

Magnolia Ridge Development, LLC
Magnolia Ridge

Revision includes:
 - Sh. C-01: Phase line shift to exclude portions of O'Hara Court and Twelve Oaks Court from Ph. 1.
 - Sh. C-11: Notation that paving for waterline & power line crossings across Glory Road near Lot 27 will be completed in Ph. 2.

May 15, 2023
SITE / CIVIL PACKAGE
 Project # 202136

INDEX OF DRAWINGS

SITE / CIVIL	
REV 6	C-00 SITE/CIVIL PACKAGE COVER SHEET
REV 6	C-01 OVERALL SITE PLAN
REV 2	C-02 ROADWAY PROFILES
REV 2	C-02A ROADWAY PROFILES
REV 2	C-02B ROADWAY PROFILES
REV 1	C-03 ROADWAY / SITE DETAILS
REV 4	C-04 GRADING AND DRAINAGE PLAN
REV 2	C-04A STORM SEWER PROFILES
REV 2	C-05 DRAINAGE PATH - EXISTING
REV 2	C-06 DRAINAGE PATH - PROPOSED
REV 4	C-07 STORMWATER BASIN DETAILS
REV 4	C-07A DRAINAGE / STORMWATER DETAILS
REV 4	C-08 SANITARY SEWER PLAN
REV 3	C-09 SANITARY SEWER PROFILES
REV 2	C-09A SANITARY SEWER PROFILES
REV 2	C-10 SANITARY SEWER DETAILS
REV 6	C-11 WATERLINE LAYOUT PLAN
REV 1	C-12 WATERLINE DETAILS
REV 2	C-13 EROSION CONTROL PLAN - EXISTING
REV 2	C-14 EROSION CONTROL PLAN - INTERMEDIATE
REV 2	C-15 EROSION CONTROL PLAN - FINAL
REV 2	C-16 EROSION CONTROL DETAILS
REV 1	C-17 SURVEY

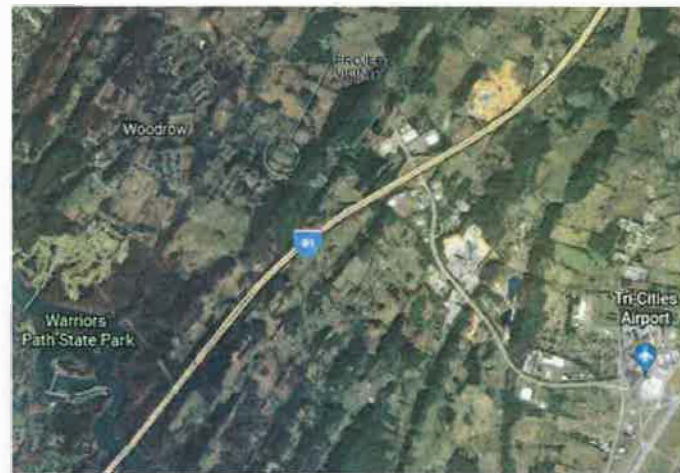
OWNER INFORMATION

Magnolia Ridge Development, LLC
 Ken Bates
 PO Box 5243
 Kingsport, TN 37663
 423-276-6697

PROPERTY INFORMATION

Parcel #: 078 044.00
 Property Zoning: R-1
 Development Zoning: PD
 Setbacks: 25' perimeter
 Property Area: 32.43 ac
 Proposed Total Development Area: 27.75 ac
 Proposed Total Development Lots: 95

