AGENDA
TOWN OF UNICOI PLANNING COMMISSION
UNICOI VISITOR CENTER
November 4th, 2024, at 5:30 pm

I. Call to Order

II. Invocation & Pledge

III. Roll Call

( ) Kathy Bullen, Mayor
( ) Bill Nuss
( ) Billy Harkins
( ) Andy Landers
( ) Todd Hopson
( ) Charles Day
( ) Wanda Radford, Secretary

IV. Approval of August 5th, 2024 Planning Commission Minutes

V. Old Business

VI. New Business

a. Consideration/Discussion of Variance request for the Knicely-Cox Division for public road frontage.

b. Site Plan consideration for Unicoi Wine and Liquor.

VII. Other Business

VIII. Announcements

IX. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

X. Adjournment

MINUTES
TOWN OF UNICOI PLANNING COMMISSION
UNICOI VISITOR CENTER
August 5th, 2024, at 5:30 pm

I. Call to Order: The meeting was called to order at 5:30 pm by Chairman Todd Hopson.

II. Invocation & Pledge

III. Roll Call

(X) Kathy Bullen, Mayor
(X) Bill Nuss
(X) Billy Harkins
(X) Andy Landers

{(X) Present; (A) Absent}
(X) Todd Hopson
(X) Charles Day
(X) Wanda Radford, Secretary

Others Present:
FTDD Planner, Cory Haggard
City Recorder, Tyler Williams
Town Attorney, Todd Hull

IV. Approval of June 3rd, 2024, Planning Commission Minutes

(Y) Kathy Bullen, Mayor
(Y) Bill Nuss
(Y) Billy Harkins
(Y) Andy Landers

(Y) Todd Hopson
(1st) Charles Day
(2nd) Wanda Radford, Secretary

{ (A) Absent ( ) Abstain }

Mayor Kathy Bullen made the motion to approve the minutes as written. This motion was seconded by Charles Day. All in favor.

V. Old Business

VI. New Business

a. Consideration/Discussion of Zoning Ordinance updates.
    i. Todd Hopson introduced this Zoning ordinance update and noted that the changes had been made after the workshop we had. Cory Haggard noted a change to construction documents that he and Town Attorney Todd Hull had made. Mayor Kathy Bullen made a motion to approve the ordinance updates, Billy Harkins seconded. All in favor.

VII. Other Business

a. Request to Add Item to the Agenda
    i. A request was made by Planner Cory Haggard to add a special exception request to the agenda for Surveyor Doug Treadway. Charles Day made a motion to add this item to the agenda, Wanda Radford seconded. All in favor.

b. Special Exception Request made by Doug Treadway for Property Located at Tax Map 008B Group A Parcel 022.00 and 023.00.
    i. Planner Cory Haggard introduced this special exception request and noted that the request was to eliminate the TDEC stamp required in the subdivision regulations for this property because it is a replat of two stand alone lots into one. Doug Treadway further noted that they will have to go through TDEC once they build anyway for a septic permit. Andy Landers made a motion to approve the special exception for this property, Charles Day seconded. All in favor.

VIII. Announcements

IX. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

X. Adjournment

With there being no further business, a motion to adjourn was made by Wanda Radford, seconded by Andy Landers. All were in favor. Meeting adjourned.

_____ _____

Todd Hopson, Chairman Date

_____ _____

Wanda Radford, Secretary Date

SURVEYOR NOTES

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

* THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.

