

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

John Kerr – Chair
David Nollner – Vice Chair
_____ – Sec

Heather Bay
Rhonda Keisling
Carol Pruitt

David Thomas
Mark Swaffer
Thomas Harper

NOVEMBER 14, 2022 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting October 11, 2022

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

- Signage for Rezone and fees
- Subdivision language update Ordinance
- Land Use Definition Table for Hartsville and Trousdale County Zoning Regulations Ordinance

NEW BUSINESS

Rezoning

- Rezone by Tony Sullivan from A-1 to R-1 on 1295 Carey LN (Map 029 Parcel 12.00) of 4.5 acres to split off parent's house in the 6th Civil District
- Rezone by Opal Investments LLC from C-2/R-1 to C-2/R-3 of 2.843 acres on McMurry Blvd (Map 19 Parcel 16.18) to unify zoning and for development in the 7th Civil District

Sketch Plat

- Sketch Plat approval for Lewis Beasley on Hwy 141 N of 13.57 acres (Map 14 Parcel 2.00) for 11 lots in the 7th Civil District
- Sketch Plat Approval for Jackie and Betty Gross on Walnut Grove Rd of 27.0 acres (Map 17 Parcel 3.01) of 8 lots in the 6th Civil District

Final Plat

- Final Plat Approval for Lewis Beasley re-subdivided lot #46 Thoroughbred Estates (Map 19 Parcels 8.02 and 16.19) in the 7th Civil District.
- Revised Final Plat approval for Gary Swindell and Riggins Const (Zach Taylor) Subdivision of 8.74 acres on Templow Road (Map 16 Parcel 18.00) for 5 lots in the 5th Civil District.

Site Plans

- Revised Site Plan Approval Jesse Peters Front Street Townhomes on Front Street (Map 027B A Parcel 10.00) 0.54 acres in the 7th Civil District
- Revised Site Plan Approval Lee Cowan on Hwy 25 W (Map 29 Parcel 21.03) 10.15 acres in the 6th Civil District

Other

- Commercial Building Design Guidelines

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

	Residence	Res Fees Permit 	Accessory	Access	Commercial	Commercial Fees
Oct	No. of	Impact	Permits	Permit	Permits	Permit Impact
	Permits			Fees		
2021	7	\$6K / \$5K	7	\$2K	2	\$ 323
2022	9	\$8K / \$8K	4	\$2K	1	\$ 982
Sept 22	8	\$11K / \$11K	8	\$4K	1	\$ 468

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

October 11, 2022 - 7:00 P.M. – Trousdale County Community Center

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

Absent: Vacancy (Sarah Murray)

Others Present: Kealan Millies-Lucke (GNRC), Jack McCall, Rosalie Myhan, Chris Gregory, Heather Bay, Jim Carman, and Jordan Fleming.

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 September 12, 2022 meeting. David Nollner made a motion to approve the minutes, Seconded by Mark Swaffer.

MOTION CARRIED

Changes to the Agenda

N/A

Public Hearing

N/A

Old Business

N/A

New Business

- *Request by Royce Golden from A-1 to R-1 on Bass Rd (Map 17 Parcel 19.00) of 47 acres for residential development.*

Jordan Fleming speaking for the property owner advised that he would like to rezone the property to divide into 13 lots to build homes on. He noted that soil testing had already been completed and were good. Kealan went over Planning Issues and Zoning District Standards for A-1 and R-1 and the proposed area to be rezoned was 47 acres. Sam Edwards advised that other surrounding properties are zoned R-1 and to verify the size of the water line. David Thomas made a motion to send the rezoning request forward to the County Commission with a favorable recommendation. Seconded by Mary Ann Baker.

MOTION CARRIED

- *Final Plat approval for Zach Taylor Subdivision of 8.74 acres on Templow Road (Map 16 Parcel 18.00) for 6 lots in the 5th Civil District.*

Jim Carman presented members with a plat and advised that lots 5 and 6 would be combined due to soil results therefor only 5 lots. Kealan went over Planning Issues, Zoning Issues and identified the following plat issues to be corrected. Include a distance and bearing to link a point on the boundary of the subdivision to a monument in the right of way of the nearest prominent public way. Include existing width of pavement and right of way along Templow Road. Correctly zoning district to R-1, Residential. Include distance to nearest fire hydrant and include the Title of the Certificate of Approval Private Subsurface Sewage Disposal and recommended conditional approval. Sam Edwards had no other issues. David Thomas made a motion to approve the plat with the issues listed corrected. Seconded by Mark Swaffer.

MOTION CARRIED

- *Final Subdivision Plat approval for the Darrell Carman estate on Hwy 141 N of 22.31 acres (Map 7 Parcel 5.00; Map 88 Parcel 2.00) for 16 lots in the 4^h Civil District.*

Jim Carman presented members with a plat and advised that 10 and 11 would be removed due to soils and the plat would only be a 9-lot subdivision. Kealan went over planning issues, zoning issues and the following plat issues. Include regulatory flood elevation and regulatory flood protection elevation. Include the Title of the Certificate of Approval Private Subsurface Sewage Disposal. All septic sewage systems located within the AE flood zone are required to comply with the following provisions. (New and replacement sanitary sewage

systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.); (On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.). Sam Edwards had no other comments. David Thomas made a motion to approve with the listed issues corrected. Seconded by Rhonda Keisling.

MOTION CARRIED

- *Land Use definition table for Hartsville and Trousdale County Zoning Regulations.*

Kealan and Sam Edwards had been working on something that would help clarify uses when not listed specifically in rezoning request. Members were given the proposed land use tables to review with Kealan noting that if a specific use was not listed on the table the BZA would have the authority to decide. David Thomas asked if the recent mining and quarrying was included the table and was advised not yet because the signed ordinance had not been completed at the time the table was completed. However, he would be glad to add it. Rhonda Keisling made a motion to add mining and quarrying to the table and send forward to the County Commission with a favorable recommendation. Seconded by Carol Pruitt.

MOTION CARRIED

- *Signage for Rezone and Fees*

Chairman Kerr then asked members to review materials regarding signage for rezoning and fees. He added that Although signs were not required by law, he felt they would help with transparency to the citizens. Members discussed types and costs of signs, Property owner would be responsible for posting and maintaining sign throughout the process, vandalism to the signs and a deposit of \$100.00 that could be returned when sign is returned. Also, if property owner did not post sign their request would not be heard. Members also discussed implementing a new fee schedule to help defer costs for advertising and signs. Members asked for a draft of the proposed changes be brought forward next month.

- *Subdivision language update.*

Kealan advised members that the state had passed new regulations regarding Right-of-Ways and presented members with a draft for review. Upon reviewing the drafty members asked her to bring back an ordinance for next month.

Discussion Items

- *Commercial Building Appearances*

Members had been emailed standards that neighboring counties used and asked to review for further discussion at next month's meeting.

Closing Remarks from the Chair and Building Inspector

N/A

Adjourn

David Nollner made a motion to adjourn, Seconded by Mary Ann Baker.

MOTION CARRIED

Ordinance setting the Procedure for rezonings w/ fee schedule

A fee, as set by the Trousdale County Commission shall be due and payable at the time of filing of petition shall be posted with requests to amend a provision or provisions of this zoning resolution. The fee is to be used by Trousdale County to defray costs resulting from such petition and any subsequent amendment of the zoning resolution.

Application for Rezoning

A proposed change of zoning district boundaries shall be initiated by filing an application with the Trousdale County Planning Commission. Said application shall contain:

1. The name and address of the owner and/or owners of the subject property, and the written certification of the authorized agent.
2. A written legal description of the subject property including the Trousdale County tax map and parcel number and acreage.
3. A description of the proposed zone change, modification, or repeal together with written justifications for the requested zone change.
4. The names and addresses of the adjacent property owners including those property owners across streets, roads, highways, and/or railways, and waterways which border the applicant's property.
6. Payment of a fee to defray the administrative cost of amending the rezoning resolution established in FEE SCHEDULE.
7. Any applicant for a change in a zoning district boundary shall be required to place and maintain a notification sign in accordance with the following provisions:
 - A. Public notification signs shall be posted and maintained on the property which is the subject of the proposed zoning district change for at least fifteen (15) days prior to the public hearing on the zoning boundary change and shall remain until final action of the County Commission or the application is withdrawn.
 - B. The public notification signs shall be those furnished by the Trousdale County Building Official. The Building Official shall collect a fee as established in Fee Schedule Table for each sign furnished. The signs shall specify the time, date,

Ordinance setting the Procedure for rezonings w/ fee schedule

and location of the scheduled public hearing for the proposed zoning change. The signs shall also contain the telephone number of the County Office where additional information can be obtained. All cost associated with the proposed zoning change shall be paid for by the applicant requesting the zoning change except for the advertisements posted in the local newspapers. The Sign Deposit will be refunded upon the return of the undamaged sign.

C. One (1) public notification sign shall be posted along each three hundred (300) feet of each public street or road right-of-way adjoining property. If the property is accessed by easement, then one (1) sign shall be posted at the location where each easement attaches to a public street or road right-of-way. The signs shall be posted within ten (10) feet of the public street or road right-of-way and be positioned in a manner to best inform the motoring public without creating a safety hazard.

D. Any property line of the subject property which fronts upon any public street or road shall be clearly flagged or marked at the time the public notification sign is posted.

8. If the zoning change is one which was initiated by the Trousdale County Planning Commission and the change affects more than two contiguous separately owned tracts of property, then the notification signage requirements contained in ___ 7, shall not apply.

9. In addition to the other requirements set forth in this Resolution, whenever a request to change the zoning classification of specific parcels of properties is to be considered by the Planning Commission a notice shall be published of such request together with a notice of the time set for a public hearing by the Planning Commission. Said notice shall be published one (1) time in a newspaper of general circulation in the County of Trousdale, Tennessee. Said hearing by the Planning Commission shall take place no sooner than fifteen (15) days after publication of such notice and placement of a sign.

FEE SCHEDULE		
Planning Commission	Application Fee	Public Notice Signage Depositⁱ
Rezone Application	\$100.00	\$100.00
Site Application	\$100.00	
Plat Amendment Application	\$150.00	
Minor Subdivision Application	\$150.00	
Major Subdivision Application	\$200.00	
Board of Zoning Appeals	Application Fee	Public Notice Signage Depositⁱⁱ
All Applications to the BZA	\$150.00	\$100.00
Construction Board of Appeals	\$200.00	\$100.00

ⁱ Public Notice Signage Deposit will be refunded if the sign is returned undamaged. The deposit is for one sign. If additional signs are required, the Deposit will be \$100.00 per sign needed.

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HARTSVILLE/TROUSDALE COUNTY, TENNESSEE

RESOLUTION NO. _____

A RESOLUTION TO AMEND THE ZONING RESOLUTION OF TROUSALE COUNTY, TENNESSEE ARTICLE V, BY ADDING SECTION 5.050 TO WIT:

WHEREAS, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community;

WHEREAS, the land use controls of Hartsville/Trousdale County include uses permitted by right or by special exception within specific zoning districts; and

WHEREAS, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

WHEREAS, the County Commission has reviewed such recommendation and has conducted a public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:

Section 1: That Article V of The Zoning Resolution of Trousdale County, Tennessee be amended by the addition of Section 5.050, which reads as follows:

See 'ATTACHMENT, Section 1'

BE IT ENACTED that this resolution shall take effect from and after its adoption, the public welfare requiring it.

Recommended by Planning Commission _____

Public Hearing Held on _____

Passes 1st Reading: _____

Passes 2nd Reading: _____

5.050: TABLE OF USES AND INTERPRETATION

- A. Each zoning district has uses permitted by right or by special exception. The detailed permitted uses table below contains a listing of uses which may be permitted in one or more of the various zoning districts listed across the top. Uses are listed in alphabetical order within five categories as follows: Residential, Community Facility, Commercial, Agricultural, and Industrial. A more detailed description of each use permitted by right or by special exception within each Zoning District is detailed in Article V Section 5.040 of this Zoning Ordinance. If there is a conflict between the Table of Uses and the provisions outlined in each Zoning District Regulations the Zoning District Standards shall supersede.
- a. Permitted by right (P): Approval subject to district provisions and other applicable requirements.
 - b. Special Exception (SE): Some Special Exceptions may also be subject to additional requirements outlined in Article VIII Section 8.060.
 - c. Prohibited Uses: An empty cell indicates the listed use is not allowed within the respective zoning district.
- B. The table of uses does not necessarily include all possible land uses. Some uses may fall into more than one classification depending upon the use characteristics. Where there is a question concerning the appropriate activity classification for any use not listed as a use permitted by right, by accessory use, or as a special exception in any zoning district listed in this Ordinance, the Board of Zoning Appeals shall determine the most appropriate zoning district for the proposed use. The Board of Zoning Appeals may use the North American Industry Classification System (NAICS) to evaluate the characteristics of the unlisted use.

The Board of Zoning Appeals may determine that a proposed land use unlisted in this Ordinance may be permitted if the following criteria are met:

- a. The characteristics of, and activities associated with, the proposed use are equivalent to those of one or more of the uses listed as permitted in the zoning district, and will not involve a greater level of activity, population density, intensity, traffic generation, parking, dust, odor, noise, or similar impacts than the uses permitted in the zoning district;
 - b. The proposed use meets the purpose/intent of the zoning district applicable to the proposed location;
 - c. The proposed use is consistent with the goals, objectives, and policies of the Comprehensive Plan, or any applicable specific plan;
 - d. The proposed use is not listed as permitted by right, by accessory use, or by special exception in another zoning district; and
 - e. The proposed use is not an illegal use.
- C. When the Board of Zoning Appeals determines that a proposed unlisted land use is equivalent to a listed use, the proposed use will be treated in the same manner as the listed use in determining where the use is allowed, what permits are required, and what other standards and requirements of this zoning resolution apply.

Table 1: Trousdale County Zoning District Table of Uses

Trousdale County Zoning District Table of Uses						
Use	Agriculture	Residential		Commercial	Industrial	
	A-1 Agricultural- Forestry	R-1 Residential	R-2 Residential	C-1 General Commercial	M-1 General Industrial	M-2 Intermediate- Impact Industrial
Residential						
Detached single-family dwellings	P	P	P			
Two-Family (Duplex) dwellings	P	P	P			
Multi-family dwellings ¹			P			
Mobile Home Parks	P		SE			
Boarding and rooming houses			P			
Personal and Group Care Facilities	SE	SE	SE			
Community Facilities						
Administrative Services	SE	SE	SE			
Community Assembly	SE	SE	SE			
Community Education	SE	SE	SE			
Cultural and Recreational Services	SE	SE	SE			
Essential Services	P	P	P	P	P	P
Intermediate Impact Facilities	SE	SE	SE			
Religious Facilities	SE	SE	SE	P	SE	
Commercial						
Animal care and veterinarian Services	SE					
Apparel and accessories				P	P	P
Automotive and vehicular repair services.				P	P	P
Automotive, marine craft, and accessories sales only				P	P	P
Business services				P	P	P
Colleges, Junior Colleges, Universities and similar educational facilities						P
Contract construction services				P	P	P
Convenience commercial	SE					
Daycare centers of any type					SE	
Drugs, antiques, books, sporting goods, garden supplies, jewelry, fuel and ice				P	P	P
Drugs, chemicals and allied products				P	P	P
Dry good and apparel				P	P	P
Educational services				P	P	P
Electrical goods				P	P	P
Farm products				P	P	P
Finance, insurance and real estate services				P	P	P
Gasoline service stations				P	P	P
General merchandise				P	P	P
Governmental services				P	P	P
Groceries and related products				P	P	P
Health care facilities		SE	SE			
Hotels, motels, and tourist courts				P	P	P
Marinas and Yacht Clubs						P
Motor vehicles and automotive equipment.				P	P	P
Personal services				P	P	P

Trousdale County Zoning District Table of Uses

Use	Agriculture	Residential		Commercial	Industrial	
	A-1 Agricultural- Forestry	R-1 Residential	R-2 Residential	C-1 General Commercial	M-1 General Industrial	M-2 Intermediate- Impact Industrial
Professional services				P	P	P
Repair services				P	P	P
Restaurants (excluding drive-in restaurants)				P	P	P
Self-Service Storage Facilities (Mini-Warehouses)				SE		
Signs and billboards ²				P	P	P
Telecommunication Facilities ³				SE		
Transportation, communication and utility service except solid waste disposal				P	P	P
Travel trailer parks and overnight campgrounds				SE		
Wholesale trade					P	P
Agriculture						
Agricultural Services	P					
Commercial Feed Lots and Stockyards	SE					
Crop and Animal Raising	P					
Fisheries and Related Services	P					
Forestry Activities and Related Services Including Nurseries	P					
Outdoor Shooting Ranges	P					
Industrial						
Adhesives manufacturing						P
Airports						P
Apparel and other finished products made from fabrics, leather, and similar materials manufacturing					P	P
Automobile wrecking salvage, and junk yards ⁴						P
Civil Defense Facilities						P
Electrical industrial apparatus manufacturing						P
Establishments and facilities, excluding manufacturing, associated with transportation and utilities, excluding airports and solid waste disposal					P	P
Fabricated metal products manufacturing, except ordnance and accessories					P	P
Food and kindred products manufacturing, except meat products					P	P
Furniture and fixtures manufacturing					P	P
Heavy construction contractor yards and equipment storage						P
Lots or yards for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second hand building materials						P
Lumber and wood products manufacturing						P
Meat products production, subject to odor and wastewater standards						P
Metal products manufacturing						P
Mining Activities and Related Services ⁵						P
Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions, tobacco, and liquor					P	P

Trowsdale County Zoning District Table of Uses

Use	Agriculture	Residential		Commercial	Industrial	
	A-1 Agricultural- Forestry	R-1 Residential	R-2 Residential	C-1 General Commercial	M-1 General Industrial	M-2 Intermediate- Impact Industrial
Paper or paperboard products manufacturing, excluding mills						P
Plastic products molding, excluding monomer production						P
Printing, publishing, and allied industries					P	P
Professional, scientific, and controlling instruments; photographic and optical goods, watches and clocks manufacturing					P	P
Radio, Television, and Telephone Transmission Facilities						P
Solid waste processing and recycling centers, excluding landfills and solid waste incinerators						P
Stone, clay and glass products manufacturing						P
Textile mill products manufacturing, except dyeing and finishing of textiles					P	P
Tool and die facilities						P
Transportation equipment manufacturing						P
Warehousing of goods, excluding the warehousing or storage of any hazardous or radioactive materials					P	P
Water and sewage treatment plants						P

P=Permitted, SE=Special Exception

1) Within all non-agricultural zoning districts mobile homes are subject to the provisions of Article IV, Section 4.090

2) Subject to the provisions of Article IV, Section 4.070.

3) Subject to the provisions of Article IV, Section 4.170.

4) Subject to the provisions of Article IV, Section 4.100.

5) Subject to the provisions of Article IV, Section 4.120.

The table of uses does not necessarily include all possible land uses. Some uses may fall into more than one classification depending upon the use characteristics. Where there is a question concerning the appropriate activity classification for any use not listed as a use permitted by right, by accessory use, or as a special exception in any zoning district listed herein, the Board of Zoning Appeals shall make the determination based upon the characteristics of the unlisted use as defined within the North American Industry Classification System (NAICS).