VICINITY MAP



LOCATION MAP



CIVIL ENGINEER



Phn (423) 349-7760
 Fax (423) 349-7413
 www.grcinc.com

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

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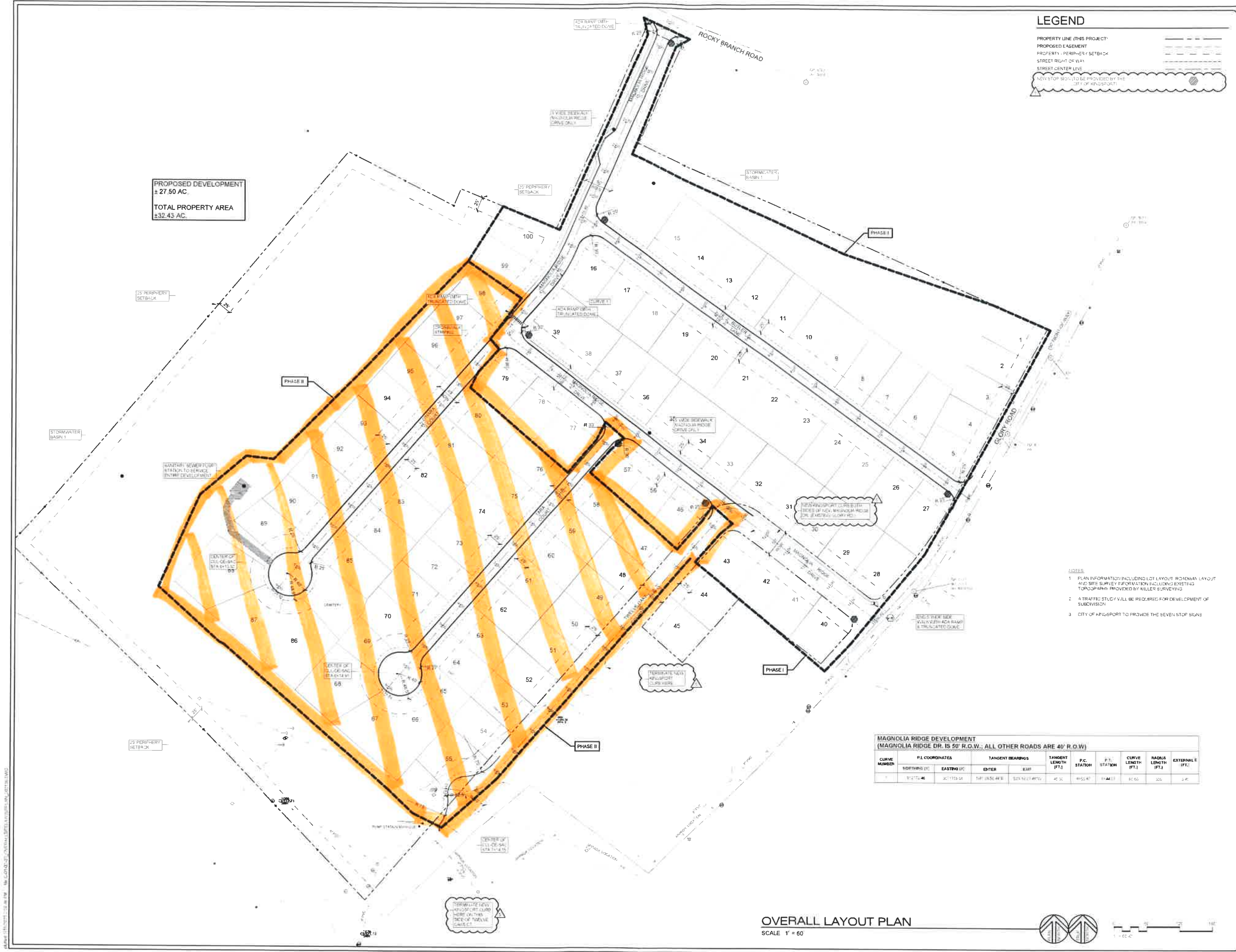
NO.	DATE	REV. DESCRIPTION
1	10-07-21	ADDRESS CITY COMMENTS
2	11-05-21	ADDRESS CITY COMMENTS
3	11-29-21	ADDRESS CITY COMMENTS
4	05-15-23	REVISIONS



issued 17 AUG 2021
 checked BWJ
 drawn BWJ
 project no 202136

COVER SHEET

C-00



PROPOSED DEVELOPMENT
± 27.50 AC
TOTAL PROPERTY AREA
± 32.43 AC

LEGEND

- PROPERTY LINE (THIS PROJECT)
- PROPOSED EASEMENT
- PROPERTY PERIMETER SETBACK
- STREET RIGHT-OF-WAY
- STREET CENTER LINE
- NEW STOP SIGN TO BE PROVIDED BY THE CITY OF KINGSPORT

