

TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS &
DANDRIDGE REGIONAL PLANNING COMMISSION
REGULAR MEETING
21 October 2025
5:00 p.m.

DANDRIDGE REGIONAL PLANNING COMMISSION

I. PUBLIC COMMENTS

II. READING OF THE MINUTES

- September 9, 2025 Meeting

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- David & Josh Cate (Greenhill Rd. – Growth Boundary) Map 067, Parcel 037.01 – Final Plat Review: 3-5 lot subdivision
- Lance Williams (N. Gay St.) Map 068F, Group A, Parcel 026.03 – Final Plat Review: 6-15 lot subdivision
- Joe Gibson (1130 Squirewood Way) Map 068O, Group B, Parcels 001.01, 011.00, 001.02, 010.00 – Rezone Request R-1 to B-4
- Brian Ewers (1135 Academy Circle) Map 068K, Group A, Parcel 003.01 – Site Plan Review

VI. MISCELLANEOUS

VII. ADJOURNMENT

Zach Reese
Town Recorder
Agenda 102125

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
September 9, 2025**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, September 9, 2025, at 4:30 p.m.

B. Vice-Chairman MIKE NELSON called the meeting to order and called for roll.

II. ROLL CALL

A roll call of the Planning Commission was conducted with the following members responding:

- Mayor CHAMBERS
- Commissioner COLLINS
- Commissioner FOLEY
- Alderman LONGMIRE
- Commissioner NELSON
- Commissioner OPEIL
- Commissioner SCHOLLER

ABSENT:

- Chairman CHAMBERS
- Commissioner WILLOUGHBY

- A quorum being present, the following business was conducted and entered on the record:

III. PUBLIC COMMENTS

None

IV. READING OF THE MINUTES

It came on a motion by Commissioner FOLEY, seconded by Alderman LONGMIRE to adopt the Regular Meeting Minutes for the August 12, 2025 meeting.

On a voice vote, the motion passed unanimously, and was so ordered.

V. BUSINESS PRESENTED BY THE MAYOR

None Presented

VI. OLD BUSINESS

None Presented

VII. NEW BUSINESS

- David & Josh Cate (Greenhill Rd. – Growth Boundary) Map 067, Parcel 037.00 – Final Plat Review for Phase 2

Rolled to Next Meeting

- George Johnson (Pediatric Dental Company) Map 057, Parcel 052.04 – Site Plan Review

Town Building Inspector Terry Reneau – Gave variance tonight during BZA. Same site plan as the one submitted in 2023 just 2.5 feet longer in the rear. All parking, drainage, streets, and utilities in place. Two retention ponds on property already.

It came on a motion by Mayor CHAMBERS, seconded by Commissioner FOLEY, to approve the site plan as presented

On a voice vote, the motion passed unanimously, and was so ordered.

- Patriot Landing – Resub of lots 27-39

Town Building Inspector Terry Reneau – Prospective Owners need to move some of the original lot lines to build out the existing subdivision. Already existing, water, sewer...all amenities are already there. All that is changing is some of the directions of the lot lines.

It came on a motion by Commissioner OPEIL, seconded by Commissioner SCHOLLER, to approve the resub of lots 27-39 as presented

On a voice vote, the motion passed unanimously, and was so ordered.

- Church of Christ at Dandridge Inc. (Lyndon Slone) (Lakeview Dr.) Map 068E, Group C, Parcel 014.00 – Rezone Request B-2 to R-1

Town Building Inspector Terry Reneau – property owners purchased property to build a church. It is zoned B-2 which is allowable for a church. They want to bring in a portable building until they can raise enough money to build a permanent building. With it being zoned B-2, it fell under the umbrella of the Design Review Committee and they voted that it didn't meet their guidelines. Churches are allowed in a R-1 zone with a special exception and wouldn't fall under DRC guidelines. There are R-1 zones surrounding this property so it wouldn't be spot zoning.

It came on a motion by Mayor CHAMBERS, seconded by Commissioner FOLEY, to Recommend the Rezone Request from B-2 to R-1 to the BMA.

On a voice vote, the motion passed unanimously, and was so ordered

- BIR Investments LLC (Hwy 25-70W) Map 068O, Group A, Portion of Parcels 006.00 & 006.01 – Rezone Request from B-2 to R-3

Town Building Inspector Terry Reneau – Density wise the max units for this property is 159 units. Would like to throw out the idea of a mixed-unit-development. This would allow to have both commercial and residential properties. Lots 1,2,&3 that front 25-70 would be used as commercial and the back part of the property would be used for residential. By adding the commercial part and doing a MUD would give the owner the opportunity to maybe increase the number of residential units above the 159 based on density. Apartments would be 5 units each floor with 3 floors. A MUD would require a concept plan that the town could have some input to as for the amenities provided and the developer would have to stick to that concept plan. This would need TDOT approval on the entrances because of the size of the development. Some ideas for MUD amenities are clubhouses, pools, walking trails, playgrounds. We will have to determine flow to see if our system can handle it...developer states that they would upgrade system to handle it if needed. Developer also says he would open to adding sidewalks from development to food city area.

It came on a motion by Commissioner OPEIL, seconded by Commissioner SCHOLLER, to Change the Request and Recommend the Rezone Request from B-2 to Mixed-Use-Development to the BMA.

On a voice vote, the motion passed unanimously, and was so ordered

- Revision of Zoning Ordinance: Section 14-603 for Home Occupations

Town Building Inspector Terry Reneau – Amended ordinance to allow home occupations in an accessory building as a special exception. If an owner wants to use an accessory building as a home occupation they would have to come before the BZA and get permission on a case by case basis.

It came on a motion by Mayor CHAMBERS, seconded by Commissioner OPEIL, to Recommend the Amendment of Section 14-603 to BMA, allowing home occupations in an accessory building on a case by case basis.

On a voice vote, the motion passed unanimously, and was so ordered

VIII. MISCELLANEOUS

IX. ADJOURNMENT

It came on a motion by Commissioner WILLOUGHBY, seconded by Commissioner NELSON, to adjourn the September 9, 2025, meeting of the Dandridge Regional Planning Commission.

On a voice vote, the motion passed unanimously, and was so ordered.

Mike Nelson, Vice-Chairman

ATTEST: _____
Zach Reese, Town Recorder

MINUTES-PLANNING COMMISSION- 090925

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: David + Josh Cate Date: 9-22-25Property Owner(s): Rebecca CateProperty Address: Green Hill Rd

(House#, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): 067 - 037.01Phone Number(s) 865-660-7191 or _____

(Please list number where you can be reached during the day)

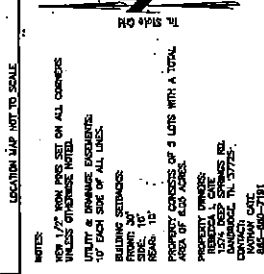
Attention: All requesters to the Town of Dandridge Planning Commission and/or Board of Zoning Appeals are required to present their materials in accordance to the written regulations within the City's Zoning Ordinance and Subdivision Regulations. Failure to follow these regulations prior to submission will result in having your request removed from the City's Planning Commission and/or Board of Zoning Appeals monthly meeting until such requirements are met.

Special Note: According to the Tennessee Coded Annotated (T.C.A) all subdivision plats (in areas without city sewer/water services) presented to the Town of Dandridge's Planning Commission are required by law to have the signature of the Jefferson County Health Department representative prior to FINAL PLAT submission.

_____	Site Plan Review	\$50.00
_____	Rezoning Request _____ to _____	\$50.00
☒	Subdivision Plats (Preliminary/ <u>Final</u>)	
	• 2 lots or less	\$20.00
	• <u>3-5 lots</u>	\$30.00
	• 6-15 lots	\$60.00
	• 16-30 lots	\$70.00
	• 31-50 lots	\$80.00
	• 50+ lots	\$100.00
_____	Annexation	\$25.00
_____	Board of Zoning Appeals (Explanation)	\$50.00

_____ Point(s) of Clarification No Fee

Total amount of fees paid: _____ Receipt Number: _____



(7) Round
(5) Set
Space Point of Engineering
Pp Electric Pde
Mid Worker Marler
GAS LINE MARKERS
BURIED ELECTRIC MAINS

STAYS ON TOP DIV. NOT TO SCALE

NOTES: 1. 17' ROW PRE SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

UTILITY & DRAINAGE EXCAVATING: 10" EACH SIDE OF ALL LINES.

BUILDING SETBACKS:

FRONT 24'

SIDE 10'

REAR 15'

PROPERTY DIMENSIONS:

REAR 24' 6" EASE
REAR 24' 6" EASE
LAWSON RD. 27'75"

CONTRACT ONE
MAY 1981

PROPERTY CONSISTS OF 3 LOTS WITH A TOTAL AREA OF 4.32 ACRES.



SECRET FDE
CATE'S HIDE A WAY
PHASE 2

PAGE 2

rel. offset of 0.0000 cm/s. Name _____

0.0000 M. S. No. 0.0000

Date _____ Time _____

GARRETT.

EDDY R. GARRETT, RLS#1544
483 SHURT BL. SHAWNEE PLAINS, MO 64076
PHONE: (816) 453-1277
FAX: (816) 453-1278
DAILY: 616-274-0000
E-MAIL: GARRETT@EDSOUTHERN.COM

DATE: 3/4/00
REVISIONS:
DRAWN BY: ML

SCALE: 1" = 10'

DRAWING NO. 24-BEA4

811
Call Before You Dig
Toll Free 1-800-4-A-DIG
www.811.com

FLOOD CERTIFICATION
This is to certify that I have examined the
Federal Insurance Administration Flood Hazard
map and found the described property
is not located within a special flood hazard
area.