Feed
100 cash
RAM
10/3/22
MR# 912

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason F
Property Owner Tony Sullivan Phone _____
Property Address 1295 Carey LN Castalian Springs TN 37031
Lot Size 4.5 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 029 Group _____ Parcel 12.00 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source City Sewer or Septic septic

APPLICANT INFORMATION

Applicant Name Tony Sullivan Phone _____
Mailing Address 1295 Carey LN Castalian Springs TN 37031
Email: tonyrsullivan@hotmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, R-1
Names of Surrounding Property Owners JOEL COX, JESSIE DUKE, MARK + MISTY
DAWSON, RICHARD JACKSON III, SHIRLEY FISHER
Affected Roads Hwy 25 W, CAREY RD
Schools Affected _____
Public Utilities BELPAGE/CS WATER, TRI COUNTY ELECTRIC

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 _____

Tony R. Sullivan
Applicant Signature

Date Submitted

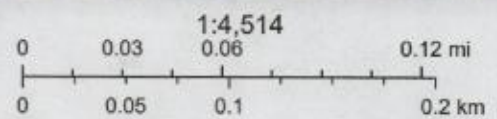
\$100 Application fee



Date: November 8, 2022

County: Trousdale
 Owner: SULLIVAN TONY ROBIN ETAL
 Address: CAREY RD 1295
 Parcel Number: 029 012.00
 Deeded Acreage: 4.5
 Calculated Acreage: 0

Rezone A-1 to R-1



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The property lines are compiled from information maintained by your local

10/26/22
MR# 1149

ZONING CHANGE

PARCEL INFORMATION

1A → R3
1B → C2

Current Zoning C2/R1 Requested Zoning C2/R3 Reason Unify Zoning and Development
Property Owner Opal Investments LLC Phone () _____
Property Address McMurry Blvd TN 37074
Lot Size 2.843 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 19 Group _____ Parcel 16.18 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic sewer

APPLICANT INFORMATION

Applicant Name Opal Investments LLC Phone _____
Mailing Address _____ TN _____
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties C-2, R-1
Names of Surrounding Property Owners T+C ENTERPRISES, BENJAMIN FLOCK + LEONA SAPUTO
ERIC HOLDER, LEWIS BEABLEY, MELISSA WOOTEN
Affected Roads McMURRY BLVD, THOROUGHbred LN
Schools Affected _____
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

ACTION TAKEN

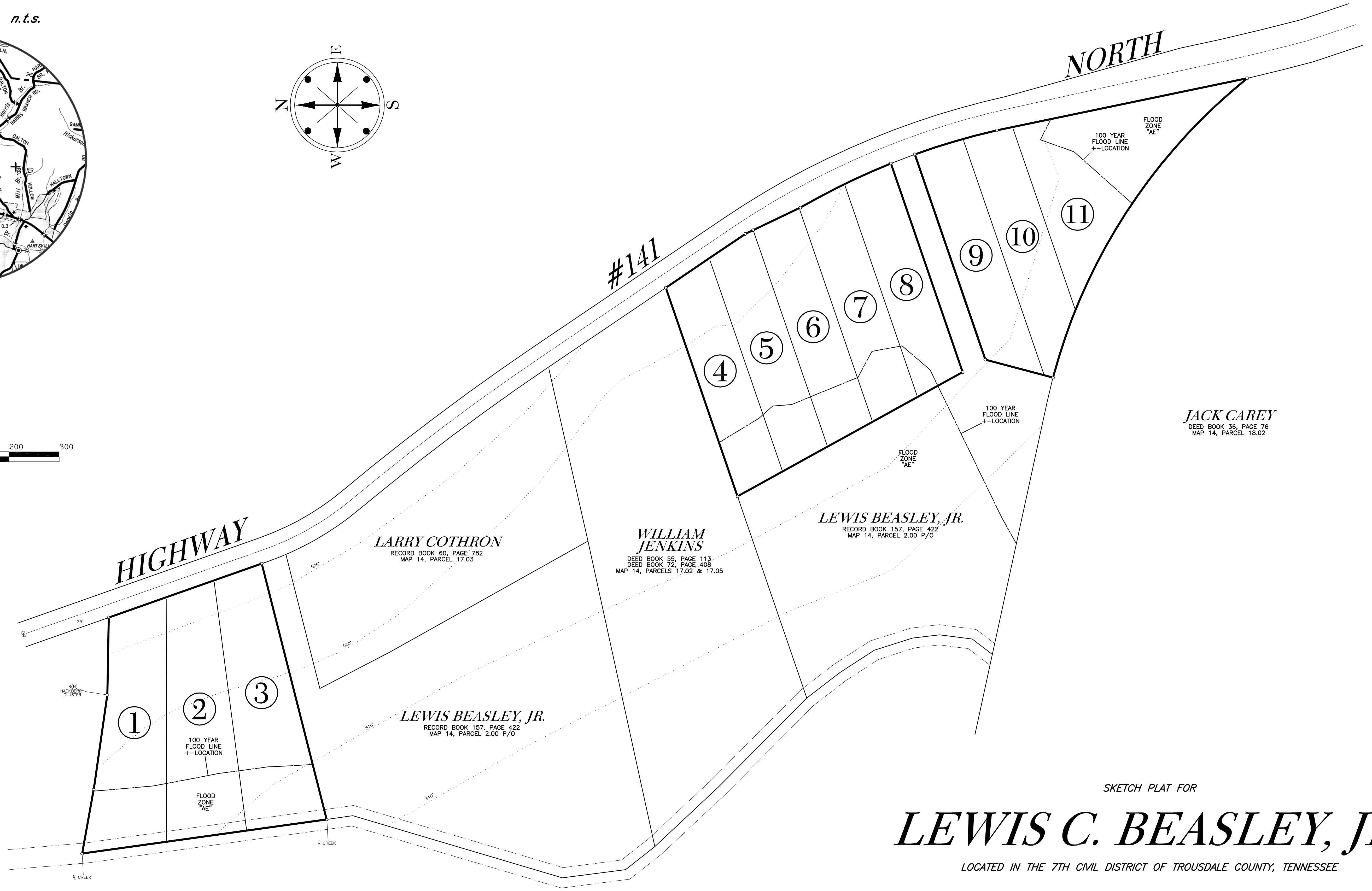
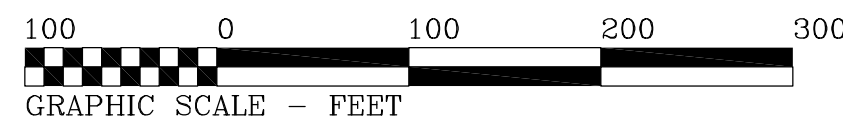
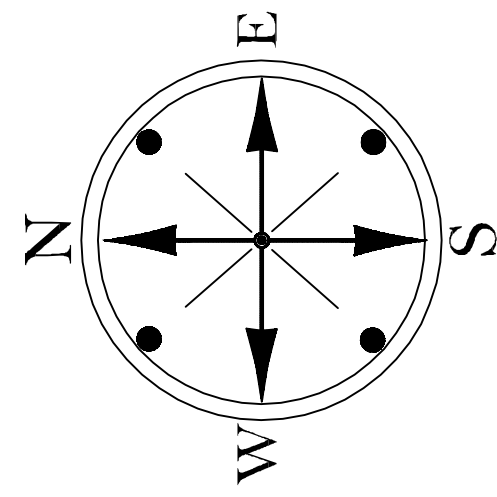
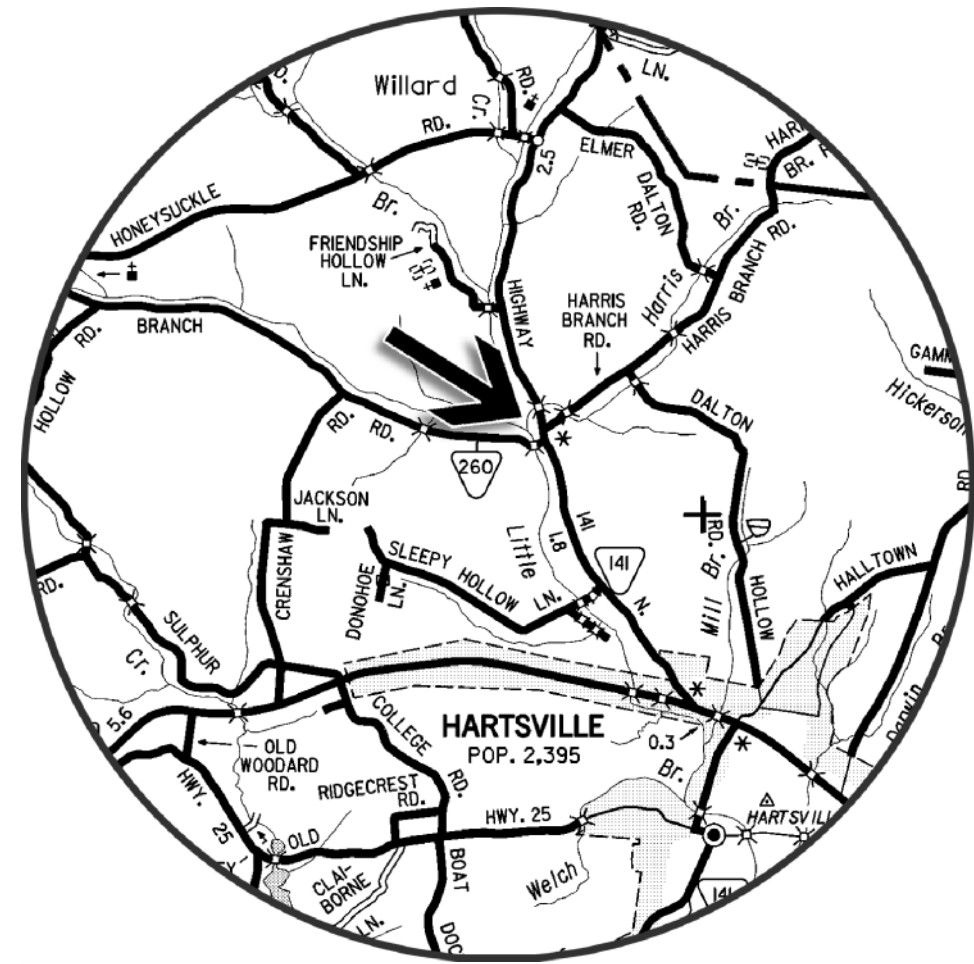
Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____

Opal Investment LLC
Applicant Signature

10/26/2022
Date Submitted

\$100 Application fee

LOCATION SKETCH n.t.s.



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.

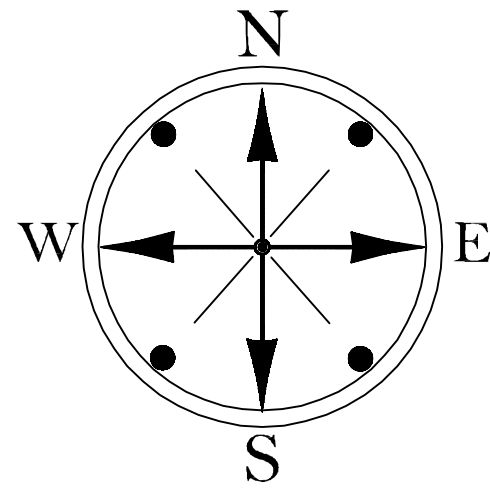
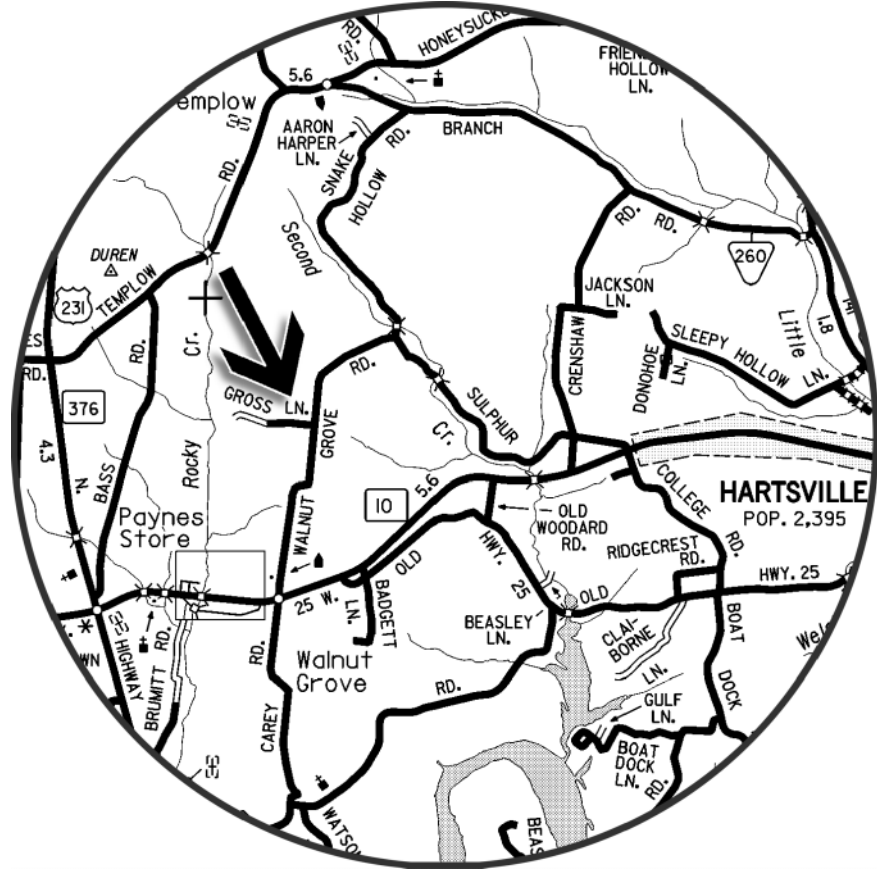
CARMAN SURVEYING
100 E 2ND ST
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344

SHIRLEY TURNER SMITH
DEED BOOK 51, PAGE 145
MAP 14, PARCEL 1.00

SKETCH PLAT FOR
LEWIS C. BEASLEY, JR.
LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
DATE : OCTOBER 20, 2022
SIZE : 13.57 AC.+
DEED : R. B. 157, PG. 422, R.O.T.C.T.
MAP : MAP 14, PAR. 2.00, T.A.O.T.C.T.

LOCATION SKETCH n.t.s.



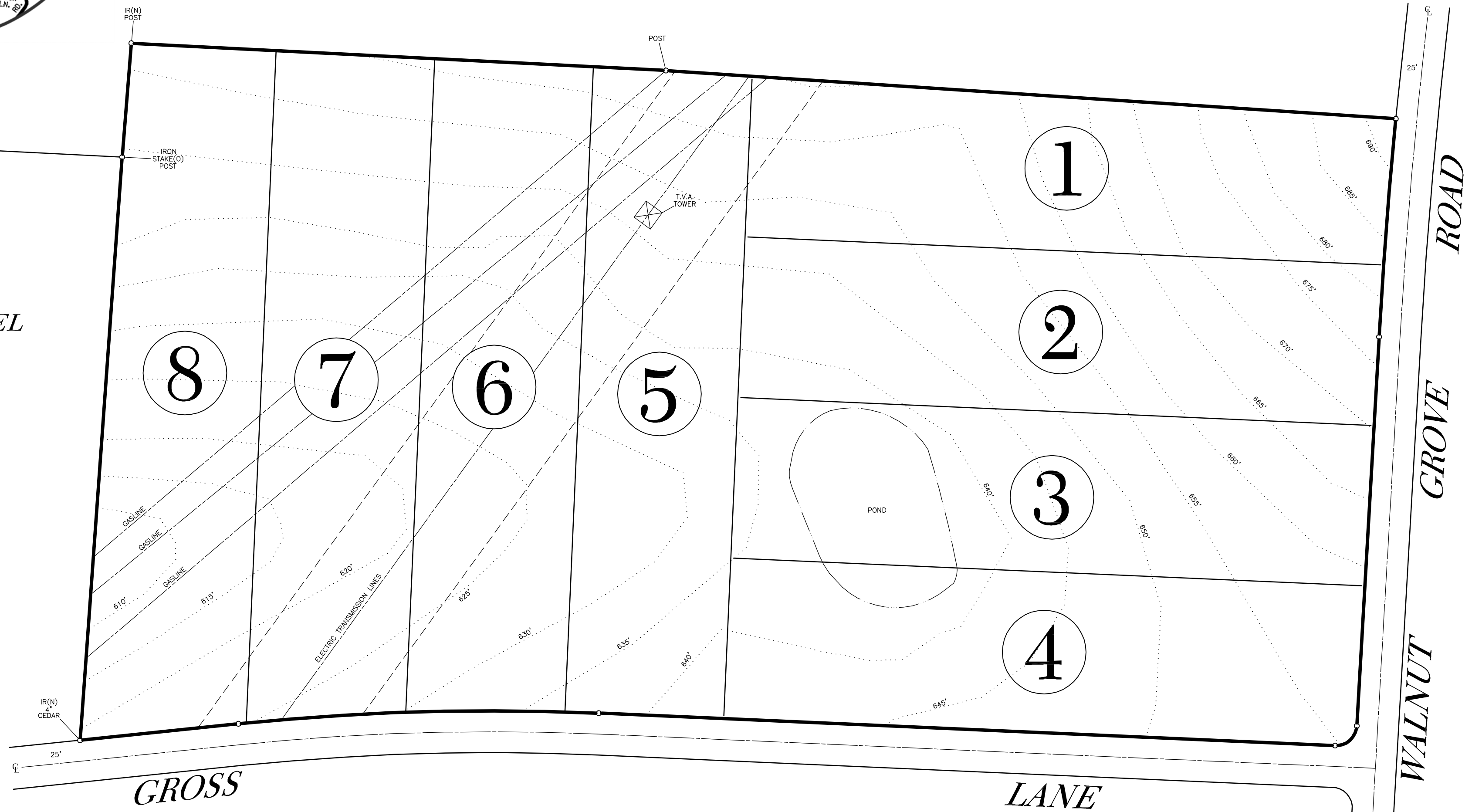
JACKIE GROSS
AND WIFE
BETTY A. GROSS
DEED BOOK 1, PAGE 493
DEED BOOK 6, PAGE 2
MAP 17, PARCEL 3.01 P/O

SKETCH PLAT FOR
JACKIE GROSS
AND WIFE
BETTY A. GROSS
LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
DATE : SEPTEMBER 15, 2022
SIZE : 27.00 AC.+
DEED : D. B. 1, PG. 493, R.O.T.C.T.
MAP : MAP 17, PAR. 3.01 P/O, T.A.O.T.C.T.