- NOTES**
1. PLAN INFORMATION INCLUDING LOT LAYOUT, ROADWAY LAYOUT AND SITE SURVEY INFORMATION INCLUDING EXISTING TOPOGRAPHY PROVIDED BY MILLER SURVEYING
 2. A TRAFFIC STUDY WILL BE REQUIRED FOR DEVELOPMENT OF SUBDIVISION
 3. CITY OF KINGSPORT TO PROVIDE THE SEVEN STOP SIGNS

**MAGNOLIA RIDGE DEVELOPMENT
(MAGNOLIA RIDGE DR. IS 50' R.O.W.; ALL OTHER ROADS ARE 40' R.O.W.)**

CURVE NUMBER	P.I. COORDINATES		TANGENT BEARINGS		TANGENT LENGTH (FT.)	P.C. STATION	P.T. STATION	CURVE LENGTH (FT.)	RADIUS LENGTH (FT.)	EXTERNAL E. (FT.)
	NORTHING (N)	EASTING (E)	ENTER	EXIT						
1	11472.46	30115.04	TAN 135.44 E	S23 N41.47 W	42.32	11552.47	11441.11	82.62	320	2.47

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Kingsport, TN

Cain Rash West
Architects

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

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NO.	DATE	REV DESCRIPTION
1	10-07-21	ADDRESS CITY COMMENTS
2	10-12-21	REVISE LOT COUNTY AND PARCELS
3	10-24-21	REVISE PARCELS KINGSPORT CLUB
4	10-25-21	PHASE LINE REV PARCELS 12 CORN



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drawn	BWJ
project no.	202136

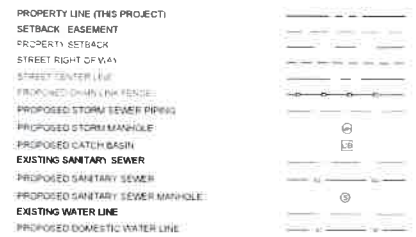
OVERALL LAYOUT PLAN

C-01

OVERALL LAYOUT PLAN
SCALE 1" = 60'



LEGEND



- PUMP STATION NOTES:**
1. ELECTRICAL CONNECTIONS ARE PERMITTED THROUGH WELLS.
 2. ALL PIPING INSIDE WELLS MUST BE STAINLESS STEEL.
 3. CHECK VALVES ARE TO BE WINDUP TYPE.
 4. DOOR CONTROL DEVICE (OR SOLIDSEAL) REQUIRED.
 5. PROVIDE POWER SUPPLY AS SPECIFIED BY AMERICAN ELECTRIC POWER. MUST BE INDICATED ON SUITABLE POSTS.
 6. SEE PUMP STATION CALCULATIONS BY HOLSTON ENGINEERING.

NEW SANITARY SEWER PUMP STATION:
 PROPOSED IN PLACE: 341'x163'
 MANHOLE IN PLACE: 41'x41'
 FORCE MAIN OUTLET: 41'x163'
 • PUMP TO BE IN CONDUIT - 4" DIA WITH 6" DIA RIGIDLY JOINTED, SELF-FLUSHING, CHECK VALVES FOR BACKFLOW PREVENTION.
 NEW PIPING: 4" DIA. WITH 6" DIA. RIGIDLY JOINTED, SELF-FLUSHING, CHECK VALVES FOR BACKFLOW PREVENTION.
 PROVIDE BACKFLOW PREVENTION FOR EMERGENCY USE.

