

LEGEND

PROPERTY LINE (THIS PROJECT)
 SETBACK - EASEMENT
 PROPERTY SETBACK
 STREET RIGHT-OF-WAY
 STREET CENTER LINE
 PROPOSED STORM SEWER PIPING
 PROPOSED STORM MANHOLE
 PROPOSED CATCH BASIN
 EXISTING SANITARY SEWER
 PROPOSED SANITARY SEWER
 PROPOSED SANITARY SEWER MANHOLE
 EXISTING WATER LINE
 PROPOSED DOMESTIC WATER LINE

PUMP STATION NOTES

1. NO ELECTRICAL CONNECTIONS ARE PERMITTED INSIDE WET WELL.
2. ALL PIPING INSIDE WET WELL MUST BE STAINLESS STEEL.
3. CHECK VALVES ARE TO BE SWING AND TYPE.
4. CORROSION CONTROL DEVICE OR SCRAPER IS REQUIRED.
5. PROVIDE POWER SUPPLY AS SPECIFIED BY AMERICAN ELECTRIC POWER. MUST BE MOUNTED ON SUITABLE POST(S).
6. SEE PUMP STATION CALCULATIONS BY HOLSTON ENGINEERING.

NEW SANITARY SEWER PUMP STATION
 1. PUMP STATION SHALL BE CONSTRUCTED WITH 18" DIA. PRECAST CONCRETE PIPES WITH 12" DIA. MANHOLES.
 2. PUMP STATION SHALL BE CONSTRUCTED WITH 18" DIA. PRECAST CONCRETE PIPES WITH 12" DIA. MANHOLES.
 3. PUMP STATION SHALL BE CONSTRUCTED WITH 18" DIA. PRECAST CONCRETE PIPES WITH 12" DIA. MANHOLES.
 4. PUMP STATION SHALL BE CONSTRUCTED WITH 18" DIA. PRECAST CONCRETE PIPES WITH 12" DIA. MANHOLES.

STORMWATER BASIN

1. PROVIDE SANITARY SEWER ACCESS EASEMENT.
 2. PROVIDE SANITARY SEWER ACCESS EASEMENT.
 3. PROVIDE SANITARY SEWER ACCESS EASEMENT.
 4. PROVIDE SANITARY SEWER ACCESS EASEMENT.

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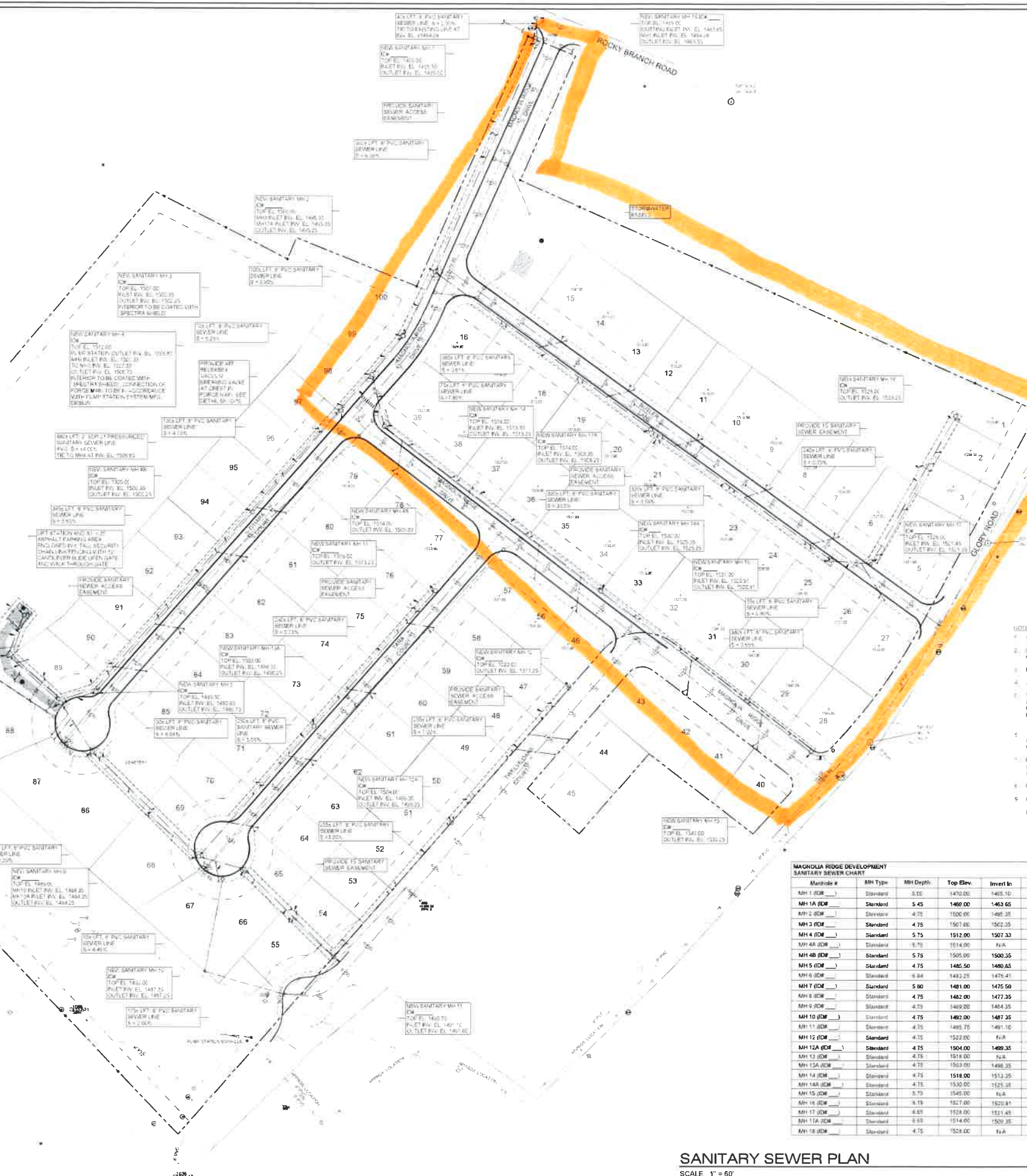
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 4. PROVIDE SANITARY SEWER ACCESS EASEMENT.