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category M
survey and the ratio of precision of the
survey and the ratio of precision of the
survey is 1:1,000 or greater as
shown herein and that this survey was
performed in compliance with current
Minimum Standards of Practice.

[illegible]

REPRODUCTION OF ACTIVITY

THE COMPANY THAT THE PLAY DESCRIBED HEREIN, IS A TRUE AND CORRECT SUMMARY TO THE ACTIVITY REQUESTED BY THE NATIONAL JEWELRY COMMISSION AND THAT THE REPRESENTATIVES HAVE BEEN PLACED AT SENIOR LEVEL, TO THE REPRESENTATIVES OF THE NATIONAL JEWELRY COMMISSION.

DATE: 22 SEPTEMBER 1962

BY: *Edith R. J.*

U.S. GOVERNMENT PRINTING OFFICE: 1962 O 3444

[illegible]

Driveway design will determine the actual number of bedrooms for which a permit may be issued.

COORDINATION OF APPROVAL OF WATER RIGHTS
CERTIFY THAT THE WATER SYSTEMS REQUESTED, OR PROPOSED,
FOR ESTABLISHMENT FULLY MEET REQUIREMENTS OF THE PROPOSED
FEDERAL WATER PROJECTS ACT, AND IS HEREBY APPROVED. *3-10-75*

NATIONAL COORDINATOR

CONFIRMATION OF STUDENT

I CERTIFY THAT STUDENT AND RELATED PERFORMANCE
THE STUDENT'S RECORD FOR REGISTRATION, FULLY MEET
THE REQUIREMENTS ESTABLISHED BY THE NATIONAL
PLANNING COMMISSION.

DATE: 12-15-75

12-15-75

IDENTIFICATION OF STREET NAMES
 1. CIRCLE THOSE STREET NAMES ARE IN COMPLIANCE WITH
 2-911 AND DO NOT COMPLY WITH OTHER STREET NAMES
 IN THE COUNTY. YES
 DATE 9-21-23 BY DFL

[illegible]

COMMISSION OF APPEAL FOR RECORDING

1. CERTAIN THAT THIS PLAY HAS BEEN FOUND TO COMPLY WITH THE APPEALING REQUIREMENTS FOR THE PLANNING RECORD, WITH THE EXCEPTION OF SUCH WORKSHEET, IF ANY, ISSUED OR AN ACCEPTABLE CLARIFICATION IN ORDER TO ASSURE COMPLETION. THIS LOT IS FORWARDED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDING DEPT.

SUBCOM. REGIONAL PLANNING COMMISSION

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION
REQUEST FORM

Presenter: Lance Williams Date: 09-30-25

Property Owner(s): Lance Williams

Property Address: Gary st

(House#, Street Name, Subdivision Name If applicable)

Map and Parcel Number(s): 068F-A 026.03

Phone Number(s) _____ or _____

(Please list number where you can be reached during the day)

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Special Note: According to the Tennessee Coded Annotated (T.C.A) all subdivision plats (in areas without city sewer/water services) presented to the Town of Dandridge's Planning Commission are required by law to have the signature of the Jefferson County Health Department representative prior to **FINAL PLAT** submission.

_____	Site Plan Review	\$50.00
_____	Rezoning Request _____ to _____	\$50.00
☒	Subdivision Plats (Preliminary/Final) <u>Final</u>	
	• 2 lots or less	\$20.00
	• 3-5 lots	\$30.00
	• 6-15 lots	\$60.00
	• 16-30 lots	\$70.00
	• 31-50 lots	\$80.00
	• 50+ lots	\$100.00

_____ Annexation \$25.00

_____ Board of Zoning Appeals (Explanation) \$50.00

_____ Point(s) of Clarification No Fee

Total amount of fees paid: _____ Receipt Number: _____

LEGEND
 @ in New Pk
 (1) Road
 (2) Set
 (3) Pole Peak of Engineering
 (4) Contour Line
 (5) New Road Center
 (6) New Road Right-of-Way



LOCATION MAP NOT TO SCALE

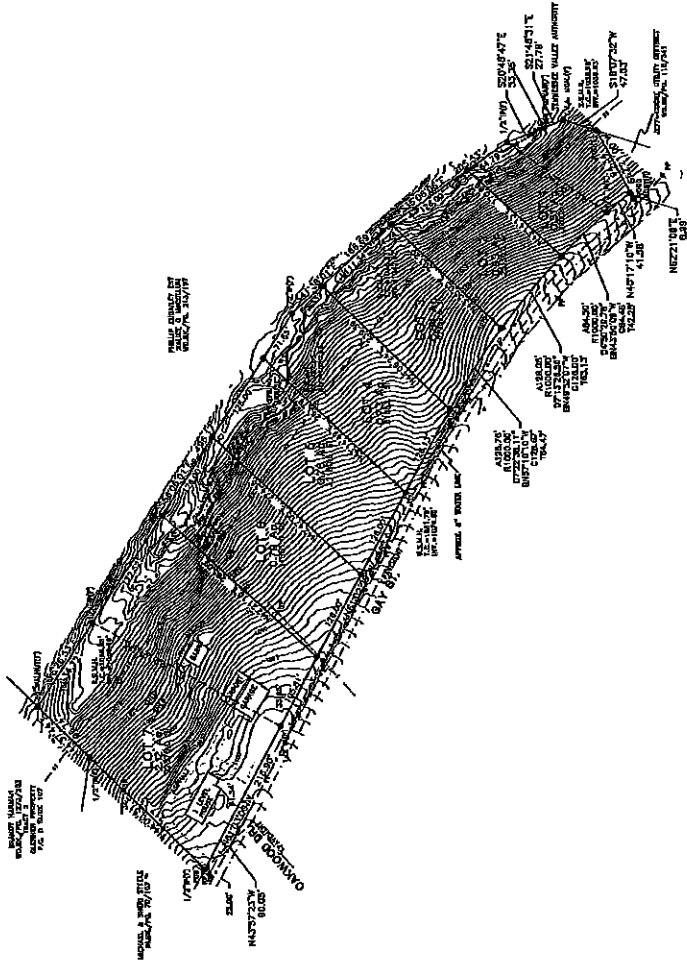
NOTES
 NEW 1/2" R/W SET ON ALL CORNERS
 UNLESS OTHERWISE NOTED.
 UTILITY & DRAINAGE EXISTENCES
 10' EACH SIDE OF ALL LINES.
 PROPERTY IS ZONED R-1 AND PORTION R-1
 BUILDING SETBACKS
 FRONT 10'
 SIDE 10'
 REAR 20'
 PROPERTY CONSISTS OF SEVEN LOTS WITH A
 TOTAL AREA OF 4.85 ACRES.
 PROPERTY OWNERS:
 LANCE WILLIAMS
 10000 N. 100TH ST.
 CHANDLER, AZ 85226
 855-885-7118

PRELIMINARY PLAT
 RE-SUBDIVISION OF LOTS 1 AND 2
 OF THE CECIL CHAMBERS PROPERTY

Located within the lot, Section 4, Township 36N, Range 12E, County, Tennessee
 SUBDIVISION LOTS 1 & 2, CECIL CHAMBERS TRACT (S.S. 3, SEE 280)
 The Map/Plat/Project 4887/1/2000 Deed Plat 28/7/00 10/2/2000
 The Map/Plat/Project 4887/2/2000 Deed Plat 28/7/00 10/2/2000
 The Map/Plat/Project 4887/3/2000 Deed Plat 28/7/00 10/2/2000
 Surveyed by: J. S. S. S. S.

GARRETT
 ASSOCIATES

EDDY R. GARRETT, RLS#144
 1000 N. 100TH ST., SUITE 100
 CHANDLER, AZ 85226
 480-480-1000
 DATE: 10/2/00
 DRAWING NO: 215-224



ALSO CONFIRMED: I have examined the map and found the description of the property and the location of the proposed subdivision correct and true.

CERTIFICATE OF ACCURACY AND PRECISION: I hereby certify that this map is a true and correct representation of the land shown and that the same has been prepared in accordance with the Tennessee Uniform Standards of Practice.

EDDY R. GARRETT, RLS#144
 1000 N. 100TH ST., SUITE 100
 CHANDLER, AZ 85226
 480-480-1000



CERTIFICATE OF CORRESPONDENCE AND EXTERNAL DISCREPANCY
 I, EDDY R. GARRETT, RLS#144, do hereby certify that the map and plat are true and correct and that the same have been prepared in accordance with the Tennessee Uniform Standards of Practice.

CERTIFICATE OF APPROVAL OF WATER DIVISION
 I, EDDY R. GARRETT, RLS#144, do hereby certify that the map and plat are true and correct and that the same have been prepared in accordance with the Tennessee Uniform Standards of Practice.

CERTIFICATE OF REVENUE SYSTEM
 I, EDDY R. GARRETT, RLS#144, do hereby certify that the map and plat are true and correct and that the same have been prepared in accordance with the Tennessee Uniform Standards of Practice.

CERTIFICATE OF STREET NAMES
 I, EDDY R. GARRETT, RLS#144, do hereby certify that the map and plat are true and correct and that the same have been prepared in accordance with the Tennessee Uniform Standards of Practice.

CERTIFICATE OF ELEVATION LINES
 I, EDDY R. GARRETT, RLS#144, do hereby certify that the map and plat are true and correct and that the same have been prepared in accordance with the Tennessee Uniform Standards of Practice.

APPROVAL OF THE PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING
 I, EDDY R. GARRETT, RLS#144, do hereby certify that the map and plat are true and correct and that the same have been prepared in accordance with the Tennessee Uniform Standards of Practice.