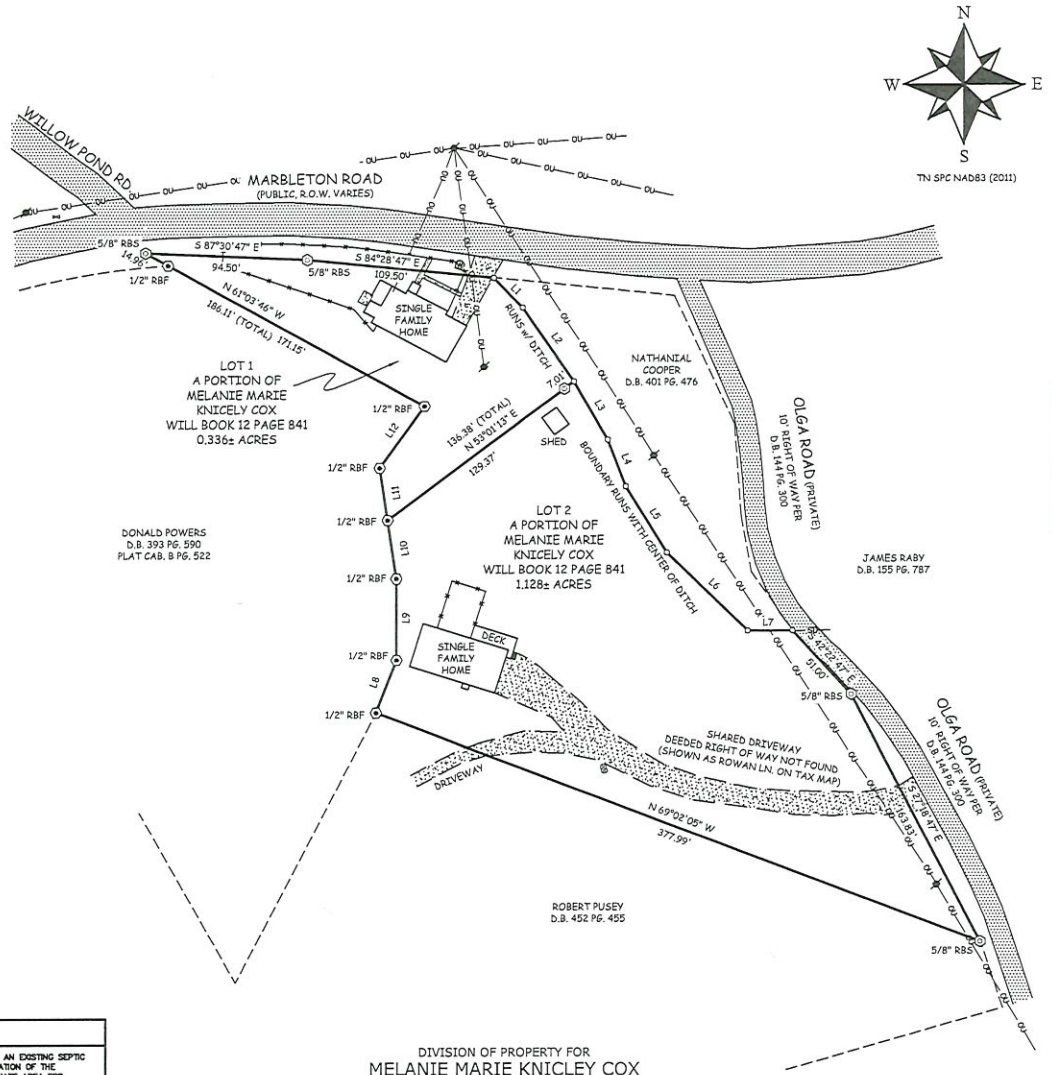
* THE SUBJECT PROPERTIES LIE WITHIN A ZONE X, AREAS WITH 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 47171C0085C EFFECTIVE DATE 09-03-2008.

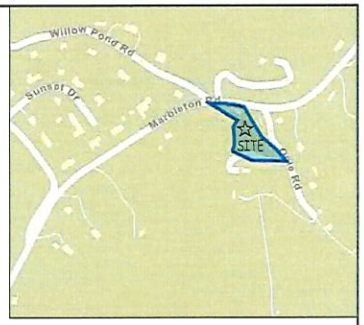
* ADJOINING OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS ARE SUBJECT TO ACCURACY THEREOF.

* UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.

* A 15' WIDE DRAINAGE AND UTILITY EASEMENT SHALL EXIST ALOGN ALL INTERIOR LOT LINE. (7.5' EACH SIDE OF PROPERTY LINE).

* PROPERTIES SHALL BE SUBJECT TO A SEPTIC FIELD LINE EASEMENT FOR ANY EXISTING FIELD LINES WHICH MAY CROSS THE SUBJECT PROPERTIES. THE EASEMENT WILL BE LOCATED WHEREVER THE SEPTIC FIELD LINES CURRENTLY EXIST.





Vicinity Map
(not to scale)

LINE	BEARING	DISTANCE
L1	S 44°06'50" E	24.28'
L2	S 34°33'22" E	52.72'
L3	S 29°50'13" E	38.85'
L4	S 20°42'50" E	29.50'
L5	S 31°27'21" E	45.91'
L6	S 45°30'26" E	66.29'
L7	N 89°40'29" E	26.10'
L8	N 21°28'39" E	33.01'
L9	N 00°08'51" W	48.31'
L10	N 08°24'26" W	34.82'
L11	N 08°24'26" W	31.28'
L12	N 35°39'41" E	44.97'

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000 AND WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE

Matthew D. Lindvall RLS # 2847 10-15-2024

PRELIMINARY- NOT FOR SALE, RECORDING OR CONSTRUCTION

PEAKGEOMATICS
LAND SURVEYORS
P.O. Box 891 Johnson City, TN 37605
423.202.7093
matt@peakg.com
www.peakg.com

Legend

- Point In Ditch
- 5/8" Rebar w/Cap Set (RBS)
- Rebar Found (RBF as described)
- Utility Pole
- Water Meter
- Water Valve
- Phone/Electic Utility Pedastal
- Fence
- Deed Line (not surveyed)
- Surveyed Boundary Line
- Overhead Utility Lines
- Culvert
- Gravel
- Pavement
- Concrete

DIVISION OF PROPERTY FOR
MELANIE MARIE KNICLEY COX

REFERENCES
Tax Map 005 Parcel 057.00
Will Book 12 page 841
5th Civil District, Unicoi County, TN
FIELDWORK DATE: 9-23-24 thru 10-3-24
Drawn by: ARS Checked By: MDL
Project # 24103

EXISTING 911 ADDRESSES
LOT 1: 2502 MARBLETON ROAD
LOT 2: 175 ROWAN LANE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A PRECISE AND ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE TOWN OF UNICOI PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE

TENNESSEE REGISTERED LAND SURVEYOR

OWNER SEPTIC STATEMENT

THIS PROPERTY CONTAINS STRUCTURES UTILIZING AN EXISTING SEPTIC SYSTEM(S). NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM(S), OR AN ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR A DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER DEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM

PROPERTY OWNER DATE

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM(S): (1) IS AVAILABLE TO THE PROPERTY; (2) THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING UTILITY LINE EXTENSION POLICIES, PUBLIC WATER SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT THE UTILITY LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO PUBLIC UTILITIES BEFORE WATER SERVICE WILL BE EXTENDED TO THIS SITE.

