

TOWN OF DANDRIDGE, TENNESSEE
BOARD OF ZONING APPEALS &
DANDRIDGE REGIONAL PLANNING COMMISSION
REGULAR MEETING
10 March 2026
5:00 p.m.

DANDRIDGE REGIONAL PLANNING COMMISSION

I. PUBLIC COMMENTS

II. READING OF THE MINUTES

- February 10, 2026 Meeting

III. BUSINESS PRESENTED BY THE MAYOR

IV. OLD BUSINESS

V. NEW BUSINESS

- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcels 001.01, 011.00, 001.02, 010.00 – Site Plan Review

- Discussion of accessory dwelling units

VI. MISCELLANEOUS

VII. ADJOURNMENT

Zach Reese
Town Recorder
Agenda 031026

**TOWN OF DANDRIDGE, TENNESSEE
REGIONAL PLANNING COMMISSION
REGULAR MEETING
February 10 2026**

I. CALL TO ORDER

A. The Dandridge Regional Planning Commission met in regular session on Tuesday, February 10 2026, at 5:00 p.m.

B. Chairman MIKE CHAMBERS 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:

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

ABSENT:

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 Mayor CHAMBERS, seconded by Commissioner WILLOUGHBY to adopt the Regular Meeting Minutes for the January 13, 2026 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

- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcel 001.01 – Rezone Request R-1 to B-4

Town Building Inspector Terry Reneau – Owners want to do nice sit down restaurant. Will have access from 25-70. B-4 allows restaurants, wedding venues, bed and breakfast. Will be under historic guidelines. Will be adding commercial kitchen for restaurant

It came on a motion by Alderman NELSON, seconded by Mayor CHAMBERS, to approve the rezone request change to B-4 and recommend to BMA

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

- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcel 011.00 – Rezone Request R-1 to B-4

It came on a motion by Mayor CHAMBERS, seconded by Commissioner COLLINS, to approve the rezone request change to B-4 and recommend to BMA

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

- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcel 001.02 – Rezone Request R-1 to B-4

It came on a motion by Commissioner NELSON, seconded by Commissioner WILLOUGHBY, to approve the rezone request change to B-4 and recommend to BMA

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

- Don Pitsly (1130 Squirewood Way) Map 068O, Group B, Parcel 010.00 – Rezone Request R-1 to B-4

It came on a motion by Commissioner NELSON, seconded by Commissioner OPEIL, to approve the rezone request change to B-4 and recommend to BMA

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

- Mildred Lindsey Property (292 and 294 Goose Creek Rd.) Map 057, Parcel 079.01 - Rezone Request B-3 to B-4

Town Building Inspector Terry Reneau – This is 1 parcel with 2 homes on it, both homes were there before we annexed it. Subdividing would take away the grandfathering and the B-3 zone would require them to be commercial. Heirs of family want to subdivide and still use both houses as residences. B-4 would allow for both residential and commercial.

It came on a motion by Commissioner OPEIL, seconded by Commissioner FOLEY, to approve the rezone request change to B-4 and recommend to BMA

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

- Austin Collins (Old Hwy 92) Map 068J, Group B, Parcel 018.00 – Site Plan Review

Town Building Inspector Terry Reneau – Austin is looking at building for new office space and a warehouse. Building will be somewhere around 80x200. Design was given approval by the DRC. Site plan meets all requirement but drainage may need to be diverted correctly once he has the downspouts in.

It came on a motion by Commissioner WILLOUGHBY, seconded by Mayor CHAMBERS, to approve the siteplan as presented

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

VIII. MISCELLANEOUS

Town Building Inspector Terry Reneau – Will come back next month with information detached dwelling units. Ekeem (our ETDD Planner) will be moving on to a different role within the organization so this will be his last meeting with us. Terry and the board express their gratitude to Ekeem for his work in making Dandridge a better place, Ekeem is grateful for the opportunity to work with the town.