STORMWATER BASIN:
 PROVIDE SANITARY SEWER ACCESS EASEMENT.
 PROVIDE 15" SANITARY SEWER LINE PARALLEL TO GROUP LINE - SEE DETAIL SH-410 FOR CONNECTION.

NEW SANITARY MANHOLE:
 TOP ELEVATION: 141'x41'
 MANHOLE IN PLACE: 41'x41'
 OUTLET IN PLACE: 41'x41'

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 MANHOLE IN PLACE: 41'x41'
 OUTLET IN PLACE: 41'x41'

NOTE:
 PLUMBING INFORMATION INCLUDING LOT LAYOUT, ROADWAY LAYOUT AND SITE SURVEY INFORMATION INCLUDING EXISTING TOPOGRAPHY PROVIDED BY MILLER SURVEYING.



- NOTES:**
1. ALL SANITARY SEWER LINES THIS SHEET ARE 8" PVC. ALL SUBMANS ARE 6" PVC.
 2. SANITARY SEWER PIPING TO BE 40% BEACON PVC IN ACCORDANCE WITH THE CITY OF KINGSPORT TENNESSEE STANDARDS.
 3. PROVIDE TWO-WAY SANITARY SEWER CLEANOUTS AT EDGE OF EACH EASEMENT LINE.
 4. ALL 8" SANITARY SEWER LATERALS TO BE 4'-4" MIN. DEPTH AT PROPERTY LINE TYPE SPECIFICATIONS FOR REDUCTION FROM 8" AND LARGER LINES TO 4" LINE BEFORE FINAL PLAN IS SUBMITTED FOR SANITARY SEWER. FURNISH CITY OF KINGSPORT SEWER DEPARTMENT AS-BUILT DRAWINGS OF ALL MANHOLE LOCATIONS AND LIFE LOCATIONS AND MEASUREMENTS IN AUTOCAD AND PDF FORMAT IN MGRV DIGITAL FORMAT.
 5. ALL SANITARY SEWER PIPING MATERIALS, BEDDING AND APPURTENANCES SHALL BE STURDY IN CONFORMANCE WITH CITY OF KINGSPORT TENNESSEE STANDARD PUBLIC WORKS SPECIFICATIONS.
 6. FOR SANITARY SEWER LINES OF SLOPE GREATER THAN 15% PROVIDE JOCKERS AT SPACINGS INDICATED ON THIS PLAN IN ACCORDANCE WITH CITY OF KINGSPORT STANDARDS AND SPECIFICATIONS.
 7. PROVIDE TYP CHECK DAMS AT UPSTREAM END OF ALL MANHOLES TYP.
 8. PROVIDE 15" EASEMENTS FOR ALL SANITARY SEWER LINES. SUBMANS LATERALS AND APPURTENANCES EASEMENTS SHALL CENTER ON INDICATED LINE LOCATIONS AND ON EACH APPLICABLE LOT LINE.

