DESIGN PLAN
FOR

LEONARD DEVELOPEMENT, LLC

TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

INDEX OF PLANS

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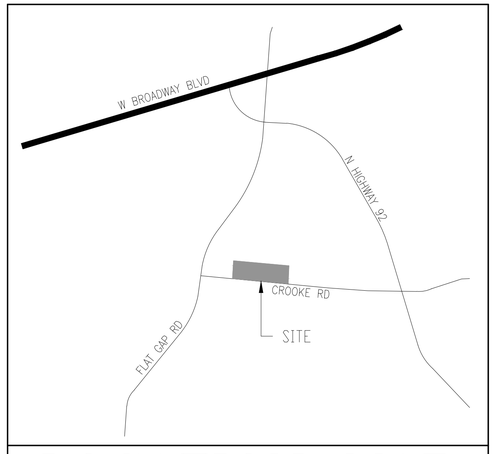
2	EXISTING CONDITIONS
3	SITE PLAN
4	ROAD PROFILES
5	GRADING & DRAINAGE
6-8	EROSION & SEDIMENT CONTROL PLAN
9	DETAILS



LOCATION MAP

OWNER/DEVELOPER

LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE. (865) 588-6472
FAX (865) 588-6473

OCTOBER 8, 2025

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 101325
STATE OF TENNESSEE

SHEET 1 OF 9 SHEETS

25730-TS

Q:\25730\25730.DWG

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

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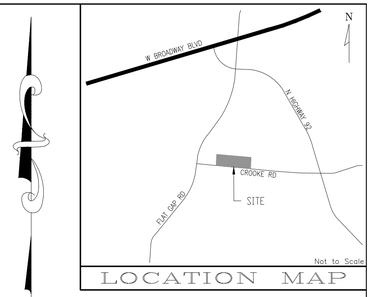

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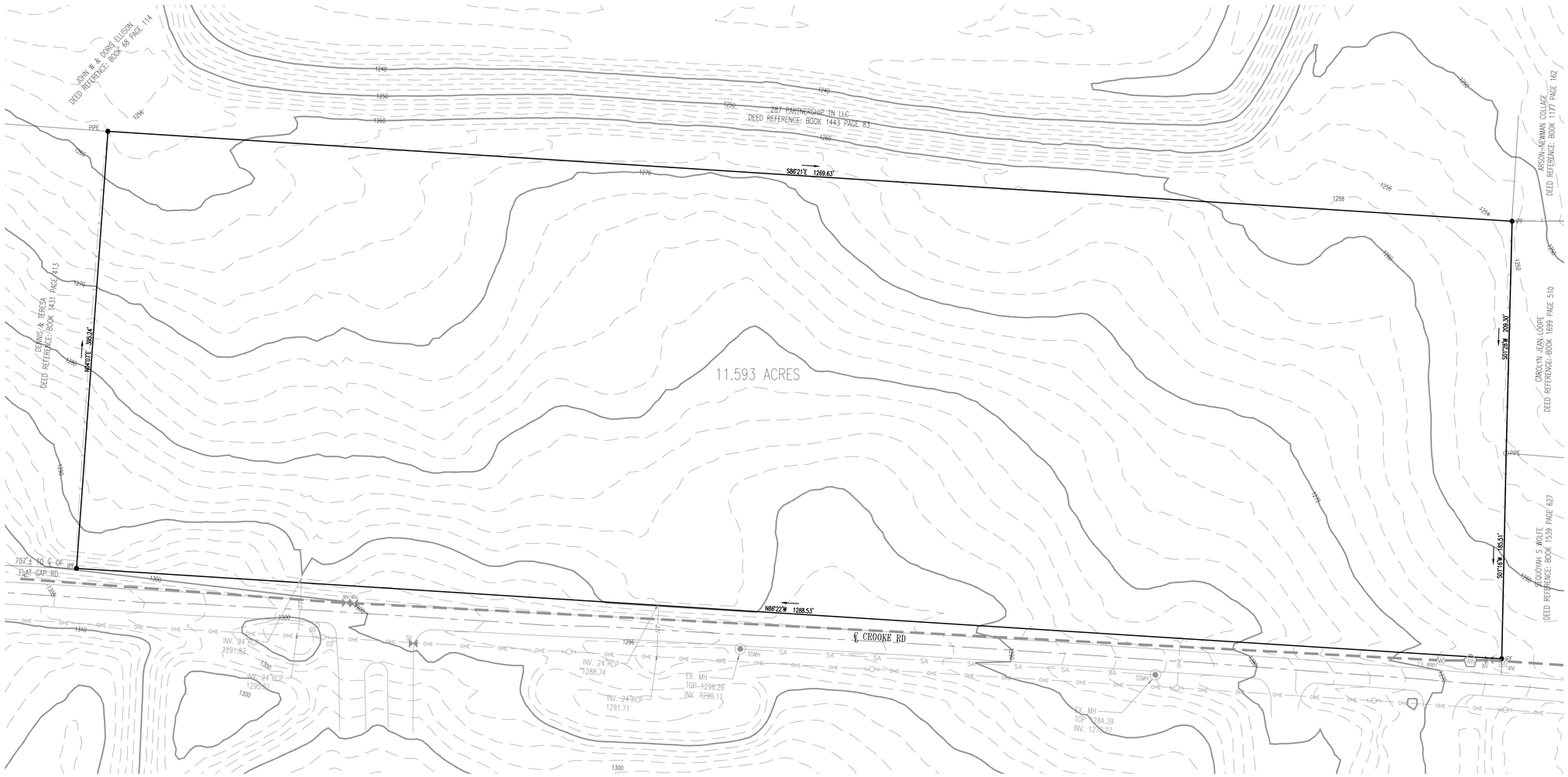

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4. THIS PROPERTY CONTAINS APPROXIMATELY 11.593 ACRES SUBDIVIDED INTO 58 SINGLE FAMILY LOTS.
5. THIS PROPERTY IS IN THE JEFFERSON CITY URBAN GROWTH BOUNDARY.
6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
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REGISTERED XVI ENGINEER
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COMMERCE
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STATE OF TENNESSEE

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DESIGNED DBH
DRAWN SEW
CHECKED DBH

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SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
10/8/25

DEED REFERENCES: DEED BK 199 PG 489

0' 50' 100' 150' 200'
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EXISTING CONDITIONS FOR
LEONARD DEVELOPEMENT, LLC
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

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SHEET 2 OF 9 SHEET(S)

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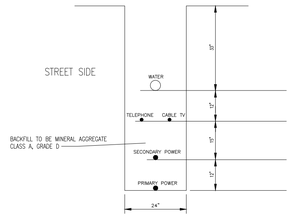
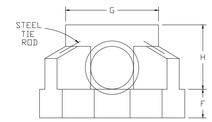
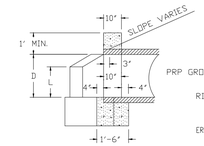


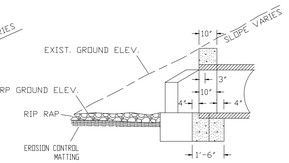
TYPICAL UTILITY TRENCH



FRONT ELEVATION



SECTION N-N



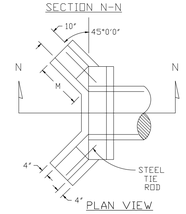
STRUCTURE 16

NOTE:

1. CHAMFER ALL EXPOSED EDGES 3/4" MIN. BEARING CAPACITY 2000 P.S.I.

2. WHERE TIE RODS ARE REQUIRED, THE COST OF SAME SHALL BE INCLUDED IN THE UNIT BID PRICE BID.

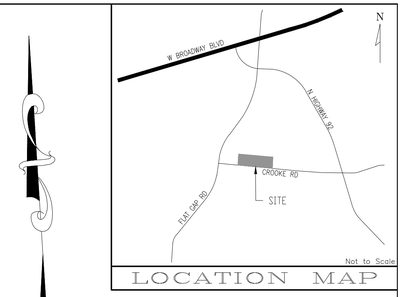
3. CONCRETE DESIGN STRENGTH 3000 P.S.I.