NOTES

1. ALL SANITARY SEWER LINES THIS SHEET ARE 8" PVC ALL-BUTT AND 18" PVC ALL-BUTT.
2. SANITARY SEWER PIPING SHALL BE 8" PVC ALL-BUTT AND 18" PVC ALL-BUTT.
3. PROVIDE TWO (2) 4" SANITARY SEWER CLEANOUTS AT EACH EASEMENT LINE.
4. ALL 8" SANITARY SEWER LATERALS TO BE 4" MIN. DEPTH AT PROPERTY LINE TYP.
5. THIRST BLOCKING MUST BE DONE IN ACCORDANCE WITH CITY OF KINGSFORD SPECIFICATIONS FOR REDUCTION FROM 8" AND LARGER LINES TO 2" LINE BEFORE FINAL PLAT IS SUBMITTED FOR SANITARY SEWER. FURNISH CITY OF KINGSFORD SEWER DEPARTMENT AS-BUILT DRAWINGS OF ALL MANHOLE LOCATIONS AND LOCATIONS AND MEASUREMENTS IN AUTOCAD AND PDF FORMAT IN KINGSFORD DIGITAL FORMAT.
6. ALL SANITARY SEWER PIPING MATERIALS, BEDDING AND APPURTENANCES SHALL BE STRICTLY IN CONFORMANCE WITH CITY OF KINGSFORD TENNESSEE STANDARD PUBLIC WORKS SPECIFICATIONS.
7. FOR SANITARY SEWER LINES OF DIAMETER GREATER THAN 18", PROVIDE RECORDS AT SPACINGS INDICATED ON THIS PLAN IN ACCORDANCE WITH CITY OF KINGSFORD STANDARDS AND SPECIFICATIONS.
8. PROVIDE 15' EASEMENTS FOR ALL SANITARY SEWER LINES 8" SUB-VANS LATERALS AND APPURTENANCES. EASEMENTS SHALL CENTER ON INDICATED LINE LOCATIONS AND ON EACH APPLICABLE LOT LINE.