TOWN OF DANDRIDGE REGIONAL PLANNING COMMISSION

REQUEST FORM

Presenter: JOE Gibson Date: 9-30-25Property Owner(s): Scotty + Rebecca TinklesProperty Address: 1130 SQUIMMARD WAY /

(House#, Street Name, Subdivision Name If applicable)

Map and Parcel Number(s): 068 B Parcels 001.01, 011.00, 001.02, 010.00

Phone Number(s) _____ or _____

(Please list number where you can be reached during the day)

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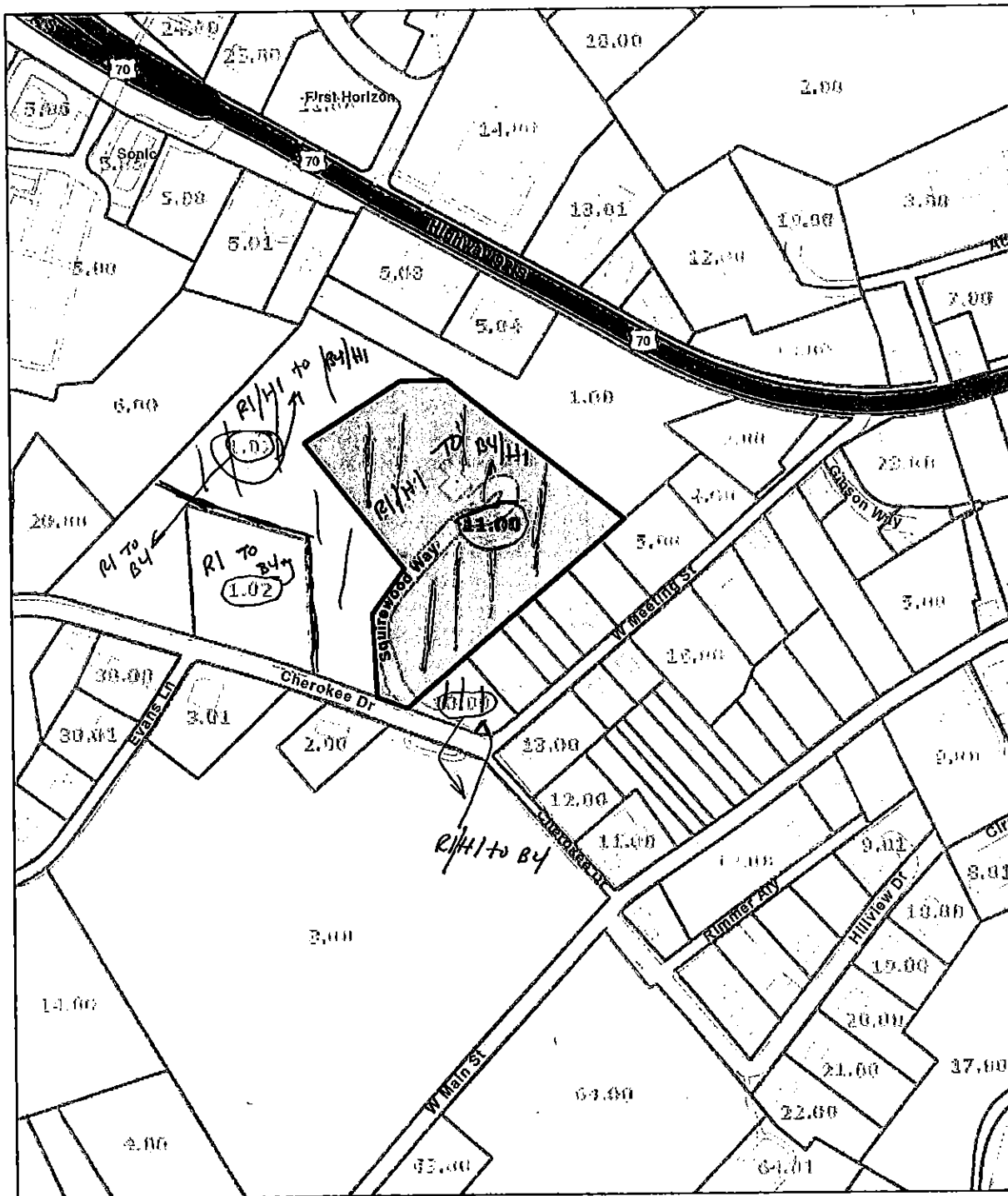
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☐	Site Plan Review	<u>R1 to B4</u>	\$50.00
☒	Rezoning Request	<u>R1 to B4</u>	\$50.00
☐	Subdivision Plats (Preliminary/Final)		
	• 2 lots or less		\$20.00
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	• 31-50 lots		\$80.00
	• 50+ lots		\$100.00
☐	Annexation		\$25.00
☐	Board of Zoning Appeals (Explanation)		\$50.00

☐	Point(s) of Clarification	No Fee
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Total amount of fees paid: _____ Receipt Number: _____

Jefferson County - Parcel: 0680 B 011.00



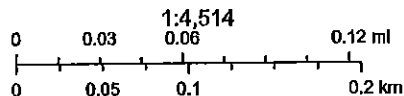
Date: October 6, 2025

County: JEFFERSON
 Owner: JINKS SCOTTY & REBECCA
 Address: SQUIREWOOD WAY 1130
 Parcel ID: 0680 B 011.00
 Deeded Acreage: 6
 Calculated Acreage: 0

Historic overlay

Parcel 1.00
 R1/H1 to B4/H1

Parcel 1.01
 R1/H1 to B4/H1 - Portion shown in Historic
 R1 to B4 Portion out of Historic
 Parcel 1.02 R1 to B4
 Parcel 10.00 R1/H1 to B4/H1



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METU NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

DANDRIDGE PLANNING COMMISSION

REQUEST FORM

Presenter: BRIAN EWERS Date: 9-30-2025Property Owner(s): TOWN of DANDRIDGE
139 E. MAIN ST. - DANDRIDGE, TN 37725 LibraryProperty Address: 1135 ACADEMY CIRCLE
DANDRIDGE, TN 37725

(House#, Street Name, Subdivision Name if applicable)

Map and Parcel Number(s): 068K/A/002.01Phone Number(s) 865-548-9217 or 865-546-9374

(Please list number where you can be reached during the day)

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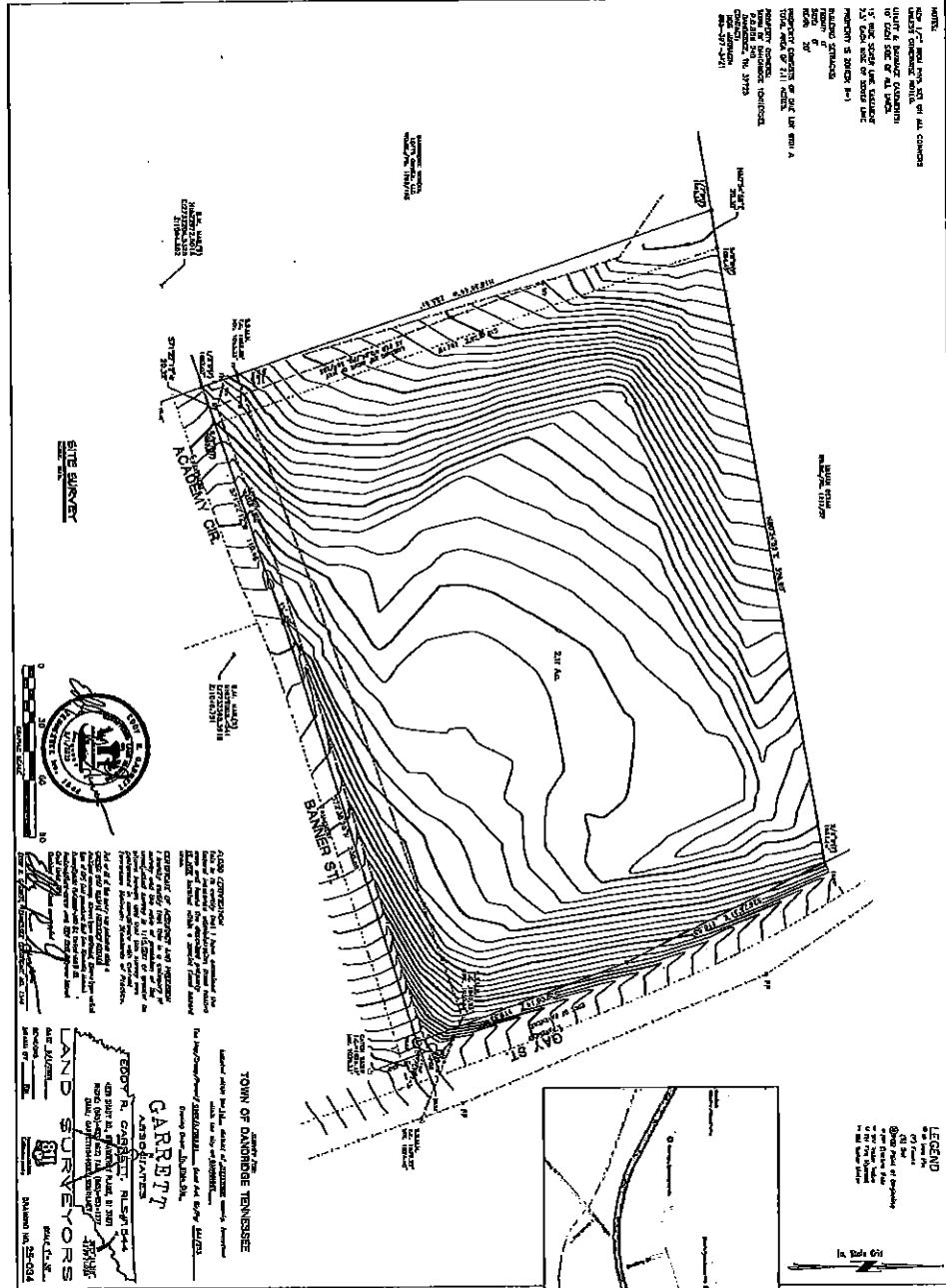
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<u>X</u>	Site Plan Review	\$50.00
_____	Rezoning Request _____ to _____	\$50.00
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	• 31-50 lots	\$80.00
	• 50+ lots	\$100.00
_____	Annexation	\$25.00
_____	Board of Zoning Appeals (Explanation)	\$50.00