DATE 20

WATER DEPT. OR UTILITY DISTRICT DIRECTOR OR AUTHORIZED REP.

CERTIFICATION OF THE APPROVAL 911 ADDRESSING ASSIGMENT

I HEREBY CERTIFY THAT THE STREET NAMES AS NOTED ON THIS PLAT IS (ARE) APPROVED AS ASSIGNED.

UNICOI COUNTY 911 ADDRESSING DEPT.

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY:

THAT MARBLETON ROAD IS A UNICOI COUNTY MAINTAINED PUBLIC ROAD OR STREET AND ON THE COUNTY ROAD LIST.

DATE 20

ROAD SUPERINTENDENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 20

OWNER

OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR THE TOWN OF UNICOI, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE UNICOI COUNTY REGISTER OF DEEDS.

DATE 20

SECRETARY, TOWN OF UNICOI PLANNING COMMISSION

KNICELY COX DIVISION OF PROPERTY

TOWN OF UNICOI PLANNING COMMISSION

TOTAL ACRES 1.464 ± TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER: MELANIE MARIE KNICELY COX CIVIL DISTRICT 5th
SURVEYOR: MATTHEW D. LINDVALL CLOSURE ERROR 1:10,000

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

UNICOI WINE AND SPIRTS

TINKER ROAD UNICOI, TENNESSEE

CONSTRUCTION DOCUMENTS

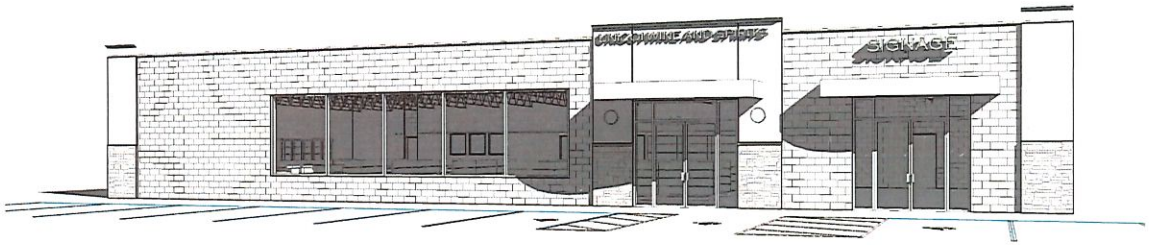
SEPTEMBER 30, 2024

RESPONDING FIRE DEPARTMENT INFORMATION:

3907 UNICOI DRIVE
UNICOI, TENNESSEE 37692

FIRE CHIEF: WES HENSLEY
p. 423-743-7921

PROJECT LOCATION IS IN IECC CLIMATE ZONE 4



PERSPECTIVE VIEW

CIVIL SHEET LIST

C1	GRADING PLAN
C2	UTILITY PLAN
C3	EROSION CONTROL PLAN

GENERAL SHEET LIST

G0.00	PARTITION TYPES
G0.01	INTERIOR SPECIFICATIONS
G0.02	UL ASSEMBLIES
G0.03	UL ASSEMBLIES
G1.00	SURVEY
G1.01	LIFE SAFETY PLAN AND CODE REFERENCE

ARCHITECTURAL SHEET LIST

A0.00	COVER SHEET
A0.01	ARCHITECTURAL SITE PLAN AND DETAILS
A1.00	EDGE OF SLAB AND REFLECTED CEILING PLANS
A1.01	FLOOR PLAN
A1.02	ROOF PLAN
A2.00	ELEVATIONS
A2.01	ELEVATIONS
A3.00	BUILDING SECTIONS
A4.00	WALL SECTIONS
A4.01	WALL SECTIONS
A5.00	ENLARGED PLANS AND DETAILS
A5.01	ENLARGED PLANS AND DETAILS
A5.03	BUILDING DETAILS
A5.04	BUILDING DETAILS
A5.05	BUILDING DETAILS
A6.00	DOOR AND WINDOW SCHEDULE

STRUCTURAL SHEET LIST

S1	GENERAL STRUCTURAL NOTES
S1.1	STANDARD DETAILS & SCHEDULES
S1.2	STANDARD DETAILS & SCHEDULES
S2	FOUNDATION PLAN
S3	FRAMING PLAN
SD-1	STRUCTURAL DETAILS