JOSE E.
MARTINEZ ANGEL
RECORD BOOK 158, PAGE 292
MAP 17, PARCEL 3.05

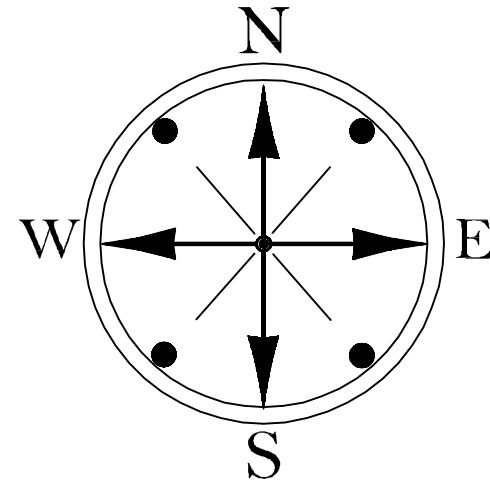
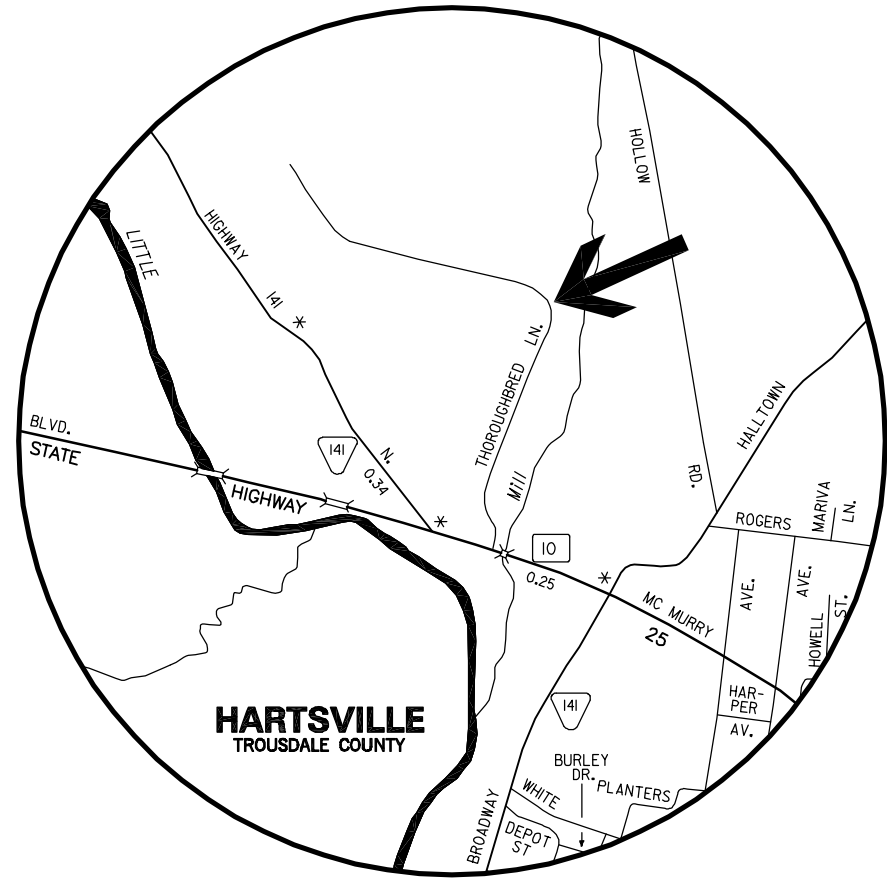
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
SURVEY, AND THAT THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS AT LEAST
1 : 10,000 AS SHOWN HEREON.



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



LOCATION SKETCH n.t.s.



SHERRY LYNN ANTHONY
 RECORD BOOK 143, PAGE 379
 MAP 19-G, PARCEL A-1.00

SOPER & EAGER
 DEED BOOK 88, PAGE 826
 MAP 19, PARCEL 8.03

RUSTIN SOPER
 RECORD BOOK 160,
 PAGE 484
 MAP 19,
 PARCEL 9.04

DAVID GREGORY
 RECORD BOOK 160, PAGE 71
 MAP 19, PARCEL 9.05

ELIAS MARCHANT HERNANDEZ
 RECORD BOOK 160, PAGE 71
 MAP 19, PARCEL 9.04

FINAL SUBDIVISION PLAT OF A RESUBDIVISION OF LOT #46 OF
THOROUGHNBRED ESTATES
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'
 DATE : OCTOBER 24, 2022
 SIZE : 94,054.2 SQ.FT.+/- / 2.16 AC.+/-
 DEED : D. B. 42, PG. 37, R.O.T.C.T.
 R. B. 158, PG. 776, R.O.T.C.T.
 MAP : MAP 19, PARS. 8.02 P/O & 16.19 P/O, T.A.O.T.C.T.

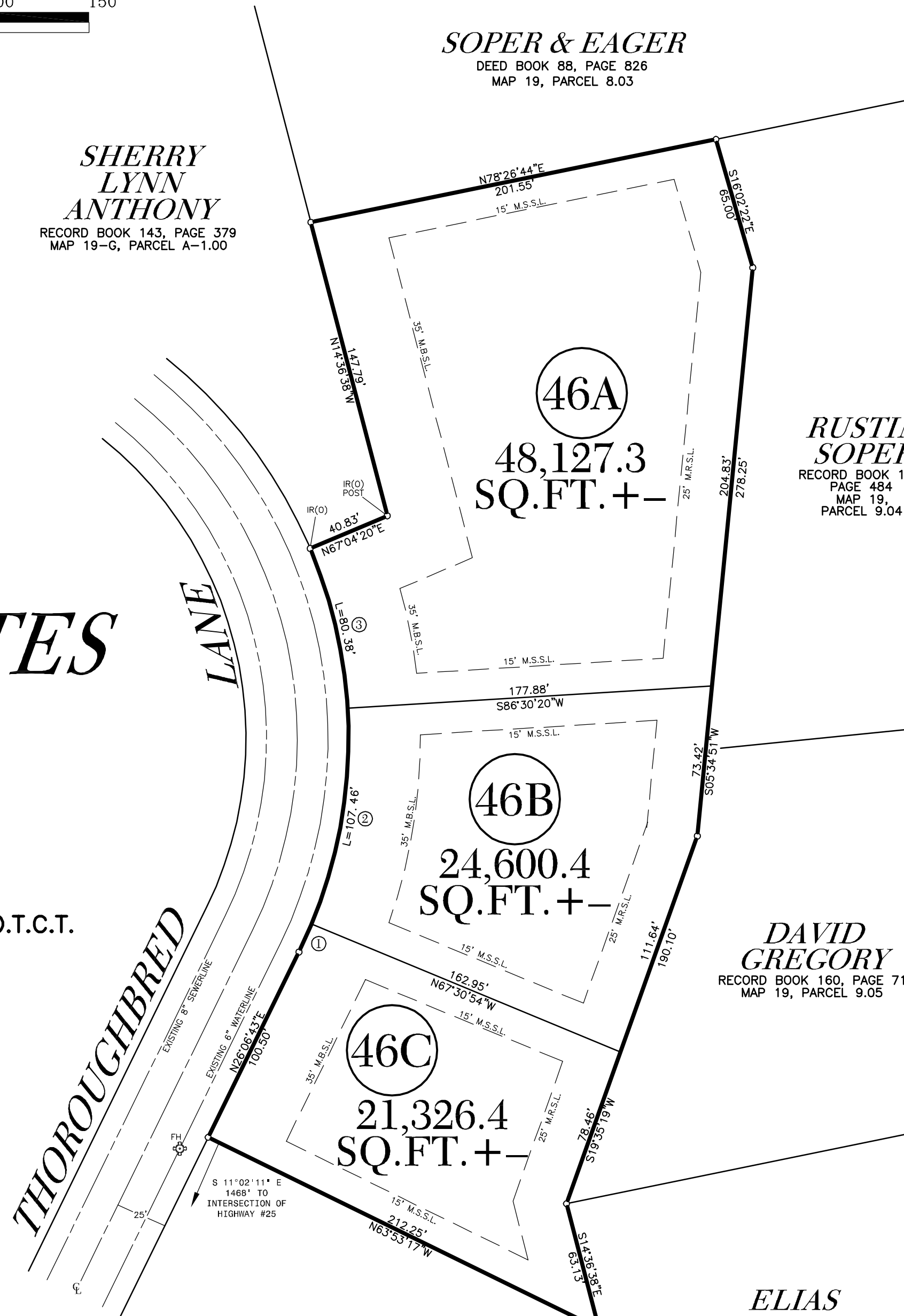
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.

NOTES:

- PROPERTY IS ZONED "R1".
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169C0043C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: LEWIS BEASLEY, JR.,
240 HARRIS BRANCH ROAD
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT #46 OF THOROUGHNBRED ESTATES FOUND OF RECORD IN PLAT CABINET 3, PAGE 89, REGISTER'S OFFICE OF TROUSDALE COUNTY, TENNESSEE.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	237.00'	7.50'	15.00'	3°37'37"	15.00'	N24°17'54" E
2	237.00'	54.67'	107.46'	25°58'46"	106.54'	N09°29'43" E
3	237.00'	40.58'	80.38'	19°26'00"	80.00'	N13°12'40" W

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



LEWIS BEASLEY, JR.
 DEED BOOK 42, PAGE 37
 MAP 19, PARCEL 16.19 P/O

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 42, Page 37, 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.

Date: _____

LEWIS BEASLEY, JR.

CERTIFICATE OF SURVEY ACCURACY

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.

Date: _____
 JIM CARMAN
 Registered Land Surveyor #2053

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESUBDIVISION OF LOT #46 OF THOROUGHNBRED ESTATES 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.

Date: _____
 Name, Title, and Title Agency
 or Authorized Approving Agency

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled RESUBDIVISION OF LOT #46 OF THOROUGHNBRED ESTATES 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.

Date: _____
 Name, Title, and Title Agency
 or Authorized Approving Agency

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

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.

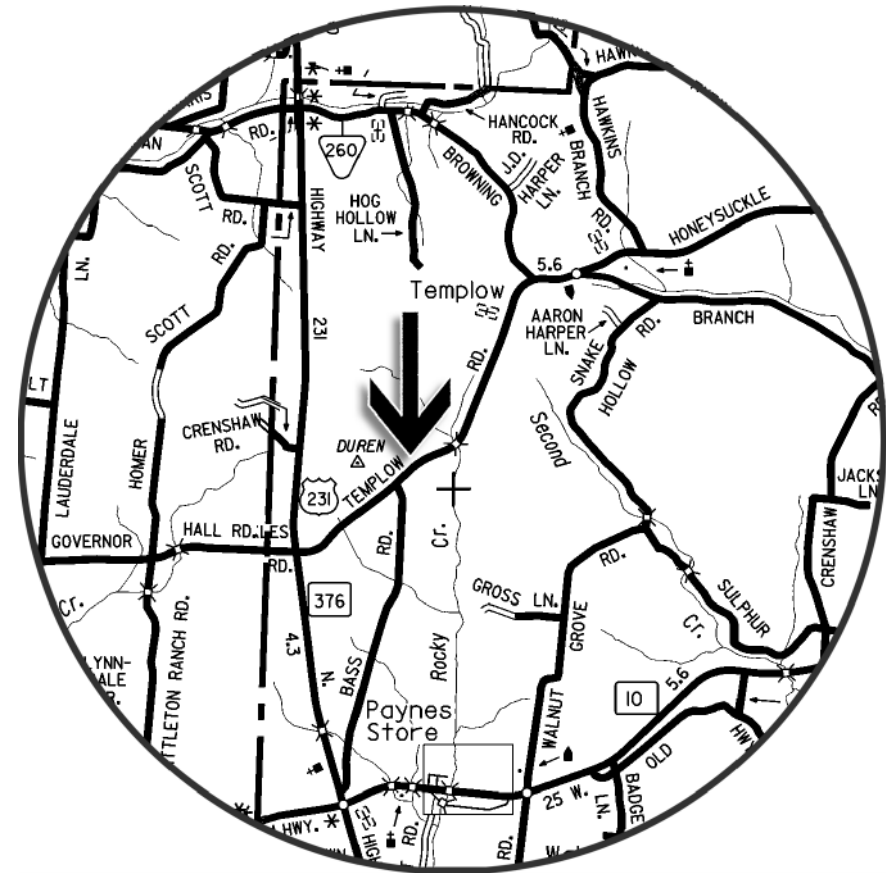
Date: _____
 Appropriate Government
 Representative

CERTIFICATE OF APPROVAL FOR RECORDING

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: _____
 Secretary Planning Commission

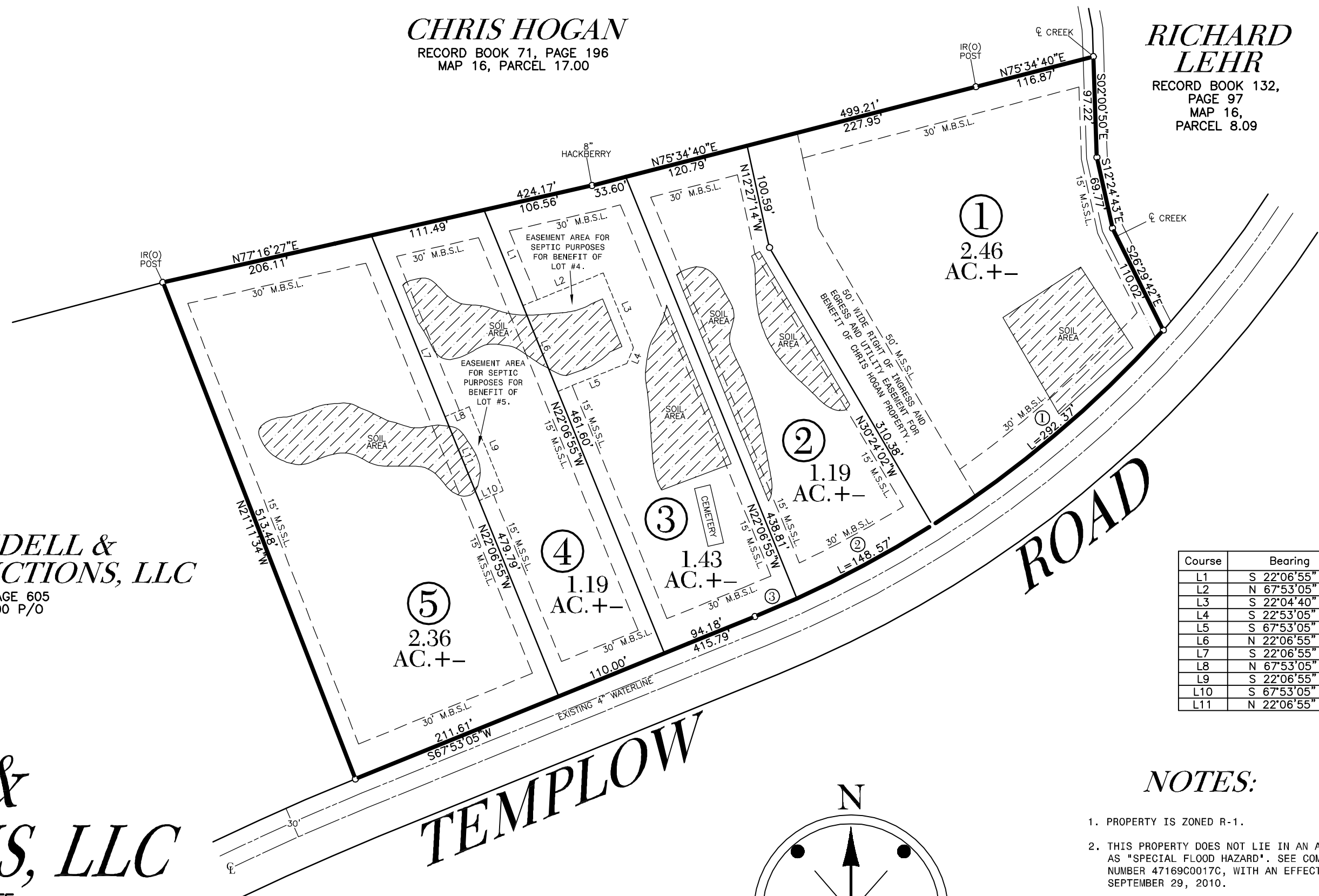
LOCATION SKETCH n.t.s.



GARY T. SWINDELL & RIGGINS CONSTRUCTIONS, LLC
 RECORD BOOK 160, PAGE 605
 MAP 16, PARCEL 18.00 P/O

CHRIS HOGAN
 RECORD BOOK 71, PAGE 196
 MAP 16, PARCEL 17.00

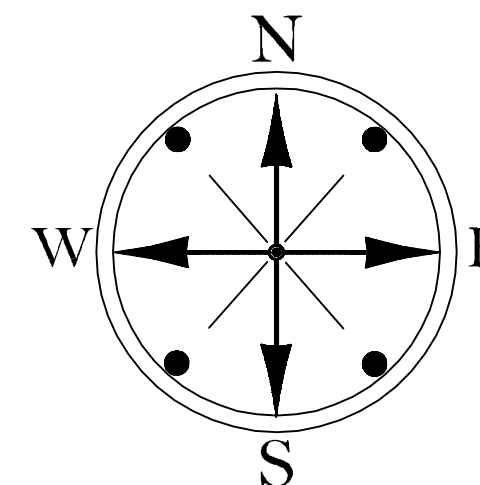
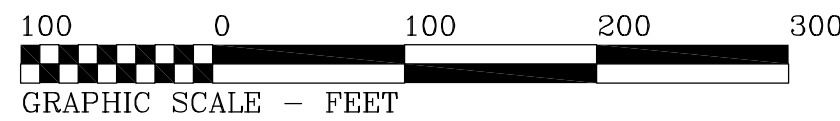
RICHARD LEHR
 RECORD BOOK 132, PAGE 97
 MAP 16, PARCEL 8.09



Course	Bearing	Distance
L1	S 22°06'55" E	99.57'
L2	N 67°53'05" E	83.50'
L3	S 22°04'40" E	77.74'
L4	S 22°53'05" W	16.43'
L5	S 67°53'05" W	71.83'
L6	N 22°06'55" W	89.36'
L7	S 22°06'55" E	188.70'
L8	N 67°53'05" E	25.00'
L9	S 22°06'55" E	87.42'
L10	S 67°53'05" W	25.00'
L11	N 22°06'55" W	87.42'

FINAL SUBDIVISION PLAT FOR
GARY T. SWINDELL & RIGGINS CONSTRUCTIONS, LLC
 LOCATED IN THE 5TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
 DATE : OCTOBER 25, 2022
 SIZE : 8.62 AC.+-
 DEED : R. B. 160, PG. 605, R.O.T.C.T.
 MAP : MAP 16, PAR. 18.00 P/O, T.A.O.T.C.T.



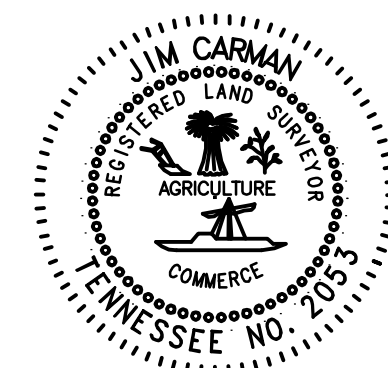
NOTES:

- PROPERTY IS ZONED R-1.
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169C0017C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: GARY T. SWINDELL & RIGGINS CONSTRUCTIONS, LLC
 1230 BURFORD ROAD
 LEBANON, TENNESSEE 37087
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.

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 LOTS #1 - #5 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 ANY 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.

