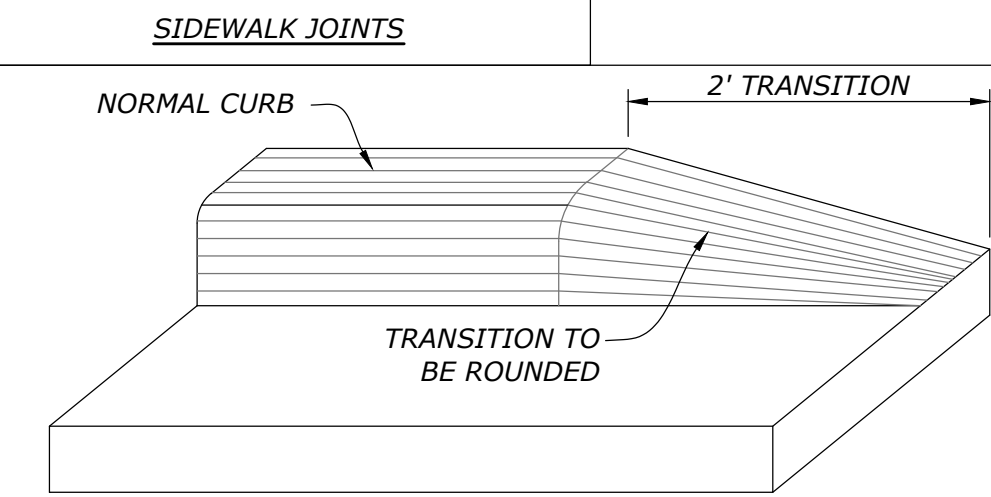
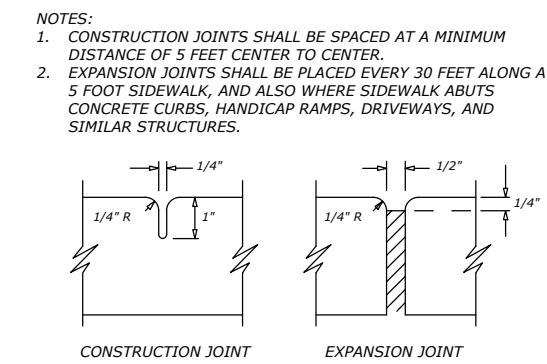
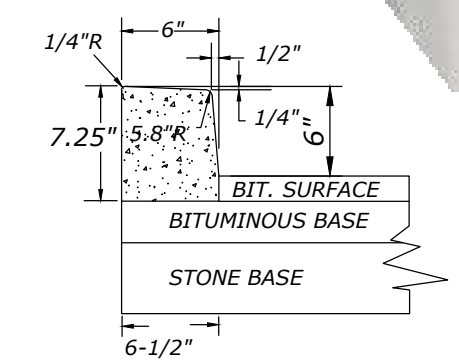
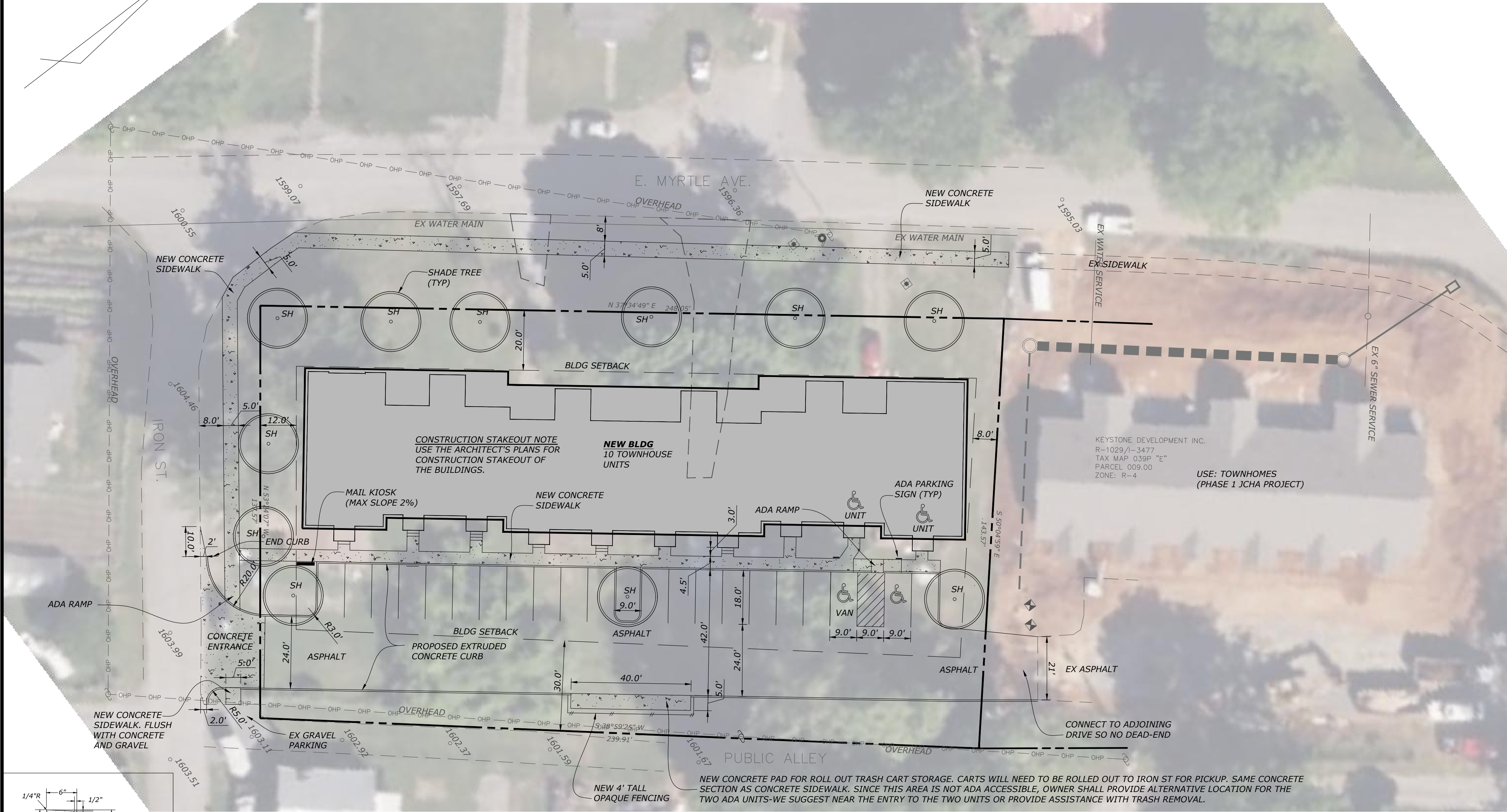


SITE LIGHTING NOTE
SEE ARCHITECTURAL/MEP PLANS FOR EXTERIOR BUILDING LIGHTING AND PARKING LOT LIGHTING. LIGHTING AND PHOTOMETRIC PLAN IS BY OTHERS, SHALL MEET JOHNSON CITY LIGHTING ORDINANCE, AND SHALL BE APPROVED FOR ANY LIGHTING IS INSTALLED.

