

# HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair  
David Nollner – Vice Chair  
Mary Ann Baker – Sec*

*Rhonda Keisling  
Carol Pruitt  
Sarah Murray*

*David Thomas  
Mark Swaffer  
Thomas Harper*

APRIL 11, 2022 | 7:00PM | TC COURTHOUSE

## AGENDA

The Hartsville/Trousdale County Planning Commission meeting in regular session on April 11, 2022 at 7:00 pm, in the Hartsville/Trousdale County Courthouse.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting March 14, 2022

CHANGES TO THE AGENDA

PUBLIC HEARING

### OLD BUSINESS

- Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and Related Services as a special exception.
- Preliminary Plat approval for a 6 lot subdivision on 5.36 acres by Lewis Cass Beasley III on Hwy 10 (Map 12 Parcel 15.01) in the 3rd Civil District.
- Final Plat Approval for The Towns at Melrose, a Townhome Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) located in the 4th Civil District.
- Preliminary Plat approval for Jesse Peters Front Street Apartments (Map 027B A Parcel 10.00) located in the 7th Civil District.

### NEW BUSINESS

- Request by Wayne Taylor for the Rezoning of Hwy 25, 4.54 acres, (Map 18 Parcel 034.07) from A-1 to R-1 to divide into 2 lots in the 7th Civil District.
- Site Plat approval for James Byrnes Mini Storage Units on New Halltown RD (Map 019M A Parcel 1.04) located in the 7th Civil District.
- Site Plan approval for Turner & Associates Dollar General Store, Hwy 231 S (Map 029 Parcel 26.12) 1.42 acres in the 6th Civil District.
- Site Plan approval for Turner & Associates Dollar General Market, Hickory Ridge LN (Map 019M C Parcel 017.25) 1.56 acres in the 9th Civil District.

### DISCUSSION TOPICS

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	<u>Residence</u> <u>No. of</u> <u>Permits</u>	<u>Residence</u> <u>Total Sq</u> <u>Feet</u>	<u>Res</u> <u>Permit</u> <u>Fees</u>	<u>Accessory</u> <u>Permits</u>	<u>Access</u> <u>Permit</u> <u>Fees</u>	<u>Commercial</u> <u>Permits</u>	<u>Commercial</u> <u>Permit Fees</u>
<u>March</u> 2021	6	10,705	\$8,132	6	\$ 1,584	0	0
2022	4	7,053	5,075	7	1,858	2	1,350
Feb 2022	7	12,963	8,167	2	468	2	1,530

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

# Hartsville/Trousdale Planning Commission Regular Meeting

## Meeting Minutes

**March 14, 2022 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom**

**Present:** John Kerr, David Nollner, Rhonda Keisling, Sara Murray, Thomas Harper, David Thomas, Mary Ann Baker, Carol Pruitt and Sam Edwards.

**Absent:** Mark Swaffer

**Others Present:** Mary Turner (GNRC), Jared Claiborne, Jordan Flemming and Jim Carman

### Roll Call

Chairman Kerr called the meeting to order at 7:00 P.M. and Secretary Baker conducted a roll call.

### Approval of Minutes

Chairman Kerr asked for review of the January 10, 2022 and February 14, 2022 meetings. Thomas Harper made a motion to approve, Seconded by David Thomas. **MOTION CARRIED**

### Changes to the Agenda

N/A

### Public Hearing

N/A

### Old Business

*Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and related Services as a special exception.*

Chairman Kerr explained that currently this activity was not listed and if a quarry were to locate in the county this would restrict it to A-1 zoned areas only. Mary Turner advised that in reviewing the request she had a draft resolution however, she had reached out to other staff that work counties that currently have quarries to get their input and the legal team at GNRC as well. Although she had received some of the information she had not received it all and requested more time to review the topic. Building Inspector Sam Edwards asked members to review the information received and revisit the topic next month. Members discussed concerns over development standards, which zoning districts this would be allowed in or if a special district should be created. Also, as being a special exception would require review from the Board of Zoning Appeals committee, and the mining and related services be done at the same location. David Nollner made a motion to table this request until Mary Turner can get a draft resolution ready for review. Seconded by David Thomas.

**MOTION CARRIED**

*Site plan approval for Jesse Peters Front Street Apartments (Map 027B A Parcel 10.00) located in the 7<sup>th</sup> Civil District.*

Jared Claiborne presented member with an updated drawing and advised that Board of Zoning Appeals had approved their request for no buffer between the project area and the Hair Salon and Post Office. Mary Turner advised that the updated drawing did reflect the centralized mailbox and labeled distance to the nearest fire hydrant as requested and her recommendation was approval with the noted approval from the Board of Zoning Appeals for the approval of a Buffer variance. Members asked about trash collection and were advised that dumpsters will be at the location. David Thomas made a motion to approve the site plan. Seconded by Mary Ann Baker.

**MOTION CARRIED (6 yes / 2 no)**

**(No – Harper and Murray)**

**New Business**

*Request by Zach Taylor / Jordan Fleming for the Rezoning of Temprow Road, 57 acres, (Map 016 Parcel 018) from A-1 to R-1 to create 22 buildable lots in Civil District 8.*

Jordan Fleming, with Fleming Homes advised Members that he has a contract with Zach Taylor the current property owner to purchase this property and plans to build residential homes on it. Mr. Fleming had submitted a letter of support from Mr. Taylor with his rezoning application. Mary Turner advised that this property may be partially constrained by steep slopes which could be considered and implemented during the platting or development phase, listed the allowable uses for R-1 zoning and advised this property is served by public water. Also noted the zoning of the surrounding properties. Members asked if the houses would need fire protection and was advised that no homes were being proposed at this point, this request was for rezoning only. However, if this property was developed currently the regulations state that if the water line is there and lots are used for residential hydrants should be within 500 feet unless a variance was granted. Rhonda Keisling made a motion to approve the request. Seconded by Thomas Harper.

**MOTION CARRIED (7 Yes / 1 No)**  
**(No – Murray)**

*Preliminary Plat approval for 5 lot subdivision on 5.36 acres by Lewis Cass Beasley, III on Hwy 10 (Map 12 Parcel 15.01) in the 3<sup>rd</sup> Civil District.*

Jim Carman provided a plat to members for review. Mary Turner advised minimum lot area is 1-acre and all lots were over 1-acre, Lot 1 has an area of flood prone area and the applicant had move the setback area to avoid structure from being flooded. She also noted that access from Highway 10 which is an arterial route and consider requiring a combined access to prevent traffic hazards. Distance to the nearest fire hydrant should be noted on the plat as well. Members then discussed access to the properties and also the access to the property behind the proposed subdivision. Rhonda Keisling made a motion to approve the plat with one shared driveway entrance above the flood plane on lot 1. Seconded by David Nollner.

**MOTION CARRIED**

*Final Plat approval for the Towns at Melrose, a Townhome Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) located in the 4<sup>th</sup> Civil District.*

Mary Turner advised Members that she had not received the Final plat until she was en route to tonight's meeting and would be giving a recommendation of Deferral as she had not reviewed the plat. Jim Carman advised that nothing had changed except the language preliminary to final. Chairman Kerr then asked Building Inspector Sam Edwards for comments. He advised Members that Director Sallee of Public Works had advised they will be doing individual trash pick-up and he had the HOA contract for anyone to review. Chairman Kerr advised Members that he had been contacted by neighbors of the development and asked if anyone else had? That being said he asked Sam to address the question about buffers between the project and the Melrose Drive. Sam advised that it would be an 7ft opaque fence and 1 row of vegetation, Planners had approved Sam to work with the developer to make sure the buffers were adequate. Chairman Kerr also advised Jim Carman that he had been told there was a well on the property by some of the neighbors that may interfere with the project if he would like to get in touch with them after the meeting. Members also discussed HOA, if the project would be done in phases or all at once, 1 building permits required. David Thomas asked if there were any regulations or restrictions for builders in relation to turning lanes or traffic onto Melrose and was advised no as it is a county road. However, if the entrance was on a state road TDOT would have to address that.

At that time Chairman Kerr asked the public if anyone wanted to make any comments related to this project. Kim Chumley spoke on behalf of the neighbors on Melrose Drive their concerns are primarily the large number

of homes (113) on a lot that size (10 +/- Acres) as well as their property values going down. The amount of traffic the project will add to the area as well as the size of the entrance being too small. Mrs. Chumley also noted that the notice in the newspaper didn't seem adequate. Sam Edwards advised that the meetings are posted in the vidette as well as being on the Counties website. Chairman Kerr advised that the planning commission can't deny a request that meets all the rules just because they don't like it. Mary Ann Baker made a motion to defer this plat approval until the next meeting. Seconded by David Thomas.

**MOTION CARRIED**

#### **Discussion Topics**

Ed Royals a resident of Hickory Ridge addressed the commission about an upcoming Dollar General Market going in the front of the subdivision, he advised that the plat showed the entrance to the store coming in from Hickory Ridge Lane not the Highway. He expressed concern of traffic entering that way.

#### **Closing Remarks from the Chair and Commission**

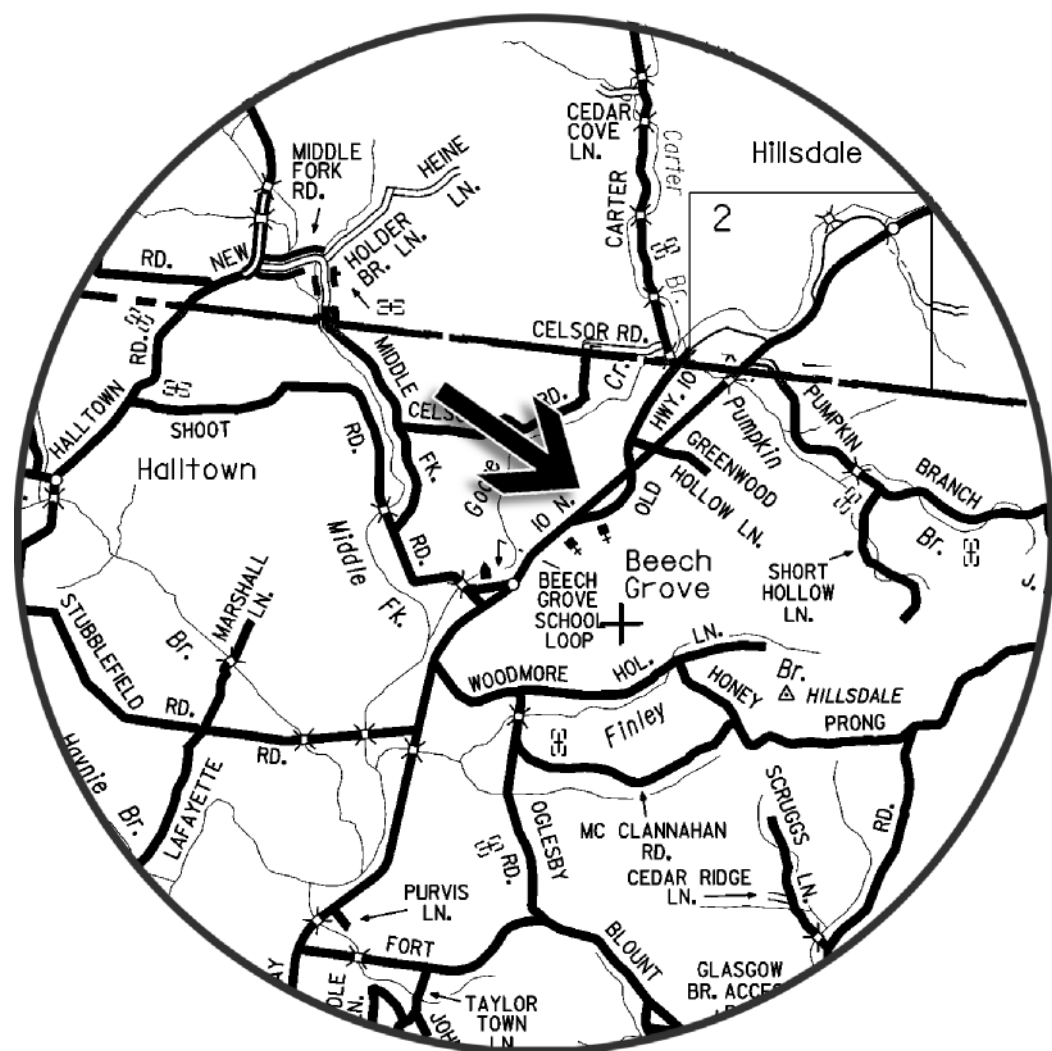
Mary Turner advised members that action will have to be taken on this plat, as they are required to do so within 60 days. Members also discussed the importance of rezoning and the allowable uses for each zone.

#### **Adjourn**

David Nollner made a motion to adjourn, Seconded by Sarah Murray.

**MOTION CARRIED**

LOCATION SKETCH n.t.s.



**LEWIS CASS BEASLEY, III**

RECORD BOOK 147, PAGE 35  
 MAP 12, PARCEL 15.01 P/O  
 5.80 ACRES REMAINING  
 ZONED "R-1"

PRELIMINARY SUBDIVISION PLAT FOR  
**LEWIS CASS BEASLEY, III**  
 LOCATED IN THE 3RD CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

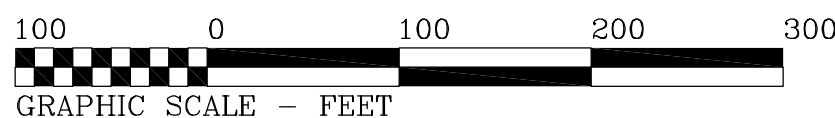
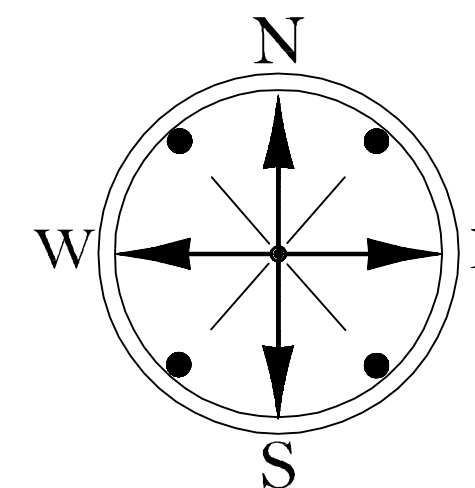
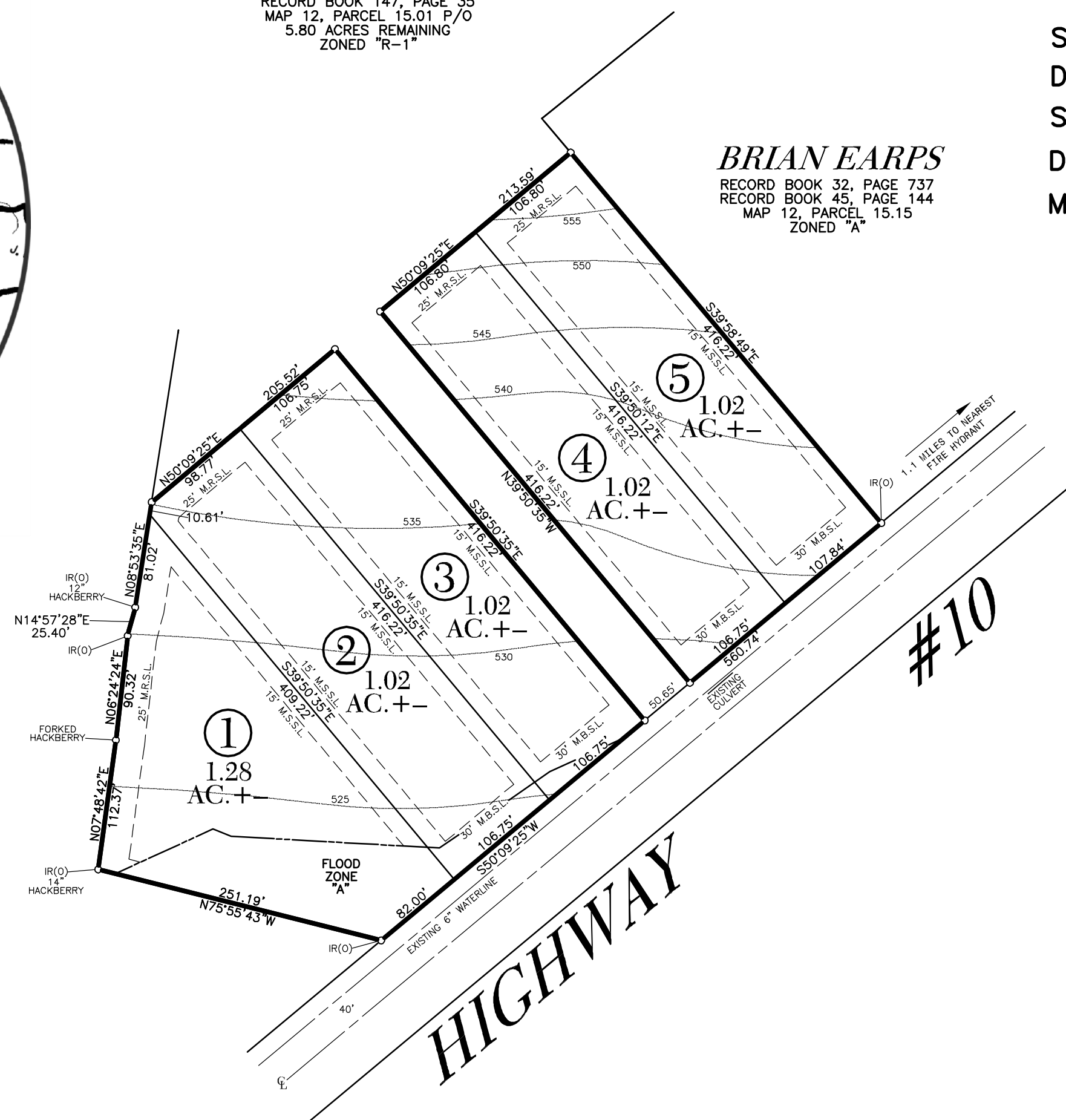
SCALE : 1" = 100'  
 DATE : FEBRUARY 17, 2022  
 SIZE : 5.36 AC.+-  
 DEED : R. B. 147, PG. 35, R.O.T.C.T.  
 MAP : MAP 12, PAR. 15.01 P/O, T.A.O.T.C.T.

**BRIAN EARPS**

RECORD BOOK 32, PAGE 737  
 RECORD BOOK 45, PAGE 144  
 MAP 12, PARCEL 15.15  
 ZONED "A"

**BILLY TOWNS**

RECORD BOOK 59, PAGE 443  
 RECORD BOOK 112, PAGE 377  
 MAP 12, PARCELS 16.02 & 16.09  
 ZONED "A"



**SURVEYOR'S CERTIFICATE:**

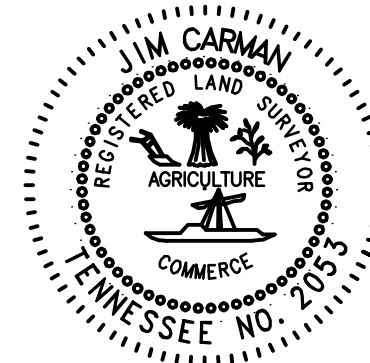
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.

**SEPTIC RESTRICTIONS**

- LOTS #1-#5 ARE APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
- SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
- SHADING ON THESE LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.
- LOTS #1-#5 ARE APPROVED FOR USE WITH UTILITY WATER ONLY.
- THE SIZE, NUMBER OF SQUARE FEET, DESIGN, AND LOCATION OF THE PROPOSED DWELLING MAY FURTHER RESTRICT THE MAXIMUM NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.
- ALL UNDERGROUND UTILITIES AND DRIVEWAYS MUST ENTER ALONG THE SIDE PROPERTY LINES.
- APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
- PRIOR TO COMMENCING CONSTRUCTION ON THIS LOT, THE OWNER OF THE LOT MUST IDENTIFY AND MARK THE BOUNDARIES OF THE APPROVED SUBSURFACE SEWAGE DISPOSAL SITE ON SUCH LOT AS SHOWN ON THIS PLAT, IF THE OWNER DESIRES TO MODIFY OR RELOCATE THE SOIL SITE, THE OWNER WILL BE RESPONSIBLE FOR OBTAINING A SOIL EVALUATION OF THE PROPOSED LOCATION AND OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

**NOTES:**

- PROPERTY IS ZONED "R-1".
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONES A & X. SEE COMMUNITY PANEL NUMBER 47169C0062C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: LEWIS CASS BEASLEY, III  
 1275 HWY 141 NORTH  
 HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
- SIDEWALKS ARE NOT REQUIRED FOR THIS SUBDIVISION AS THERE ARE NOT PRESENTLY ANY ADJOINING SIDEWALKS OR ANY KNOWN PLANS FOR PEDESTRIAN WAYS IN THIS AREA.



**CARMAN SURVEYING**

150 MIDDLE FORK ROAD  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 374-3244

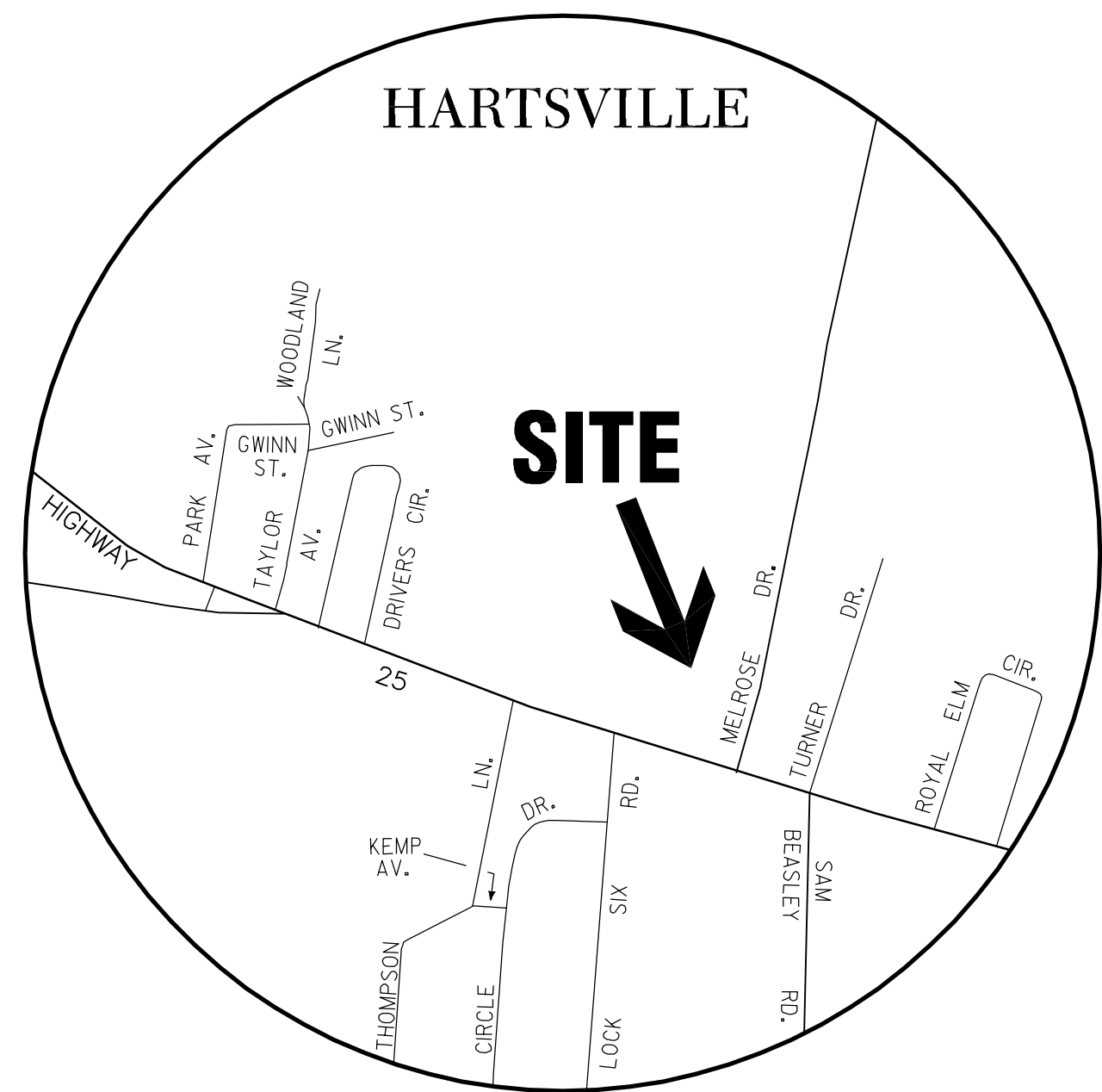
**CERTIFICATE OF PRELIMINARY APPROVAL**

Approved by the Hartsville / Trousdale County Planning Commission, with exceptions or conditions as are indicated in the Minutes of the Planning Commission dated \_\_\_\_\_. Preliminary approval shall not constitute final approval of the Subdivision Plat.

Date: \_\_\_\_\_

Secretary Planning Commission

LOCATION SKETCH n.t.s.



**ACCESS / PUE EASEMENT**

Course	Bearing	Distance
L1	N 72°24'19" W	398.40'
L2	Rd: 72.39° Arc: 92.48° Tan: 53.66° Chd: N34°08'40" W	86.39'
L3	N 04°06'58" E	392.38'
L4	N 84°10'40" W	86.29'
L5	N 04°06'58" E	60.03'
L6	S 84°10'40" W	687.53'
L7	S 11°50'16" W	60.33'
L8	N 84°10'40" W	104.12'
L9	S 05°49'20" W	168.96'
L10	S 08°49'48" W	38.15'
L11	S 11°50'16" W	275.39'
L12	S 72°24'19" E	84.43'
L13	S 84°10'40" E	67.78'
L14	S 84°10'40" E	321.23'
L15	S 05°49'20" W	168.94'
L16	S 08°50'20" W	27.74'
L17	S 11°50'16" W	247.72'
L18	S 84°45'45" W	74.18'
L19	N 72°24'19" W	287.92'
L20	N 04°06'58" E	402.83'

**LEWIS C. BEASLEY, JR.  
& MIKE DIES**  
PLAT BOOK 2, PAGE 200  
ZONED R1

FINAL SUBDIVISION PLAT OF  
**THE TOWNS AT MELROSE**

LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'  
DATE : MARCH 3, 2022  
SIZE : 10.39 AC.+-  
DEED : R. B. 97, PG. 792, R.O.T.C.T.  
MAP : MAP 26-A, PAR. A-5.00, T.A.O.T.C.T.

**FIRST BAPTIST CHURCH**

DEED BOOK C-1, PAGE 12  
DEED BOOK 18, PAGE 370  
MAP 26-A, PARCELS A-7.00 & A-8.00  
ZONED R1

**JEFF LINVILLE**

RECORD BOOK 14, PAGE 304  
RECORD BOOK 106, PAGE 608  
MAP 26-A, PARCEL 45.02  
ZONED R1

**MICHAEL ERIC CHUMLEY**

RECORD BOOK 91, PAGE 699  
MAP 26-A, PARCEL A-1.01  
ZONED R1

**DONNA K. HOLDER, TRUSTEE**

RECORD BOOK 114, PAGE 501  
MAP 26-A, PARCEL A-1.00  
ZONED R1

**LINVILLE & QUILLEN**

RECORD BOOK 69, PAGE 266  
MAP 26-A, PARCEL A-2.00  
ZONED R1

**ERIC HOLDER**

RECORD BOOK 108, PAGE 53  
MAP 26-A, PARCEL A-3.00  
ZONED R1

**KELLEY & TAYLOR**

RECORD BOOK 98, PAGE 640  
MAP 26-A, PARCEL A-4.00  
ZONED R1

**GREGORY INMAN**

RECORD BOOK 107, PAGE 733  
RECORD BOOK 128, PAGE 449  
MAP 26-A, PARCEL A-5.01  
ZONED R1

**GEOFFREY GERMAN**

RECORD BOOK 107, PAGE 710  
RECORD BOOK 128, PAGE 452  
MAP 26-A, PARCEL A-5.06  
ZONED R1

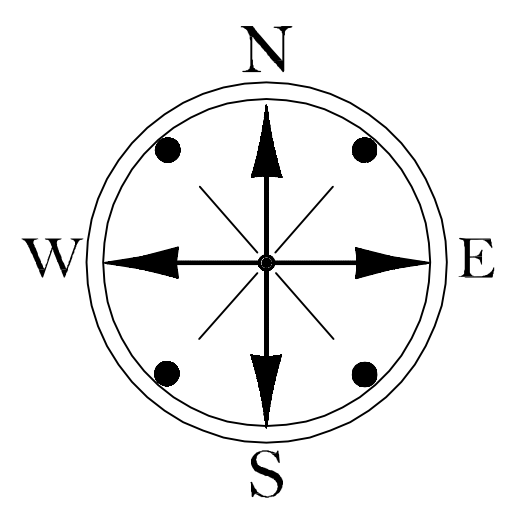
**TONY G. TROUTT**

RECORD BOOK 105, PAGE 536  
RECORD BOOK 106, PAGE 586  
MAP 26-A, PARCEL A-5.05  
ZONED R1

**THE BOBBY RODDY GRANDCHILDREN'S TRUST**  
RECORD BOOK 18, PAGE 748  
MAP 26-A, PARCEL A-6.01  
ZONED R3

DRIVE

MELROSE

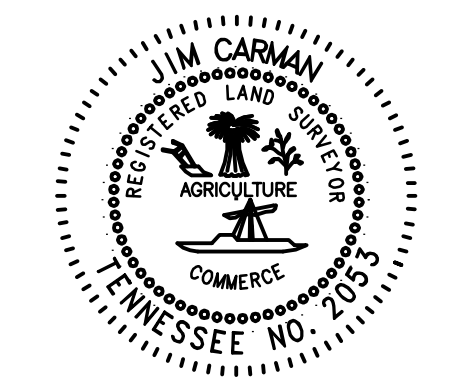


**NOTES:**

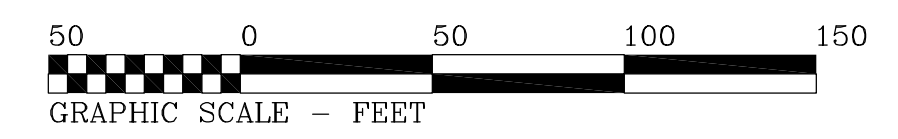
1. THE PURPOSE OF THIS PLAT IS TO CREATE A 113 UNIT HORIZONTAL TOWNHOUSE SUBDIVISION.
2. ALL CORNERS MARKED BY OLD IRON RODS UNLESS OTHERWISE NOTED.
3. OWNER: TONY WHITMORE 638 CHITWOOD DRIVE LAFAYETTE, TENNESSEE, 37083
4. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 476800044C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
5. REQUIRED SETBACKS ARE AS FOLLOWS: 25 FEET - FRONT; 10 FEET; AND REAR - 15 FEET.
6. THIS PROPERTY IS ZONED R3.
7. THE STREETS AS SHOWN HEREON ARE PRIVATE STREETS AND NOT BEING DEDICATED TO HARTSVILLE / TROUSDALE COUNTY.
8. A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THIS SUBDIVISION AND SAID HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, SIDEWALKS COMMON WALKWAY AREA, PAVILION, PLAYGROUND AND ALL COMMON AREA OF THIS SUBDIVISION.
9. THE ACCESS & PUBLIC UTILITY EASEMENT AS SHOWN IS FOR THE PURPOSE OF THE HARTSVILLE / TROUSDALE COUNTY WATER DEPARTMENT BEING ABLE TO ACCESS & MAINTAIN THE PUBLIC UTILITIES OF THIS SUBDIVISION.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



**CARMAN SURVEYING**  
150 MIDDLE FORK ROAD  
HARTSVILLE, TENNESSEE  
PHONE: (615) 374-3244



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 33°14'22" W

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number 97, Page 792, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.	I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in Chapter 0820-3-.05, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.	I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled THE TOWNS AT MELROSE have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.	I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled THE TOWNS AT MELROSE have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.	I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.	I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.
Date: _____  Owner: _____	Date: _____  JIM CARMAN Registered Land Surveyor #2053	Date: _____  Name, Title, and Title Agency or Authorized Approving Agency	Date: _____  Name, Title, and Title Agency or Authorized Approving Agency	Date: _____  Appropriate Government Representative	Date: _____  Secretary Planning Commission

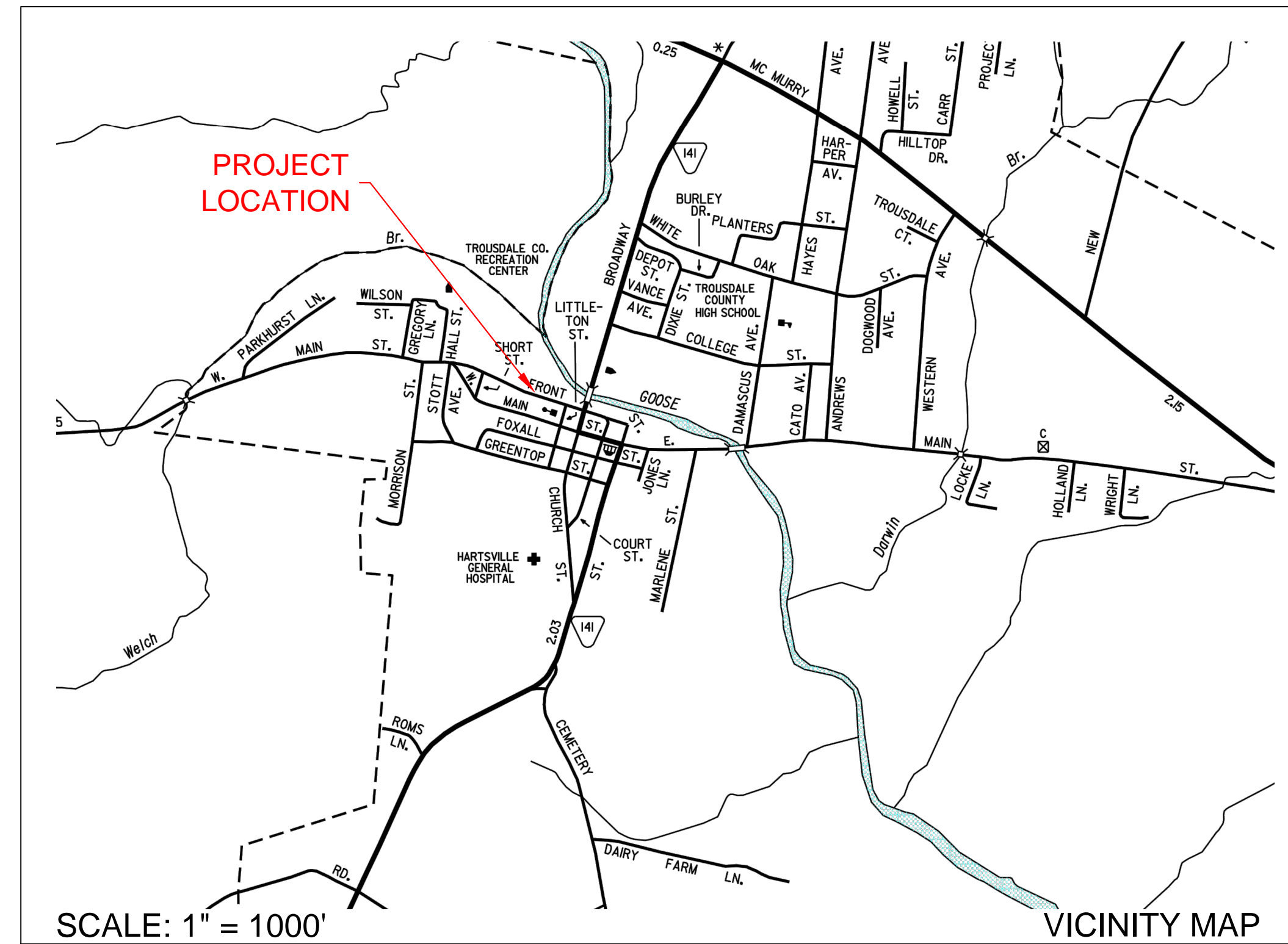
# JESSE PETERS FRONT STREET APARTMENT BUILDING

HARTSVILLE, TENNESSEE  
TAX MAP 027B, GROUP A, PARCEL 010.00  
FRONT STREET

## INDEX OF DRAWINGS

DESCRIPTION	SHEET
COVER SHEET	T1
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EXISTING SITE PLAN	C1
PROPOSED SITE LAYOUT	C2
PROPOSED GRADING & DRAINAGE PLAN	C3
PROPOSED UTILITIES PLAN	C4
STANDARD SITE DETAILS	C5
STANDARD SITE DETAILS	C6

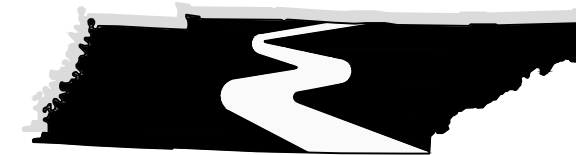
DESCRIPTION	SHEET
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PROPOSED UTILITIES PLAN	C4
STANDARD SITE DETAILS	C5
STANDARD SITE DETAILS	C6



## SITE DATA

OWNER / APPLICANT:	JESSE PETERS 514 COLLEGE AVENUE EAST CARTHAGE, TN 37030
ZONING:	C-1
AREA OF TRACT:	0.48± AC.
TAX MAP ID:	027B
PROPOSED USE OF STRUCTURES:	APARTMENTS
LAND DISTURBANCE:	0.45± AC.
WATER:	PUBLIC, HTWSUD
WASTE:	PUBLIC, HTWSUD
EXISTING BUILDING GROSS:	2982 S.F.
PROPOSED BUILDING GROSS:	3,875 S.F.
EXISTING IMPERVIOUS SURFACE AREA:	2,982 S.F.
PROPOSED IMPERVIOUS SURFACE AREA:	11,275 S.F.
TOTAL NUMBER OF ALLOWED UNITS	N/A
TOTAL NUMBER OF PROPOSED UNITS	8 UNITS
PROPOSED HEIGHT OF BUILDING	2 STORES, 25'

\*SITE PLAN APPROVAL WILL CEASE TO BE EFFECTIVE AFTER 1 YEAR AFTER DATE OF APPROVAL IF A BUILDING PERMIT HAS NOT BEEN ISSUED OR UNLESS THE SITE IS RE-APPROVED.



