APPENDICES

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APPENDIX A - Public and Private Roads and Rights-of-way.

1. Improved roads accepted by the City of Baneberrv upon its 1986 incorporation:
   - E. Atherton Ln. (Formerly Atherton Way) (*)
   - Harrison Ferry Rd.
   - Mountain View Ln. (Formerly Mt. View Way) (*) (From Harrison Ferry intersection to Bonnevista intersection)
   - Red Bud Ct.
   - St. Andrews Dr.
   - W. Atherton Ln. (Formerly Atherton Way)

2. Improved roads accepted by the City of Baneberrv after its 1986 incorporation:
   - Back Nine Dr. (Between intersections at Iron Gate and at Mountain View)
   - Back Nine Dr. (From intersection at Mountain View to Hazelwood Ct.)
   - Back Nine Dr. (In Land's End)
   - Bonnevista Dr.
   - Carmel Ct.
   - Cove Ln. (Between the NW and SE legs of Mountain View Ln.)
   - Deer Creek Tr. (Formerly Douglas Dr.) (*)
   - Ferry Crest Way
   - Hazelwood Ct.
   - Hillside Pl. (Formerly Hillside Road) (*)
   - Horizon Dr.
   - Inverness Dr.
   - Iron Gate Dr. (From its intersection at Harrison Ferry Rd. to its intersection with Mountain View Ln. and continuing from its intersection with Treeline Ln. to its intersection with Stoneway Pl.)
   - Kammann Cv. (Formerly Lake Front Cv.) (*)
   - Lake Vista Dr.
   - Lake Front Pl. (Formerly Lake Front Dr.) (*)
   - Mountain View Ln. (Formerly Mountain View Way) (*) (From Bonnevista intersection to Iron Gate Dr. intersection)
   - New Bern Ct.
   - Nina Ferry Pointe Way
   - Pashley Ct.
   - Travelers Cv. (Formerly Bonnevista Cv.) (*)
   - Treeline Ln.
   - Stoneway Ct.

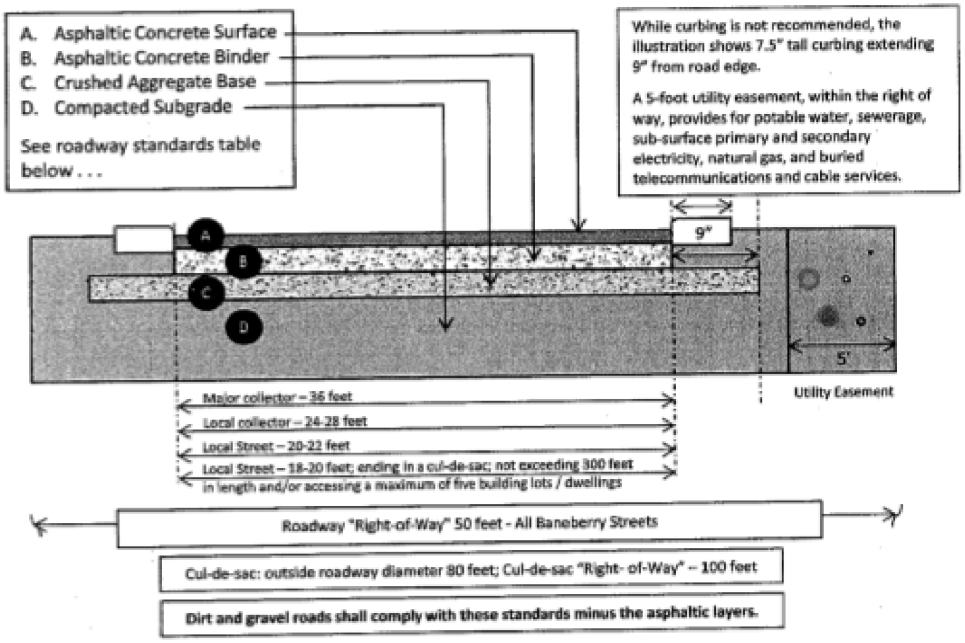
3. Roads in use; not yet fully improved; but accepted by the city:
   - Iron Gate Dr. from the end of the paving NW of the water tower to its intersection with Nina Road
   - Stoneway Ct.
   - Stoneway Pl.
4. Roads in use; not yet improved; nor accepted by the city:
   - Grant Pl.
   - Highrise Dr.
   - Hodges Ct. (Formerly Hickory Ct.) (*)
   - Merrel Ln. (Formerly Laurel Ct.) (*)
   - Rustic Dr. (Formerly Rustic Pine Ct.) (*)
   - Timber Line Ln.
   - Virginia Ct.
   - Watersedge Dr.(*)
5. Roads named on the Master road plan but not in use; not improved; nor accepted by the City of Baneberry:
   - Aspen Ct.
   - Astor Pl.
   - Azalea Ct.
   - Benson Pl.
   - Buckeye Ln.
   - Cabin View Ct.
   - Carriage Ln.
   - Center Ridge Ct.
   - Center Ridge Pl.
   - Cove Ln. (From Mountain View Ln. to terminus near Lake Douglas)
   - Creekside Ct.
   - Devon Ct.
   - E. Skyline Pl.
   - Fortunato Dr.
   - Fox Tr.
   - Hollow Ct.
   - Honeysuckle Ln.
   - Iris Pl.
   - Lakeway Ln.
   - Lee Pl.
   - McCorkle Rd.
   - Meadow Ct.
   - Mossy Hollow Rd.
   - Pine Ct.
   - Primrose Ln.
   - Rebel Pl.
   - Ridge Ct.