_____ Point(s) of Clarification No Fee

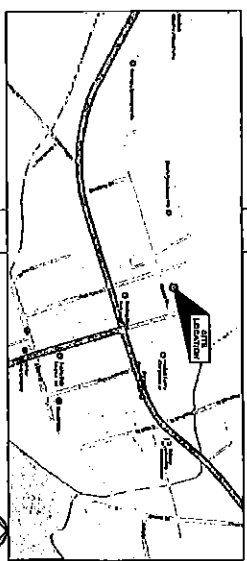
Total amount of fees paid: 50⁰⁰ Receipt Number: 25279

Scale: 1" = 100' (Horizontal) 1" = 20' (Vertical)



NOTES:
1. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL.
2. THE HIGHEST ELEVATION ON THE SITE IS 211 FEET.
3. THE LOWEST ELEVATION ON THE SITE IS 100 FEET.
4. THE AVERAGE ELEVATION OF THE SITE IS 155 FEET.
5. THE TOTAL AREA OF THE SITE IS 2.11 ACRES.
6. THE TOTAL AREA OF THE SITE IS 2.11 ACRES.
7. THE TOTAL AREA OF THE SITE IS 2.11 ACRES.

LEGEND
Symbol for Building
Symbol for Road
Symbol for Contour Line
Symbol for Survey Point
Symbol for Elevation
Symbol for North Arrow



TOWN OF DANDRIDGE, TENNESSEE
EDDY R. GARRETT
LAND SURVEYORS
ASSOCIATES
1135 ACADEMY CIRCLE, DANDRIDGE, TN 37725
PH: 615-582-0044
FAX: 615-582-0044



Scale: 1" = 100' (Horizontal) 1" = 20' (Vertical)

DANDRIDGE MEMORIAL LIBRARY

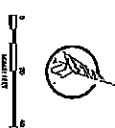
1135 ACADEMY CIRCLE, DANDRIDGE, TN 37725

SITE LOCATION



ARCHITECTURE, INC.
D&F
DOLLAR
& FAWCETT
REGISTERED ARCHITECTS
STATE OF TENNESSEE
1135 ACADEMY CIRCLE, DANDRIDGE, TN 37725
PH: 615-582-0044
FAX: 615-582-0044

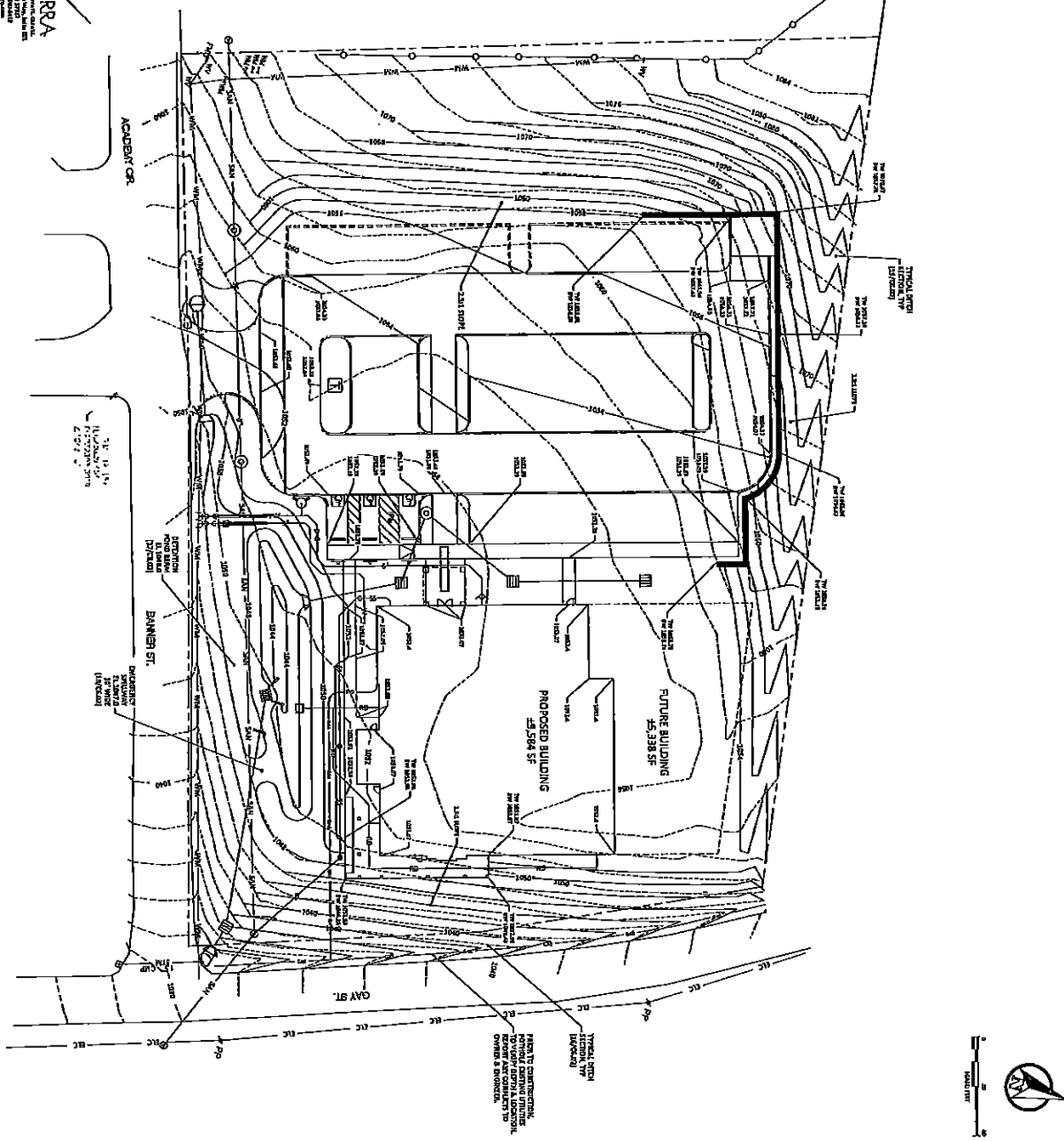
ASL101
284223
11/17/2003



LAYOUT AND PAVING PLAN



2000



GRADING NOTES:

- [illegible]

LEGEND:

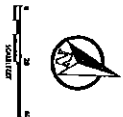
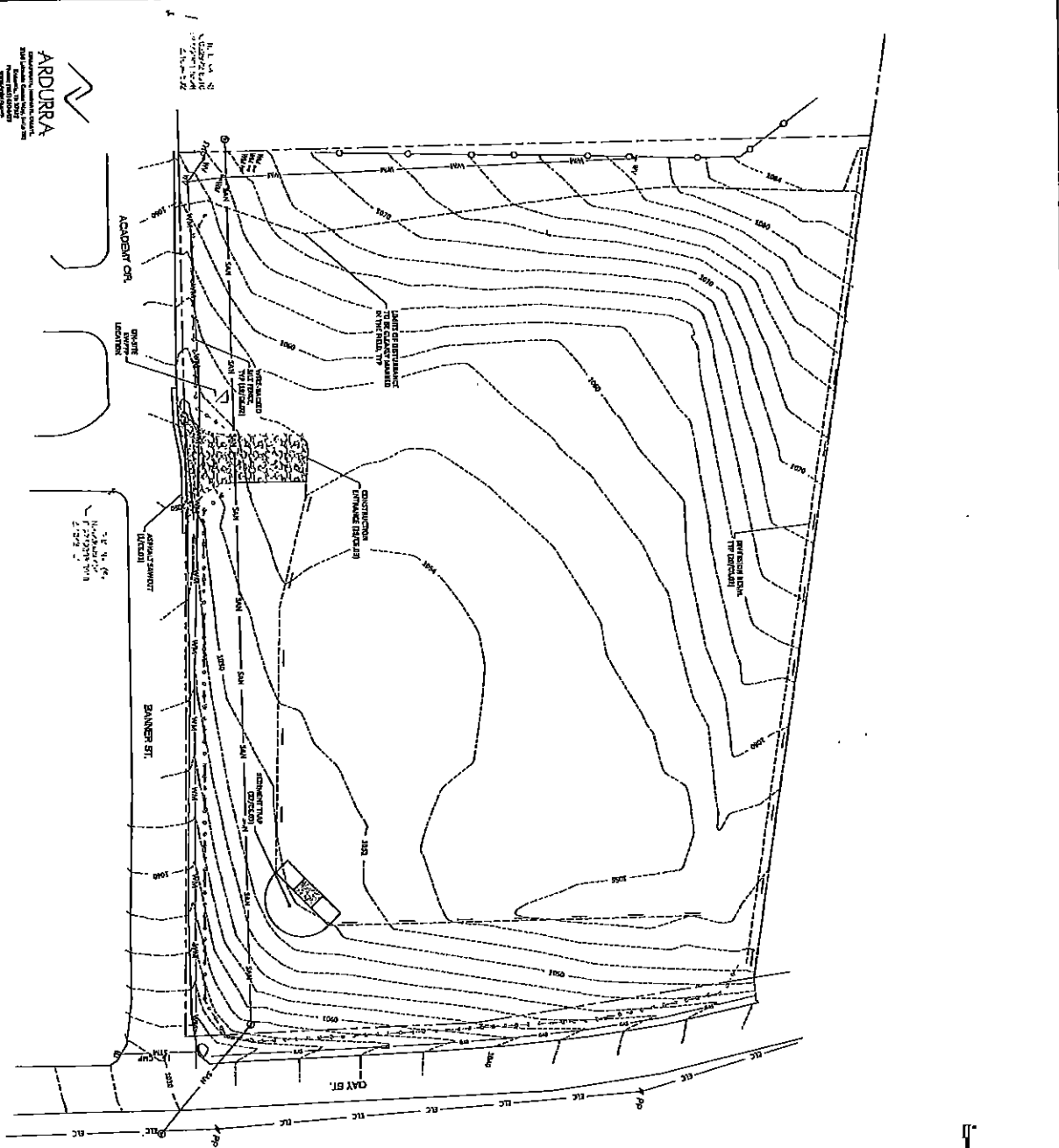
- | | |
|-----------------------|------|
| PROPOSED COATLINE | 100' |
| EXISTING COATLINE | 100' |
| TOP WALL/ BOTTOM WALL | 100' |
| TOP CHAIN/ TOP POINT | 100' |



**DE
&
DOLLAR
&
REWEVERS**

ARCHITECTURE, INC.