**MID - TENN  
ENGINEERING CO.**  
648 HWY. 52 BYPASS WEST  
LAFAYETTE, TN (615) 666-2385

NO.	DATE	DESCRIPTION	BY	CHKD
1	3/14/2022	GREATERTENNESSEE REGIONAL COUNCIL COMMENTS 3-14-2022	J.D.C.	E.J.W.
2	2/10/2022	GREATERTENNESSEE REGIONAL COUNCIL COMMENTS 2-10-2022	J.D.C.	E.J.W.

MID - TENN  
ENGINEERING CO.  
648 HIGHWAY 52 BYPASS W.  
LAFAYETTE, TN (615) 666-2385

JESSE PETERS APARTMENTS  
FRONT STREET  
HARTSVILLE, TENNESSEE

COVER SHEET



DESIGNED BY:	J.D.C.	SCALE:	AS-NOTED
CHECKED BY:	E.J.W.	DATE:	1/05/22
DATE:	1/05/22	JOB NO.:	859101

SHEET  
**T1**

**GENERAL NOTES**

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
4. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OF GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL / BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY / EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
6. LOCATIONS OF PROPERTY LINES & UNDERGROUND UTILITIES POSSIBLY INCOMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION & ELEVATION OF ALL EXISTING UNDERGROUND UTILITIES BEFORE MAKING TIES TO THEM.
7. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS / UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS.
8. THE CONTRACTOR SHALL OBTAIN & POST ALL NECESSARY PERMITS.
9. THE CONTRACTOR SHALL PROVIDE SAFETY MEASURES, THROUGHOUT THE FULL TERM OF THE PROJECT, IN STRICT ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
10. A COPY OF THE APPROVED PROJECT PLANS SHALL REMAIN WITH THE CONTRACTOR ON SITE AT ALL TIMES DURING THE PROJECT.
11. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS / SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR RESPONSIBLE FOR DETERMINING METHOD / MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
12. NEITHER THE PROFESSIONAL ACTIVITIES OF MID-TENN ENGINEERING COMPANY NOR THE PRESENCE OF MID-TENN ENGINEERING COMPANY OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THESE PLANS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. MID-TENN ENGINEERING COMPANY AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. MID-TENN ENGINEERING COMPANY SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

**GRADING GENERAL NOTES**

1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
2. PROOF ROLL THE SITE WITH A TANDEM AXLE LOADED DUMP TRUCK IN TWO DIRECTIONS, ANY AREAS WHICH ARE NOTED TO RUT OR PUMP EXCESSIVELY SHALL BE UNDERCUT AND BACKFILLED WITH COMPACTED ENGINEERED FILL ACCORDING TO THE COMPACTION REQUIREMENTS BELOW.
3. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SOILS SITUATION IS PRESENT, THE GEOTECHNICAL ENGINEER AND OWNER'S CIVIL ENGINEER CONSULTANT (MID-TENN ENGINEERING COMPANY) SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED TWO (2) HORIZONTAL TO ONE (10) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
5. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
6. CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
7. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL LIFT OF ASPHALT.
8. SPOT ELEVATIONS REPRESENT FLOW LINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.
9. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
10. EXISTING GRADE CONTOUR INTERVALS SHOWN AT ONE (2) FOOT INTERVALS.
11. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE (2) FOOT INTERVALS.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
13. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
14. ALL SITE CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
15. PAVEMENT OPERATION TO COMMENCE AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL GRADING.

**ADA GENERAL NOTES**

1. ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.
2. ALL HANDICAP RAMPS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.
3. THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.
  - (A) THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
  - (B) THE GRADES WITHIN HANDICAP PARKING STALLS SHALL NOT EXCEED 2% MEASURED IN ANY DIRECTION. HANDICAP PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING ENTRY AS SHOWN ON THE PLANS.
  - (C) ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5%. ACCESSIBLE ROUTES EXCEEDING 5% SHALL BE CONSTRUCTED WITH RAMPS AND HANDRAILS HAVING A MAXIMUM SLOPE OF 8.33% FOR A MAXIMUM RISE OF THIRTY (30) INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH MAXIMUM SLOPE OF 2% IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMPS.
4. ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF SEVEN (7) FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN.
5. ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN DETECTIBLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.
6. THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF 1/4 INCH.
7. THE CONTRACTOR SHALL HAVE ALL CONCRETE FORMS THAT ARE PART OF ANY DESIGNATED ACCESSIBLE ROUTE, STORE FRONT, HANDICAP PARKING SPACE OR RAMP CHECKED BY OWNERS ENGINEER OF RECORD TO VERIFY GRADES AND CROSS SLOPES PRIOR TO PLACEMENT OF ANY CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS AND DAMAGES FOR IMPROVEMENTS INSTALLED OR OTHERWISE IMPACTED BY WORK NOT APPROVED BY THE OWNERS ENGINEER.

**UTILITY GENERAL NOTES**

1. ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO HARTSVILLE/TROUSDALE WATER SEWER UTILITY DISTRICT STANDARDS, SPECIFICATIONS, PLANS, AND DETAILS.
2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
3. ALL NECESSARY INSPECTIONS AND / OR CERTIFICATIONS REQUIRED BY CODES AND / OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIES UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
6. CONTRACTOR SHALL NOTIFY THE UTILITY BEFORE CONNECTING TO EXISTING UTILITY.
7. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
8. ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS.
9. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLES IN UNPAVED AREAS SHALL BE FOUR (4) INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 PSI.
11. SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN FIVE (6) FEET OF PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE. SITE WORK CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR ON ALL UTILITY BUILDING ENTRANCE LOCATIONS.
12. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
13. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES, BORING, ETC. AND SIMILAR STRUCTURES.
14. ALL UTILITIES SHALL BE TESTED TO ENSURE PROPER INSTALLATION.

**SANITARY SEWER GENERAL NOTES**


1. ALL GRAVITY SANITARY SEWER PIPE SHALL MEET SDR26 PVC REQUIREMENTS. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
2. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN ACCORDANCE WITH THE PLANS. ALL FRAME SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
4. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH UTILITY COMPANY STANDARDS. ALL TEST RESULTS SHALL BE PROVIDED TO THE OWNERS ENGINEER, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO BEGINNING SERVICE.
5. COMPACTION OF ALL TRENCHES WITHIN PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER SYSTEM.
7. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN PRIOR TO CONSTRUCTION.
8. SANITARY SEWER STRUCTURES AND PIPES SHALL BE BEDDED IN ACCORDANCE WITH DETAILS ON PLANS.
9. ALL SANITARY SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH ASPHALT, AND SHALL HAVE TRAFFIC BEARING CASTINGS. MANHOLES IN UNPAVED AREAS SHALL BE FOUR (4) INCHES ABOVE FINISH GROUND GRADING. ALL STORM STRUCTURE LIDS SHALL BE BITUMINOUS COATED AND LABELED "SANITARY SEWER".

**EROSION PREVENTION AND SEDIMENT CONTROLS**

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SOIL EROSION MEASURES FOR PROTECTION OF ALL ADJOINING ROADS, LANDS, AND STREAMS. REFER TO S.C.S. MANUAL "RAINWATER AND LAND DEVELOPMENT" AND T.D.E.C. "EROSION & SEDIMENT CONTROL HANDBOOK" FOR REQUIREMENTS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRUBBING. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER LEAVES THE LIMITS OF THE PROJECT, ALL POINTS WHERE STORM WATER ENTERS A STREAM THAT TRAVERSES THE PROJECT, AND ALL POINTS WHERE STORM WATER ENTERS PORTIONS OF COMPLETED UNDERGROUND PIPING.
3. THE CONSTRUCTION BMP'S WITHIN THESE PLANS REPRESENT THE MINIMUM REQUIRED ONSITE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ONSITE BMP'S AS THE PROJECT PROGRESSES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL TEMPORARY AND PERMANENT CONTROL PRACTICES TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

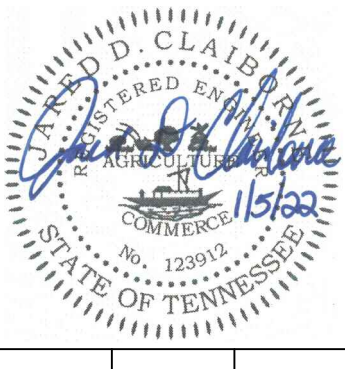
NO.	DATE	DESCRIPTION	BY	CKD

**MID - TENN  
ENGINEERING CO.**  
648 HIGHWAY 58 BYPASS W.  
LAFAYETTE, TN (615) 666-2385



**JESSE PETERS APARTMENTS  
FRONT STEET  
HARTSVILLE, TENNESSEE**

**GENERAL NOTES**



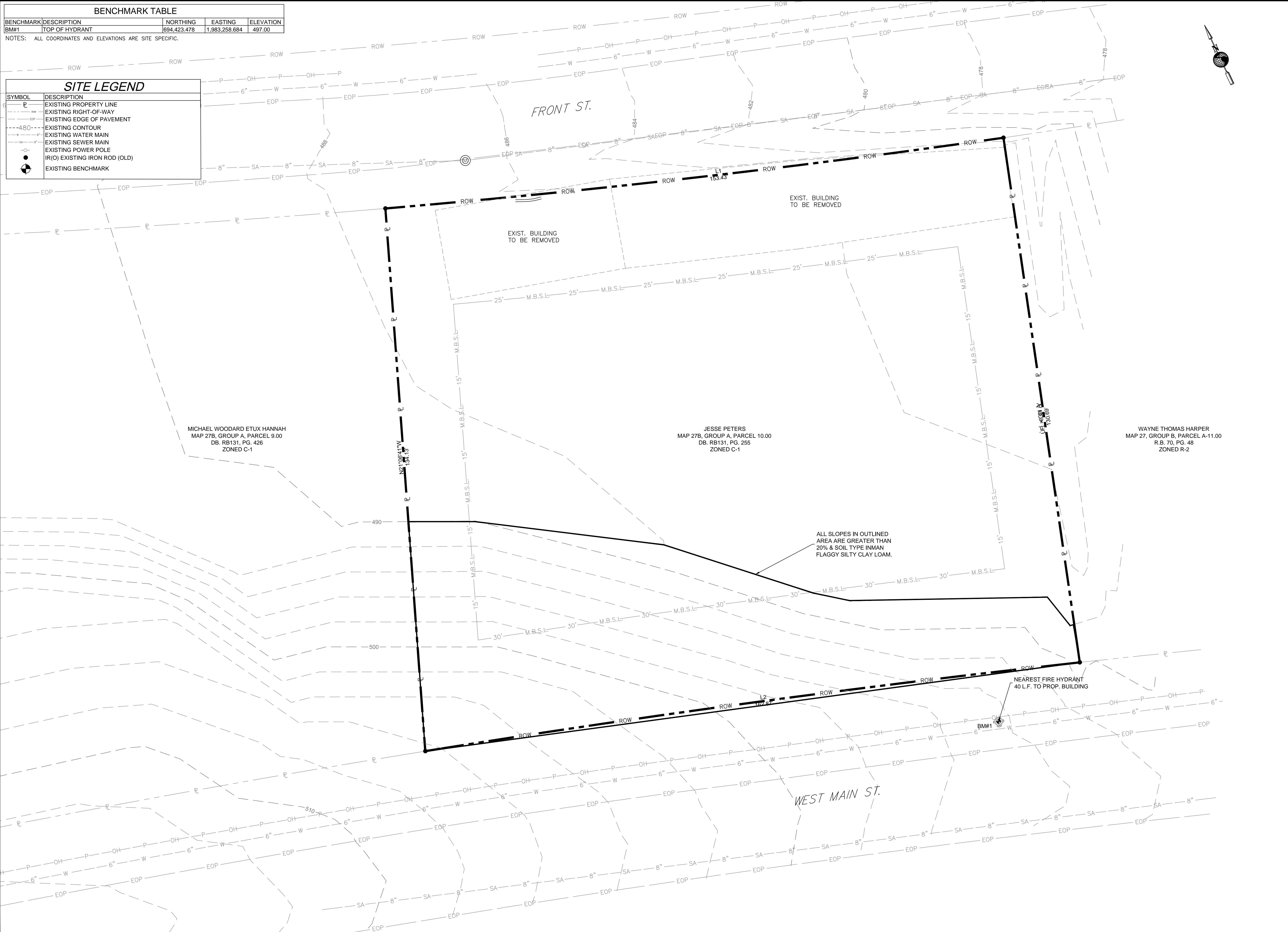
DESIGNED BY:	E.J.W.	DATE:	1/05/22	JOB NO.:	859101
DRAWN BY:	J.D.C.	SCALE:	NONE		

SHEET **G1**

BENCHMARK TABLE				
BENCHMARK	DESCRIPTION	NORTHING	EASTING	ELEVATION
BM#1	TOP OF HYDRANT	694,423.478	1,983,258.684	497.00

NOTES: ALL COORDINATES AND ELEVATIONS ARE SITE SPECIFIC.

SITE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING POWER POLE
	IR(O) EXISTING IRON ROD (OLD)
	EXISTING BENCHMARK

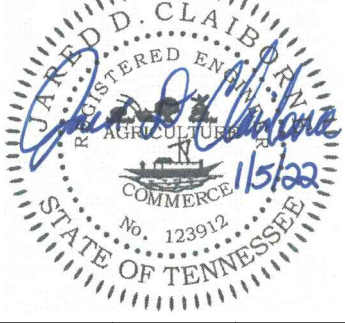


NO.	DATE	DESCRIPTION	BY	CHKD
1	3/14/2022	GREATER NASHVILLE REGIONAL COUNCIL	J.D.C.	E.J.W.
2	2/10/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-9-2022	J.D.C.	E.J.W.

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 LAFAYETTE, TN (615) 686-2455

JESSE PETERS APARTMENTS  
 FRONT STREET  
 HARTSVILLE, TENNESSEE

**EXISTING SITE LAYOUT**



DESIGNED BY:	J.D.C.	DATE:	1/05/22
DRAWN BY:	J.D.C.	SCALE:	1" = 10'
CHECKED BY:	E.J.W.	APP. NO.:	859101

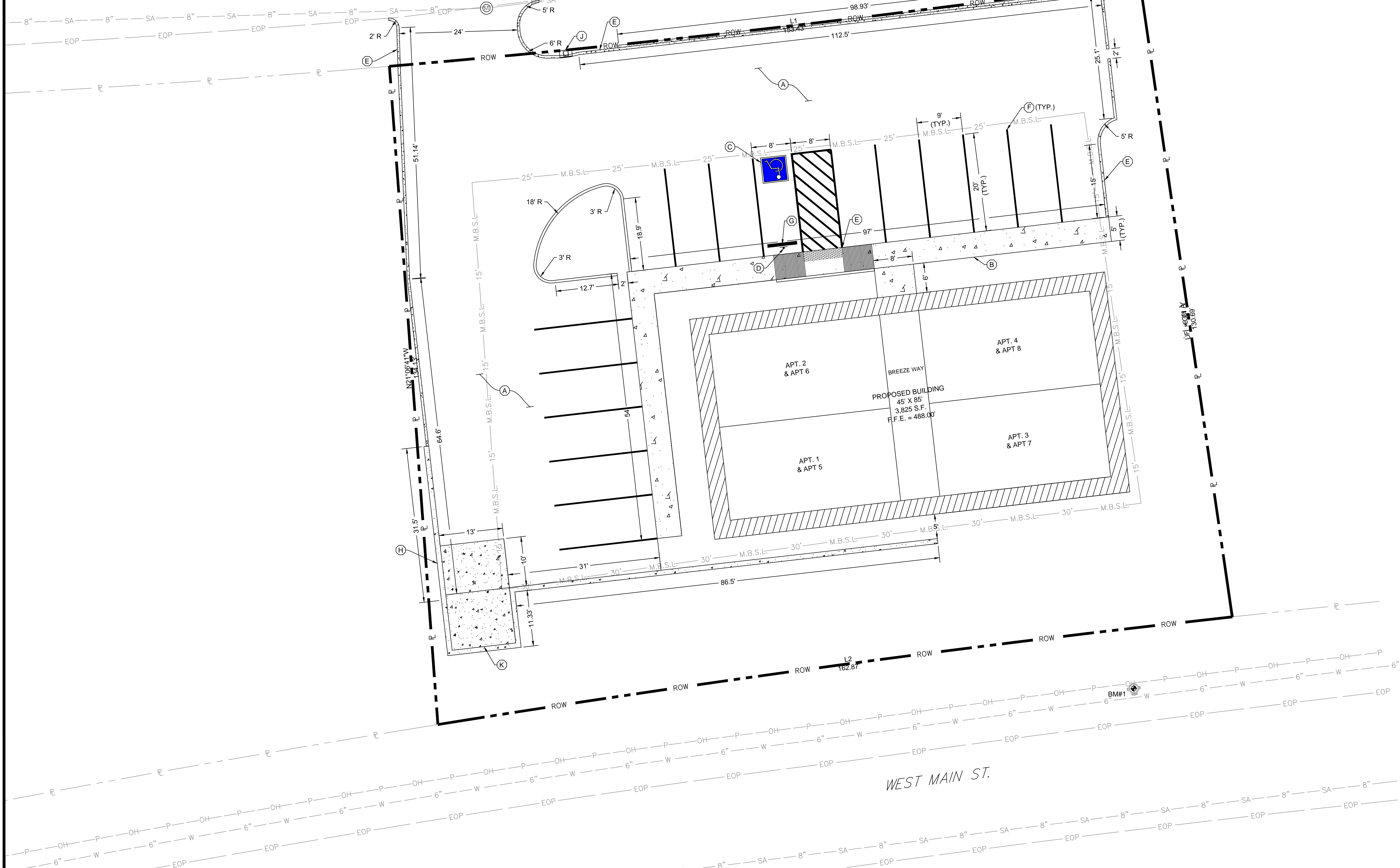
SHEET **C1**

# SITE DATA INFORMATION

ZONING: C-1  
 AREA OF TRACT: 0.48 AC.  
 EXISTING BUILDING GROSS S.F. 2982 S.F.  
 PROPOSED BUILDING GROSS S.F. 3,825 S.F.  
 PROPOSED BUILDING HEIGHT 25 L.F.  
 # OF PARKING SPACES REQUIRED \*\* 16 SPACES  
 # OF PARKING SPACES PROPOSED IN PAVEMENT 16 SPACES  
 # OF HANDICAP PARKING SPACES REQUIRED 1 SPACE  
 # OF HANDICAP PARKING SPACES PROPOSED 1 SPACE  
 # OF LOADING / UNLOADING SPACES REQUIRED 1 SPACE  
 # OF LOADING / UNLOADING SPACES PROPOSED 1 SPACE  
 EXISTING IMPERVIOUS SURFACE AREA 2982 S.F.  
 TOTAL PROPOSED IMPERVIOUS SURFACE AREA 11,275 S.F.  
 PROPOSED:  
 TOTAL ASPHALT PAVEMENT AREA 9,118 S.F.

KEYNOTES		
SYMBOL	DESCRIPTION	DETAIL
(A)	ASPHALTIC PAVING	1 / C5
(B)	BRUSHED CONCRETE SIDEWALK W/ TURNDOWN	2 / C5
(C)	HANDICAP SYMBOL SIGNAGE	7 / C5
(D)	HANDICAP PARKING SIGNAGE	8 / C5
(E)	ACCESSIBLE RAMP	5 / C5
(F)	4" WIDE PAINTED WHITE LINE	N / A
(G)	PRECAST CONCRETE WHEEL STOP	4 / C5
(H)	PROP. RETAINING WALL	3 / C6
(I)	6" CONCRETE CURB	15 / C5
(J)	MAIL KIOSK	N / A
(K)	DUMPSTER ENCLOSURE	3 / C6

\*\* NUMBER OF PARKING SPACES WAS CALCULATED USING 2 SPACE PER PROP. MULTI-FAMILY UNIT WHICH IS EQUAL TO 8 UNITS.  
 \*\* A VARIANCE WAS GRANTED BY THE TROUSDALE COUNTY BOARD OF ZONING AND APPEALS ON MARCH 14, 2022. THIS REQUEST REMOVED THE REQUIRED BUFFER ZONE LOCATED ALONG THE SHARED PROPERTY BOUNDARY WITH PARCEL A-11.00.

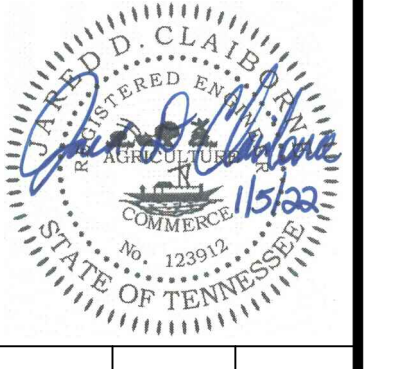


NO.	DATE	DESCRIPTION	BY	CHKD
1	3/14/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-29-2022	J.D.C.	E.J.W.
2	2/10/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-29-2022	J.D.C.	E.J.W.

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JESSE PETERS APARTMENTS  
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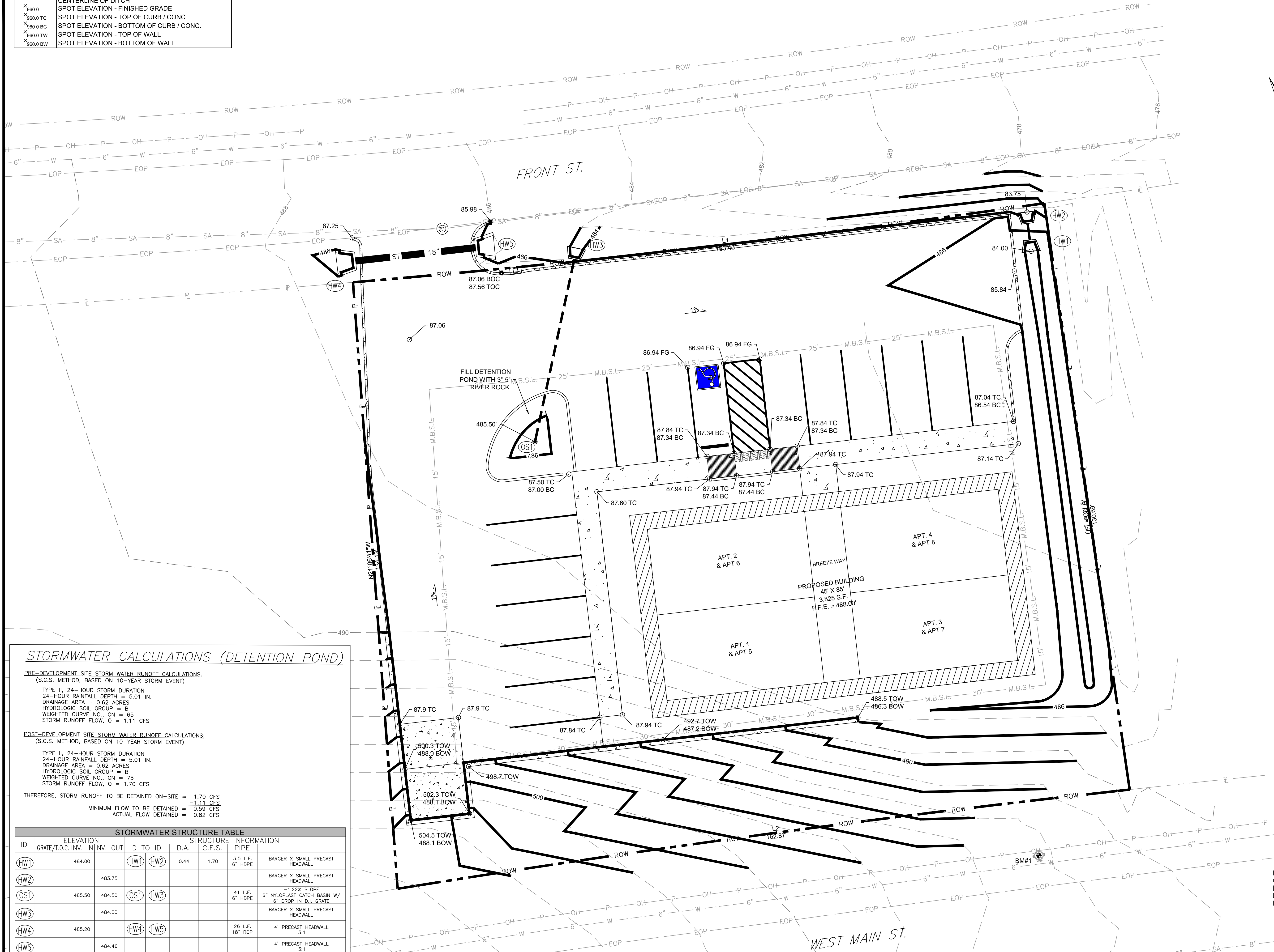
## PROPOSED SITE LAYOUT



DESIGNED BY:	E.J.W.
DATE:	1/05/22
DRAWN BY:	J.D.C.
SCALE:	1" = 10'

**PROPOSED SITE LEGEND**

SYMBOL	DESCRIPTION
-460-	EXISTING CONTOUR
460	PROPOSED CONTOUR
-	CENTERLINE OF DITCH
X <sub>960.0</sub>	SPOT ELEVATION - FINISHED GRADE
X <sub>960.0 TC</sub>	SPOT ELEVATION - TOP OF CURB / CONC.
X <sub>960.0 BC</sub>	SPOT ELEVATION - BOTTOM OF CURB / CONC.
X <sub>960.0 TW</sub>	SPOT ELEVATION - TOP OF WALL
X <sub>960.0 BW</sub>	SPOT ELEVATION - BOTTOM OF WALL



**STORMWATER CALCULATIONS (DETENTION POND)**

PRE-DEVELOPMENT SITE STORM WATER RUNOFF CALCULATIONS:  
(S.C.S. METHOD, BASED ON 10-YEAR STORM EVENT)

TYPE II, 24-HOUR STORM DURATION  
24-HOUR RAINFALL DEPTH = 5.01 IN.  
DRAINAGE AREA = 0.62 ACRES  
HYDROLOGIC SOIL GROUP = B  
WEIGHTED CURVE NO., CN = 65  
STORM RUNOFF FLOW, Q = 1.11 CFS

POST-DEVELOPMENT SITE STORM WATER RUNOFF CALCULATIONS:  
(S.C.S. METHOD, BASED ON 10-YEAR STORM EVENT)

TYPE II, 24-HOUR STORM DURATION  
24-HOUR RAINFALL DEPTH = 5.01 IN.  
DRAINAGE AREA = 0.62 ACRES  
HYDROLOGIC SOIL GROUP = B  
WEIGHTED CURVE NO., CN = 75  
STORM RUNOFF FLOW, Q = 1.70 CFS

THEREFORE, STORM RUNOFF TO BE DETAINED ON-SITE = 1.70 CFS  
MINIMUM FLOW TO BE DETAINED = 0.59 CFS  
ACTUAL FLOW DETAINED = 0.82 CFS

ELEVATION		STRUCTURE INFORMATION	
ID	GRATE/T.O.C. INV. IN/INV. OUT	ID TO ID	D.A. C.F.S. PIPE
HW1	484.00	HW1 HW2	0.44 1.70 3.5 L.F. 6" HDPE
HW2	483.75		BARGER X SMALL PRECAST HEADWALL
OS1	485.50	OS1 HW3	41 L.F. 6" NYLOPLAST CATCH BASIN W/ 1.22% SLOPE 6" DROP IN D.I. GRATE
HW3	484.00		BARGER X SMALL PRECAST HEADWALL
HW4	485.20	HW4 HW5	26 L.F. 18" RCP 4' PRECAST HEADWALL 3:1
HW5	484.46		4' PRECAST HEADWALL 3:1



Know what's below.  
Call before you dig.

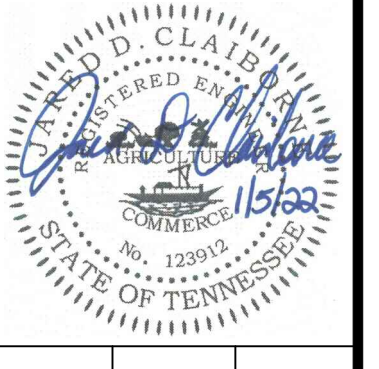
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES THREE WORKING DAYS PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN IN THESE PLANS IS APPROXIMATE AND POSSIBLY INCOMPLETE.

NO.	DATE	DESCRIPTION	BY	CHK
1	3/14/2022	J.D.C.	J.D.C.	
2	2/10/2022	J.D.C.	J.D.C.	

**MID - TENN ENGINEERING CO.**  
648 HIGHWAY 58 BYPASS W.  
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JESSE PETERS APARTMENTS  
FRONT STREET  
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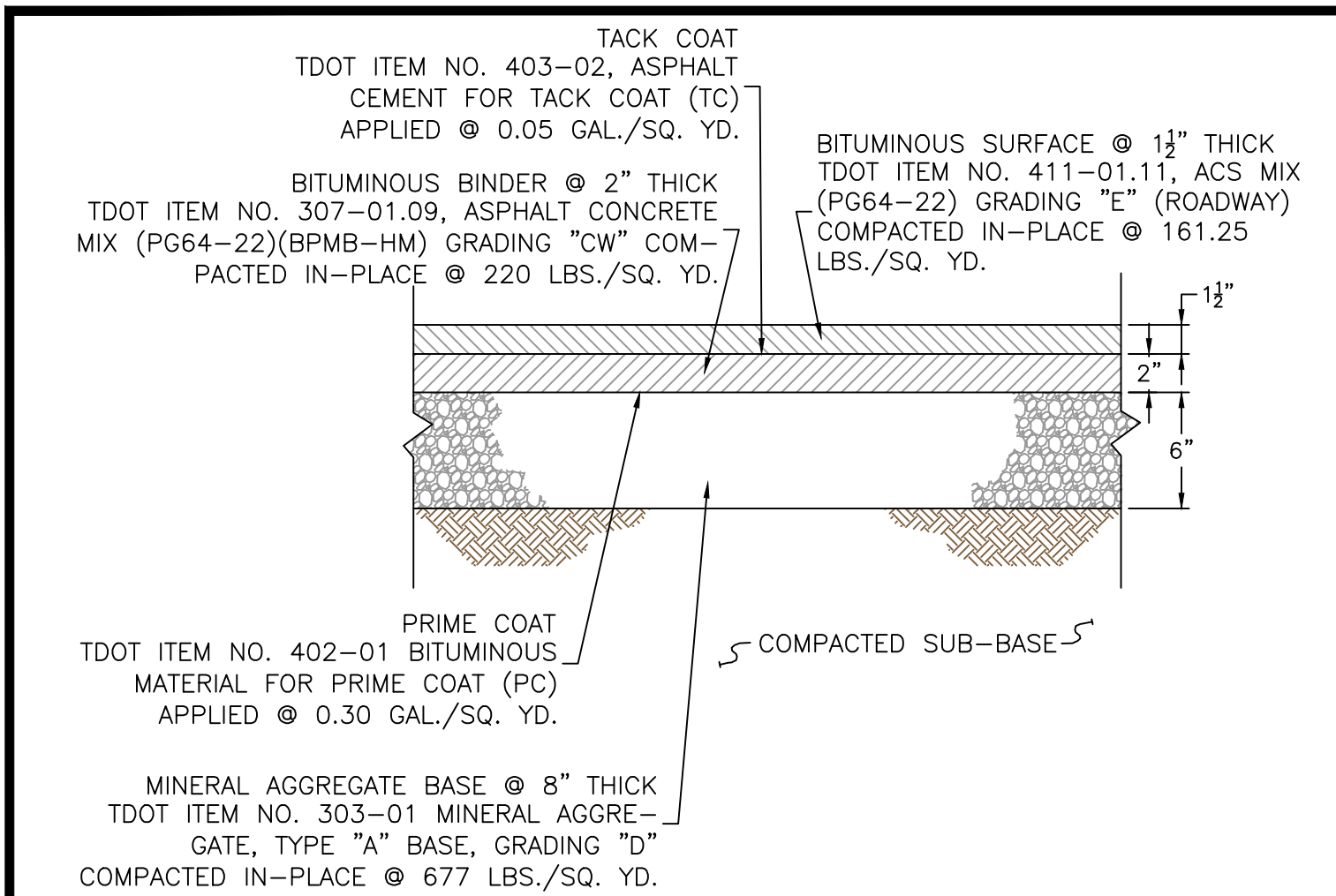
**PROPOSED GRADING PLAN**



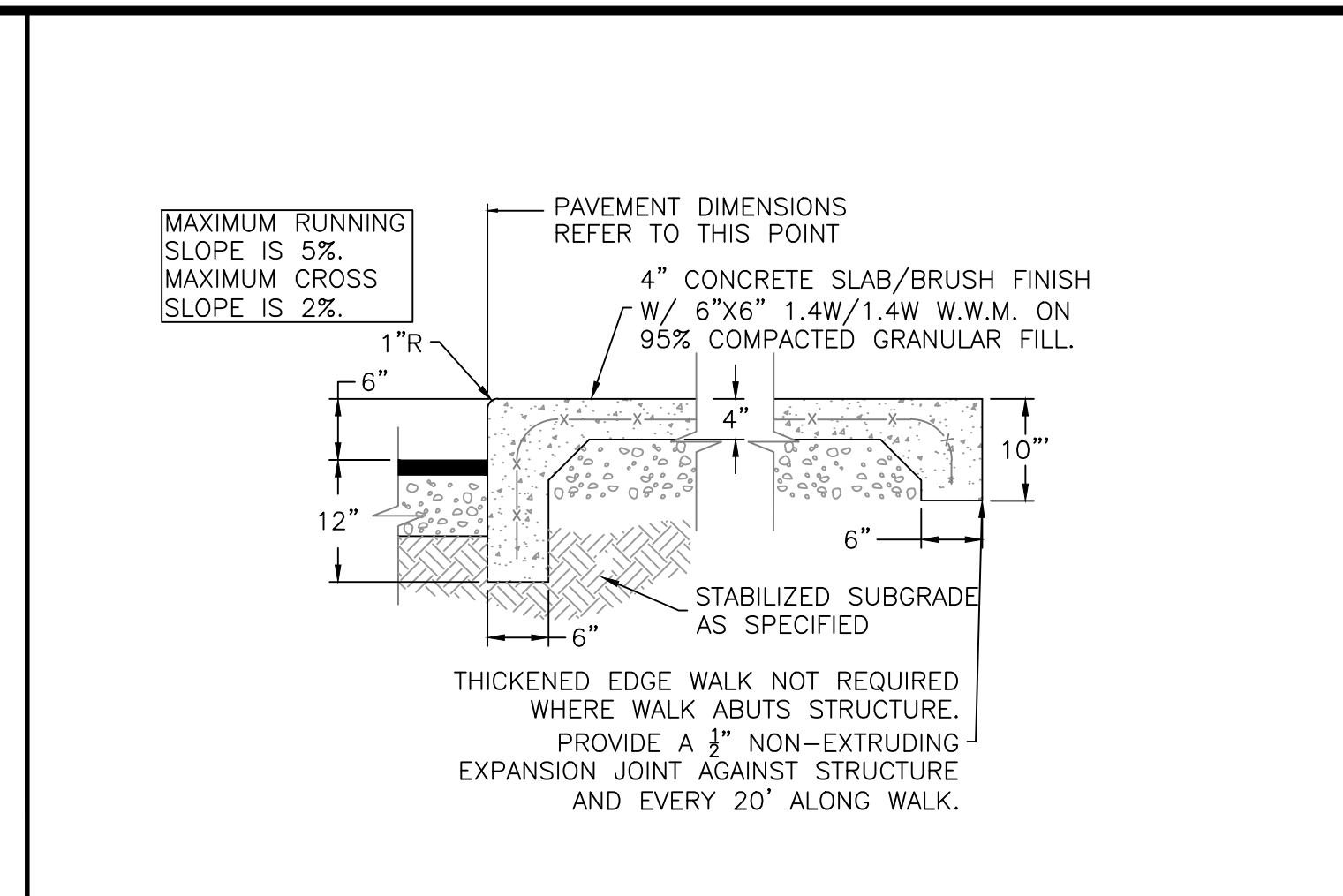
DESIGNED BY:	J.D.C.	DRAWN BY:	J.D.C.	SCALE:	1" = 10'
CHECKED BY:	E.J.W.	DATE:	1/05/22	PROJECT NO.:	859101