MPE SPECIFICATIONS

MPE1.0	MECHANICAL, PLUMBING, & ELECTRICAL SPECIFICATIONS
MPE2.0	MECHANICAL, PLUMBING & ELECTRICAL SPECIFICATIONS

MECHANICAL SHEET LIST

M1.0	MECHANICAL FLOOR PLAN
M1.1	MECHANICAL ROOF PLAN
M2.0	MECHANICAL SCHEDULES AND DETAILS

ELECTRICAL SHEET LIST

E1.0	LIGHTING FLOOR PLAN
E2.0	POWER & COMM. FLOOR PLAN
E3.0	SITE ELECTRICAL PLAN

PLUMBING SHEET LIST

P1.00	SANITARY SEWER WASTE & VENT PIPING FLOOR PLAN
P2.00	DOMESTIC WATER PIPING FLOOR PLAN
P3.00	PLUMBING SCHEDULE & DETAILS



② VICINITY MAP
NTS

LGS ARCHITECTURE
405 OHIO AVENUE
ERWIN, TENNESSEE 37650
t: 423-735-3271
c:980-406-1576
gal.snodgrass@lgsarchitect.com

UNICOI WINE AND SPIRTS

TINKER ROAD UNICOI, TENNESSEE

CONSTRUCTION DOCUMENTS

LINDA SNODGRASS — REGISTERED ARCHITECT — No. 106158 — STATE OF TENNESSEE

DATE: SEPTEMBER 30, 2024

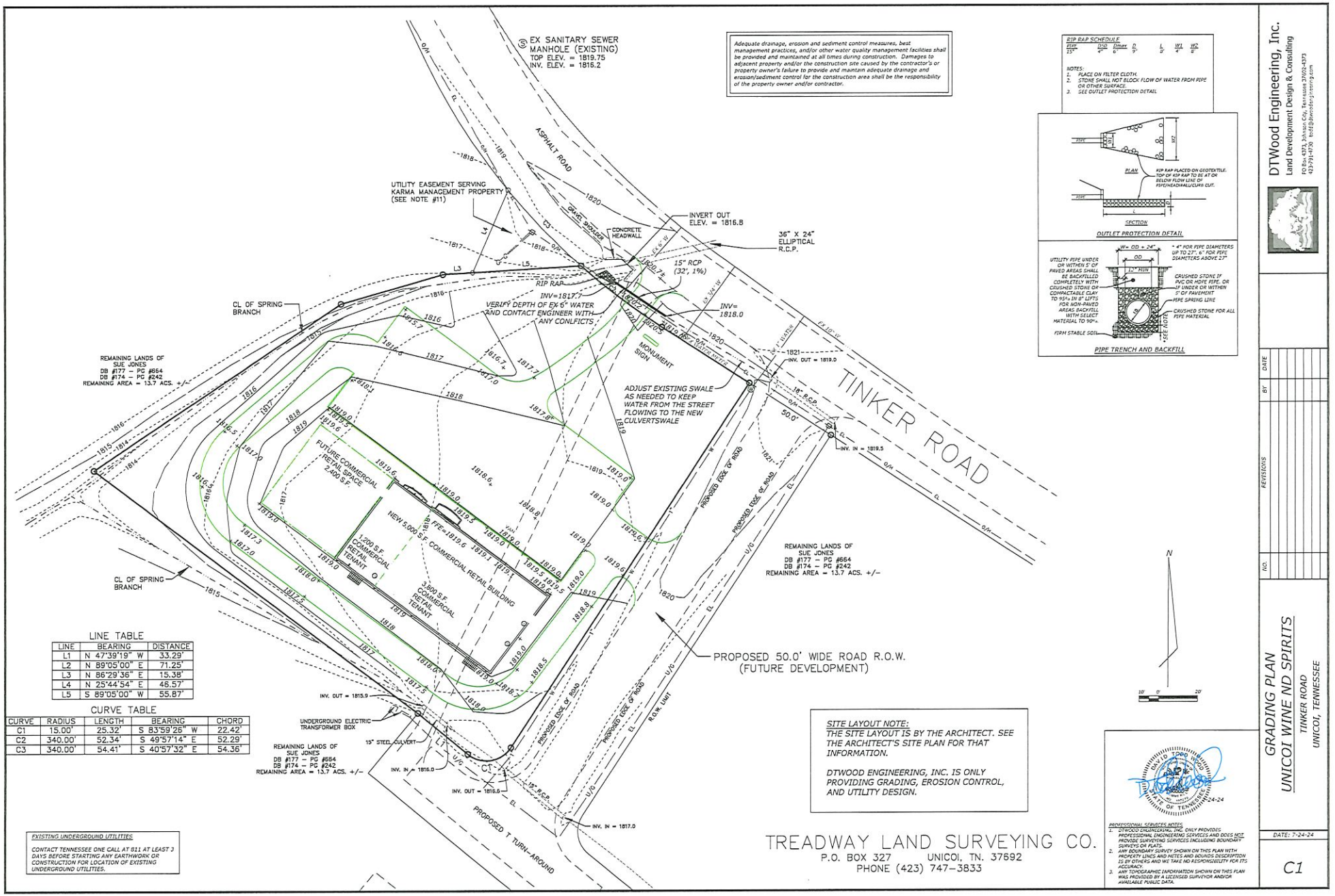
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REVISIONS

COVER SHEET

A0.00

C:\1093_UNICOI WINE AND SPIRTS\UNICOI WINE AND SPIRTS REDESIGN.rvt
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Adequate drainage, erosion and sediment control measures, best management practices, and/or other water quality management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.