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
 30 LINDA LANE
 HARTSVILLE, TENNESSEE
 PHONE: (615) 374-3344



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 96, Page 467, 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.</p> <p>Date: _____</p> <p>_____ GARY T. SWINDELL</p> <p>Date: _____</p> <p>_____ RIGGINS CONSTRUCTIONS, LLC</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>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.</p> <p>Date: _____</p> <p>_____ JIM CARMAN Registered Land Surveyor #2053</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "FINAL SUBDIVISION PLAT FOR GARY T. SWINDELL & RIGGINS CONSTRUCTIONS, LLC" have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.</p> <p>Date: _____</p> <p>_____ Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL</p> <p>Approval is hereby granted for lots 1-5 defined as "FINAL SUBDIVISION PLAT FOR GARY T. SWINDELL & RIGGINS CONSTRUCTIONS, LLC" Trousdale County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the listed or attached restrictions. Prior to any initiation of construction of a structure, mobile, or permanent, the plans for the exact house/structure must be approved and a SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.</p> <p>Date: _____</p> <p>_____ Environmentalist Specialist Division of Water Resources</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING</p> <p>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 guarantee completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>_____ Appropriate Government Representative</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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.</p> <p>Date: _____</p> <p>_____ Secretary Planning Commission</p>
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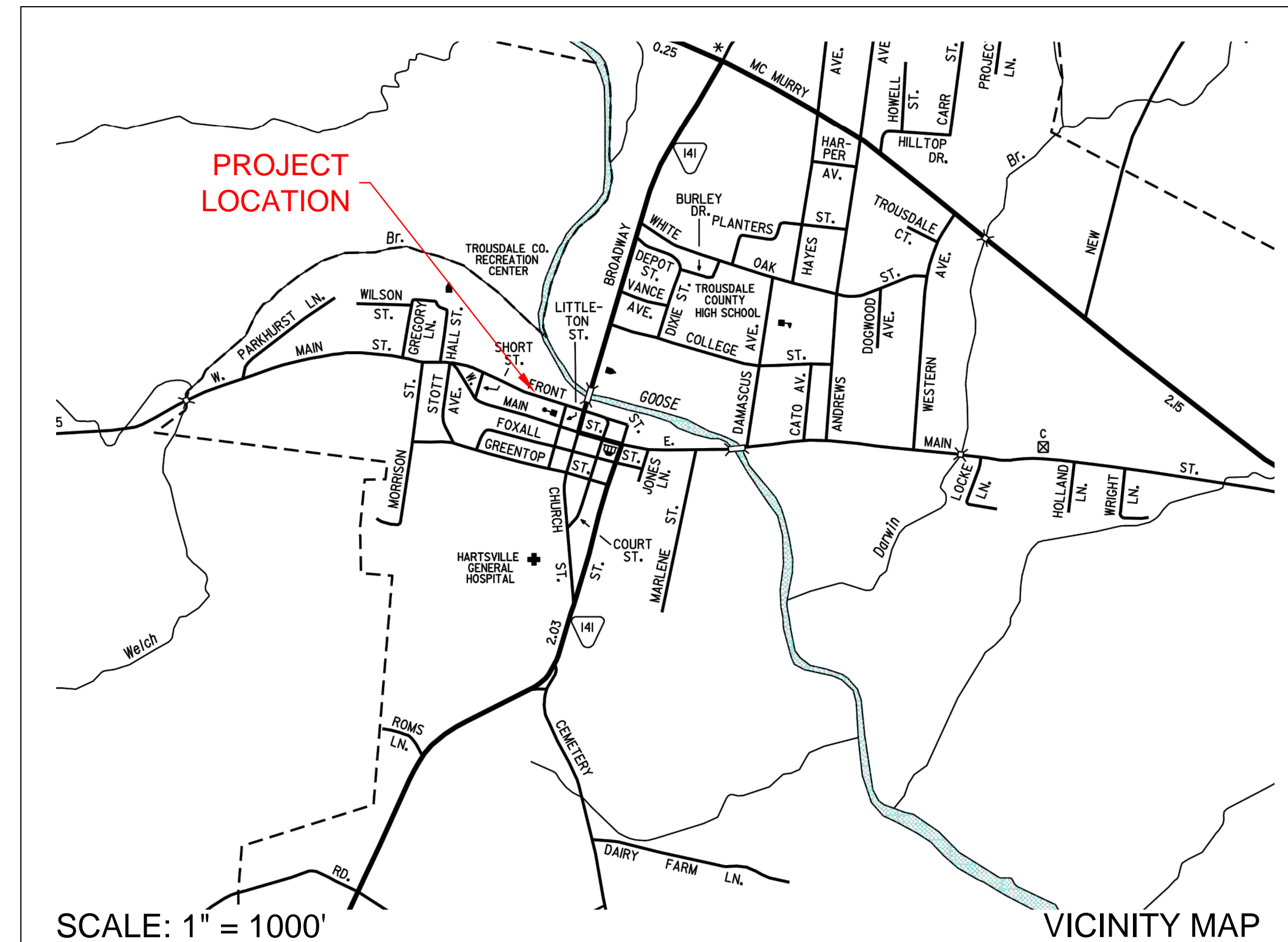
JESSE PETERS FRONT STREET TOWNHOMES BUILDING

HARTSVILLE, TENNESSEE
TAX MAP 027B, GROUP A, PARCEL 010.00
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 
PROPOSED UTILITIES PLAN	C4
STANDARD SITE DETAILS	C5
STANDARD SITE DETAILS	C6

DESCRIPTION	SHEET
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PROPOSED GRADING & DRAINAGE PLAN	C3 
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:		0.54± 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:		4345 S.F.
EXISTING IMPERVIOUS SURFACE AREA:		2,982 S.F.
PROPOSED IMPERVIOUS SURFACE AREA:		9,555 S.F.
TOTAL NUMBER OF ALLOWED UNITS		N/A
TOTAL NUMBER OF PROPOSED UNITS		5 UNITS
PROPOSED HEIGHT OF BUILDING		1 STORES, 15'

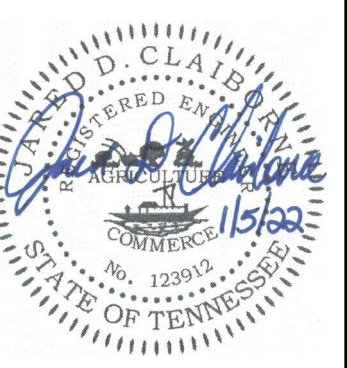
*SITE PLAN APPROVAL WILL CEASE TO BE EFFECTIVE AFTER 1 YEAR AFTER DATE OF APPROVAL IF A BUILDING PERMIT HAS NOT BEEN ISSUED OR UNLESS THE SITE IS RE-APPROVED.

NO.	DATE	DESCRIPTION	BY	CHKD
1	10/3/22	OWNER AND CONTRACTOR CHANGES	J.D.C.	E.J.W.
2	6/22/22	OWNER AND CONTRACTOR CHANGES	J.D.C.	E.J.W.
3	3/14/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 3-10-2022	J.D.C.	E.J.W.
4	2/10/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-02-2022	J.D.C.	E.J.W.

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


JESSE PETERS TOWNHOMES
FRONT STREET
HARTSVILLE, TENNESSEE

COVER SHEET



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

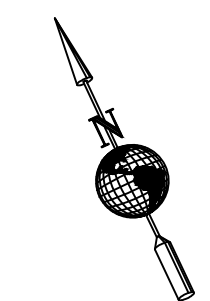
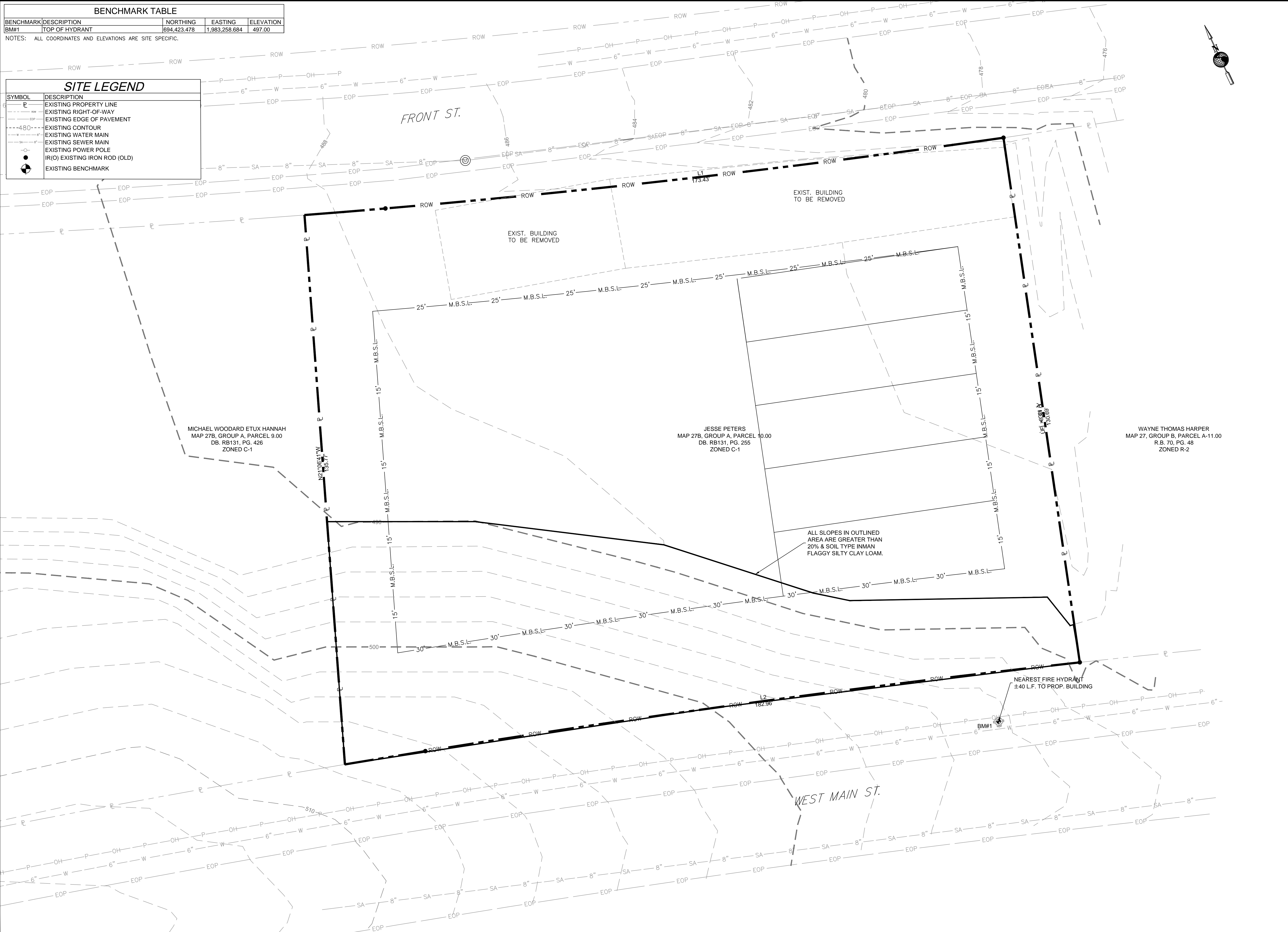
SHEET
T1

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

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

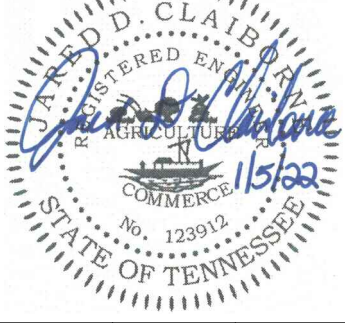


REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHKD
1	OWNER AND CONTRACTOR CHANGES	6/22/22	E.J.W.	
2	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-29-2022	3/14/2022	J.D.C.	
3	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-29-2022	2/10/2022	J.D.C.	

MID - TENN ENGINEERING CO.
 648 HIGHWAY 58 BYPASS W.
 LAFAYETTE, TN (615) 666-2455

JESSE PETERS TOWNHOMES
 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.	PROJECT NO.:	859101

SITE DATA INFORMATION

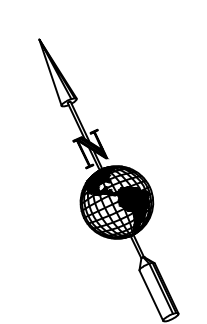
ZONING: C-1
 AREA OF TRACT: 0.54 AC.
 EXISTING BUILDING GROSS S.F. 2982 S.F.
 PROPOSED BUILDING GROSS S.F. 4,345 S.F.
 PROPOSED BUILDING HEIGHT 15 L.F.

OF PARKING SPACES REQUIRED ** 10 SPACES
 # OF PARKING SPACES PROPOSED IN PAVEMENT 10 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 9,555 S.F.

PROPOSED:
 TOTAL ASPHALT PAVEMENT AREA 5,210 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 / C6
(H)	DUMPSTER ENCLOSURE	3 / C6
(I)	6" CONCRETE CURB	15 / C5
(J)	MAIL KIOSK	N / A



** 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	10/3/22	OWNER AND CONTRACTOR CHANGES	E.J.W.	
2	6/22/22	OWNER AND CONTRACTOR CHANGES	J.D.C.	
3	3/14/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-29-2022	E.J.W.	
4	2/10/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-29-2022	J.D.C.	

MID - TENN ENGINEERING CO.
 648 HIGHWAY 58 BYPASS W.
 LAFAYETTE, TN (615) 666-2885

JESSE PETERS TOWNHOMES
 FRONT STREET
 HARTSVILLE, TENNESSEE

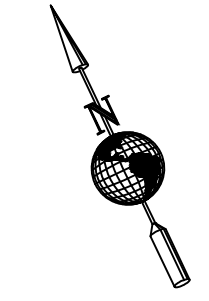
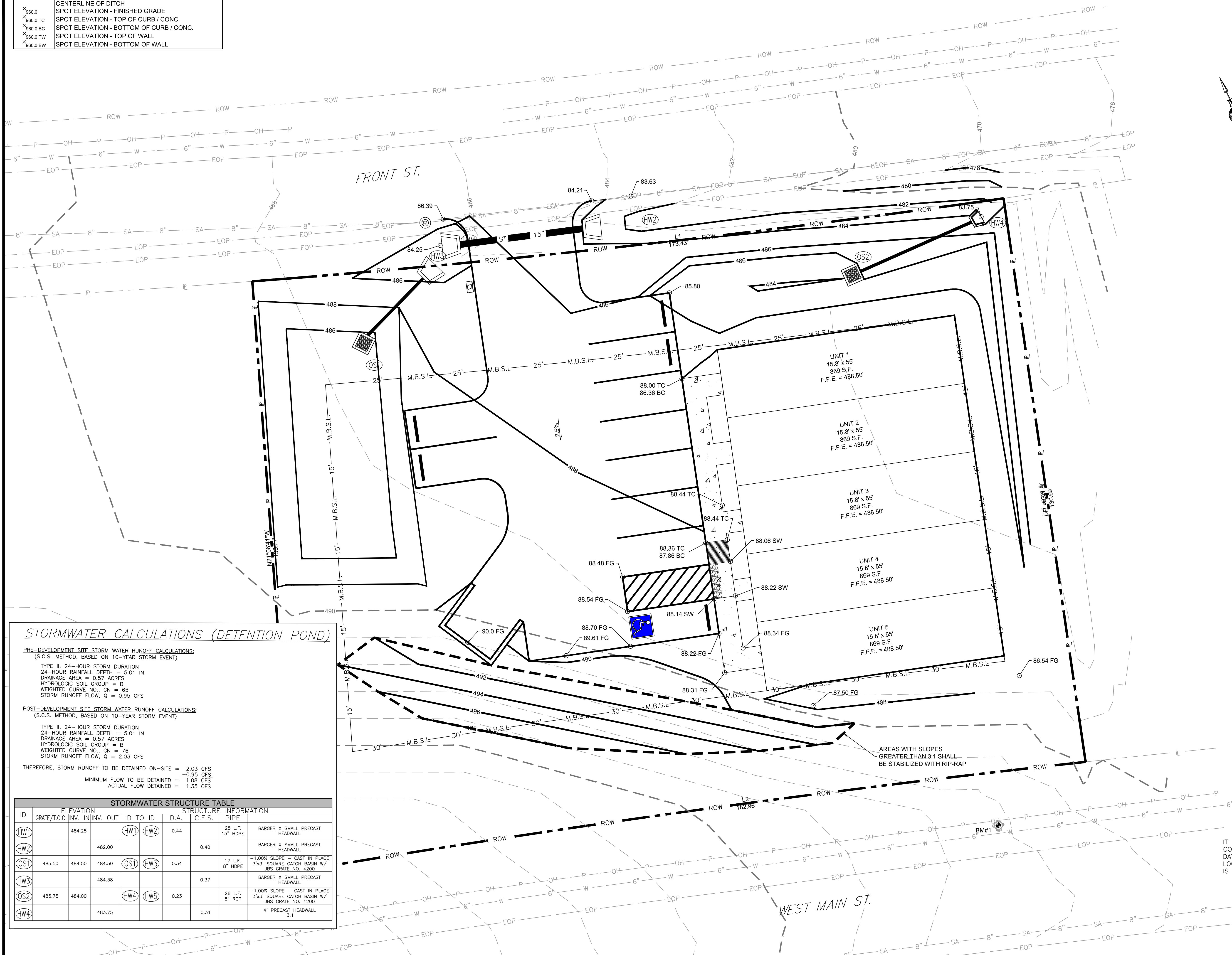
PROPOSED SITE LAYOUT



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

PROPOSED SITE LEGEND

SYMBOL	DESCRIPTION
-460-	EXISTING CONTOUR
460	PROPOSED CONTOUR
---	CENTERLINE OF DITCH
X 960.0	SPOT ELEVATION - FINISHED GRADE
X 960.0 TC	SPOT ELEVATION - TOP OF CURB / CONC.
X 960.0 BC	SPOT ELEVATION - BOTTOM OF CURB / CONC.
X 960.0 TW	SPOT ELEVATION - TOP OF WALL
X 960.0 BW	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 = 0.57 ACRES
HYDROLOGIC SOIL GROUP = B
WEIGHTED CURVE NO., CN = 65
STORM RUNOFF FLOW, Q = 0.95 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 = 0.57 ACRES
HYDROLOGIC SOIL GROUP = B
WEIGHTED CURVE NO., CN = 76
STORM RUNOFF FLOW, Q = 2.03 CFS

THEREFORE, STORM RUNOFF TO BE DETAINED ON-SITE = 2.03 CFS
MINIMUM FLOW TO BE DETAINED = 1.08 CFS
ACTUAL FLOW DETAINED = 1.35 CFS

ELEVATION		STRUCTURE INFORMATION	
ID	GRATE/T.O.C. INV. IN/INV. OUT	ID TO ID	D.A. C.F.S. PIPE
(HW1)	484.25	(HW1) (HW2)	0.44 28 L.F. 15" HDPE BARGER X SMALL PRECAST HEADWALL
(HW2)	482.00		0.40 BARGER X SMALL PRECAST HEADWALL
(OS1)	485.50 484.50 484.50	(OS1) (HW3)	0.34 17 L.F. 8" HDPE -1.00% SLOPE - CAST IN PLACE 3'X3' SQUARE CATCH BASIN W/ JBS GRATE NO. 4200
(HW3)	484.38		0.37 BARGER X SMALL PRECAST HEADWALL
(OS2)	485.75 484.00	(HW4) (HW5)	0.23 28 L.F. 8" RCP -1.00% SLOPE - CAST IN PLACE 3'X3' SQUARE CATCH BASIN W/ JBS GRATE NO. 4200
(HW4)	483.75		0.31 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	CHKD
1	10/3/22	OWNER AND CONTRACTOR CHANGES	J.D.C.	E.J.W.
2	6/22/22	OWNER AND CONTRACTOR CHANGES	J.D.C.	E.J.W.
3	3/14/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-20-2022	J.D.C.	E.J.W.
4	2/10/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-20-2022	J.D.C.	E.J.W.

MID - TENN ENGINEERING CO.
648 HIGHWAY 58 BYPASS W.
LAFAYETTE, TN (615) 666-2885

JESSE PETERS TOWNHOMES
FRONT STREET
HARTSVILLE, TENNESSEE

PROPOSED GRADING PLAN



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

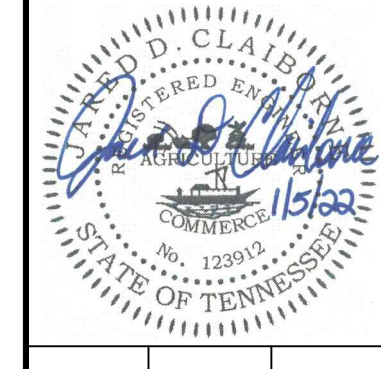


NO.	DATE	DESCRIPTION	BY	CHK
1	10/3/22	OWNER AND CONTRACTOR CHANGES	J.D.C.	E.J.W.
2	6/22/22	OWNER AND CONTRACTOR CHANGES	J.D.C.	E.J.W.
3	3/14/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-29-2022	J.D.C.	E.J.W.
4	2/10/2022	GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-29-2022	J.D.C.	E.J.W.