SHEET **C3**

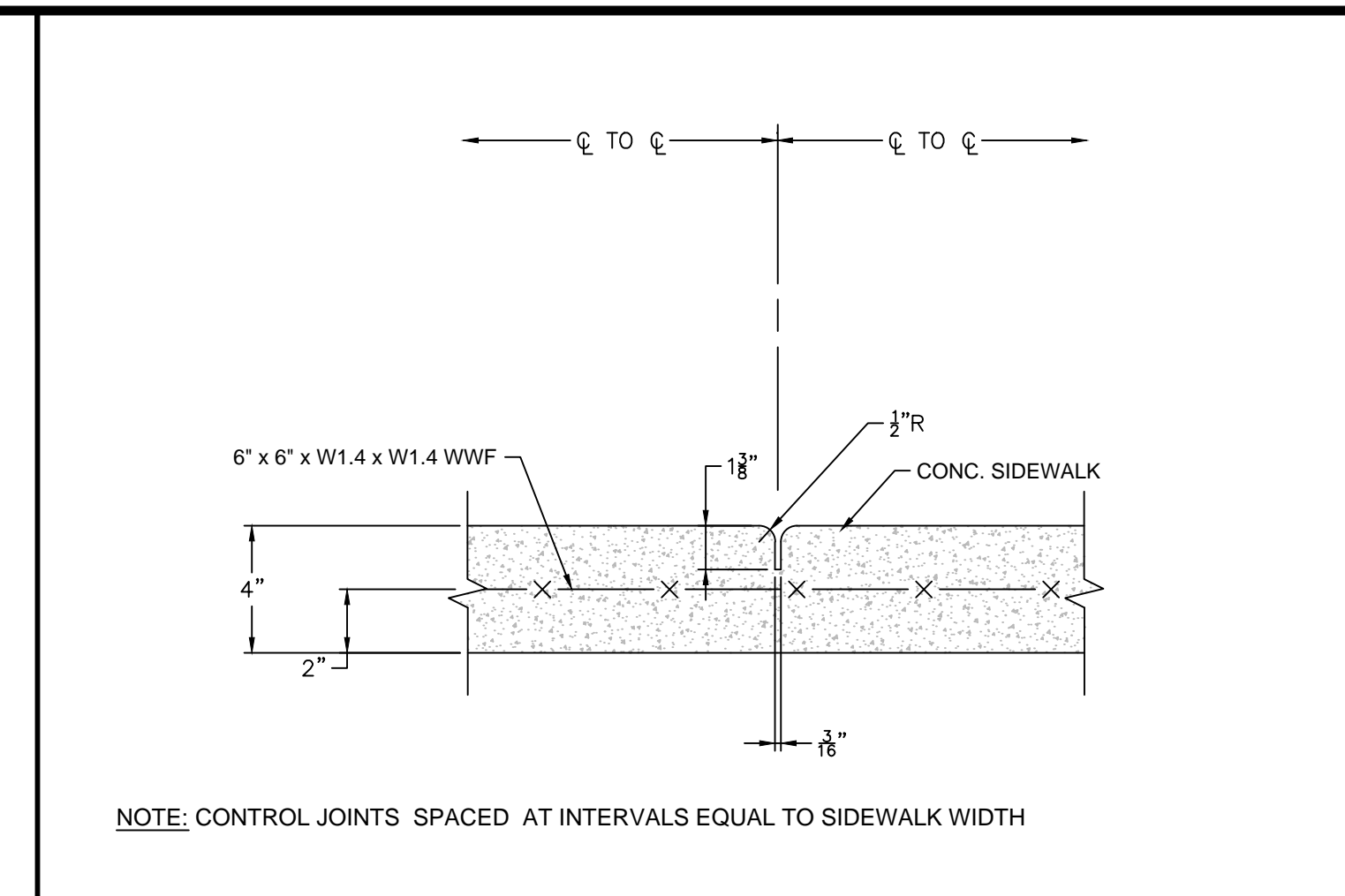




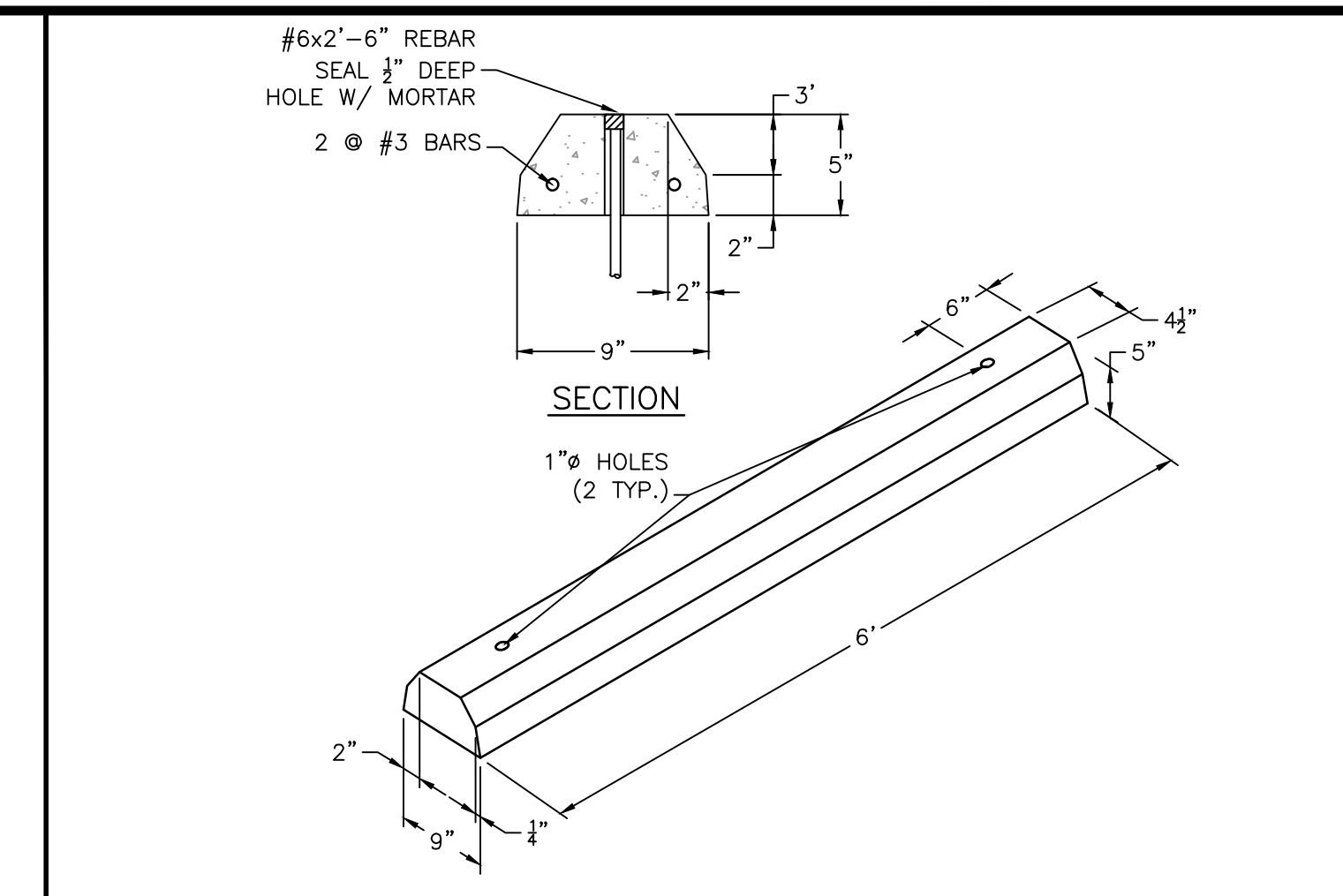
DETAIL ASPHALTIC PAVING SCALE: N.T.S. ①



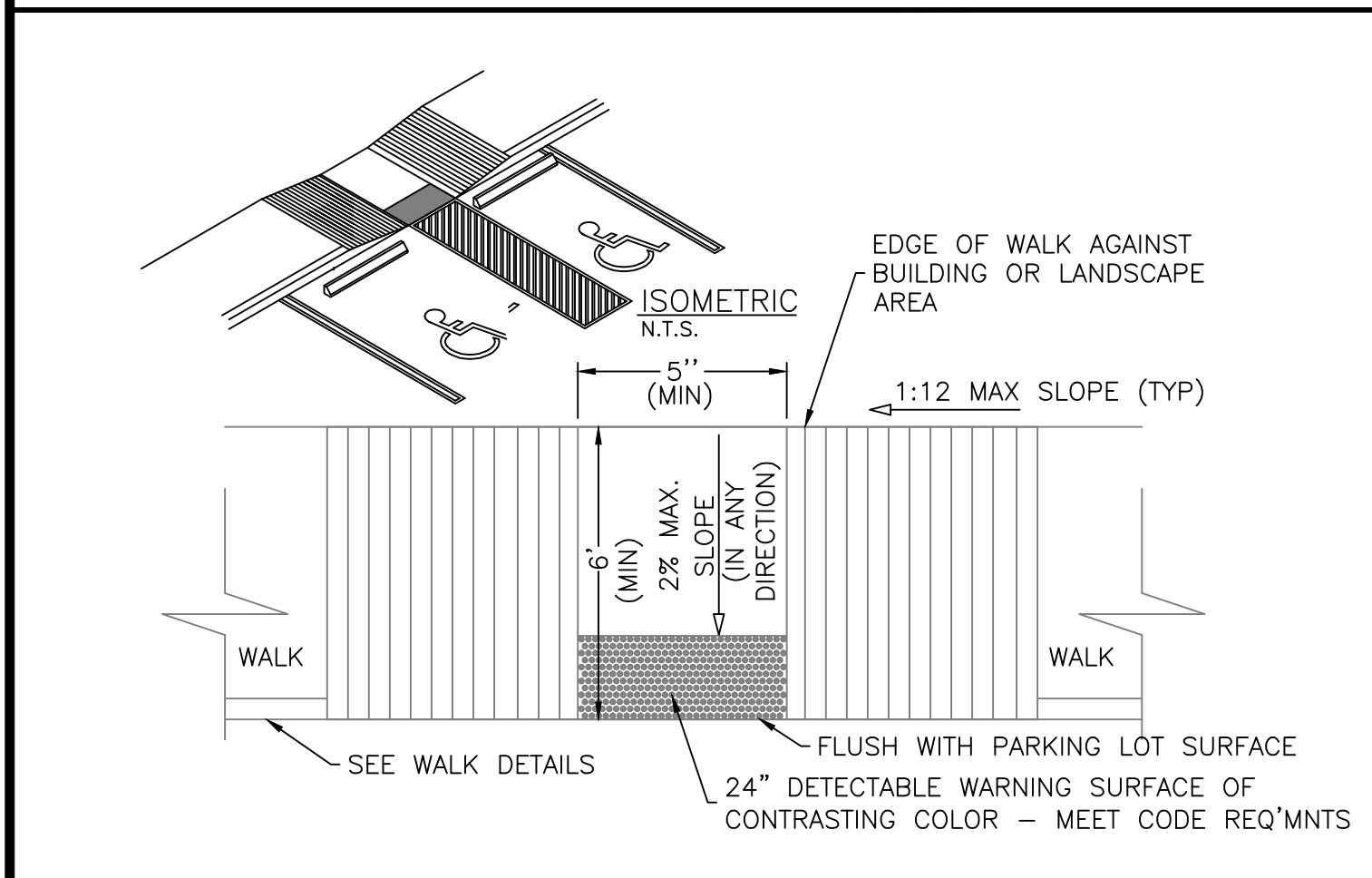
DETAIL BRUSHED CONCRETE SIDEWALK SCALE: N.T.S. ②



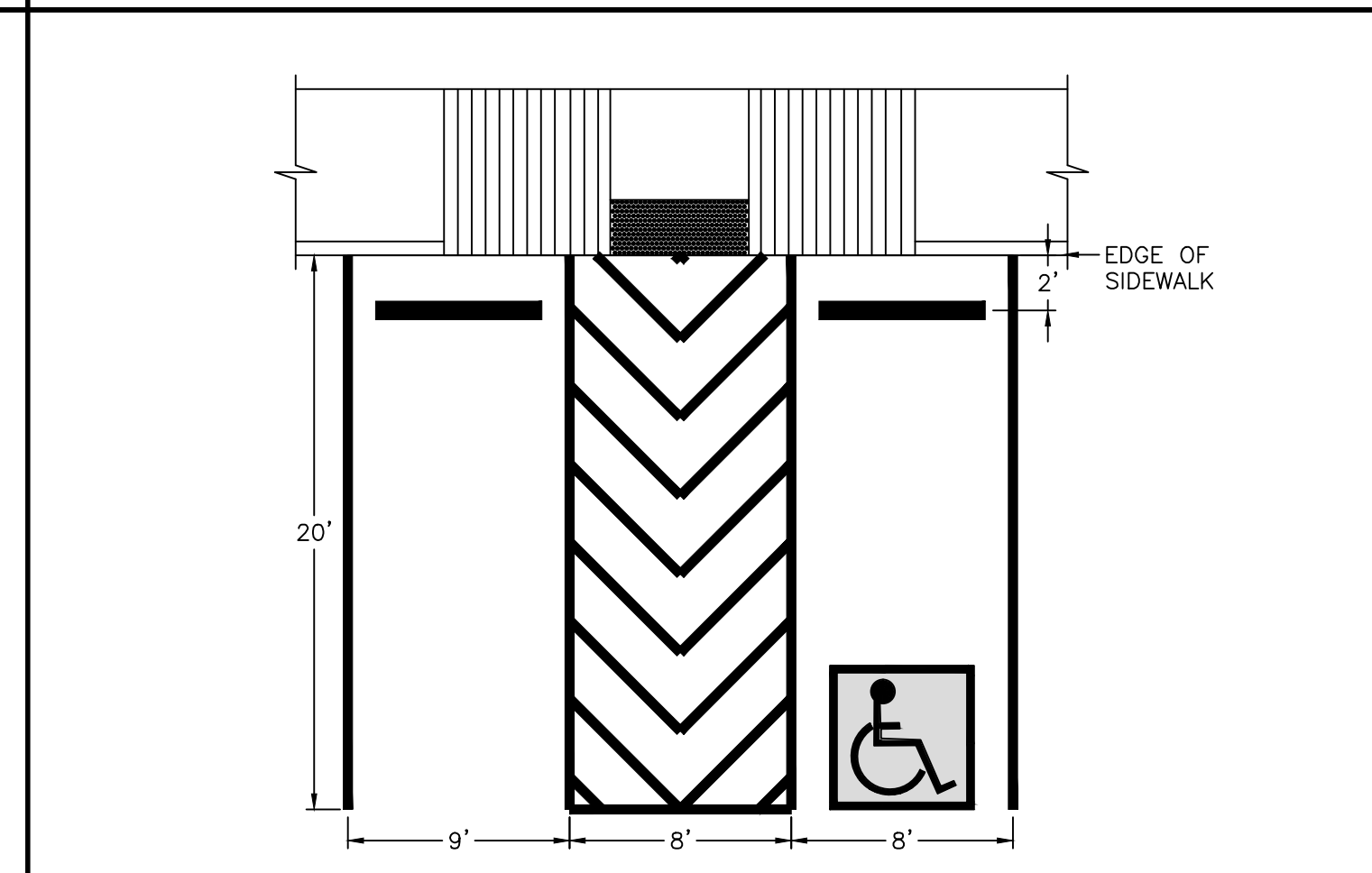
DETAIL SIDEWALK CONTROL JOINT SCALE: N.T.S. ③



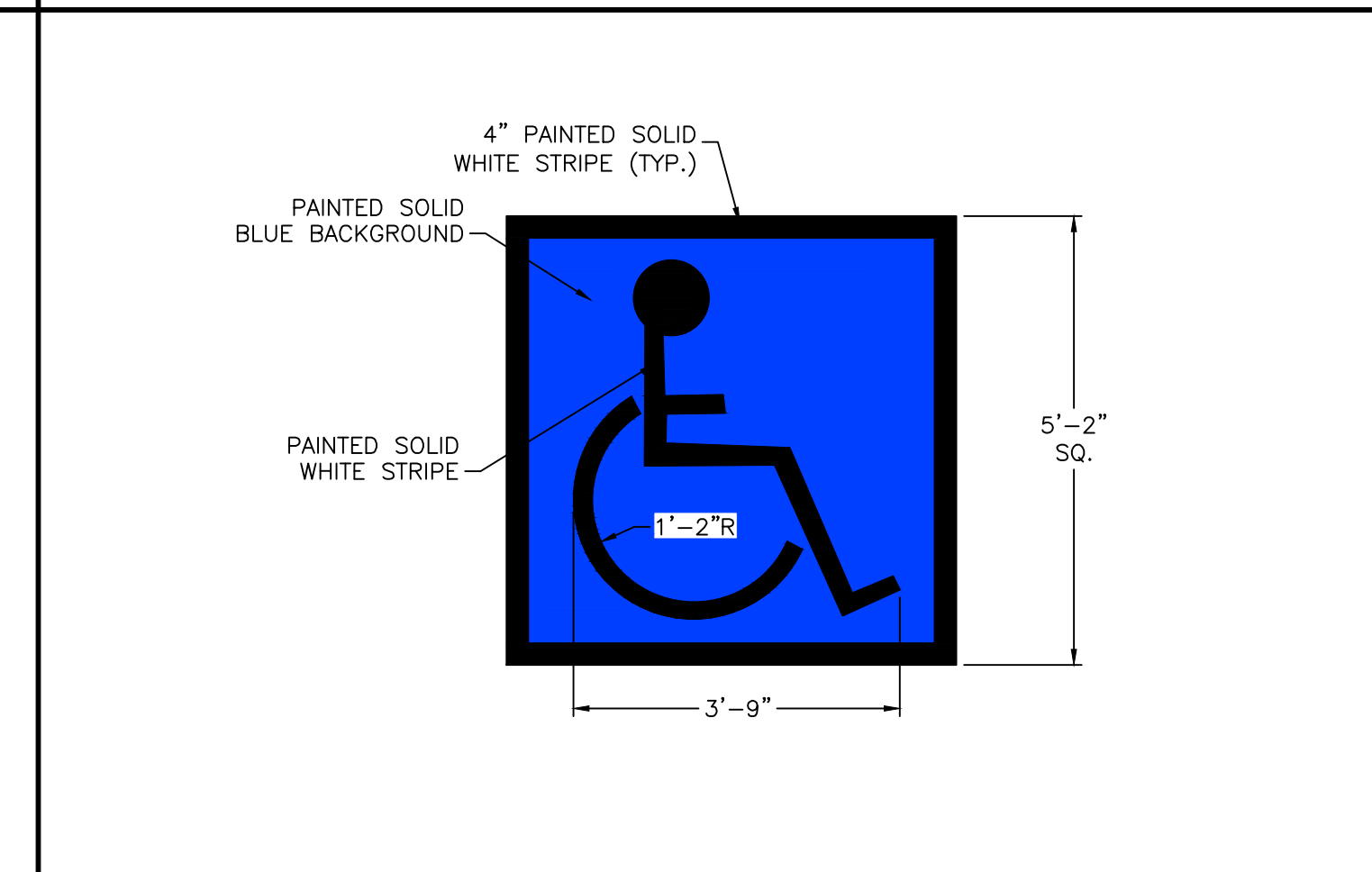
DETAIL PRE-CAST CONCRETE WHEEL STOP SCALE: N.T.S. ④



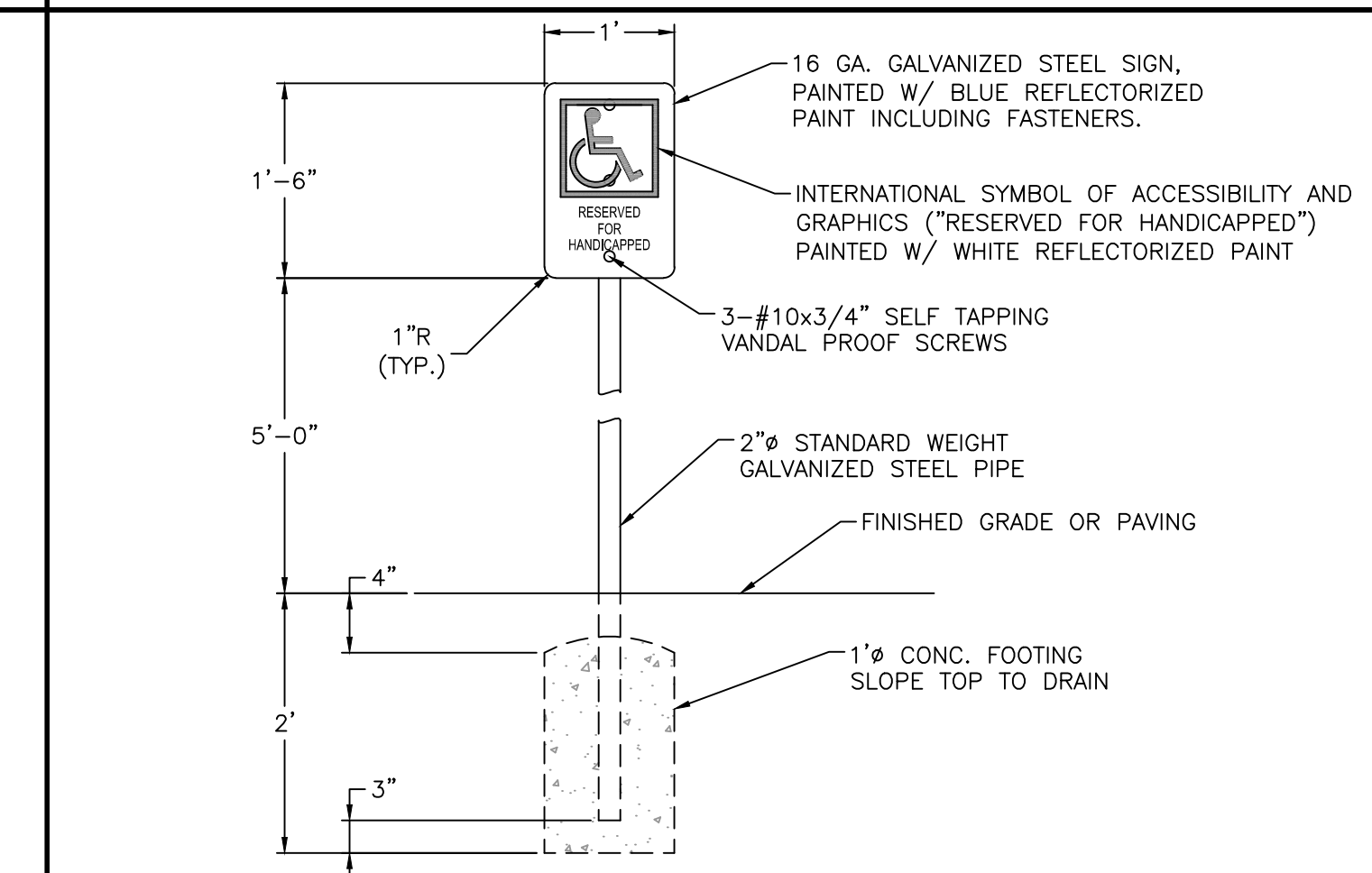
DETAIL ACCESSIBLE PARKING RAMP SCALE: N.T.S. ⑤



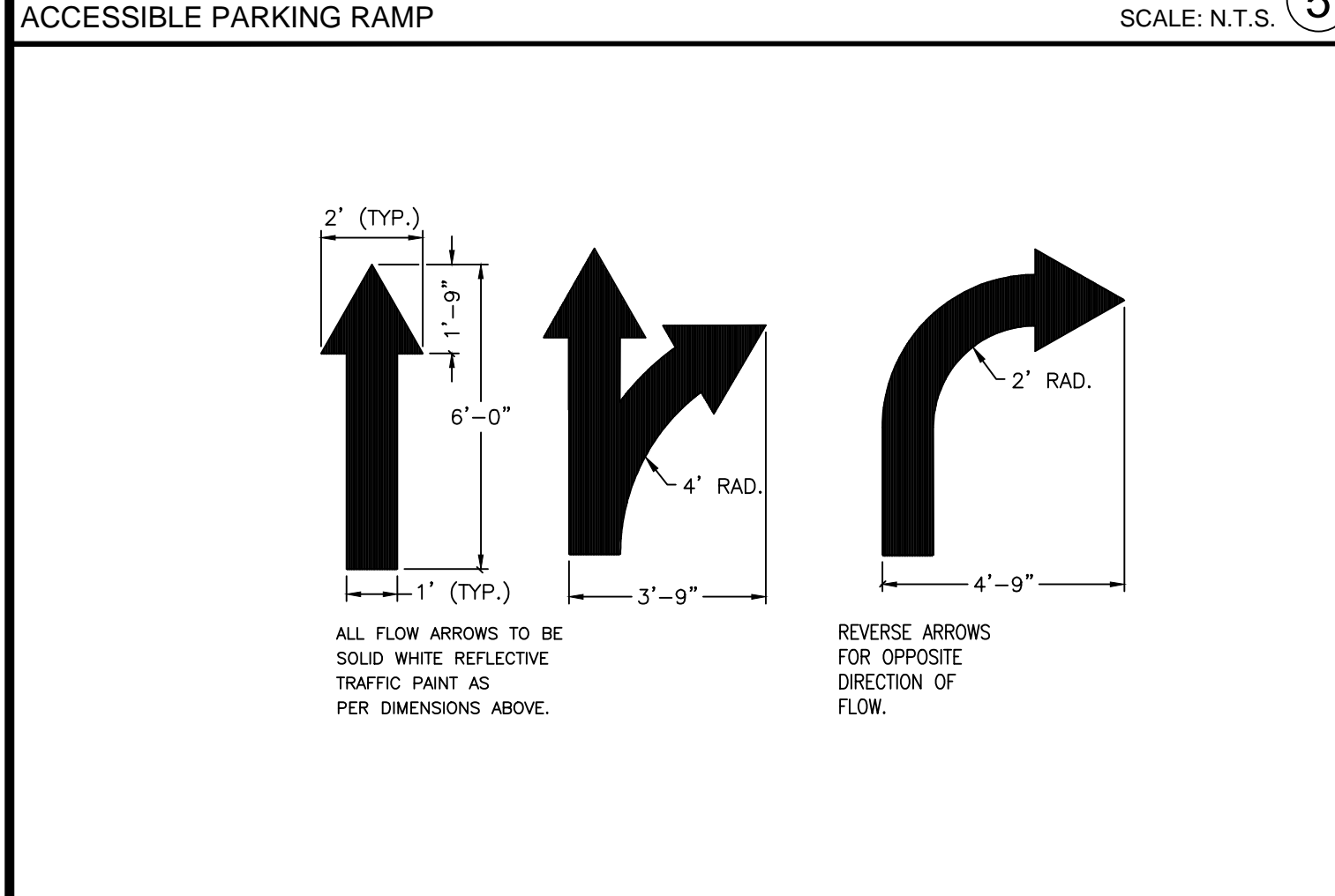
DETAIL HANDICAP PARKING LAYOUT SCALE: N.T.S. ⑥



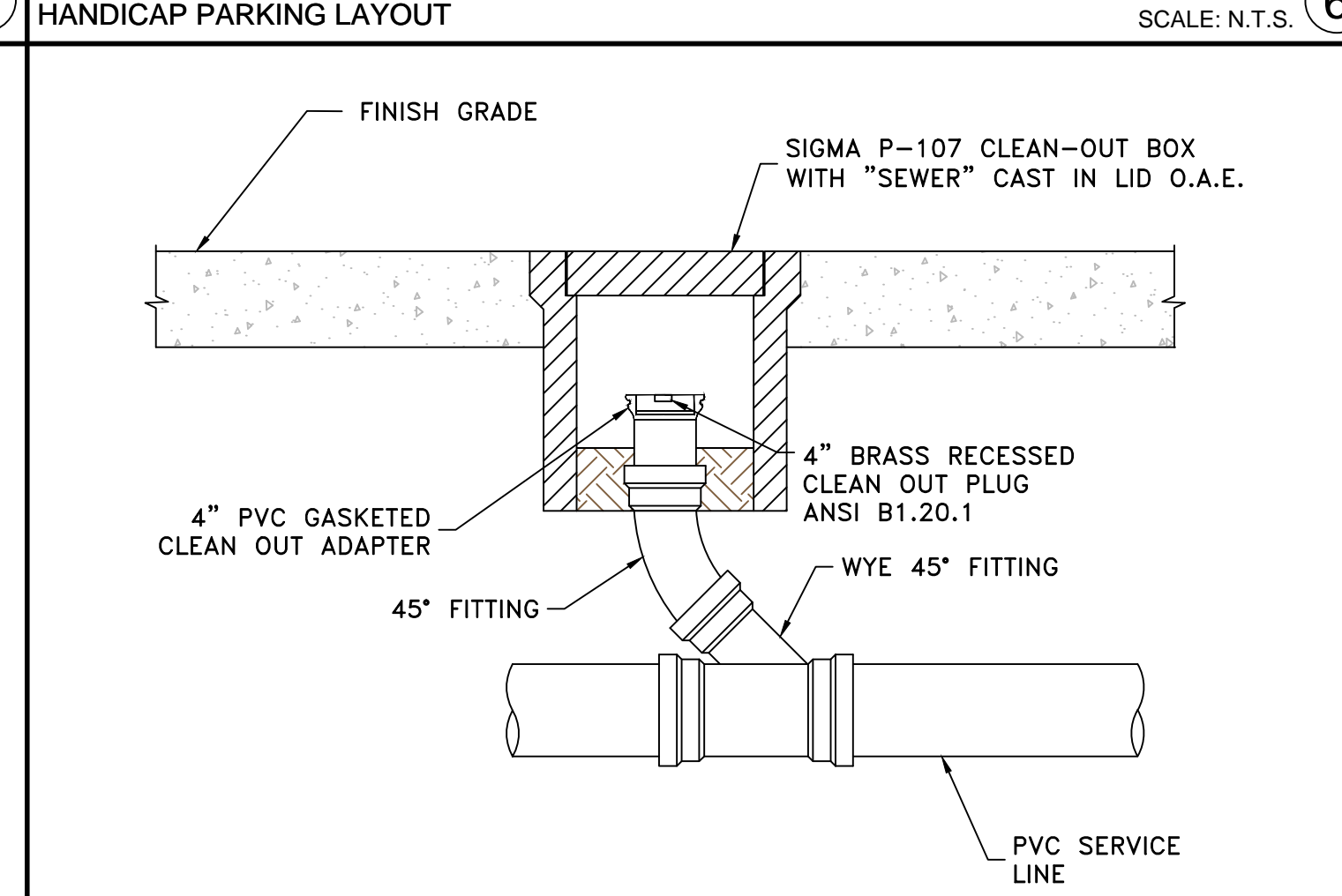
DETAIL HANDICAP PARKING SIGNAGE SCALE: N.T.S. ⑦



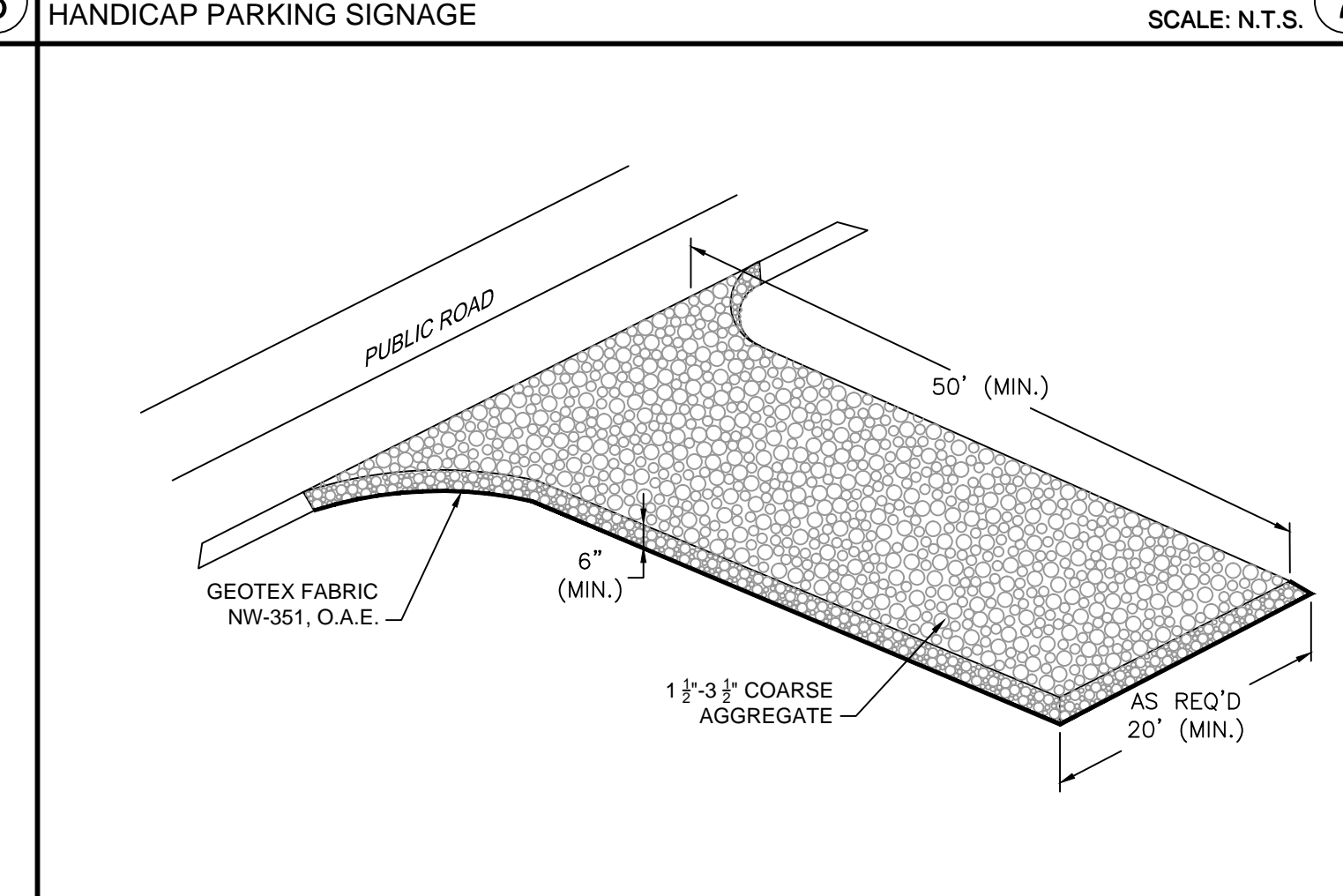
DETAIL HANDICAP PARKING SIGNAGE SCALE: N.T.S. ⑧