RIP RAP SCHEDULE

Pipe	D50	Dmax	D	L	W1	W2
15"	4"	6"	9'	3'	4'	8'

NOTES:
1. PLACE ON FILTER CLOTH.
2. STONE SHALL NOT BLOCK FLOW OF WATER FROM PIPE OR OTHER SURFACE.
3. SEE OUTLET PROTECTION DETAIL

OUTLET PROTECTION DETAIL

PIPE TRENCH AND BACKFILL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°39'19" W	33.29'
L2	N 89°05'00" E	71.25'
L3	N 86°29'36" E	15.38'
L4	N 25°44'54" E	46.57'
L5	S 89°05'00" W	55.87'

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	15.00'	25.32'	S 83°59'26" W	22.42'
C2	340.00'	52.34'	S 49°57'14" E	52.29'
C3	340.00'	54.41'	S 40°57'32" E	54.36'

EXISTING UNDERGROUND UTILITIES

CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

SITE LAYOUT NOTE:
THE SITE LAYOUT IS BY THE ARCHITECT. SEE THE ARCHITECT'S SITE PLAN FOR THAT INFORMATION.

DTWOOD ENGINEERING, INC. IS ONLY PROVIDING GRADING, EROSION CONTROL, AND UTILITY DESIGN.

TREADWAY LAND SURVEYING CO.
P.O. BOX 327 UNICOI, TN. 37692
PHONE (423) 747-3833

PROFESSIONAL SURVEYOR'S NOTES:
1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

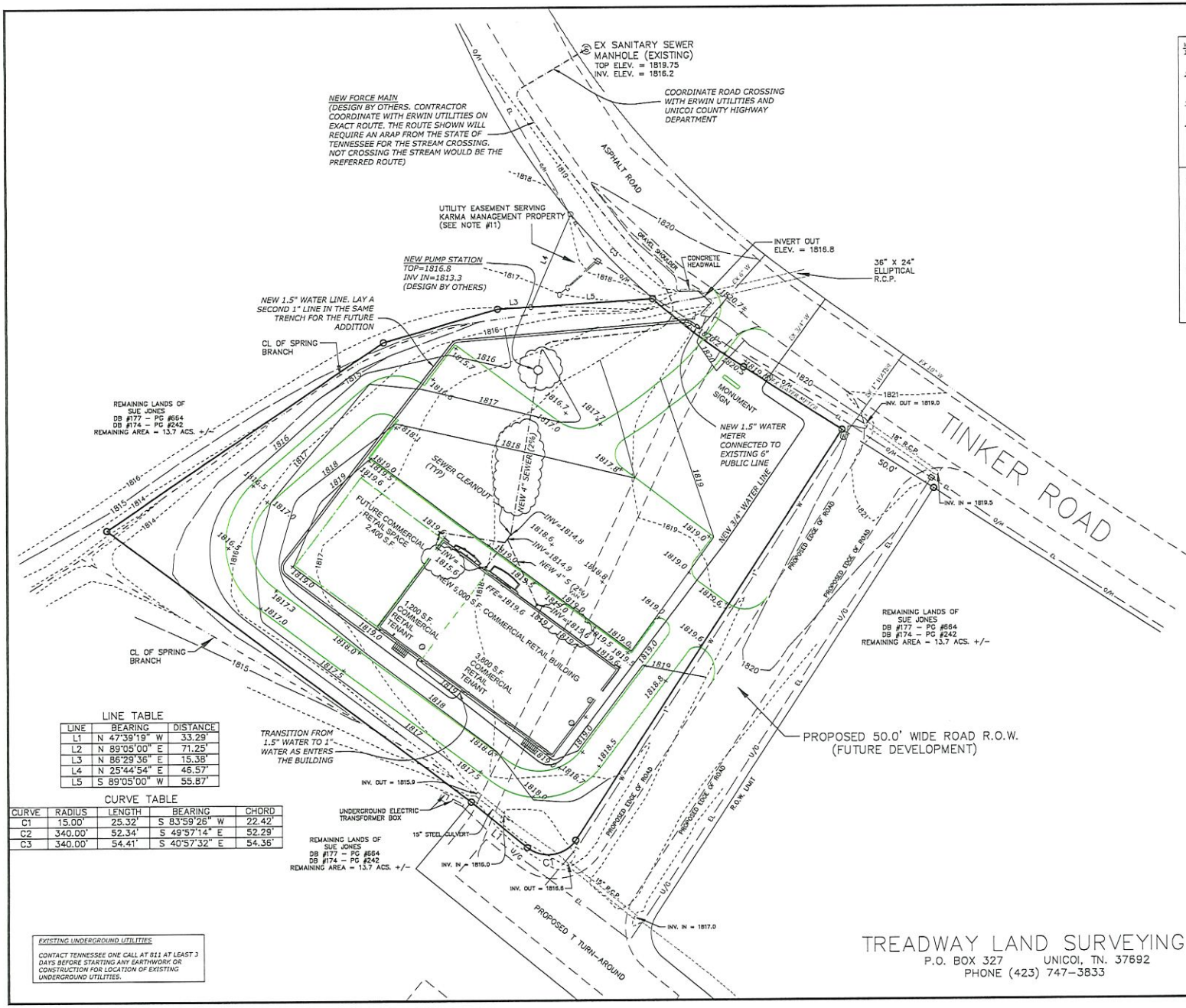
DTWood Engineering, Inc.
Land Development Design & Consulting
PO Box 4373, Johnson City, Tennessee 37602-4373
423-914-4750 bob@dtwoodengineering.com