IX. ADJOURNMENT

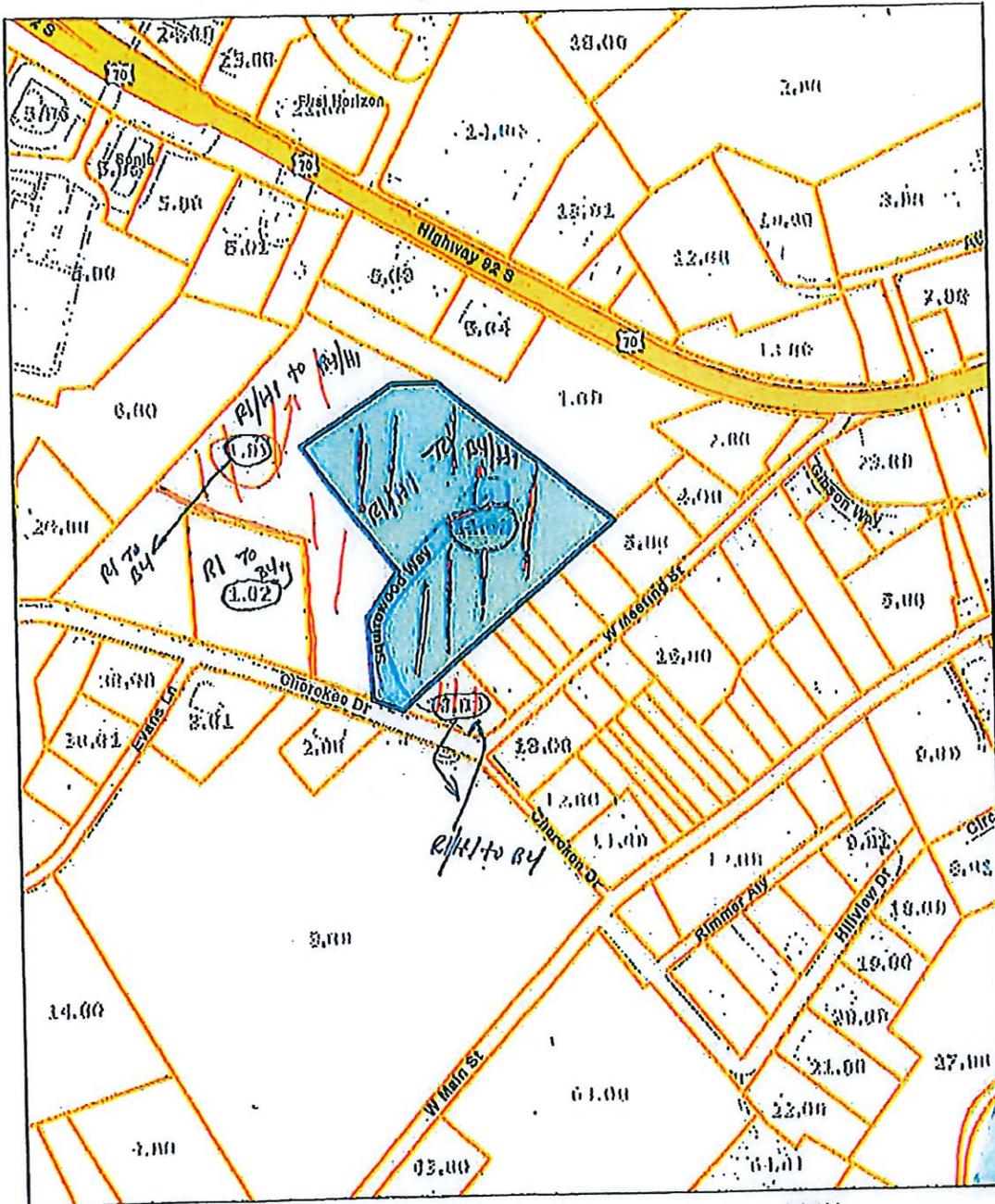
It came on a motion by Mayor CHAMBERS, seconded by Commissioner NELSON, to adjourn the February 10, 2026, meeting of the Dandridge Regional Planning Commission.

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

Mark Chambers, Chairman

ATTEST: _____
Zach Reese, Town Recorder

Jefferson County - Parcel: 0680 B 011.00



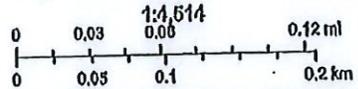
Date: October 6, 2025

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 1100
 R1/H1 to B4/H1

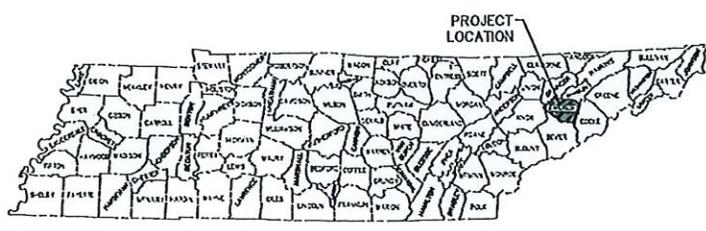
Parcel 1.01
 R1/H1 to B4/H1 - portion shown in Historic
 R1 to B4 portion out of Historic
 Parcel 1.02 R1 to B4
 Parcel 10.00 R1/H1 to B4/H1



State of Tennessee, Comptroller of the Treasury, Division of Property Assessment (OPA), ERII County Maps Contractors, © OpenStreetMap, iStock, ERII, TomTom, Garmin, SitGraph, GeoTechnology, Inc, NICTD, IUSA, USGS, EPA, IIP&B, US Census Bureau, USDA, USFWS

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

DON AND REBECCA PITSLY SITE IMPROVEMENT PLAN DANDRIDGE, TENNESSEE



Index to Drawings			
SHEET NO.	SHEET DESCRIPTION	DATE	BY
0-0	COVER SHEET	7/1/2023	HA
0-1	GENERAL NOTES	7/1/2023	HA
0-11	EXISTING AND PROPOSED ASSESSMENT PLAN	7/1/2023	HA
0-12	EXISTING AND PROPOSED UTILITIES PLAN	7/1/2023	HA
0-13	EXISTING AND PROPOSED TRAFFIC PLAN	7/1/2023	HA
0-14	EXISTING AND PROPOSED LANDSCAPE PLAN	7/1/2023	HA
0-15	EXISTING AND PROPOSED SIGNAGE PLAN	7/1/2023	HA
0-16	EXISTING AND PROPOSED LIGHTING PLAN	7/1/2023	HA