PLAN VIEW

DIMENSIONS							QUANTITIES IN ONE ENDWALL			
OPENING		WALL				FOOTING	CONCRETE 3,000 P.S.I.			STEEL
							TOTAL CU. YARDS			
D	AREA SQ.FT.	H	G	L	M	F	CONC.PIPE	C.M.PIPE	C.I.PIPE	TIE RODS
15"	1.2	2'-3"	3'-7"	1'-0"	1'-3"	1'-3"	0.58	0.61	0.61	NONE
18"	1.8	2'-6"	3'-10"	1'-2"	1'-7"	1'-3"	0.76	0.79	0.79	NONE
24"	3.1	3'-0"	4'-4"	1'-5"	2'-1"	1'-4"	1.03	1.08	1.08	2-3/4"ø×2'-0"
30"	4.9	3'-6"	4'-10"	1'-9"	2'-5"	1'-6"	1.34	1.42	1.41	2-3/4"ø×2'-0"
36"	7.1	4'-0"	5'-4"	2'-0"	2'-11"	1'-8"	1.74	1.85	1.84	2-3/4"ø×3'-0"
42"	9.6	4'-6"	5'-10"	2'-3"	3'-5"	2'-0"	2.36	2.49		2-3/4"ø×3'-0"
48"	12.6	5'-0"	6'-4"	2'-6"	4'-0"	2'-0"	2.76	2.92		2-3/4"ø×3'-0"

CONCRETE HEADWALL DETAIL
WITH 45° WINGS FOR PIPE CULVERTS



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0' 50' 100' 150' 200'
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SITE PLAN FOR
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TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

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SHEET 3 OF 9 SHEET(S)

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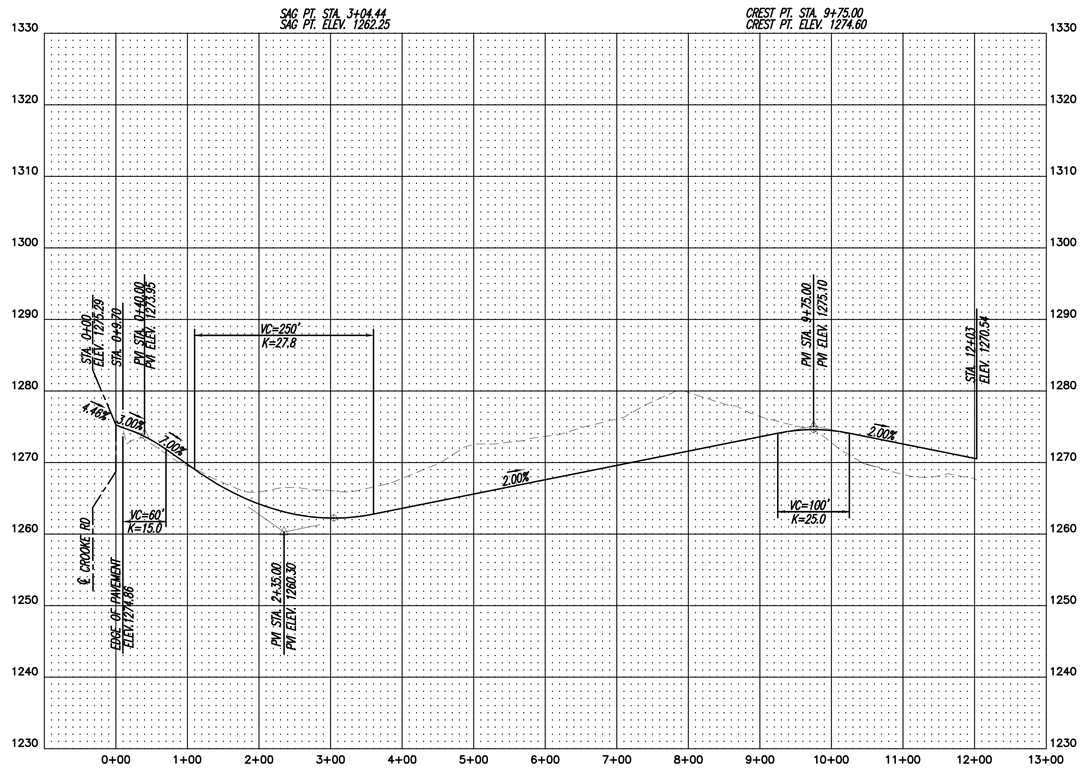
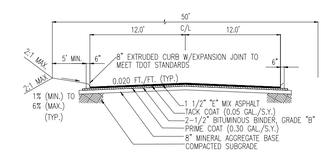


ROAD "A" PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

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ROAD PROFILE FOR
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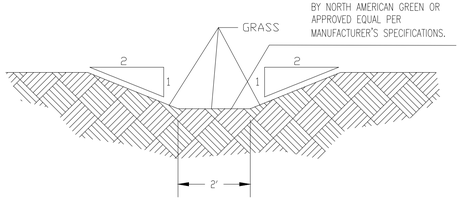
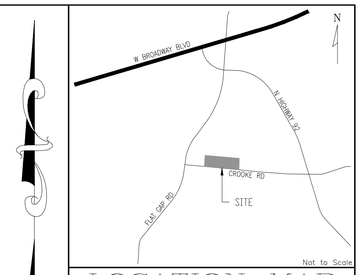


PERMANENT SWALE CROSS-SECTION
SCALE: 1"=10'

Pipe Schedule and Capacity Chart - Post Development

PIPE NO. #	UPSTREAM T.O.G. EL.	INV EL.	DOWNSTREAM T.O.G. EL.	INV. EL.	LENGTH (FT)	SLOPE (FT/FT)	SIZE (IN.)	PIPE MATERIAL	MANNING N	VELOCITY FPS	PIPE CAPACITY PROVIDED (CFS)
P1	1295.20	1289.30	1300.00	1286.10	320.00	0.0100	24	HDPE	0.009	10.43	32.76
P2	1300.00	1288.10	1301.50	1284.20	190.00	0.0100	24	HDPE	0.009	10.43	32.76
P3	1301.50	1284.20	HW	1282.00	144.00	0.0153	24	HDPE	0.009	12.89	40.50
P4	POND 1	1258.50	HW	1258.00	32.00	0.0156	15	RCP	0.013	6.60	8.10
P5	1277.60	1274.60	1278.00	1273.10	146.00	0.0103	15	HDPE	0.009	7.73	9.48
P6	1278.00	1273.10	1267.60	1264.60	128.00	0.0664	15	HDPE	0.009	19.65	24.11
P7	1267.60	1264.40	HW	1262.00	45.00	0.0533	15	HDPE	0.009	17.61	21.61
P8	1267.30	1264.30	1267.30	1264.00	24.00	0.0125	15	HDPE	0.009	8.52	10.46
P9	1267.30	1264.00	1264.45	1261.45	181.00	0.0141	15	HDPE	0.009	9.05	11.10
P10	1264.45	1261.45	1262.00	1258.75	106.00	0.0255	15	HDPE	0.009	12.17	14.93
P11	1262.00	1258.75	HW	1258.00	64.00	0.0117	24	HDPE	0.009	11.29	35.47
P12	1262.00	1259.00	1262.00	1258.75	24.00	0.0104	15	HDPE	0.009	7.78	9.55
P13	POND 2	1254.60	HW	1254.00	28.00	0.0214	15	RCP	0.013	7.73	9.48
P14	1276.00	1273.00	1271.80	1268.80	220.00	0.0191	15	HDPE	0.009	10.53	12.93
P15	1271.80	1268.80	1267.90	1264.90	224.00	0.0174	15	HDPE	0.009	10.06	12.34
P16	1267.90	1264.90	1264.45	1261.45	105.00	0.0329	15	HDPE	0.009	13.82	16.96

ALL HDPE PIPE TO BE DUAL WALLED WITH SMOOTH INTERIOR WALLS.



