

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

JUNE 13, 2022 | 7:00PM | TC COURTHOUSE

AGENDA

The Hartsville/Trousdale County Planning Commission meeting in regular session on June 13, 2022 at 7:00 pm, in the Hartsville/Trousdale County Courthouse.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting May 9, 2022

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

- Request by Gene Carman Estate for the rezoning of 5.01 acres on Hwy 25 W, (Map 18 Parcel 20.08) from C-2 to R-1 for subdividing into 2 Residential lots in the 7th Civil District.
- Request by Greg Barton for the rezoning of 5.34 acres on Thoroughbred Lane (Map 019G Group A Parcel 017.00, Map 019B Group A Parcels 067.00 and 064.00) from A-1 to R-1 to bring the lots compliant in the 4th Civil District.
- Final Plat Approval for Stonehill Subdivision by Arthur Harper/Craig Moreland of 7.15 acres off McMurry Blvd E (Map 019M Group C Parcel 17.02) for 21 lots in the 9th Civil District.
- Final Plat Approval for James Byrnes Subdivision by James Byrnes of 5.69 acres on McMurry Blvd E (Map 019M Group A Parcel 1.04) for 3 lots in the 9th Civil District.
- Site Plan by Michael Woodard for Front Street Mini-Storage of 5.62 acres on Front Street (Map 027B Group A Parcel 019.00) for Mini Storage Units in the 7th Civil District.
- Site Plan by Robert Powers for the East Main Street Development of 27,045 sq.ft. on East Main Street (Map 027D Group A Parcel 4.00) for multifamily units in the 9th Civil District.
- Sketch Plat by Fleming Homes LLC for Freedom Farms Subdivision of 16.21 acres on Tempow Rd and Bass Rd (Map 16 Parcel 24.05) for 6 lots in the 5th Civil District.
- Site Plan by Hunters Point Quarry LLC for the LaLance Property of 147.55 acres at 1250 Hwy 231 S (Map 041 Parcels 06.00, 05.01, 05.02) for mining and quarrying activities in the 6th 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>May</u>							
2021							
2022							
Apr 2022	12	25,401	20,371	8	2,268	2	1,604

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

May 9, 2022 - 7:00 P.M. – Touseale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, David Thomas, Mark Swaffer, Mary Ann Baker, carol Pruitt and Sam Edwards.
Absent: Sara Murray
Others Present: Jessica Hill (GNRC), Carroll Carmen, Lewis Beasley, Isaiah Perry, Scotty Enoch, Randy Beach, Jr. and Robert Powers.

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 April 11, 2022 meeting. David Nollner made a motion to approve, Seconded by Thomas Harper.

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.*

Jessica Hill with GNRC presented the proposed resolution for planning members to review. Mark Swaffer made a motion to send the Resolution as presented to the County Commission, Seconded by David Nollner.

MOTION CARRIED

- *Request for the extension of Final Plat Approval of the Sulpher College Estates Subdivision of 13.48 acres (Map 18 Parcel 4.03) in the 7th Civil District.*

Isiah Perry was present and asked for an extension for the Engineer to finish his work on the project. Building Inspector Sam Edwards advised planning members that the final plat had not ever been registered. David Thomas asked to confirm the time limit was 1 year from the date the plan had been approved for it to become final as this has never been an issue before? Jessica Hill advised that State Law allows a 3-year vesting period. Therefore, the owner has 2 more years before an extension would be needed. Mayor Chambers note the subdivision regulations however State Law supersedes the county regulations. At that time Mr. Perry withdrew his request for an extension.

- *Final 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.*

Carroll Carmen was present and speaking for the property owner advised that the project is for 5 lots instead of 6 and a fire hydrant had been added. David Thomas asked about the easement on lot 3 for septic if that was for lot 6? He was advised lot 6 had some favorable soils but yes that was the purpose of the easement. Jessica

Hill advised that a distance and bearing that will link a point on the boundary of the subdivision to a monument in the right-of-way of the nearest prominent public way intersection. David Thomas made a motion to approve the final plat with the distance and bearing included. Seconded by David Nollner. **MOTION CARRIED**

New Business

- *Request by Scotty Enoch for the Rezoning of 1.29 acres on West Main Street (Map 027B Group A Parcel 15.00 / 16.02) from R-2 to R-3 for multiple units in the 7th Civil District.*

Scotty Enoch advised members that the current zoning would only allow for one duplex but the R-3 rezoning would allow for more once the property was cleaned up. Sam Edwards advised the members of the other uses for R-3 zoning. Jessica Hill noted that the property has frontage on minor-status streets, surrounded by R-2 and are in the Hartsville/Trousdale Water and Sewer utility district. Mayor Chambers advised members to consider what R-3 zoning allowed and to keep that in mind as well. Mark Swaffer made a motion to approve the rezoning request, Seconded by Carol Pruitt.

MOTION CARRIED
(7 Yes / 1 No - David Thomas)

- *Request by Beach One Properties for the Rezoning of 5.01 acres on Halltown Rd (Map 019 Parcel 014.04) from R-2/I-1 to R-3 for multi-use in the 4th Civil District.*

Randy Beach, Jr. advised members that he would like to rezone the property for future sale and use. Mr. Edwards advised where the property was located and that part of the property was zoned I-1 and R-2 and the Request was to rezone all of it to R-3 and stated what the allowable uses were for R-3. Jessica Hill noted that a small portion of the property was in a flood hazard area and had access to water and sewer and did not appear to have steep slopes. Rhonda Keisling made a motion to approve the rezoning request. Seconded by Carol Pruitt.