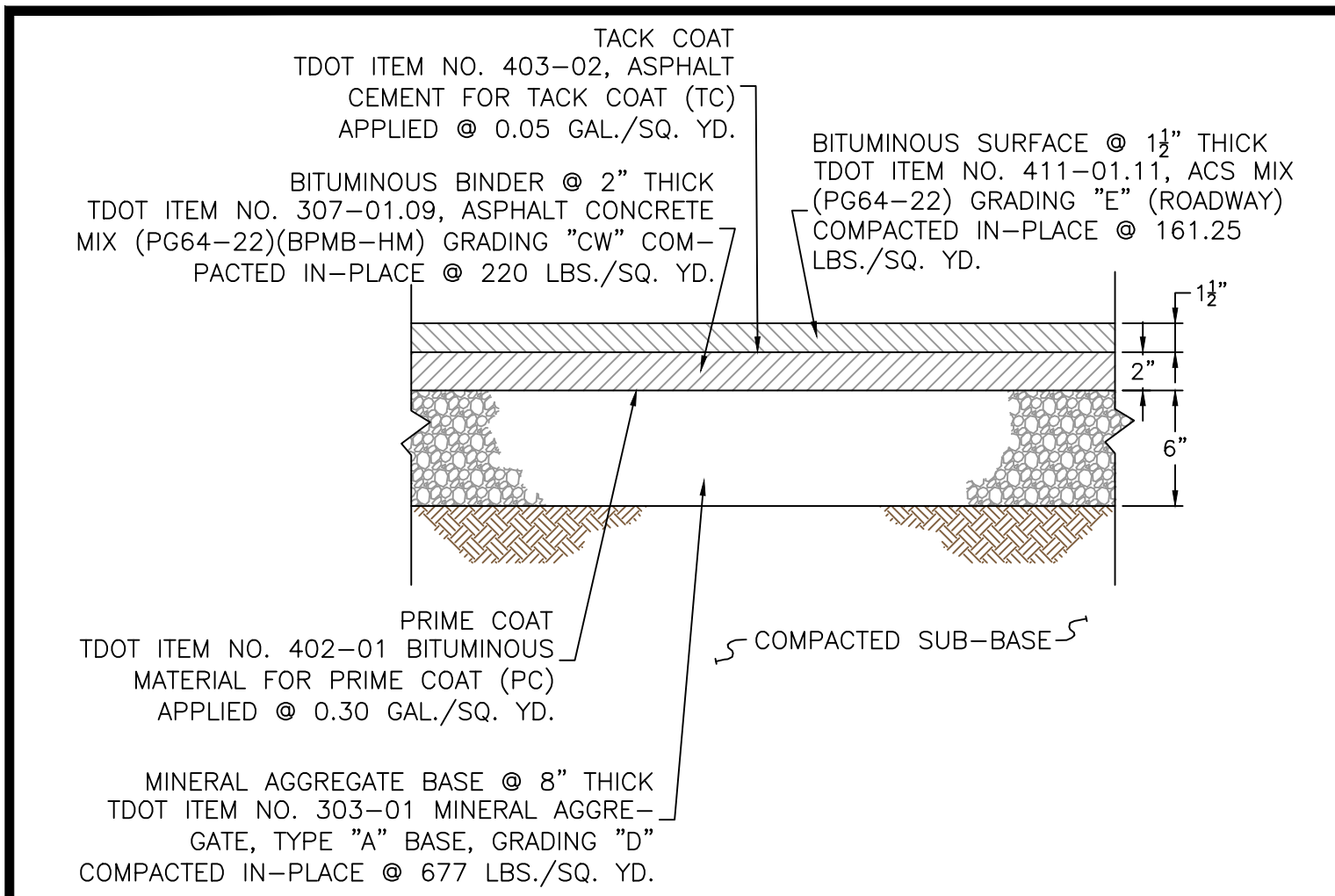
MID - TENN ENGINEERING CO.
 648 HIGHWAY 58 BYPASS W.
 LAFAYETTE, TN (615) 666-2465

JESSE PETERS TOWNHOMES
 FRONT STREET
 HARTSVILLE, TENNESSEE

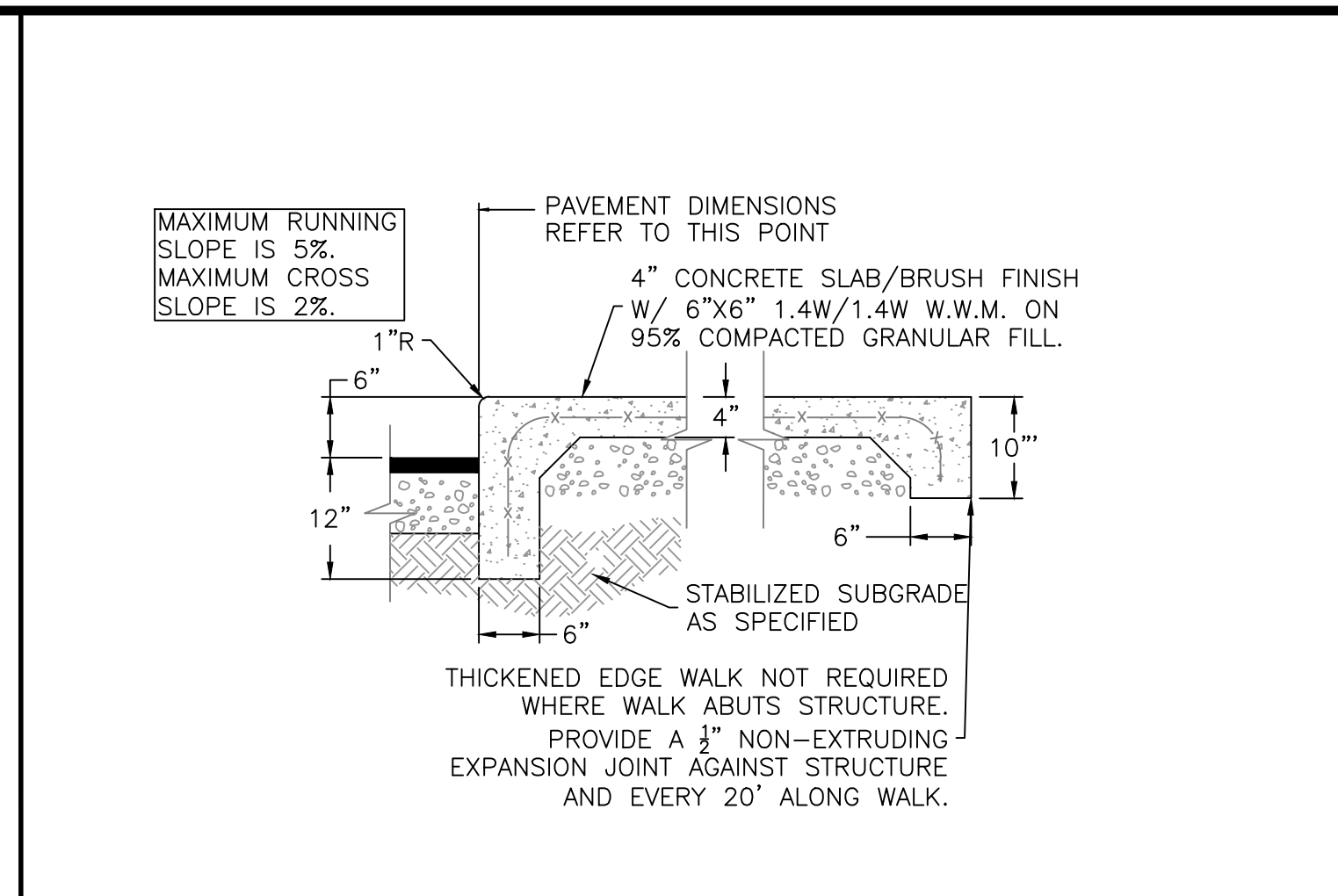
PROPOSED UTILITIES PLAN



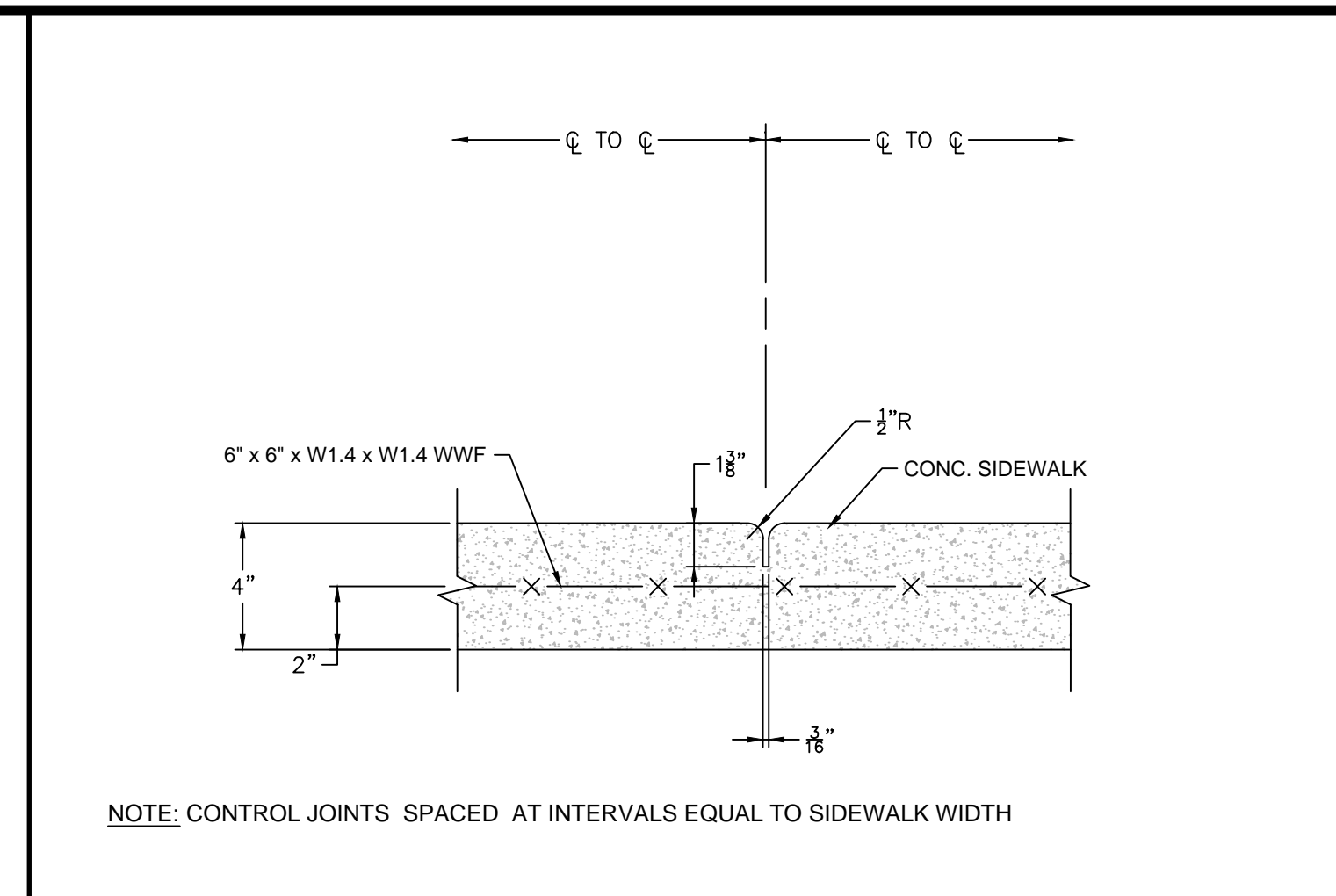
DESIGNED BY:	J.D.C.	CHECKED BY:	E.J.W.
DRAWN BY:	J.D.C.	DATE:	1/05/22
SCALE:	1" = 10'	JOB NO.:	859101



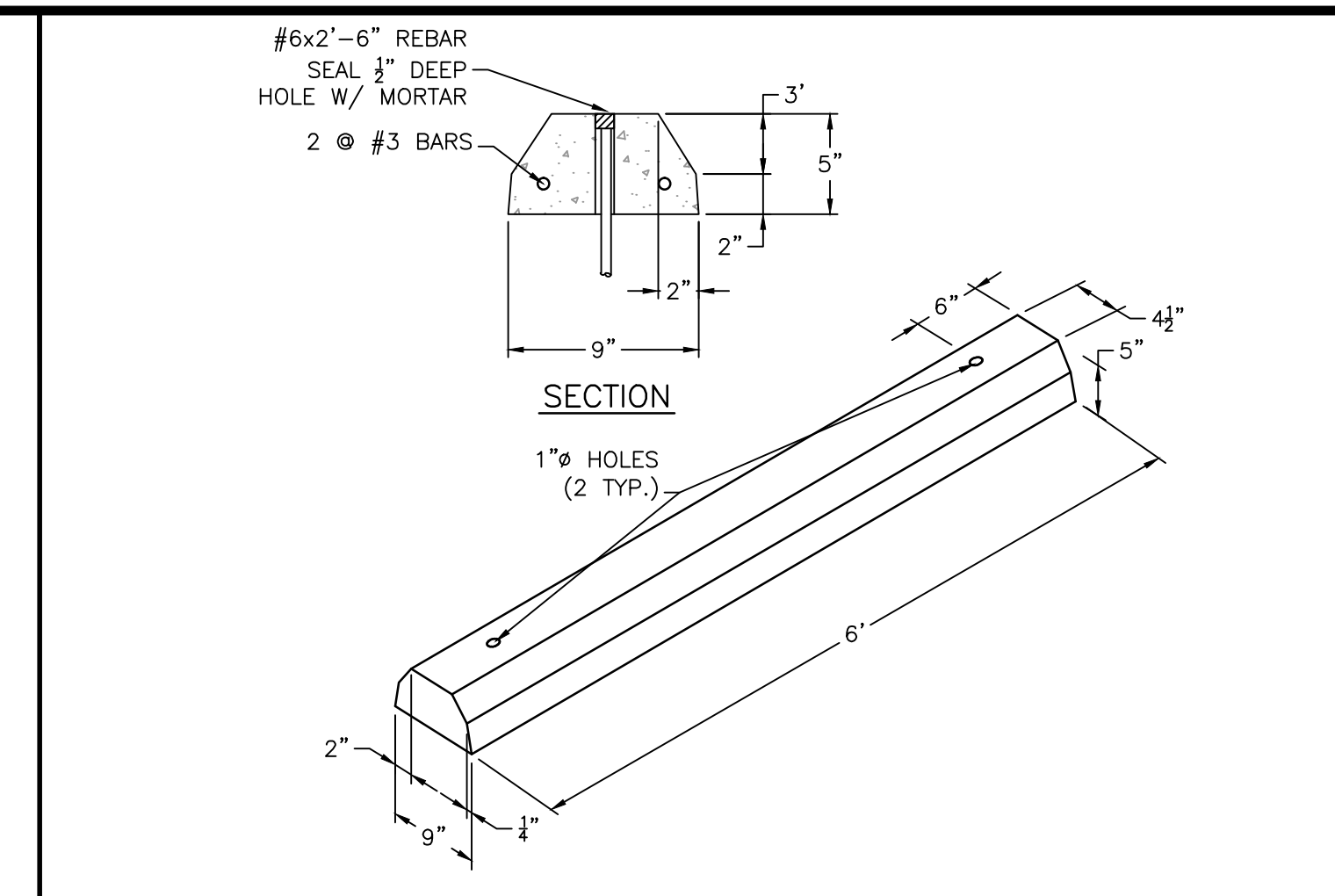
DETAIL ASPHALTIC PAVING SCALE: N.T.S. ①



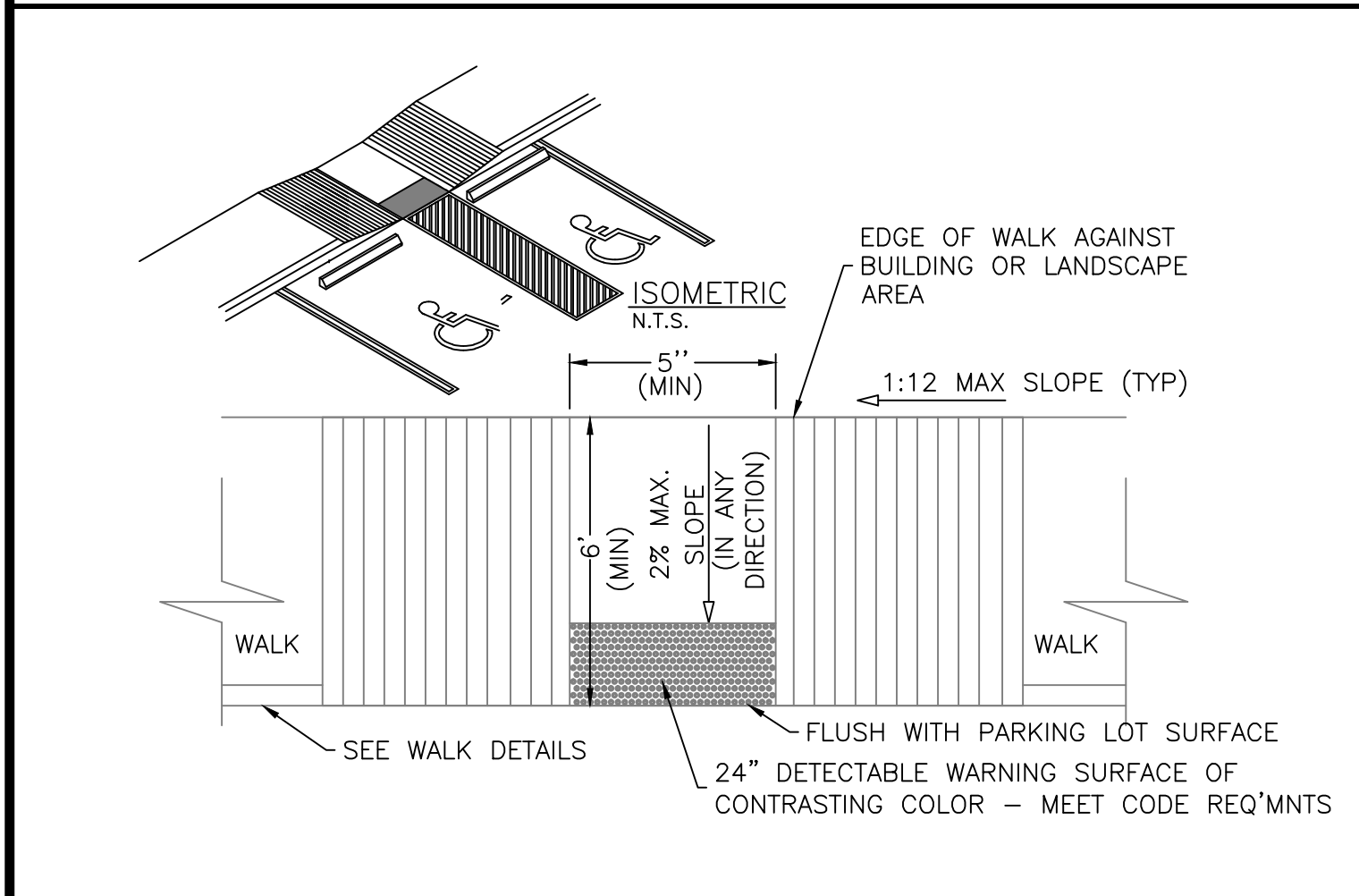
DETAIL BRUSHED CONCRETE SIDEWALK SCALE: N.T.S. ②