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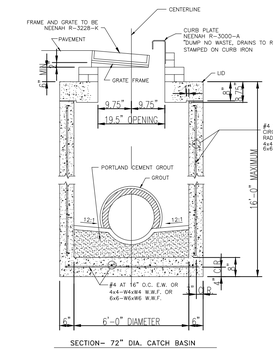
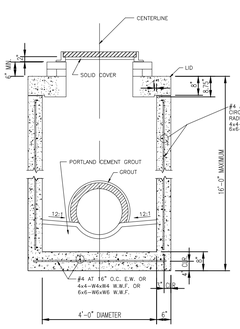
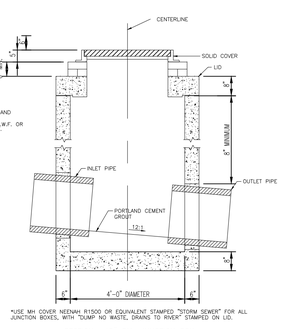


SECTION- 72" DIA. CATCH BASIN

SEE PIPE SCHEDULE FOR INVERTS



SECTION- 48" DIA. JUNCTION BOX
NOT TO SCALE



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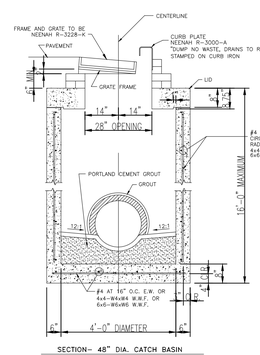

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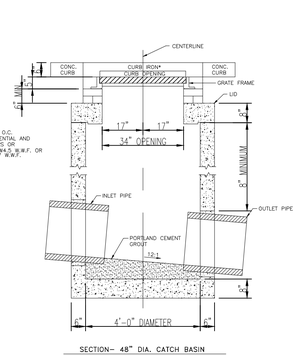

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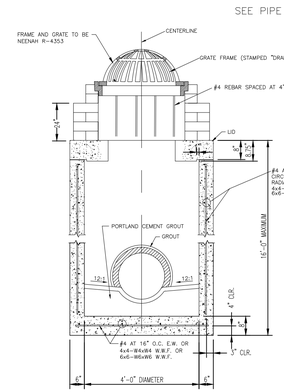
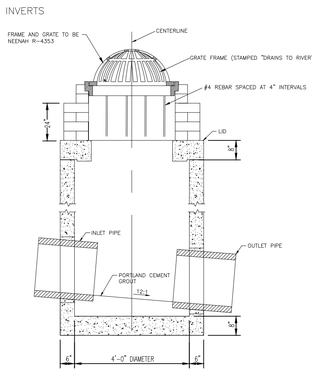
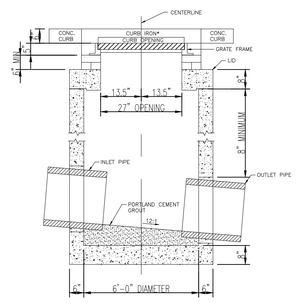


SECTION- 48" DIA. CATCH BASIN
NOT TO SCALE



SECTION- 48" DIA. CATCH BASIN
NOT TO SCALE



SECTION- 72" DIA. CATCH BASIN

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
10/8/25

DEED REFERENCES: DEED BK 199 PG 489

0' 50' 100' 150' 200'
1"=50'

GRADING & DRAINAGE PLAN FOR
LEONARD DEVELOPEMENT, LLC
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

25730-GP

SHEET 5 OF 9 SHEET(S)

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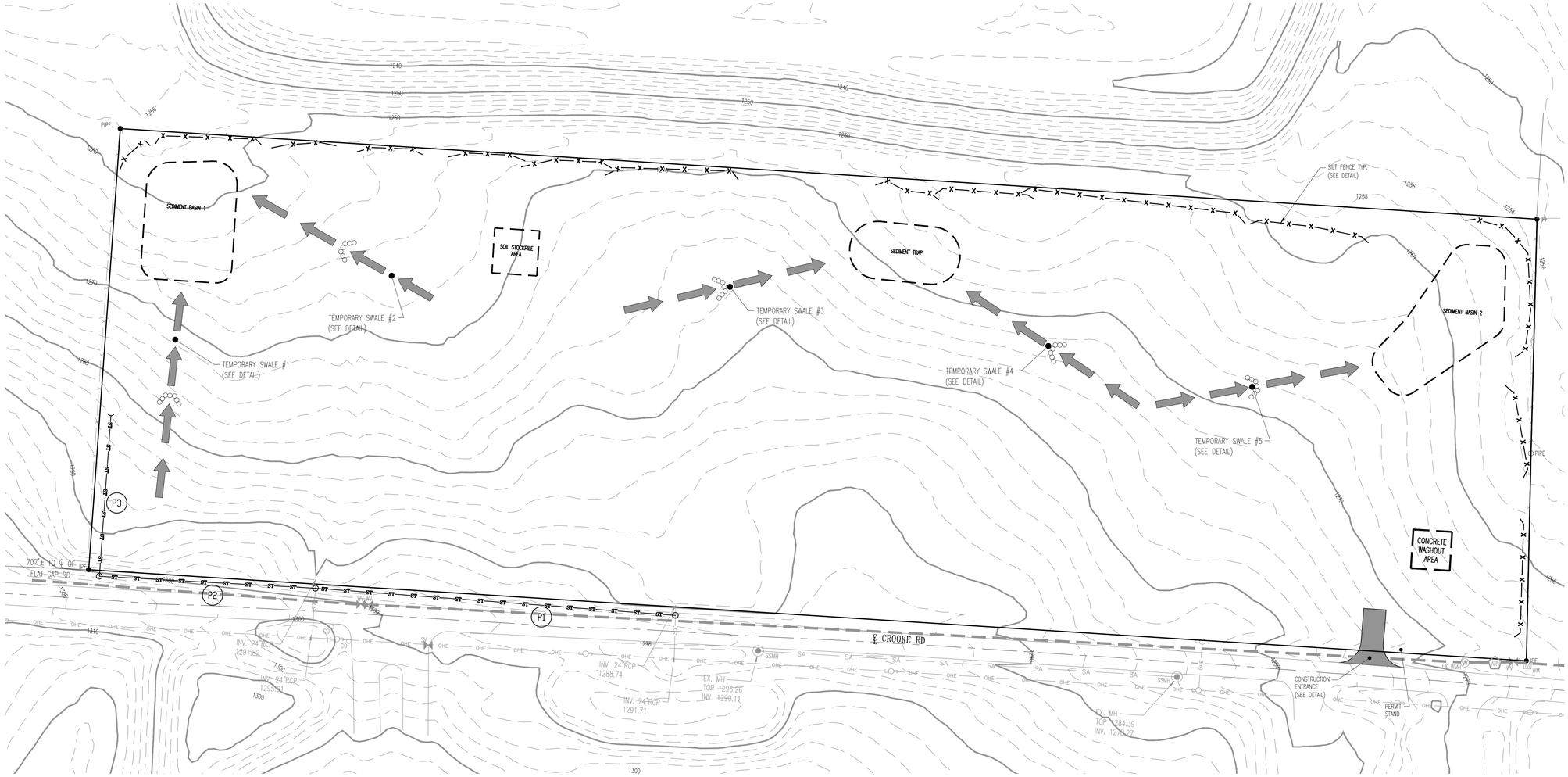

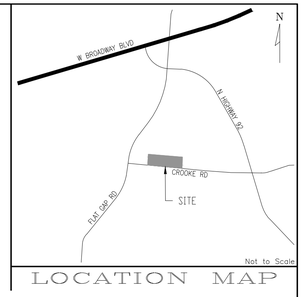

LOCATION MAP

STANDARD NOTES:

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13. THE "AREA OF DISTURBANCE" FOR THIS SITE IS 11.35 ACRES.

NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

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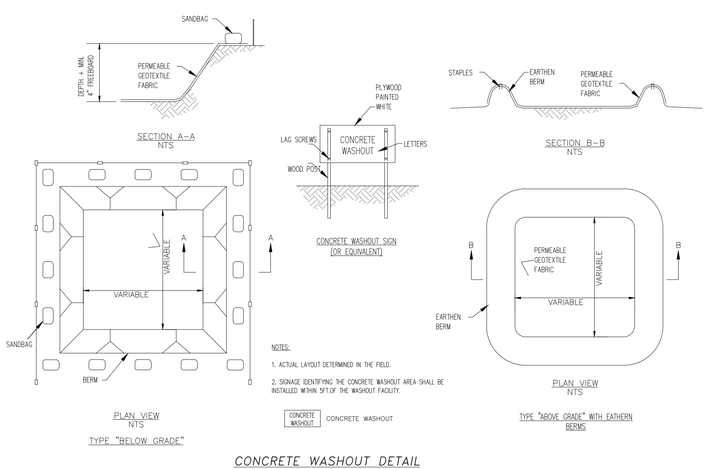
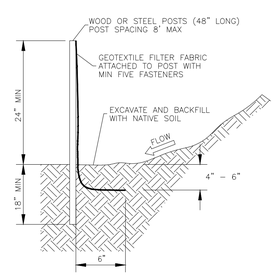
NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



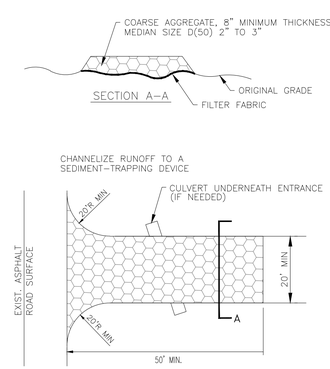
CONCRETE WASHOUT DETAIL



SILT FENCE
NOT TO SCALE

PHASE I

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE.
3. INSTALL SEDIMENT TRAP AND SEDIMENT BASINS.
4. INSTALL TEMPORARY SWALES.
5. INSTALL PIPES P1, P2 & P3



CONSTRUCTION ENTRANCE
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ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

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TAX MAP 023, PARCEL 049.00
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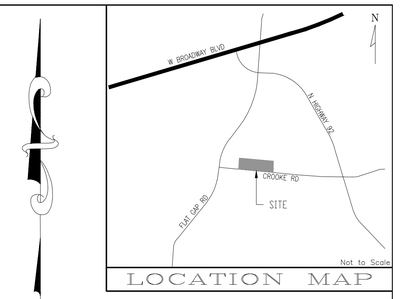
25730-E&SC

SHEET 6 OF 9 SHEET(S)

Q:\25730\25730.DWG

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
NO. 101265
STATE OF TENNESSEE

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919



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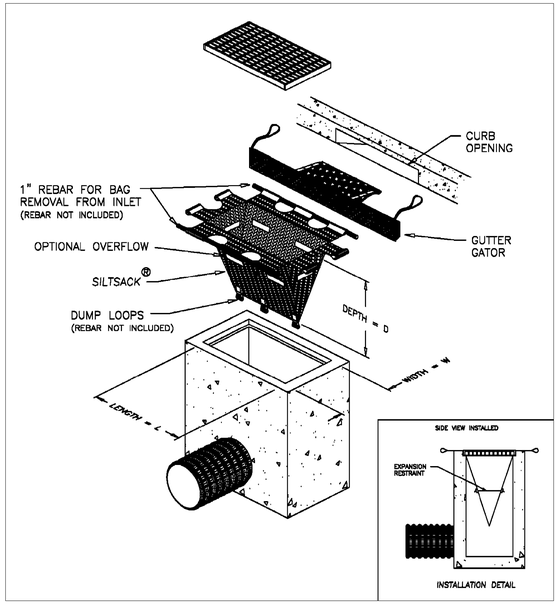
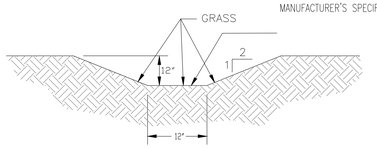


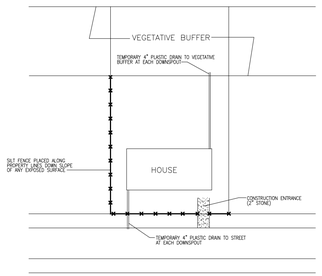
INLET PROTECTION AFTER PAVING
NOT TO SCALE

INSTALL VMAX SC250 TURF REINFORCEMENT MAT BY NORTH AMERICAN GREEN OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS.



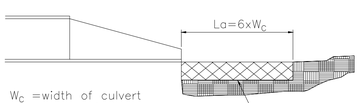
*MIN. CHANNEL SLOPE = 1.0%

TEMPORARY DRAINAGE SWALE
NOT TO SCALE



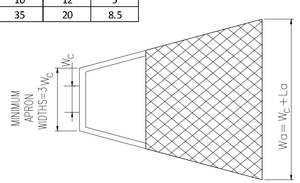
TYPICAL STORMWATER POLLUTION PREVENTION PLAN FOR INDIVIDUAL LOTS
NO SCALE

OP	Q	LA	D50
---	CFS	FT	IN
1	15	16	7
2	10	12	5
3	35	20	8.5
4	10	12	5
5	35	20	8.5



W_C =width of culvert
L_A =length of riprap apron
W_A =width of culvert
D_{50} =median riprap size
D_{MAX}=maximum size of riprap=1.5 D_{50}
D_A =depth of riprap apron=1.5 D_{MAX}

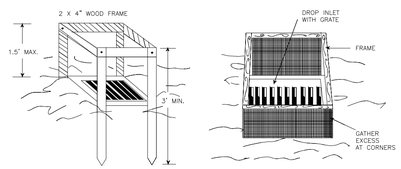
D(50) 6"8"9"11"12"14"15"
W_C =30" OR LESS W_C=36"
W_C =42"
W_C =48"
W_C =54"-60"
W_C =66"
W_C =72"



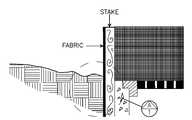
REFER TO TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK

RIPRAP INLET/OUTLET PROTECTION
N.T.S.

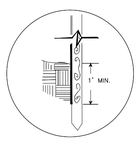
Phase II
1. CUT IN ROADS AND INSTALL ADDITIONAL SILT FENCE.
2. INSTALL STORM WATER INFRASTRUCTURE.
3. INSTALL INLET PROTECTION.



PERSPECTIVE VIEWS



ELEVATION OF STAKE AND FABRIC ORIENTATION



DETAIL A

BEFORE PAVING
TEMPORARY INLET PROTECTION
NOT TO SCALE

DAVID B. HARBIN
REGISTERED
AGRICULTURE
OWNER
NO. 101260
STATE OF TENNESSEE

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

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SHEET 7 OF 9 SHEET(S)

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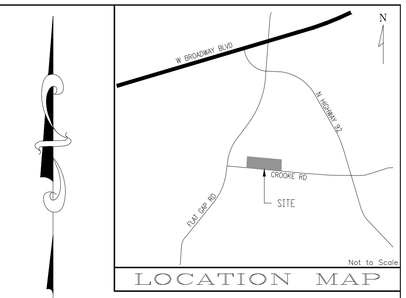

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NOTE:

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ALL SLOPES GREATER THAN 2.5:1 WILL BE MATTED USING EXCEL S-2 ECB OR APPROVED EQUAL.

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CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

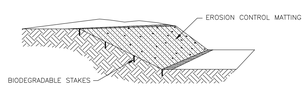
OSHA RULES SHALL BE ABIDED BY.

