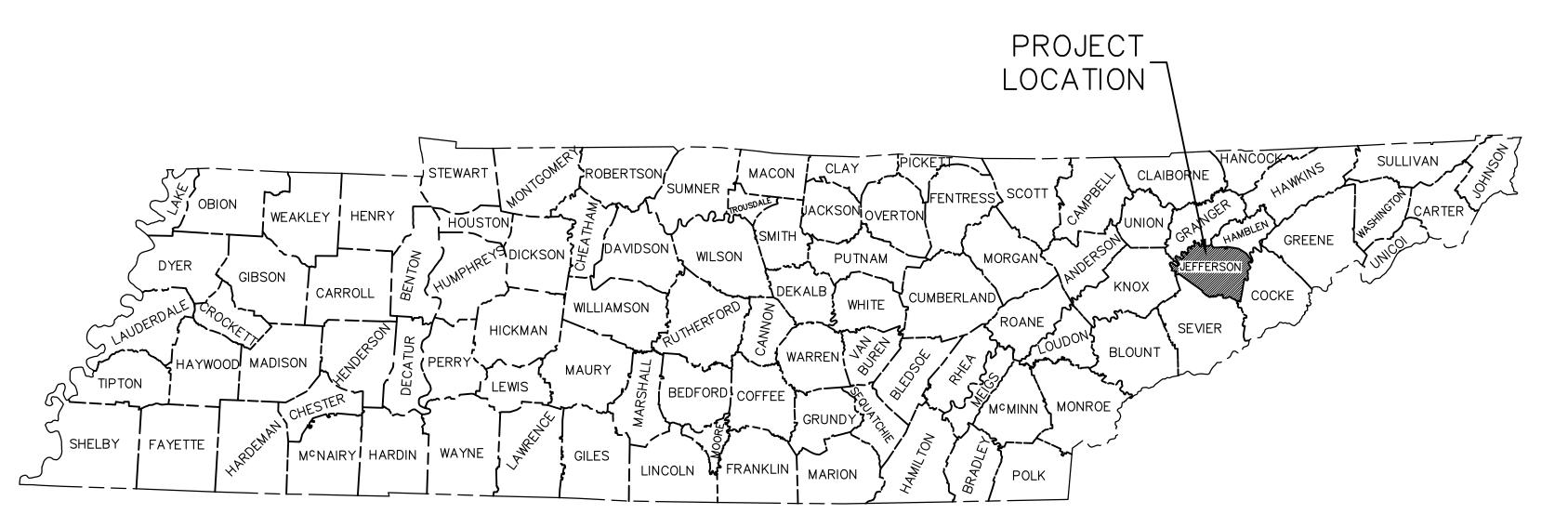
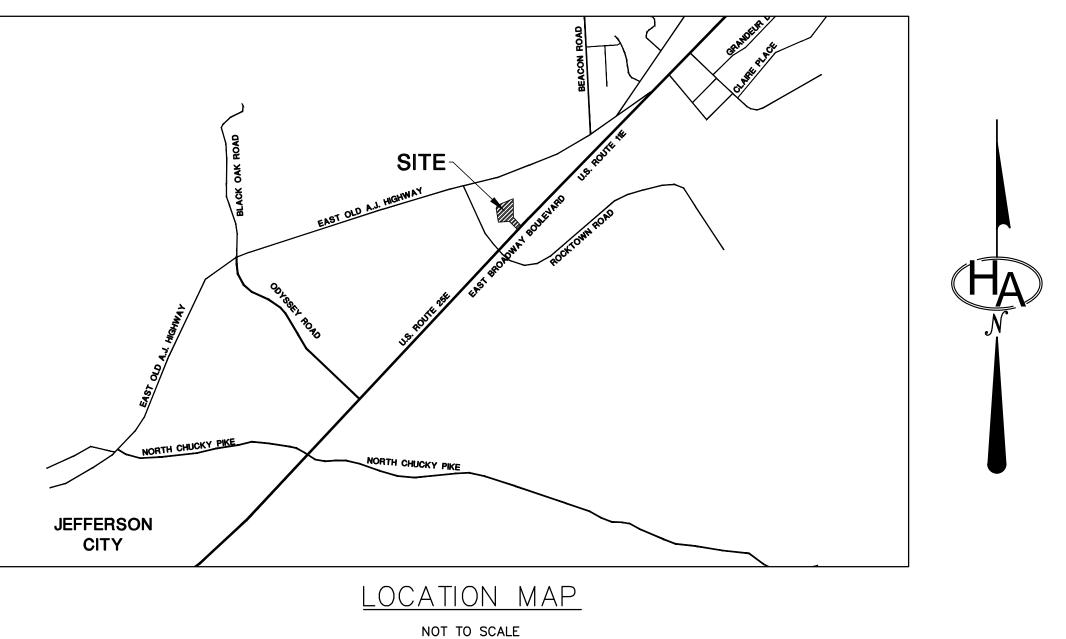
TRIGOS COMMERCIAL PARCEL GLENN LICHLYTER SUBDIVISION SITE DRAINAGE PLAN