MOTION CARRIED
(7 Yes / 1 No - David Thomas)

- *Request by Lewis Beasley for the Rezoning of 8.31 acres on Thoroughbred Lane (Map 019 Parcel 16.19) from A-1/R-1 to R/1 for development in the 4th Civil District.*

Carroll Carmen spoke for property owner Lewis Beasley who was requesting to rezone the property to R-1 create 3 lots in the rear of the property and to build homes on them. Mr. Edwards advised the rezoning would correct previous zoning issues. Mrs. Hill stated that the majority of the property was in a flood zone, the property does have access to water and sewer and does not appear to have any steep slopes. David Thomas made a motion to approve the rezoning request. Seconded by Thomas Harper.

MOTION CARRIED

- *Request by Grace Baptist Church for the Rezoning of 5.62 acres on McMurry Blvd (Map 019 Parcel 5.13) from C-2 to R-3 for residential development in the 8th Civil District.*

Carroll Carmen representing Grace Baptist Church advised the members that the front portion of the property which was along Highway 25 would be kept as C-2 and the rest of the property requested to be R-3 for the development of a Cluster Home Development containing 39 homes. Mr. Edwards stated the development would be a cottage style development. Mrs. Hill stated the property does have access to water however there are no sewer lines in this area, the property is in not in a flood hazard are and does not have any steep slopes. David Thomas made a motion to approve the rezoning request. Seconded by David Nollner.

MOTION CARRIED

- *Request by Robert Powers for the Rezoning of 0.36 acres at 118 Morrison Street (Map 0190 Group B Parcel 011.00) from R-2 to R-3 for development in the 7th Civil District.*

Robert Powers advised members that he had purchased the property and is requesting rezoning to allow him to build on the property. Mr. Edwards advised the property was not large enough for 2 single homes therefore the rezoning would allow for 2 Townhomes. Mrs. Hill stated the property does have access to Hartsville Water and Sewer, the property is in not in a flood hazard are and does not have any steep slopes. David Thomas made a motion to approve the rezoning request. Seconded by Carroll Pruitt.

MOTION CARRIED

Discussion Topics

Planner David Thomas advised members that after last month's meeting, he had received questions about if we have any regulations or constraints on Adult Entertainment in the county and he could not find any and was asking that we look into it. Chairman Kerr advised that he thought the issue had been discussed and moved to the County Commission but no further action was taken. Therefore, planners ask that staff look into the issue and bring forward.

Closing Remarks from the Chair and Commission

N/A

Adjourn

David Nollner made a motion to adjourn, Seconded by Thomas Harper

MOTION CARRIED

HARTSVILLE/TROUSDALE COUNTY COMMISSION
COMMITTEE MEETING SIGN IN

Committee: Planning

Date: 5/9/22

SIGN IN TO BE RECORDED IN THE ATTENDANCE.

COMMITTEE MEMBERS	OTHERS IN ATTENDANCE
1 Rhonda Kushing	Stephen Chambers
2 MARK SWAFFER	
3 Mark Baker	
4 David Thomas	
5 John Ken	
6 Cory Pruitt	
7 Thomas Agan	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	

SECRETARIES – Include a copy of this page with your minutes.

MR# 3050
5-12-22
P

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 C-2 Requested Zoning R-1 Reason subdivide to 2 Residential lots
Property Owner Gene Carman Estate Phone [REDACTED]
Property Address Hwy 25 W Hartsville TN 37074
Lot Size 5.01 acrs Road Frontage _____ ft. Easements _____ ft
Tax Map Number 18 Group _____ Parcel 20.08 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source City Sewer or Septic sewer

APPLICANT INFORMATION

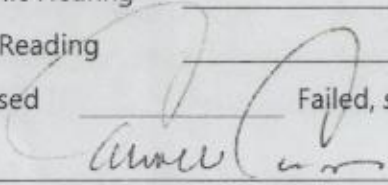
Applicant Name Carroll Carman Phone [REDACTED]
Mailing Address 40 Linda LN Hartsville TN 37074
Email: carmansurveying@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties C-2, A-1,
Names of Surrounding Property Owners RONNIE & PAULA SAHERFIELD, JERRY & MARYHELM
ANDREW & MARJOR WELCH; DENNIS & ROSEMARY DENHAM
Affected Roads Hwy 25, McMurry Blvd
Schools Affected _____
Public Utilities TRI County ELECTRIC, HARTSVILLE WATER

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____



Applicant Signature

5/11/2022
Date Submitted

\$100 Application fee

Trousdale County - Parcel: 018 020.08



Date: May 25, 2022
County: Trousdale
Owner: ANDREWS KATHY CARMAN ETAL
Address: HWY 25 W
Parcel Number: 018 020.08
Deeded Acreage: 5.01
Calculated Acreage: 0
Date of Imagery: 2017

Rezone C-2 to R-1

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.