VEGETATIVE PRACTICES

BF	BUFFER ZONE
MU	DISTURBED AREA STABLIZATION WITH MULCH
PS	DISTURBED AREA STABLIZATION WITH PERMANENT VEGETATION
SO	DISTURBED AREA STABLIZATION WITH SOD
TS	DISTURBED AREA STABLIZATION WITH TEMPORARY VEGETATION
MA	EROSION CONTROL BLANKET/MATTING
PAM	POLYACRYLAMIDE

801.05–Preparing the Seedbed. The seedbed shall be prepared in the following manner and sequence:
Each area to be seeded shall be scarified, disced, harrowed, raked, or otherwise worked until it has been loosened and pulverized to a depth as directed by the Engineer.
This operation shall be performed only when the soil is in a tillable and workable condition. Fertilizer, at the rate of not less than 20 lbs.(10 kgs) of grade 10–10–10 or equivalent, per unit (1,000 s.f.)(100 m2)), and agricultural limestone, at the rate of not less than 100 lbs per unit(50 kgs per 100 m2), shall be uniformly incorporated into the soil for a depth of approximately 1/2 inch(13 millimeters). When soil ph is below 5.5, liquid lime shall be applied at a rate of 7.5 gallons/acre(22oz/1000 s.f.) in addition to the required agricultural lime. The liquid lime product shall be from the Department's QPL. Fertilizer need not be incorporated in the soil as specified above when mixed with seed in water and applied with power sprayer equipment.
The seed group mixture shall be as specified under Subsection 918.14.

801.06–Seeding. The Engineer will specify which seed group shall be used. The seed shall be sown as soon as preparation of the seedbed has been completed. It shall be sown uniformly by means of a rotary seeder, hydraulic equipment, or other satisfactory means. Seed shall be sown at the rate of 2.5 lbs/unit (1,000 s.f.)(1.25 kgs/100 m2) for Groups "A", "B" and "C", 0.6 lbs/unit(0.3 kgs/100 m2) for Group "B1" and at a rate of 1.5 lbs/unit (75 kgs/100 m2) for all other Groups listed in Subsection 918.14, unless otherwise specified or directed.
Group "C" seed and seeds of legumes when sown alone shall be inoculated before sowing in accordance with the recommendations of the manufacturer of the inoculant and as directed by the Engineer.
No seeding shall be done during windy weather, or when the ground surface is frozen, wet or otherwise nontillable. No seeding shall be performed during December and January unless otherwise permitted.



DETAIL
EROSION CONTROL MATTING
NOT TO SCALE

Phase III
1. STABILIZE SITE WITH SOD AND SEED.
2. ONCE GRASS IS ESTABLISHED CONVERT SEDIMENT BASINS INTO DETENTION PONDS.

Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

Table 1

Source: TDOT Standard Specifications

Permanent Cover Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	German Millet	10%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

Source: TDOT Standard Specifications

Table 1

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

DAVID B. HARBIN
REGISTERED ENGINEER
XVI
AGRICULTURE
COMMERCE
NO. 101265
STATE OF TENNESSEE

ALL ESCP'S ARE DESIGNED TO CONTROL STORMWATER RUNOFF FOR THE 5-YEAR 24-HOUR STORM EVENT.

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2' INTERVAL

DATE
10/8/25

DEED REFERENCES: DEED BK 199 PG 489

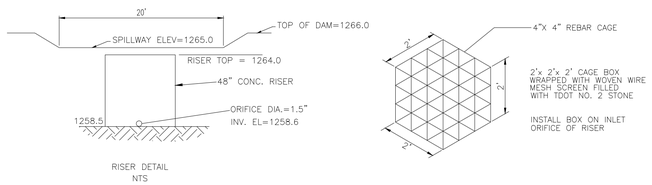
0' 50' 100' 150' 200'
1"=50'

EROSION & SEDIMENT CONTROL PLAN FOR
LEONARD DEVELOPEMENT, LLC
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

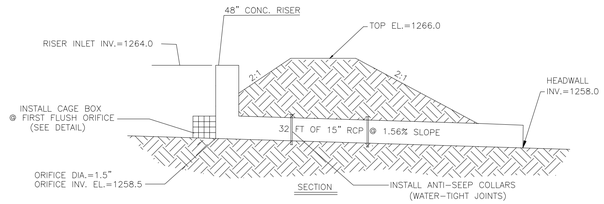
25730-E&SC

SHEET 8 OF 9 SHEET(S)

Q:\25730\25730.DWG

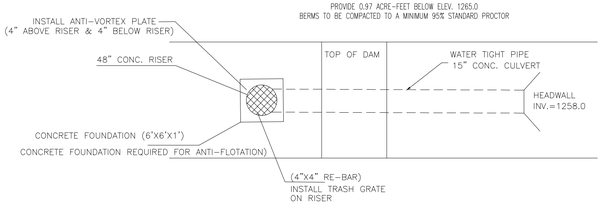


RISER DETAIL
NTS

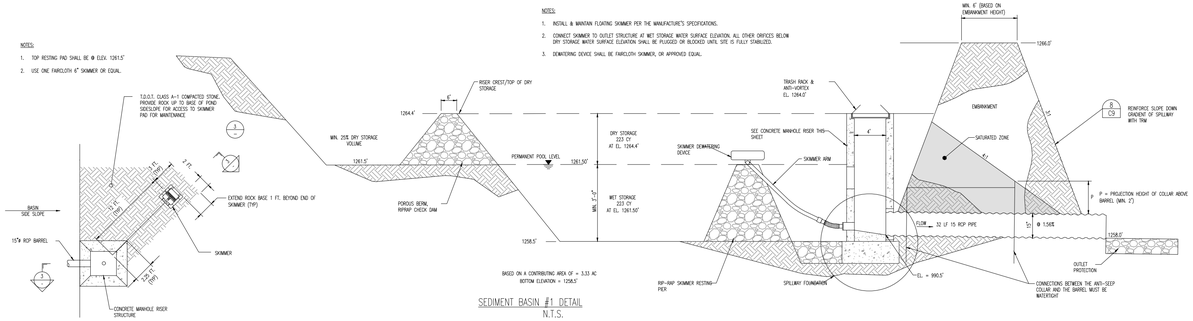


SECTION

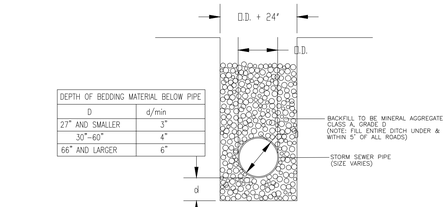
PROVIDE 0.97 ACRE-FEET BELOW ELEV. 1265.0
BERMS TO BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR



DETENTION POND 1

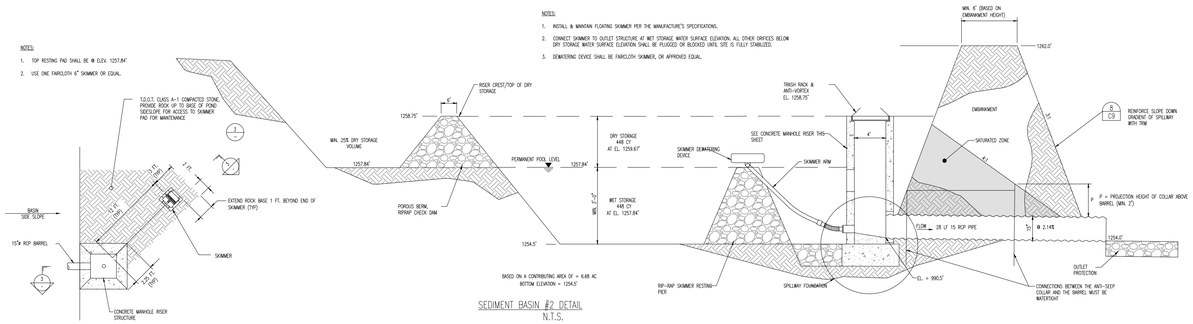


SEDIMENT BASIN #1 DETAIL
N.T.S.

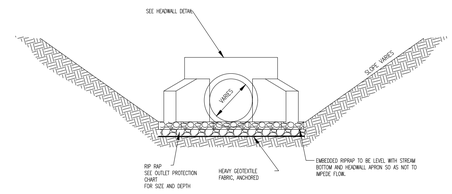


DEPTH OF BEDDING MATERIAL BELOW PIPE	
D	d/min
27" AND SMALLER	3"
30"-60"	4"
66" AND LARGER	6"

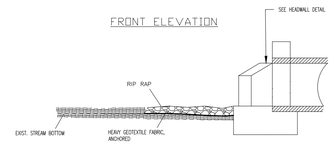
TYPICAL STORM SEWER TRENCH
(MUST MEET TDOT STANDARDS)



SEDIMENT BASIN #2 DETAIL
N.T.S.