Manhole #	MH Type	MH Depth	Top Elev.	Invert In	Invert Out	Northing (Y)	Eastng (X)	MH Connection #	Degree of Separation
MH 1 (JCM)	Standard	5.00	1470.00	1465.10	1465.00	812005.34	3011924.64	3-8" PVC	80.33° 102.15'
MH 1A (JCM)	Standard	5.45	1469.00	1463.65	1463.55	812643.41	3011927.46	2-8" PVC	64.88°
MH 2 (JCM)	Standard	4.75	1500.00	1495.25	1495.25	812721.34	3011186.09	2-8" PVC	167.14°
MH 3 (JCM)	Standard	4.75	1501.00	1502.25	1502.25	812739.78	3011733.65	2-8" PVC	160°
MH 4 (JCM)	Standard	5.75	1512.00	1507.33	1507.75	812122.88	3011568.11	3-8" PVC	54.04° 127.38'
MH 4A (JCM)	Standard	5.75	1514.00	N/A	1509.33	812070.33	3011843.40	1-8" PVC	N/A
MH 4B (JCM)	Standard	5.75	1505.00	1500.35	1500.25	811921.47	3011514.97	2-8" PVC	180°
MH 5 (JCM)	Standard	4.75	1485.50	1480.65	1480.75	811657.41	3011287.16	2-8" PVC	148.44°
MH 6 (JCM)	Standard	5.84	1493.25	1475.41	1475.31	811548.19	3011236.19	3-8" PVC	75.62° 125.16'
MH 7 (JCM)	Standard	5.80	1481.00	1475.50	1475.40	811710.10	3011160.10	2-8" PVC	115.78°
MH 8 (JCM)	Standard	4.75	1482.00	1477.35	1477.25	811569.34	3011282.21	2-8" PVC	167.14°
MH 9 (JCM)	Standard	4.75	1480.00	1484.35	1484.25	811475.84	3011436.59	3-8" PVC	63.91° 90.00°
MH 10 (JCM)	Standard	4.75	1482.00	1487.35	1487.25	811399.47	3011503.07	2-8" PVC	150.99°
MH 11 (JCM)	Standard	4.75	1485.75	1481.10	1481.00	811271.76	3011633.93	2-8" PVC	95.00°
MH 12 (JCM)	Standard	4.75	1502.00	N/A	1517.25	811063.17	3011874.28	1-8" PVC	N/A
MH 12A (JCM)	Standard	4.75	1504.00	1489.35	1489.25	811467.50	3011802.62	2-8" PVC	180°
MH 13 (JCM)	Standard	4.75	1511.00	N/A	1513.25	811506.68	3011779.83	1-8" PVC	N/A
MH 13A (JCM)	Standard	4.75	1503.00	1488.35	1488.25	811603.26	3011804.01	2-8" PVC	180°
MH 14 (JCM)	Standard	4.75	1518.00	1513.35	1513.25	812046.85	3011708.69	3-8" PVC	140.78°
MH 14A (JCM)	Standard	4.75	1530.00	1525.35	1525.25	811806.16	3012209.07	2-8" PVC	180°
MH 15 (JCM)	Standard	5.75	1545.00	N/A	1539.25	811571.22	3012323.88	1-8" PVC	N/A
MH 16 (JCM)	Standard	5.75	1527.00	1522.81	1522.81	811851.97	3012355.68	2-8" PVC	147.81°
MH 17 (JCM)	Standard	4.85	1528.00	1523.48	1523.35	811848.87	3012413.77	2-8" PVC	115.77°
MH 17A (JCM)	Standard	5.85	1514.00	1509.35	1509.25	812043.70	3012092.80	2-8" PVC	180°
MH 18 (JCM)	Standard	4.75	1528.00	N/A	1523.25	812056.75	3012533.76	1-8" PVC	N/A

SANITARY SEWER PLAN
 SCALE 1" = 60'



Magnolia Ridge Subdivision - A New Development for:
Magnolia Ridge Development, LLC
 Kingsport, TN

Cain Rash West
 Architects
 130 Regional Park Dr.
 Kingsport, TN 37660
 Phn (423) 349-7760
 Fax (423) 349-7413
 www.grcinc.com

THIS DRAWING AS PREPARED BY Cain Rash West Architects SHALL BE USED FOR THE SPECIFIC IDENTIFIED PROJECT ONLY. THIS DRAWING IS THE PROPERTY OF Cain Rash West Architects AND SHALL BE RETURNED ASBUILT TO THEM.