MAGNOLIA RIDGE DEVELOPMENT SANITARY SEWER CHART

Manhole #	MH Type	MH Depth	Top Elev.	Invert In	Invert Out	Northing (Y)	Easting (X)	MH Connection #	Degree of Separation
MH 1 (6M)	Standard	5.00	1470.00	1465.00	1460.00	812608.34	3011928.84	3" PVC	90.33' 102.19'
MH 1A (6M)	Standard	5.45	1469.00	1463.55	1458.55	812643.41	3011927.46	2" PVC	54.81'
MH 2 (6M)	Standard	4.75	1500.00	1495.25	1490.25	812323.34	3011780.09	2" PVC	167.34'
MH 3 (6M)	Standard	4.75	1507.00	1502.25	1497.25	812179.19	3011733.85	2" PVC	180'
MH 4 (6M)	Standard	5.75	1512.00	1507.25	1502.25	812123.88	3011580.11	3" PVC	54.04' 127.38'
MH 4A (6M)	Standard	5.75	1514.00	1509.25	1504.25	812070.23	3011643.80	1" PVC	N/A
MH 4B (6M)	Standard	5.75	1505.00	1500.25	1495.25	811821.47	3011543.93	2" PVC	180'
MH 5 (6M)	Standard	6.10	1485.50	1480.40	1475.30	811657.41	3011287.15	2" PVC	148.41'
MH 6 (6M)	Standard	6.64	1480.25	1475.61	1471.31	811446.19	3011236.19	3" PVC	15.62' 120.18'
MH 7 (6M)	Standard	5.80	1481.00	1475.50	1470.50	811715.10	3011301.10	2" PVC	115.73'
MH 8 (6M)	Standard	4.75	1482.00	1477.25	1472.25	811569.34	3011282.21	2" PVC	157.14'
MH 9 (6M)	Standard	4.75	1489.00	1484.25	1479.25	811417.54	3011436.59	3" PVC	63.81' 90.90'
MH 10 (6M)	Standard	4.15	1492.00	1487.35	1482.25	811399.47	3011503.07	2" PVC	150.90'
MH 11 (6M)	Standard	4.75	1495.75	1491.00	1486.00	811271.19	3011633.63	2" PVC	90.00'
MH 12 (6M)	Standard	4.75	1522.00	N/A	1517.25	811868.17	3010974.28	2" PVC	N/A
MH 13 (6M)	Standard	4.75	1504.00	1499.35	1494.25	811467.50	3011802.62	2" PVC	180'
MH 14 (6M)	Standard	4.75	1518.00	N/A	1513.25	811826.55	3011779.83	2" PVC	N/A
MH 15 (6M)	Standard	4.75	1503.00	1498.25	1493.25	811607.38	3011624.07	2" PVC	180'
MH 16 (6M)	Standard	4.75	1516.00	1511.25	1506.25	812046.95	3011705.69	2" PVC	140.78'
MH 17 (6M)	Standard	4.75	1510.00	1505.25	1500.25	811806.18	3011200.67	2" PVC	180'
MH 18 (6M)	Standard	5.75	1545.00	N/A	1540.25	811571.22	3012255.69	1" PVC	N/A
MH 19 (6M)	Standard	6.10	1527.00	1522.25	1517.25	811851.57	3012355.88	2" PVC	147.81'
MH 20 (6M)	Standard	6.65	1528.00	1523.25	1518.25	811846.87	3012413.77	2" PVC	113.77'
MH 21 (6M)	Standard	6.65	1514.00	1509.25	1504.25	812042.10	3012092.88	2" PVC	180'
MH 22 (6M)	Standard	4.75	1524.00	N/A	1519.25	812096.75	3012533.70	1" PVC	N/A

SANITARY SEWER PLAN
 SCALE 1" = 60'



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1	10-27-21		ADDRESS CITY COMMENTS
2	11-25-21		ADDRESS CITY COMMENTS
3	11-29-21		ADDRESS CITY COMMENTS



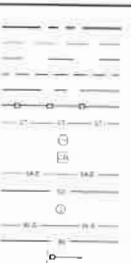
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 CHECKED BWJ
 DRAWN BWJ
 PROJECT NO. 202138