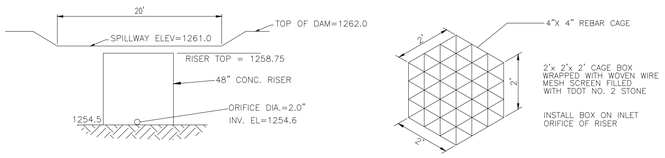


FRONT ELEVATION

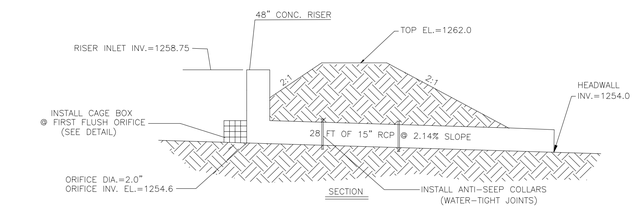


CROSS SECTION

CONCRETE HEADWALL DETAIL FOR STREAM CONVEYANCE

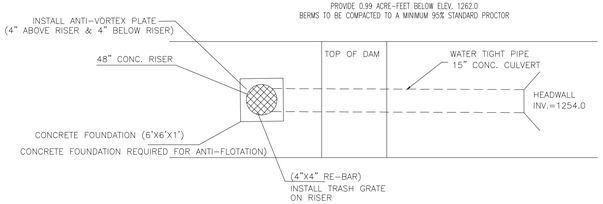


RISER DETAIL
NTS

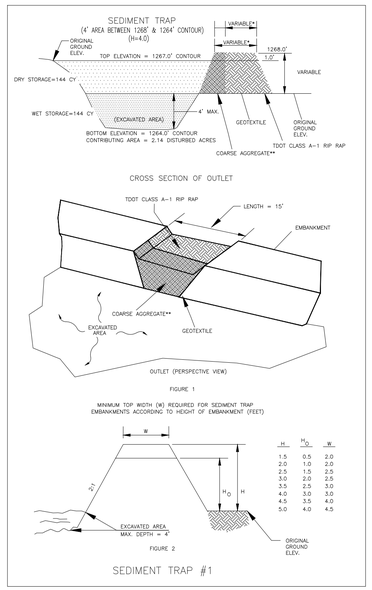


SECTION

PROVIDE 0.99 ACRE-FEET BELOW ELEV. 1262.0
BERMS TO BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR

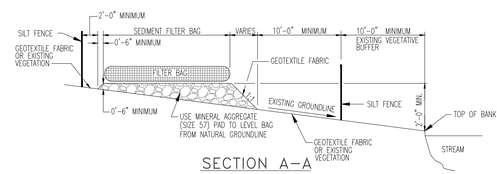


DETENTION POND 2

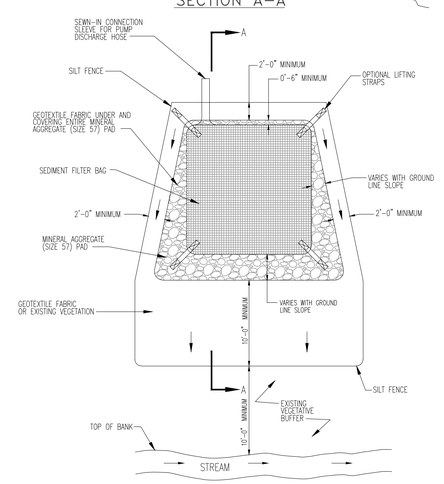


H	H_O	W
1.5	0.5	2.0
2.0	1.0	2.0
2.5	1.5	2.5
3.0	2.0	2.5
3.5	2.5	3.0
4.0	3.0	3.0
4.5	3.5	4.0
5.0	4.0	4.5

SEDIMENT TRAP #1



SECTION A-A



PLAN VIEW
FILTER BAG DETAIL
NOT TO SCALE

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

BATSON, HIMES, NORVELL & POE
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4334 PAPERMILL DRIVE
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PHONE: (865) 588-6472
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email@bhn-p.com

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.

NO.	DATE	REVISION	APPR.

DATE
10/8/25

DETAILS FOR
LEONARD DEVELOPEMENT, LLC
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

25730-D
SHEET 9 OF 9 SHEET(S)
Q:\25730\25730.DWG

NOTE:
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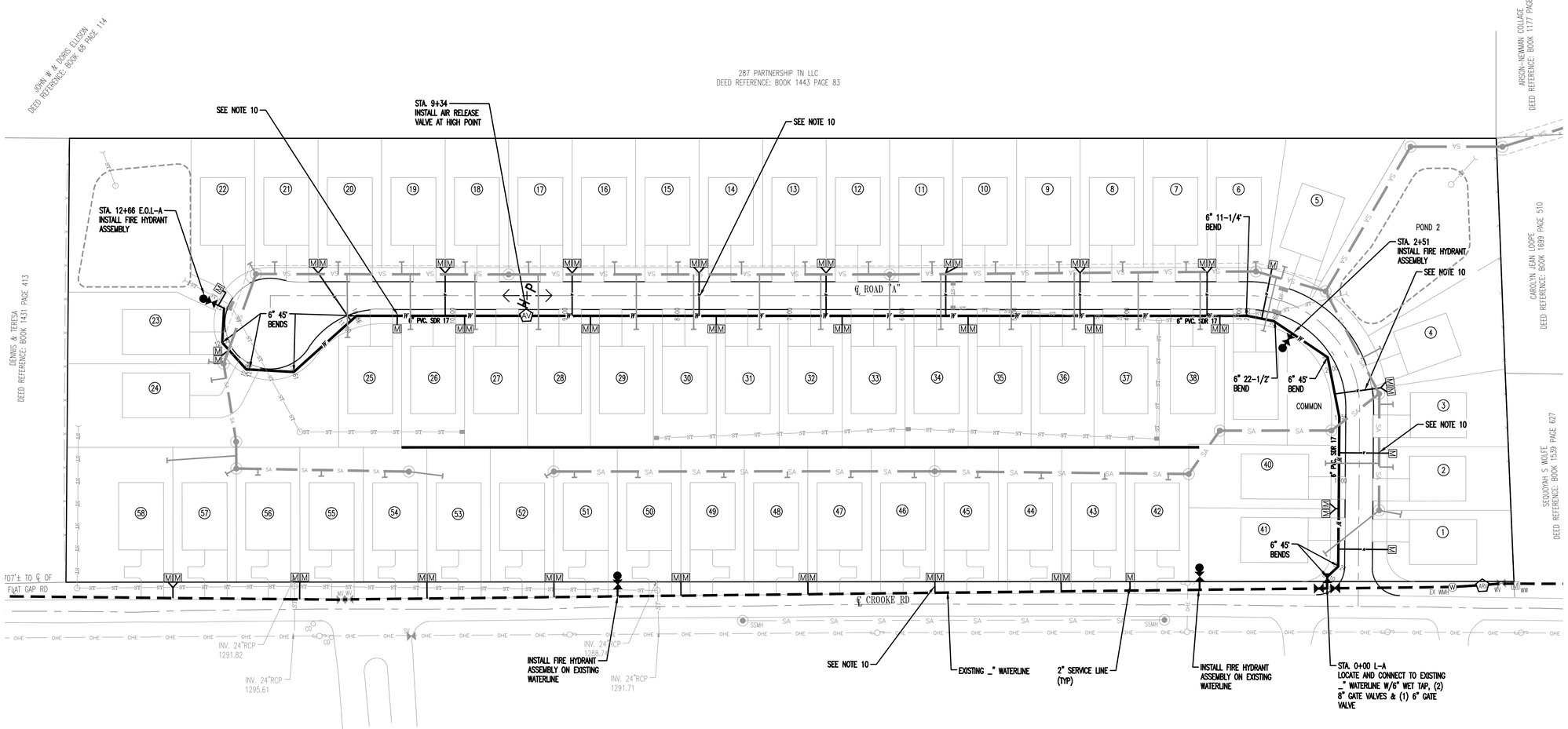
OSHA RULES SHALL BE ABIDED BY.