LOT COVERAGE
BUILDING AREA HEIGHT TO ROOF PEAK
11,385 SF OR 0.26 AC 26'±
LOT COVERAGE=0.26 AC/0.78 AC=33% (35% ALLOWABLE)

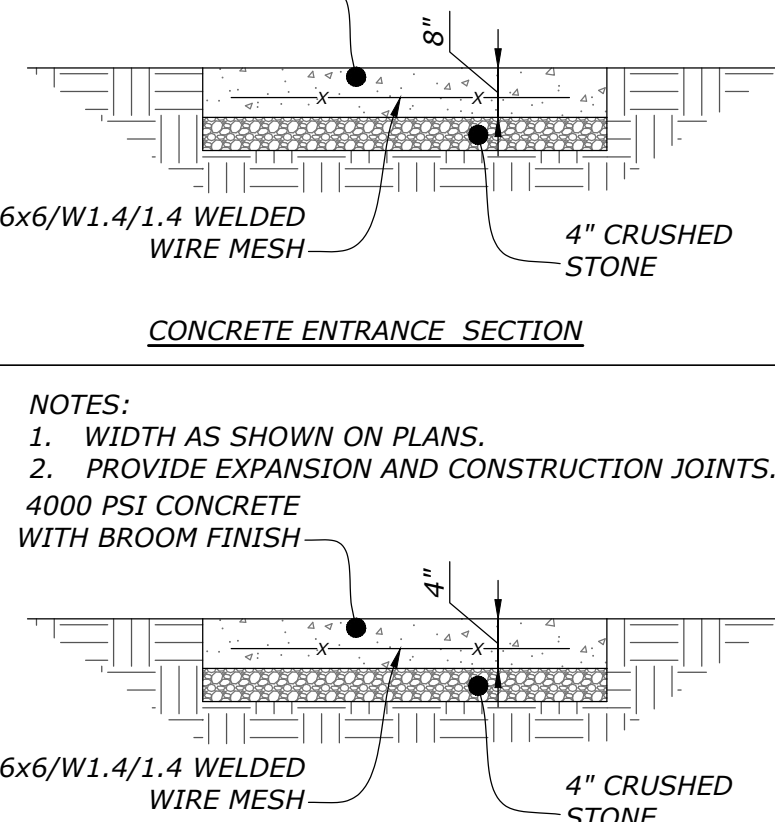
SOLID WASTE NOTE
TRASH COLLECTION BY ROLL-OUT CARTS. NO DUMPSTER PROPOSED.



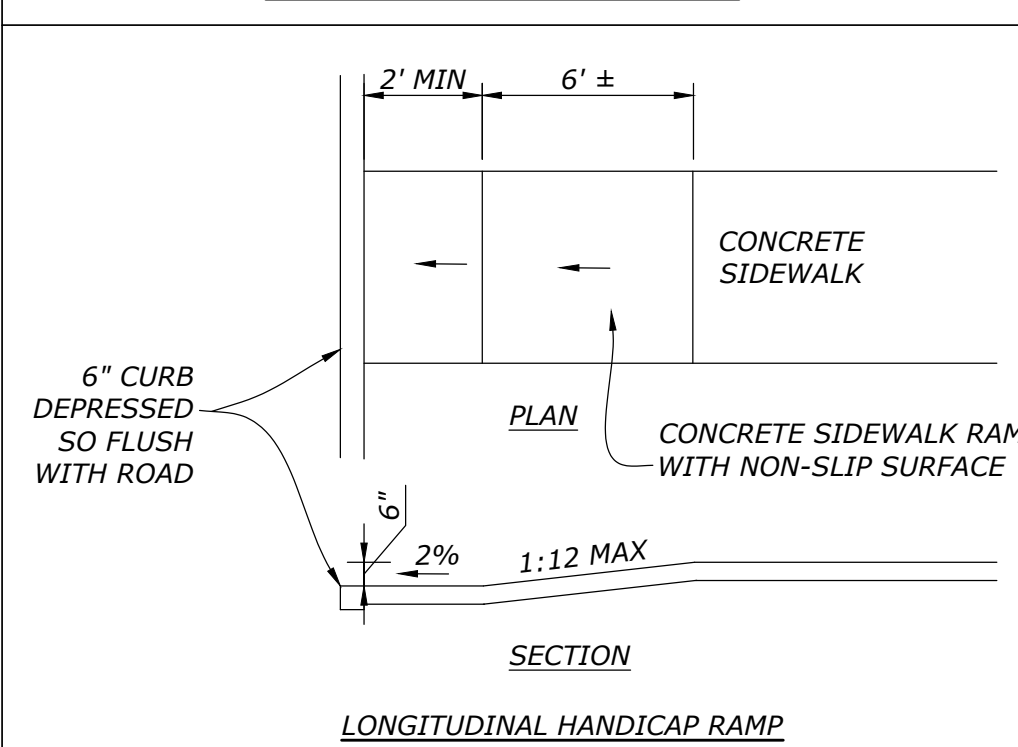
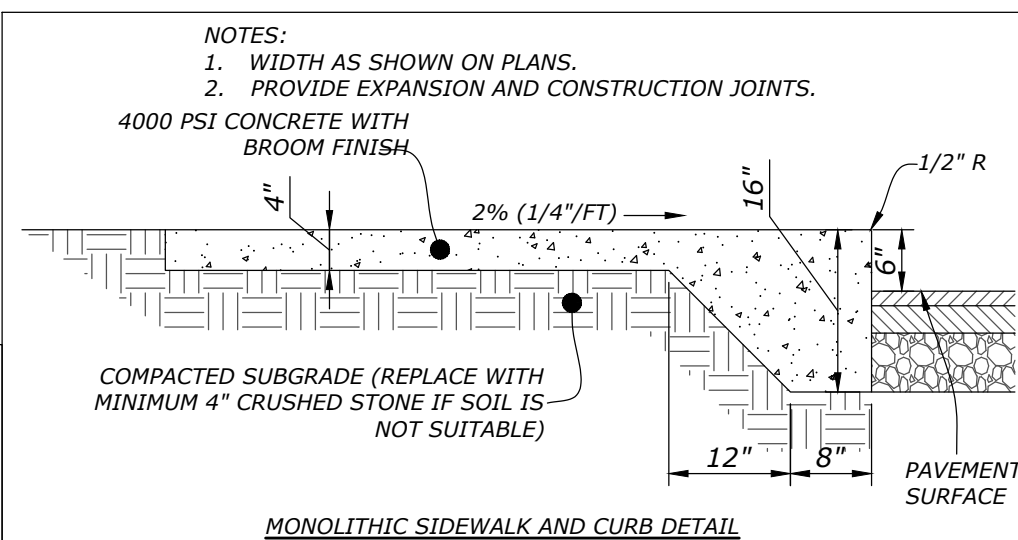
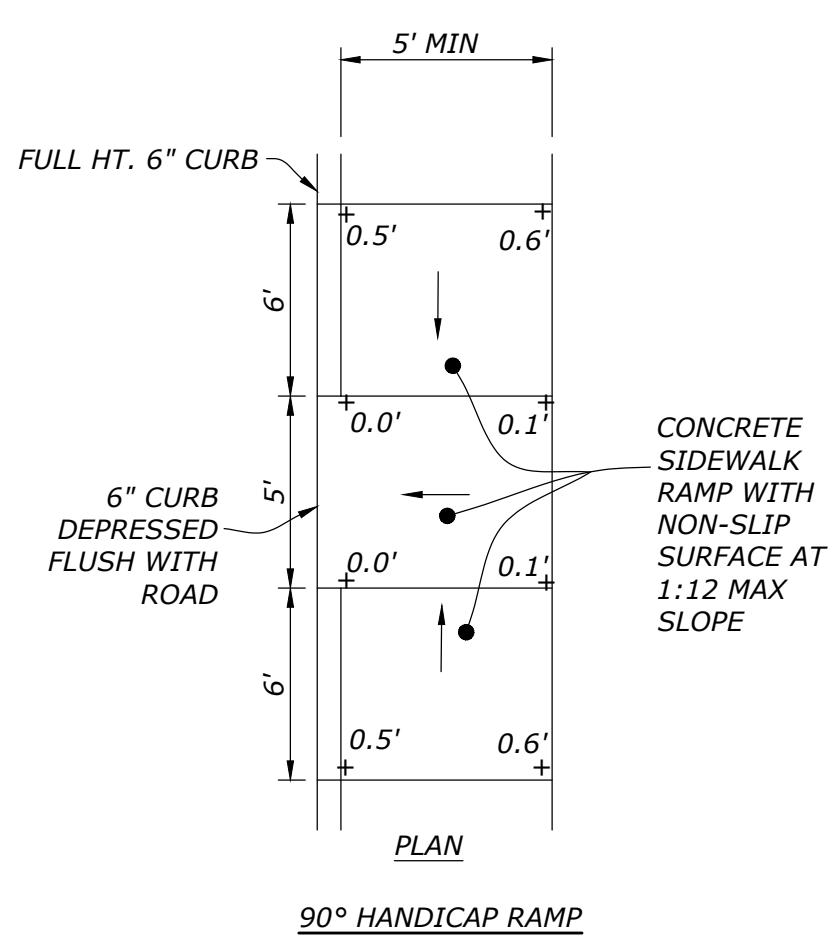
PAVING MATERIALS
STANDARD DUTY ASPHALT
6\"/>