SANITARY SEWER PLAN

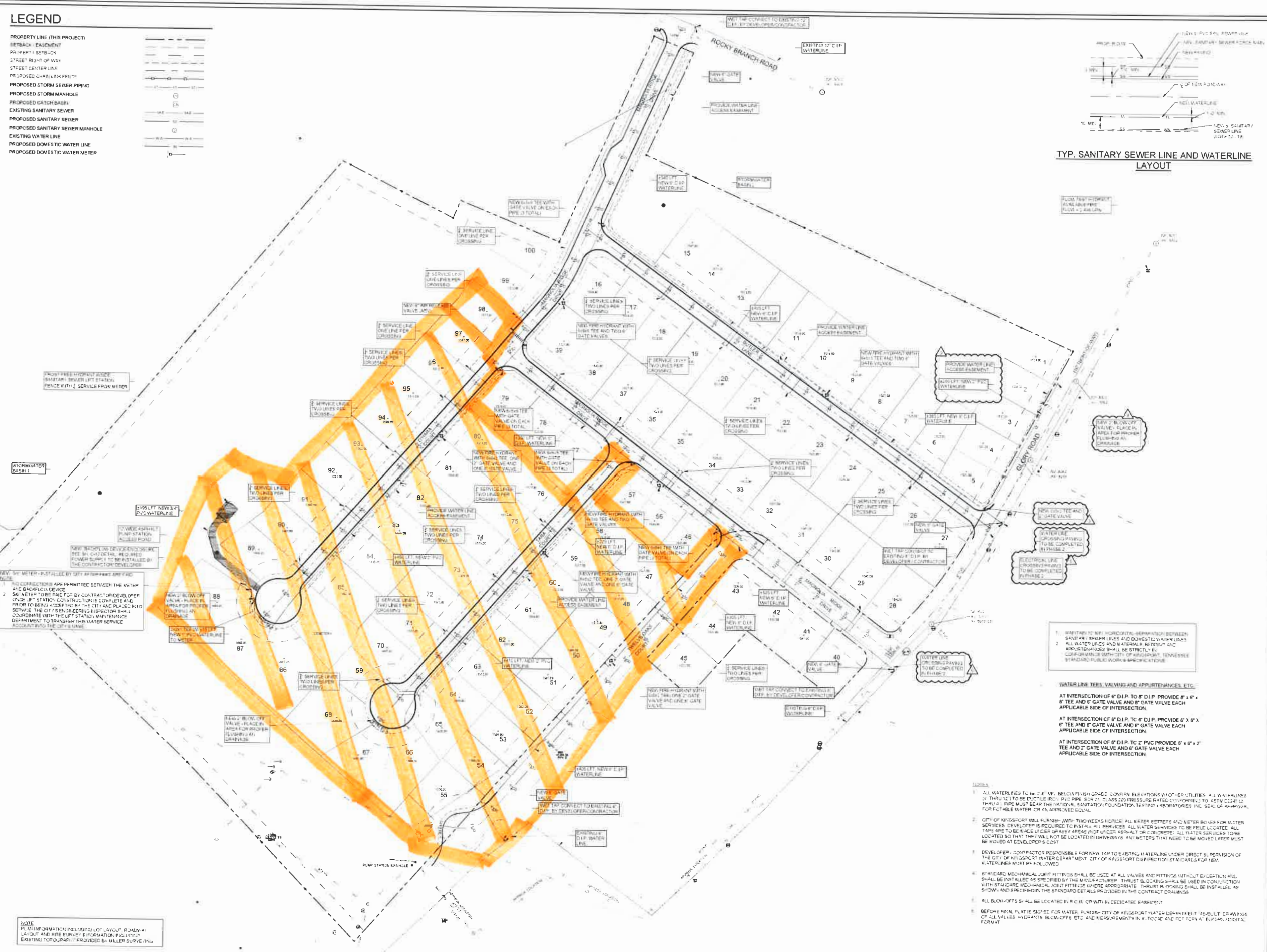
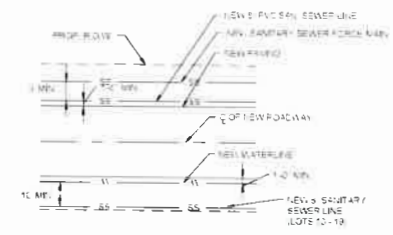
C-08

LEGEND

- PROPERTY LINE (THIS PROJECT)
- SETBACK - EASEMENT
- PROPERTY SETBACK
- STREET RIGHT OF WAY
- STREET CENTER LINE
- PROPOSED CHASE LINK FENCE
- 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
- PROPOSED DOMESTIC WATER METER



TYP. SANITARY SEWER LINE AND WATERLINE LAYOUT



NOTE
 PLAN INFORMATION INCLUDES LOT LAYOUT, ROADWAY LAYOUT AND SITE SURVEY INFORMATION FOLLOWING EXISTING TOPOGRAPHY PROVIDED BY WALLER SURVEYING.