MR # 3153
5-19-22
P

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 To become compliant
Property Owner Greg Barton Phone [REDACTED]
Property Address 805 Thoroughbred Lane, Hartsville TN 37074
Lot Size 5.34 acres Road Frontage 142.77 ft. Easements N/A ft
Tax Map Number 19G Group A Parcel 64,67,17 Record/Deed Book See exhibit
Subdivision Name Thoroughbred Estates Phase 2 Lot # 46,47,48,29
Water Source Hartsville Sewer or Septic Hartsville

APPLICANT INFORMATION

Applicant Name Jackie Dillehay Phone [REDACTED]
Mailing Address 776 McMurry Blvd. E., Hartsville TN 37074
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties See attached exhibit
Names of Surrounding Property Owners See attached exhibit

Affected Roads Thoroughbred Lane
Schools Affected None
Public Utilities Hartsville Water and Sewer

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____

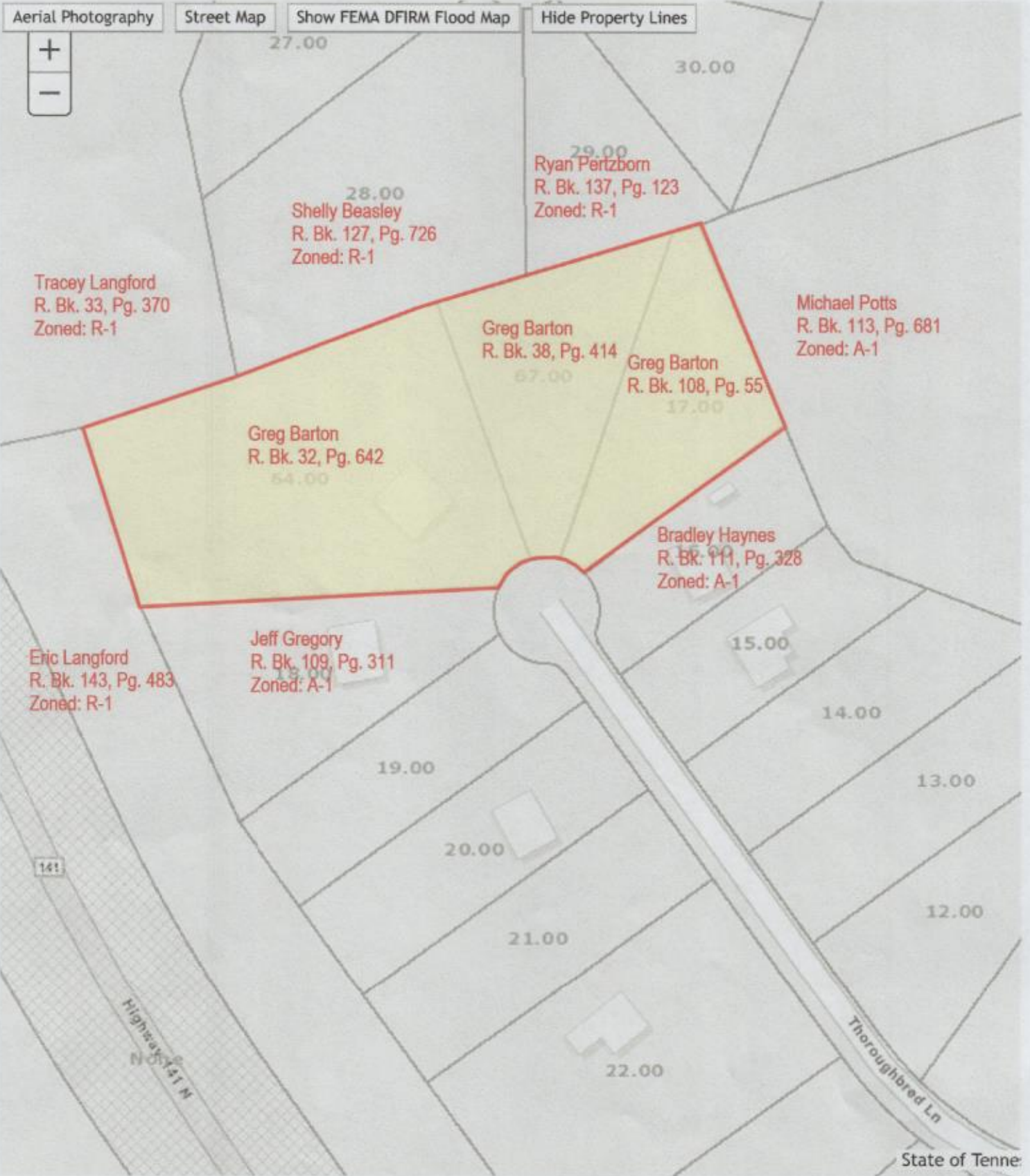
Applicant Signature

Date Submitted

\$100 Application fee



Re-Zoning Exhibit



LOCATION SKETCH n.s.s.