NO.	DATE	REV DESCRIPTION
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2	11/15/21	ADDRESS CITY COMMENTS
3	11/25/21	ADDRESS CITY COMMENTS



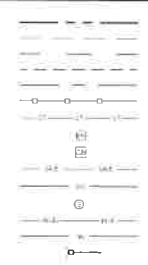
ISSUED 17 AUG 2021
 CHECKED BWJ
 DRAWN BWJ
 PROJECT NO. 202136

SANITARY SEWER PLAN

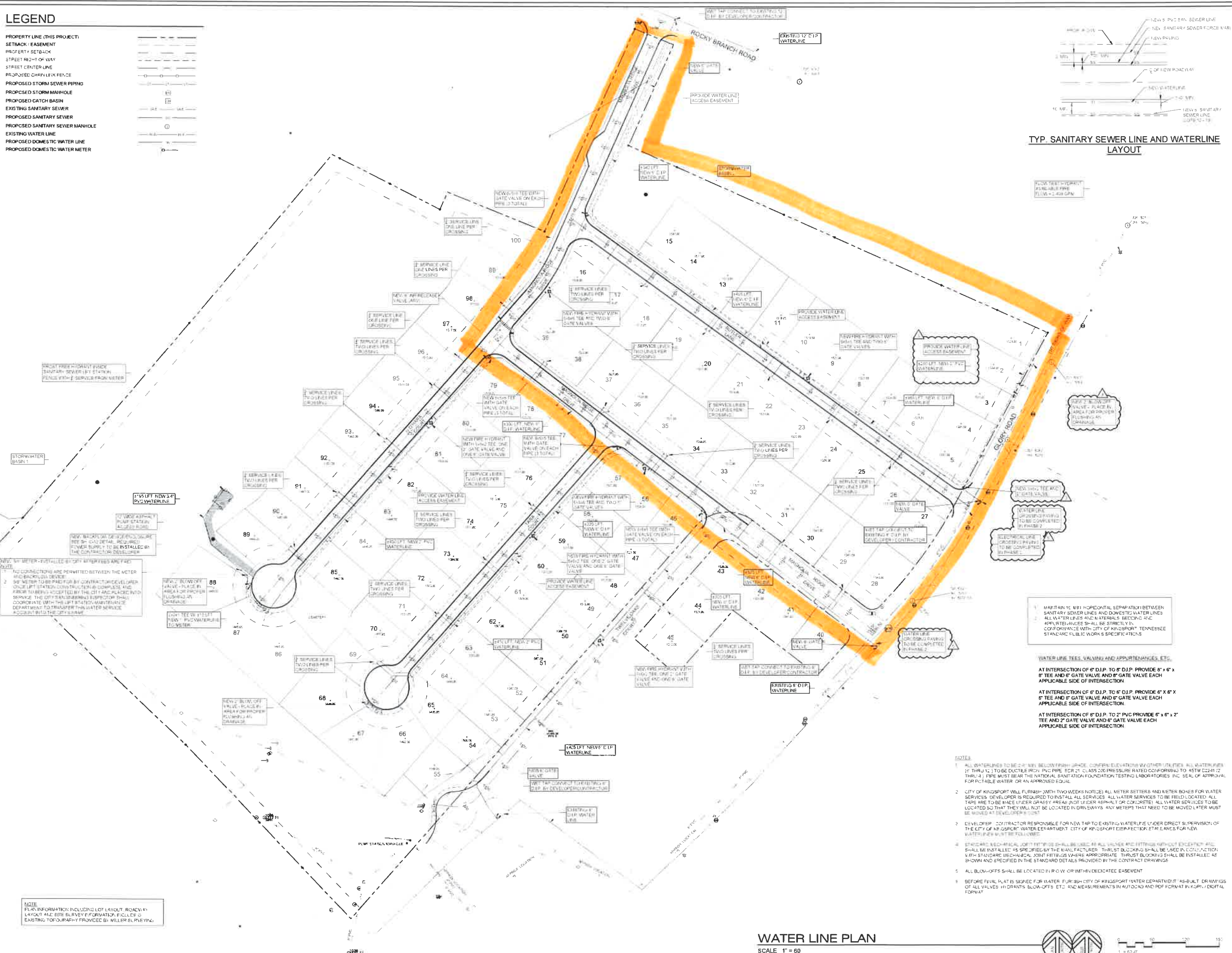
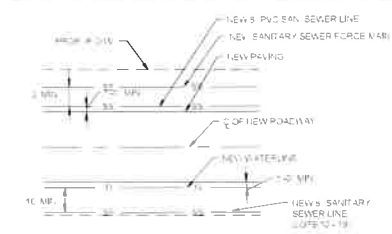
C-08