HA
REGISTERED PROFESSIONAL ENGINEER
EXERCISING AUTHORITY
PLANNED TO BE
REGISTERED IN THE STATE OF TENNESSEE
EXPIRES 07/31/2023



DON AND REBECCA PITSLY
REGISTERED PROFESSIONAL ENGINEER
EXERCISING AUTHORITY
PLANNED TO BE
REGISTERED IN THE STATE OF TENNESSEE
EXPIRES 07/31/2023

DON AND REBECCA PITSLY
SITE IMPROVEMENT PLAN
TOWN OF DANDRIDGE, TENNESSEE

PLANNED DRAWS
DATE
BY
REVISED HISTORY

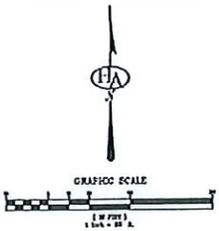
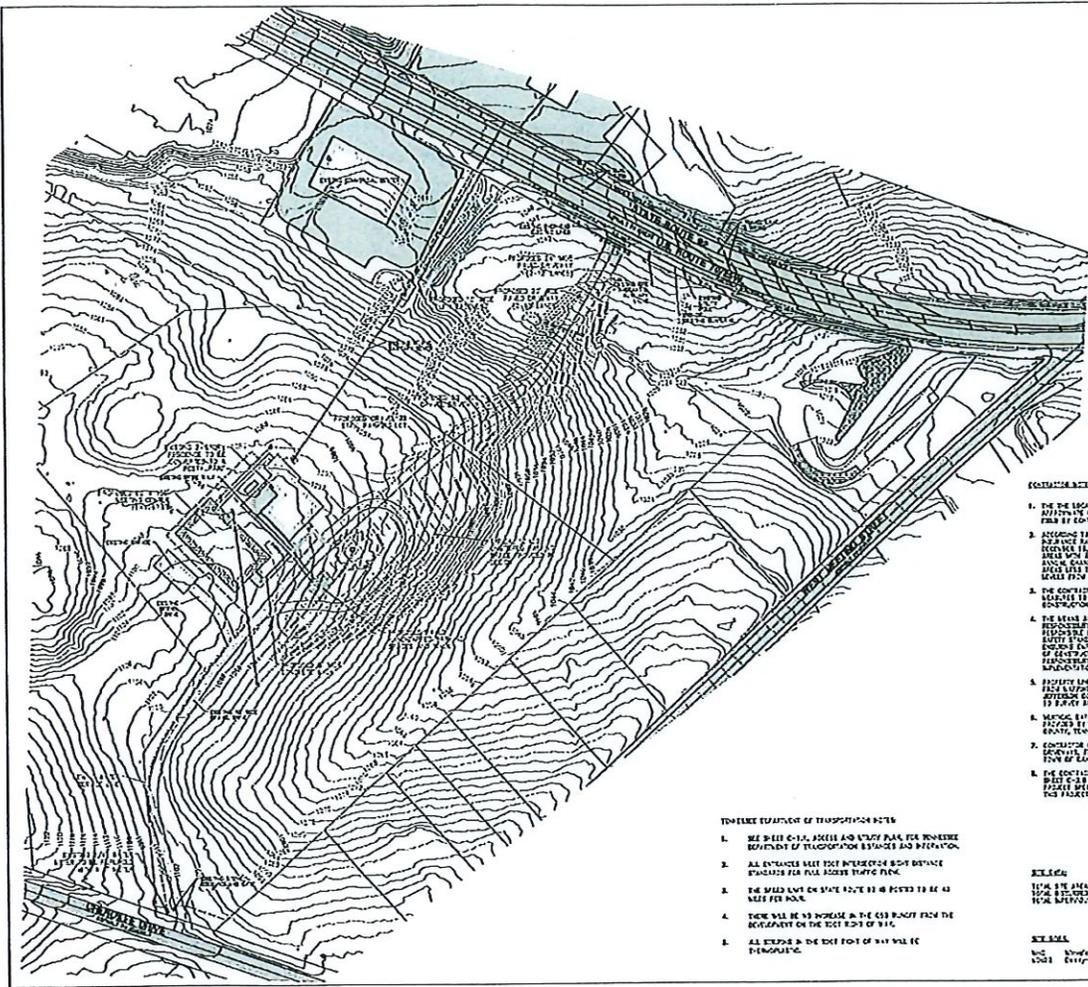
FOUNDED 1813
COUNTY 1820
RELOCATED 1875

DON AND REBECCA PITSLY

COVER SHEET

C-0

List of Project Contacts							
PROJECT/OWNER	TELEPHONE	PUBLIC WORKS (WATER)	PUBLIC WORKS (SEWER)	ELECTRIC COMPANY	GIS COMPANY	PLANNING DEPARTMENT	COUNTY BUREAU OFFICE
PITSLY & ALLEN ENGINEERS 1010 2ND AVE COLUMBIA, TN 38401 615-251-1100	615-251-1100 615-251-1101 615-251-1102 615-251-1103	TOWN OF DANDRIDGE 100 N. 1ST ST DANDRIDGE, TN 37025 615-251-1100	TOWN OF DANDRIDGE 100 N. 1ST ST DANDRIDGE, TN 37025 615-251-1100	SMITHS ELECTRIC CO-OP 1010 2ND AVE COLUMBIA, TN 38401 615-251-1100	SMITHS ELECTRIC CO-OP 1010 2ND AVE COLUMBIA, TN 38401 615-251-1100	PLANNING DEPARTMENT 1010 2ND AVE COLUMBIA, TN 38401 615-251-1100	DEPT. OF PLANNING 1010 2ND AVE COLUMBIA, TN 38401 615-251-1100