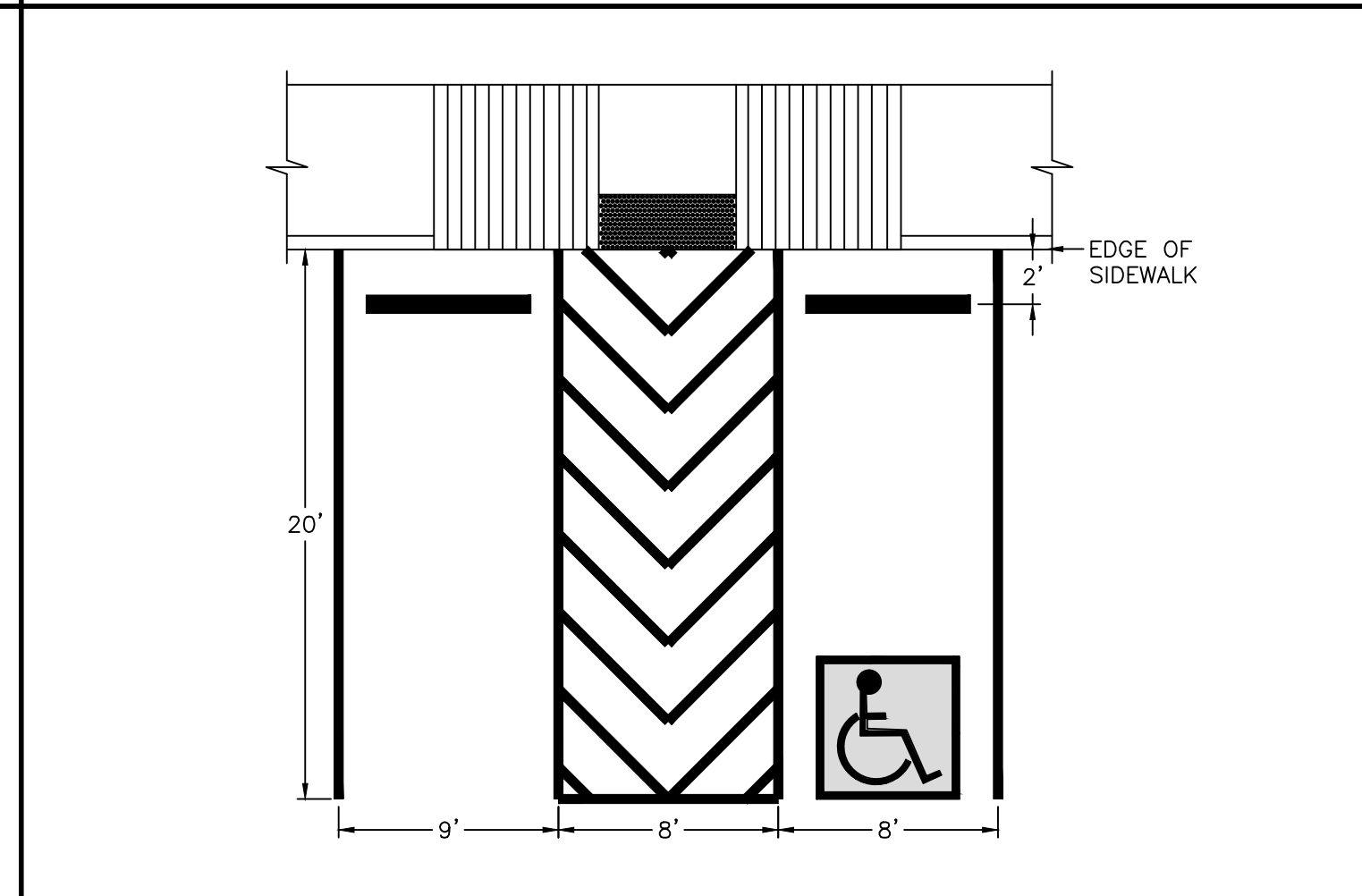
DETAIL SIDEWALK CONTROL JOINT SCALE: N.T.S. ③



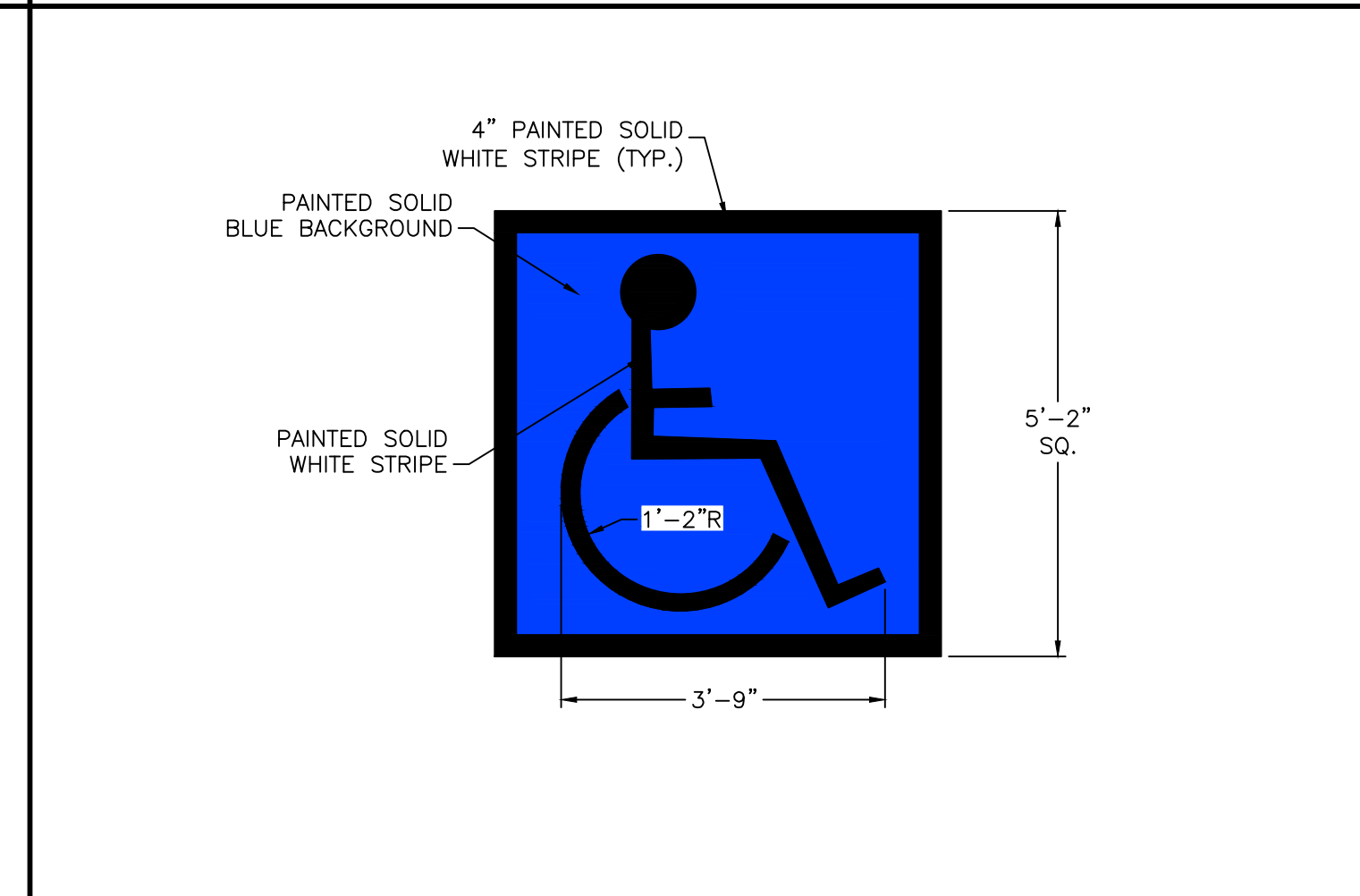
DETAIL PRE-CAST CONCRETE WHEEL STOP SCALE: N.T.S. ④



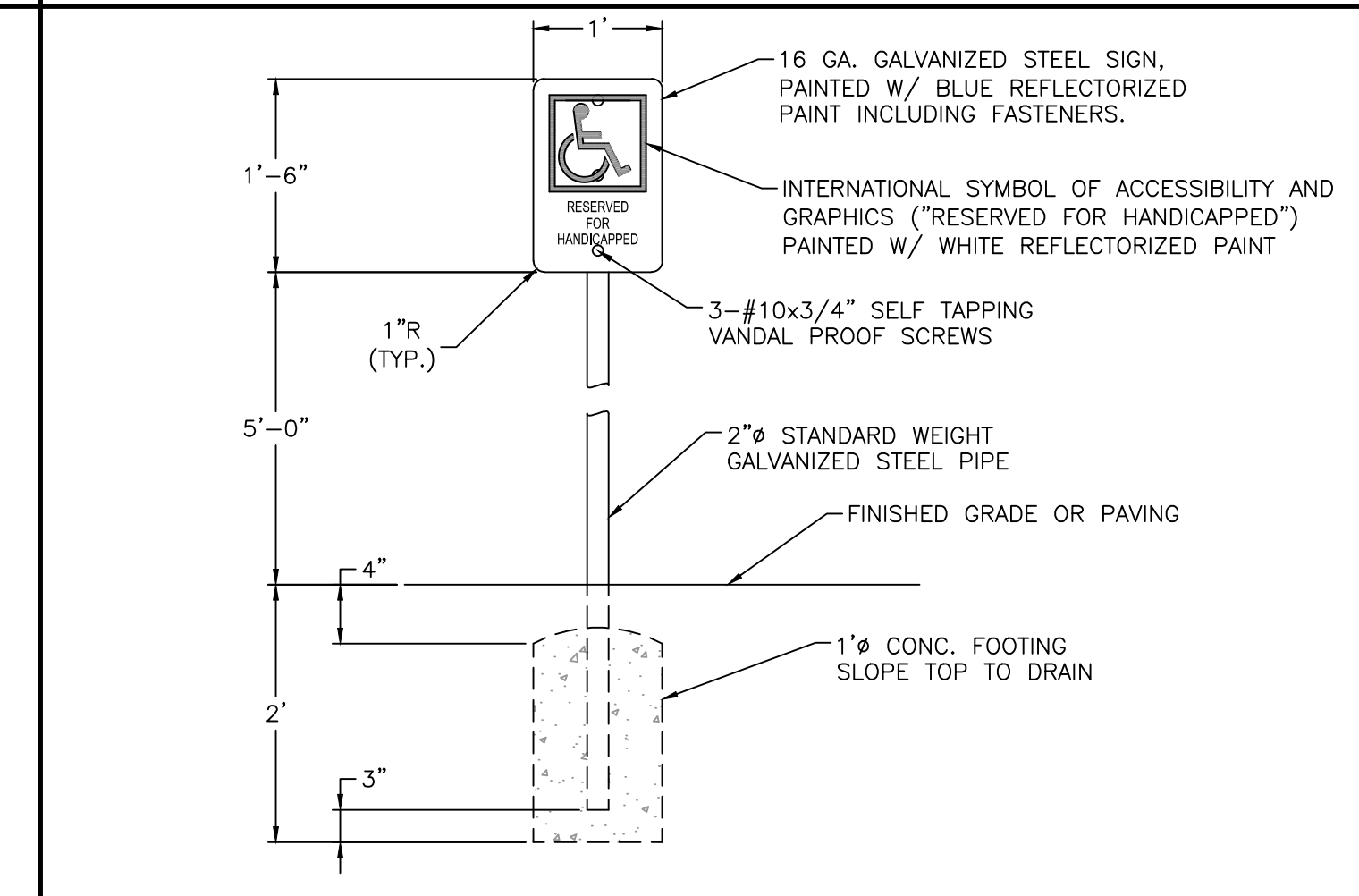
DETAIL ACCESSIBLE PARKING RAMP SCALE: N.T.S. ⑤



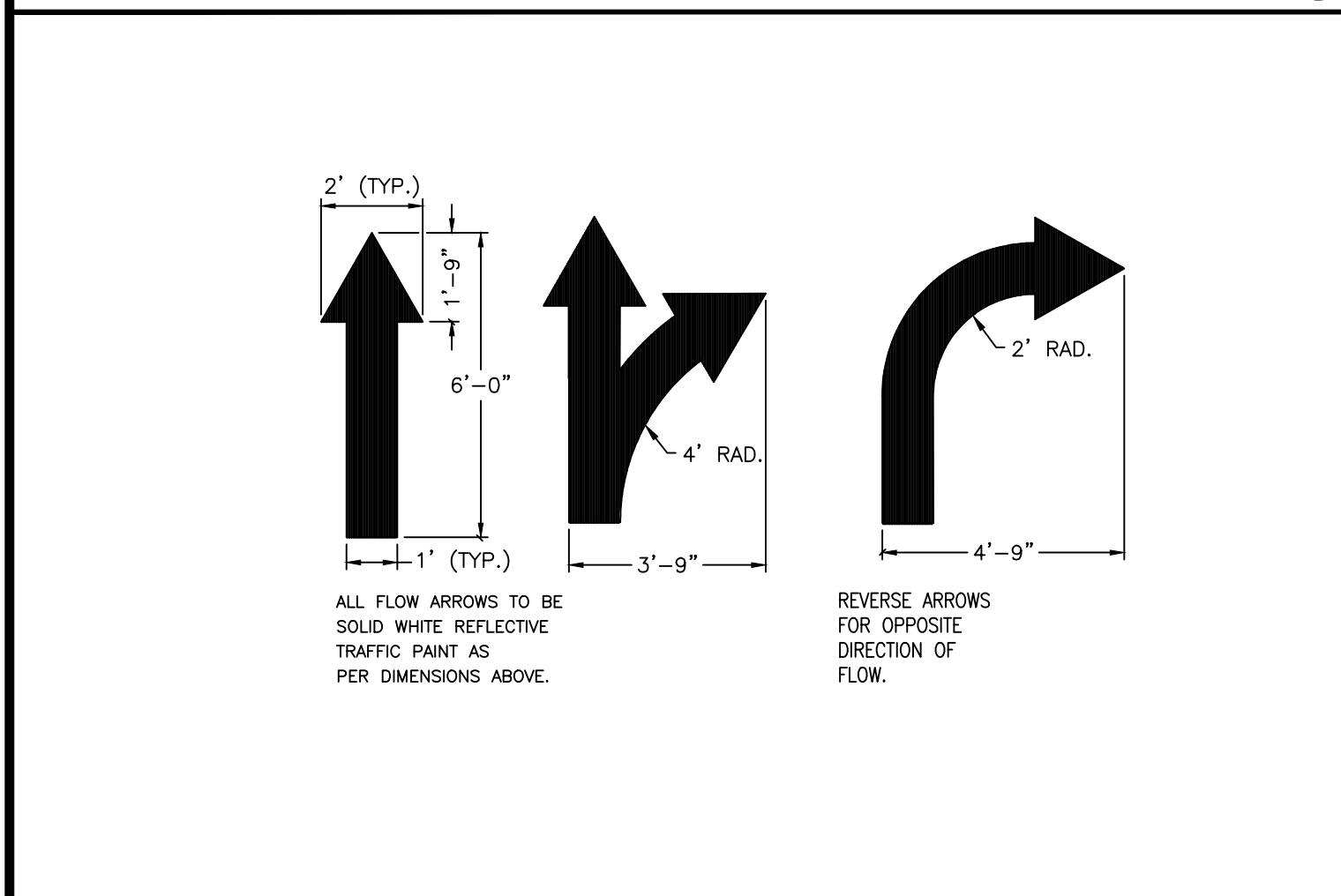
DETAIL HANDICAP PARKING LAYOUT SCALE: N.T.S. ⑥



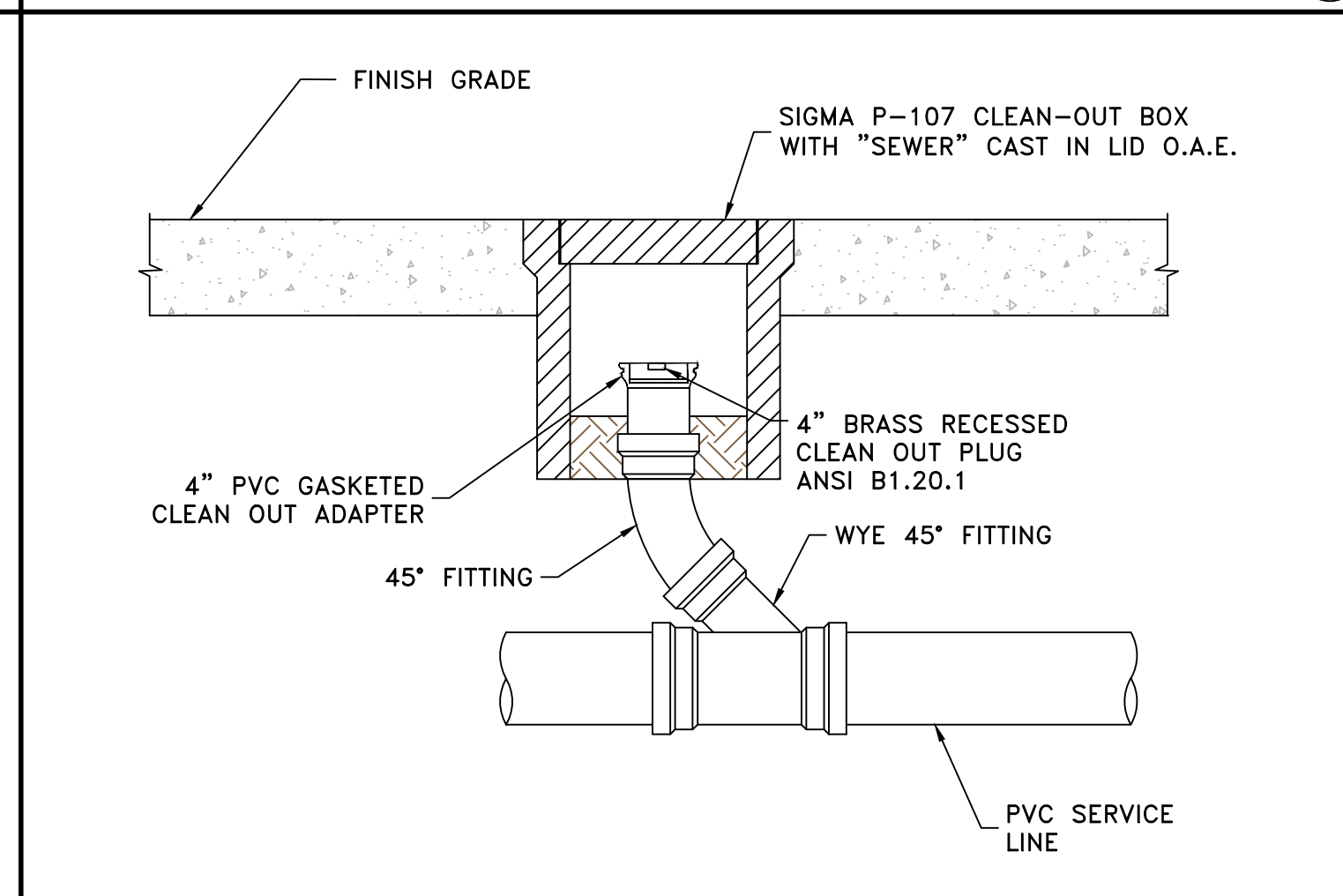
DETAIL HANDICAP PARKING SIGNAGE SCALE: N.T.S. ⑦