LEGEND

PROPERTY LINE (THIS PROJECT)
SETBACK / EASEMENT
PROPERTY SETBACK
STREET RIGHT-OF-WAY
STREET CENTERLINE
PROPOSED DRIVEWAY FENCE
PROPOSED STORM SEWER PIPING
PROPOSED STORM BASIN
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER MANHOLE
EXISTING WATER LINE
PROPOSED DOMESTIC WATER LINE
PROPOSED DOMESTIC WATER METER



TYP. SANITARY SEWER LINE AND WATERLINE LAYOUT



NOTE:
PLAN INFORMATION INCLUDING LOT LAYOUT, ROADWAY LAYOUT, AND SITE SURVEY INFORMATION, IF APPLICABLE, IS BASED ON EXISTING TOPOGRAPHY PROVIDED BY MILLER SURVEYING.

WATER LINE PLAN
SCALE 1" = 60'



NOTES

- ALL WATER LINES TO BE 2" MIN. BELOW FINISH GRADE. CONFORM ELEVATIONS TO OTHER UTILITIES. ALL WATER PIPES (2" THRU 12") TO BE DUCTILE IRON (PVC PIPE, SDR 21, CLASS 200 PRESSURE RATED CONFORMING TO ASTM C2241 (2" THRU 4") PIPE MUST BEAR THE NATIONAL SANITATION FOUNDATION TESTING LABORATORIES (NSF) SEAL OF APPROVAL FOR POTABLE WATER OR AN APPROVED EQUAL.
- CITY OF KINGSPORT WILL FURNISH (WITH TWO WEEKS NOTICE) ALL METER SETTERS AND METER BOXES FOR WATER SERVICES. DEVELOPER IS REQUIRED TO INSTALL ALL SERVICES TO BE FIELD LOCATED. ALL TAPS ARE TO BE MADE UNDER GRASSY AREAS (NOT UNDER ASPHALT OR CONCRETE). ALL WATER SERVICES TO BE LOCATED SO THAT THEY WILL NOT BE LOCATED IN DRIVEWAYS. ANY METERS THAT NEED TO BE MOVED LATER MUST BE MOVED AT DEVELOPER'S COST.
- DEVELOPER / CONTRACTOR RESPONSIBLE FOR NEW TAP TO EXISTING WATERLINE UNDER DIRECT SUPERVISION OF THE CITY OF KINGSPORT WATER DEPARTMENT. CITY OF KINGSPORT DEPARTMENTAL LANCES FOR NEW WATER LINES MUST BE FOLLOWED.
- STANDARD MECHANICAL JOINT FITTINGS SHALL BE USED. ALL VALVES AND FITTINGS WITHOUT EXCEPTIONS SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER. THRUST BLOCKING SHALL BE USED IN CONJUNCTION WITH STANDARD MECHANICAL JOINT FITTINGS WHERE APPROPRIATE. THRUST BLOCKING SHALL BE INSTALLED AS SHOWN AND SPECIFIED IN THE STANDARD DETAILS PROVIDED IN THE CONTRACT DRAWINGS.
- ALL BLOW-OFFS SHALL BE LOCATED IN ROW OR WITHIN DEDICATED EASEMENT.
- BEFORE FINAL PLAT IS SIGNED FOR WATER, FURNISH CITY OF KINGSPORT WATER DEPARTMENT (AS-BUILT) DRAWINGS OF ALL VALVES, MANHOLES, BLOW-OFFS, ETC. AND MEASUREMENTS IN AUTOCAD AND PDF FORMAT IN KIPW / DEPTAL FORMAT.

Magnolia Ridge Subdivision - A New Development for:

Magnolia Ridge Development, LLC

Kingsport, TN



130 Regional Park Dr
Kingsport, TN 37660
Phn (423) 349-7760
Fax (423) 349-7413
www.grcinc.com

THIS DRAWING IS PREPARED BY THE ARCHITECT AND IS NOT TO BE USED FOR THE PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A REVISION TABLE.