- CONTINGENCY NOTES:**
1. THE LOCATION OF UTILITY LINES OUTSIDE THIS PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE OWNER BY CONDUCTING THE WORK OF LOCATION AT (DATE) 1977-1978.
 2. ACCORDING TO THE FEDERAL INDIAN ACTS, ANY RIGHTS OF WAY OR EASEMENTS IN THIS PROJECT SHALL BE OBTAINED BY THE PROJECTOR. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT.
 4. THE AREA AND SCOPE OF CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT.
 5. PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT.
 6. BEFORE ANY WORK IS DONE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT.
 7. CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT.
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- TIME-LIKE TREATMENT OF PROPOSED NOTES:**
1. SEE SHEET C-1A, JENSEN AND ASSOCIATES, FOR REVERSE SIDE OF THE ROADWAY AND UTILITIES.
 2. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED ROADWAY.
 3. THE ROAD LANE ON EACH SIDE SHALL BE POSTED TO BE 40 FEET WIDE.
 4. THERE WILL BE NO INCREASE IN THE CURB RADIUS FROM THE EXISTING ON THE WEST SIDE OF THE ROAD.
 5. ALL UTILITIES ON THE WEST SIDE OF THE ROAD WILL BE DEEPER.

REVISIONS:

NO. 1	DATE	BY	DESCRIPTION
1	08/11/77	JH	ISSUED FOR PERMITS
2	08/11/77	JH	ISSUED FOR PERMITS

SEE SHEET:
 C-1A, JENSEN AND ASSOCIATES, FOR REVERSE SIDE OF THE ROADWAY AND UTILITIES.
 C-1B, JENSEN AND ASSOCIATES, FOR REVERSE SIDE OF THE ROADWAY AND UTILITIES.



HA
 HENDERSON ASSOCIATES
 ENGINEERS PLANNERS
 ARCHITECTS
 1000 W. 10TH ST.
 DENVER, CO 80202



STATE OF COLORADO
 PROFESSIONAL ENGINEER
 NO. 10000
 DONALD R. HENDERSON

**DON AND REBECCA PITSLY
 SITE IMPROVEMENT PLAN**

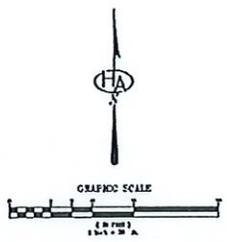
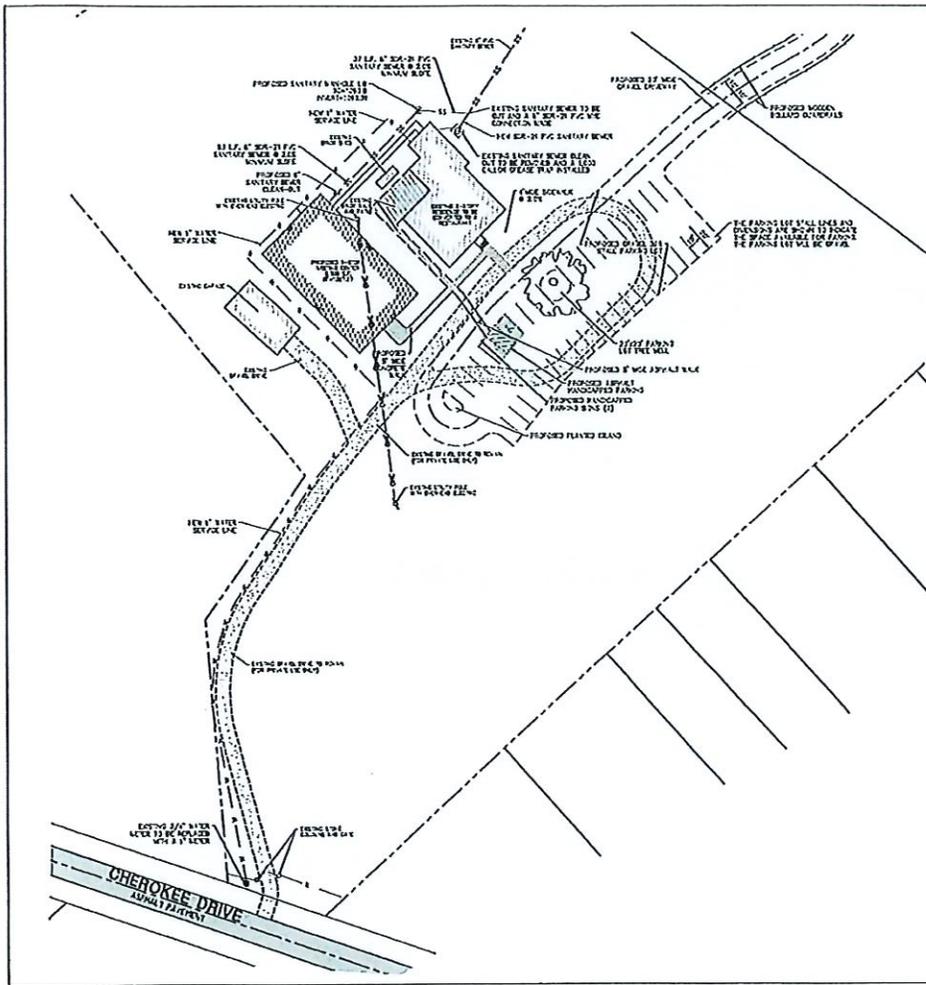
TOWN OF DANVER, COLORADO