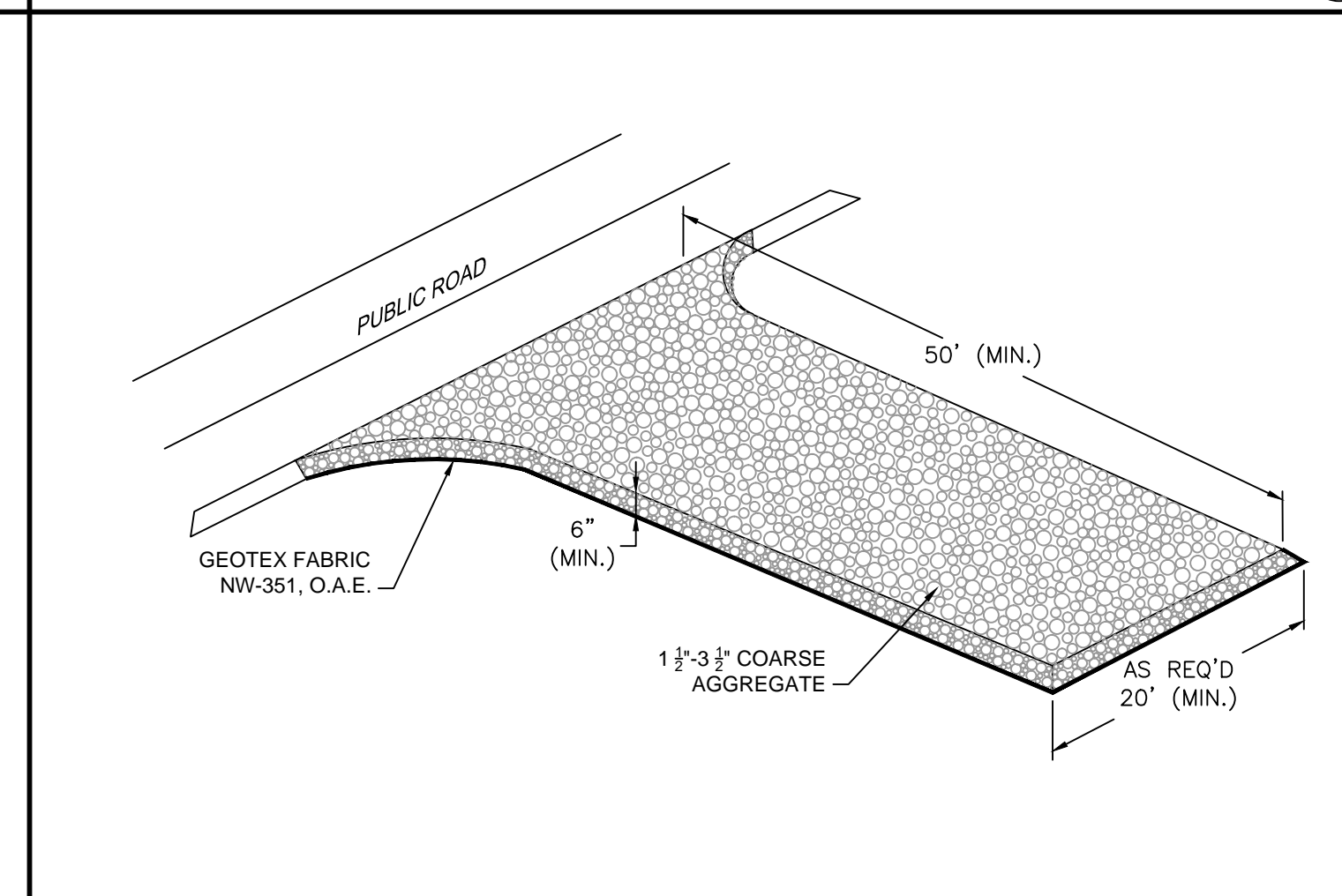
DETAIL HANDICAP PARKING SIGNAGE SCALE: N.T.S. ⑧



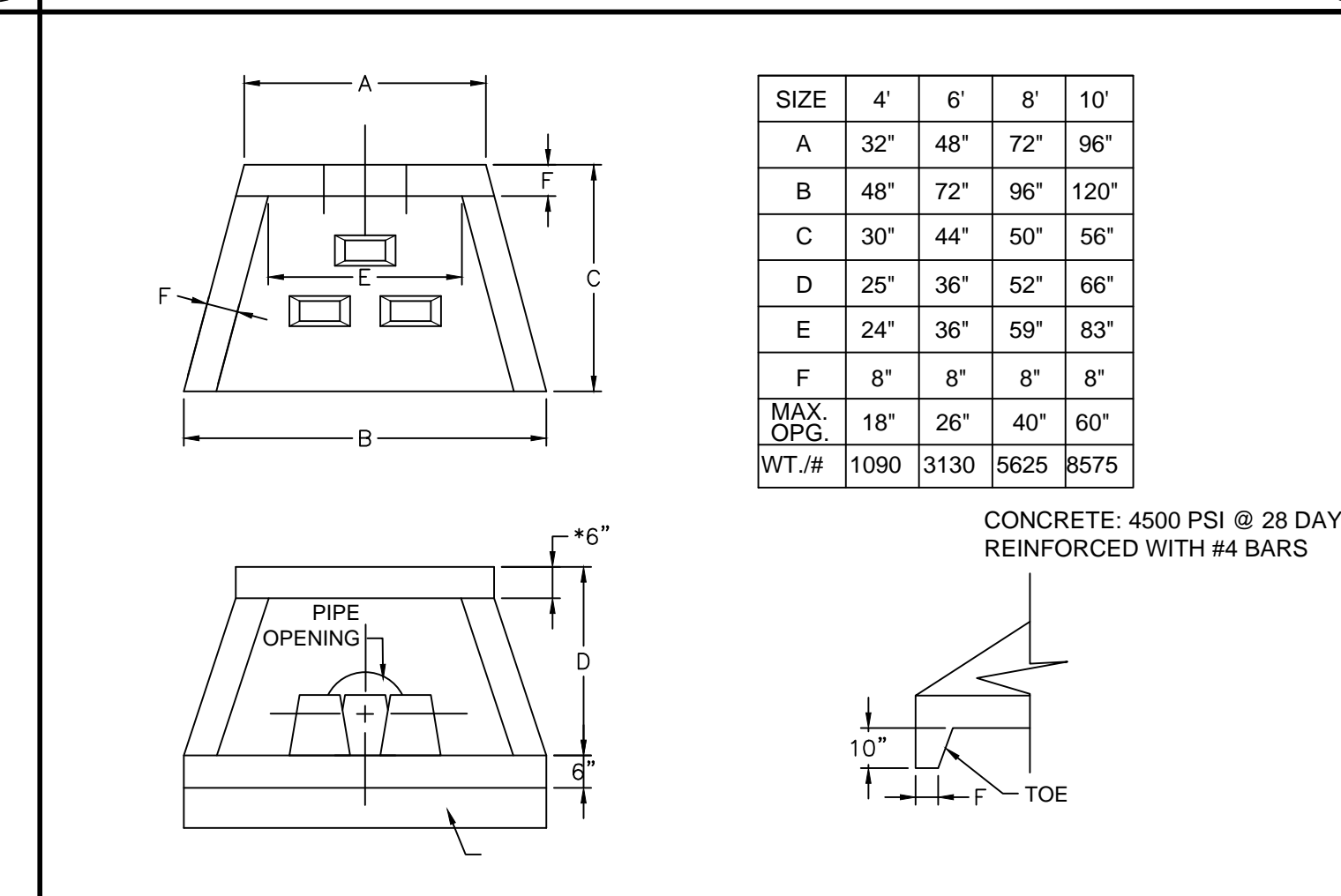
DETAIL PAINTED DIRECTIONAL ARROWS SCALE: N.T.S. ⑨