111 E. Jackson Avenue • Suite 100 • Springfield, Illinois 62761 • 217/253-1111 • Fax 217/253-1112 • info@deandollar.com



EPSC NOTES:

- [illegible]

STAGE 1 SEQUENCING NOTES:

1. CONSTRUCT THE WALL. THE WALL IS THE FIRST CONSTRUCTION WORK ON THE PROJECT.
2. INSTALL PERIMETER FENCE AS SHOWN ON THIS PLAN.
3. STAGE 1: BROOD AND SENSITIVE CHICKENS, HEAVY MEASURES SHOULD BE IN PLACE UNDER CHICKENS, COULDEST, EXCAVATION, GRADING, CUTTING OR FILLING (DO NOT DO SUCH WORK) MAY BE NECESSARY TO INSTALL PDSF MODULES.
4. THIS WALL AND STAGE 1.

LEGEND:

- | | |
|-------------|----------------------------|
| 0 0 0 0 0 0 | SET POINT |
| 0 0 0 0 0 0 | PROVISIONAL APOB |
| 0 0 0 0 0 0 | LENGTH OF DISTANCE |
| 0 0 0 0 0 0 | DETAILED DETAIL (NO. 2511) |
| 0 0 0 0 0 0 | TYPICAL |

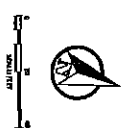
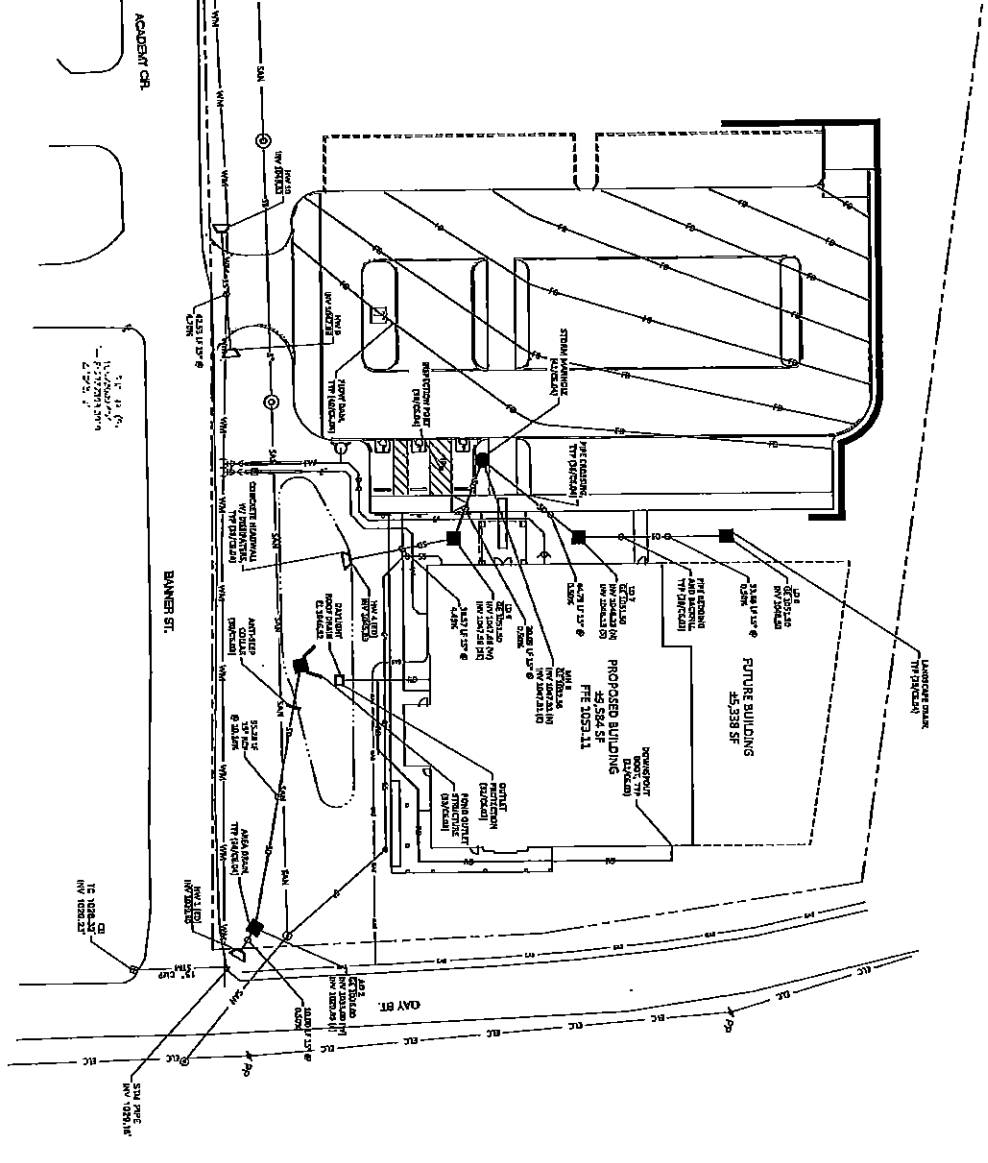
A New Library for
DANDRIDGE PUBLIC LIBRARY
 DANDRIDGE, TN
 EPSC PLAN - STAGE 1

DATE: 06/05/2005
 PROJECT NO: 277.001
 C3.01

ARCHITECTURE, INC.
 11 E. JEFFERSON AVENUE • SUITE 100
 P.O. BOX 20000 • MEMPHIS, TN 38188-0000
 TEL: 901.521.1111 FAX: 901.521.1111
 WWW.A&DARCHITECTS.COM

A&D
 DOLLAR
 &
 FEWERS

C3.02



STORM PIPE NOTES:

1. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF DANDRIDGE, TENNESSEE, AND THE TENTH EDITION OF THE MANUAL OF PRACTICE FOR THE DESIGN OF STORM DRAINAGE SYSTEMS, PUBLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS.
2. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.
3. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.
4. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.
5. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.
6. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.
7. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.
8. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.
9. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.
10. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED FOR A DESIGN FLOOD FLOW OF 100 YEARS RETURN PERIOD.

LEGEND:

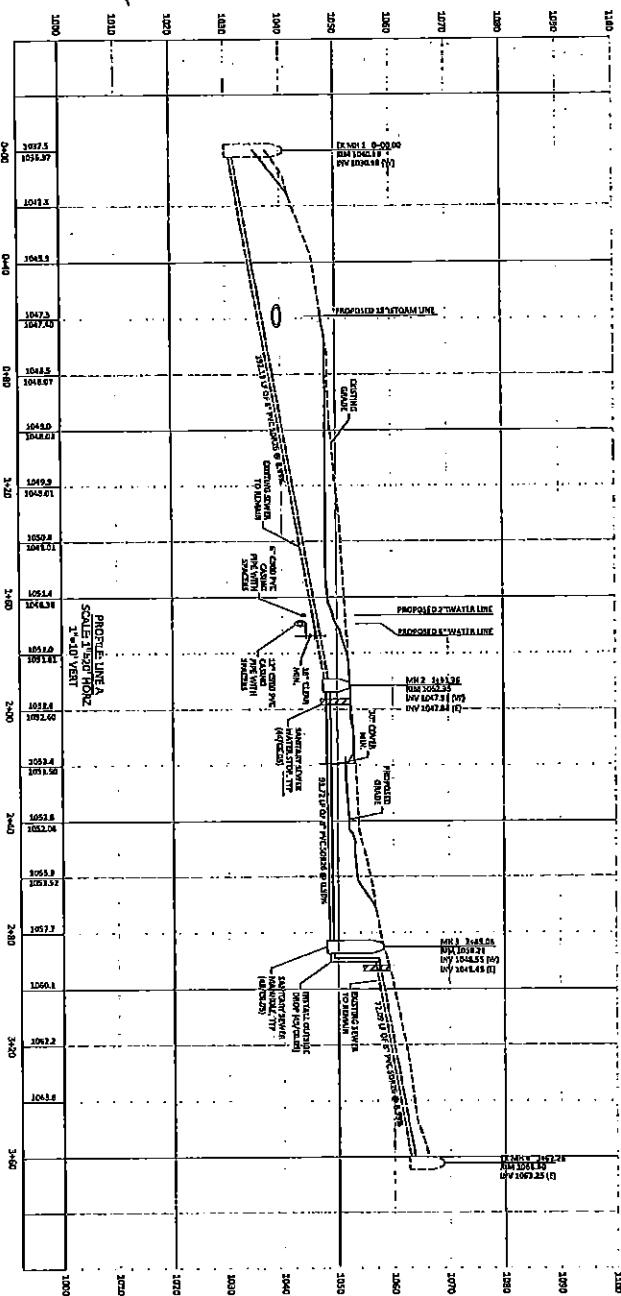
- PROPOSED MAIN STORM DRAIN
- PROPOSED BRANCH STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN
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- PROPOSED STORM DRAIN