NO.	REVISIONS	BY	DATE

GRADING PLAN
UNICOI WINE ND SPIRITS
TINKER ROAD
UNICOI, TENNESSEE

DATE: 7-24-24

C1



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°39'19" W	33.29'
L2	N 89°05'00" E	71.25'
L3	N 86°29'36" E	15.38'
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EXISTING UNDERGROUND UTILITIES

CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

WATER NOTES

1. ONSITE WATER LINES ARE PRIVATELY MAINTAINED.
2. THE WATER LINES SHALL BE EXTERIOR PLASTIC OR POLYETHYLENE PIPE WITH MINIMUM PRESSURE RATING OF 150 PSI.
3. PROVIDE MINIMUM 30" OF COVER FOR DOMESTIC WATER LINES.
4. PROVIDE BACKFLOW PREVENTER, MEETING UNICOI WATER DISTRICT REGULATIONS AND SPECIFICATIONS, INSIDE THE BUILDING. PROVIDE SHOP DRAWING FOR APPROVAL BY WATER UTILITY.

SEWER NOTE

1. SEWER LINES ONSITE ARE TO PRIVATELY MAINTAINED.
2. SEWER LINES TO BE SDR-35 PIPE BACKFILLED WITH STONE.
3. IF CLEANOUTS ARE LOCATED IN PAVEMENT AREAS THEY SHALL BE TRAFFIC BEARING.
4. PROVIDE CLEANOUTS AT EVERY BEND AND 100' OR CLOSER.
5. VERIFY ALL EXISTING SEWER LOCATIONS AND DEPTHS BEFORE ORDERING SEWER PIPE. CONTACT ENGINEER IMMEDIATELY WITH ANY CONFLICTS.
6. PUMP STATION AND FORCE MAIN DESIGN ARE BY OTHERS. COORDINATE DESIGN AND CONSTRUCTION WITH ERWIN UTILITIES

PROFESSIONAL SERVICES NOTES

1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
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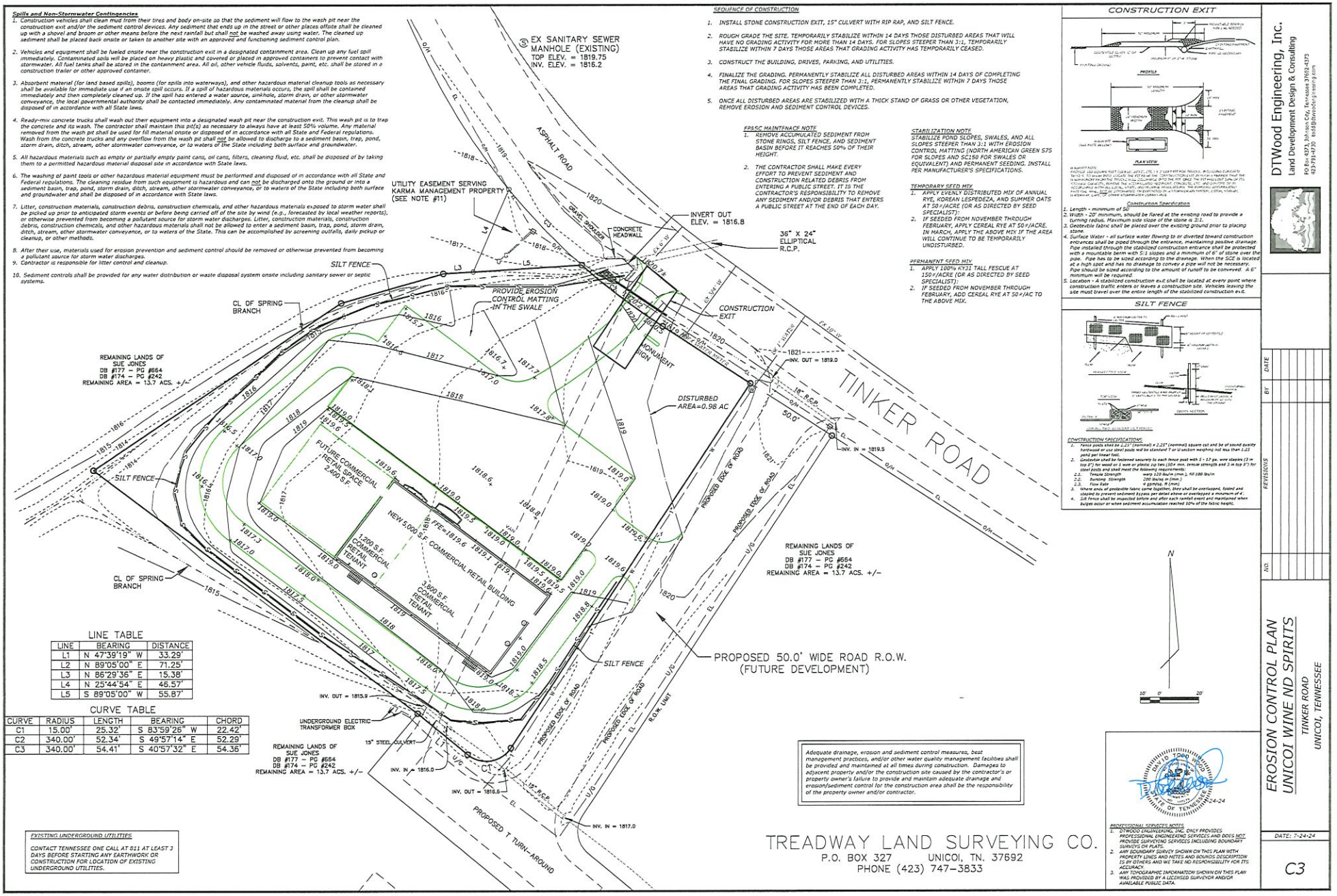
DTWood Engineering, Inc.
Land Development Design & Consulting
PO Box 4373, Johnson City, Tennessee 37602-4373
423-914-4703 todd@dtwoodengineering.com