PROJ. NO.	DATE
PROJ. NAME	SCALE
PROJ. NO.	DATE
PROJ. NAME	SCALE

DON AND REBECCA PITSLY

OVERALL SITE IMPROVEMENT PLAN

C-1.0



- EXEMPTION NOTES**
1. THE LOCATION OF UTILITY LINES ON THIS PLAN IS APPROXIMATE ONLY. EXISTING UTILITIES SHALL BE LOCATED BY THE FIELD BY CONDUCTING THE TYPE OF SURVEY AS AT (11) 311-2411.
 2. ACCORDING TO THE FEDERAL NATIONAL SURVEYING SYSTEM (FNSS) RECORDS, THE PROPERTY IS LOCATED WITHIN THE 1800' ZONE OF THE 1800' ZONE. THE PROPERTY IS LOCATED WITHIN THE 1800' ZONE OF THE 1800' ZONE. THE PROPERTY IS LOCATED WITHIN THE 1800' ZONE OF THE 1800' ZONE. THE PROPERTY IS LOCATED WITHIN THE 1800' ZONE OF THE 1800' ZONE.
 3. THE CONTRACTOR SHALL FENCE ALL EXISTING UTILITIES AND SHALL MAINTAIN THE EXISTING UTILITIES AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT.
 4. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY.
 5. PROPERTY LINES, EASEMENTS, AND RIGHTS SHALL BE SHOWN AS THEY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY.
 6. ALL UTILITIES SHALL BE SHOWN AS THEY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY.
 7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY.

DEEDS

1976 SPT 204	4341111 SF.	1881 ADJ 1174
1976 SPT 205	3811111 SF.	1878 ADJ 1174
1976 SPT 206	3811111 SF.	1879 ADJ 1174

NOTES
 1. ALL UTILITIES SHALL BE SHOWN AS THEY EXIST.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY.



HA
 HAZARD ASSESSMENT
 CONSULTING
 10000 W. 100th ST.
 SUITE 100
 OVERLAND PARK, MO 66211



STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 DONALD R. PITSLY
 NO. 10000
 EXPIRES 12/31/2024

DON AND REBECCA PITSLY
 SITE IMPROVEMENT PLAN

TOWN OF DUNSMOUTH, MISSOURI

REFERENCES/DRAWINGS

1. 10000 W. 100th ST.
 2. 10000 W. 100th ST.
 3. 10000 W. 100th ST.