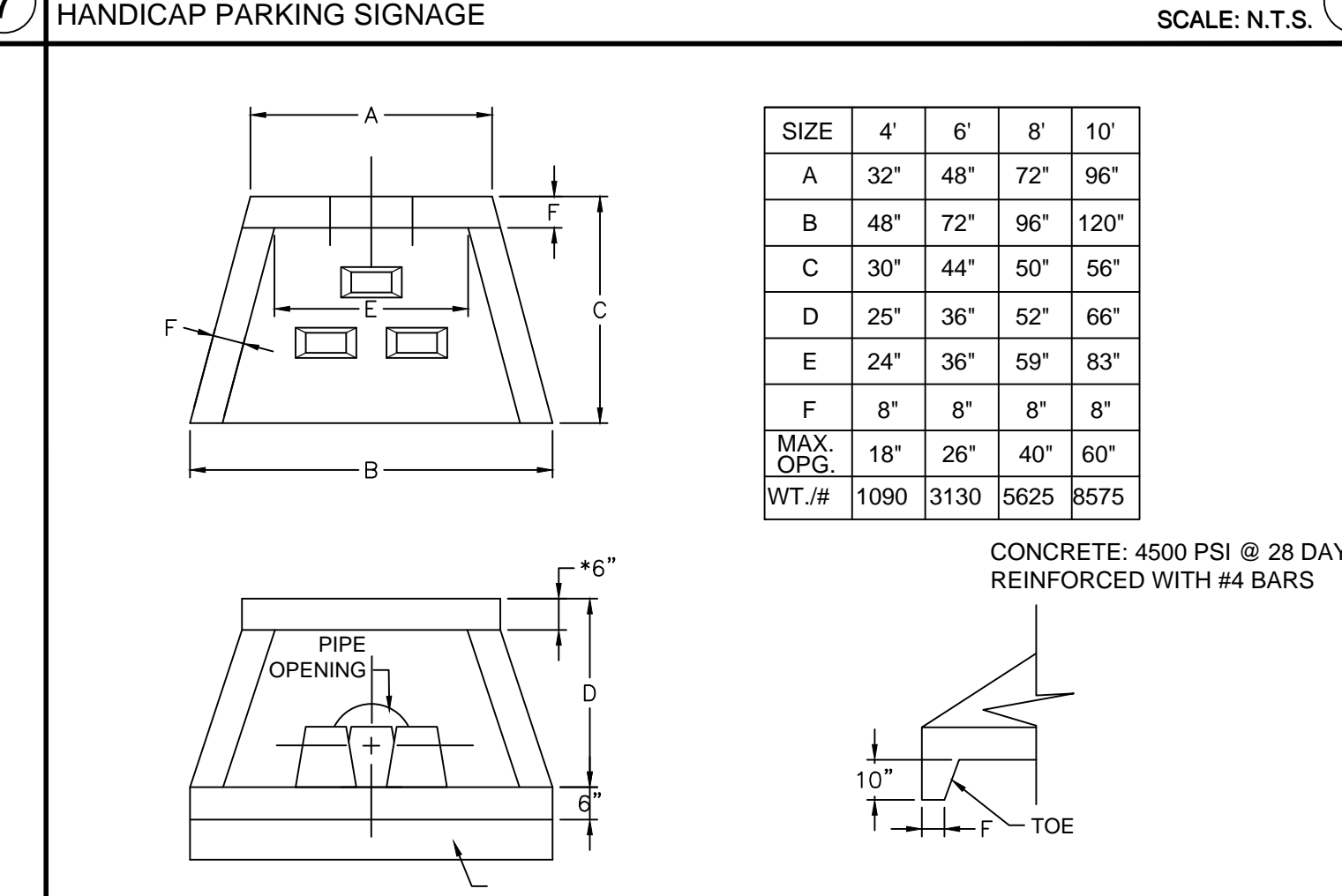
DETAIL PAINTED DIRECTIONAL ARROWS SCALE: N.T.S. ⑨



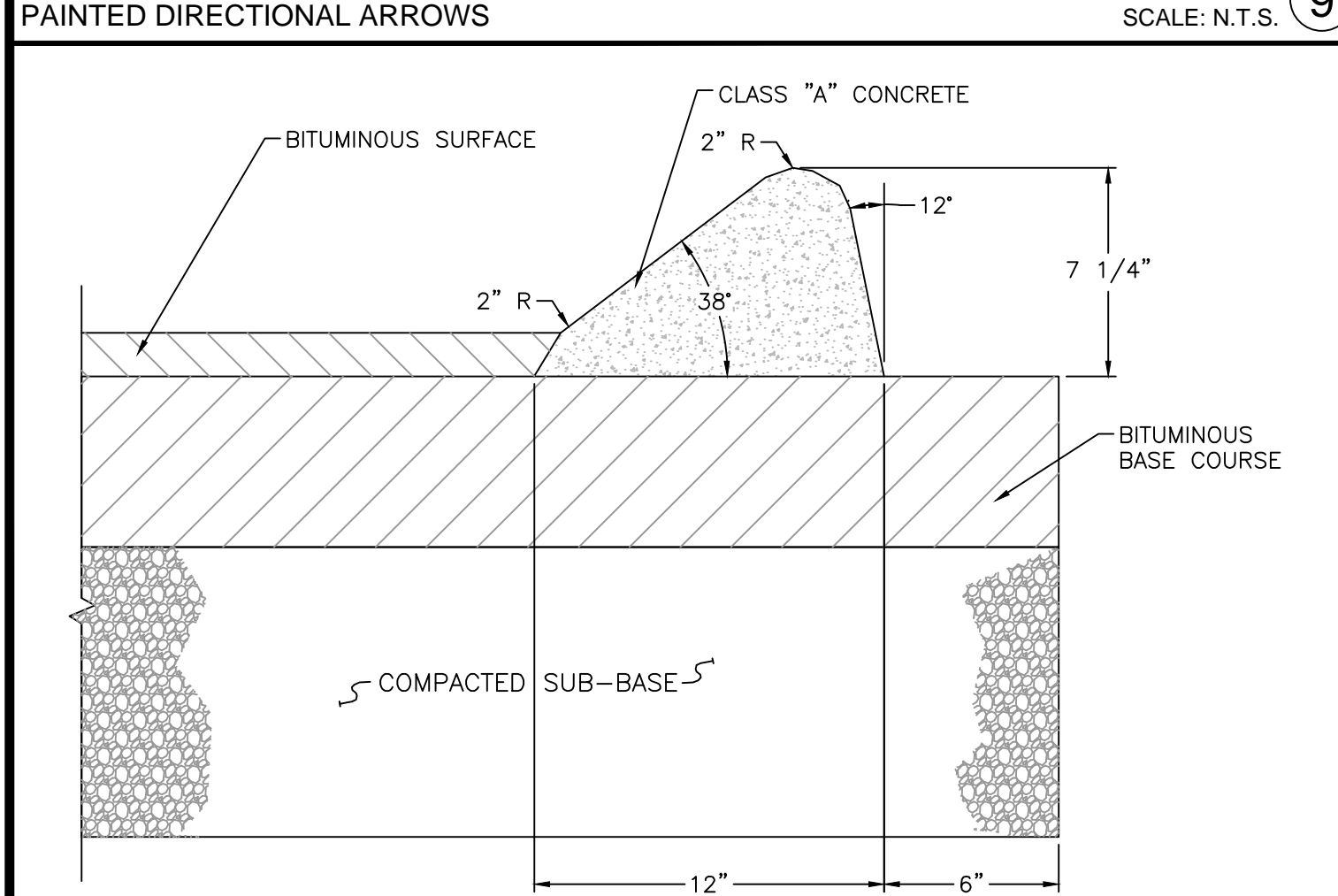
DETAIL TYPICAL TRAFFIC CLEAN-OUT ASSEMBLY SCALE: N.T.S. ⑩



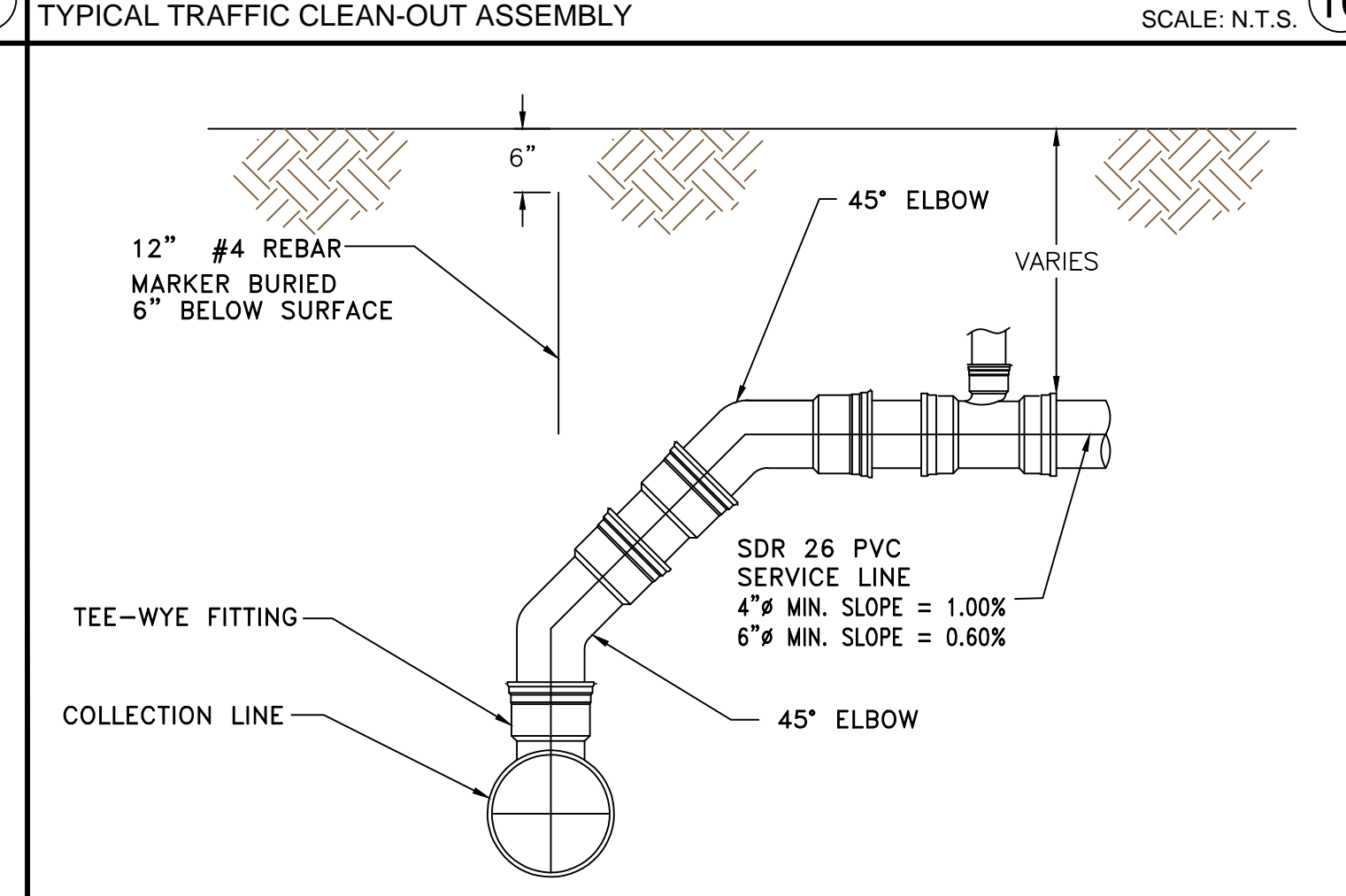
DETAIL TEMPORARY CONSTRUCTION ENTRANCE SCALE: N.T.S. ⑪



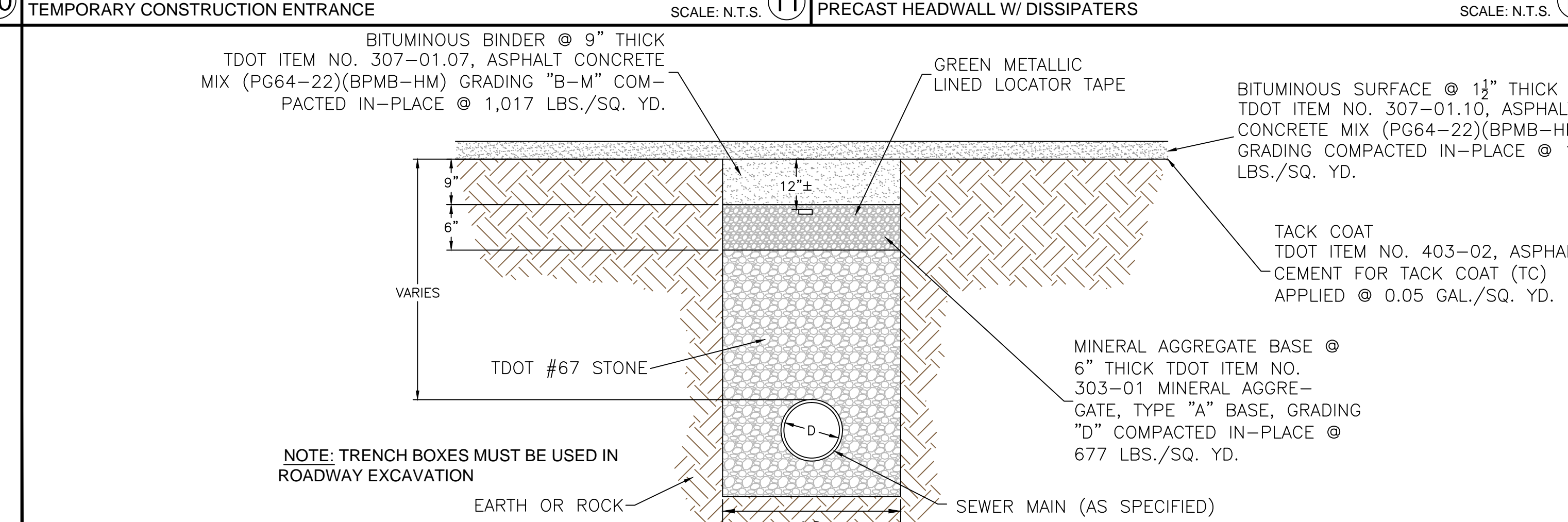
DETAIL PRECAST HEADWALL W/ DISSIPATERS SCALE: N.T.S. ⑫



DETAIL EXTRUDED 6\"/>



SECTION INSTALLED GRAVITY SERVICE DETAIL SCALE: N.T.S. ⑬



DETAIL SEWER TRENCH IN BITUMINOUS SURFACE SCALE: N.T.S. ⑭

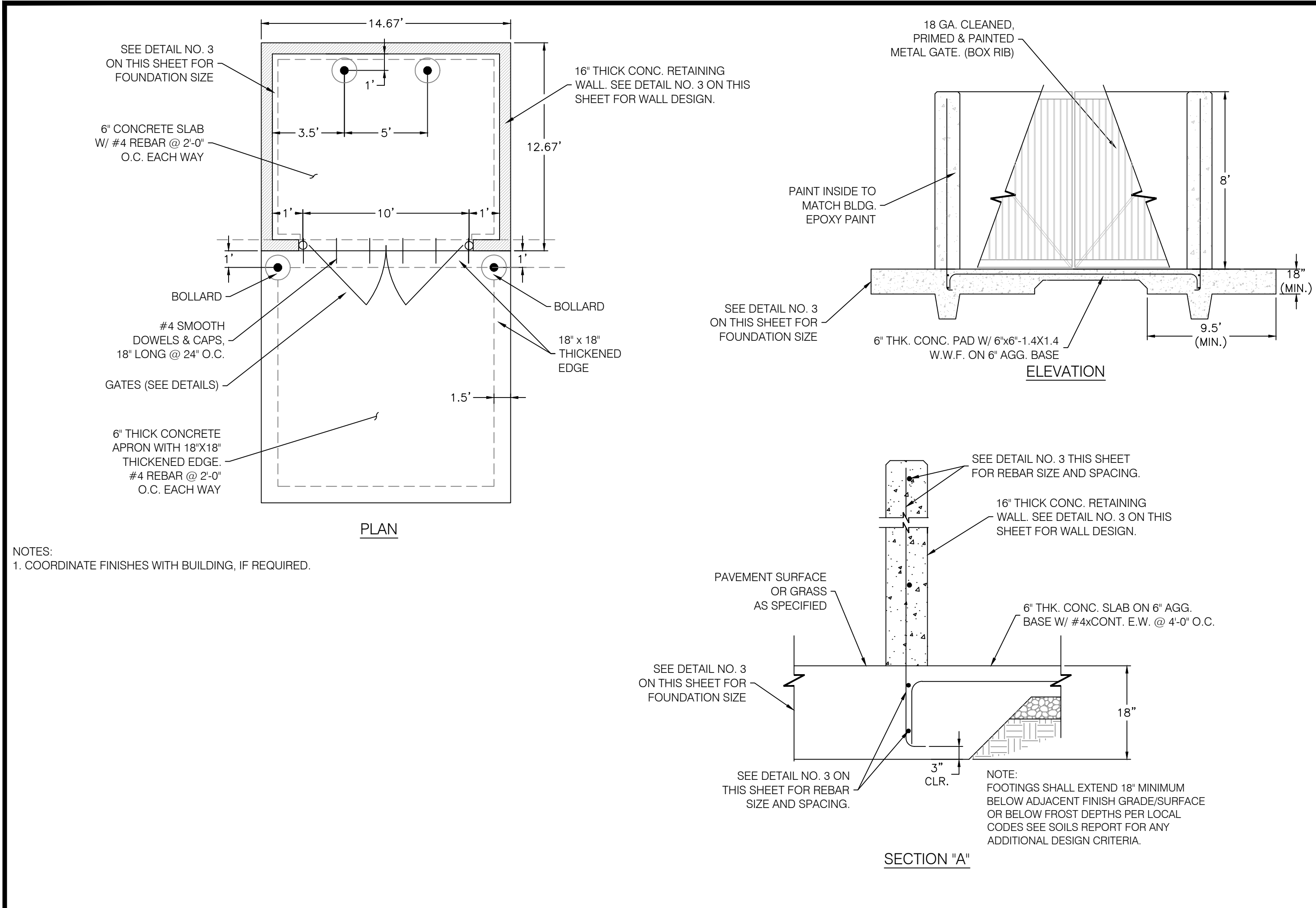
**MID-TENN ENGINEERING CO.**  
615 HIGHLAND BLVD. SUITE 100  
 LAFAYETTE, TN 37135  
 (615) 666-2885

**JESSE PETERS APARTMENTS  
 FRONT STREET  
 HARTSVILLE, TENNESSEE**

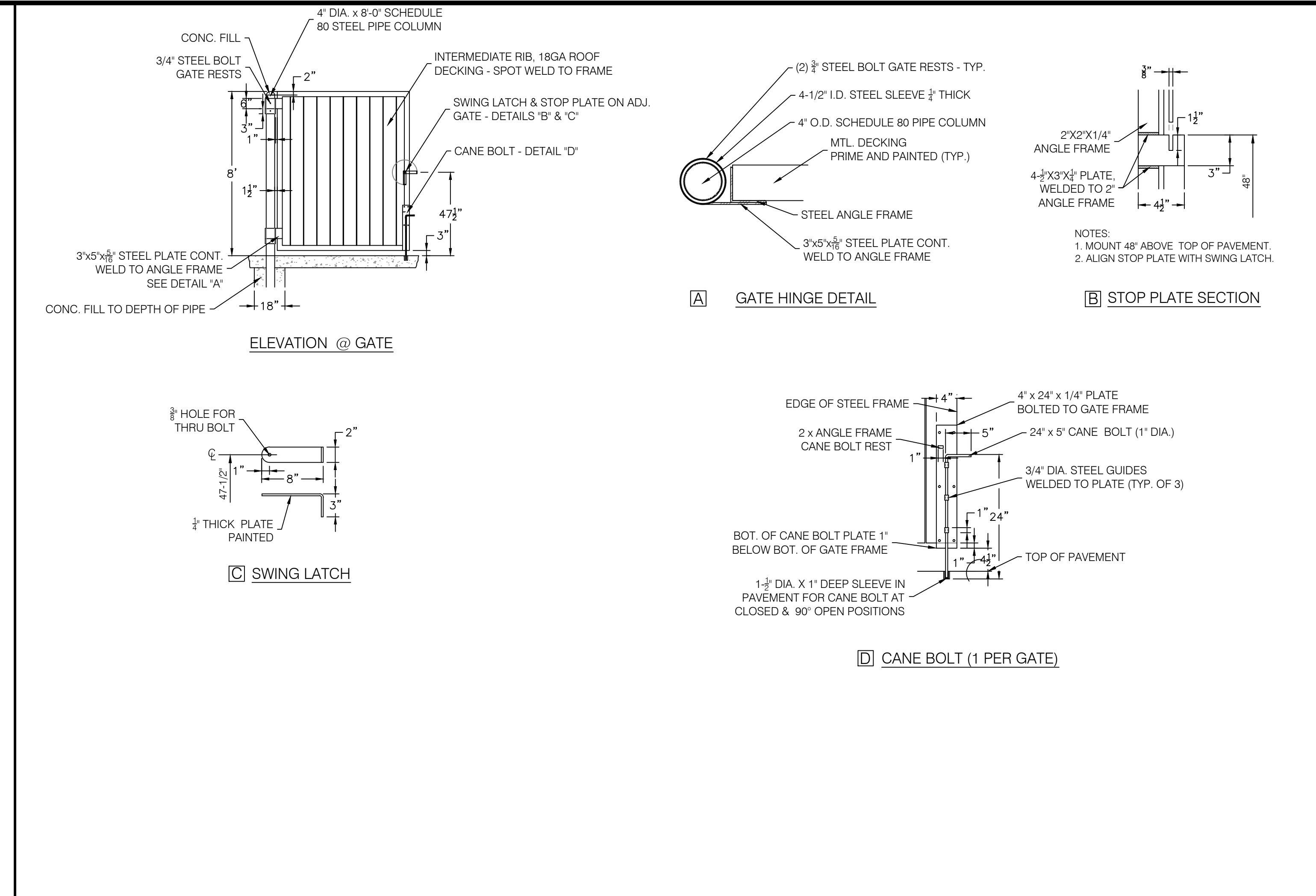
**STANDARD SITE DETAILS**

DESIGNED BY:	E.J.W.	DATE:	1/05/22	JOB NO.:	859101
DRAWN BY:	J.D.C.	CHECKED BY:	J.D.C.	SCALE:	AS-NOTED
SHEET					

C5



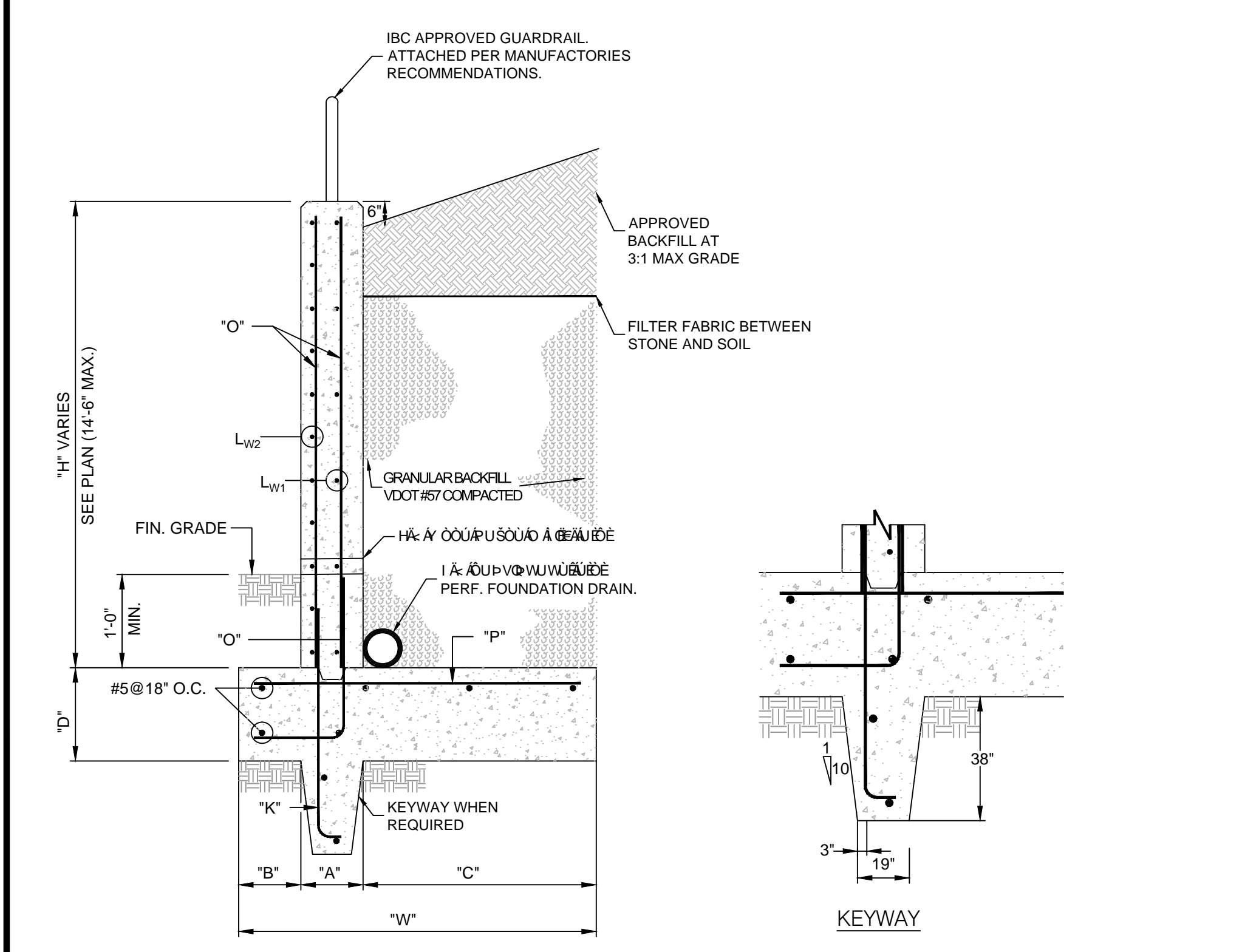
NOTES:  
1. COORDINATE FINISHES WITH BUILDING, IF REQUIRED.



DETAIL SINGLE DUMPSTER ENCLOSURE SCALE: N.T.S. ①

DETAIL DUMPSTER GATE DETAILS SCALE: N.T.S. ②

HEIGHT "H"	WALL REINFORCING SCHEDULE						REINFORCING BARS			
	W	A	B	C	D	K	L <sub>W1</sub>	L <sub>W2</sub>	O	P
UP TO 4 FT.	2'-9"	0'-10"	0'-8"	1'-3"	1'-0"	N / A	#5 @ 10" O.C.	#5 @ 6" O.C.	#5 @ 10" O.C.	#5 @ 9" O.C.
4 FT. TO 7.5 FT.	4'-7"	0'-10"	1'-0"	2'-9"	1'-0"	N / A	#5 @ 10" O.C.	#5 @ 6" O.C.	#5 @ 10" O.C.	#5 @ 9" O.C.
7.5 FT. TO 10 FT.	7'-0"	1'-0"	2'-0"	4'-0"	1'-6"	N / A	#5 @ 10" O.C.	#5 @ 6" O.C.	#7 @ 9" O.C.	#5 @ 9" O.C.
10 FT. TO 14.5 FT.	9'-6"	1'-4"	2'-10"	5'-4"	1'-6"	#6 @ 9" O.C.	#7 @ 15" O.C.	#7 @ 8" O.C.	#7 @ 7" O.C.	#7 @ 9" O.C.



DETAIL TYPICAL RETAINING WALL SCALE: N.T.S. ③

**MID - TENN ENGINEERING CO.**  
608 HIGHWAY 59 BYPASS W. LAFALETTE, TN (615) 606-2385

**JESSE PETERS APARTMENTS FRONT STREET HARTSVILLE, TENNESSEE**

**STANDARD SITE DETAILS**

D. CLAYTON  
REGISTERED PROFESSIONAL ENGINEER  
No. 12391  
STATE OF TENNESSEE  
1/15/20

DESIGNED BY: E.J.W.	DATE: 1/05/2022	JOB NO.: 859101
DRAWN BY: J.D.C.	SCALE: AS-NOTED	

SHEET **C6**

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason divide parcel into 2 lots  
Property Owner Wayne Taylor Phone [REDACTED]  
Property Address Hwy 25 Hartsville TN 37074  
Lot Size 4.54 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 18 Group \_\_\_\_\_ Parcel 34.07 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name Wayne Taylor Phone [REDACTED]  
Mailing Address PO Box 88 Riddleton TN 37151  
Email: [REDACTED]

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1  
Names of Surrounding Property Owners Glenda Scruggs, Calvin Haggard, Stan Oldham,  
Tony Sullivan, William Richardson, Colt Steele  
Affected Roads Hwy 25 W, Old Hwy 25  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville Water, Tri County Electric

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Wayne A. Taylor  
Applicant Signature

Date Submitted

\$100 Application fee

Trousdale County - Parcel: 018 034.07

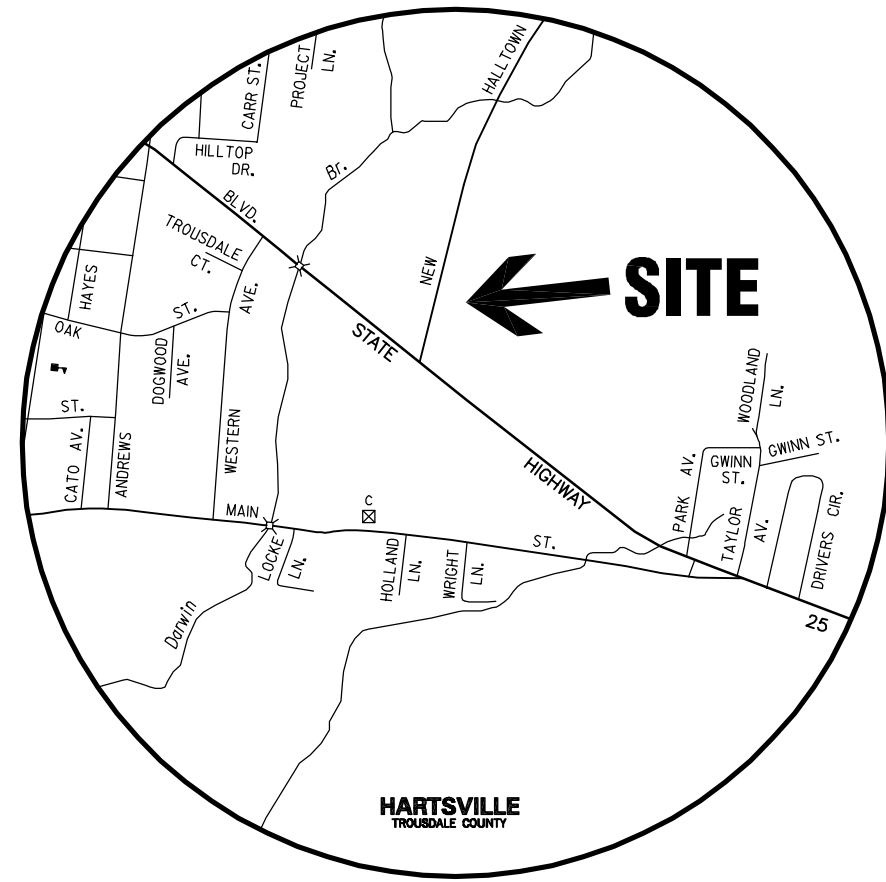


Date: March 31, 2022  
County: Trousdale  
Owner: TAYLOR WAYNE A  
Address: HWY 25 W  
Parcel Number: 018 034.07  
Deeded Acreage: 4.54  
Calculated Acreage: 0  
Date of Imagery: 2017

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services  
TDOT

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

LOCATION SKETCH n.t.s.



SITE PLAN FOR  
**JAMES BYRNES**  
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'  
 DATE : MARCH 21, 2022  
 SIZE : 2.52 AC.+  
 DEED : R. B. 9, PG. 19, R.O.T.C.T.  
 PLAT : P. B. 1, PG. 40-A, R.O.T.C.T.  
 MAP : MAP 19-M, PAR. A-1.04 P/O,  
 T.A.O.T.C.T.

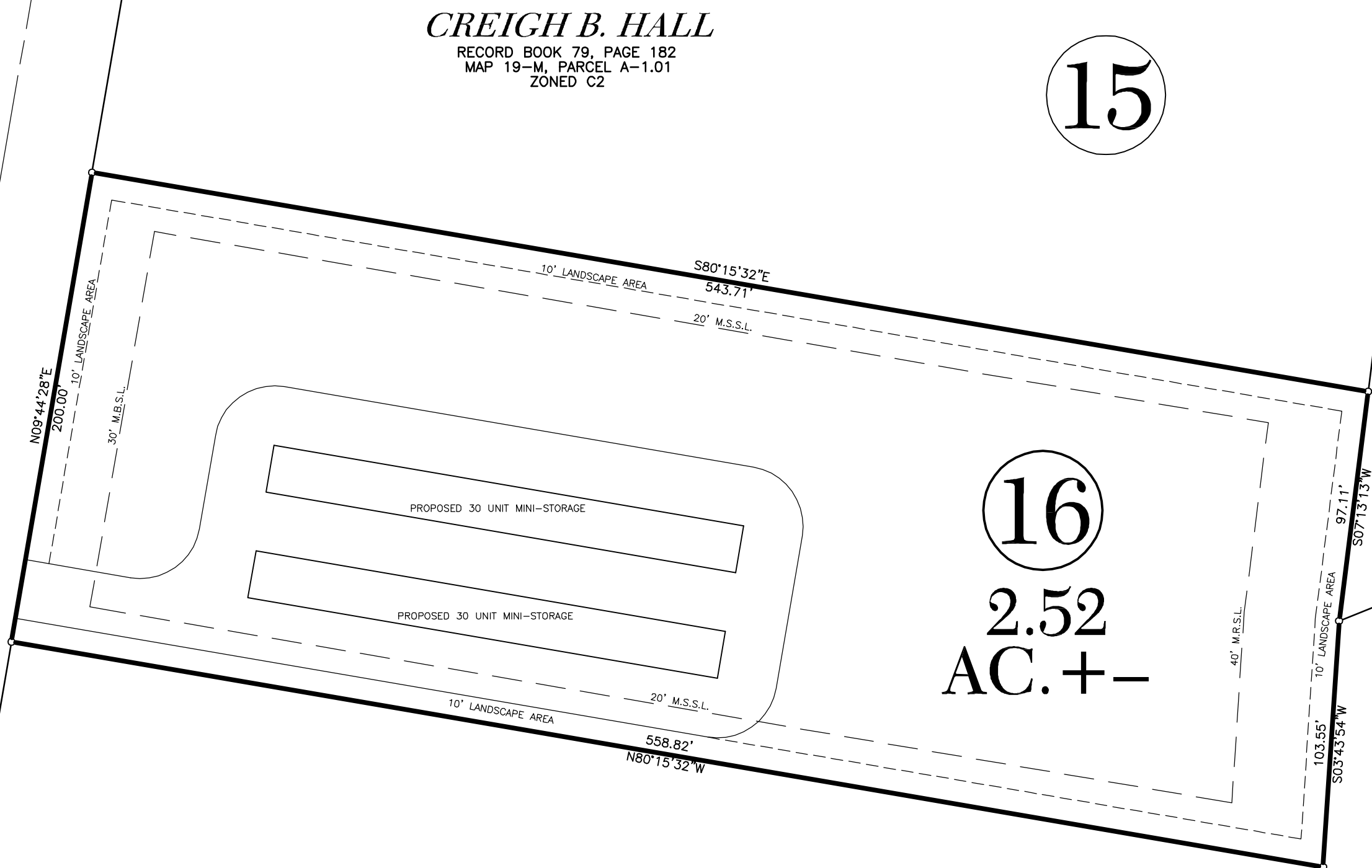


**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



**CARMAN SURVEYING**  
 50 LINDA LANE  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 374-3344

**NEW HALLTOWN ROAD**



**CREIGH B. HALL**  
 RECORD BOOK 79, PAGE 182  
 MAP 19-M, PARCEL A-1.01  
 ZONED C2

15

**HARTSVILLE  
 CABINET &  
 MILLWORKS, INC.**  
 DEED BOOK 64, PAGE 274  
 MAP 19-M, PARCEL C-17.03  
 ZONED R1

16  
 2.52  
 AC.+  
 -

**STANLEY HOLDER**  
 DEED BOOK 60, PAGE 342  
 MAP 19-M, PARCEL A-1.04 P/O  
 ZONED C2

17

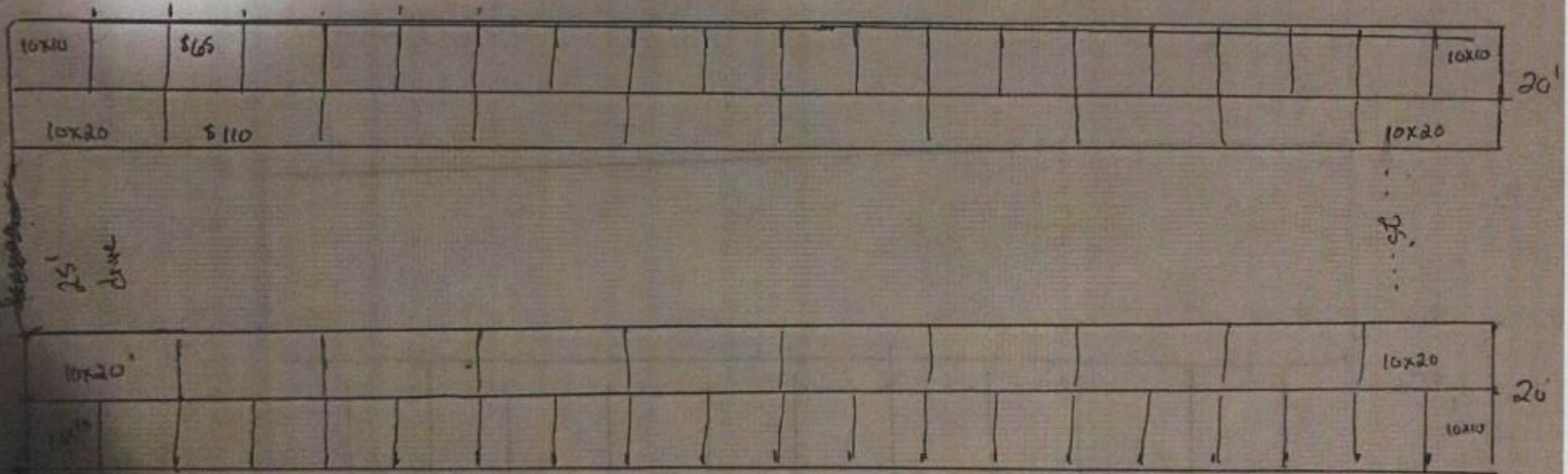
**ARTHUR B. HARPER**  
 RECORD BOOK 142, PAGE 577  
 MAP 19-M, PARCEL C-17.02  
 ZONED R3

ack 2e split  
almost half

Hwy 25'