NO.	REVISIONS	BY	DATE
1	MOVED PUMP STATION, DEEPED SEWER 4' BELOW FFE	DTW	9-19-24

UTILITY PLAN
UNICOI WINE ND SPIRITS
TINKER ROAD
UNICOI, TENNESSEE

DATE: 9-19-24

C2



Spills and Non-Stormwater Contingencies

1. Construction vehicles shall clean mud from their tires and body on-site so that the sediment will flow to the wash pit near the construction exit and/or the sediment control devices. Any sediment that ends up in the street or other places offsite shall be cleaned up with a shovel and broom or other means before the next rainfall but shall not be washed away using water. The cleaned up sediment shall be placed back onsite or taken to another site with an approved and functioning sediment control plan.
2. Vehicles and equipment shall be fueled onsite near the construction exit in a designated containment area. Clean up any fuel spill immediately. Contaminated soils will be placed on heavy plastic and covered or placed in approved containers to prevent contact with stormwater. All fuel tanks shall be stored in the containment area. All oil, other vehicle fluids, solvents, paint, etc. shall be stored in a construction trailer or other approved container.
3. Absorbent material (for land based spills), booms (for spills into waterways), and other hazardous material cleanup tools as necessary shall be available for immediate use if an onsite spill occurs. If a spill of hazardous materials occurs, the spill shall be contained immediately and then completely cleaned up. If the spill has entered a water source, sinkhole, storm drain, or other stormwater conveyance, the local governmental authority shall be contacted immediately. Any contaminated material from the cleanup shall be disposed of in accordance with all State laws.
4. Ready-mix concrete trucks shall wash out their equipment into a designated wash pit near the construction exit. This wash pit is to trap the concrete and its wash. The contractor shall maintain this pit(s) as necessary to always have at least 50% volume. Any material removed from the wash pit shall be used for fill material onsite or disposed of in accordance with all State and Federal regulations. Wash from the concrete trucks and any overflow from the wash pit shall not be allowed to discharge to a sediment basin, trap, pond, storm drain, ditch, stream, other stormwater conveyance, or to waters of the State including both surface and groundwater.
5. All hazardous materials such as empty or partially empty paint cans, oil cans, filters, cleaning fluid, etc. shall be disposed of by taking them to a permitted hazardous material disposal site in accordance with State laws.
6. The washing of paint tools or other hazardous material equipment must be performed and disposed of in accordance with all State and Federal regulations. The cleaning residue from such equipment is hazardous and can not be discharged onto the ground or into a sediment basin, trap, pond, storm drain, ditch, stream, other stormwater conveyance, or to waters of the State including both surface and groundwater and shall be disposed of in accordance with State laws.
7. Litter, construction materials, construction debris, construction chemicals, and other hazardous materials exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind (e.g., forecasted by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges. Litter, construction materials, construction debris, construction chemicals, and other hazardous materials shall not be allowed to enter a sediment basin, trap, pond, storm drain, ditch, stream, other stormwater conveyance, or to waters of the State. This can be accomplished by screening outfalls, daily pickup or cleanup, or other methods.
8. After their use, materials used for erosion prevention and sediment control should be removed or otherwise prevented from becoming a pollutant source for storm water discharges.
9. Contractor is responsible for litter control and cleanup.
10. Sediment controls shall be provided for any water distribution or waste disposal system onsite including sanitary sewer or septic systems.

SEQUENCE OF CONSTRUCTION

1. INSTALL STONE CONSTRUCTION EXIT, 15" CULVERT WITH RIP RAP, AND SILT FENCE.
2. ROUGH GRADE THE SITE. TEMPORARILY STABILIZE WITHIN 14 DAYS THOSE DISTURBED AREAS THAT WILL HAVE NO GRADING ACTIVITY FOR MORE THAN 14 DAYS. FOR SLOPES STEEPER THAN 3:1:, TEMPORARILY STABILIZE WITHIN 7 DAYS THOSE AREAS THAT GRADING ACTIVITY HAS TEMPORARILY CEASED.
3. CONSTRUCT THE BUILDING, DRIVES, PARKING, AND UTILITIES.
4. FINALIZE THE GRADING. PERMANENTLY STABILIZE ALL DISTURBED AREAS WITHIN 14 DAYS OF COMPLETING THE FINAL GRADING. FOR SLOPES STEEPER THAN 3:1, PERMANENTLY STABILIZE WITHIN 7 DAYS THOSE AREAS THAT GRADING ACTIVITY HAS BEEN COMPLETED.
5. ONCE ALL DISTURBED AREAS ARE STABILIZED WITH A THICK STAND OF GRASS OR OTHER VEGETATION, REMOVE EROSION AND SEDIMENT CONTROL DEVICES.