CONCRETE ENTRANCE
4\"/>

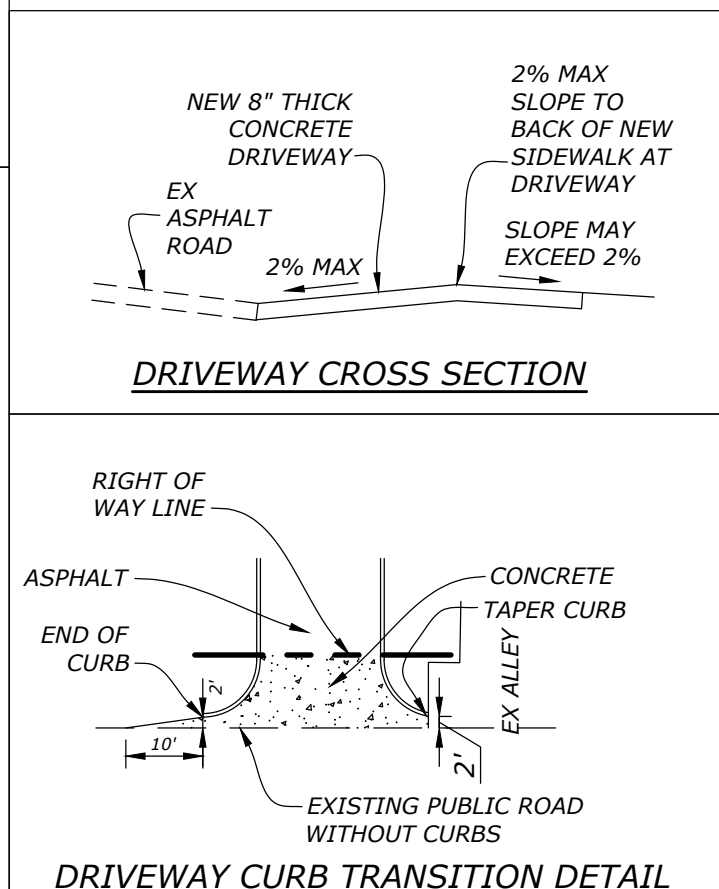
NOTES:
1. WIDTH AS SHOWN ON PLANS.
2. PROVIDE EXPANSION AND CONSTRUCTION JOINTS.
4000 PSI CONCRETE WITH BROOM FINISH



BUILDING SIDEWALK NOTE
THE SIDEWALKS ALONG THE PARKING LOT MAY BE EITHER EXTRUDED CURB WITH SIDEWALK POURED BEHIND OR A MONOLITHIC TURNED DOWN CONCRETE SLAB AS THE CURB AND SIDEWALK.



HANDICAP RAMP NOTE:
RAMP-HANDICAP RAMP. PROVIDE HANDICAP RAMP WITH MAXIMUM SLOPE OF 1:12 AT ALL HANDICAP PARKING AISLE INTERSECTIONS WITH CURBING AND AT THE SIDEWALK INTERSECTIONS WITH THE DRIVEWAY ENTRANCES. THE MAXIMUM SLOPE OUTSIDE OF RAMPS FROM THE HANDICAP SPACES TO THE DOORS IN THE TENANT SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

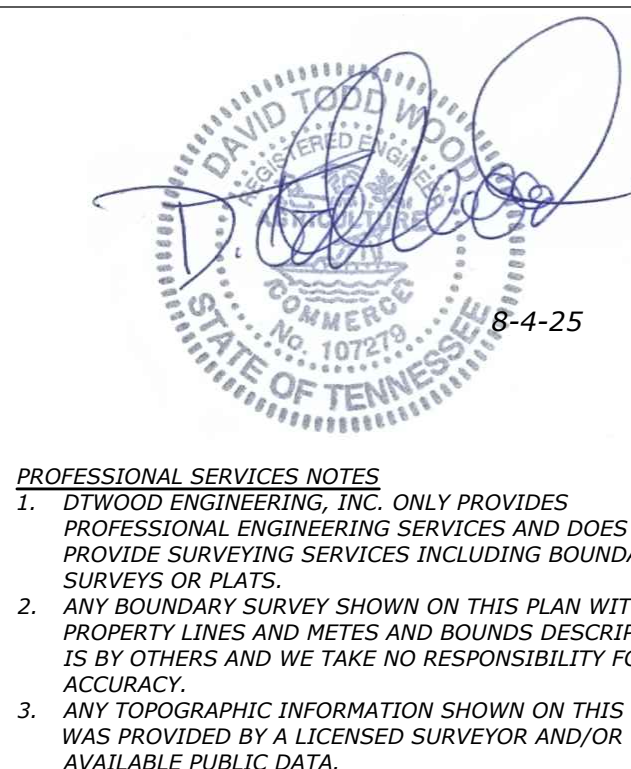


PARKING SPACE NOTES
1. REGULAR SPACES
1.1. WIDTH=9'
1.2. DEPTH=18'
2. HANDICAP SPACES
2.1. WIDTH SHOWN=9'
2.2. DEPTH=18'
2.3. AISLE WIDTH SHOWN=9' (MAY BE 5' MINIMUM)
2.4. VAN AISLE WIDTH=9' (MAY BE 8' MINIMUM)
3. STRIPING
3.1. 4\"/>

SURVEY NOTE
SURVEY INFORMATION PROVIDED BY:
TENNESSEE PROFESSIONAL SURVEYING, INC.
JOHNSON CITY, TN

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.

SHEET INDEX
C1 SITE AND LANDSCAPE PLAN
C2 GRADING & STORMWATER PLAN
C3 UTILITY PLAN
C4 EROSION & SEDIMENT CONTROL PLAN
C5 DETAILS



SITE NOTES

1. ZONE: R-4
2. SITE AREA: 0.78± ACRES
3. EXISTING USE: SINGLE FAMILY
4. PROPOSED USE: 10 **TOWNHOMES**
 - 4.1. 8-1 BEDROOM UNITS
 - 4.2. 2-2 BEDROOM UNITS
5. DENSITY
 - 5.1. ALLOWABLE: 14 DU/AC X 0.78 AC=10 DU
 - 5.2. PROPOSED: 10 DU
6. PARKING REQUIRED BY CITY CODE: 16
 - 6.1. 1 BR: 8 DU X 1.5/DU=12 SPACES
 - 6.2. 2 BR: 2 DU X 2/DU=4 SPACES
7. PARKING PROVIDED: 21
 - 7.0.1. 21 SPACES INCLUDING 2 HANDICAP SPACES
8. SETBACKS: FRONT: 20', REAR: 30', SIDE: 8', CORNER: 12'
9. PROPERTY OWNER N/F:
JOHNSON CITY HOUSING AUTHORITY
901 PARDEE ST, JOHNSON CITY, TN 37601
10. PROPERTY INFORMATION:
 - 10.1. TAX MAP 39, PARCELS 6.00, 6.01, 7.00, 8.00
ADDRESS:1904 E. MYRTLE AVE
11. THERE IS NO FEMA FLOODPLAIN LOCATED ON THIS
PROPERTY PER FIRM #47179C0179D DATED SEPTEMBER 29, 2006

LANDSCAPE CALCULATIONS

1. FRONTAGE LANDSCAPING
 - 1.1. MYRTLE AVE REQUIRED= 1 TREE/50' X 248'=5
 - 1.2. MYRTLE AVE PROVIDED= 5 SHADE TREES
 - 1.3. STEEL ST REQUIRED: 1 TREE/50' X 137'=3
 - 1.4. STEEL ST PROVIDED: 3 SHADE TREES
2. PARKING LOT
 - 2.1. TREES REQUIRED: 1 TREE/10 PS X 21 PS=3
 - 2.2. TREES PROVIDED: 3
3. PARKING LOT GREEN SPACE
 - 3.1. GREEN SPACE REQUIRED: 35 SF/PS X 21 PS=735 SF
 - 3.2. GREEN SPACE PROVIDED: 740 SF
4. BUFFER (NONE REQUIRED)

PLANT LIST	QUANTITY	KEY	NAME	SIZE
11		SH	SHADE TREE	2\"/>

- NOTES:**
1. THIS SCHEDULE IS A GUIDE ONLY. CONTRACTOR SHALL VERIFY PLANT QUANTITIES BASED ON THE PLAN AND NOT RELY SOLELY ON THIS SCHEDULE.
 2. THE SHADE TREES MAY BE RED MAPLE, WILLOW OAK, OTHER OAK, RIVER BIRCH, BALD CYPRESS, OR OTHER TREE ON THE JOHNSON CITY APPROVED TREE LIST.
 3. PROVIDE AT LEAST 2 SPECIES OF SHADE TREES.