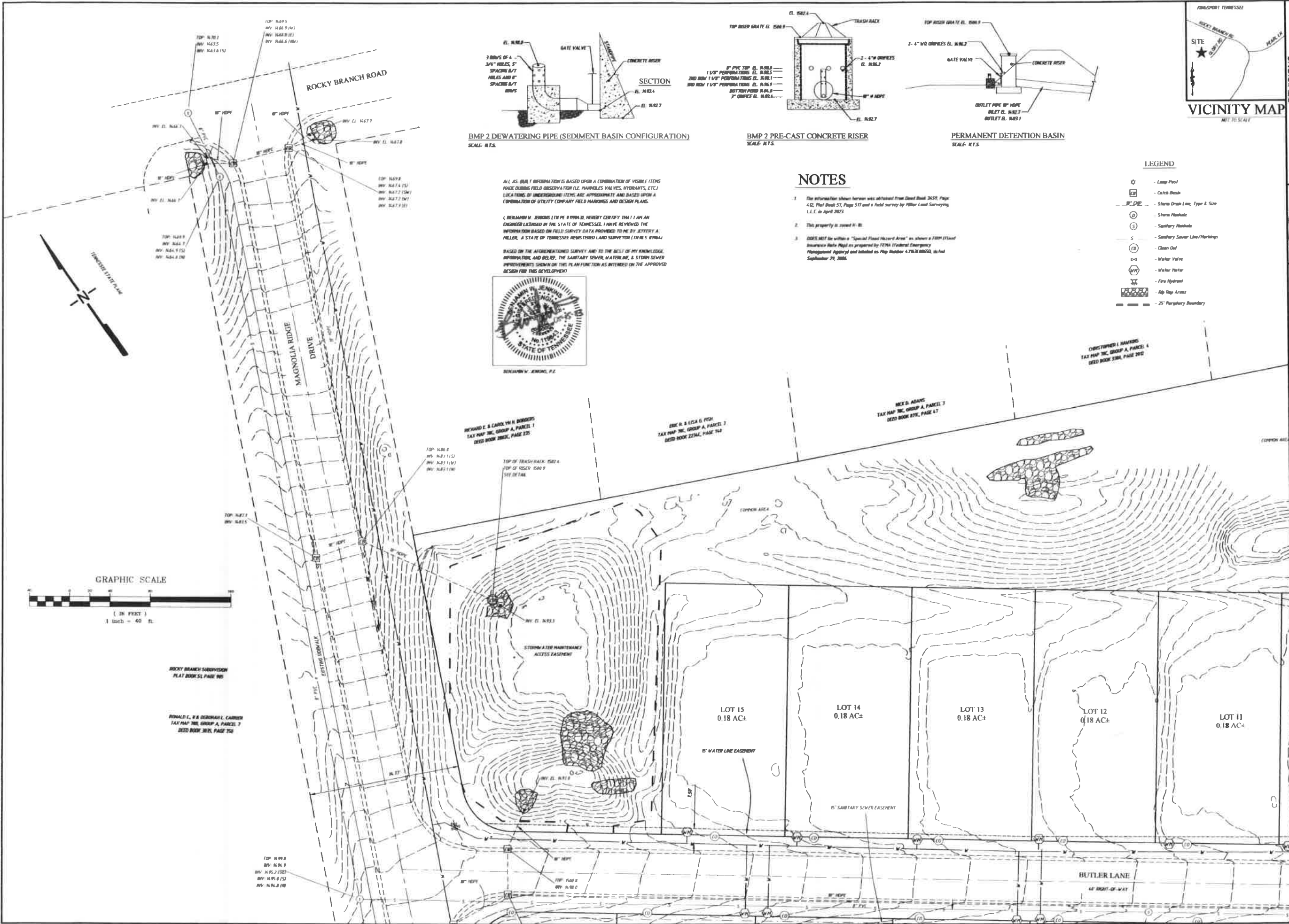
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98	11-01-29	ADDRESS CITY COMMENTS
99	12-01-29	ADDRESS CITY COMMENTS
100	01-01-30	ADDRESS CITY COMMENTS



issued	17 AUG 2021
checked	BJW
drawn	BJW
project no	202136

WATER LINE PLAN

C-11



BMP 2 DEWATERING PIPE (SEDIMENT BASIN CONFIGURATION)
SCALE: N.T.S.