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DANDRIDGE, TN

STORM DRAINAGE PLAN



ARCHITECTURE, INC.
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
FAX: 303.733.1001
WWW.ARDURA.COM



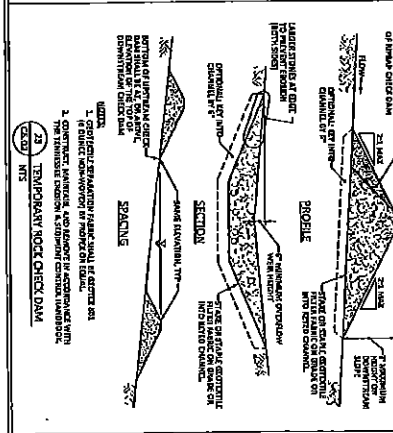
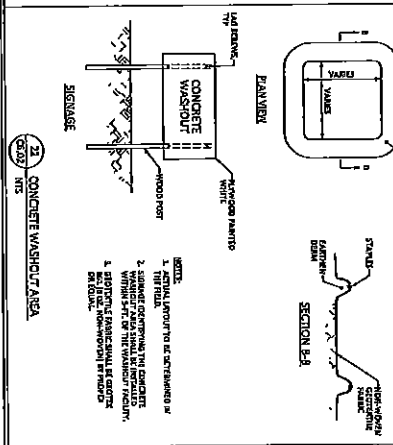
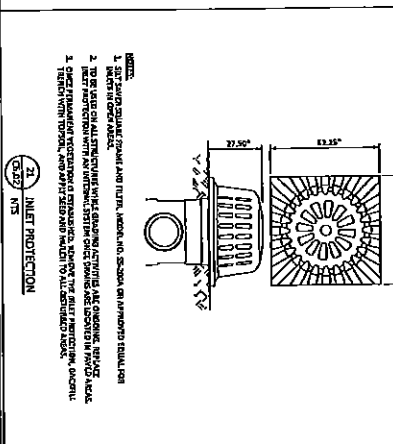
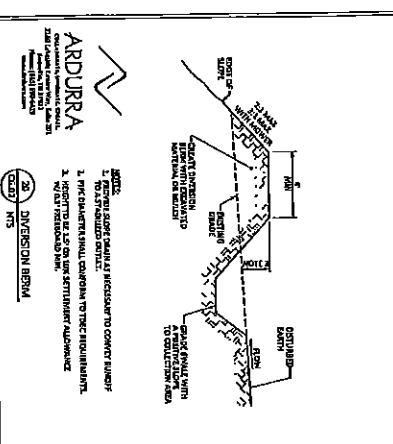
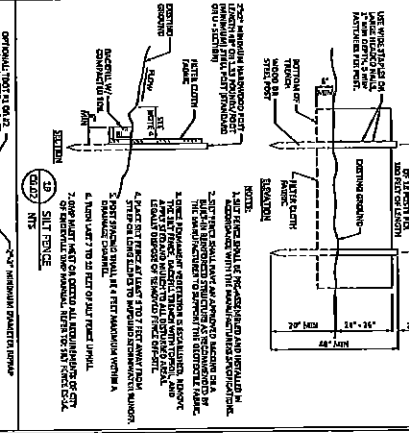
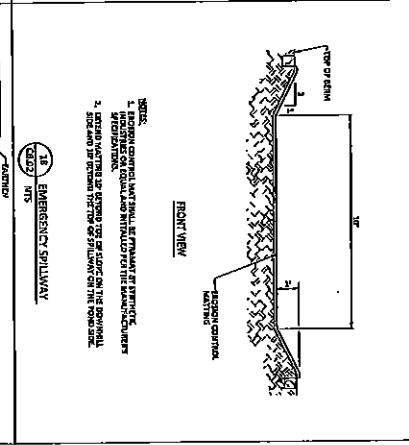
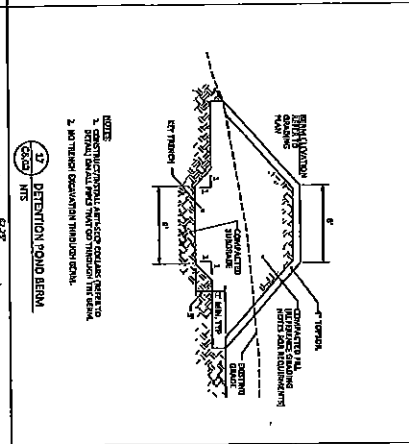
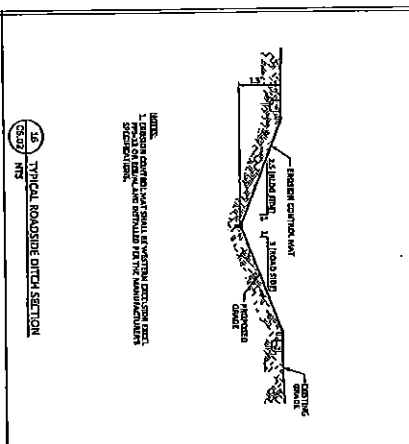
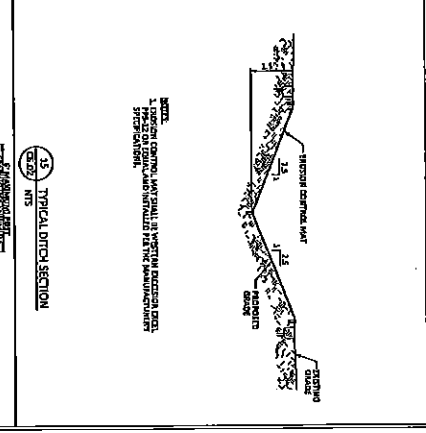
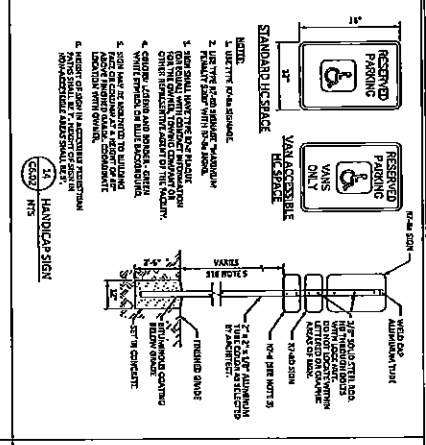
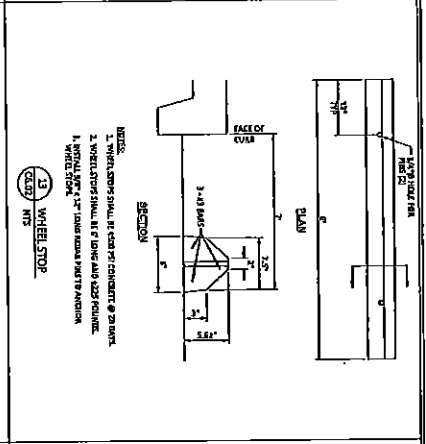
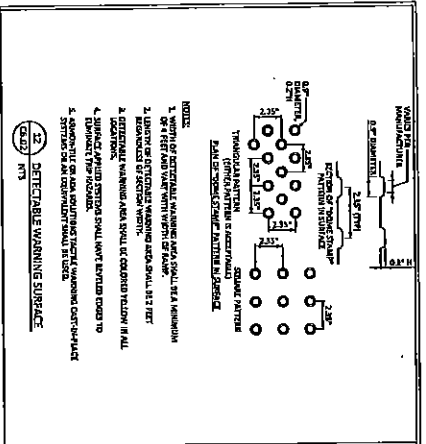
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DANDRIDGE, TN

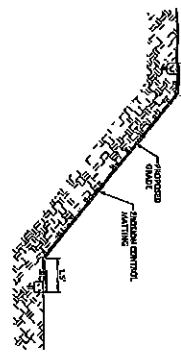
SANITARY SEWER PROFILE



ARCHITECTURE, INC.
D. L. Ardura, Architect - 2010, 2011, 2012
D. L. Ardura, Architect - 2013, 2014, 2015
D. L. Ardura, Architect - 2016, 2017, 2018
D. L. Ardura, Architect - 2019, 2020, 2021
D. L. Ardura, Architect - 2022, 2023, 2024
D. L. Ardura, Architect - 2025, 2026, 2027
D. L. Ardura, Architect - 2028, 2029, 2030

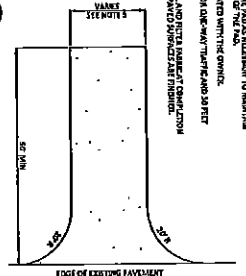




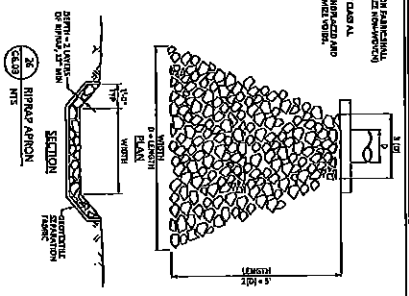


- NOTES:**
1. SLOPE PROTECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 2. THE SLOPE PROTECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 3. THE SLOPE PROTECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