COPY SHALL BE KEPT AT JOBSITE REVIEWED FOR CODE COMPLIANCE

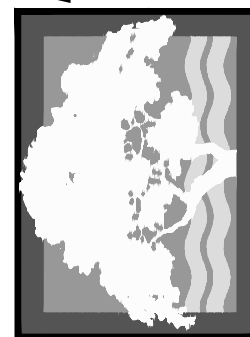
Riley Pudney
Riley Pudney
09/16/2025
JOHNSON CITY
CODE ENFORCEMENT DIVISION

SITE AND LANDSCAPE PLAN
JCHA-MYRTLE PHASE 2
1904 E. MYRTLE AVE
JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C1

DTWood Engineering, Inc.
Land Development Design & Consulting
PO Box 4373, Johnson City, Tennessee 37602-4373
423-791-4730 todd@dtwoodengineering.com





10' 0' 20'

OVERHEAD

EX WATER MAIN

NEW CONCRETE SIDEWALK

EMERGENCY SPILLWAY WITH RIP RAP

8" RD (1% MIN, 80') WITH CLEANOUTS AT END, BENDS, AND IN THE MIDDLE OF THE PIPE

8" SD (1%, 15')

CO WITH VERTICAL BEND AND REDUCER TO 4"

8" SD (SLOPE AS NECESSARY, 20')

CO INV=1591.0

8" SD (1%, 100')

HEADWALL/OUTLET PROTECTION (SEE DETAIL).

NOTE THIS PROPERTY AND THE SUBJECT SITE ARE BOTH OWNED BY THE JCHA.

STORM STRUCTURE LEGEND

CI CURB INLET

DI DROP INLET

HW HEADWALL

SD STORM DRAIN

RD ROOF DRAIN

1. RISER IS 2' X 2' INSIDE PRECAST CONCRETE OR DOUBLE ROW OF INTERLOCKING BRICK

2. PROVIDE TRASH RACK ON TOP

3. SEE WATER QUALITY OPENING DETAIL FOR LOW FLOW ORIFICE.

FOUR PAINTED #4 BARS 8" OC AND FROM WALLS ON TOP OF STRUCTURE

TRASH RACK

TOP=1595.0

6" DIA PVC INV=1592.2

RISER

INV=1592.2

SECTION

INV=1592.2

PROFILE

POND RISER DETAIL

POND TOP = 1596.0

POND BOTTOM = 1593.0±

POND CROSS-PERPENDICULAR TO FLOW OF WATER

EMERGENCY SPILLWAY

TOP OF DAM=1596.0

3:1 SLOPE

8' 5'

WEIR=1595.5

STABILIZE WITH RIP RAP (d50=2", GMAX=4", THICKNESS=6")

PROP RISER. TOP=1595.0

TOP OF DAM=1596.0

EMERGENCY SPILLWAY=1595.5

VARIES

COMPACTED CLAY

8" HDPE (120'+) @ 1%

LOWEST POINT IN POND=1592.2

5' X 5' X 4" CONCRETE BASE

INV=1592.2

SEE PLAN FOR OUTFALL INFORMATION

STABILIZATION NOTE THE POND SLOPES, BASIN, AND DAM SUBGRADES SHALL ACCOUNT FOR APPLYING 3" OF TOPSOIL BEFORE APPLYING PERMANENT SEEDING.

STORMWATER POND DETAIL

STORM DRAIN (SD) NOTES

1. STORM DRAINS MAY BE CMP (T2 ALUMINIZED) OR DOUBLE WALL HDPE, UNLESS OTHERWISE NOTED, AS LONG AS THE PIPES ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR HEAVY DUTY LOADING.

2. STORM STRUCTURES MAY BE HEAVY DUTY PRECAST CONCRETE, HEAVY DUTY PRECAST CONCRETE KNOCKOUT BOXES, OR A DOUBLE ROW OF INTERLOCKING BRICK.

3. ALL GRATES AND STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED FOR HEAVY DUTY LOADING (EXCEPT FOR YARD INLETS), SHALL HAVE ENVIRONMENTAL MESSAGE IN THE CASTING AND BE BICYCLE/WHEELCHAIR-SAFE.

4. TOP ELEVATION FOR ANY CURB INLET REFERS TO THE PAVEMENT/GUTTER ELEVATION.

5. BACKFILL ALL TRENCHES UNDER THE PAVEMENT COMPLETELY WITH CRUSHED STONE OR COMPACTED CLAY AS SHOWN IN THE TRENCH DETAIL.

ROOF DRAIN (RD) NOTES

1. CONFIRM EXACT LOCATION OF DOWNSPOUTS WITH ARCHITECT BEFORE INSTALLING ROOF DRAINS (RD).

2. ROOF DRAINS (RD) MAY BE SCH40 PVC OR DOUBLE WALL HDPE AS LONG AS THE PIPES ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR HEAVY DUTY LOADING.

3. ALL CONNECTIONS SHALL BE WATERTIGHT.

4. PROVIDE REMOVABLE BOOT (FOR MAINTENANCE ACCESS) TO CONNECT DOWNSPOUT TO THE DRAIN PIPE.

5. PROVIDE MINIMUM 6" COVER IN GRASS OR PLANTING AREAS. PROVIDE MINIMUM 1.5' OF COVER IN PAVEMENT AREAS.

6. PROVIDE MINIMUM 1% SLOPE.

7. BACKFILL ALL TRENCHES UNDER THE PAVEMENT COMPLETELY WITH CRUSHED STONE.

POND NOTES

1. TOP SOIL AND ORGANIC MATERIAL SHALL BE STRIPPED FROM THE EMBANKMENT AREA BEFORE CONSTRUCTION BEGINS.

2. ALL BACKFILL MATERIAL SHALL BE HIGHLY COMPACTABLE CLAY WITH NO ORGANIC MATERIAL AND PLACED IN 4" LIFTS.

3. THE BACKFILL AROUND THE PIPE AND RISER TO BE HAND COMPACTED.

4. CONTRACTOR SHALL ENSURE THERE ARE NO VOID SPACES UNDER THE PIPE.

5. OUTLET PIPE SHALL BE PLACED ON A HIGHLY COMPACTED SOIL FOUNDATION.

6. THE DAM AND BASIN SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IMMEDIATELY AFTER THE POND CONSTRUCTION IS COMPLETED.

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.

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

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.

DATE: 8-4-25

C2

GRADING AND STORMWATER PLAN

JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE

JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C2

DTWOOD Engineering, Inc.