- Shady Hollow
- Shady Ln.
- Smokie Ln.
- Spring Hollow Ln.
- Spring Ln.
- Sunny Ct.
- Sunnyview
- Tyler Ct.
- W. Skyline Pl.
- Yacht View Dr.

(*) In cooperation with Jefferson County's Emergency Communications (911) District requirements, streets marked "formerly" were re-named in 2003 to the street names listed above. (modified)

APPENDIX B – Road Construction Standards

Road construction standards for acceptance by the City of Baneberry.



Roadway Standards

	(A) Surface (Wear Coat)	(B) Binder (Prime Coat)	(C) Base (Compacted Subgrade)
Residential Street	1.5"	2.0"	5.0"
Commercial Street	2.0"	3.0"	8.0"
Industrial Street	2.0"	3.0"	10.0"

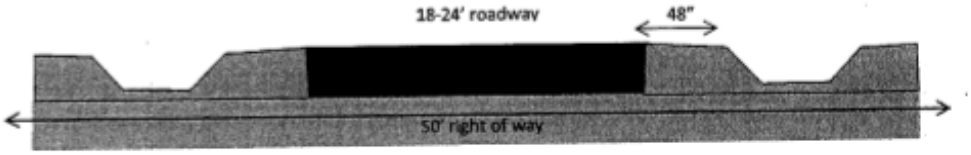
MINIMUM Burial of Utilities

Water: Main ..... 36" Supply ..... 18"-24"	Natural Gas: Main ..... 24" Service ..... 18"
Electricity: Primary ..... 48" Secondary ..... 36"	Sewerage: Septic Tank ..... None Collection Box ..... None
Communications ..... 18"	Field Lines ..... 12"

The applicable utility companies will either install or provide contractor oversight and approval inspections of these utilities.

APPENDIX B – Road Construction Standards, pg. 2

Storm water drainage (typical). This illustration shows a concept of storm water drainage.



Actual drainages to be designed by road engineer based on topographical and hydrological conditions.

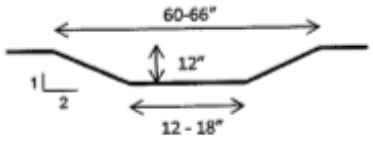
Use of Right of Way (examples)
50' right of way
Minus 24 foot carriage way
Minus two 4-foot shoulders
Minus two 5.5 foot storm drains
Leaves 7 feet of right of way (3.5' per road side)
(8-feet if 5 foot storm drain)

50' right of way
Minus 18 foot carriage way
Minus two 4-foot shoulders
Minus two 5.5 foot storm drains
Leaves 13 feet of right of way (3.5' per road side)
(14-feet if 5 foot storm drain)