FPSSC MAINTENACE NOTE

1. REMOVE ACCUMULATED SEDIMENT FROM STONE RINGS, SILT FENCE, AND SEDIMENT BASIN BEFORE IT REACHES 50% OF THEIR HEIGHT.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PREVENT SEDIMENT AND CONSTRUCTION RELATED DEBRIS FROM ENTERING A PUBLIC STREET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY SEDIMENT AND/OR DEBRIS THAT ENTERS A PUBLIC STREET AT THE END OF EACH DAY.

STABILIZATION NOTE

STABILIZE POND SLOPES, SWALES, AND ALL SLOPES STEEPER THAN 3:1 WITH EROSION CONTROL MATTING (NORTH AMERICAN GREEN S75 FOR SLOPES AND SC150 FOR SWALES OR EQUIVALENT) AND PERMANENT SEEDING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

TEMPORARY SEED MIX

1. APPLY EVENLY DISTRIBUTED MIX OF ANNUAL RYE, KOREAN LESPEDEZA, AND SUMMER OATS AT 50 #/ACRE (OR AS DIRECTED BY SEED SPECIALIST):
2. IF SEEDED FROM NOVEMBER THROUGH FEBRUARY, APPLY CEREAL RYE AT 50 #/ACRE. IN MARCH, APPLY THE ABOVE MIX IF THE AREA WILL CONTINUE TO BE TEMPORARILY UNDISTURBED.

PERMANENT SEED MIX

1. APPLY 100% KY31 TALL FESCUE AT 150 #/ACRE (OR AS DIRECTED BY SEED SPECIALIST):
2. IF SEEDED FROM NOVEMBER THROUGH FEBRUARY, ADD CEREAL RYE AT 50 #/AC TO THE ABOVE MIX.

CONSTRUCTION EXIT

Construction Specification

1. Length – minimum of 50'.
2. Width – 20' minimum, should be flared at the existing road to provide a turning radius. Maximum side slope of the stone is 2:1.
3. Geotextile fabric shall be placed over the existing ground prior to placing stone.
4. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
5. Location – A stabilized construction exit shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction exit.

SILT FENCE

CONSTRUCTION SPECIFICATIONS:

1. Fence posts shall be 2.25' (nominal) x 2.25' (nominal) square cut and be of sound quality hardwood or use steel posts and be standard T or U section weighing not less than 1.33 pond per linear foot.
2. Geotextile shall be fastened securely to each fence post with 5 – 17 ga. wire staples (3 in top 8") tie wood or U wire or plastic zip ties (50 # min. tensile strength and 3 in top 8") for steel posts and shall meet the following requirements:
   - 2.1. Tensile Strength — warp 120 lbs/in (min.), fill 100 lbs/in
   - 2.2. Bursting Strength — 200 lbs/sq in (min.)
   - 2.3. Flow Rate — 4 gpm/sq. ft (min).
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass per detail above or overlapped a minimum of 4'.
4. Silt fence shall be inspected before and after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°39'19" W	33.29'
L2	N 89°05'00" E	71.25'
L3	N 86°29'36" E	15.38'
L4	N 25°44'54" E	46.57'
L5	S 89°05'00" W	55.87'

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	15.00'	25.32'	S 83°59'26" W	22.42'
C2	340.00'	52.34'	S 49°57'14" E	52.29'
C3	340.00'	54.41'	S 40°57'32" E	54.36'

Adequate drainage, erosion and sediment control measures, best management practices, and/or other water quality management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.

EXISTING UNDERGROUND UTILITIES

CONTACT TENNESSEE ONE CALL AT 811 AT LEAST 3 DAYS BEFORE STARTING ANY EARTHWORK OR CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

TREADWAY LAND SURVEYING CO.
P.O. BOX 327 UNICOI, TN. 37692
PHONE (423) 747-3833

PROFESSIONAL SERVICES NOTES

1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
2. ANY BOUNDARY SURVEY SHOWN ON THIS PLAN WITH PROPERTY LINES AND METES AND BOUNDS DESCRIPTION IS BY OTHERS AND WE TAKE NO RESPONSIBILITY FOR ITS ACCURACY.
3. ANY TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY A LICENSED SURVEYOR AND/OR AVAILABLE PUBLIC DATA.

DTWood Engineering, Inc.
Land Development Design & Consulting
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423-791-4730 ted@dtwoodengineering.com

NO.	REVISIONS	BY	DATE

EROSION CONTROL PLAN
UNICOI WINE ND SPIRITS
TINKER ROAD
UNICOI, TENNESSEE

DATE: 7-24-24

C3