Land Development Design & Consulting

PO Box 4373, Johnson City, Tennessee 37602-4373

423-791-4730

todd@dtwoodengineering.com

8-4-25

DAVID D. WOOD

REGISTERED PROFESSIONAL ENGINEER

NO. 107275

STATE OF TENNESSEE

8-4-25

PROFESSIONAL SERVICES NOTES

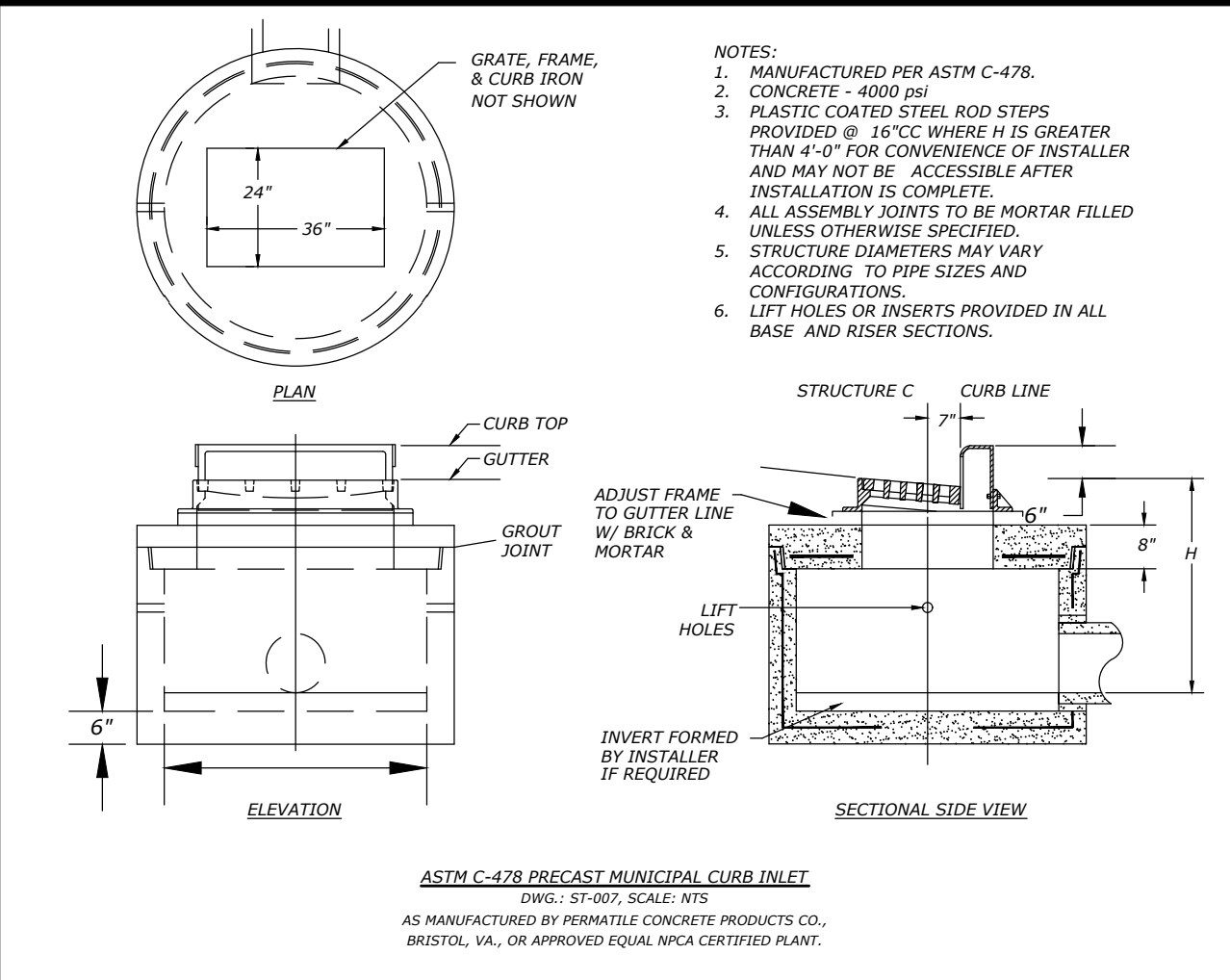
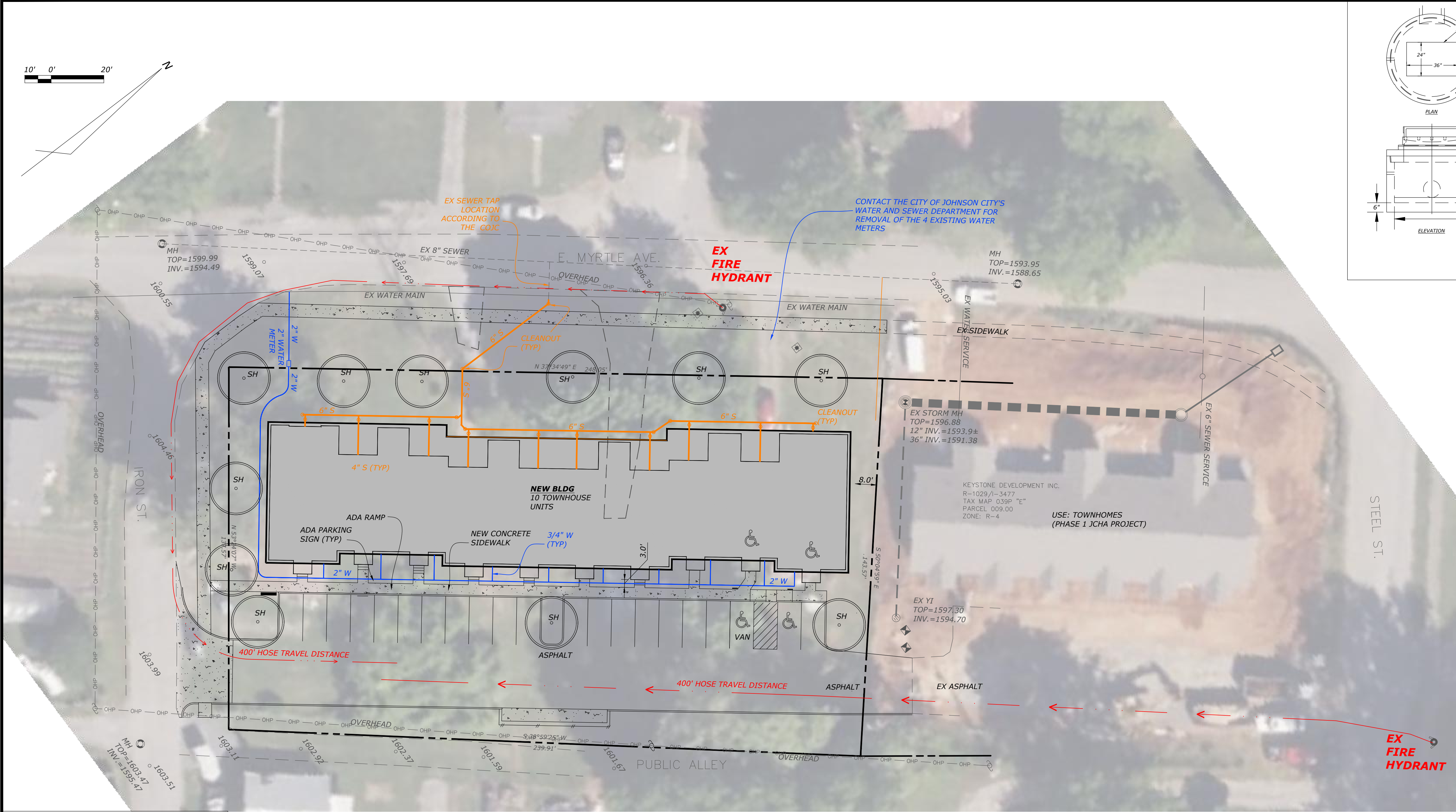
1. DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.

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.