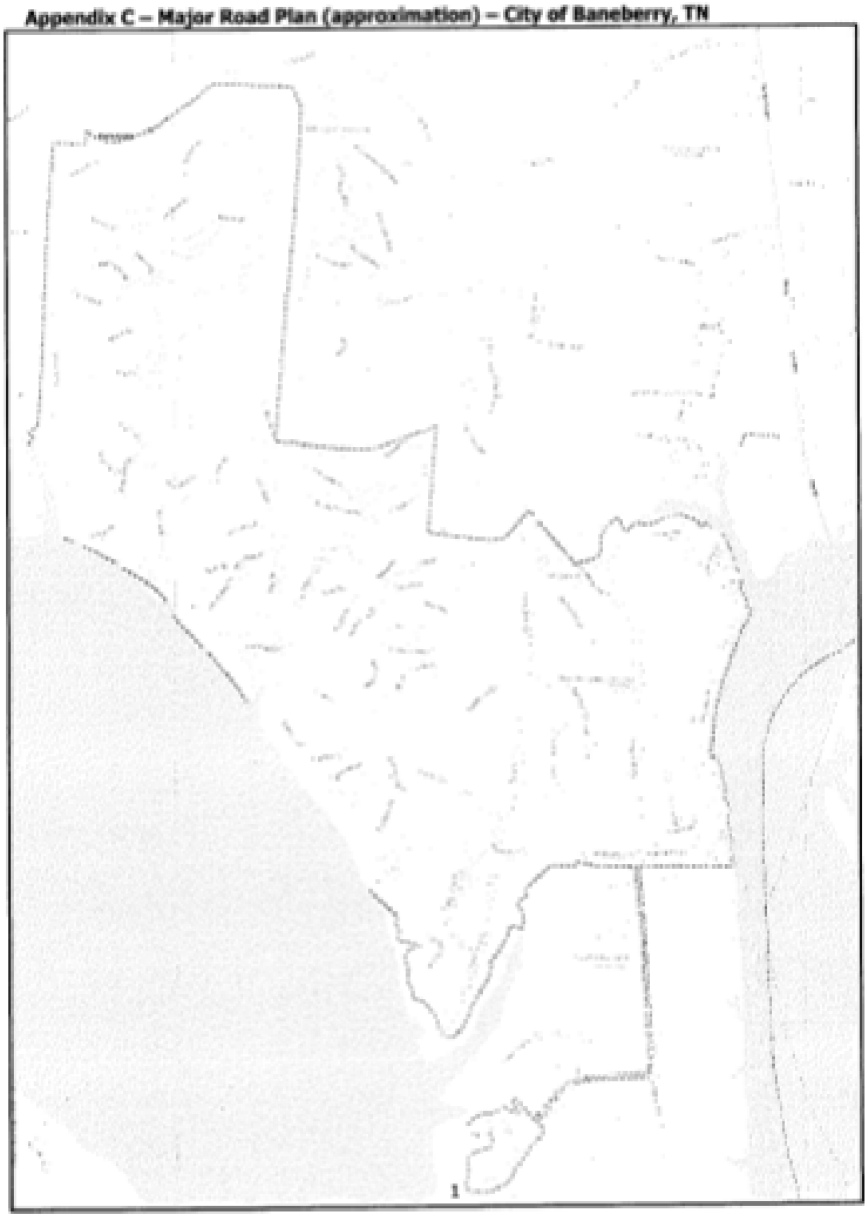
Notes:

Five (5) feet of easement is required for buried utility equipment.

Reduced shoulder allowance and / or reduced storm water drainage provides additional right of way.



Appendix C – Major Road Plan (approximation) – City of Baneberry, TN



APPENDIX D - Typical scope of a road project.

The scope outlined herein, does not apply to the scope of a subdivision developer, nor is this example representative of every step and decision necessary to accomplish a road improvement project.

1. Receive request or petition to improve a road.
2. Conduct cursory site inspection to note obvious needs and obstacles.
3. Identify all affected properties by owner and the current tax appraised value of the real property and improvements.
4. Obtain rough estimates for project costs.
5. Compare rough cost estimate to 50% of the total appraised value of the real property and improvements.
6. Determine to proceed or stop. Apprise requestor(s).
7. Draft city ordinance to levy a special assessment.
8. Post notice of public hearings.
9. Conduct public hearings.
10. Prepare detailed plan of work and timelines.
11. Prepare and issue competitive Requests for Proposals (RFPs) for:
    - (a) Surveying.
    - (b) Site planning/engineering.
    - (c) Tree removal and disposal.
    - (d) Excavation /filling /spoil removal /topsoil management
        - (i) Soil erosion and sediment control.
    - (e) Infrastructure materials, equipment and installation.
        - (i) Bridges.
        - (ii) Culverts.
        - (iii) Drain tile laterals.
        - (iv) Storm drains.
        - (v) Outfalls.
        - (vi) Utilities.
        - (vii) Road materials and installation.
    - (f) Inspections.
    - (g) Guard rail and signage materials and installation.
    - (h) Embankment and soil restoration.
12. Calculate costs for administration, insurance, loan fees, etc.
13. Calculate true total project costs plus contingency.
14. Obtain funding and deposit in project fund.
15. Obtain proof of contractor bonds and insurances.
16. Award contracts.
17. Apprise requestor(s) of project progress.
18. Provide regular and frequent project oversight and quality control checks.
19. Pay approved invoices.
20. Pay final invoices.
21. Obtain warranty work as/if needed.

22. Levy calculated special assessments.
23. Conduct acceptance inspections and quality samples after two (2) years.
24. Accept and dedicate road, as applicable.