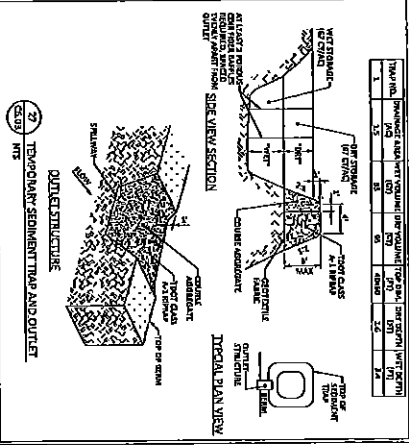
24. SLOPE PROTECTION
 (24.00) NTS



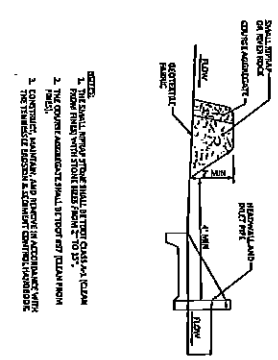
25. CONSTRUCTION ENTRANCE
 (25.00) NTS



26. RIPRAP APRON
 (26.00) NTS

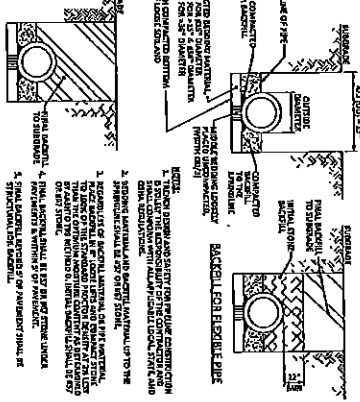


27. DOWNSPOUT EDIMENT TRAP AND OUTLET
 (27.00) NTS

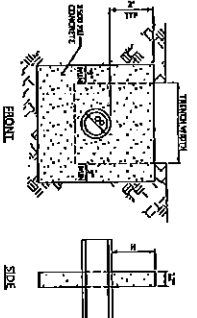


- NOTES:**
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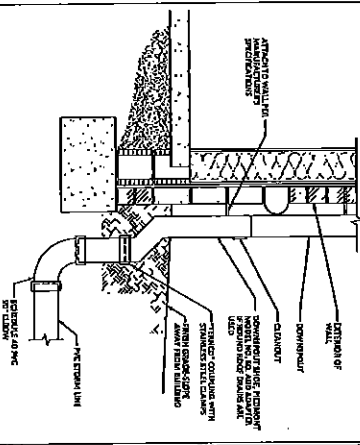
28. STONE FILTERING
 (28.00) NTS



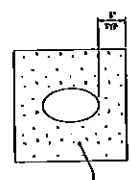
29. PIPE BEDDING AND BACKFILL
 (29.00) NTS



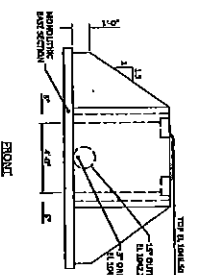
30. CONCRETE ANTI-SEEP COLLAR
 (30.00) NTS



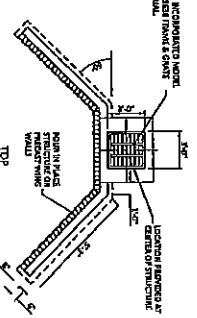
31. DOWNSPOUT BOOT DETAIL
 (31.00) NTS



32. POND OUTLET STRUCTURE
 (32.00) NTS



33. POND OUTLET STRUCTURE
 (33.00) NTS



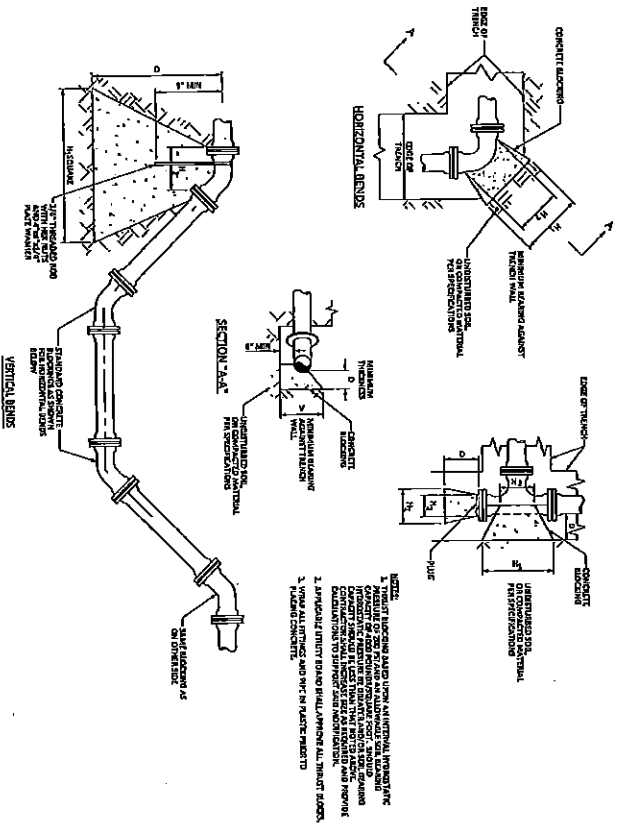
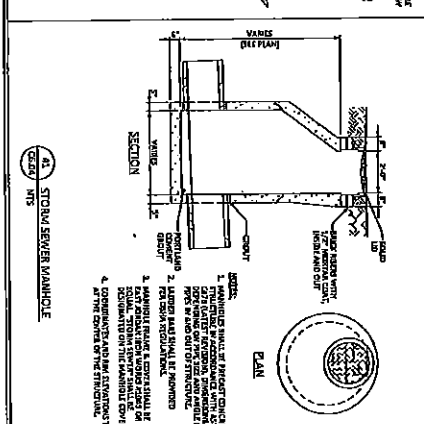
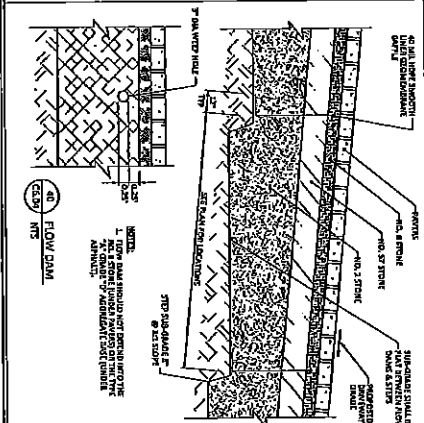
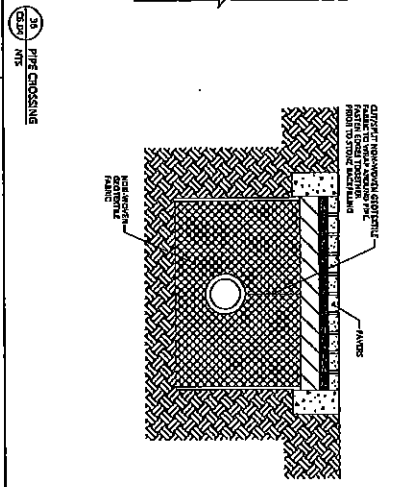
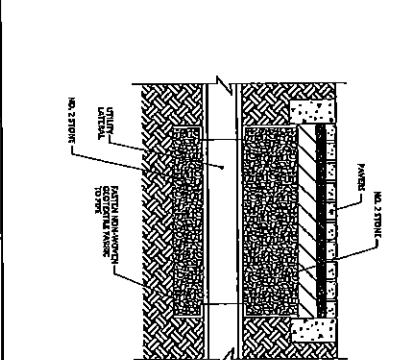
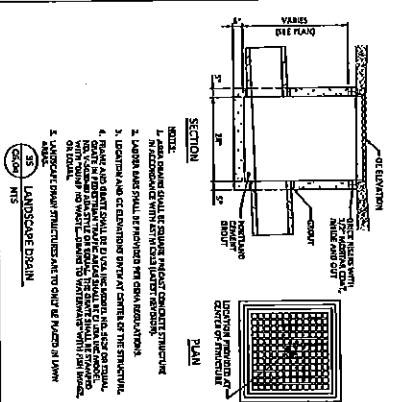
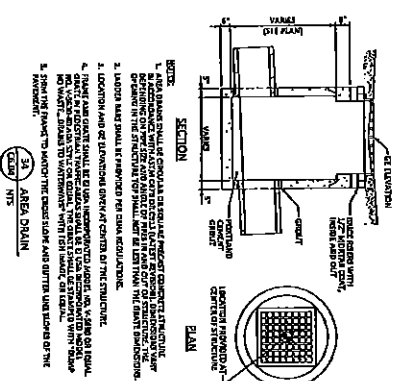
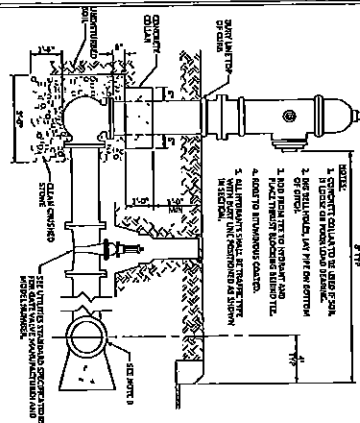


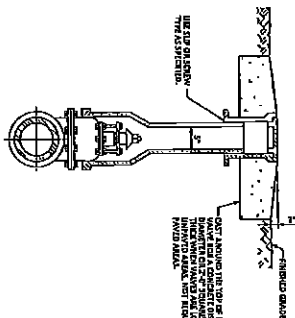
TABLE OF DIMENSIONS FOR CONCRETE BLOCKING	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
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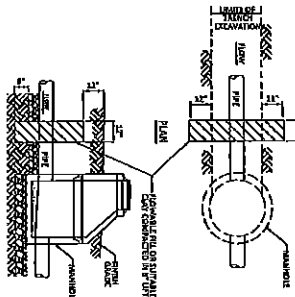
SEX	AGE	SW	CV	DI
A	37	48	87	81
D	48	72	102	122
C	30	44	84	94
D	26	36	54	64
E	24	34	44	54
F	6	8	8	8
ALL	22	37	57	77
DEVELOP				