DATE: 8-4-25

C2



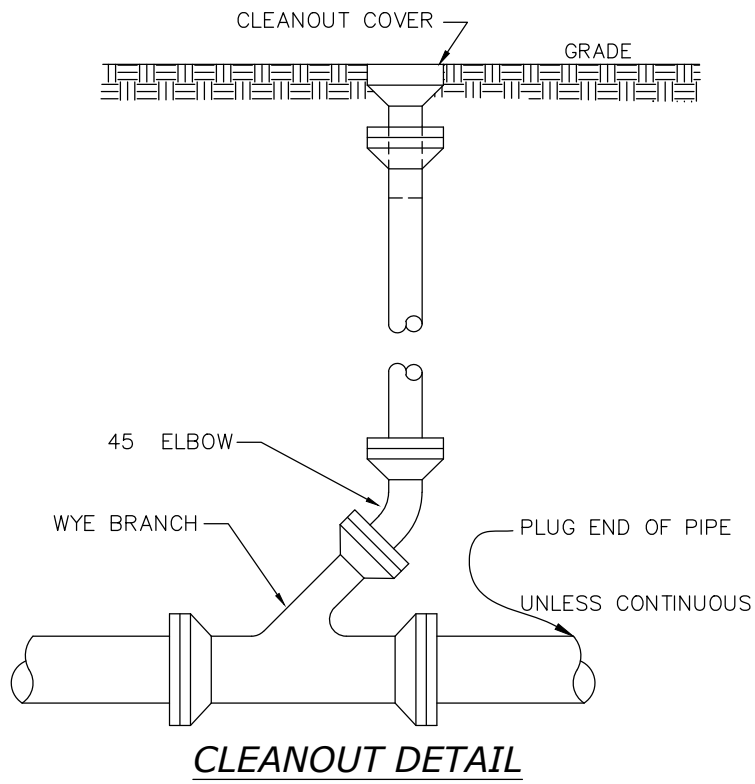
COPY SHALL BE
KEPT AT JOBSITE
REVIEWED FOR CODE COMPLIANCE

Riley Pudney
Riley Pudney
09/16/2025
JOHNSON CITY
CODE ENFORCEMENT DIVISION

FIRE PROTECTION NOTE

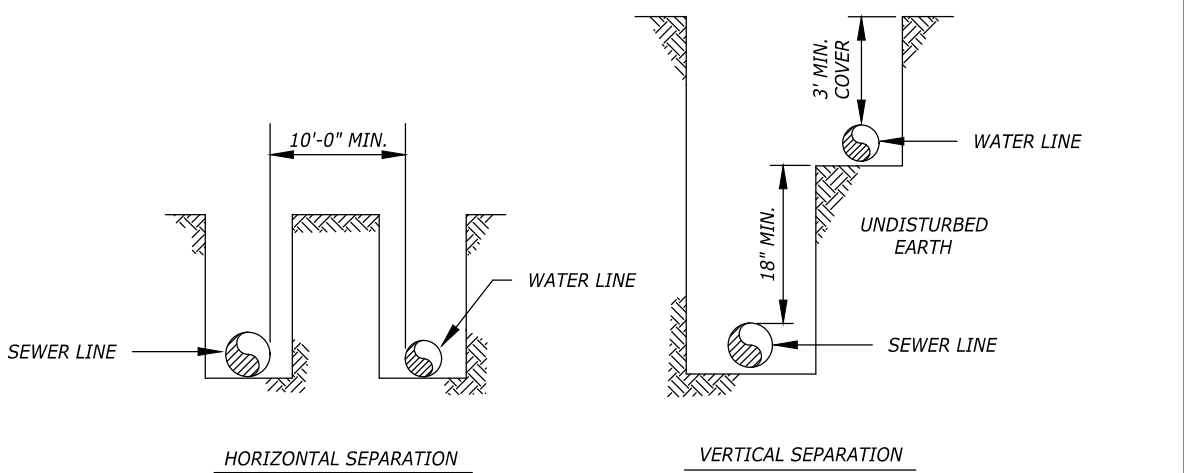
THE DWELLING UNITS ARE
TOWNHOMES-NOT STACKED
APARTMENTS- SO NO SPRINKLER
SYSTEM REQUIRED.

THERE ARE TWO EXISTING FIRE
HYDRANTS NEAR THE SITE AS
SHOWN ON THE PLANS.



- SEWER NOTE**
- SEWER LINES ONSITE ARE TO PRIVATELY MAINTAINED.
 - SEWER LINES TO BE SDR-35 PIPE BACKFILLED WITH STONE OR AS ALLOWED BY JOHNSON CITY CODES.
 - IF CLEANOUTS ARE LOCATED IN PAVEMENT AREAS THEY SHALL BE TRAFFIC BEARING.
 - PROVIDE CLEANOUTS OUTSIDE OF EACH UNIT, ALL BENDS, AND EVERY 150' OR CLOSER.
 - VERIFY ALL EXISTING SEWER LOCATIONS AND DEPTHS BEFORE ORDERING SEWER PIPE. CONTACT ENGINEER IMMEDIATELY WITH ANY CONFLICTS.

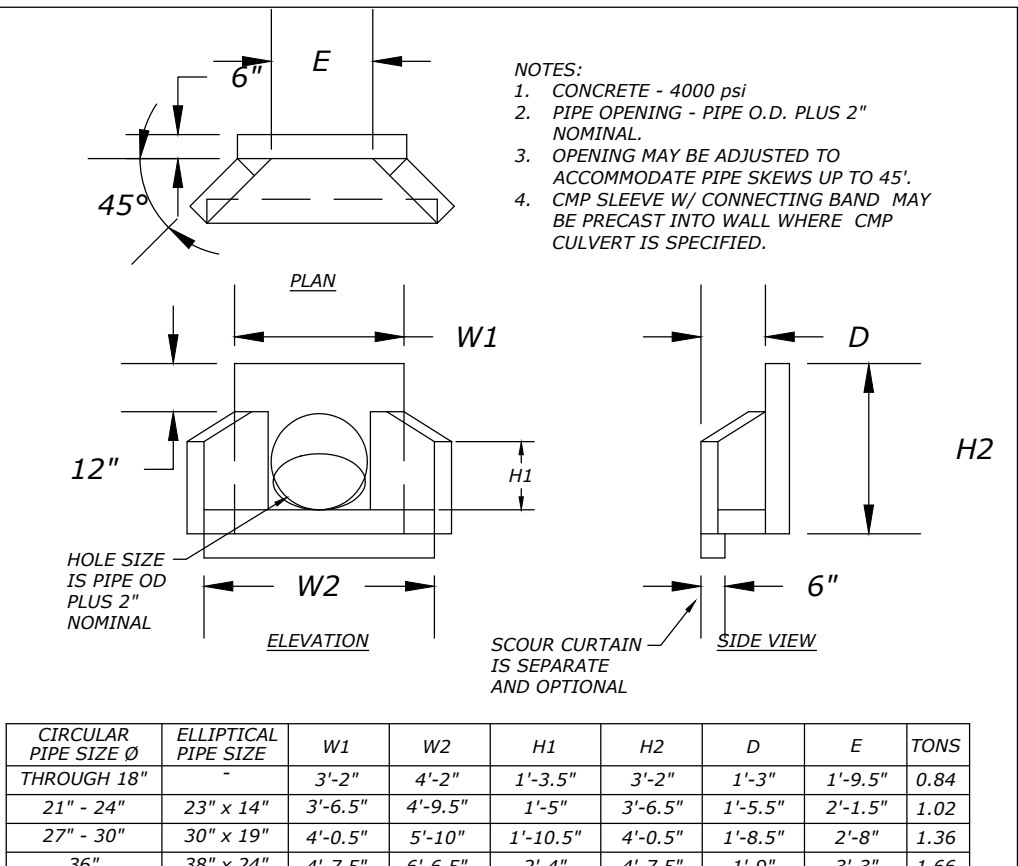
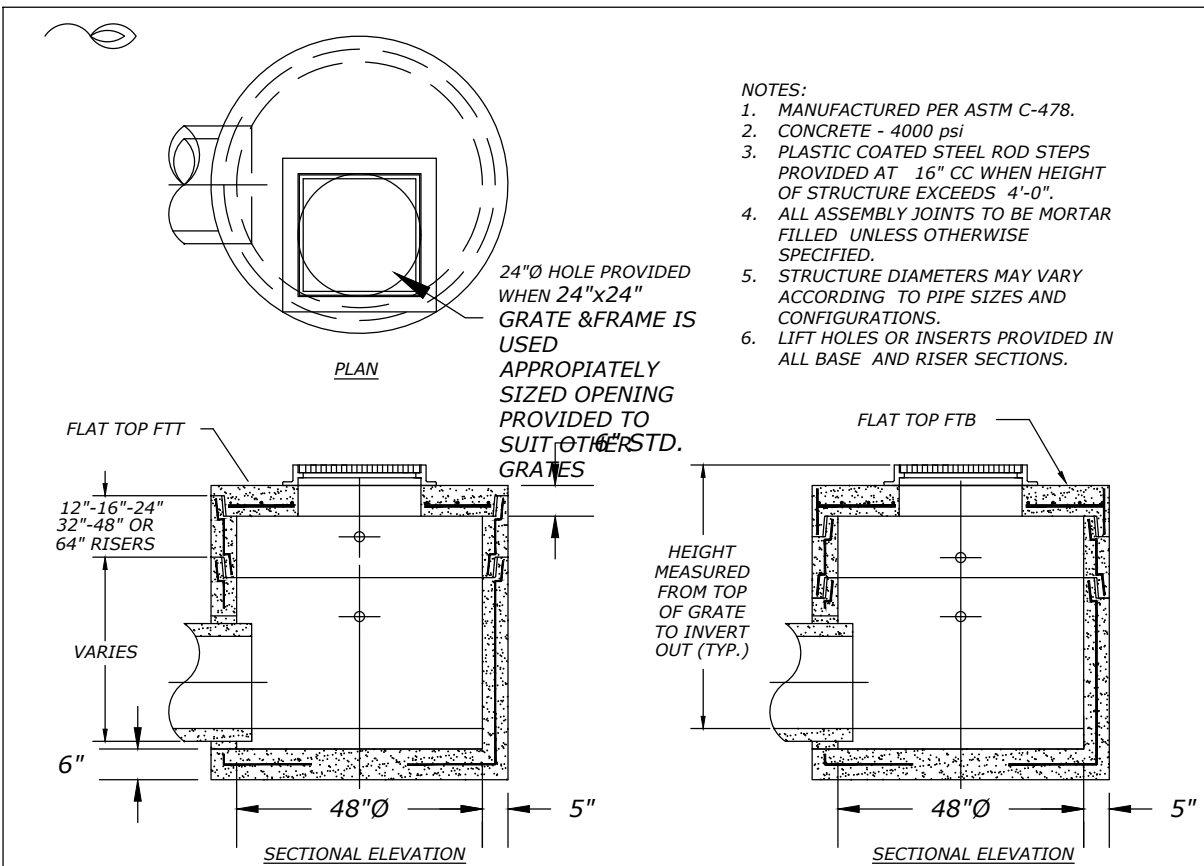
- WATER NOTES**
- ONSITE WATER LINES ARE PRIVATELY MAINTAINED.
 - THE 2" WATER LINE SHALL BE PVC SDR 21 OR POLYETHYLENE PIPE. THE 3/4" WATER LINES SHALL BE EXTERIOR PEX OR POLYETHYLENE PIPE.
 - PROVIDE MINIMUM 30" OF COVER FOR WATER LINES.
 - PROVIDE BACKFLOW PREVENTER, MEETING CITY OF JOHNSON CITY REGULATIONS AND SPECIFICATIONS, INSIDE OF EACH UNIT. PROVIDE SHOP DRAWING FOR APPROVAL BY CITY OF JOHNSON CITY'S WATER DEPARTMENT.