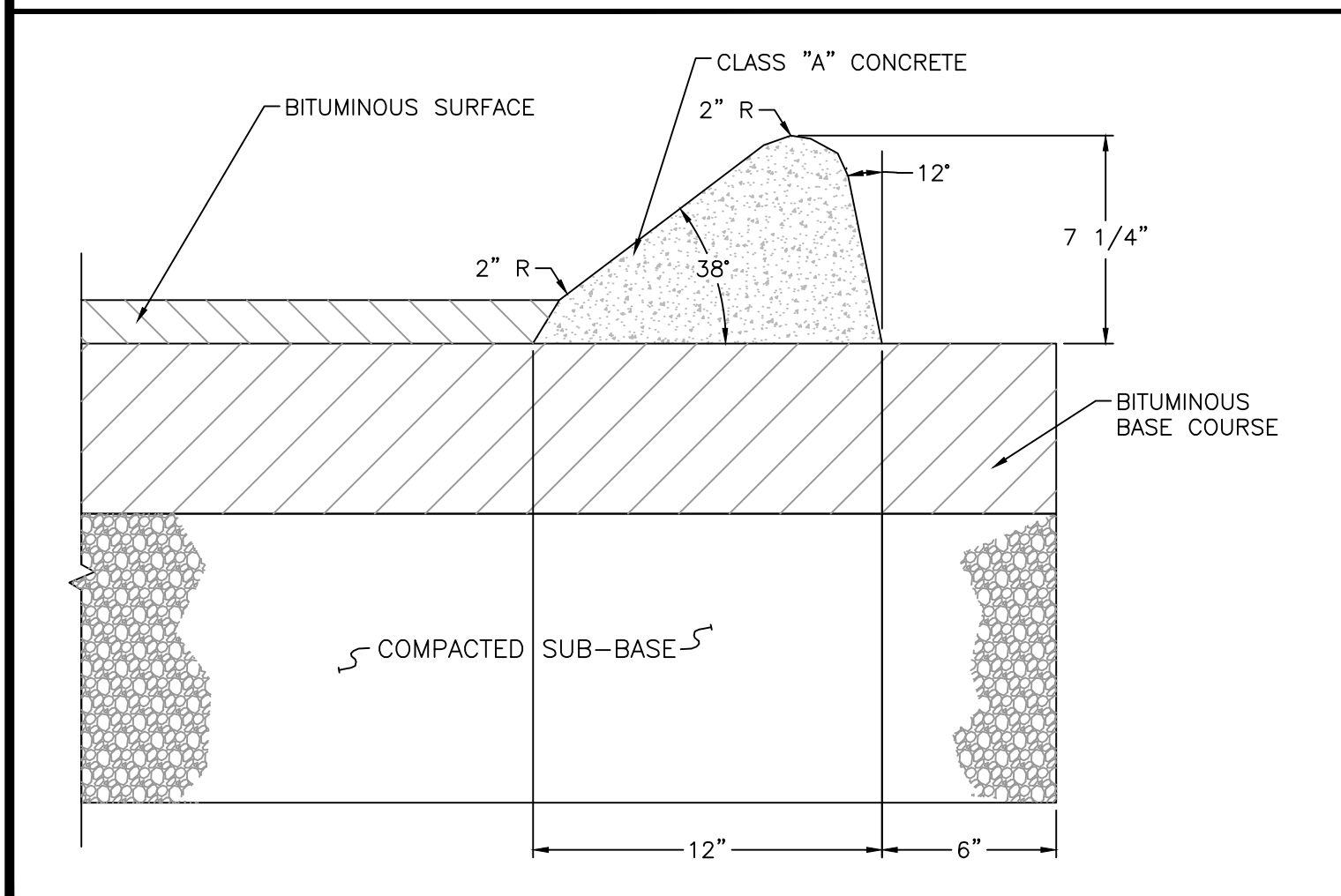
DETAIL TYPICAL TRAFFIC CLEAN-OUT ASSEMBLY SCALE: N.T.S. ⑩



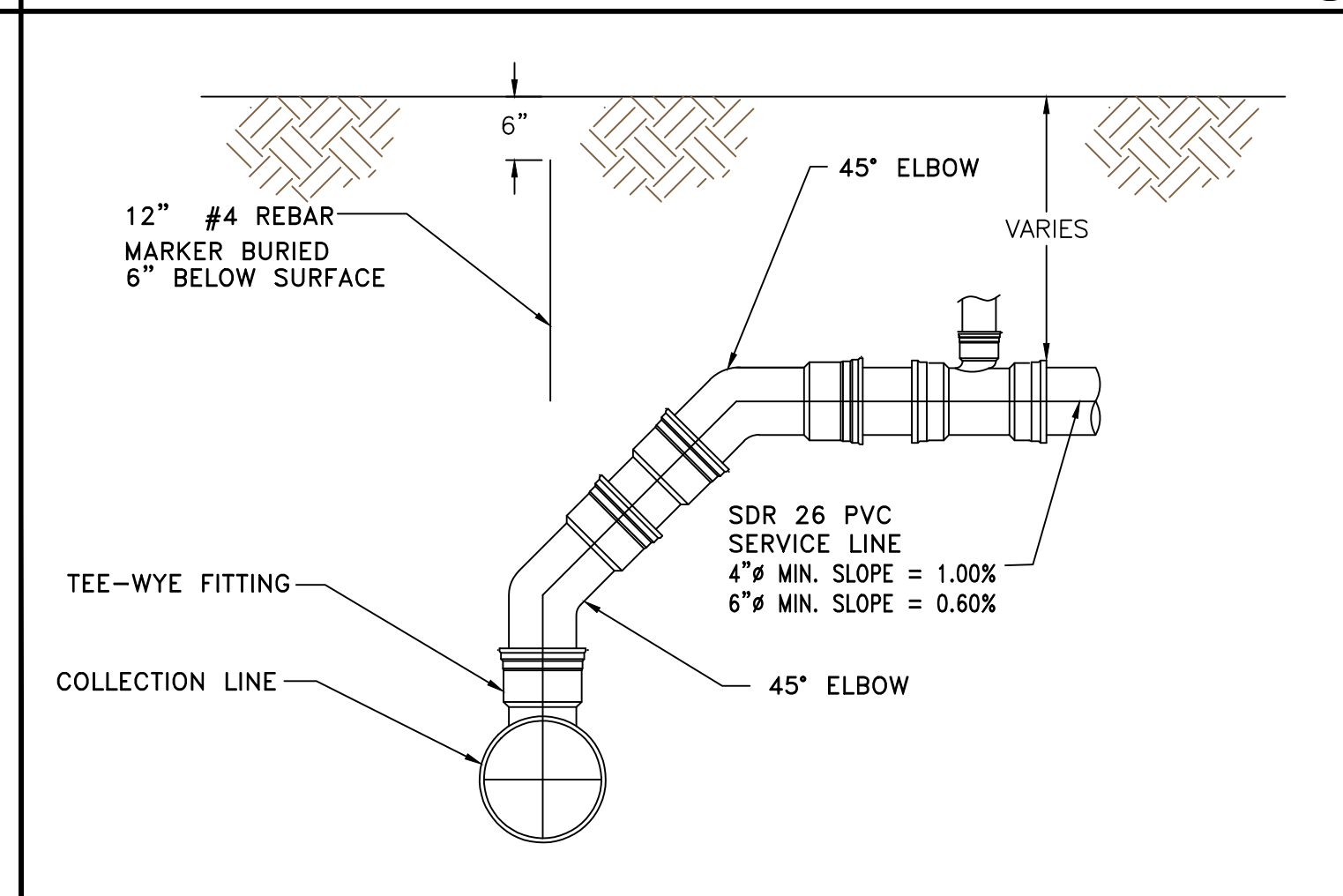
DETAIL TEMPORARY CONSTRUCTION ENTRANCE SCALE: N.T.S. ⑪



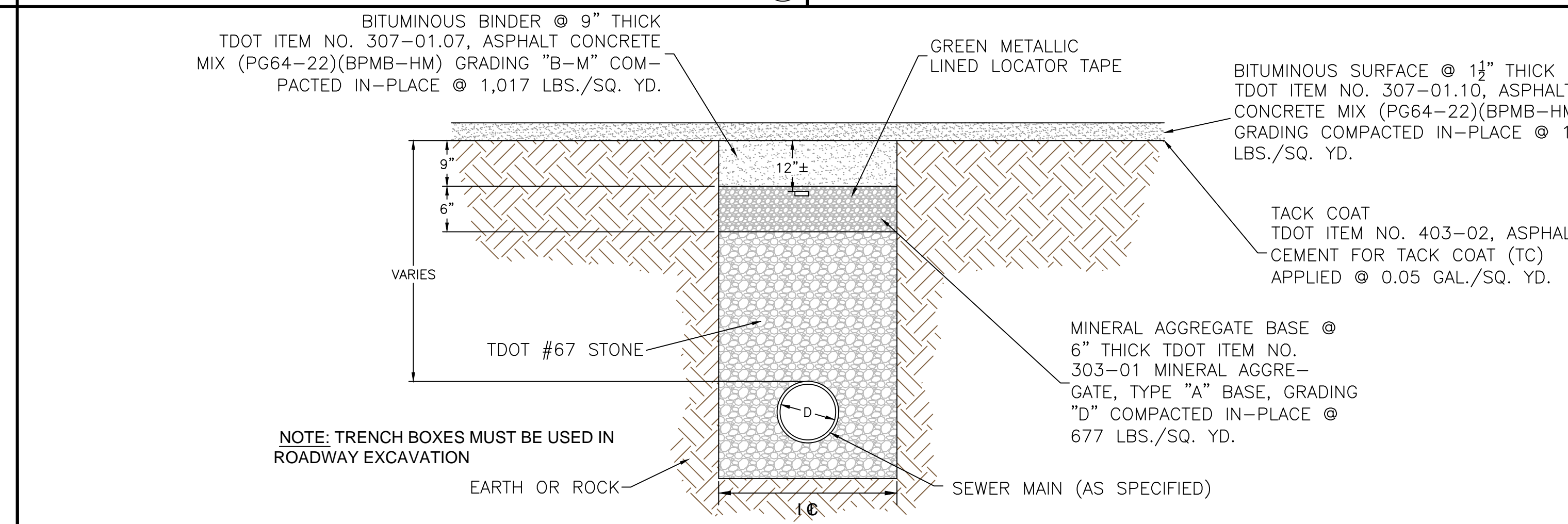
DETAIL PRECAST HEADWALL W/ DISSIPATERS SCALE: N.T.S. ⑫



DETAIL EXTRUDED 6" MOUNTABLE CONCRETE CURB SCALE: N.T.S. ⑬



SECTION INSTALLED GRAVITY SERVICE DETAIL SCALE: N.T.S. ⑭



DETAIL SEWER TRENCH IN BITUMINOUS SURFACE SCALE: N.T.S. ⑮

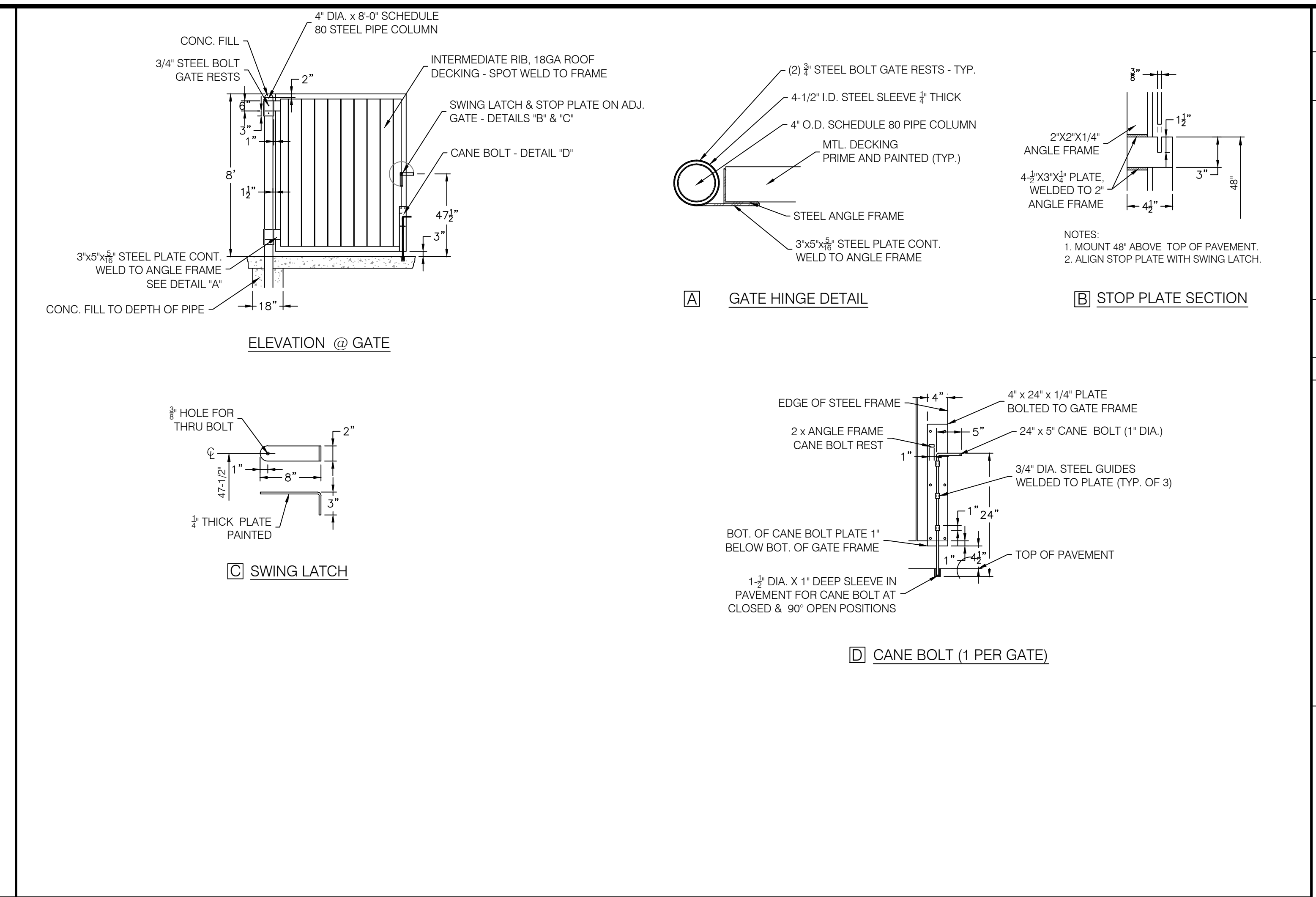
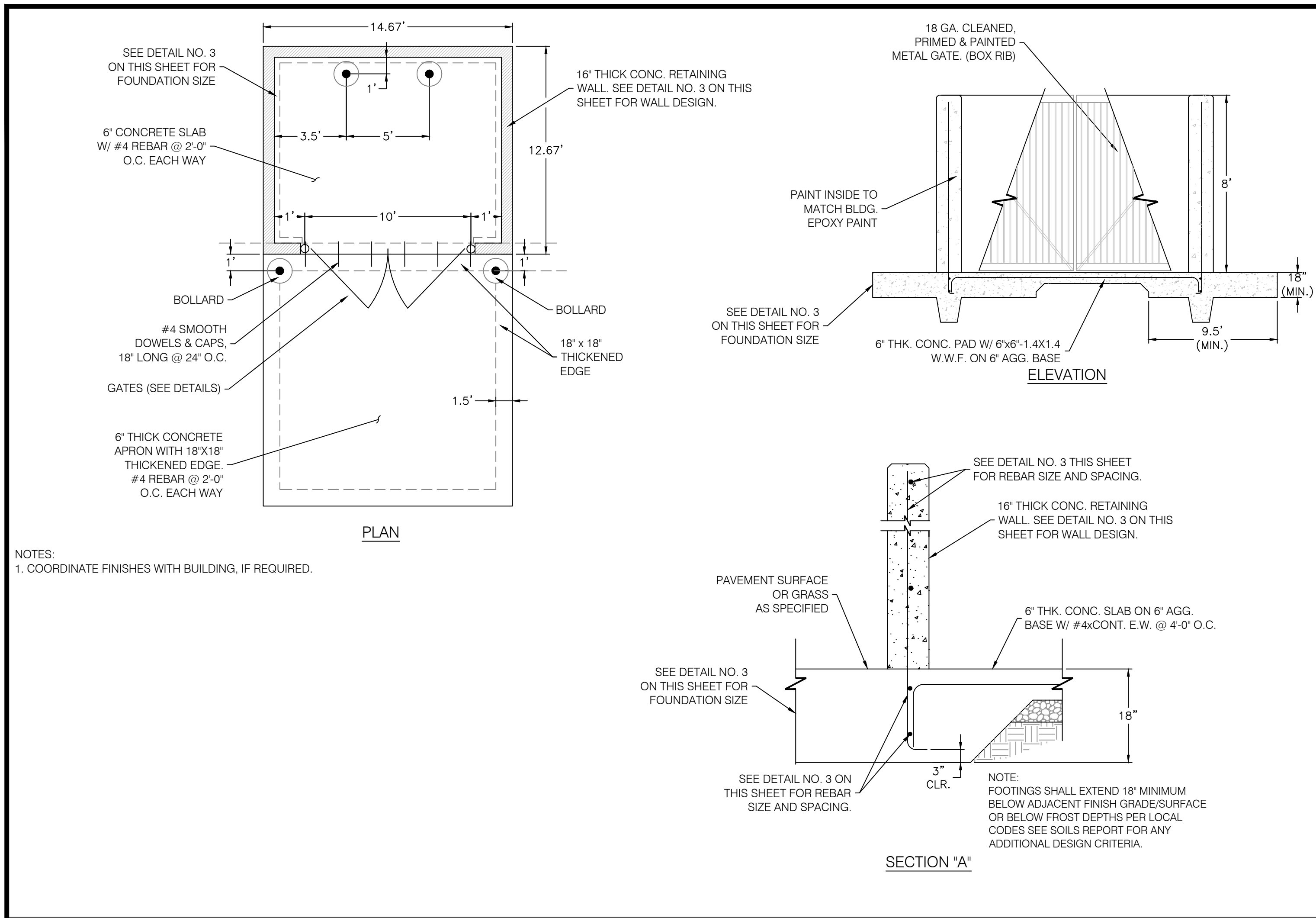
MID-TENN ENGINEERING CO.
615 HIGHLAND BLVD. SUITE 100
 LAFAYETTE, TN 37135
 (615) 666-2885

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

STANDARD SITE DETAILS

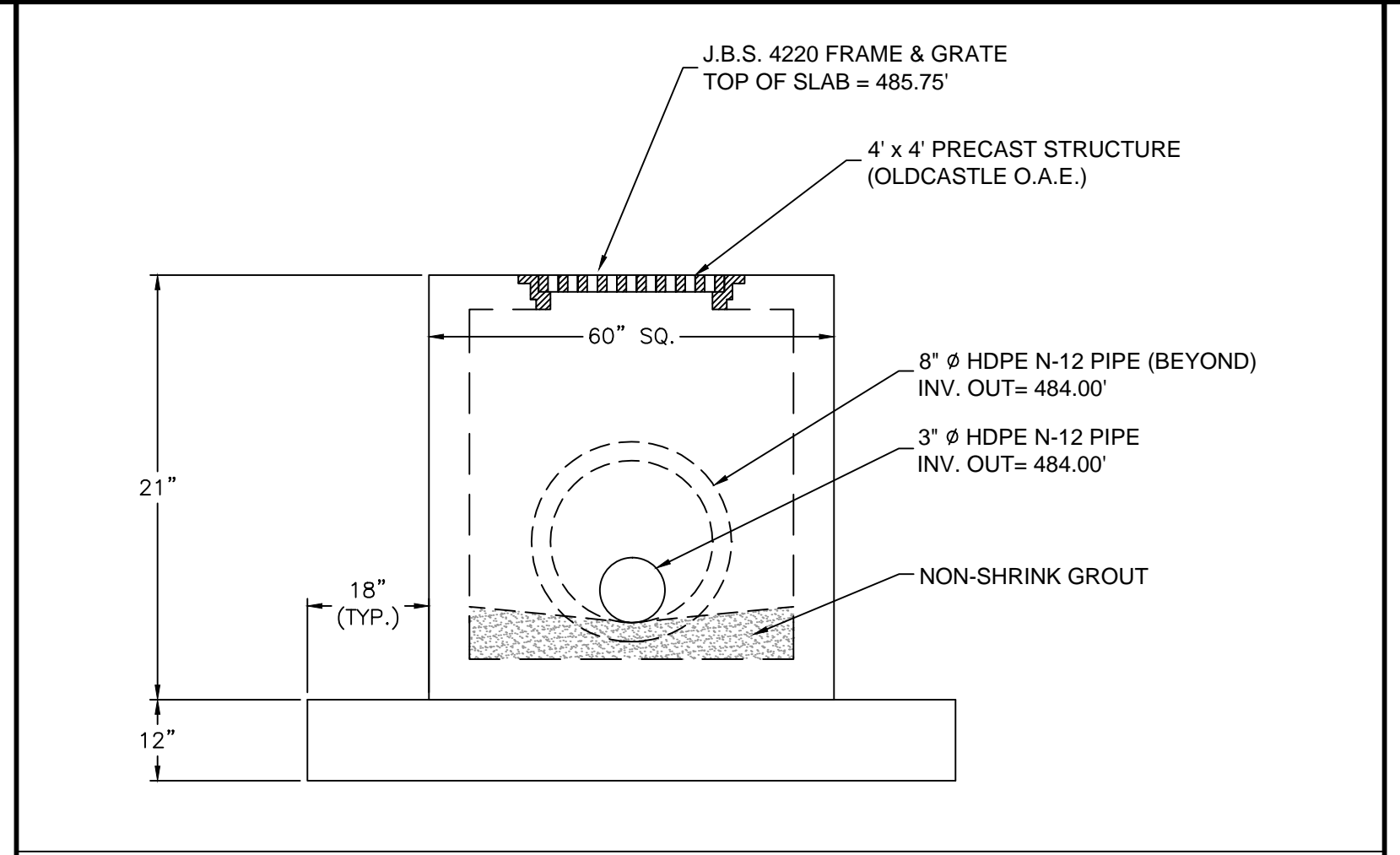
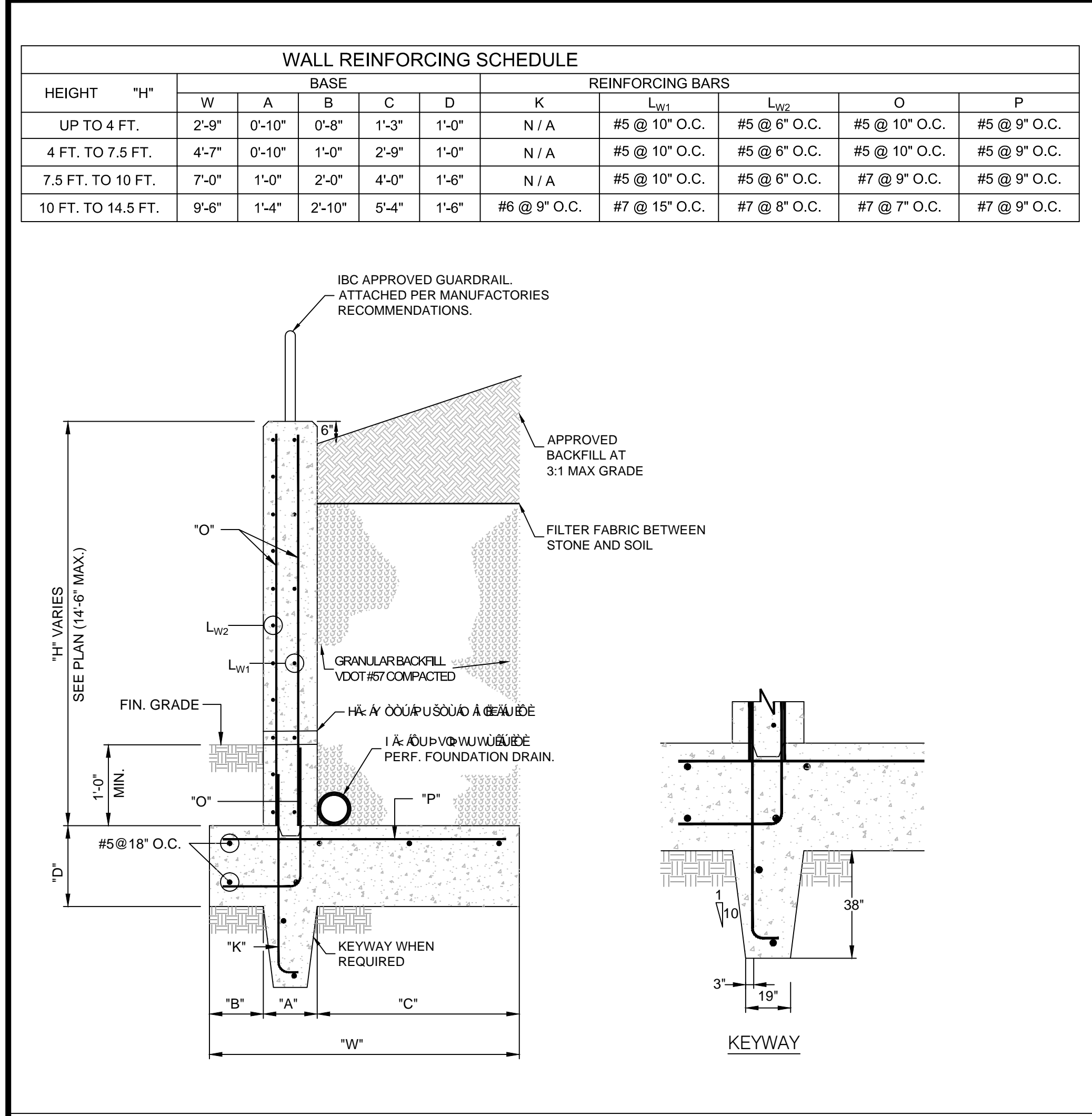
DESIGNED BY:	E.J.W.	DATE:	1/05/22	JOB NO.:	859101
DRAWN BY:	J.D.C.	CHECKED BY:	J.D.C.	SCALE:	AS-NOTED
SHEET			C5		

REVISIONS
 NO. DATE DESCRIPTION
 2/10/2022
 J.D.C. E.J.W.
 COMMENTS 2-03-2022
 GREATER NASHVILLE REGIONAL COUNCIL

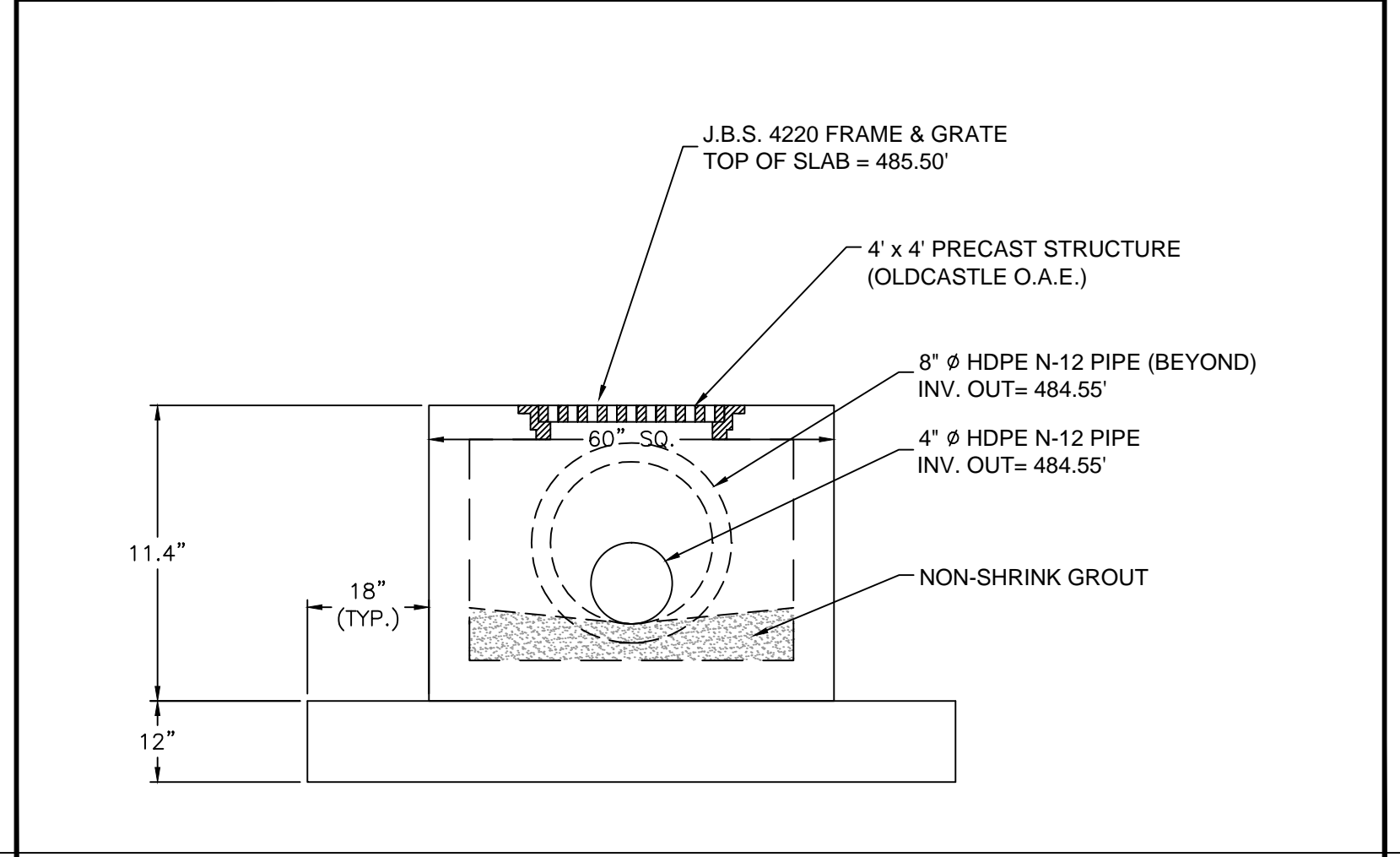


DETAIL SINGLE DUMPSTER ENCLOSURE SCALE: N.T.S. ①

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



DETAIL OUTLET CONTROL STRUCTURE #1 SCALE: N.T.S. ④



DETAIL OUTLET CONTROL STRUCTURE #1 SCALE: N.T.S. ⑤

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

OWNER AND CONTRACTOR CHANGES	J.D.C.	E.J.W.	BY	CKD
GREATER NASHVILLE REGIONAL COUNCIL COMMENTS 2-20-2022	J.D.C.	E.J.W.	DESCRIPTION	
DATE	NO.	DATE	NO.	REVISIONS
6/22/2022	1	2/10/2022	1	

MID - TENN ENGINEERING CO.
648 HIGHWAY 58 BYPASS W.
LAFALETTE, TN (615) 666-2465

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

STANDARD SITE DETAILS

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

SHEET **C6**