Back lot

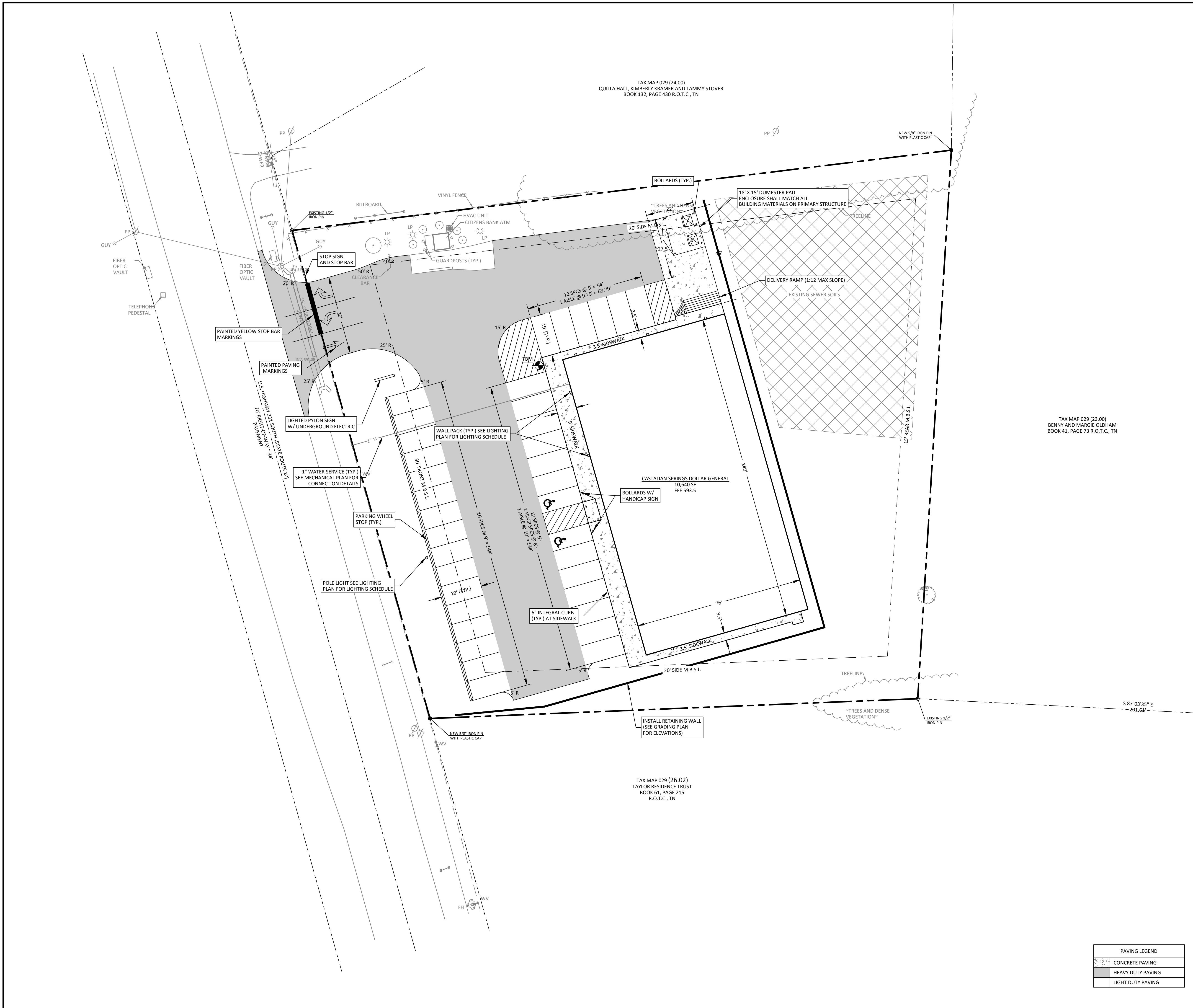
200'



Storage units



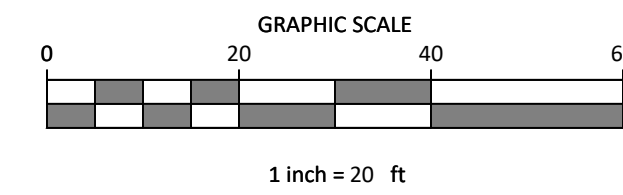
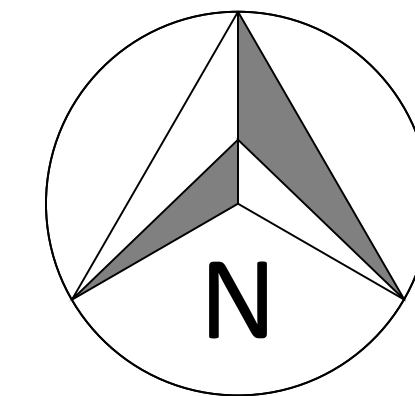




TAX MAP 029 (24.00)  
 QUILLA HALL, KIMBERLY KRAMER AND TAMMY STOVER  
 BOOK 132, PAGE 430 R.O.T.C., TN

TAX MAP 029 (23.00)  
 BENNY AND MARGIE OLDHAM  
 BOOK 41, PAGE 73 R.O.T.C., TN

TAX MAP 029 (26.02)  
 TAYLOR RESIDENCE TRUST  
 BOOK 51, PAGE 215  
 R.O.T.C., TN

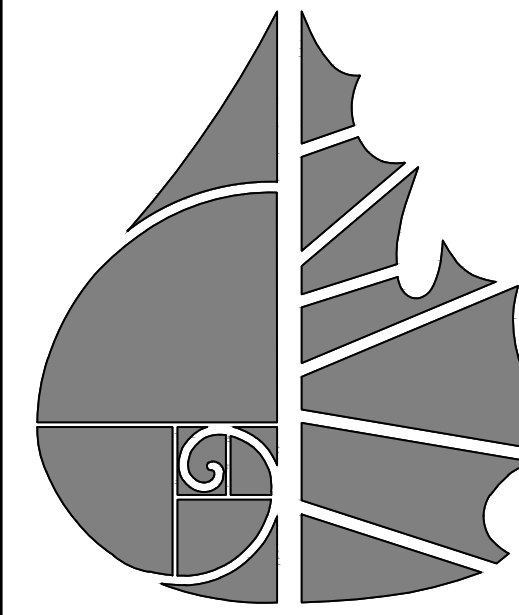
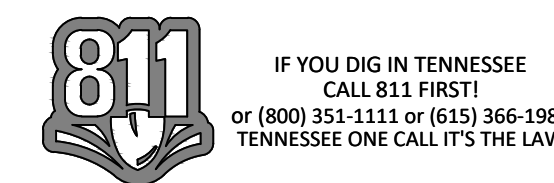


**LEGEND**

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- ⊕ BENCHMARK
- BOUNDARY LINE
- - - - - BUFFER
- - - - - SETBACK / YARD
- - - - - PUDE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- - - - - G — GAS LINE
- - - - - OHE — OVERHEAD UTILITY LINE
- - - - - UGT — UNDERGROUND UTILITY LINE
- FENCE
- ~ ~ ~ TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD

**NOTE:**  
 THE CONCRETE RETAINING WALLS, OR ALTERNATIVE, ARE TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR IS TO SUBMIT DESIGN INFORMATION TO THE CITY OF HARTSVILLE CITY ENGINEER FOR REVIEW. SEGMENTAL BLOCK WALL CAN BE UTILIZED IF THE HEIGHT IS 4' OR LESS.

PAVING LEGEND	
[Pattern]	CONCRETE PAVING
[Pattern]	HEAVY DUTY PAVING
[Pattern]	LIGHT DUTY PAVING



**GreenLID Design**

114 B West Main Street  
 Gallatin, TN 37066  
 615-230-7269  
 andy.leath@greenliddesign.com

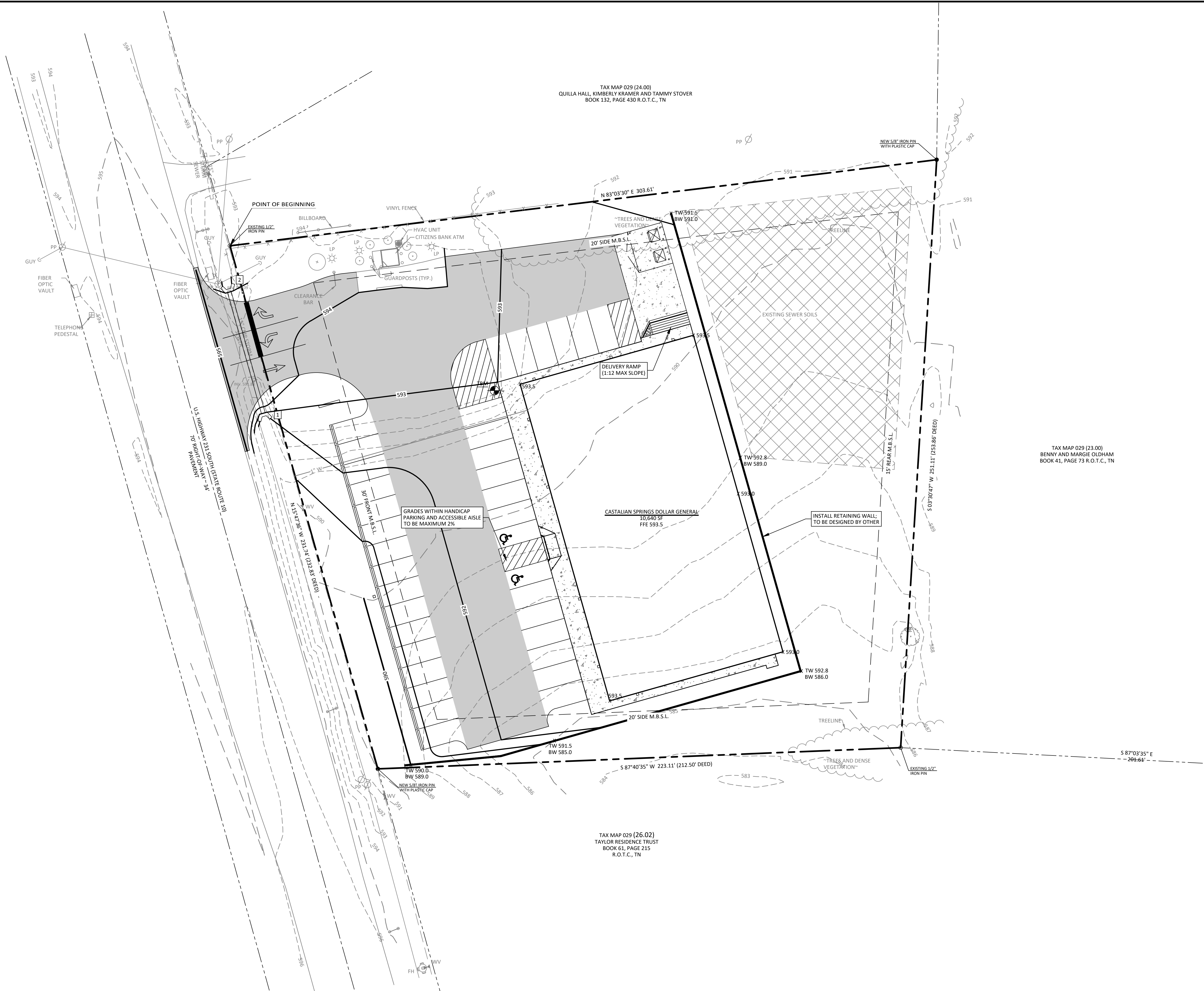


**DOLLAR GENERAL**  
 SITE CONSTRUCTION PLANS  
 HWY 231 SOUTH  
 CASTALIAN SPRINGS, 6TH CIVIL DISTRICT  
 TROUSDALE COUNTY, TENNESSEE

SITE LAYOUT

NO.	REVISION	DATE

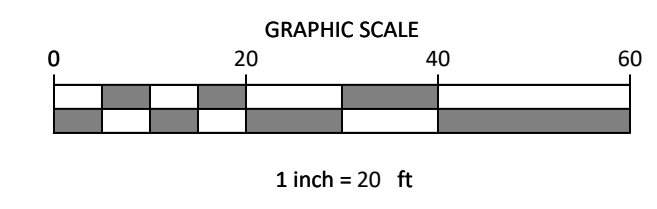
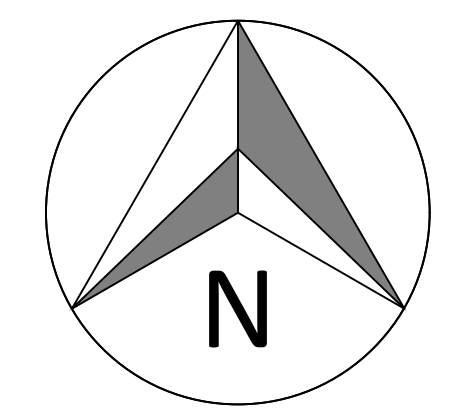
**SHEET NO.**  
**C 3.0**  
 SHEET 3 OF 9



TAX MAP 029 (24.00)  
 QUILLA HALL, KIMBERLY KRAMER AND TAMMY STOVER  
 BOOK 132, PAGE 430 R.O.T.C., TN

TAX MAP 029 (23.00)  
 BENNY AND MARGIE OLDHAM  
 BOOK 41, PAGE 73 R.O.T.C., TN

TAX MAP 029 (26.02)  
 TAYLOR RESIDENCE TRUST  
 BOOK 51, PAGE 215  
 R.O.T.C., TN



**LEGEND**

	CONCRETE MONUMENT (OLD)
	CONCRETE MONUMENT (NEW)
	IRON ROD (OLD)
	IRON ROD (NEW)
	BENCHMARK
	BOUNDARY LINE
	BUFFER
	SETBACK / YARD
	PUDE
	EXTRUDED CURB
	SS SANITARY SEWER LINE
	W WATER LINE
	STORM SEWER
	G GAS LINE
	OHE OVERHEAD UTILITY LINE
	UGT UNDERGROUND UTILITY LINE
	FENCE
	TREE LINE
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	GUY ANCHOR
	TELEPHONE MANHOLE
	ELECTRIC JUNCTION BOX
	CABLE PEDESTAL
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	BLOW OFF VALVE
	AIR RELEASE ASSEMBLY
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	A/C PAD

**NOTE:**

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2. THE LIMITS OF DISTURBANCE (LOD) OF THIS PROJECT ARE GREATER THAN 1 ACRE AND THUS REQUIRES A NOTICE OF COVERAGE (NOC) FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). ACCORDINGLY, THIS SITE IS COVERED UNDER TDEC TNRR100000.

**STORM SEWER STRUCTURE TABLE**

NO.	TYPE*	RIM	INVERTS	CASTING
1	HEADWALL*	591.82 (2)	-	-
2	HEADWALL*	592.09 (1)	-	-

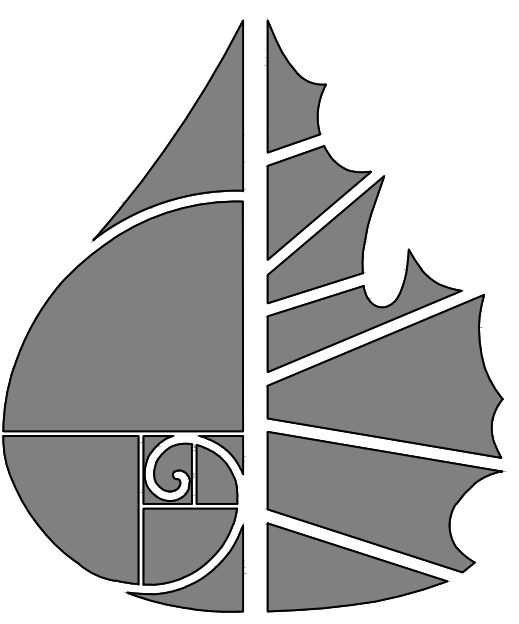
\*DENOTES HEADWALL WITH ENERGY DISSIPATORS

**PIPE TABLE**

LINE	SIZE/TYPE	LENGTH	SLOPE
2-1	15" RCP	55'	0.50%

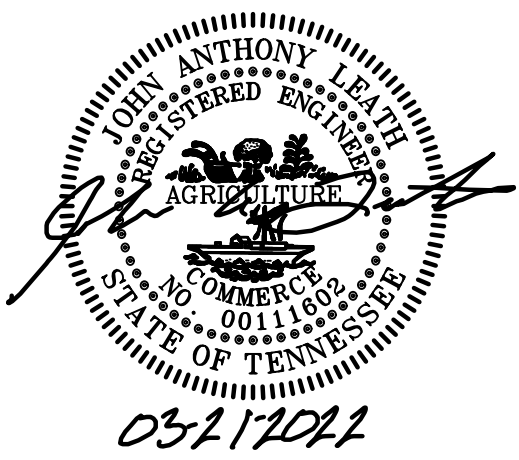


IF YOU DIG IN TENNESSEE  
 CALL 811 FIRST!  
 OR (800) 351-1111 OR (615) 366-1987  
 TENNESSEE ONE CALL IT'S THE LAW



**GreenLID Design**

114 B West Main Street  
 Gallatin, TN 37066  
 615-230-7269  
 andy.leath@greenliddesign.com



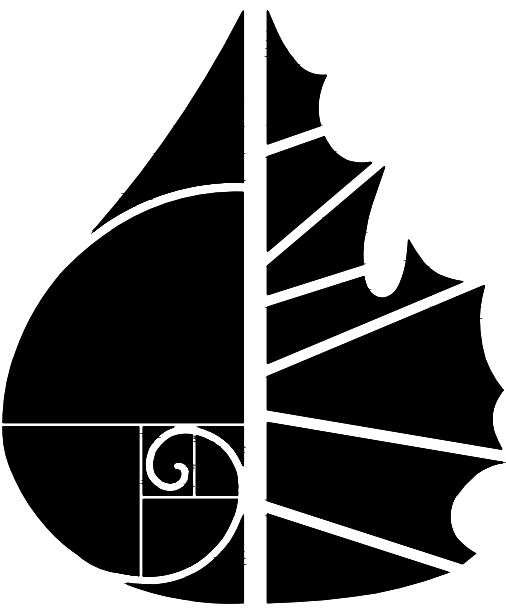
**DOLLAR GENERAL**  
 SITE CONSTRUCTION PLANS  
 HWY 231 SOUTH  
 CASTALIAN SPRINGS, 6TH CIVIL DISTRICT  
 TROUSDALE COUNTY, TENNESSEE

**GRADING PLAN**

NO.	DATE	REVISION

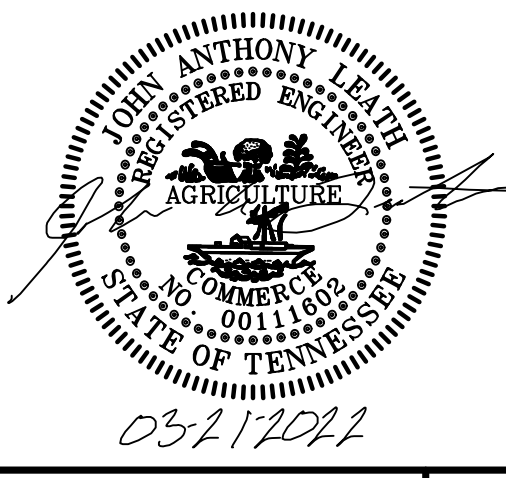
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**C 4.0**

SHEET 4 OF 9



**GreenLID Design**

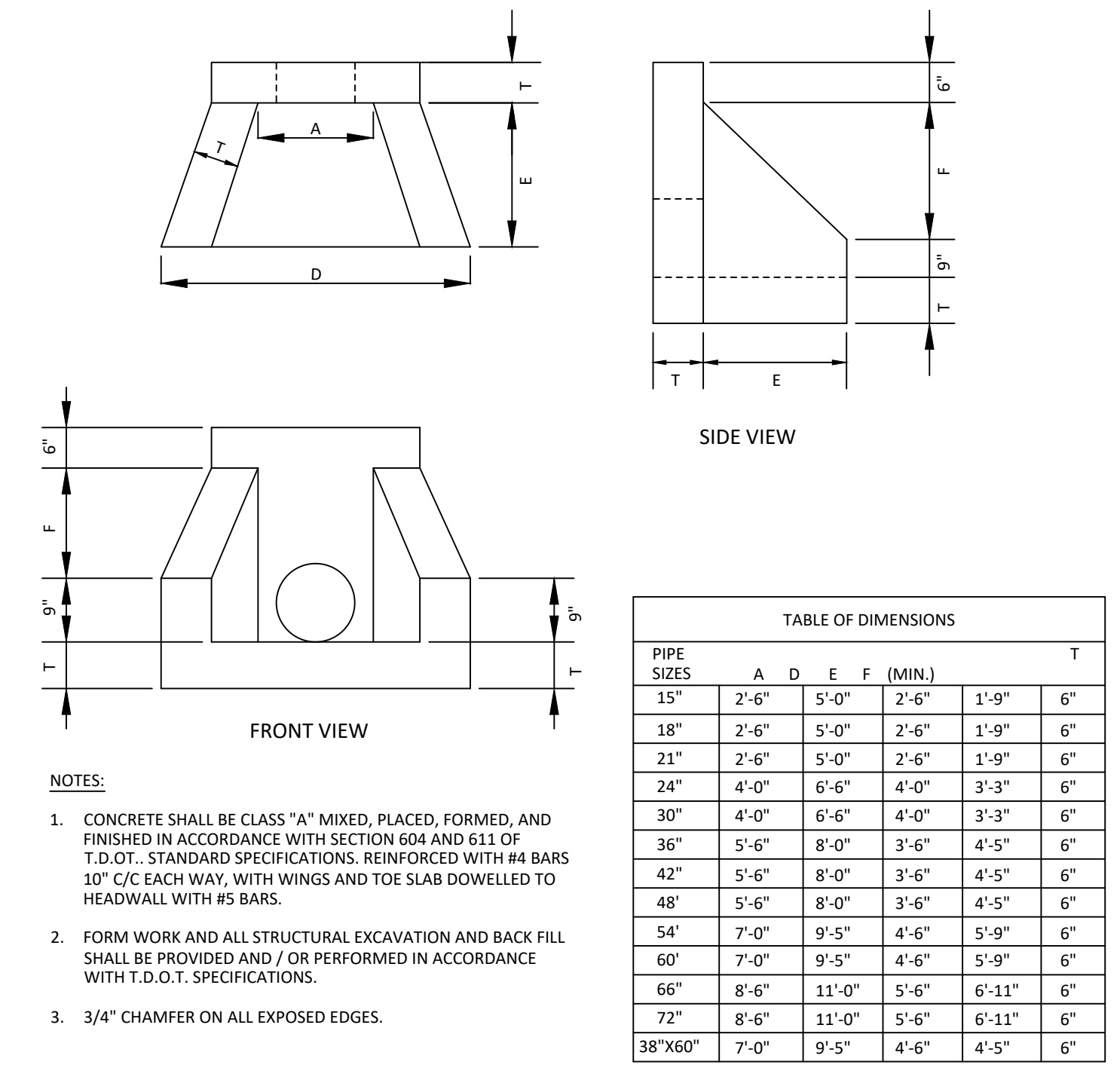
114 B West Main Street  
Gallatin, TN 37066  
615-230-7269  
andy.leath@greenliddesign.com



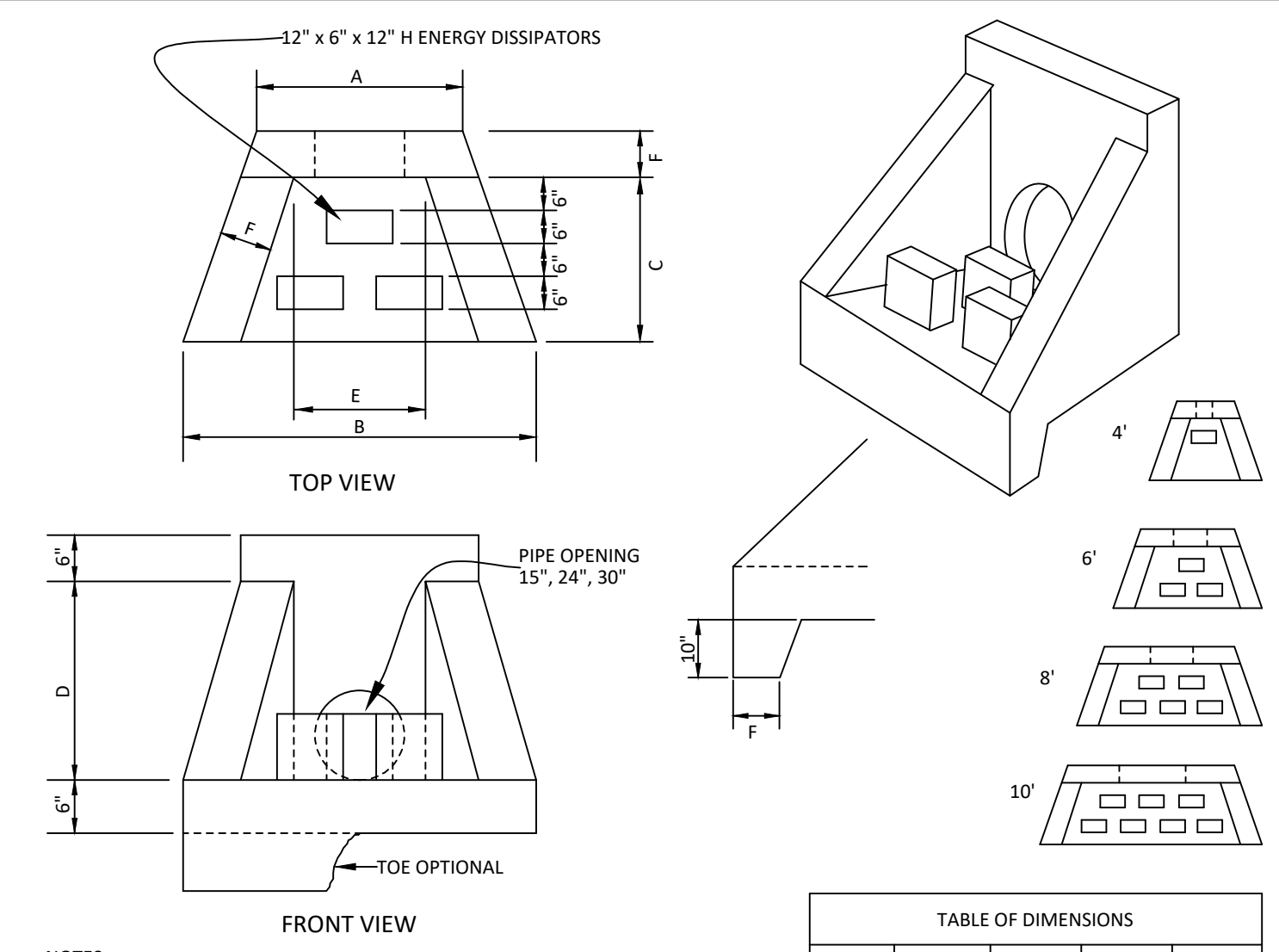
03/21/2022

**DOLLAR GENERAL**  
SITE CONSTRUCTION PLANS  
HWY 231 SOUTH  
CASTALIAN SPRINGS, 6TH CIVIL DISTRICT  
TROUSDALE COUNTY, TENNESSEE

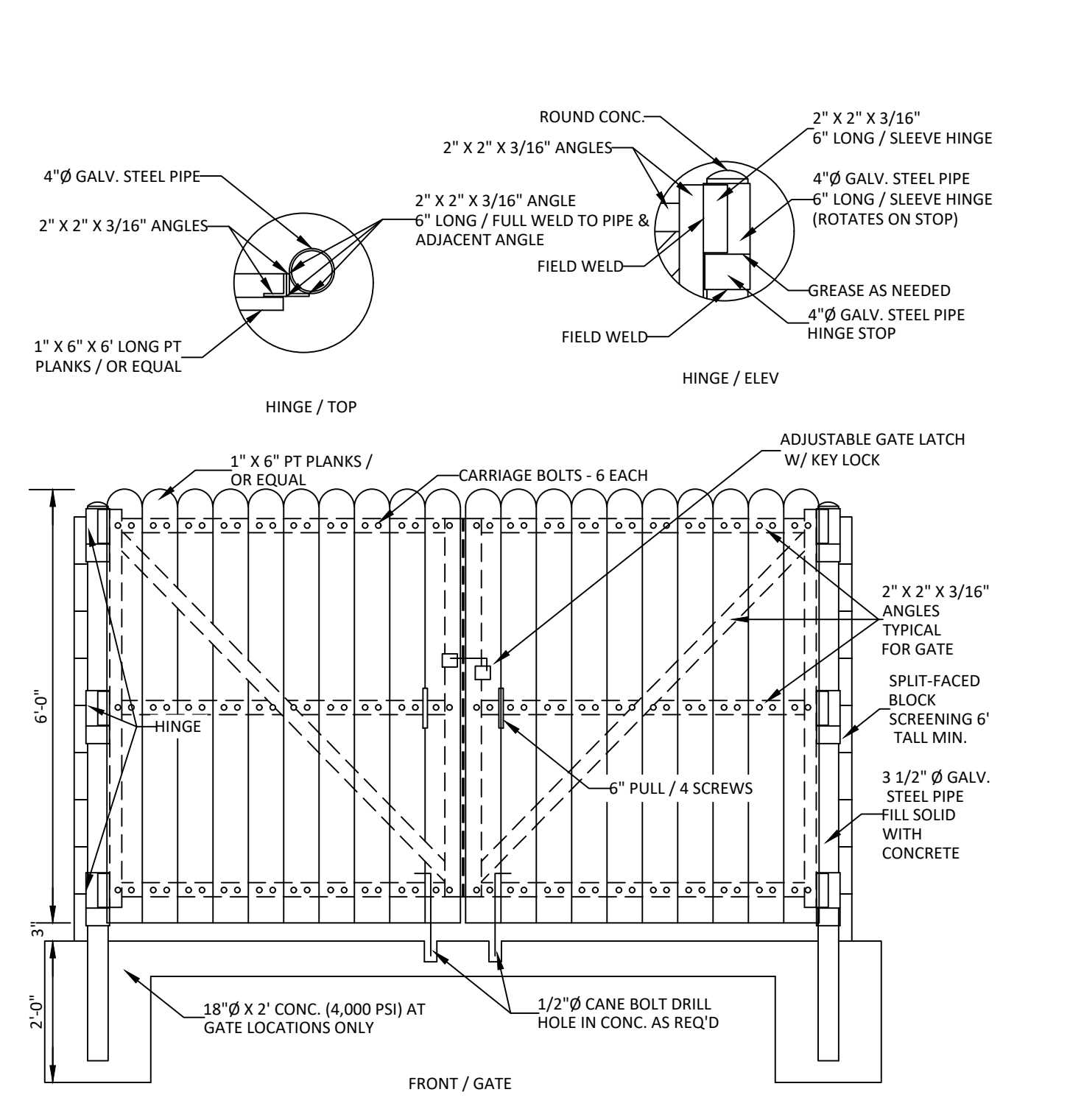
PAVING AND DRAINAGE DETAILS



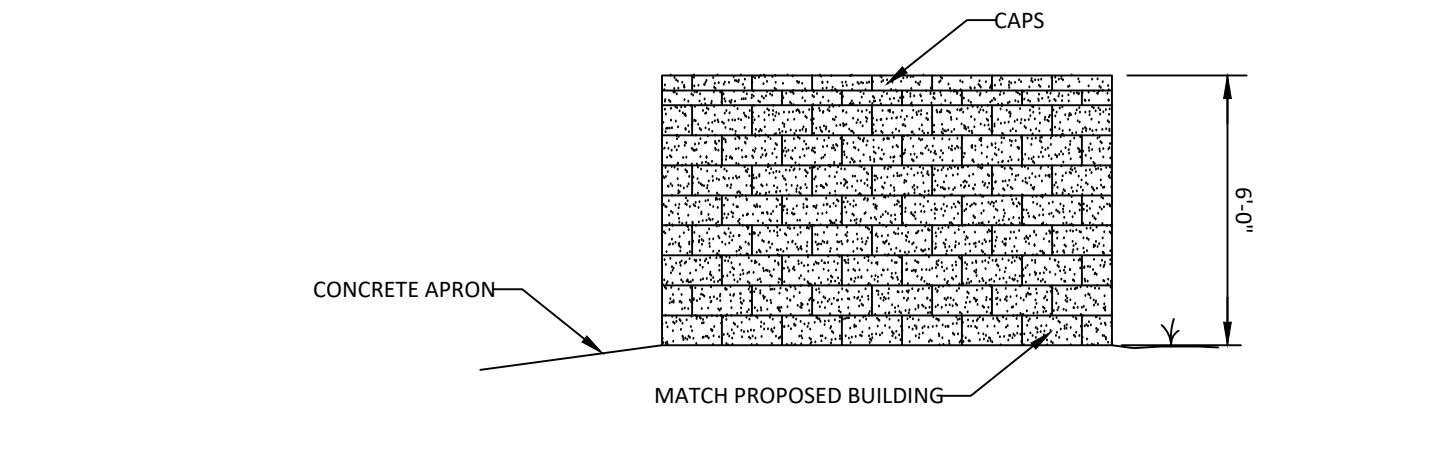
**CONCRETE HEADWALL (OUTLET & INLET)**  
NOT TO SCALE