WATER & SEWER SEPARATION

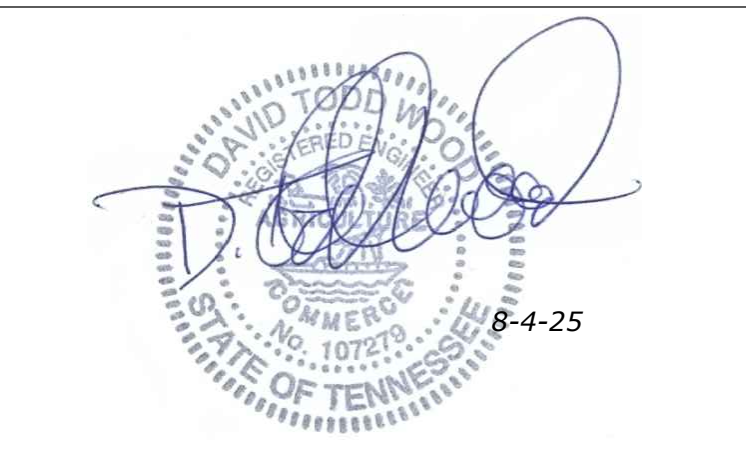
SITE LIGHTING NOTE

SEE ARCHITECTURAL/MEP PLANS FOR EXTERIOR BUILDING LIGHTING AND PARKING LOT LIGHTING. LIGHTING AND PHOTOMETRIC PLAN IS BY OTHERS, SHALL MEET JOHNSON CITY LIGHTING ORDINANCE, AND SHALL BE APPROVED FOR ANY LIGHTING IS INSTALLED.



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.



PROFESSIONAL SERVICES NOTES

- DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
- 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.
- 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
423-791-4730 todd@dtwoodengineering.com

NO.	REVISIONS	BY	DATE

UTILITY AND FIRE PROTECTION PLAN
JCHA-MYRTLE PHASE 2

1904 E. MYRTLE AVE
JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C3

10' 0' 20'

COPY SHALL BE
KEPT AT JOBSITE
REVIEWED FOR CODE COMPLIANCE
Riley Pudey
09/16/2025
JOHNSON CITY
CODE ENFORCEMENT DIVISION

- Spills and Non-Stormwater Contingencies**
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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. Contractor is responsible for litter control and cleanup.
 - Sediment controls shall be provided for any water distribution or waste disposal system onsite including sanitary sewer or septic systems.

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 SEEDING 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.

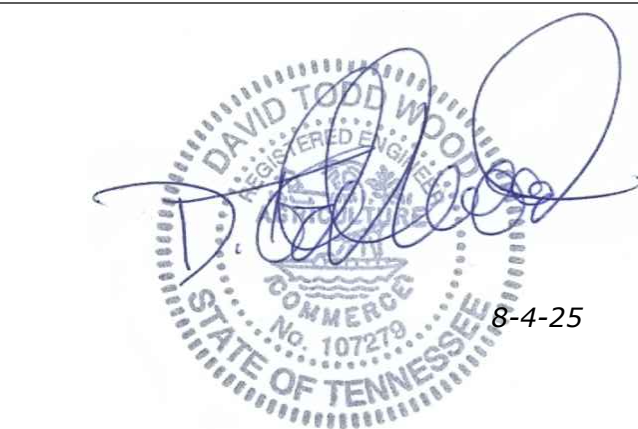
PERMANENT SEED MIX
1. APPLY 100% KY31 TALL FESCUE AT 150#/ACRE (OR AS DIRECTED BY SEED SPECIALIST).
2. IF SEEDING FROM NOVEMBER THROUGH FEBRUARY, ADD CEREAL RYE AT 50#/AC TO THE ABOVE MIX.

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.

- EP&SC MAINTENANCE NOTE**
- REMOVE ACCUMULATED SEDIMENT FROM STONE RINGS, SILT FENCE, AND SEDIMENT BASIN BEFORE IT REACHES 50% OF THEIR HEIGHT.
 - 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.

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.



PROFESSIONAL SERVICES NOTES

- DTWOOD ENGINEERING, INC. ONLY PROVIDES PROFESSIONAL ENGINEERING SERVICES AND DOES NOT PROVIDE SURVEYING SERVICES INCLUDING BOUNDARY SURVEYS OR PLATS.
- 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.
- 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
423-791-4730 todd@dtwoodengineering.com