REVISION HISTORY

NO.	DATE	DESCRIPTION

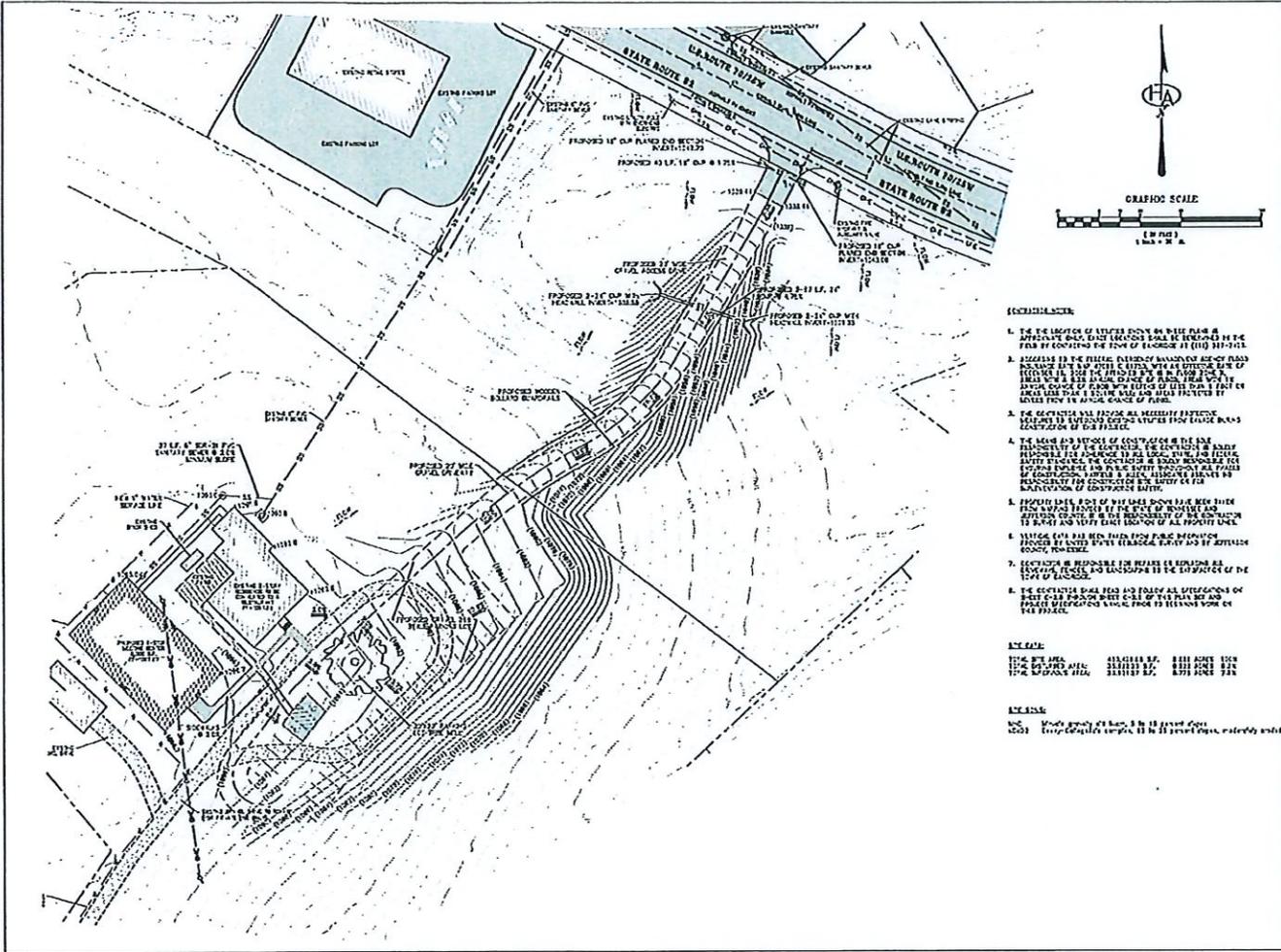
FORMS: • 25111
 25111C19
 25111C20

DON AND REBECCA PITSLY

EXISTING AND PROPOSED UTILITY PLAN

DATE: 10/1/2024

C-1.2



- EXEMPTIONS:**
1. THE THE IMPROVEMENTS OF THIS PLAN SHALL BE CONSIDERED AS A TYPE OF LANDSCAPE AS PER SECTION 11 (11) 111-1111.
 2. THE IMPROVEMENTS OF THIS PLAN SHALL BE CONSIDERED AS A TYPE OF LANDSCAPE AS PER SECTION 11 (11) 111-1111.
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 8. THE IMPROVEMENTS OF THIS PLAN SHALL BE CONSIDERED AS A TYPE OF LANDSCAPE AS PER SECTION 11 (11) 111-1111.

ACREAGE:

TOTAL SITE AREA	413.0000 AC.	8.00 ACRES
TOTAL IMPROVEMENT AREA	311.0000 AC.	6.22 ACRES
TOTAL OPEN SPACE AREA	102.0000 AC.	2.00 ACRES

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED AS A TYPE OF LANDSCAPE AS PER SECTION 11 (11) 111-1111.



HA
HARRIS COUNTY
ENGINEERING
PLANNING
CONSULTANTS
P.C.