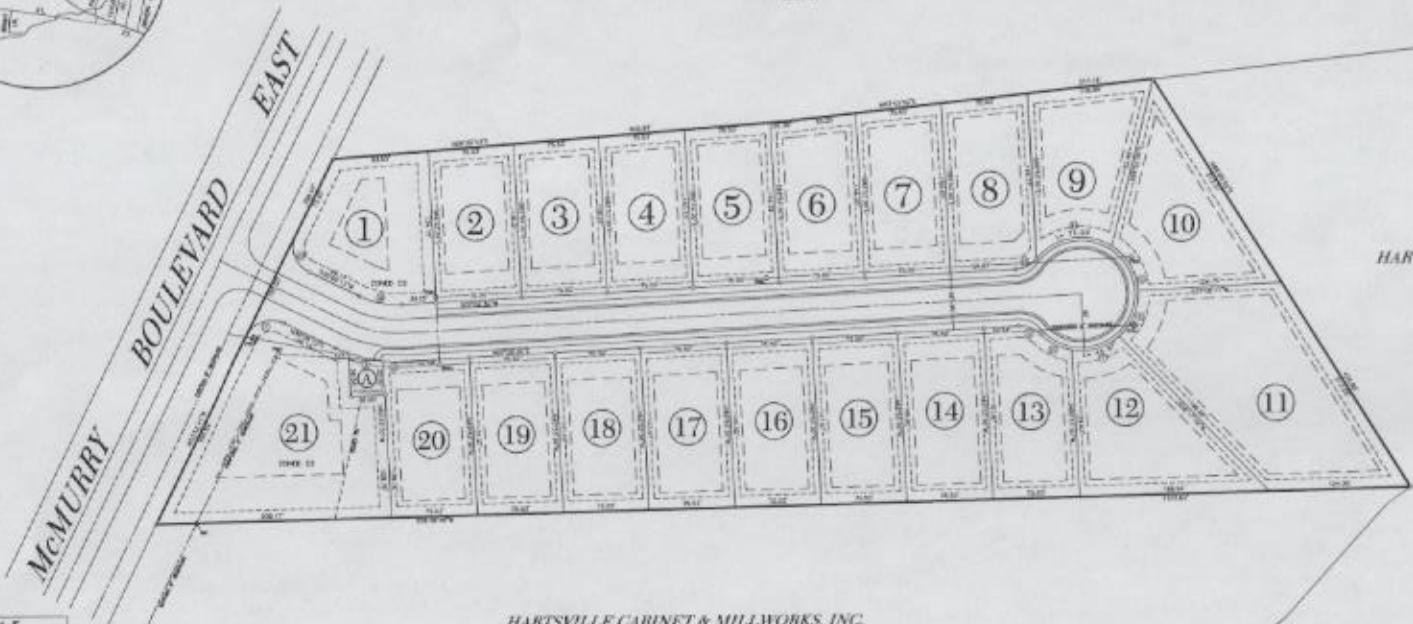


STANLEY HOLDER
REGISTERED SURVEYOR
NO. 1234

FINAL SUBDIVISION PLAT OF STONEHILL

LOCATED IN THE 4TH CIVIL DISTRICT OF TREASURY COUNTY, TENNESSEE

SCALE : 1" = 50'
DATE : MAY 23, 2022
SIZE : 7.15 AC.+-
DEED : R. B. 142, PG. 577, R.O.T.C.T.
MAP : MAP 19-M, PAR. C-17.02, T.A.O.T.C.T.



HARTSVILLE CABINET & MILLWORKS, INC.
1015 WEST 34th STREET
HARTSVILLE, TENNESSEE 37077

HARTSVILLE CABINET & MILLWORKS, INC.
1015 WEST 34th STREET
HARTSVILLE, TENNESSEE 37077

NOTES:

1. PROPERTY IS SHOWN AS...
2. THIS SURVEY WAS MADE BY...
3. ALL RIGHTS RESERVED...

TYPICAL RESIDENTIAL LOT



STREET

CERTIFICATE OF CORRECTION BY INSTRUMENT	CERTIFICATE OF CORRECTION BY INSTRUMENT	CERTIFICATE OF CORRECTION BY INSTRUMENT	CERTIFICATE OF APPROVAL OF STATE OFFICIAL	CERTIFICATE OF APPROVAL OF STATE OFFICIAL	CERTIFICATE OF APPROVAL OF STATE OFFICIAL	CERTIFICATE OF APPROVAL OF STATE OFFICIAL
I hereby certify that the... [Text]	I hereby certify that the... [Text]	I hereby certify that the... [Text]	I hereby certify that the... [Text]	I hereby certify that the... [Text]	I hereby certify that the... [Text]	I hereby certify that the... [Text]
DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____
BY: _____	BY: _____	BY: _____	BY: _____	BY: _____	BY: _____	BY: _____

SURVEYOR'S CERTIFICATE:



CORMAN SURVEYING
1000 N. MAIN ST.
HARTSVILLE, TN 37077

LOT	SIZE	SQ.FT.
1	1,000.0	1,000.0
2	1,000.0	1,000.0
3	1,000.0	1,000.0
4	1,000.0	1,000.0
5	1,000.0	1,000.0
6	1,000.0	1,000.0
7	1,000.0	1,000.0
8	1,000.0	1,000.0
9	1,000.0	1,000.0
10	1,000.0	1,000.0
11	1,000.0	1,000.0
12	1,000.0	1,000.0
13	1,000.0	1,000.0
14	1,000.0	1,000.0
15	1,000.0	1,000.0
16	1,000.0	1,000.0
17	1,000.0	1,000.0
18	1,000.0	1,000.0
19	1,000.0	1,000.0
20	1,000.0	1,000.0
21	1,000.0	1,000.0

MICHAEL WOODARD FRONT STREET MINI-STORAGE

HARTSVILLE, TENNESSEE
TAX MAP 027B, GROUP A, PARCEL 019.00
FRONT STREET

INDEX OF DRAWINGS

DESCRIPTION	SHEET
COVER SHEET	T1
GENERAL NOTES	G1
EXISTING SITE PLAN	C1
PROPOSED SITE LAYOUT	C2
PROPOSED GRADING & DRAINAGE PLAN	C3
STANDARD SITE DETAILS	C4