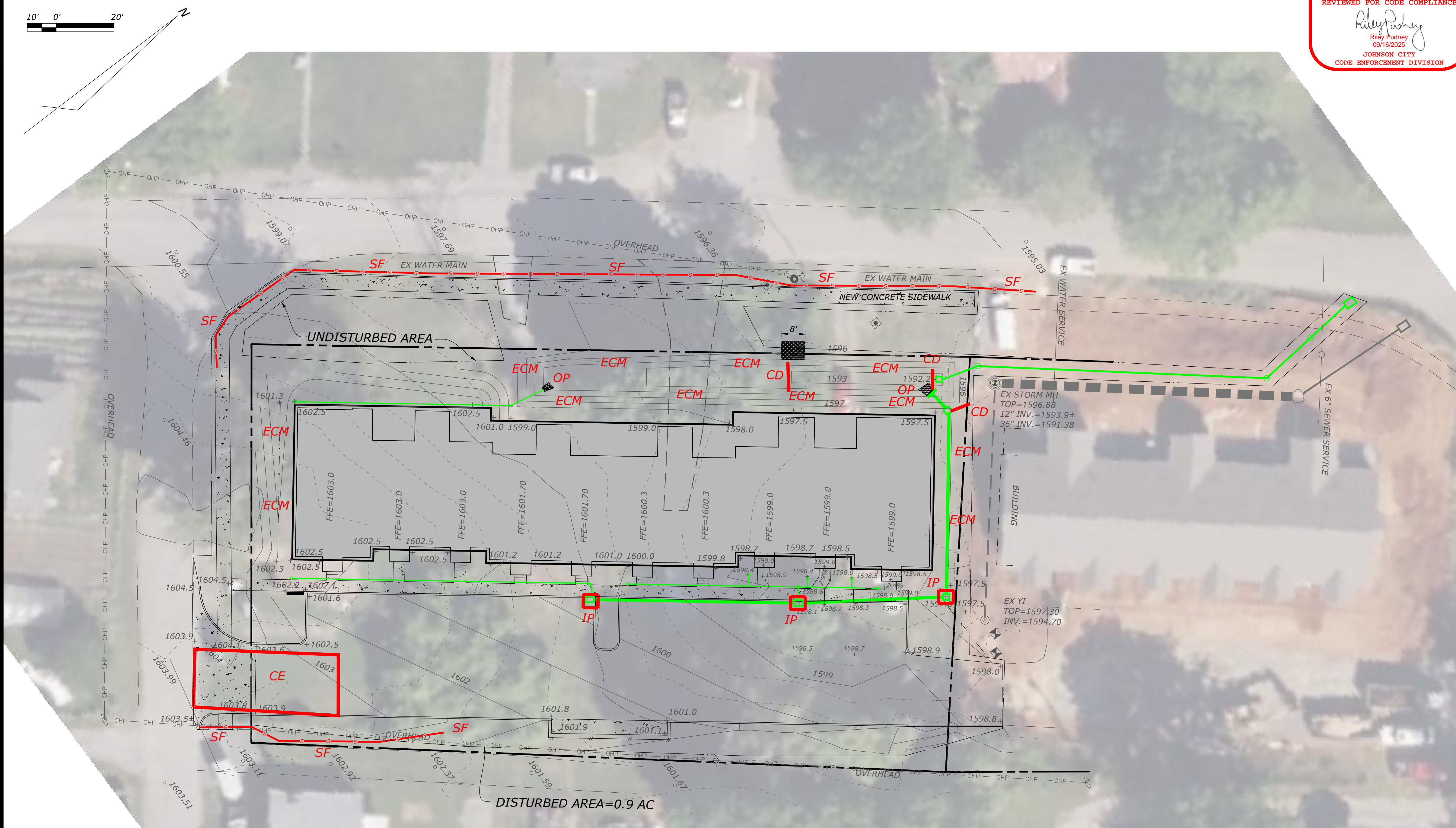


NO.	REVISIONS	BY	DATE

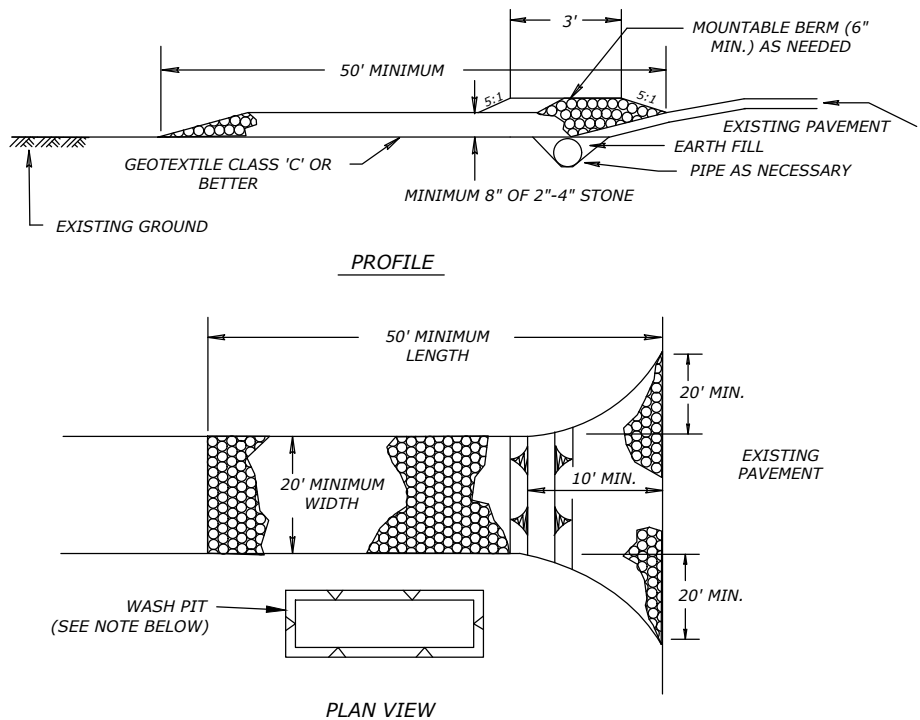
EP & SC PLAN
JCHA-MYRTLE PHASE 2
1904 E. MYRTLE AVE
JOHNSON CITY, TENNESSEE

DATE: 8-4-25

C4



CONSTRUCTION EXIT



WASH PIT NOTE:
PROVIDE 100 SQUARE FEET (10'X10', 20'X5', ETC.) X 3' DEEP PIT FOR TRUCKS, INCLUDING CONCRETE TRUCKS, TO WASH INTO. LOCATE THE PIT NEAR THE CONSTRUCTION EXIT IN SUCH A MANNER THAT THE WASH RUNOFF FROM THE TRUCKS WILL DISCHARGE INTO THE PIT. ONCE THE PIT HAS LOST SOME OF ITS STORAGE CAPACITY, REMOVE THE ACCUMULATED SEDIMENT, CONCRETE, ETC. AND DISPOSE OF IT IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE REMOVED ACCUMULATED MATERIAL SHALL NOT BE DISCHARGED OR DEPOSITED IN A STORM DRAIN SYSTEM, DITCH, STREAM, WATERWAY, LAKE, OR OTHER STORMWATER CONVEYANCE.

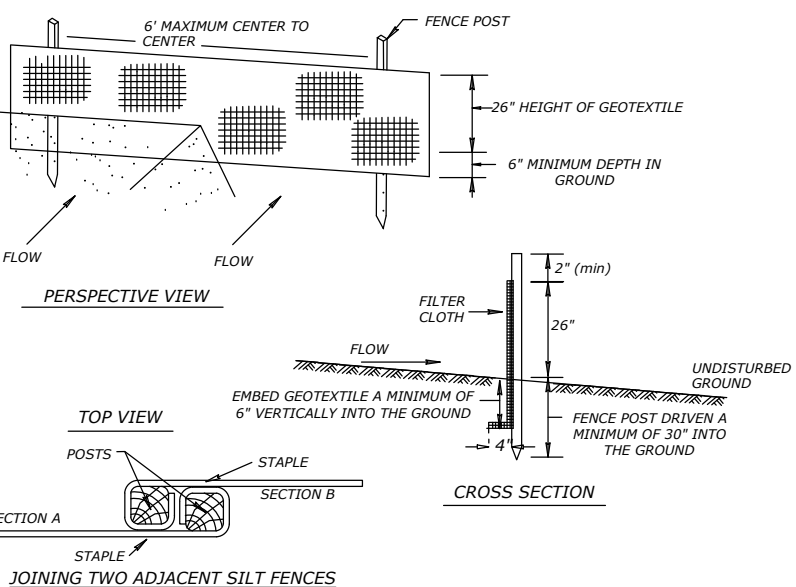
- Construction Specification**
- Length - minimum of 50'
 - Width - 20' minimum, should be flared at the existing road to provide a turning radius. Maximum side slope of the stone is 3:1.
 - Geotextile fabric shall be placed over the existing ground prior to placing stone.
 - Surface Water - all surface 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.
 - 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.

EP & SC LEGEND
CE CONSTRUCTION EXIT
SF SILT FENCE
IP INLET PROTECTION
OP OUTLET PROTECTION
ECM EROSION CONTROL MATTING
CD CHECK DAM

SEQUENCE OF CONSTRUCTION

- INSTALL STONE CONSTRUCTION EXIT AND SILT FENCE.
- 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.
- CONTINUE TO GRADE THE SITE AND INSTALL THE STORM DRAIN SYSTEM INCLUDING THE POND. INSTALL INLET PROTECTION, OUTLET PROTECTION, AND CHECK DAMS.
- CONSTRUCT THE BUILDING, DRIVE, PARKING, AND UTILITIES.
- 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.
- ONCE ALL DISTURBED AREAS ARE STABILIZED WITH IMPERVIOUS AREA, A THICK STAND OF GRASS, OR OTHER VEGETATION, PERFORM FOLLOWING:
 - REMOVE CHECK DAMS AND ACCUMULATED SEDIMENT FROM THE POND AND THEN STABILIZE ANY REMAINING DISTURBED AREAS.
 - REMOVE EROSION AND SEDIMENT CONTROL DEVICES.

SILT FENCE



- CONSTRUCTION SPECIFICATIONS**
- Fence posts shall be 2.25" (nominal) x 2.25" (nominal) square cut and be of sound quality hardwood or use steel posts will be standard T or U section weighing not less than 1.25 pound per linear foot.
 - Geotextile shall be fastened securely to each fence post with 5 - 17 ga. wire staples (3 in top 8") for wood or 5 wire or plastic zip ties (50# min. tensile strength and 3 in top 8") for steel posts and shall meet the following requirements:
 - Tensile Strength - warp 120 lbs/in (min.), fill 100 lbs/in
 - Bursting Strength - 200 lbs/sq in (min.)
 - Flow Rate - 4 gpm/sq. ft. (min.)
 - 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'.
 - 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.

CHECK DAM

NOT TO SCALE