JEFFERSON COUNTY, TENNESSEE





Index to Drawings					
SHEET 1	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		

JONATHAN ISRAEL TRIGOS VILLARREAL &

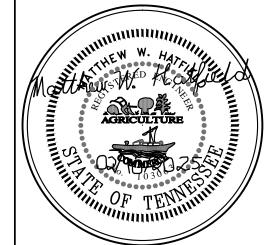
PEDRO MARICELA FELIPE

JEFFERSON CITY TN 37760

607 MOULDEN STREET

OWNER:





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

REVISION HISTORY REVISED SITE PLAN PER THE OWNER REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

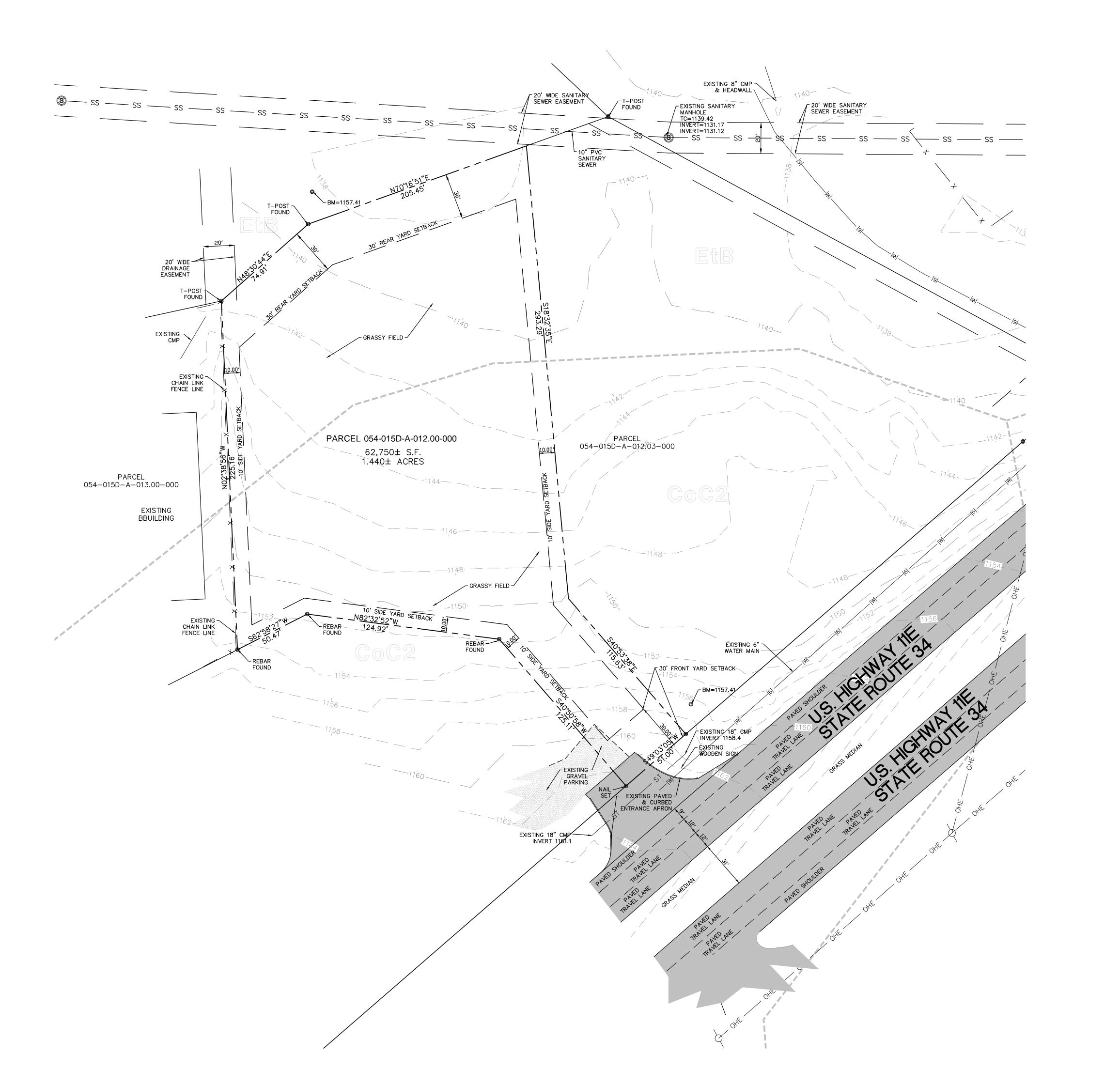
ISSUE DATE ● 07/05/2024

TRIGOS COMMERCIAL **PARCEL**

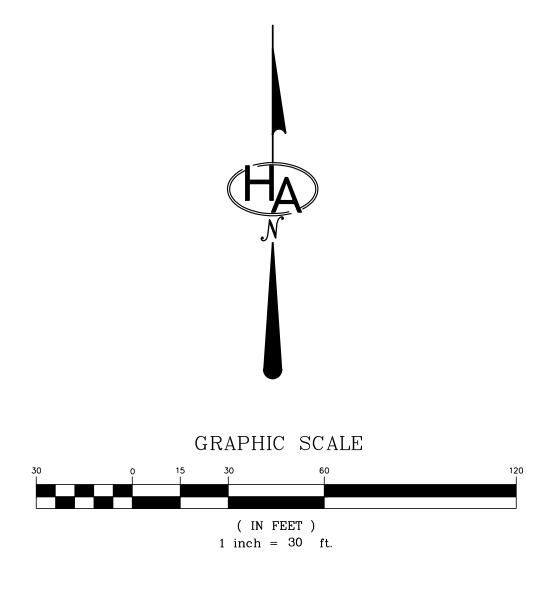
> COVER SHEET

SHEET NUMBER

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



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NOTES:

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

3. THE CURRENT ZONING FOR THIS SITE IS B-3, HIGHWAY BUSINESS DISTRICT. A. MINIMUM FRONT YARD SETBACK: 30 FEET B. MINIMUM SIDE YARD SETBACK:

C. MINIMUM REAR YARD SETBACK: 25 FEET D. MAXIMUM BUILDING HEIGHT: 60 FEET

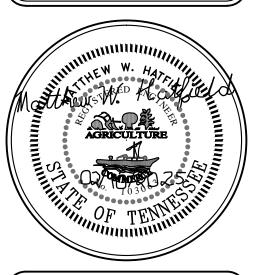
4. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR AND SUBMITTED TO THE CITY PRIOR TO ANY EARTHMOVING ON SITE.

SITE SOILS:

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



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



PARCEL OMMERCIAL GLENN LIC SITE I TRIGOS

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

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

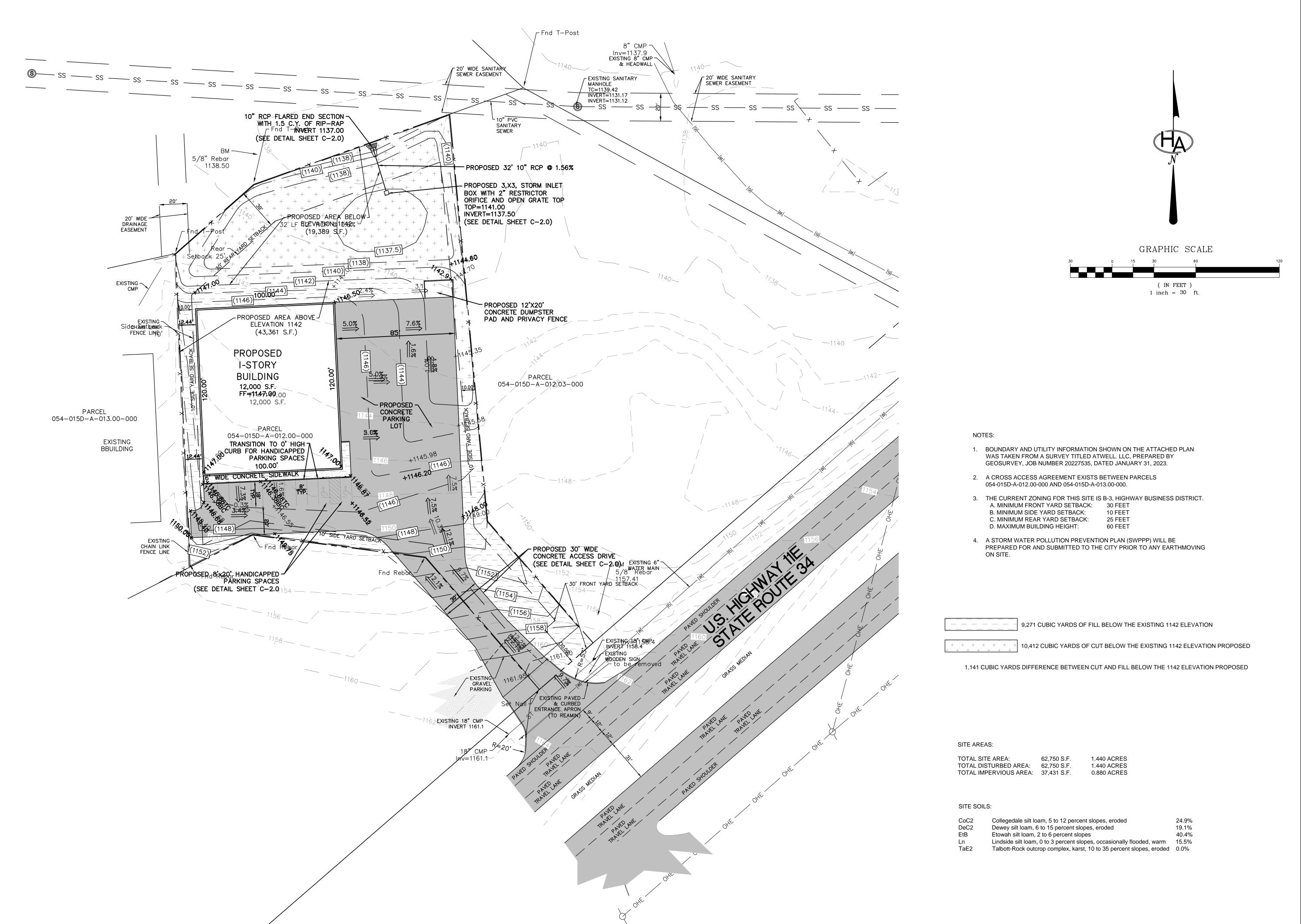
PROJ NO. ● 25-118 DWG FILE • 25-118 C-1.0

ISSUE DATE ● 07/05/2024

TRIGOS COMMERCIAL **PARCEL**

OVERALL PROPERTY EXISTING CONDITIONS PLAN

SHEET NUMBER



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