SHEET
T1
G1
C1
C2
C3
C4



SITE DATA

OWNER / APPLICANT:	MICHAEL WOODARD (TUX HAWK) 122 SHARPOUR HILL ROAD NORTH BRUSH CREEK, TN 38547
ZONING:	C-1
AREA OF TRACT:	6.48 ± AC
TAX MAP ID:	027B
PROPOSED USE OF STRUCTURES:	MINI-STORAGE
LAND DISTURBANCE:	0.150 ± AC
WATER:	PUBLIC, HARTSVILLE
WASTE:	PUBLIC, HARTSVILLE
EXISTING BUILDING CROSS:	0 S.F.
PROPOSED BUILDING CROSS:	4,800 S.F.
EXISTING IMPERVIOUS SURFACE AREA:	0 S.F.
PROPOSED IMPERVIOUS SURFACE AREA:	12,000 S.F.
PROPOSED HEIGHT OF BUILDING:	1 STORY, APPROX. 10'

*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.

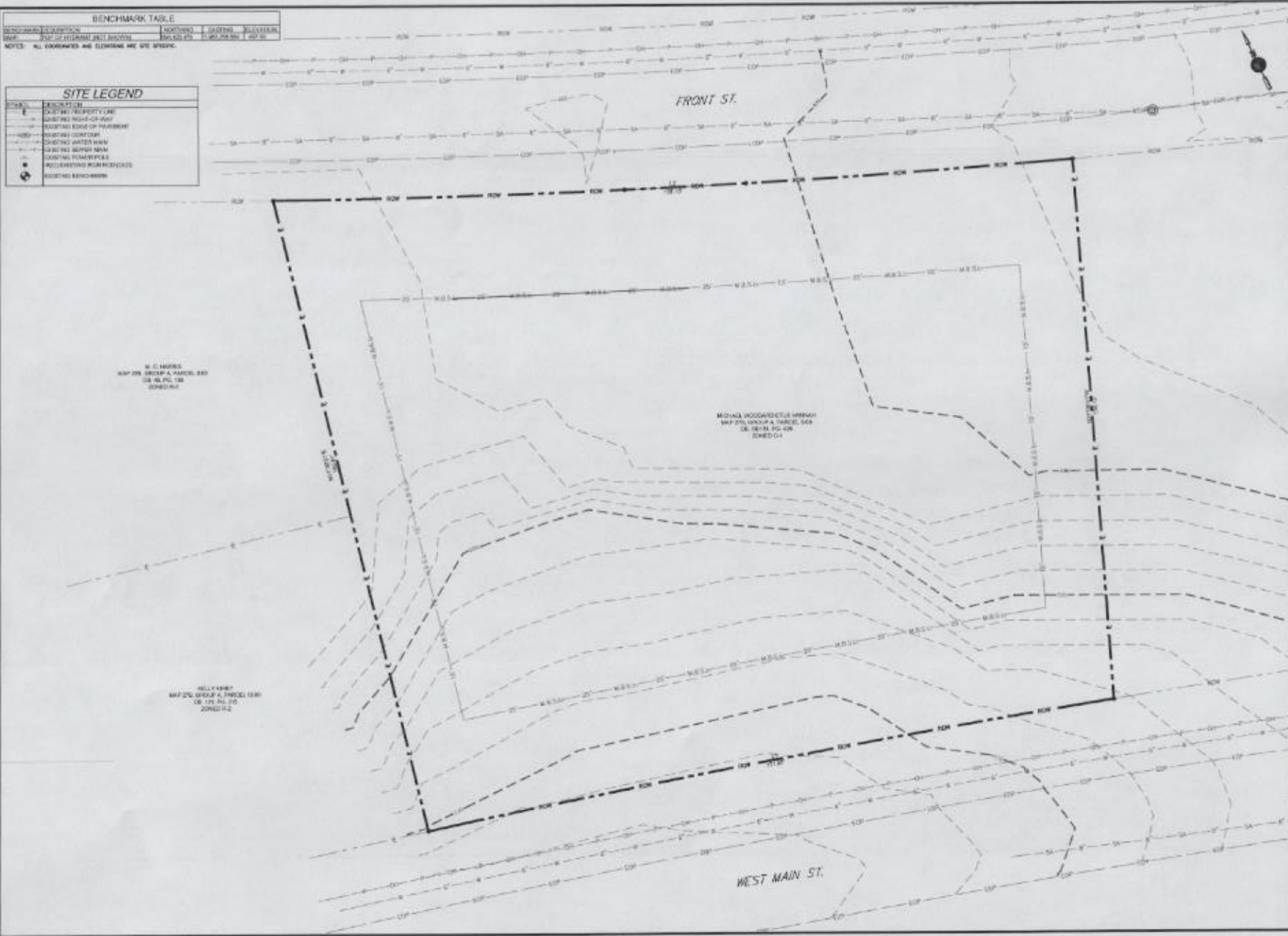
 **MID - TENN
ENGINEERING CO.**
648 HWY. 52 BYPASS WEST
LAFAYETTE, TN (615) 666-2365