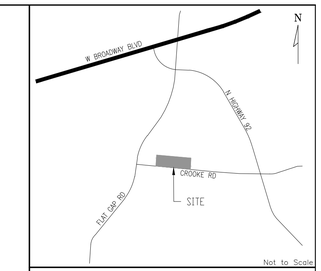
NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
PROPOSED WATER LINE LAYS 6' FROM PROPERTY LINE OR 18' FROM CENTER LINE OF ROAD

PAVEMENT WIDTHS
STREET WIDTH = 24'
CUL-DE-SAC RADIUS = 40'

NOTE:
Construction shall conform to Jefferson City Public Works State Approved Plans and Specifications





LOCATION MAP

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 98% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. ALL WATER AND SEWER MAINS SHALL INCLUDE A 15' FOOT EASEMENT (7.5 FEET ON EACH SIDE OF THE INSTALLED LINE) WITH THEM. NO BUILDINGS, BUILDING FOOTERS, OVERHANGS OR OTHER PERMANENT STRUCTURES ARE TO BE CONSTRUCTED WITHIN THESE EASEMENTS.
8. CONTRACTOR SHALL STRICTLY COMPLY WITH ATUD STANDARD TECHNICAL SPECIFICATIONS AND INSTALLATION CRITERIA (BEDDING, BACKFILL, TESTING, STERILIZATION, ETC.).
9. MINIMUM WARRANTY INTERVAL IS 12 MONTHS AFTER ACCEPTANCE OF THE INSTALLED WATER LINE. ALL WATER USED PRIOR TO ATUD ACCEPTANCE IS CONTRACTOR/DEVELOPER EXPENSE. FLUSHING BY CONTRACTOR/DEVELOPER DURING 12 MONTH WARRANTY INTERVAL IS CONTRACTOR/DEVELOPER EXPENSE.
10. SERVICE LINES ARE TO BE 1" FROM MAINLINE TO PROPERTY. IN THE CASE OF A DOUBLE METER, 2 1" LINES OF SDR 9 POLYPIPE WITH TRACER WIRE SHALL BE USED.

LEGEND

	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
M	EXISTING WATER METER
	GATE VALVE
M	WATER METER
WL	WATER MAIN
AV	AIR RELEASE VALVE
BOV	BLOW-OFF VALVE
	FIRE HYDRANT ASSEMBLY

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

0' 50' 100' 150' 200'
1"=50'

Reviewed and Approved By:

City of Jefferson City Title

Date

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
NO. 101265
STATE OF TENNESSEE

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LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
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KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.

SCALE 1"= 50'
DATE 10/8/25

JEFFERSON CITY PUBLIC WORKS

WATERLINE PLAN FOR
LEONARD DEVELOPEMENT, LLC
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

25730-WL1
SHEET 1 OF 1 SHEET(S)
0:\25730\25730.DWG

NOTE:

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OSHA RULES SHALL BE ABIDED BY.

NOTE:

ALL CONSTRUCTION SHALL ADHERE TO THE TDEC APPROVED STANDARD SPECIFICATIONS FOR THE JEFFERSON CITY PUBLIC WORKS.

NOTE:

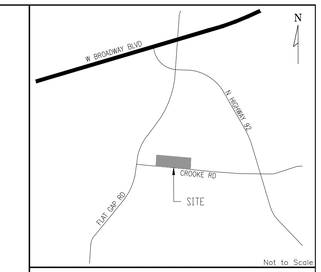
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:

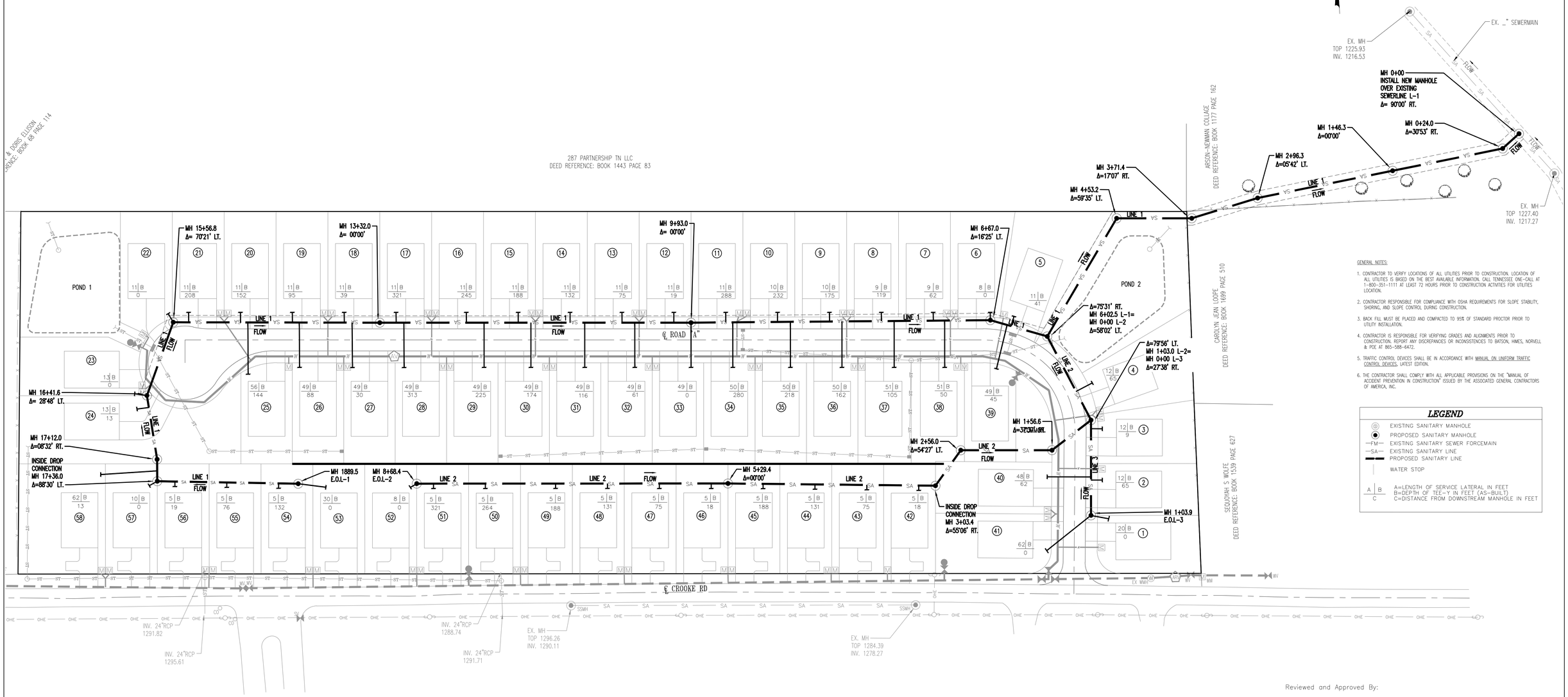
ALL UTILITIES SHALL BE INSTALLED WITH CONSIDERATION OF PROPER COVER OVER UTILITY LINES WHEN CROSSING FUTURE DRIVEWAYS IN CUT.

NOTE:

HUB ELEVATIONS ARE NOT FINAL TOP OF MANHOLES. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE MANHOLE TO MATCH THE PROPOSED FINISHED GRADES.



LOCATION MAP



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2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO BATSON, HIMES, NORVELL & POE AT 865-588-6472.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS ON THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.

LEGEND

	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
—FM—	EXISTING SANITARY SEWER FORCEMAIN
—SA—	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	WATER STOP
A | B / C	A=LENGTH OF SERVICE LATERAL IN FEET B=DEPTH OF TEE-Y IN FEET (AS-BUILT) C=DISTANCE FROM DOWNSTREAM MANHOLE IN FEET

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

0' 50' 100' 150' 200'
1"=50'

Reviewed and Approved By:

City of Jefferson City Title

Date

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

DAVID B. HARBIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 101265
STATE OF TENNESSEE

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
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PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.