ALL AS-BUILT INFORMATION IS BASED UPON A COMBINATION OF VISIBLE ITEMS MADE DURING FIELD OBSERVATION (I.E. MANHOLES, VALVES, HYDRANTS, ETC.) LOCATIONS OF UNDERGROUND ITEMS ARE APPROXIMATE AND BASED UPON A COMBINATION OF UTILITY COMPANY FIELD MAINTENANCE AND DESIGN PLANS.

I, BENJAMIN W. JENNINGS (TIN # 010943), HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED BY THE STATE OF TENNESSEE. I HAVE REVIEWED THE INFORMATION BASED ON FIELD SURVEY DATA PROVIDED TO ME BY JEFFERY A. MILLER, A STATE OF TENNESSEE REGISTERED LAND SURVEYOR (TIN # S 010641).

BASED ON THE AFORESAIDED SURVEY AND TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SANITARY SEWER, WATER LINE, & STORM SEWER IMPROVEMENTS SHOWN ON THIS PLAN FUNCTION AS INTENDED ON THE APPROVED DESIGN FOR THIS DEVELOPMENT.



BENJAMIN W. JENNINGS, P.E.

BMP 2 PRE-CAST CONCRETE RISER
SCALE: N.T.S.

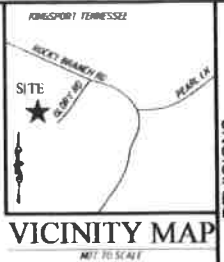
NOTES

- The information shown herein was obtained from Deed Book 3456, Page 432, Plat Book 57, Page 517 and a field survey by Miller Land Surveying, L.L.C. in April 2023.
- This property is zoned R-1B.
- DEEDS NOT BE WITHIN A "Special Flood Hazard Area" as shown on a FEMA Flood Insurance Rate Map as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 4765C00050, as of September 29, 2006.

PERMANENT DETENTION BASIN
SCALE: N.T.S.

LEGEND

- ⬤ Loop Post
- ⬢ Catch Basin
- Storm Drain Line, Type & Size
- Storm Manhole
- Sanitary Manhole
- Sanitary Sewer Line/Markings
- ⬢ Clean Out
- ⬢ Water Valve
- ⬢ Water Meter
- ⬢ Fire Hydrant
- ⬢ Rip Rap Areas
- 25' Periphery Boundary



REVISIONS	
NO.	DATE
1	05/01/2023

DESCRIPTION	
1	Revised per City comments

**AS-BUILT SURVEY OF
MAGNOLIA RIDGE SUBDIVISION - PHASE I**
ROCKY BRANCH ROAD, KINGSPORT, TENNESSEE

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE 423-437-5301
www.millerurveyor.com

DRAWN	JAM
CHECKED	JAM
JOB NO	1485
SCALE	1" = 40'
DATE	05/01/2023
FILE NAME	SEE PLOT 6TAMP
SHEET	DRAWING NO
1	OF
V1.1	



REVISIONS	
NO.	DATE
1	05/12/2023
2	
3	
4	
5	
6	
7	
8	
9	
10	

DESCRIPTION

Revised per City comments

ALLEN MILLER
REGISTERED PROFESSIONAL SURVEYOR
KINGSPORT, TENNESSEE
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE 423-531-5300
www.millersurvey.com

AS-BUILT SURVEY OF
MAGNOLIA RIDGE SUBDIVISION - PHASE I
ROCKY BRANCH ROAD, KINGSPORT, TENNESSEE

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE 423-531-5300
www.millersurvey.com

DRAWN: JAM
CHECKED: JAM
JOB NO: 1485
SCALE: 1" = 40'
DATE: 05/01/2023
FILE NAME: SEE PLOT STAMP
SHEET: 2 OF 4
DRAWING NO: V1.2



REVISIONS	
NO.	DATE
1	06/12/2023

Allen Miller
Professional Surveyor
No. 1254
Kingsport, Tennessee
06/01/23

**AS-BUILT SURVEY OF
MAGNOLIA RIDGE SUBDIVISION - PHASE I**
ROCKY BRANCH ROAD, KINGSFORT, TENNESSEE

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSDALE, TENNESSEE 37663
PHONE: 423-552-5396
www.millersurveying.com

DRAWN	JAM
CHECKED	JAM
JOB NO.	1485
SCALE	1" = 40'
DATE	06/01/2023
FILE NAME	BEE PLOT STAMP
SHEET	DRAWING NO.
3	
4	V1.3