NO.	DATE	DESCRIPTION	BY	CHK
 MID - TENN ENGINEERING CO. <small>AN ENGINEER AT REPUTATION LAFAYETTE, TENNESSEE</small>				
MICHAEL WOODARD FRONT STREET MINI-STORAGES HARTSVILLE, TENNESSEE				
COVER SHEET				
				
DATE	BY	SCALE	PROJECT NO.	
DATE	BY	SCALE	PROJECT NO.	
T1				

BENCHMARK TABLE			
BENCHMARK DESCRIPTION	NORTHING	EASTING	EL ELEVATION
BMP 270 GROUP A PARCEL 1500	10454.475	11480.000	1.487 50
BMP 270 GROUP A PARCEL 1500	10454.475	11480.000	1.487 50

NOTE: ALL COORDINATES AND ELEVATIONS ARE WGS 83 SYSTEM.

SITE LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	EXISTING HIGHWAY RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING POWER POLES
	EXISTING ROAD RIGHT-OF-WAY
	EXISTING ROAD CENTERLINE



NO.	DATE	DESCRIPTION	BY	CHKD

MID-TENN ENGINEERING CO.
 1040 UNIVERSITY BLVD. SUITE 200
 HARTSVILLE, TENNESSEE 37077
 (615) 241-1111

MICHAEL WOODWARD
 FRONT STREET MINISTRIES
 HARTSVILLE, TENNESSEE

EXISTING SITE LAYOUT



DATE	10/11/10
BY	J.D.C.
CHKD	E.J.W.
PROJECT	J.D.C.
DATE	10/11/10
SCALE	1" = 10'
NO.	100000

C1

SITE DATA INFORMATION

ZONING: C-1
 AREA OF TRACT: 0.48 AC
 EXISTING BUILDING GROUP S.F.: 8,817
 PROPOSED BUILDING GROUP S.F.: 4,867 S.F.
 PROPOSED BUILDING HEIGHT: 10.5 FT.
 # OF PARKING SPACES REQUIRED: 18 SPACES
 # OF PARKING SPACES PROPOSED: 18 SPACES
 # OF HANDICAPPED PARKING SPACES REQUIRED: 2 SPACES
 # OF HANDICAPPED PARKING SPACES PROVIDED: 2 SPACES
 # OF LOADING / UNLOADING SPACES REQUIRED: 0 SPACES
 # OF LOADING / UNLOADING SPACES PROVIDED: 0 SPACES
 EXISTING ASPHALT SURFACE AREA: 1,517 S.F.
 TOTAL PROPOSED ASPHALT SURFACE AREA: 0,300 S.F.
 DECEMBER
 TOTAL ASPHALT PAVEMENT AREA: 8,200 S.F.

KEYNOTES

SYMBOL	DESCRIPTION	DETAIL
(Symbol)	ASPHALT DRIVE	1:100
(Symbol)	PROP. REINFORCED CONC.	10:100
(Symbol)	8" CONCRETE CURB	10:100
(Symbol)	CHARLTON FENCE	3:100
(Symbol)	CHARLTON GATE	NA

M. C. LIVING
 MAP 08, GROUP A PARCEL 846
 OR 26, PG. 56
 ZONED S-1

BELLY BERRY
 MAP 08, GROUP A PARCEL 1534
 OR 124, PG. 276
 ZONED R-2

FRONT ST.

PROPOSED BUILDING
 20' x 120'
 2,000 S.F.
 P.F.E. 140231

PROPOSED BUILDING
 20' x 120'
 2,000 S.F.
 P.F.E. 140232

MICHAEL WOODWARD CIVIL ENGINEERING
 MAP 08, GROUP A PARCEL 846
 OR 26, PG. 56, 60
 ZONED C-1

PLANT SCHEDULE

LANDSCAPE SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPACING	NOTES
(Symbol)	11	LARIX LARicina	LEMON CEDAR	8-10'	10' x 10'	
(Symbol)	12	SPHALMIUM	ORANGE BLOSSOM	6-8'	10' x 10'	
(Symbol)	13	YUCCA FILIFERA	SPINE PALM	3-4'	10' x 10'	
(Symbol)	14	SEDUM SPERMATOPHYTES	STONE CRACK PLANT	1-2'	10' x 10'	

NO.	DATE	DESCRIPTION	BY	CHK.