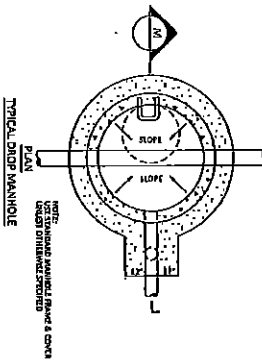
8179
HYDRAULIC ASSEMBLY
CLAS NTS



8180
TYPICAL VALVE BOX
CLAS NTS

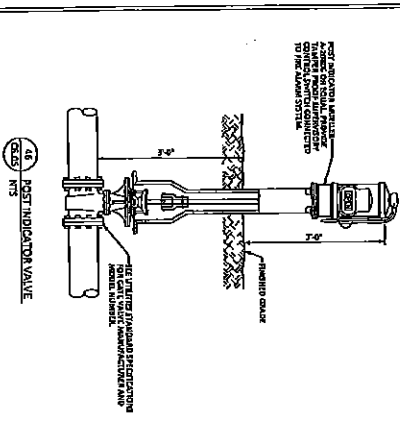


8181
SANITARY SEWER WATER STOP
CLAS NTS

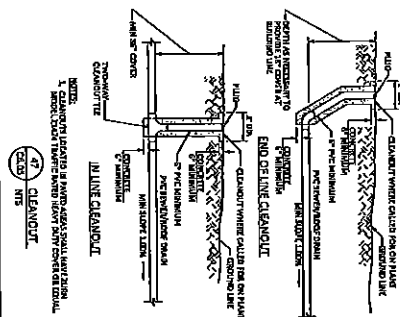


8182
TYPICAL DROP MANHOLE
CLAS NTS

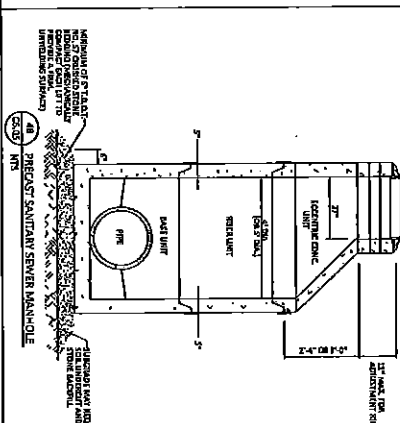
INCHES	FEET
0-1	0-1
1-2	1-2
3-4	3-4
5-6	5-6
7-8	7-8
9-10	9-10
11-12	11-12
13-14	13-14
15-16	15-16
17-18	17-18
19-20	19-20
21-22	21-22
23-24	23-24
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37-38	37-38
39-40	39-40
41-42	41-42
43-44	43-44
45-46	45-46
47-48	47-48
49-50	49-50
51-52	51-52
53-54	53-54
55-56	55-56
57-58	57-58
59-60	59-60
61-62	61-62
63-64	63-64
65-66	65-66
67-68	67-68
69-70	69-70
71-72	71-72
73-74	73-74
75-76	75-76
77-78	77-78
79-80	79-80
81-82	81-82
83-84	83-84
85-86	85-86
87-88	87-88
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97-98	97-98
99-100	99-100



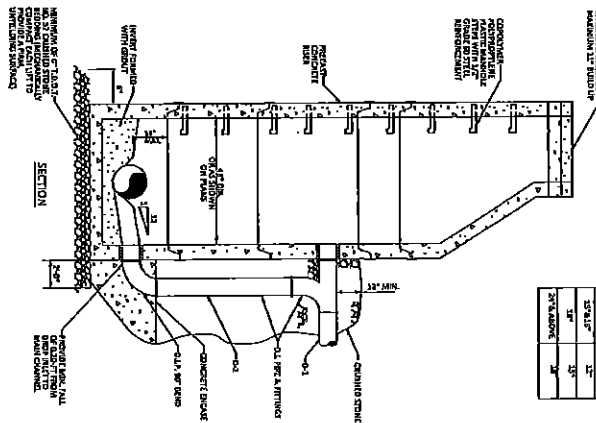
8183
POST INDICATOR VALVE
CLAS NTS



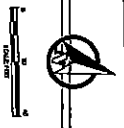
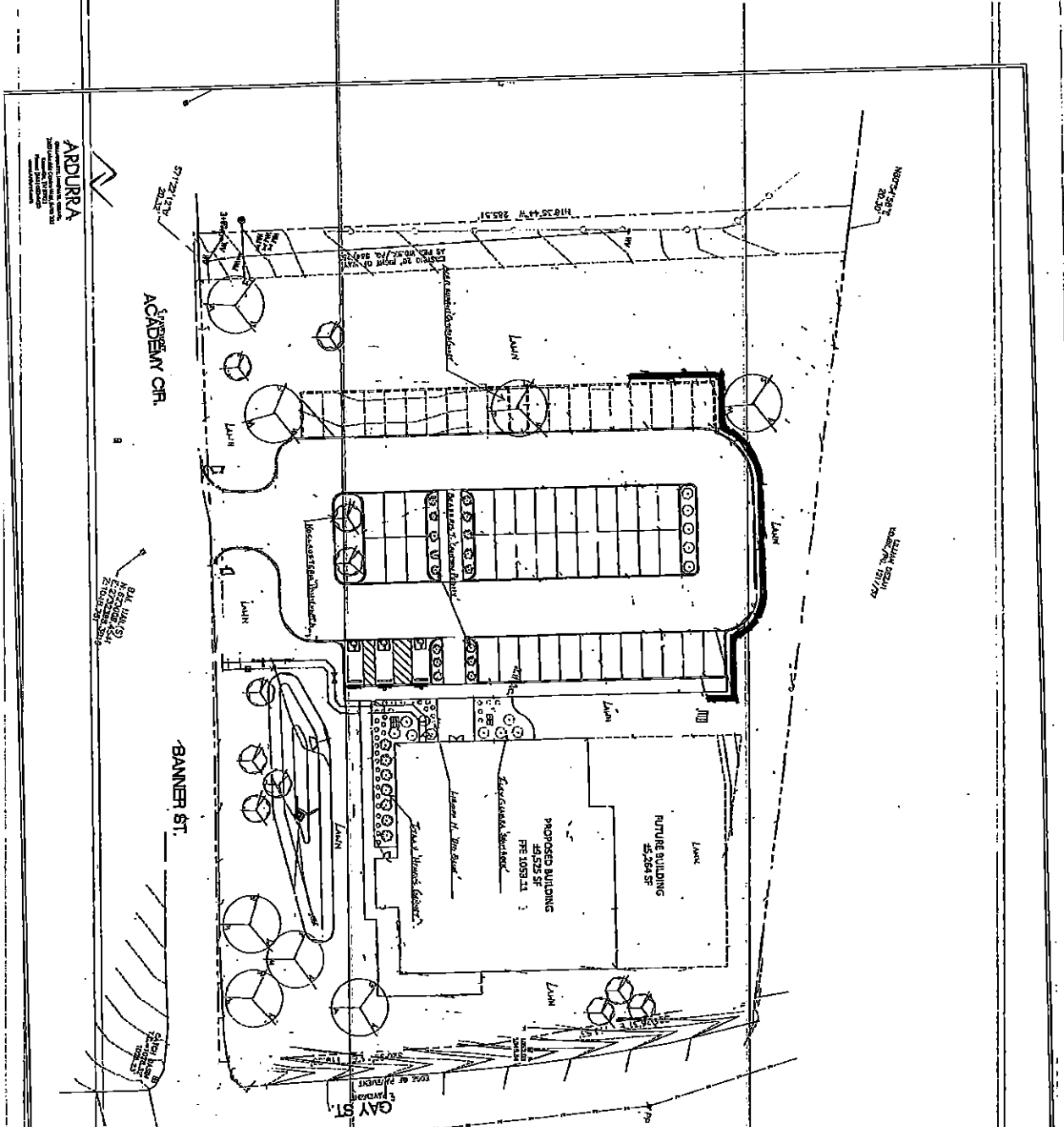
8184
END OF LINE CLEANOUT
CLAS NTS



8185
PRECAST SANITARY SEWER MANHOLE
CLAS NTS



8186
STANDARD SANITARY SEWER DROP MANHOLE
CLAS NTS



GRADING NOTES

1. THE EXISTING GRADE IS SHOWN BY DASHED LINES. THE PROPOSED GRADE IS SHOWN BY SOLID LINES.
2. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES.
3. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES.
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34. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES.
35. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES.

QTY	Plant	Size
8	Red Oak	3.00"
1	Red Oak	3.00"
7	Red Oak	3.00"
16	Red Oak	3.00"
14	Red Oak	3.00"
38	Red Oak	3.00"
100	Red Oak	3.00"
1000	Red Oak	3.00"

LEGEND:

1. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES.
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35. THE PROPOSED GRADE SHALL BE MAINTAINED AT ALL TIMES.

ARCHITECTURE, INC.

1000 N. 10TH ST.

MEMPHIS, TN 38103

TEL: 901-525-1111

FAX: 901-525-1112

A New Library for

DANDRIDGE PUBLIC LIBRARY

DANDRIDGE, TN

CONSTRUCTION

INC.

1000 N. 10TH ST.

MEMPHIS, TN 38103

TEL: 901-525-1111

FAX: 901-525-1112

DATE: 07/15/01

BY: J. D. DANDRIDGE

PROJECT: DANDRIDGE PUBLIC LIBRARY

LOCATION: DANDRIDGE, TN

SCALE: 1/4" = 1'-0"

PLANTING PLAN

C2.01