STATE OF TEXAS
PROFESSIONAL ENGINEER
NO. 12345
DONALD R. SMITH

DON AND REBECCA PITSLY
SITE IMPROVEMENT PLAN

TOWN OF GARDNER, TEXAS

REVISION HISTORY

NO.	DATE	DESCRIPTION

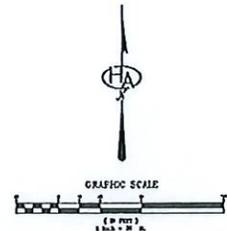
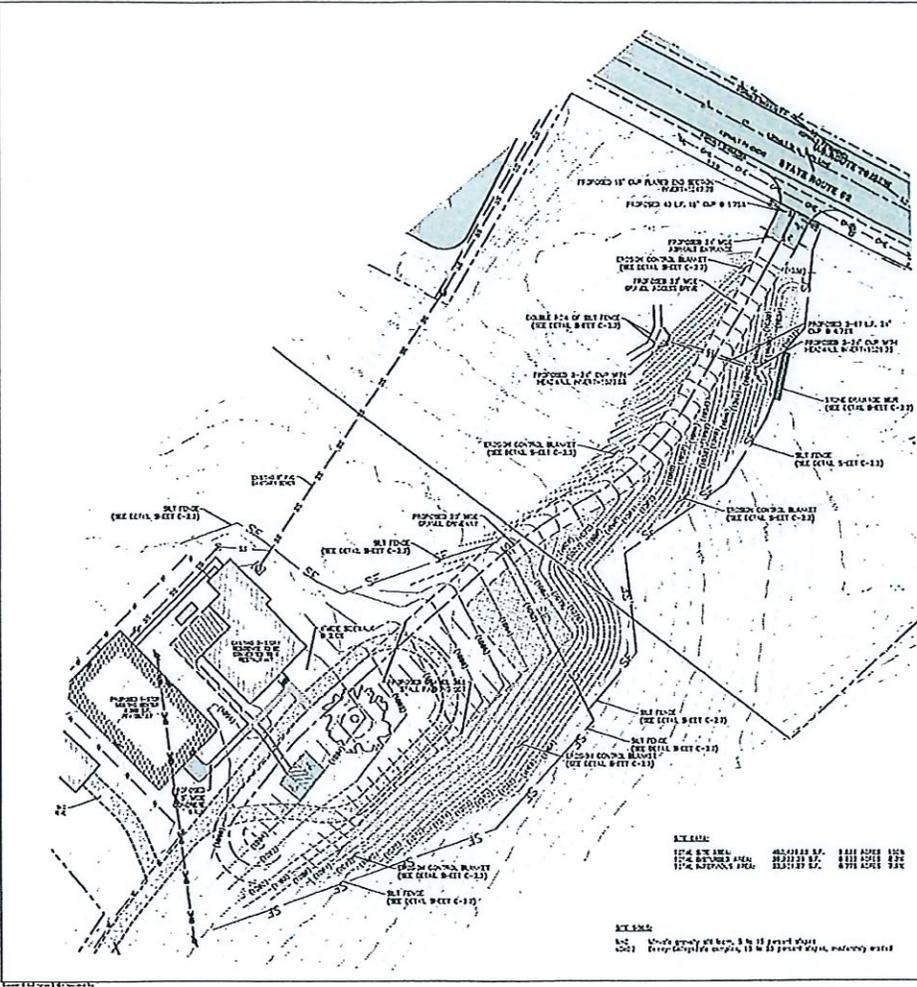
PLAN NO. 15510
DATE 12-15-10
SHEET 1 OF 1

DON AND REBECCA PITSLY

PROPOSED SITE GRADING PLAN

SCALE: AS SHOWN

C-1.3



- EROSION & SEDIMENT CONTROL MEASURES**
1. ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE PROPOSED EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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HA
HARRIS & HARRIS
ASSOCIATES
ENGINEERING ARCHITECTURE
PLANNING & INTERIOR DESIGN



STATE OF MISSISSIPPI
REGISTERED PROFESSIONAL ENGINEER
NO. 12345

DON AND REBECCA PITSLY
SITE IMPROVEMENT PLAN

<p>DATE: 11/15/2018 DRAWN BY: J. SMITH CHECKED BY: M. JONES APPROVED BY: R. BROWN</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION						
NO.	DESCRIPTION								

DON AND REBECCA PITSLY
SITE EROSION CONTROL PLAN

SCALE: AS SHOWN

MINI-PILE CONSTRUCTION GENERAL NOTES

1. THE LOCATION OF UTILITY DEVICES ON THESE PILES IS APPROXIMATE ONLY. EXACT LOCATION SHALL BE DETERMINED BY THE FIELD BY CONCRETE PILING OF CHANGE (111) 311-113.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES BY INSTALLING PROTECTIVE CASING OR SHIELDING TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION AND SERVICE.
3. IF A UTILITY IS FOUND TO BE IN THE PATH OF THE WATER LINE AND RESULTS FROM THE MINOR ADJUSTMENT OF THE EXISTING PIPE AND TRENCH TO ACCOMMODATE THE WATER LINE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH ADJUSTMENT AND REPAIRS.
4. ALL UTILITY DEVICES SHALL BE IDENTIFIED AND NOTED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
5. ALL UTILITY DEVICES SHALL BE IDENTIFIED AND NOTED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

MINI-PILE SPECIFICATIONS

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF DON AND REBECCA.
2. SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF DON AND REBECCA.
3. SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF DON AND REBECCA.
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MINI-PILE DETAILS

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NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
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CONCRETE WATER LINE AND MINOR SERVICE DETAILS