TRIGOS COMMERCIAL PARCEL GLENN LICHLYTER SUBDIVISION SITE DRAINAGE PLANS

X-REFERENCED DRAWINGS

1) 25-118 Bord-d.dwg

2) 25-118 Base.dwg

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-1.1

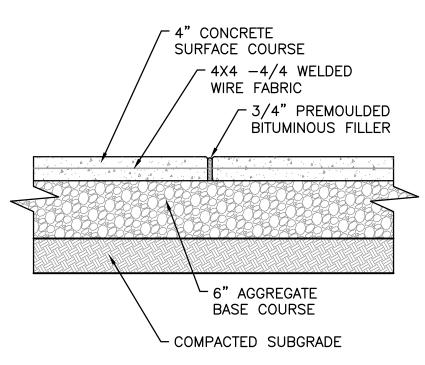
ISSUE DATE • 07/05/2024

TRIGOS COMMERCIAL PARCEL

OVERALL PROPERTY & PROPOSED GRADING PLAN

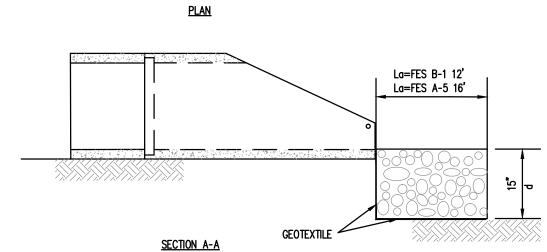
SHEET NUMBER

1 1



FULL DEPTH CONCRETE PAVEMENT DETAIL NOT TO SCALE

Pipe Outlet To Flat Area No Well-defined Channel

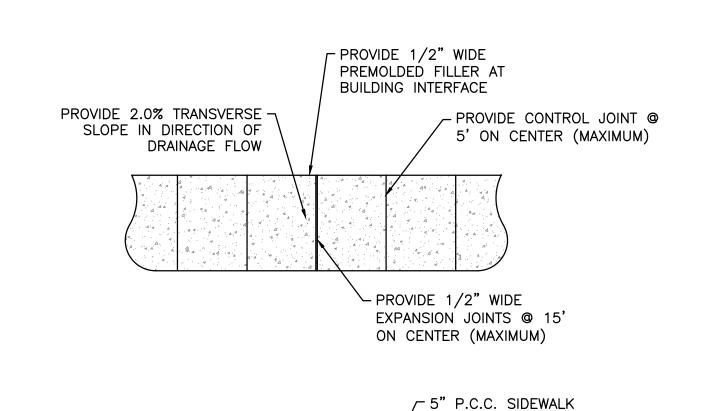


NOTES:

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

PIPE OUTLET TO FLAT AREA

NOT TO SCALE



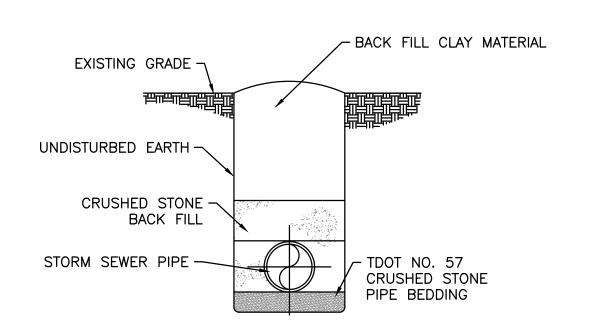


► PROVIDE CONTROL JOINT @

5' ON CENTER (MAXIMUM)

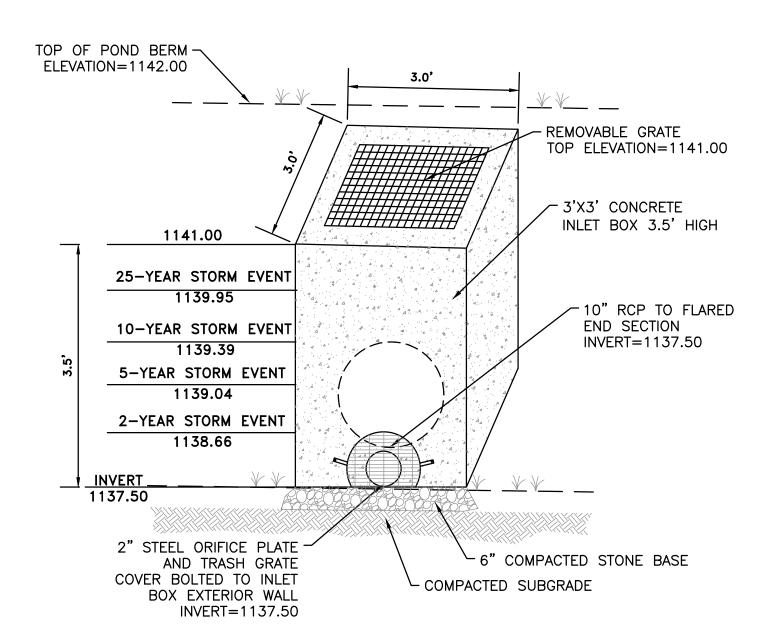
4" CRUSHED STONE BASE -

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STORM SEWER BEDDING DETAIL

NOT TO SCALE



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

STORM INLET & RESTRICTOR DETAIL

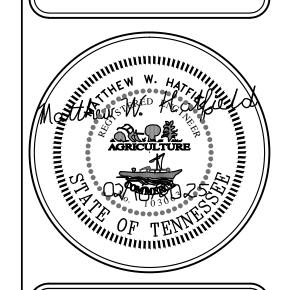
NOT TO SCALE

- HANDICAPPED PARKING SIGN MAY BE MOUNTED RESERVED PARKING ON THE BUILDING HANDICAPPED PARKING SIGN R-7-8 PER U.S. DEPARTMENT OF TRANSPORTATION STANDARD \$100 FINE (MAY BE MOUNTED ON THE BUILDING WALL) "\$100 FINE" SIGN R 7-1 101-(MAY BE MOUNTED ON THE BUILDING WALL) PAINTED 4" WIDE METAL POST -YELLOW DIAGONAL PARKING LINES AT 24" ON CENTER (TYP.) PAINTED 4" WIDE -SPACE SOLID YELLOW SPACE LINES (TYP.)

TYPICAL HANDICAPPED PARKING SPACE AND SIGNAGE

NOT TO SCALE





PHONE: (865) 388-5031

TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
SITE DRAINAGE PLANS

JEFFER

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

PROJ NO. • 25-118

DWG FILE • 25-118 C-2.0

ISSUE DATE • 07/05/2024

TRIGOS COMMERCIAL PARCEL

PAVEMENT & DRAINAGE DETAILS

SHEET NUMBER

C-2.0