NO.	DATE	REVISION	APPR.

SCALE 1"= 50'

DATE 10/8/25

JEFFERSON CITY PUBLIC WORKS

SANITARY SEWER PLAN FOR
LEONARD DEVELOPEMENT, LLC
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

25730-WWL

SHEET 1 OF 2 SHEET(S)

Q:\25730\25730.DWG

NOTE:

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OSHA RULES SHALL BE ABIDED BY.

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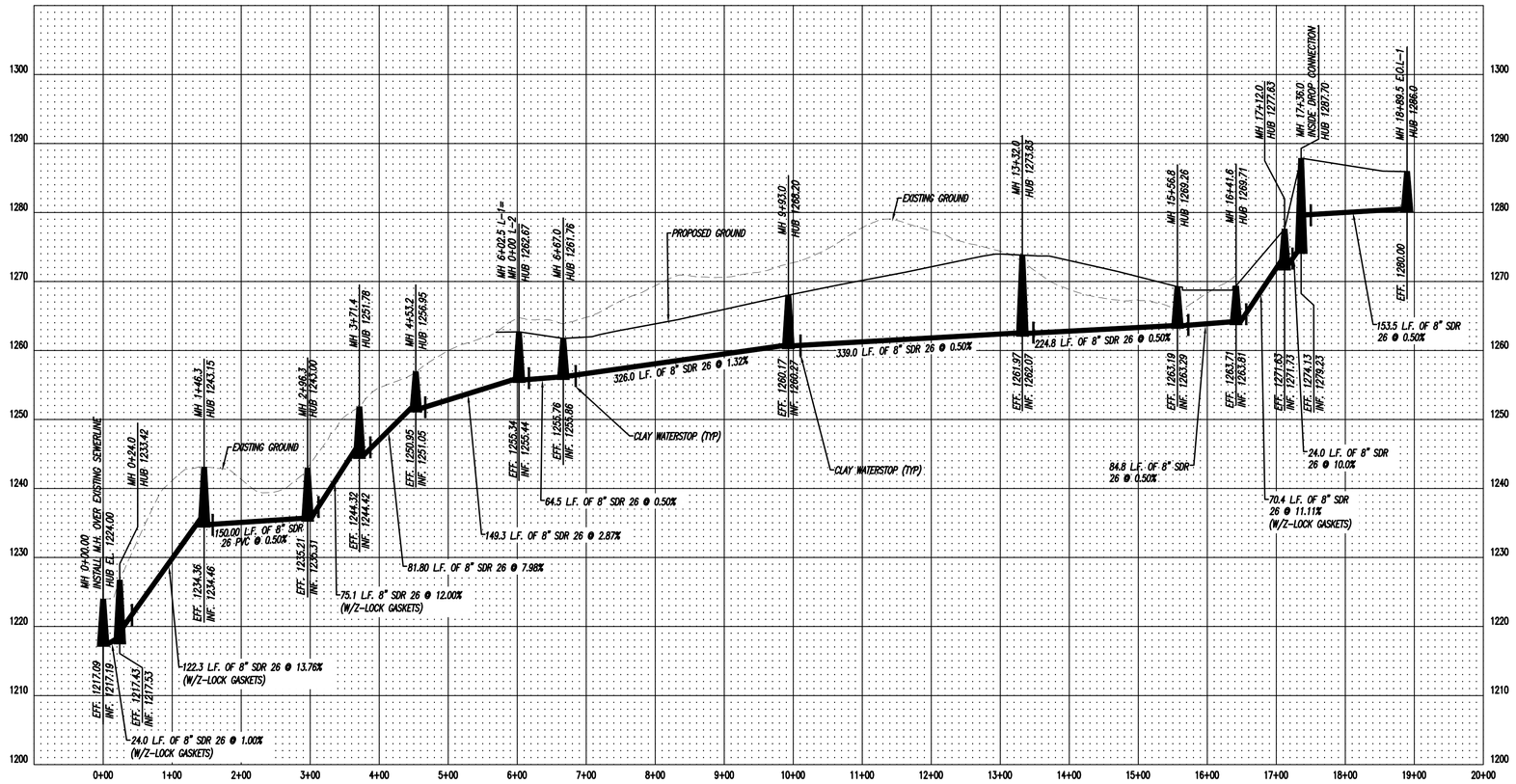
NOTE:

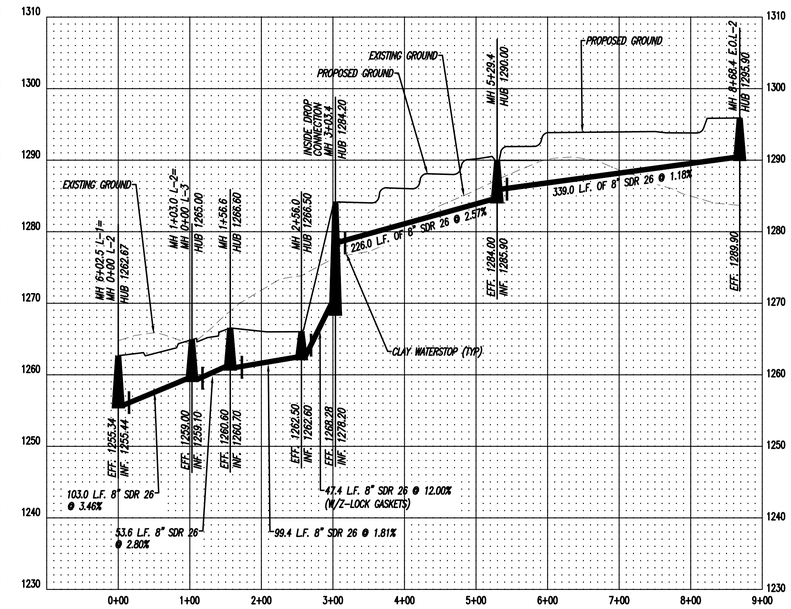
ALL UTILITIES SHALL BE INSTALLED WITH CONSIDERATION OF PROPER COVER OVER UTILITY LINES WHEN CROSSING FUTURE DRIVEWAYS IN CUT.

NOTE:

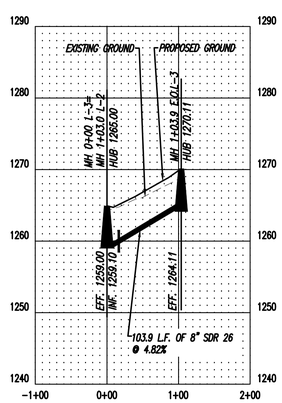
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



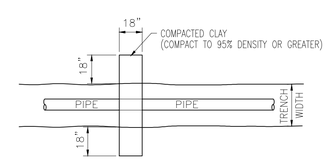
SANITARY SEWER LINE 1
SCALE; 1"=100' HORIZ.
1"=10' VERT.



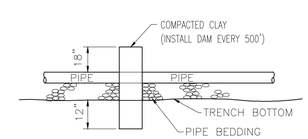
SANITARY SEWER LINE 2
SCALE; 1"=100' HORIZ.
1"=10' VERT.



SANITARY SEWER LINE 3
SCALE; 1"=100' HORIZ.
1"=10' VERT.



PLAN



SECTION

TYPICAL CLAY WATERSTOP
NTS

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

Reviewed and Approved By:

City of Jefferson City Title

Date

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

DAVID B. HARBIN
REGISTERED AGRICULTURAL ENGINEER
NO. 101265
STATE OF TENNESSEE

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DBH
DRAWN SEW
CHECKED DBH

NO.	DATE	REVISION	APPR.

NO.	DATE	REVISION	APPR.

SCALE
AS-SHOWN

DATE
10/8/25

JEFFERSON CITY PUBLIC WORKS

SANITARY SEWER PLAN FOR
LEONARD DEVELOPEMENT, LLC
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON CITY, TN

25730-WWL

SHEET 2 OF 2 SHEET(S)

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