**WINGED HEADWALL WITH ENERGY DISSIPATORS**  
NOT TO SCALE

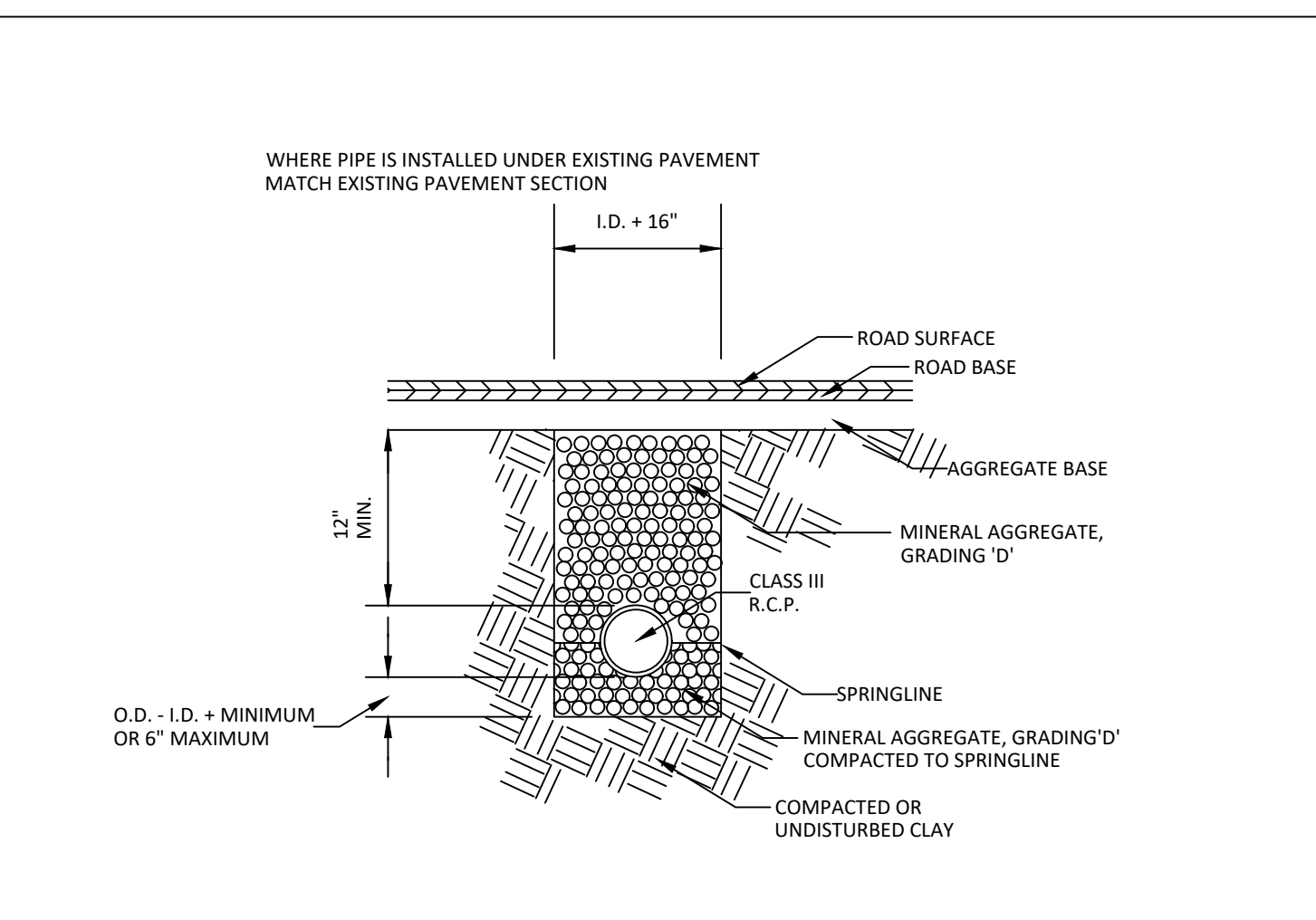


**DUMPSITER SCREENING FENCE WITH GATE DETAIL**  
SPLIT FACE BLOCK DUMPSITER ENCLOSURE WALL  
NOT TO SCALE

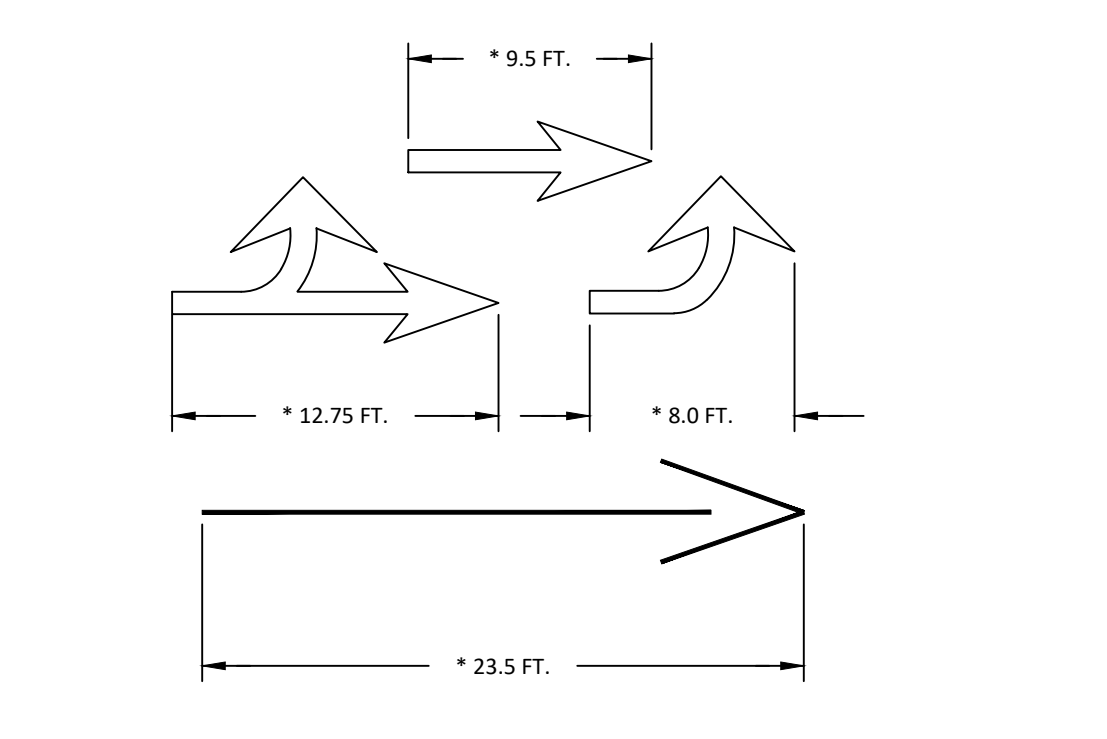
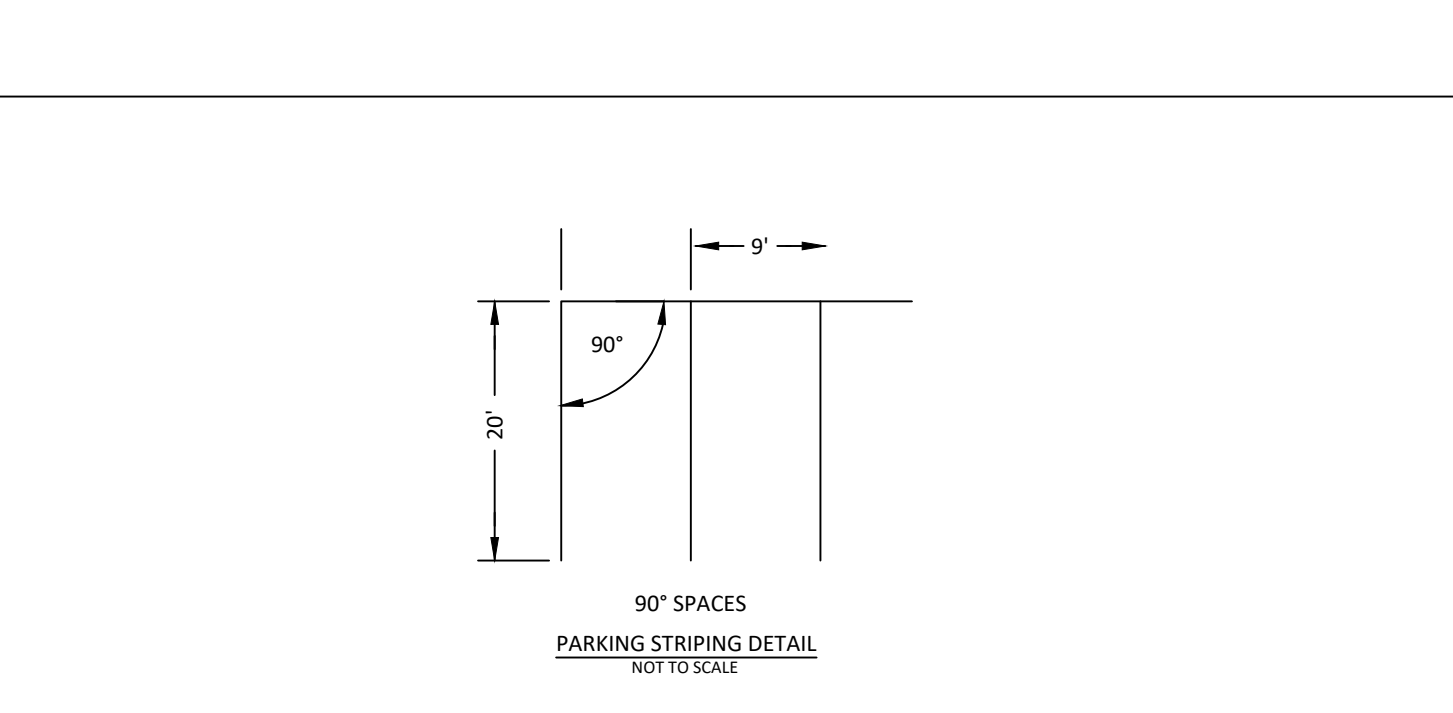


**DUMPSITER SCREENING FENCE WITH GATE DETAIL**  
SPLIT FACE BLOCK DUMPSITER ENCLOSURE WALL  
NOT TO SCALE

**R.C.P. DRAINAGE PIPE DETAIL UNDER TRAFFIC AREAS**  
NOT TO SCALE

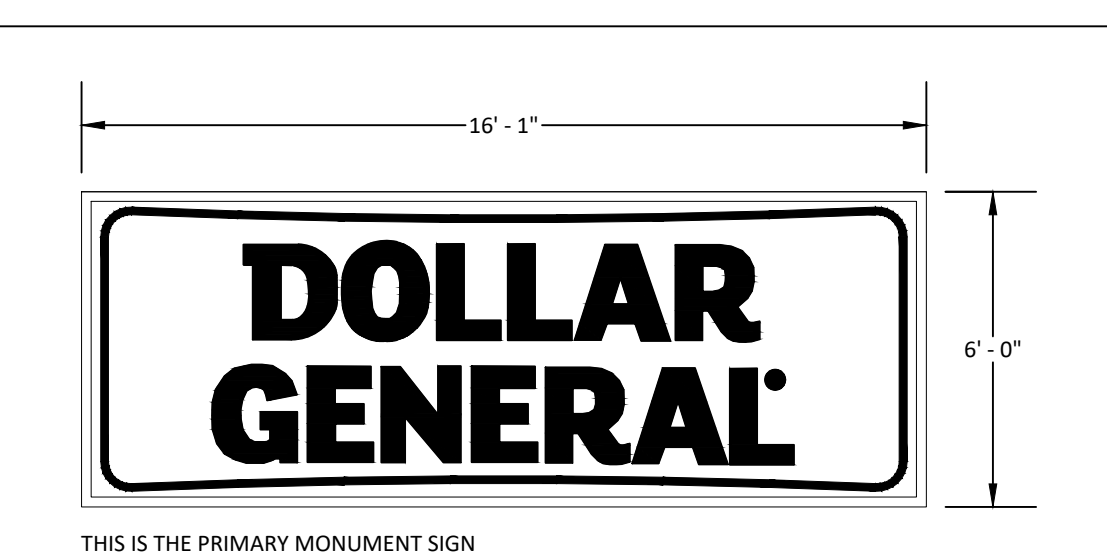


**R.C.P. DRAINAGE PIPE DETAIL UNDER TRAFFIC AREAS**  
NOT TO SCALE



\* STANDARD SIZE FOR NORMAL INSTALLATION; SMALLER SIZES MAY BE REDUCED APPROXIMATELY ONE-THIRD FOR LOW SPEED URBAN CONDITIONS, LARGER SIZES MAY BE NEEDED FOR FREEWAYS, ABOVE AVERAGE SPEED, AND OTHER CRITICAL LOCATIONS. FOR PROPER PROPORTION, SEE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS (AVAILABLE FROM FHWA, HTO-20, WASHINGTON, DC. 20590.)

**PAVEMENT ARROW MARKING**  
NOT TO SCALE



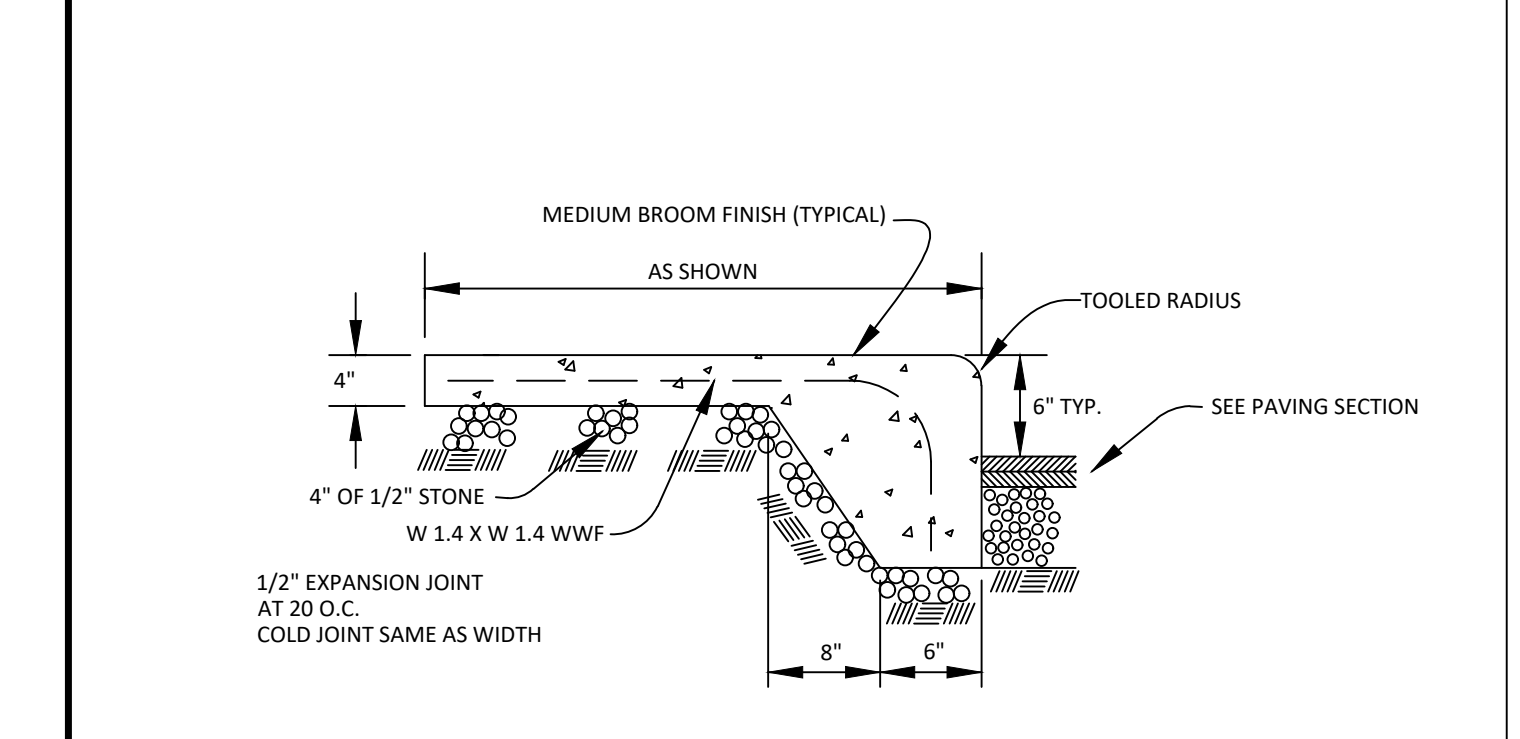
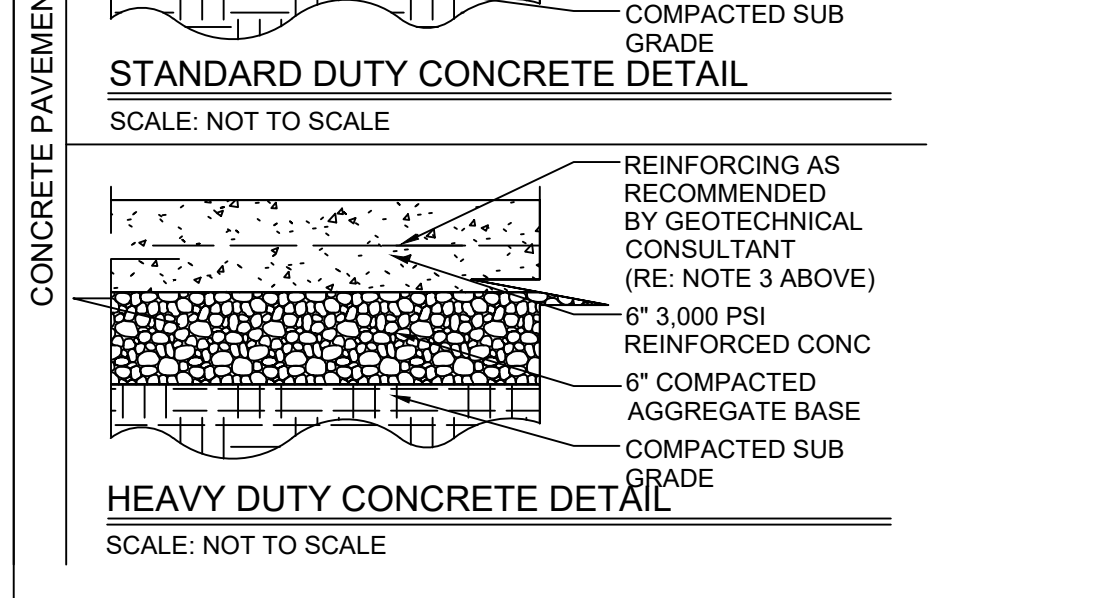
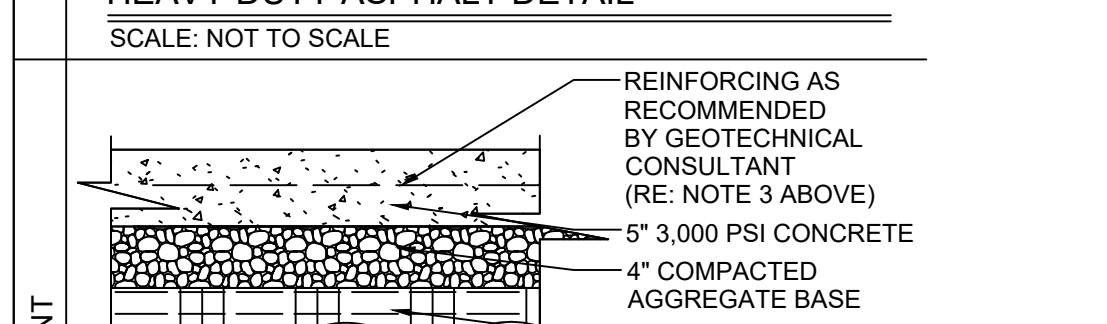
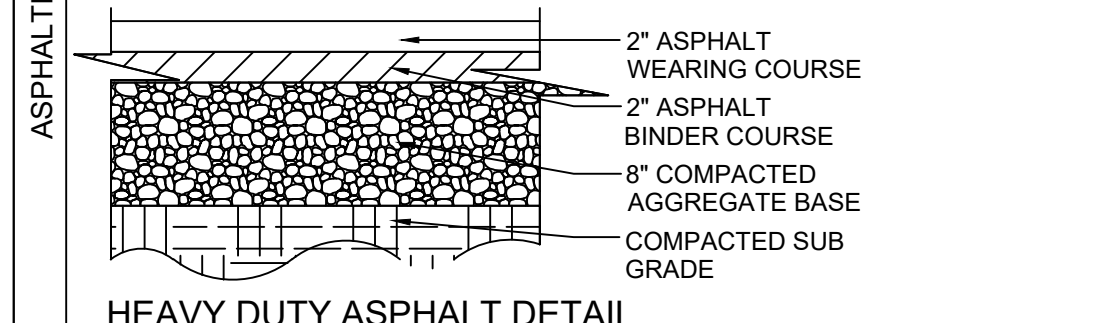
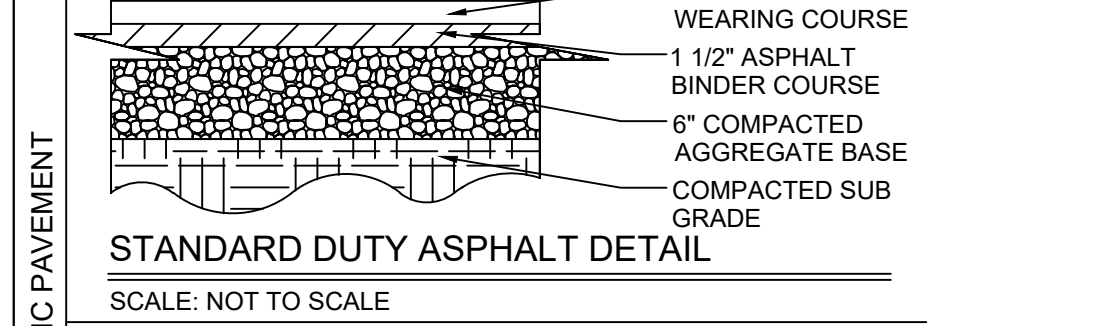
**MONUMENT SIGN W/ UNDERGROUND ELECTRICAL**  
NOT TO SCALE

**MONUMENT SIGN W/ UNDERGROUND ELECTRICAL**  
NOT TO SCALE

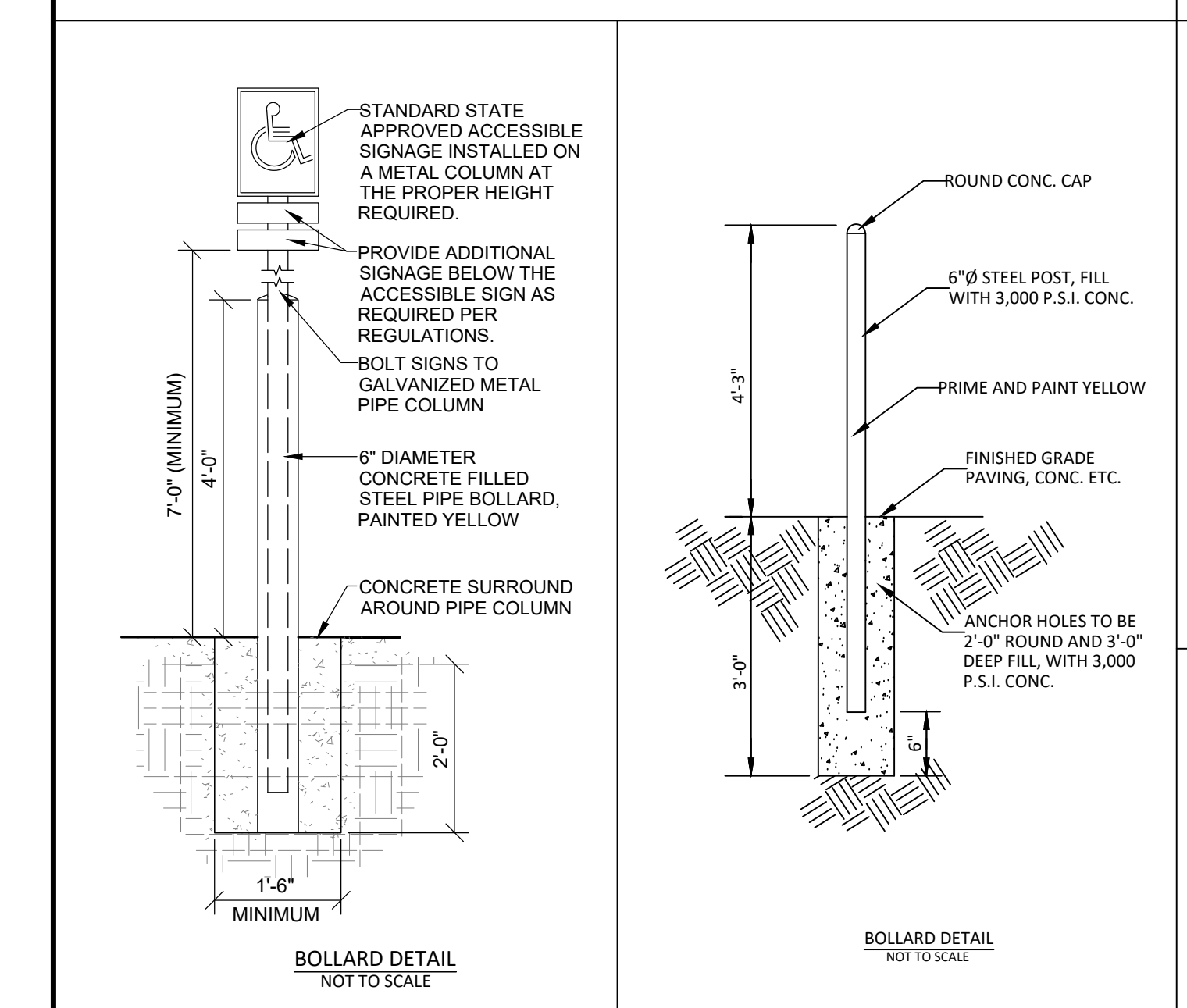
**PAVEMENT DETAILS**

- DETAILS ARE DOLLAR GENERAL STANDARD REQUIREMENTS AND MAY INCREASE OR DECREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
- THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE UNSUITABLE. THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
- HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL BY DOLLAR GENERAL.
- CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED

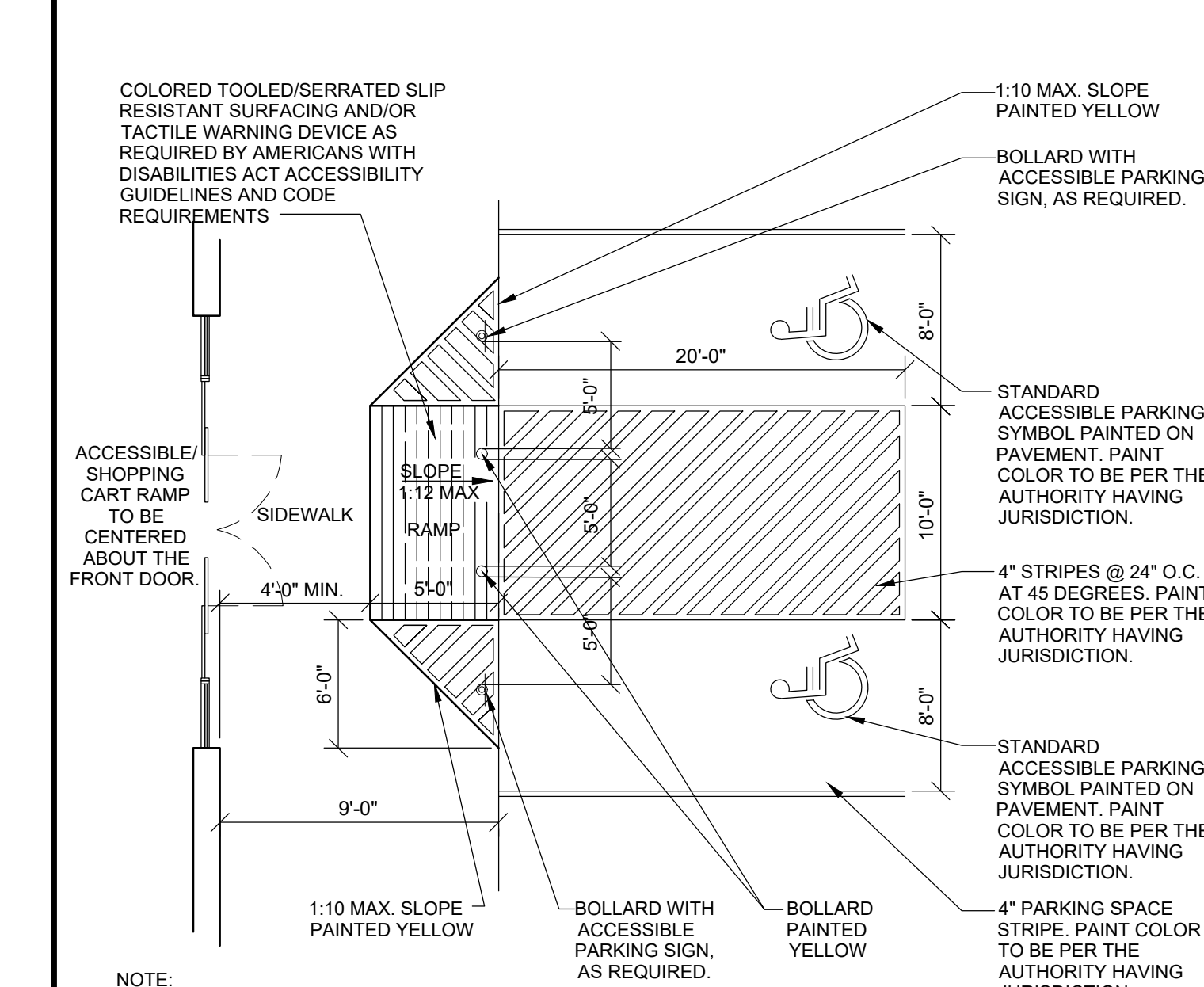
**CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.**



**WALK DETAIL AT PARKING**  
NOT TO SCALE



**BOLLARD DETAIL**  
NOT TO SCALE



**HANDICAPPED PARKING DETAIL**  
NOT TO SCALE

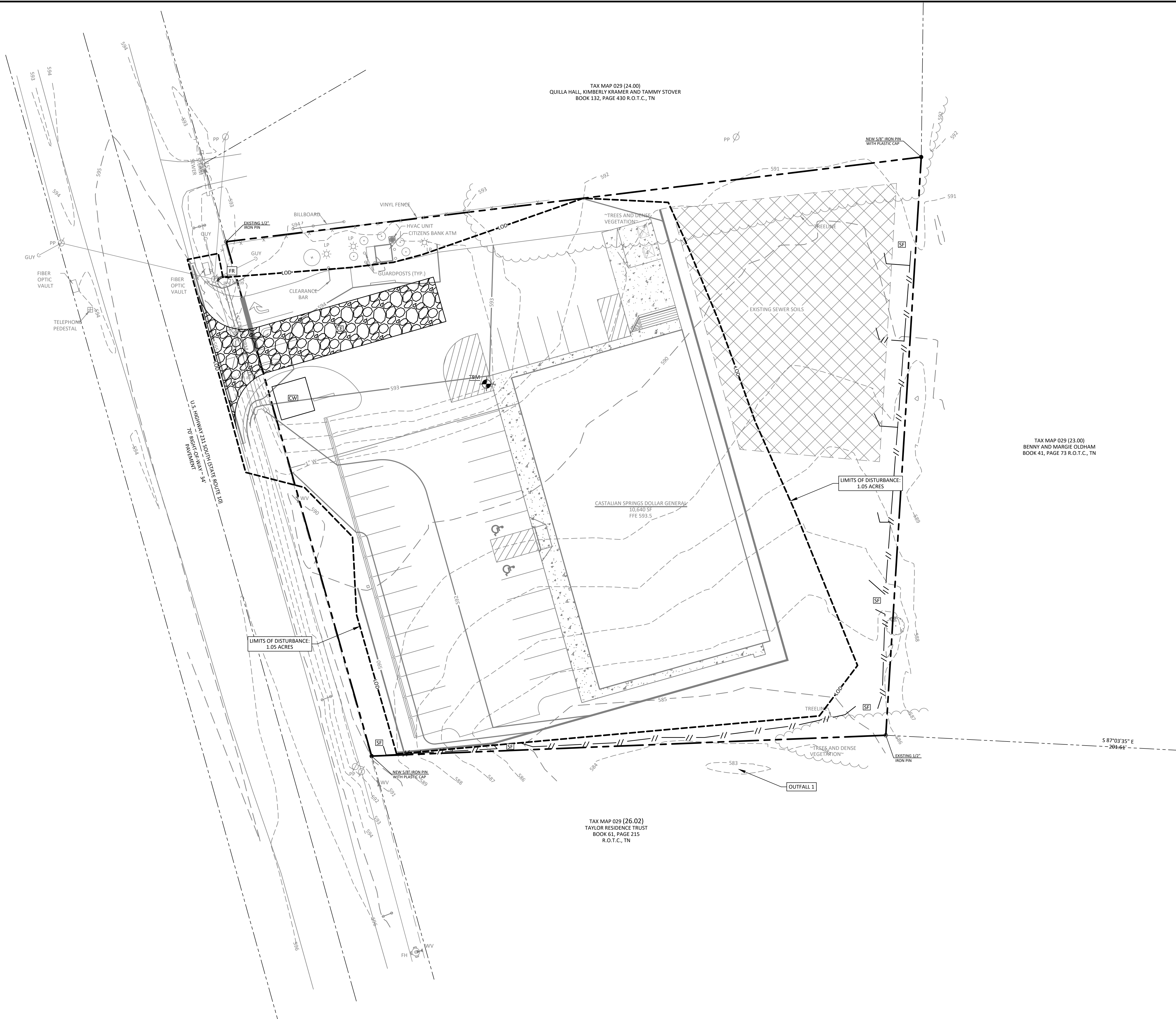


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NO.	DATE	REVISION

**SHEET NO. C 5.0**  
SHEET 5 OF 9

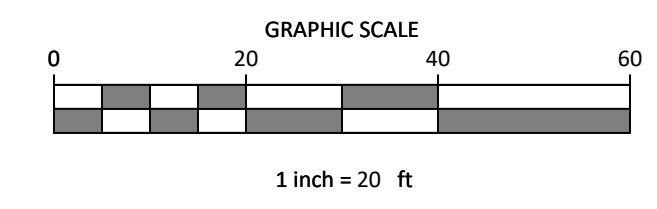
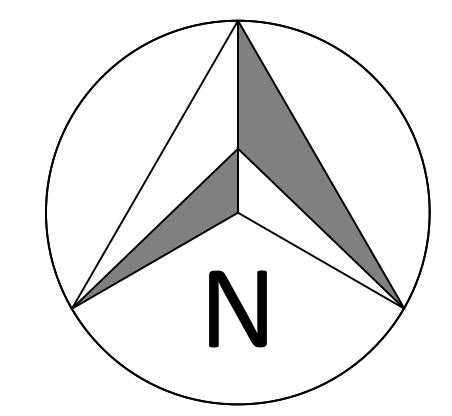




TAX MAP 029 (24.00)  
 QUILLA HALL, KIMBERLY KRAMER AND TAMMY STOVER  
 BOOK 132, PAGE 430 R.O.T.C., TN

TAX MAP 029 (23.00)  
 BENNY AND MARGIE OLDHAM  
 BOOK 41, PAGE 73 R.O.T.C., TN

TAX MAP 029 (26.02)  
 TAYLOR RESIDENCE TRUST  
 BOOK 51, PAGE 215  
 R.O.T.C., TN



- LEGEND**
- CONCRETE MONUMENT (OLD)
  - CONCRETE MONUMENT (NEW)
  - IRON ROD (OLD)
  - IRON ROD (NEW)
  - ⊕ BENCHMARK
  - BOUNDARY LINE
  - - - - - BUFFER
  - - - - - SETBACK / YARD
  - - - - - PUDE
  - EXTRUDED CURB
  - SS SANITARY SEWER LINE
  - W WATER LINE
  - STORM SEWER
  - - - - - G GAS LINE
  - OHE OVERHEAD UTILITY LINE
  - UGT UNDERGROUND UTILITY LINE
  - FENCE
  - TREE LINE
  - UTILITY POLE
  - UTILITY POLE W/ LIGHT
  - GUY ANCHOR
  - TELEPHONE MANHOLE
  - ELECTRIC JUNCTION BOX
  - ⊗ CABLE PEDESTAL
  - ⊗ SANITARY SEWER MANHOLE
  - ⊗ WATER METER
  - ⊗ WATER VALVE
  - ⊗ BLOW OFF VALVE
  - ⊗ AIR RELEASE ASSEMBLY
  - ⊗ FIRE HYDRANT
  - ⊗ GAS METER
  - ⊗ GAS VALVE
  - ⊗ A/C PAD

LIMITS OF DISTURBANCE ACREAGE: 1.05 ACRES

**NAG DESIGNATIONS:**

[NAG A] NAG S150 STAPLE "D"

ALL DITCHES TO BE LINED WITH NAG S150 TEMPORARY MATTING IMMEDIATELY UPON FINAL GRADING UNLESS OTHERWISE NOTED.

ALL 3:1 SLOPES TO BE STABILIZED WITH NAG S150 TEMPORARY MATTING.

**OUTFALL CHARACTERISTICS:**

OUTFALL	ACREAGE	SLOPE %
1	1.46	VARIES

**EROSION CONTROL LEGEND:**

- [CE] - CONSTRUCTION EXIT
- [CW] - CONSTRUCTION WASHOUT
- [FR] - FILTER RING
- [CD] - CHECK DAM
- [SF] - SILT FENCE
- [NAG] - NORTH AMERICAN GREEN OR EQUAL

- //— SILT FENCE
- - - - - LIMITS OF DISTURBANCE

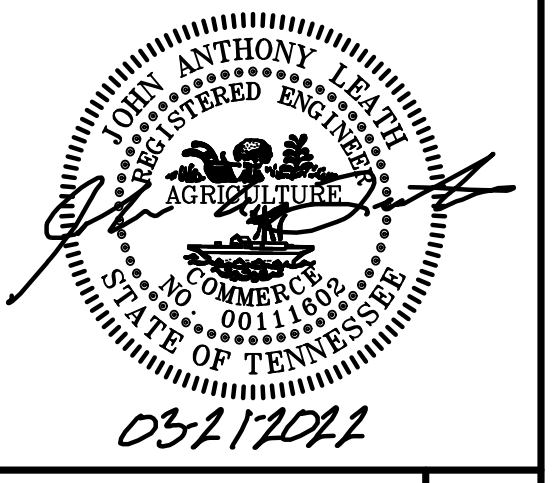
**TEMPORARY SEEDING NOTES**

- SEED AND STRAW REQUIRED AS FOLLOWS:  
 STRAW: 75 LBS PER 1,000 SQ. FT.  
 10-10 FERTILIZER: 200 LBS PER ACRE  
 SEED: 100 LBS PER ACRE  
 AGR LIME: 75 LBS PER 1,000 SQ. FT.