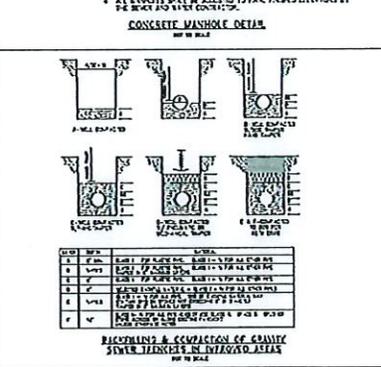
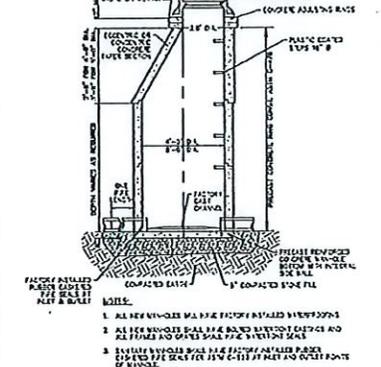
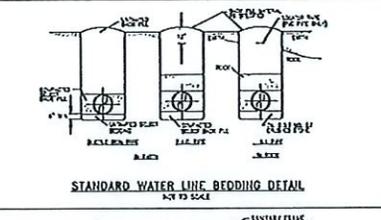
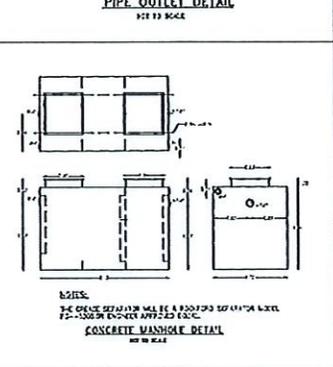
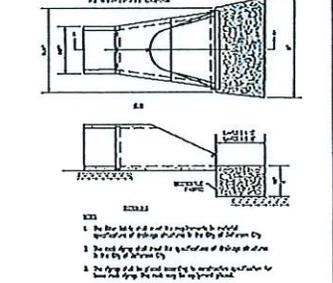
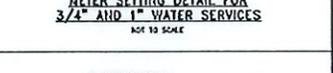
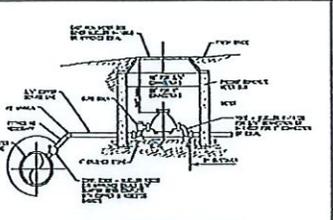
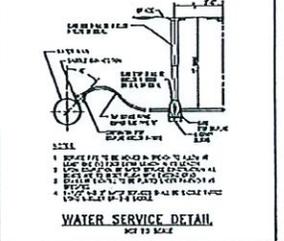
1. THE EXISTING WATER LINE SHALL BE REPAIRED OR REPLACED BY A NEW WATER LINE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
2. ALL MINOR SERVICE DEVICES SHALL BE IDENTIFIED AND NOTED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
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CONCRETE WATER LINE AND MINOR SERVICE DETAILS

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HARDWARE ASSOCIATES
ENGINEERING PLANNING
DESIGN & CONSTRUCTION
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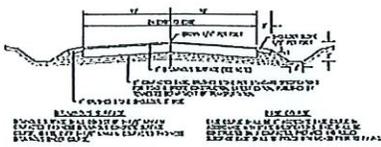
ASAC
AMERICAN SOCIETY OF
ARCHITECTS
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DON AND REBECCA PITSLY
SITE IMPROVEMENT PLAN
TOWN OF DON AND REBECCA

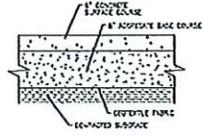
REVISIONS

NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	11/11/11
3	ISSUED FOR PERMIT	11/11/11
4	ISSUED FOR PERMIT	11/11/11
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9	ISSUED FOR PERMIT	11/11/11
10	ISSUED FOR PERMIT	11/11/11

DON AND REBECCA PITSLY
WATER SERVICE
SANITARY SEWER
AND STORM SEWER
DETAIL SHEET
B-21-11-11
C-2.0



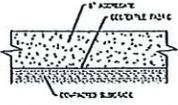
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NOT TO SCALE



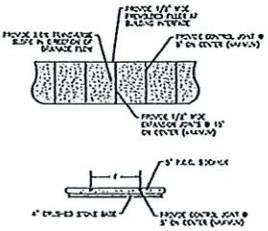
**FULL DEPTH HANDICAPPED
PARKING PAVEMENT DETAIL**
NOT TO SCALE



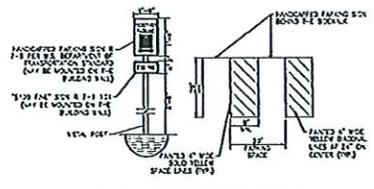
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DRIVE CROSS SECTION DETAIL**
NOT TO SCALE



FULL DEPTH GRAVEL PARKING DETAIL
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE



**TYPICAL HANDICAPPED PARKING
SPACE AND SIGNAGE**
NOT TO SCALE



HA
HARDWARE ASSOCIATES
INCORPORATED
11411 HUNTERS LANE
DALLAS, TEXAS 75243



STATE OF TEXAS

**DON AND REBECCA PITSLY
SITE IMPROVEMENT PLAN**

TOWN OF HANCOCK, TEXAS

REFERENCED DRAWINGS 1. 251111 2. 251112 3. 251113 4. 251114 5. 251115 6. 251116 7. 251117 8. 251118 9. 251119 10. 251120 11. 251121 12. 251122 13. 251123 14. 251124 15. 251125 16. 251126 17. 251127 18. 251128 19. 251129 20. 251130 21. 251131 22. 251132 23. 251133 24. 251134 25. 251135 26. 251136 27. 251137 28. 251138 29. 251139 30. 251140 31. 251141 32. 251142 33. 251143 34. 251144 35. 251145 36. 251146 37. 251147 38. 251148 39. 251149 40. 251150 41. 251151 42. 251152 43. 251153 44. 251154 45. 251155 46. 251156 47. 251157 48. 251158 49. 251159 50. 251160 51. 251161 52. 251162 53. 251163 54. 251164 55. 251165 56. 251166 57. 251167 58. 251168 59. 251169 60. 251170 61. 251171 62. 251172 63. 251173 64. 251174 65. 251175 66. 251176 67. 251177 68. 251178 69. 251179 70. 251180 71. 251181 72. 251182 73. 251183 74. 251184 75. 251185 76. 251186 77. 251187 78. 251188 79. 251189 80. 251190 81. 251191 82. 251192 83. 251193 84. 251194 85. 251195 86. 251196 87. 251197 88. 251198 89. 251199 90. 251200 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