WATER LINE PLAN
 SCALE 1" = 60'



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 Kingsport, TN 37660
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 Fax (423) 349-7413
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NO.	DATE	REV DESCRIPTION
1	10-07-21	ADDRESS CITY COMMENTS
2	11-02-21	ADDRESS CITY COMMENTS
3	10-27-21	REVISION WATER LINE AND LOT 10
4	05-10-21	PARING TO BE COMPLETED IN PHASE 2



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

WATER LINE PLAN

C-11

- NOTES**
1. MATERIALS TO BE CONCRETE, SEPARATED BETWEEN SANITARY SEWER LINES AND DOMESTIC WATER LINES. ALL WATER LINES SHALL BE 12" DUCTILE IRON PIPE (DIP) PER 2" CLASS 200 PRESSURE RATED CONFORMING TO ASTM A1242. ALL WATER SERVICES SHALL BE STRICTLY IN CONFORMANCE WITH CITY OF KINGSPORT, TENNESSEE STANDARD PUBLIC WORKS SPECIFICATIONS.
 2. CITY OF KINGSPORT WILL FURNISH WITH TWO WEEKS NOTICE ALL WATER SETTERS AND WATER BOSS FOR WATER SERVICES. DEVELOPER IS REQUIRED TO INSTALL ALL SERVICES. ALL WATER SERVICES TO BE FIELD LOCATED. ALL TAPS ARE TO BE MADE UNDER GRADE AND NOT AT CURB, ASPHALT OR CONCRETE. ALL WATER SERVICES TO BE LOCATED SO THAT THEY WILL NOT BE LOCATED IN DRIVEWAYS AND METERS THAT NEED TO BE MOVED LATER MUST BE MOVED AT DEVELOPER'S COST.
 3. DEVELOPER / CONTRACTOR RESPONSIBLE FOR NEW TAP TO EXISTING WATERLINE UNDER DIRECT SUPERVISION OF THE CITY OF KINGSPORT WATER DEPARTMENT. CITY OF KINGSPORT DISPECTORY STANDARDS FOR NEW WATER LINES MUST BE FOLLOWED.
 4. STANDARD MECHANICAL JOINT FITTINGS SHALL BE USED AT ALL VALVES AND FITTINGS WITHOUT EXCEPTION AND SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER. THRUST BLOCKING SHALL BE USED IN CONNECTION 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.
 5. ALL BLOW-OFFS SHALL BE LOCATED IN R.O.W. OR WITH-DEDICATED EASEMENT.
 6. BEFORE FINAL PLAT IS SUBMITTED FOR WATER, FURNISH CITY OF KINGSPORT WATER DEPARTMENT AS-BUILT DRAWINGS OF ALL VALVES, HYDRANTS, BLOW-OFFS, ETC. AND MEASUREMENTS IN 4" X 10" CAD AND PDF FORMAT EVERY 10' DIGITAL FORMAT.

WATER LINE TEES, VALVING AND APPURTENANCES, ETC.

AT INTERSECTION OF 6" D.I.P. TO 6" D.I.P. PROVIDE 6" x 6" Tee AND 6" GATE VALVE AND 6" GATE VALVE EACH APPLICABLE SIDE OF INTERSECTION.

AT INTERSECTION OF 6" D.I.P. TO 2" P.V.C. PROVIDE 6" x 2" Tee AND 2" GATE VALVE AND 6" GATE VALVE EACH APPLICABLE SIDE OF INTERSECTION.