**TEMPORARY COVER SEEDING MIXTURES**

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE KOREAN LESPEDEZA SUMMER OATS
MAY 1 TO JULY 15	SUDAN* SORGHUM
MAY 1 TO JULY 15	STARR MILLET
JULY 15 TO JANUARY 1	BALBOA RYE ITALIAN RYE

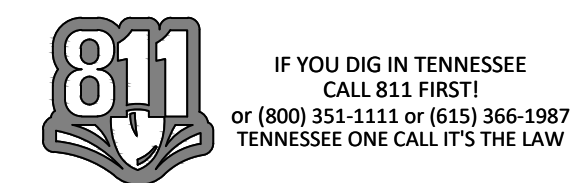
**GreenLID Design**  
 114 B West Main Street  
 Gallatin, TN 37066  
 615-230-7269  
 andy.leath@greenlid.com



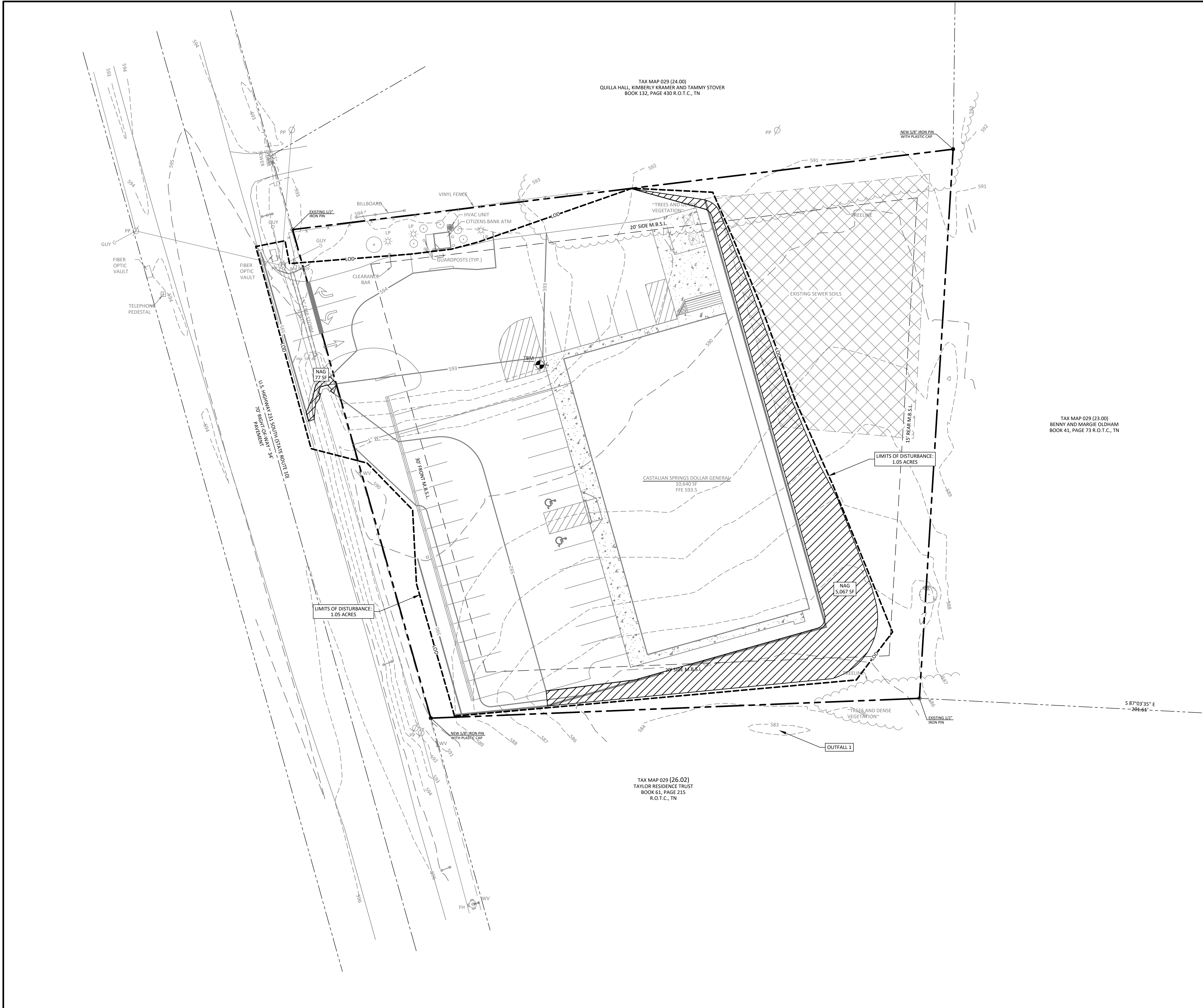
**DOLLAR GENERAL**  
 SITE CONSTRUCTION PLANS  
 HWY 231 SOUTH  
 CASTALIAN SPRINGS, 6TH CIVIL DISTRICT  
 TROUSDALE COUNTY, TENNESSEE

**EROSION CONTROL PLAN B**

NO.	DATE	REVISION

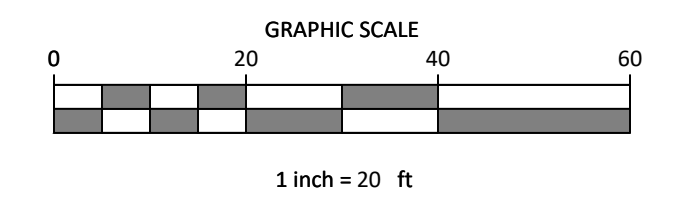
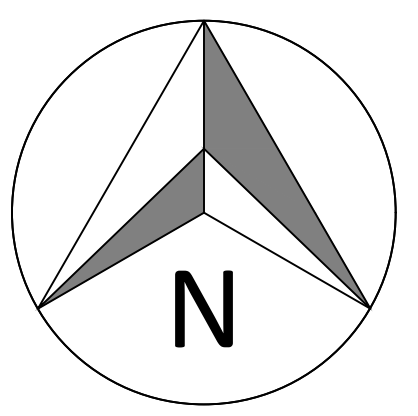


**SHEET NO.**  
**C 6.2**  
 SHEET 7 OF 9



TAX MAP 029 (24.00)  
 QUILLA HALL, KIMBERLY KRAMER AND TAMMY STOVER  
 BOOK 132, PAGE 430 R.O.T.C., TN

TAX MAP 029 (26.02)  
 TAYLOR RESIDENCE TRUST  
 BOOK 61, PAGE 215  
 R.O.T.C., TN



**LEGEND**

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- CONCRETE MONUMENT (NEW)
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LIMITS OF DISTURBANCE ACREAGE: 1.05 ACRES

**NAG DESIGNATIONS:**

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**OUTFALL CHARACTERISTICS:**

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- // SILT FENCE
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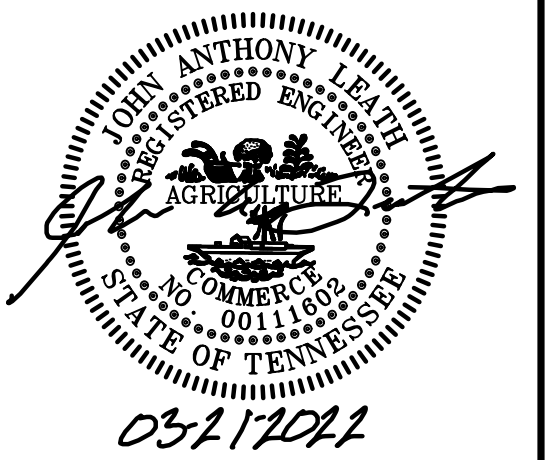
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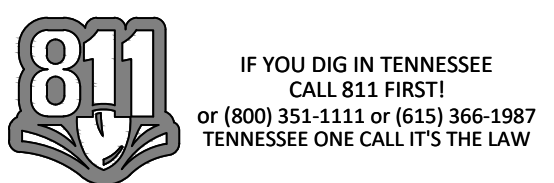


**DOLLAR GENERAL**  
 SITE CONSTRUCTION PLANS  
 HWY 231 SOUTH  
 CASTALIAN SPRINGS, 6TH CIVIL DISTRICT  
 TROUSDALE COUNTY, TENNESSEE

**EROSION CONTROL PLAN C**

NO.	DATE	REVISION

**SHEET NO.**  
**C 6.3**  
 SHEET 8 OF 9



**EROSION AND SEDIMENT CONTROL NOTES:**

**STORM WATER POLLUTION PREVENTION PLAN (SWPPP)**

THIS PROJECT WILL DISTURB MORE THAN 1 ACRE. A SWPPP IS REQUIRED FOR THIS PROJECT.

**EXISTING SITE CONDITIONS**

THE PROJECT SITE IS 1.44± AC CONSISTING PRIMARILY OF GRASSLAND.

**PROPOSED SITE CONDITIONS**

THIS PROJECT IS TO CONSTRUCT A 10,640 SF DOLLAR GENERAL RETAIL STORE WITH PARKING AND ALL REQUIRED APPURTENANCES ON APPROXIMATELY 1.05± ACRES OF C-1 ZONED PROPERTY. APPROXIMATELY 1.44± ACRES WILL BE DISTURBED DURING THE DEVELOPMENT OF THIS PROJECT. STORM WATER RUNOFF FROM THE SITE ENTERS ROCKY CREEK. SITE INVESTIGATION HAS INDICATED THAT SPECIAL PERMITTING SUCH AS ARAP OR NATIONWIDE GENERAL PERMIT WILL NOT BE REQUIRED.

**[303d] SPECIAL REQUIREMENTS**

THE RECEIVING WATERS, ROCKY CREEK, IS NOT CONSIDERED IMPAIRED, ACCORDING TO THE TDEC INTERACTIVE MAP.

**SPILLS AND NON-STORMWATER CONTINGENCIES**

1. ALL FUELING OF EQUIPMENT AND VEHICLES ON SITE WILL BE CONDUCTED NEAR THE STAGING AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER.
2. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA.
3. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER.
4. EQUIPMENT FUEL OR MAINTENANCE SPILLS OF 2 GALLONS OR MORE WILL BE REPORTED IMMEDIATELY TO A REPRESENTATIVE OF THE PRIMARY CONTRACTOR.
5. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITTEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3300; NON-EMERGENCIES: 800-262-3400); AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. ALSO, GREENLID DESIGN, LLC WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES.
6. CONCRETE TRUCKS WILL WASH OUT AT THE DESIGNATED AREA NEAR THE STAGING AREA.
7. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE LITTER CONTROL FOR TRASH GENERATED BY HIS CREW. A DUMPSTER FOR GARBAGE WILL BE LOCATED NEAR THE CONSTRUCTION TRAILER AND IS LIMITED TO GARBAGE AND PAPER TRASH ONLY.
8. PAINT CANS, OIL CANS, USED OIL, AND FILTERS WILL BE CONTAINED AND DISPOSED OF BY THE CONTRACTOR BY TAKING THEM TO THE SUMNER COUNTY RESOURCE CENTER AT 625 RAPPANNOCK WIRE ROAD, GALLATIN, TN 37066.

**DEVELOPMENT CONDITIONS**

POST-DEVELOPED DRAINAGE WILL CONTINUE TO FOLLOW THE PRE-DEVELOPED DRAINAGE PATH. SEDIMENT CONTROL WILL BE BY BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

IF THE CONTROLS ARE INSTALLED AND MAINTAINED CORRECTLY BUT ARE FOUND TO PROVIDE AN INADEQUATE LEVEL OF PROTECTION, THE DEVELOPER / PRIMARY CONTRACTOR / OR CERTIFIED DESIGNEE WILL MAKE REVISIONS TO THIS PLAN AND THESE REVISIONS WILL BE IMPLEMENTED BY THE CONTRACTOR.

**SWPPP CONSTRUCTION SEQUENCING OF WORK (NPDES PERMIT SECTION 3.5.1.B)**

(ALTERNATE SEQUENCING MAY BE PROPOSED IF APPROVED BY THE SUMNER COUNTY STORM WATER INSPECTOR.)

**LIMITATION OF CONSTRUCTION DISTURBED AREA**

1. FIELD STAKE CONSTRUCTION LIMITS BEFORE COMMENCING WORK IN ORDER TO VERIFY THE DISTURBED AREA LIMITS FOR THE CONTRACTOR
2. INSTALL INITIAL EPSC MEASURES INCLUDING CONSTRUCTION EXIT AND TEMPORARY SILT FENCE.
3. REMOVE TOPSOIL AND COMPACT DAILY BY WALKING DOZIER (D-6 OR GREATER) UNTIL TOTAL TOPSOIL STOCKPILE IS IN PLACE. TEMPORARY SEED TOPSOIL STOCKPILE WITHIN 14 DAYS AFTER STOCKPILE IS COMPLETE. INSTALL SILT FENCE AT BASES OF TOPSOIL PILES AFTER STRIPPING PROCESS OR BEFORE A 50% CHANCE OF RAIN. EXCESS TOPSOIL SHOULD BE REMOVED FROM THE SITE (TO A PERMITTED SITE) OR USED ON NONSTRUCTURAL FILL SLOPES.
4. MASS GRADE THE SITE INCLUDING DETENTION PONDS. TEMPORARY SEED & MULCH WITHIN 14 DAYS WHEN INDIVIDUAL AREAS OF MASS GRADING ARE COMPLETED OR CONSTRUCTION IS INACTIVE FOR 14 DAYS IN ANY AREA. ADD 4" OF BASE STONE TO FUTURE PAVED AREAS AS ALTERNATE TO TEMPORARY SEEDING THESE AREAS. STABILIZE THE OUTLETS. STABILIZE THE DITCH ALONG THE WESTERN PROPERTY LINE.
5. INSTALL STORM DRAINAGE AND SITE UTILITIES ALONG WITH OR FOLLOWING COMPLETION OF MASS GRADING AREAS. INSTALL INLET AND OUTLET CHANNELS, MESQUITES, EMBANKMENTS ARE TO BE PERMANENTLY STABILIZED AS SOON AS GRADING IS COMPLETE IN ANY AREA. TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF CONSTRUCTION INACTIVITY IN ANY AREA.
6. INSTALL REMAINING BASE STONE AND BINDER WITH CURBING AND INSTALL SIDEWALKS.
7. FINISH GRADE BEHIND CURB.
8. INSTALL PAVEMENT SURFACE COURSE.
9. INSTALL REMAINDER OF PERMANENT EROSION CONTROL MEASURES (EROSION MAT AND PERMANENT SEED).
10. REMOVE TEMPORARY MEASURES ONCE A GOOD STAND OF GRASS IS ESTABLISHED (70% OR ABOVE OF SURFACES COVERED WITH GRASS). SEED AND MAT ALL AREAS AND ANY REMAINING DISTURBED AREAS.

**EROSION CONTROL TIMING**

**EROSION PLAN A**

1. EPSC MEASURES INSTALLED PRIOR TO EARTHWORK.

**EROSION CONTROL B**

1. EPSC MEASURES INSTALLED ONCE GRADING ACTIVITY HAS BEGUN AND DURING MASS GRADING.

**EROSION CONTROL C**

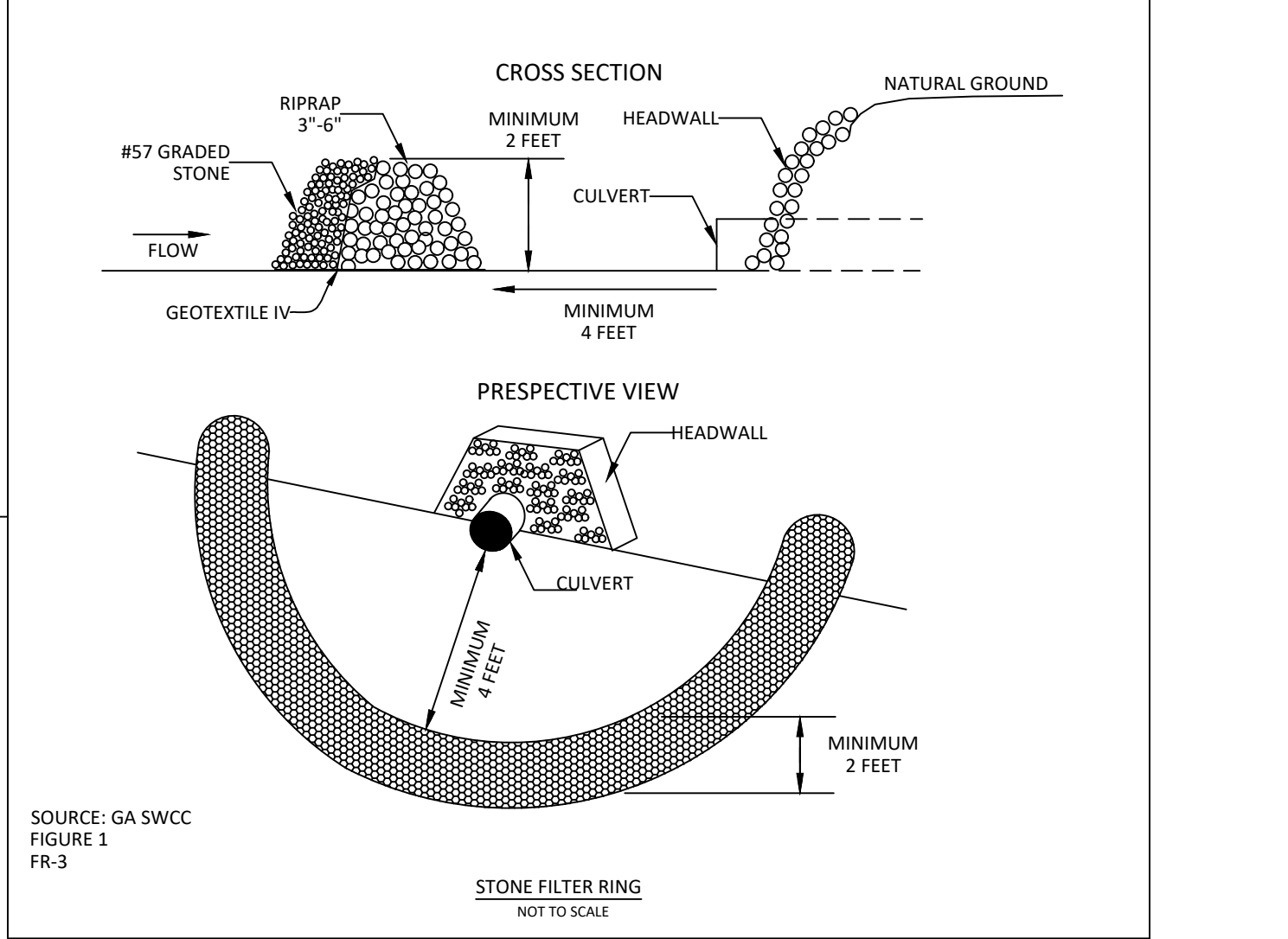
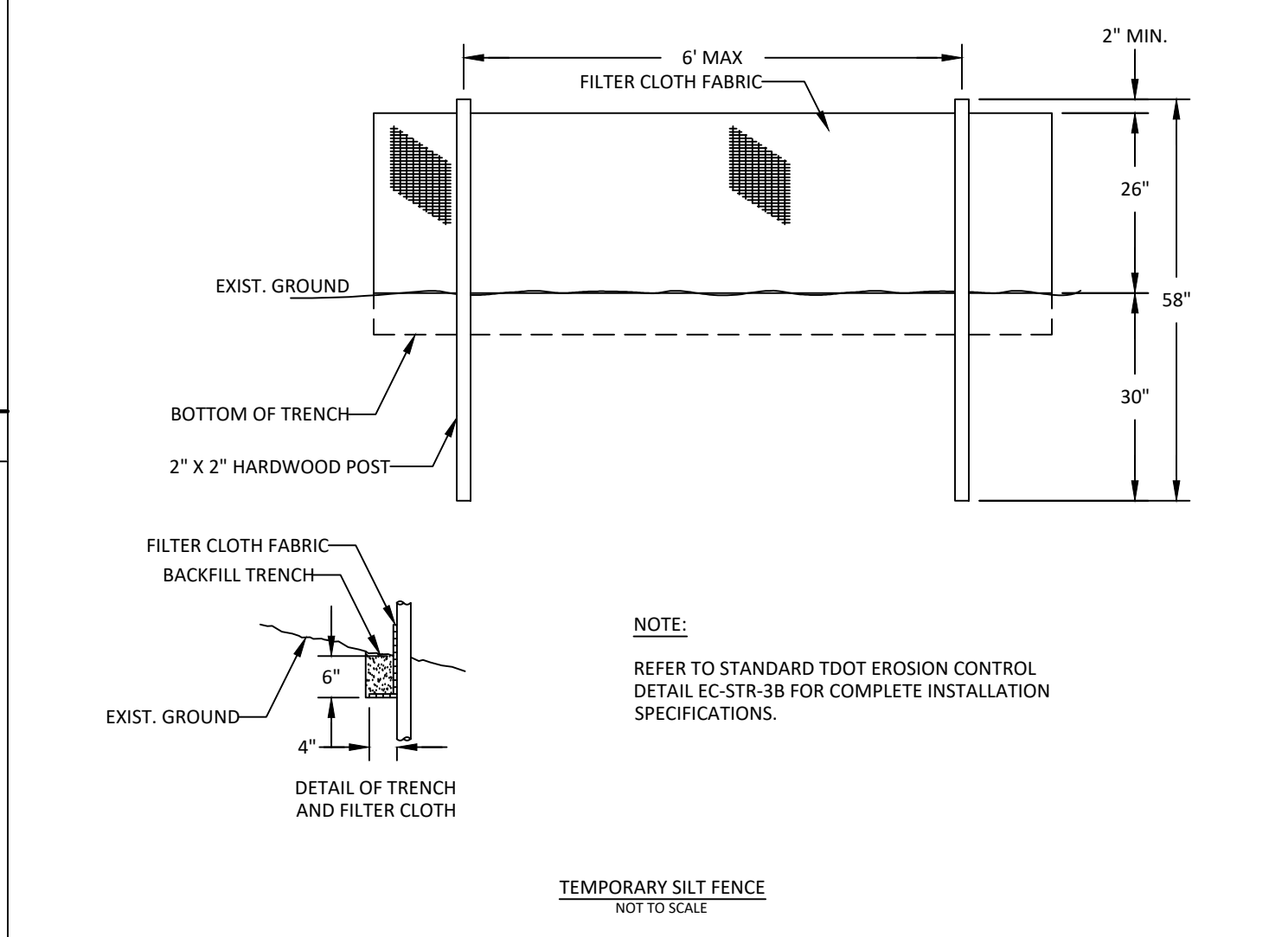
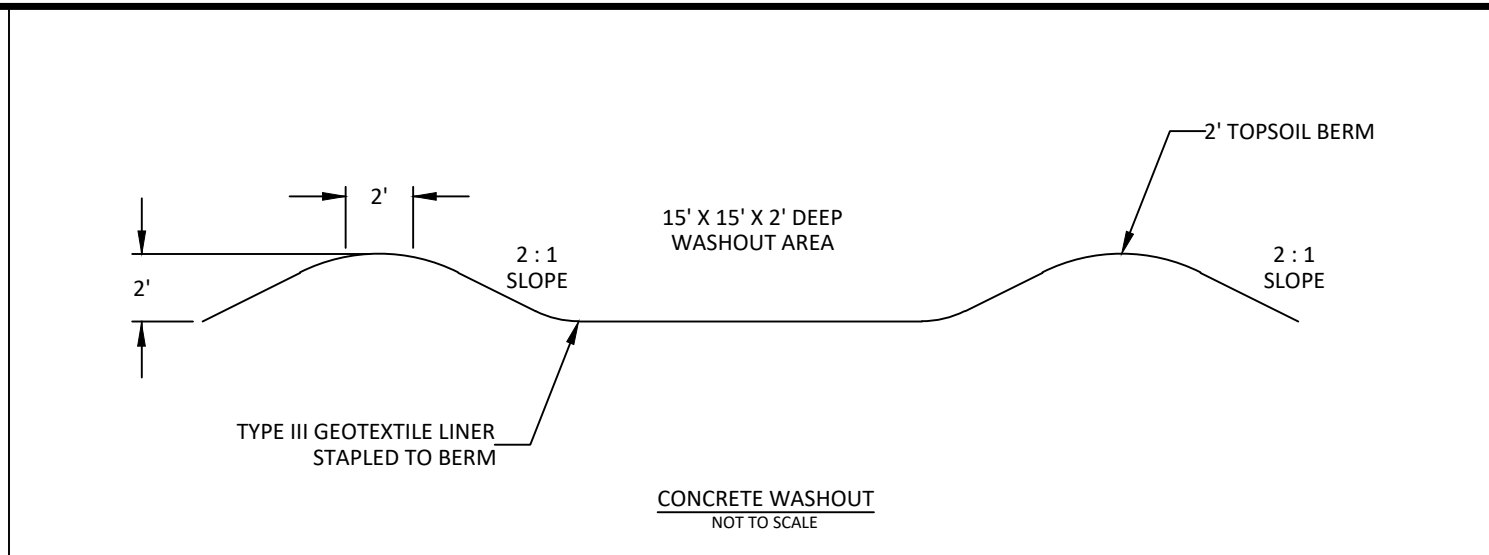
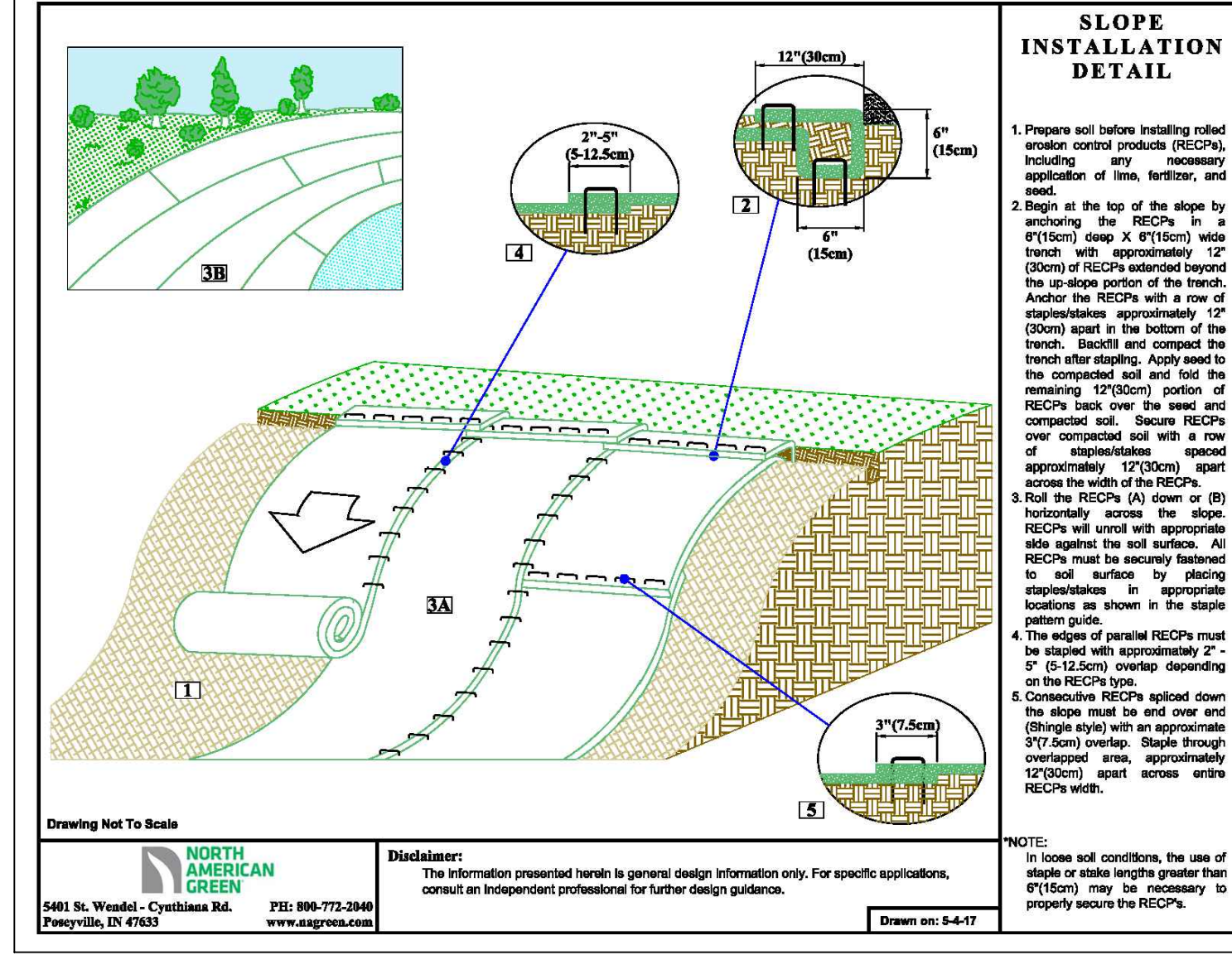
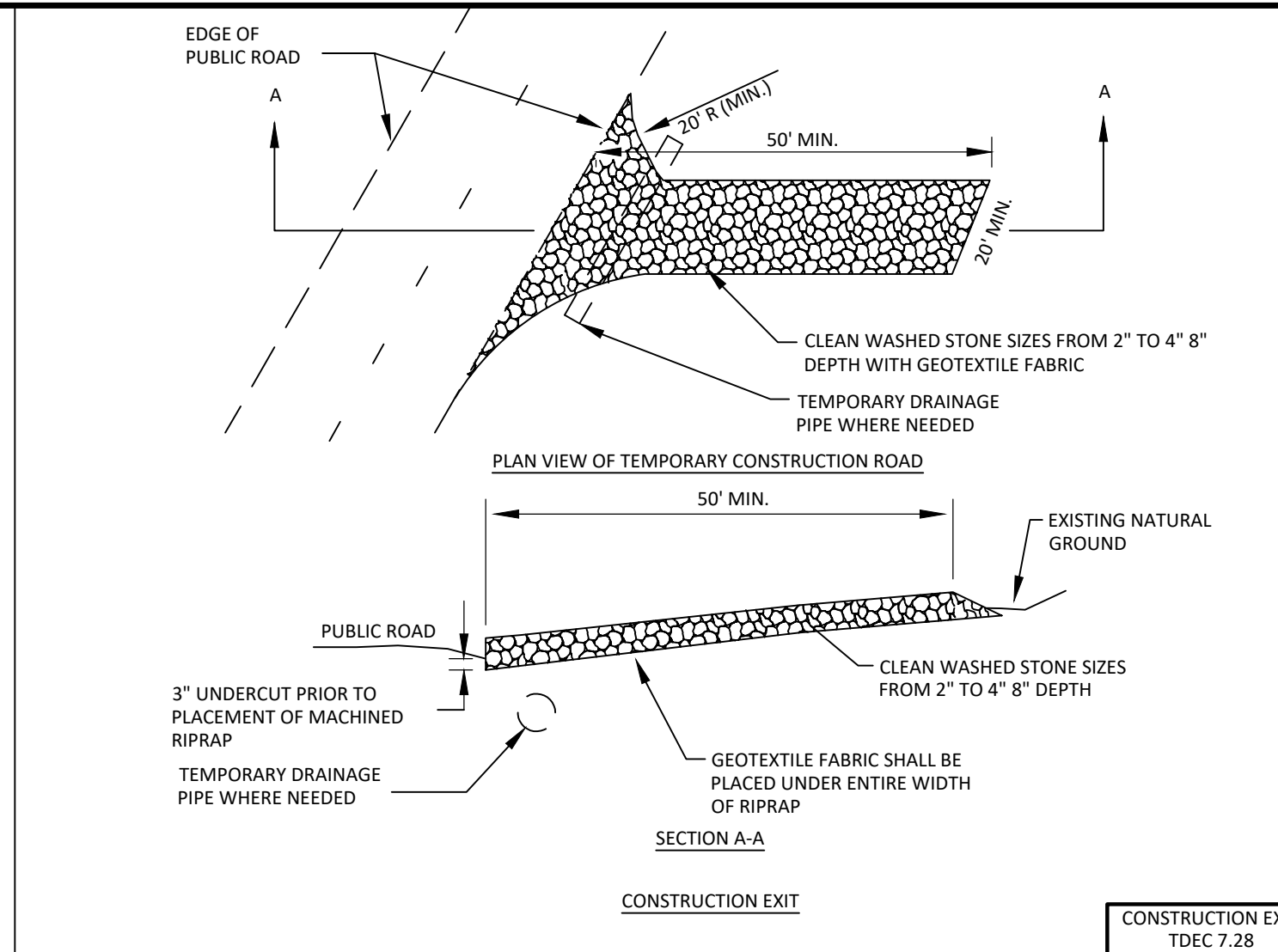
1. EPSC MEASURES INSTALLED TO ACHIEVE FINAL STABILIZATION

\*EROSION PLAN TO BE UPDATED IN ACCORDANCE WITH WEEKLY INSPECTION REPORTS IF PHASING OF CONSTRUCTION CHANGES.

**SWPPP NOTES**

1. ALL BEST MANAGEMENT PRACTICES ARE TO BE ADHERED TO THROUGHOUT THE LIFE OF THE PROJECT.
2. QUALITY ASSURANCE OF EPSC MEASURES SHALL BE CONDUCTED BY QUALIFIED PERSONNEL WITHIN A MONTH OF CONSTRUCTION COMMENCING PER NPDES PERMIT SECTION 3.1.2.
3. A COPY OF THE SWPPP IS TO BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH RECORDS OF EROSION CONTROL INSPECTIONS PER NPDES PERMIT SECTION 3.3.3.
4. CONSTRUCTION ACTIVITIES (NPDES PERMIT SECTION 3.5.1.A)  
CONSTRUCTION ACTIVITIES ON THIS SITE INCLUDE: MINIMAL CLEARING, MASS GRADING (INCLUDING THE DETENTION BASIN), INSTALLING STORM DRAINS AND PIPES, SITE UTILITIES, LAYING BASE STONE, ASPHALT, CURBS AND SIDEWALKS. ALL REQUIRED UTILITIES WILL BE INSTALLED UNDERGROUND.
5. DISTURBED AREA (NPDES PERMIT SECTION 3.5.1.C)  
SITE AREA = 1.44± AC  
DISTURBED AREA = 1.05± AC
6. EXISTING SITE SOILS (NPDES PERMIT SECTION 3.5.1.E)  
  
HHB2-HARPETH SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED HYDROLOGIC GROUP B  
THIS SOIL IS DEEP, AND WELL DRAINED. IT IS ON UNDULATING UPLANDS AND OLD HIGH TERRACES. THE SURFACE LAYER IS BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS STRONG BROWN AND BROWN SILT LOAM. THE MIDDLE PART TO A DEPTH OF ABOUT 35 INCHES IS STRONG BROWN SILT LOAM. THE LOWER PART TO A DEPTH OF ABOUT 60 INCHES IS STRONG BROWN CLAY LOAM.  
PERMEABILITY IS MODERATE, AND THE AVAILABLE WATER CAPACITY IS HIGH. THE ROOT ZONE IS VERY DEEP AND IS EASILY PENETRATED BY PLANT ROOTS.  
INCLUDED WITH THIS SOIL IN MAPPING ARE SMALL AREAS OF MODERATELY WELL DRAINED SOILS AT THE HEADS OF DRAINS AND ALONG DRAINAGEWAYS. ALSO INCLUDED ARE SMALL AREAS OF SOILS THAT ARE CLAYEY THROUGHOUT THE SUBSOIL. THESE SOILS ARE SCATTERED THROUGHOUT THE MAP UNIT IN SHORT, SLOPING AREAS NEAR DRAINAGEWAYS.  
  
HAD2 - HAMPSHIRE SILT LOAM  
HYDROLOGIC GROUP C  
THIS SOIL CONSISTS OF DEEP, WELL DRAINED, SOILS ON UPLANDS. THESE SOILS FORMED IN CLAYEY RESIDUUM OF INTERBEDDED LIMESTONE AND SHALE AND THE UNDERLYING RESIDUUM OF INTERBEDDED SILTSTONE, FINE GRAINED SANDSTONE, SHALE AND LIMESTONE. SLOPES RANGE FROM 2 TO 30 PERCENT.
7. THIS PROJECT WILL DISTURB < 50 ACRES. CONSTRUCTION PHASING IS NOT REQUIRED PER NPDES PERMIT 3.5.1.M.
8. THE PRIMARY CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF ALL EPSC MEASURES (NPDES PERMIT SECTION 3.5.2) AS DESCRIBED IN THE EPSC PLANS.
9. SEDIMENT IS TO BE REMOVED AS REQUIRED OR WHEN MEASURES ARE AT 50% CAPACITY PER NPDES PERMIT SECTION 3.5.3.1.E.
10. EPSC MEASURES SHOWN ON EROSION PLAN "A" MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD PER NPDES PERMIT SECTION 3.5.3.1.L.