MID-TENN
 ENGINEERING CO.
 1400 BERRY AVENUE, SUITE 100
 HARTSVILLE, TENNESSEE 37077

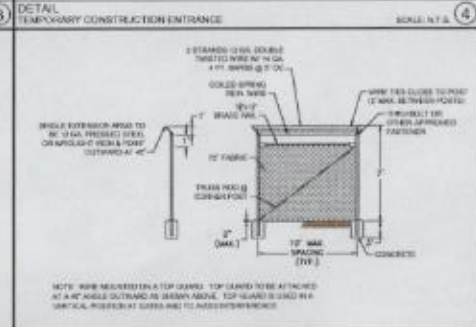
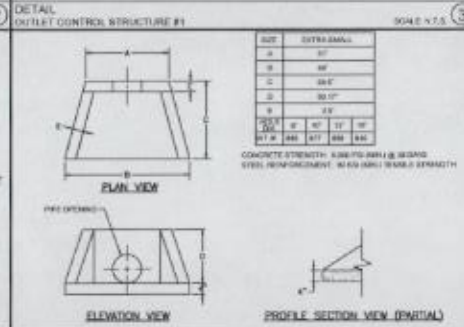
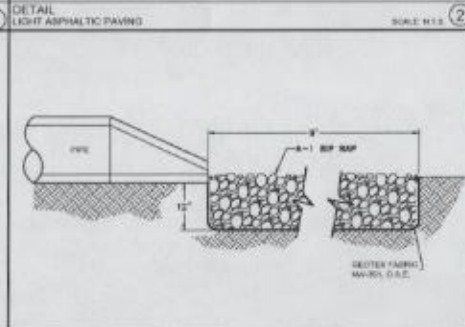
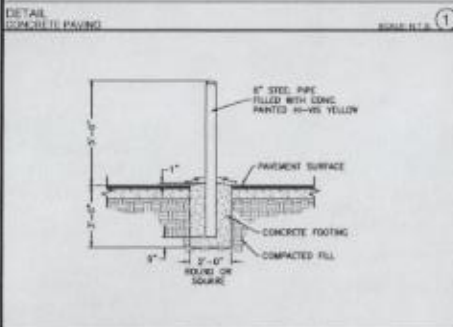
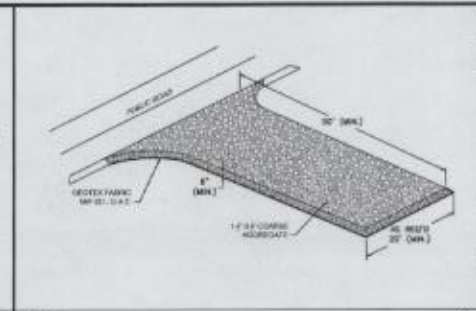
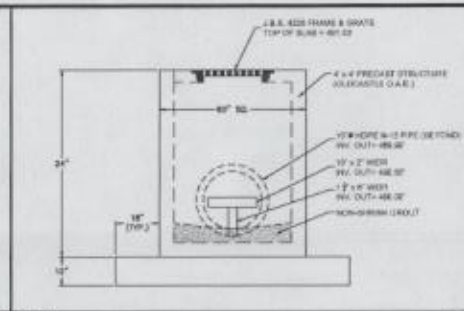
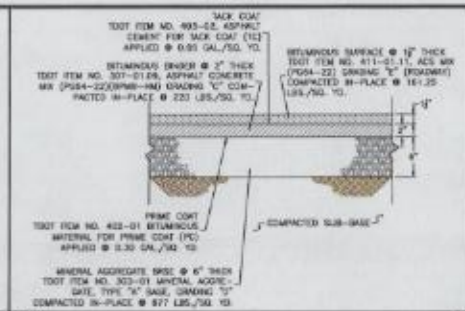
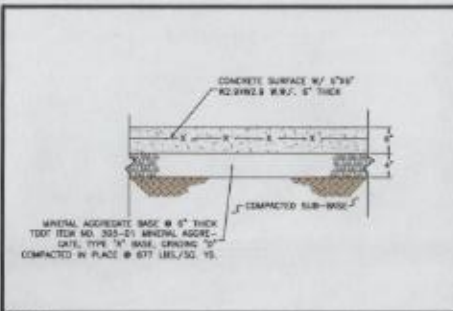
MICHAEL WOODWARD
 FRONT STREET MINI-STORAGE
 HARTSVILLE, TENNESSEE

PROPOSED SITE LAYOUT



PROJECT: E.J.W.
 SHEET: J.D.C. 100422
 DATE: 05/20/20
 SCALE: 1" = 10'

C2



NO.	DATE	DESCRIPTION	BY	CHKD.