11. STABILIZED CONSTRUCTION ACCESS POINTS SHALL BE IMPLEMENTED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES PER NPDES PERMIT SECTION 3.5.3.1.N.
12. TEMPORARY OR PERMANENT STABILIZATION SHALL BE WITHIN 14 DAYS (7 DAYS FOR > 35% SLOPES) ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED PER NPDES PERMIT SECTION 3.5.3.2.
13. EPSC MEASURES HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2 YEAR, 24-HOUR STORM EVENT PER NPDES PERMIT SECTION 3.5.3.3.
14. EPSC MEASURES PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL ARE INTENDED TO DISSIPATE ENERGY AND SLOW THE VELOCITY OF RUNOFF FLOW FROM THE SITE PER NPDES PERMIT SECTION 3.5.4.
15. THE TECHNICAL BASIS FOR DETERMINING THE DIMENSIONS OF THE RIP RAP ENERGY DISSIPATION MEASURES SHOWN ON THIS PLAN WAS DERIVED FROM THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK (4TH EDITION, MARCH 2012) SECTION "OP." (NPDES PERMIT SECTION 3.5.4).
16. MAINTENANCE NEEDS IDENTIFIED IN INSPECTIONS OR BY OTHER MEANS SHALL BE ACCOMPLISHED BEFORE THE NEXT STORM EVENT, BUT IN CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED PER NPDES PERMIT SECTION 3.5.7 AND 3.5.8.2.F.
17. ALL SEDIMENT CONTROL TO BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART PER NPDES PERMIT SECTION 3.5.8.2.A.
18. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO THE APPLICATION OF FERTILIZER ON THIS SITE PER THE UT EXTENSION SOIL TESTING BROCHURE PB 1061 PER NPDES PERMIT SECTION 4.1.5
19. FOR PERMANENT STABILIZATION OF DRAINAGE DITCHES, INSTALL TURF REINFORCEMENT MATTING (TENSAR NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATIONS.
20. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED. SEEDING AREAS MUST HAVE A MINIMUM 70% COVERAGE PRIOR TO REMOVAL OF THE TEMPORARY EROSION CONTROL DEVICES. FINAL SEEDING AND ESTABLISHMENT OF GROUND COVER SHALL BE APPLIED TO ANY AREA DISTURBED AS A RESULT OF THE REMOVAL OF THE EROSION CONTROL MEASURES.
21. THE LOCATION OF SOME OF THE EROSION CONTROL MEASURES MAY NEED TO BE ALTERED DUE TO CHANGING THE CONDITIONS COMMENSURATE WITH PROGRESS OF THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
22. NORTH AMERICAN GREEN HAS BEEN CALLED OUT ON ALL SLOPES REQUIRING MATTING. ANY DISTURBED AREA OUTSIDE OF MATTING SHOULD RECEIVE SEED AND STRAW.
23. MEASURES HAVE BEEN PROVIDED ON-SITE. THESE MEASURES INCLUDE SILT FENCE WITH BACKING, NORTH AMERICAN GREEN MATTING, CHECK DAMS AND SEDIMENT TRAPS.
24. PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES OR INITIATION OF EARTH DISTURBING ACTIVITIES, THE CONTRACTOR SHALL CLEARLY DELINEATE THE PROPOSED LIMITS OF DISTURBANCE IN THE FIELD UTILIZING FLAGGING, STAKES, AND/OR CONSTRUCTION FENCE. NO DISTURBANCE BEYOND THESE LIMITS SHALL BE PERMITTED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ENGINEER, THE AFFECTED PROPERTY OWNER AND ANY APPLICABLE REGULATORY AGENCIES.
25. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION AND SEDIMENT CONTROL FOR A PERIOD OF THREE YEARS AFTER COMPLETION OF CONSTRUCTION OR AS REQUIRED BY GOVERNING AGENCIES.
26. TEMPORARY SEEDING FOR THIS PROJECT SHALL UTILIZE TDOT, TDEC OR LOCAL STANDARDS UNLESS OTHERWISE INDICATED HEREON.
27. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MUST BE CRIMPED INTO THE SOIL BY MECHANICAL MEANS. BROADCAST SPREADING OF MULCH IS NOT ACCEPTABLE.
28. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION. ALL STOCKPILES SHALL BE COVERED WITH TEMPORARY SEEDING AND PROTECTED WITH SILT FENCE.
29. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC SEDIMENT AND EROSION CONTROL HANDBOOK, LATEST EDITION.
30. EROSION AND SEDIMENT CONTROLS MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO BEGINNING GRADING AFTER THE PRE-CONSTRUCTION MEETING IS HELD.



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**DOLLAR GENERAL**  
SITE CONSTRUCTION PLANS  
HWY 231 SOUTH  
CASTALIAN SPRINGS, 6TH CIVIL DISTRICT  
TROUSDALE COUNTY, TENNESSEE

**EROSION CONTROL NOTES**

NO.	DATE	REVISION

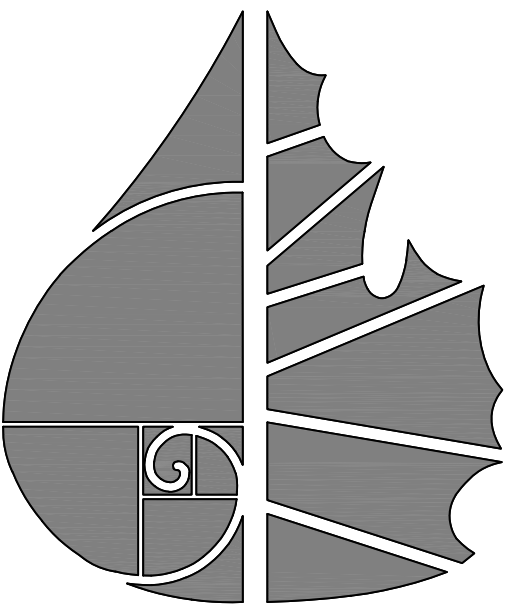
SHEET NO.  
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SHEET 9 OF 9  
22.014G MARCH 21, 2022





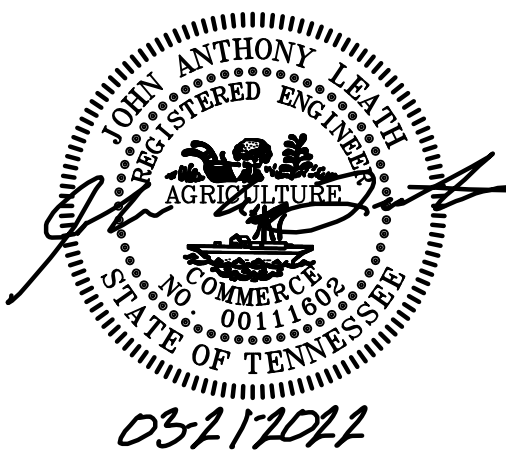






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03-21-2022

**DOLLAR GENERAL**  
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PAVING AND DRAINAGE DETAILS

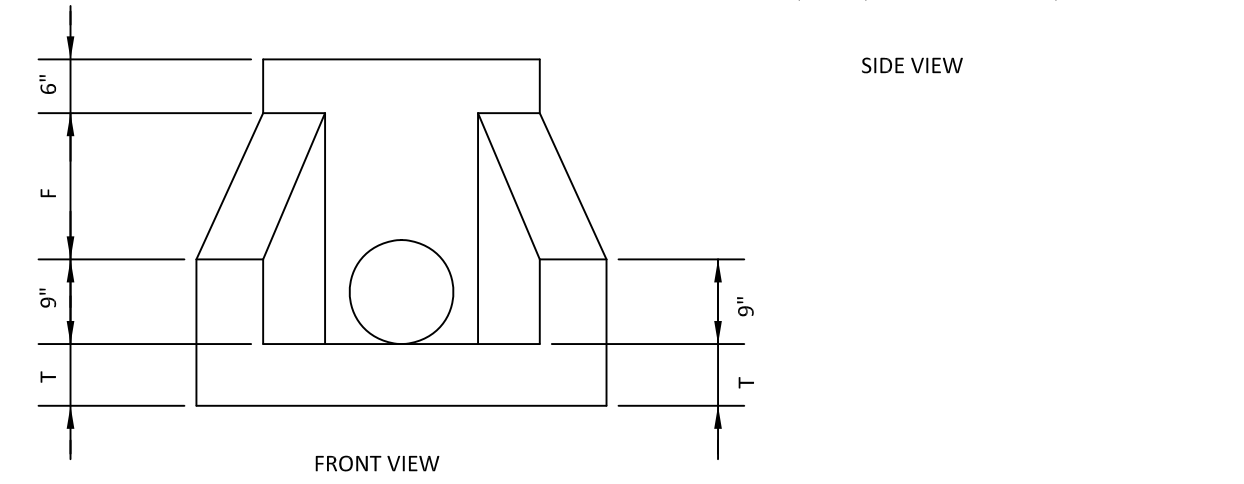
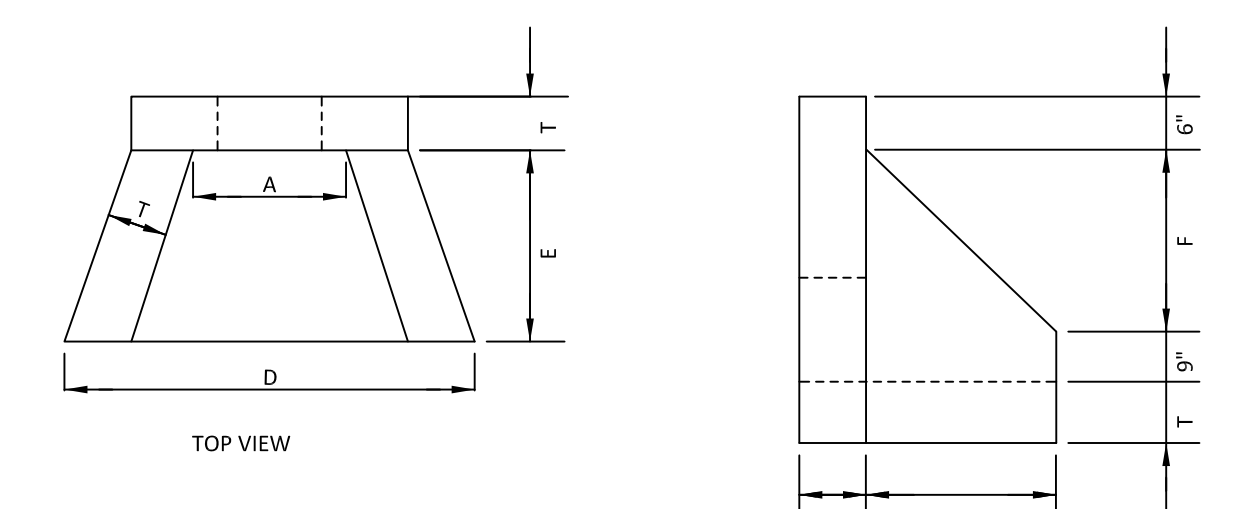
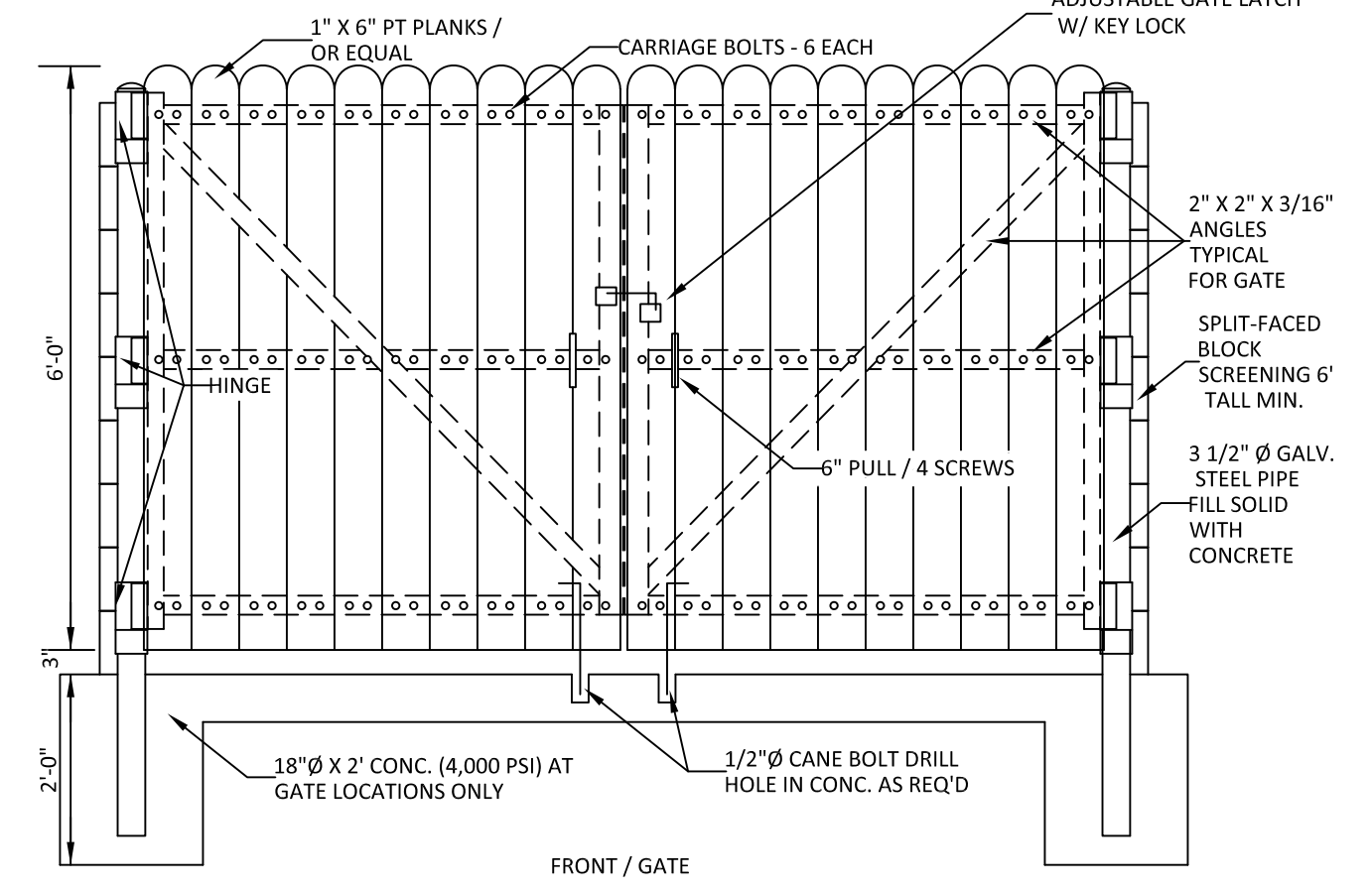
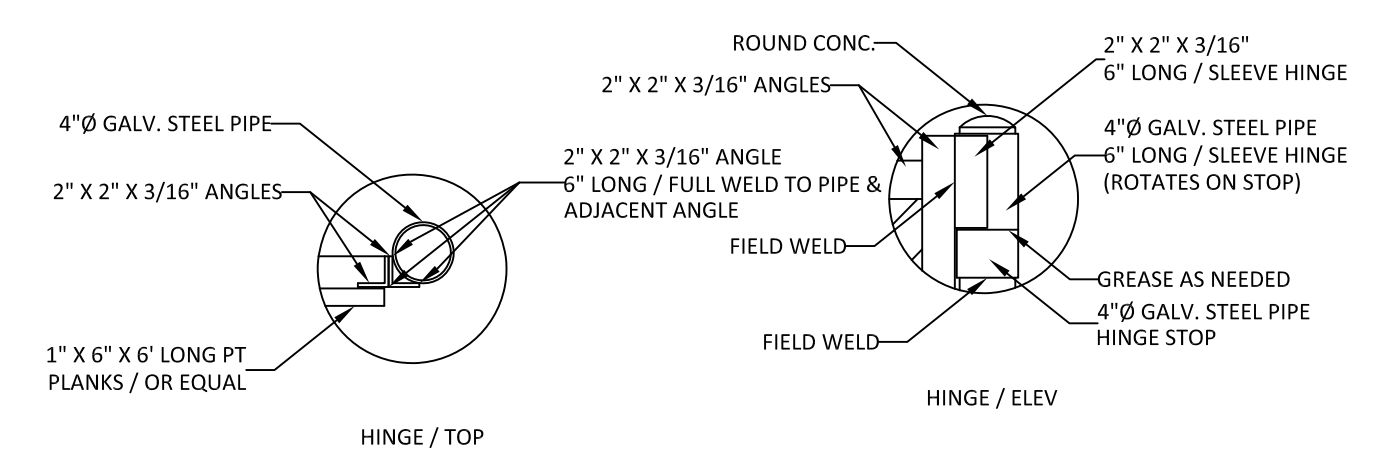


TABLE OF DIMENSIONS

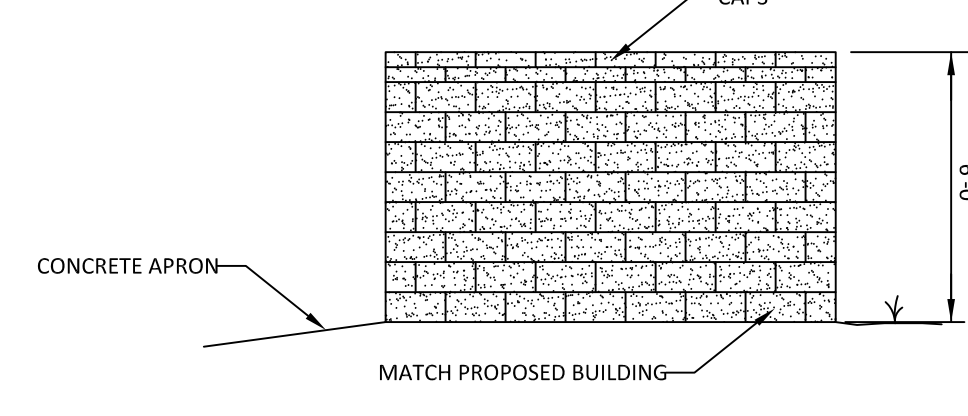
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
38"X60"	7'-0"	9'-5"	4'-6"	4'-5"	6"

- NOTES:
- CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH SECTION 604 AND 611 OF T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, WITH WINGS AND TIE SLAB DOWELED TO HEADWALL WITH #5 BARS.
  - FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
  - 3/4" CHAMFER ON ALL EXPOSED EDGES.

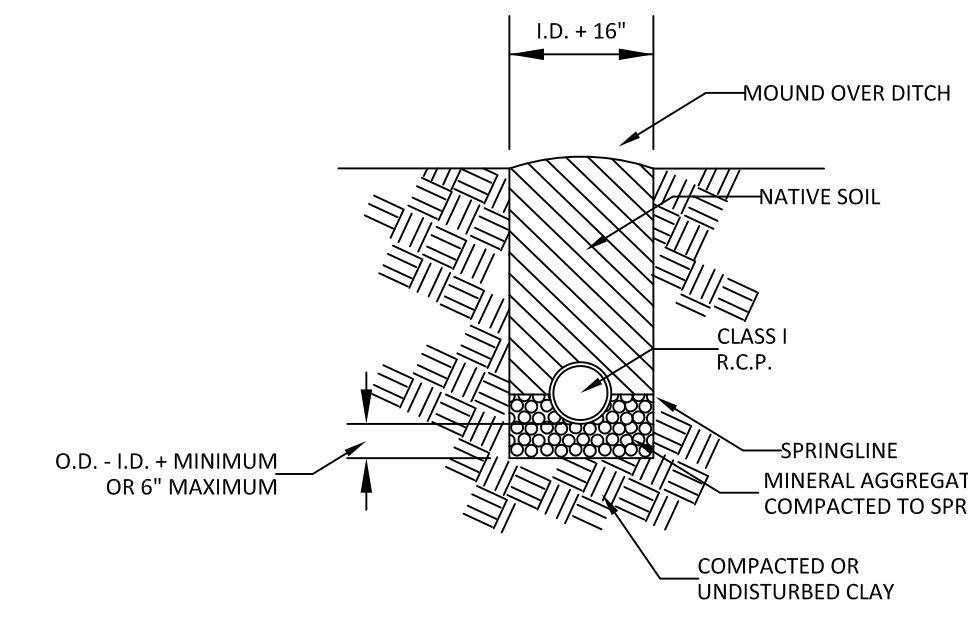
CONCRETE HEADWALL (OUTLET & INLET) NOT TO SCALE



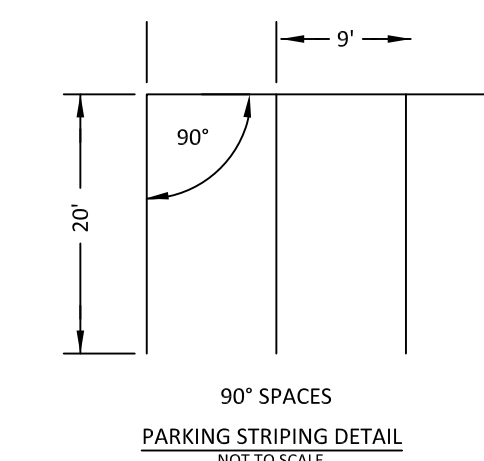
- NOTES:
- ALL WELDS TO BE PRIMED AND PAINTED GRAY
  - TOP OF DUMPSTER SCREEN WALL SHALL BE 2 FEET TALLER THAN THE TOP OF DUMPSTER.
  - BLOCK TO MATCH PROPOSED BUILDING.
  - DOOR COLOR TO MATCH BUILDING COLOR.



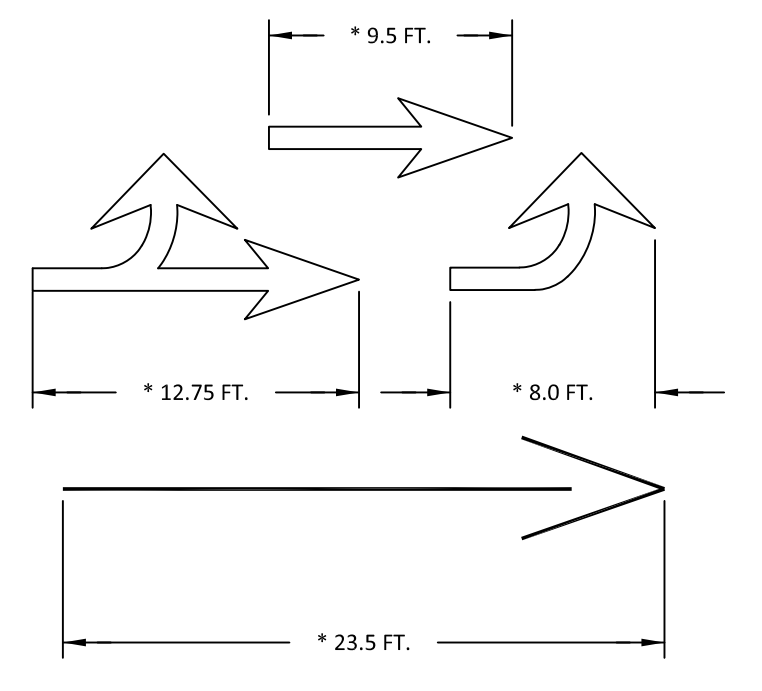
DUMPSTER SCREENING FENCE WITH GATE DETAIL SPLIT FACE BLOCK DUMPSTER ENCLOSURE WALL NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS NOT TO SCALE

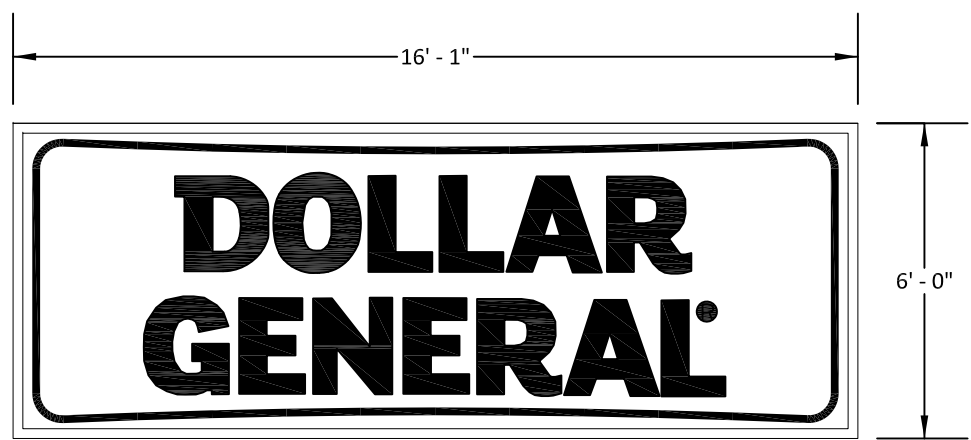


90° SPACES PARKING STRIPING DETAIL NOT TO SCALE



\* STANDARD SIZE FOR NORMAL INSTALLATION; SMALLER SIZES MAY BE REDUCED APPROXIMATELY ONE-THIRD FOR LOW SPEED URBAN CONDITIONS, LARGER SIZES MAY BE NEEDED FOR FREEWAYS, ABOVE AVERAGE SPEED, AND OTHER CRITICAL LOCATIONS. FOR PROPER PROPORTION, SEE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS (AVAILABLE FROM FHWA, HTO-20, WASHINGTON, DC. 20590.)

PAVEMENT ARROW MARKING NOT TO SCALE



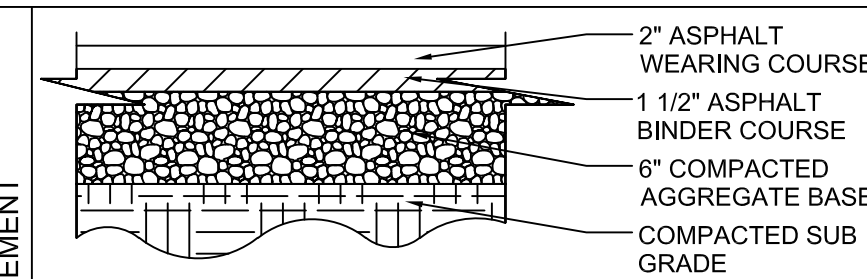
THIS IS THE PRIMARY MONUMENT SIGN FOR ALL LOCATIONS.

MONUMENT SIGN W/ UNDERGROUND ELECTRICAL NOT TO SCALE

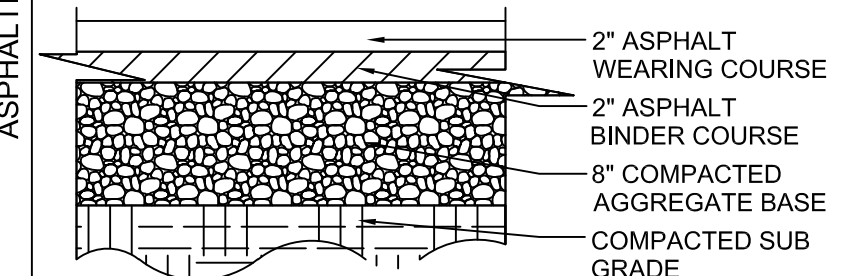
PAVEMENT DETAILS

- DETAILS ARE DOLLAR GENERAL STANDARD REQUIREMENTS AND MAY INCREASE OR DECREASE WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM DOLLAR GENERAL PAVEMENT REQUIREMENTS. INCREASED RECOMMENDATIONS ARE TO BE USED.
- THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE UNSUITABLE. THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
- HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR DOLLAR GENERAL MINIMUMS) SHALL BE STEEL BY DOLLAR GENERAL.
- CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO DOLLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED

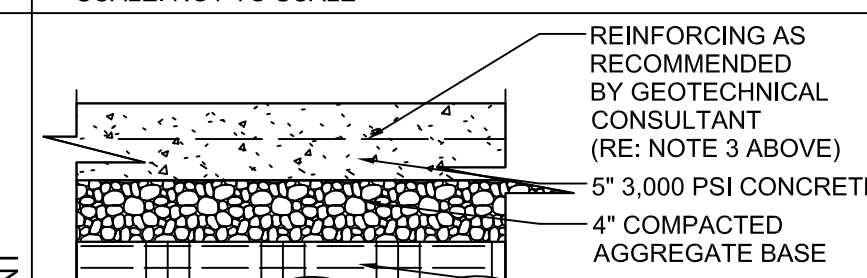
CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.



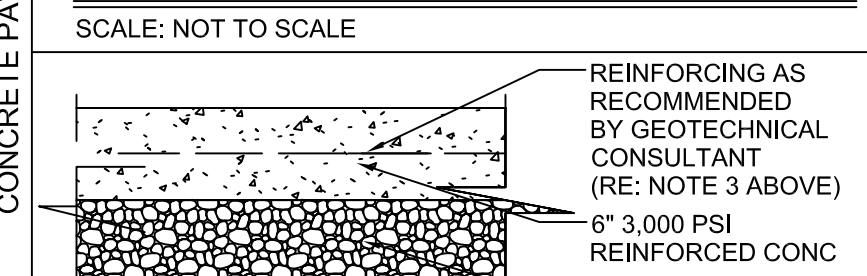
STANDARD DUTY ASPHALT DETAIL SCALE: NOT TO SCALE



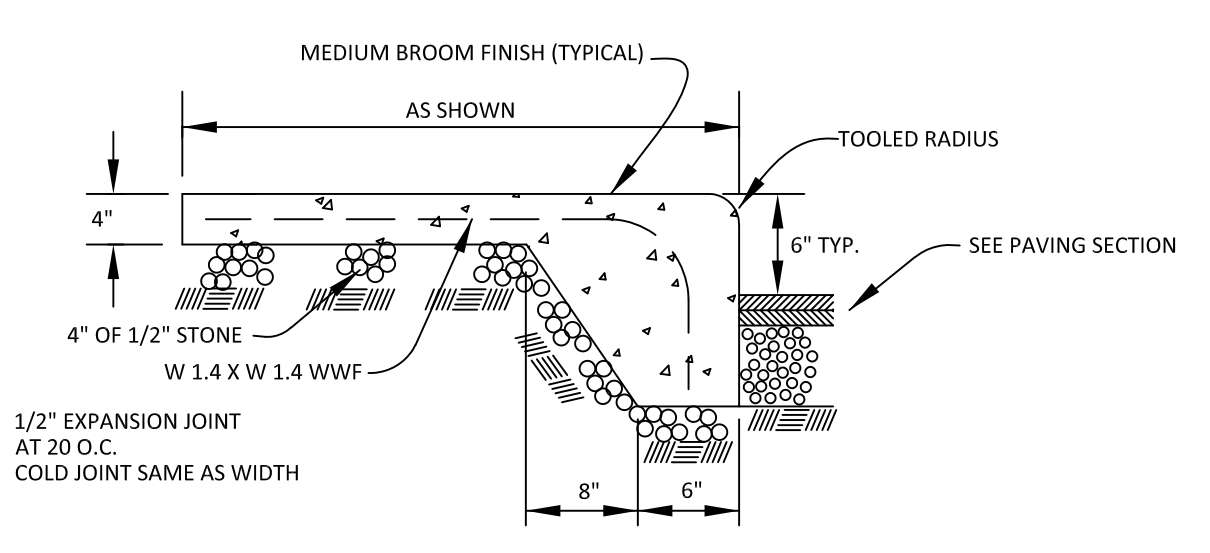
HEAVY DUTY ASPHALT DETAIL SCALE: NOT TO SCALE



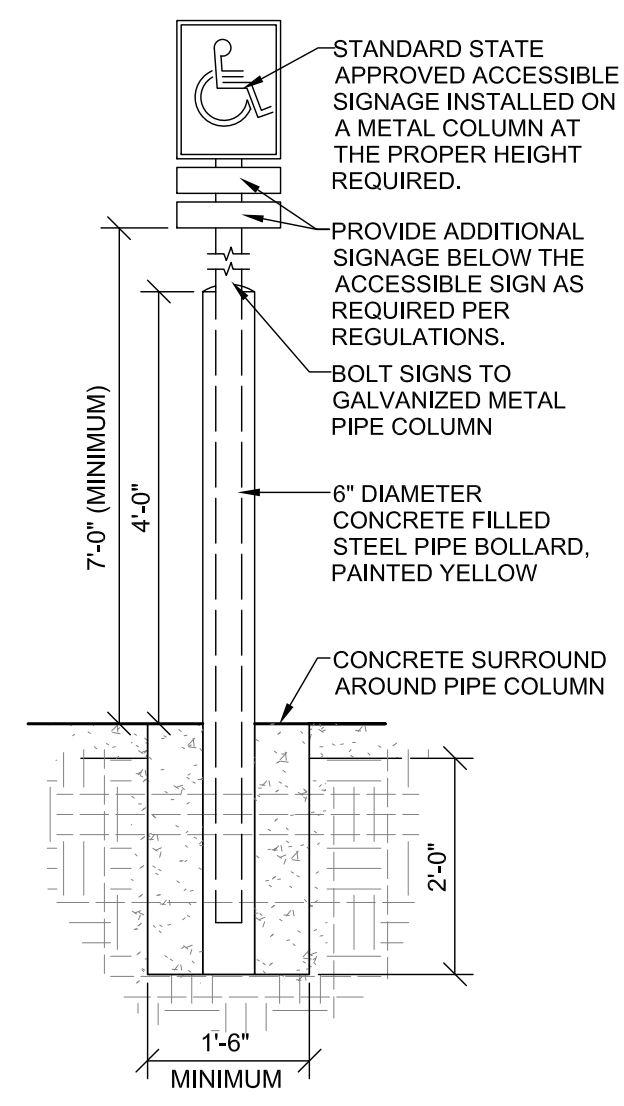
STANDARD DUTY CONCRETE DETAIL SCALE: NOT TO SCALE



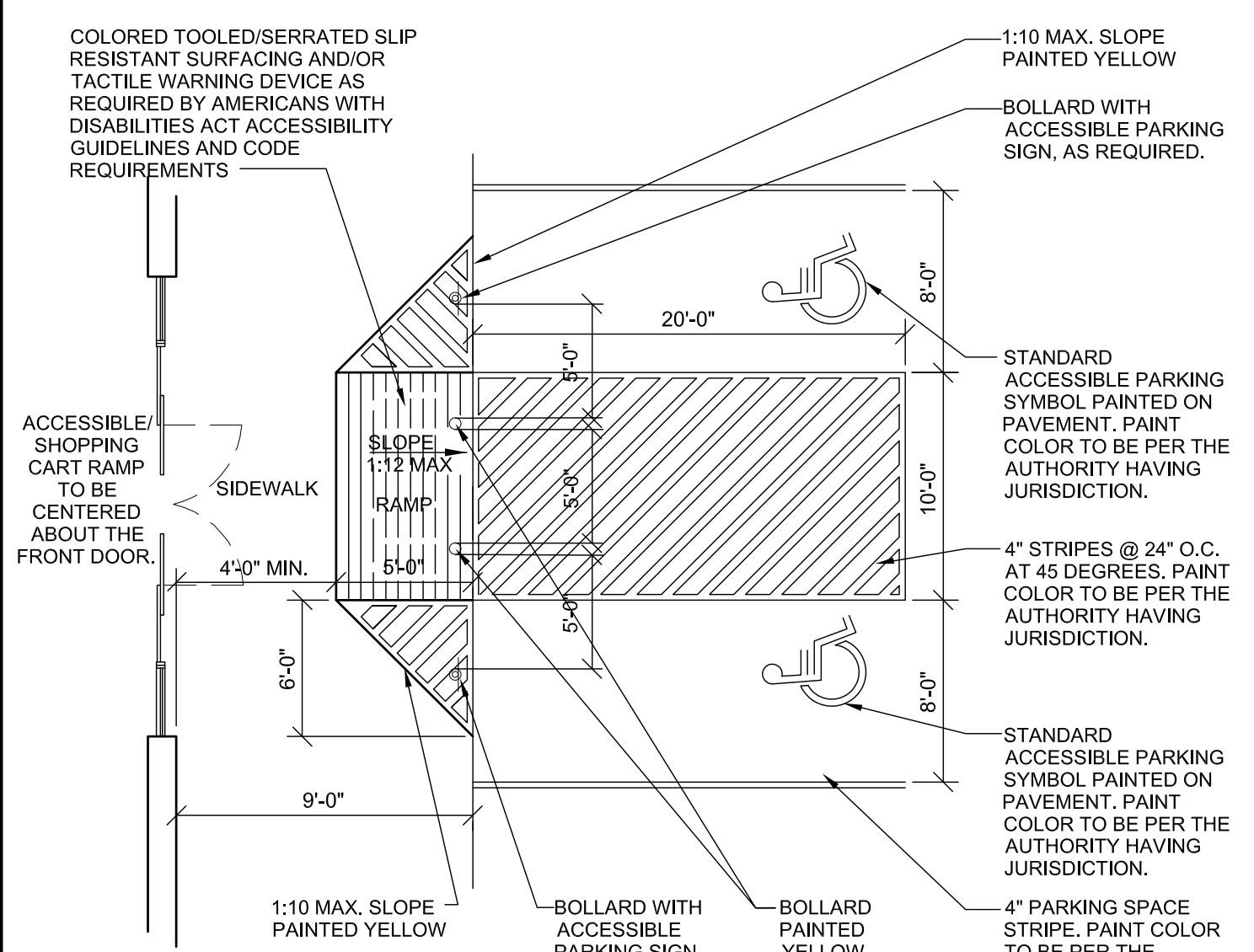
HEAVY DUTY CONCRETE DETAIL SCALE: NOT TO SCALE



WALK DETAIL AT PARKING NOT TO SCALE



BOLLARD DETAIL NOT TO SCALE



HANDICAPPED PARKING DETAIL NOT TO SCALE

NO.	DATE	REVISION

SHEET NO. **C 5.0**

SHEET 5 OF 10