MID-TENNESSEE ENGINEERING CO.
 344 HUNNAY IS ST. #100 W.
 LAKESIDEVILLE, TENN. 37059

MICHAEL WOODARD
 FRONT STREET MINI-STORGES
 HARTSVILLE, TENNESSEE

STANDARD SITE DETAILS

DATE: 02/20/22
 DRAWN BY: J.D.C.
 CHECKED BY: J.D.C.
 PROJECT NO: 24000000

SHEET: C4

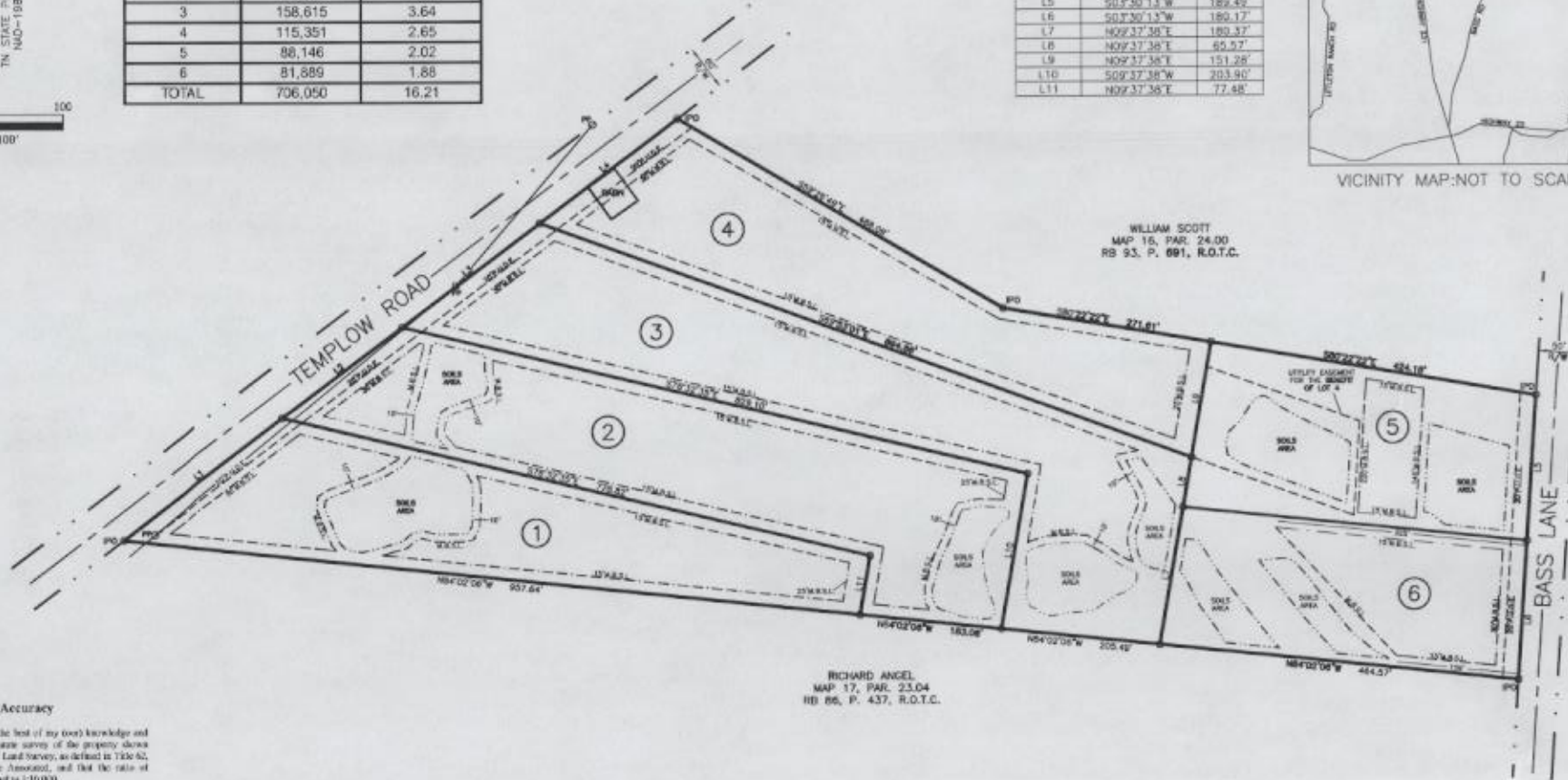


LOT TABLE		
LOT NUMBER	SQ. FT. +/-	ACREAGE +/-
1	115,753	2.66
2	146,296	3.36
3	158,615	3.64
4	115,351	2.65
5	88,146	2.02
6	81,889	1.88
TOTAL	706,050	16.21

LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°45'23"E	261.26'
L2	N52°45'23"E	193.84'
L3	N52°45'23"E	222.83'
L4	N52°45'23"E	222.83'
L5	S03°30'13"W	188.49'
L6	S03°30'13"W	188.17'
L7	N09°37'38"E	189.37'
L8	N09°37'38"E	85.37'
L9	N09°37'38"E	151.28'
L10	S09°37'38"W	203.90'
L11	N09°37'38"E	77.48'



VICINITY MAP: NOT TO SCALE



WILLIAM SCOTT
MAP 15, PAR. 24.00
RB 93, P. 091, R.O.T.C.

RICHARD ANGEL
MAP 17, PAR. 23.04
RB 86, P. 437, R.O.T.C.

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon that this is a Class "I" Land Survey, as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: _____ Issued: _____
By: _____ Title: _____



APLS AGEE PROFESSIONAL LAND SURVEYING, LLC
1822 WOODSIDE DR.
LEBANON, TN 37087
615.897.1371
beauagee1@gmail.com

PROPERTY INFO:
OWNER: FLEMING HOMES, LLC
RB 149, P. 613, R.O.T.C.

SKETCH PLAT OF SUBDIVISION OF
FREEDOM FARMS
FORMERLY "FLEMING HOMES PROPERTY"
MAP 16, PARCEL 24.05
5TH CIVIL DISTRICT OF TROUSDALE COUNTY, TN
DATE: APRIL 29, 2022 JOB # 21-1106-A1581
REVISED: MAY 18, 2022



REV. No	DATE	DESCRIPTION	CHK BY



Notes

General Notes

1. The quarry is divided into three phases.
2. Phase 1 is the largest quarry area.
3. Phase 2 is the smallest quarry area.
4. Phase 3 is the middle quarry area.

Construction Notes

1. The quarry is to be constructed in three phases.
2. The quarry is to be constructed in the order of Phase 1, Phase 2, and then Phase 3.
3. The quarry is to be constructed in the order of Phase 1, Phase 2, and then Phase 3.



SITE PLAN
HUNTERS POINT QUARRY
HUNTERS POINT QUARRY, LLC.
 2250 State Road 231
 TROUSDEALE COUNTY, TENNESSEE



JOB NO.	8-800-0	DATE	11/07/2022
SCALE	AS SHOWN	DWG. NO.	800
FILED BY	ML	DATE	11/07/2022
DESIGNED BY	ML		

