

# HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair  
David Thomas – Vice Chair  
Amanda Carman – Sec*

*Heather Bay  
Katie Dillion  
Mitch Gregory*

*Author "AB" Harper  
David Nollner  
Cal Welch*

APRIL 8, 2024 | 7:00PM | TC COMMUNITY CENTER

## AGENDA

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

Regular meeting March 11, 2024

### APPROVAL/CHANGES TO THE AGENDA

### PUBLIC HEARING

OLD BUSINESS - None

### NEW BUSINESS

#### REZONE

- Rezone C-1/A-1 to C-1 by property owners of 3.14 acres (Map 017 Parcel 26.04) on Hwy 231 N to combine zoning for future business in the 6th Civil District.

#### PRELIMINARY PLAT

- Preliminary Plat approval for a Major Subdivision by Mary Helm of 28.92 acres on Hwy 25 W, Crenshaw RD, Sulfur College RD (Map 18 Parcel 4.00) for 15 lots in the 7th Civil District.

#### SITE PLAN

- Site Plan review for Mini-Storage units by WH Investments, LLC on McMurry BLVD (Map 019M C Parcel 17.30) on 0.91 acres.

#### DISCUSSION

- Training
  - Considerations for Decision Making
  - Rules of Procedures & Professional Conduct
  - Open Meeting Law and public Hearings
  - Conflicts of Interest

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

CLOSING REMARKS

ADJOURN

# Hartsville/Trousdale County Planning Commission Regular Meeting Meeting Minutes

**March 11, 2024 - 7:00 P.M. – Trousdale County Community Center**

**Present:** Heather Bay, Amanda Carman, Katie Dillon, Mitch Gregory, Arthur Harper, John Kerr, Rosalie Myhan, David Nollner, David Thomas, Cal Welch

**Absent:** Katie Dillon

**Others Present:** Jim Carman, Chris Gregory

## **Roll Call**

- Chairman Kerr called the meeting to order at 7:00 P.M. and asked Amanda Carman to conduct a roll call.

## **Approval of Minutes**

- Chairman Kerr asked for a review of the February 12th, 2024 meeting minutes. David Nollner made a motion to approve minutes. Seconded by Heather Bay. None opposed **MOTION CARRIED**

**Changes to the Agenda** – None

**Public Hearing** – None

**Old Business** – None

## **NEW BUSINESS**

- **Sketch Plat Approval for a Major Subdivision by Mary Helm of 28.98 Acres on Hwy 25W, Crenshaw Rd, Sulphur College Rd (Map 18 Parcel 4.00) for 15 lots in the 7<sup>th</sup> civil district.**

Jim Carman spoke on behalf of Mary Helm. Mr. Carman stated the property is now rezoned as R1 after approval from the County Commission. Mr. Carman explained to the Planning Commission that the sketch plat is not final as the soil samples are not back yet. Mr. Carman stated once those are back the amount of lots could go down in numbers. David Thomas made a motion send the request to the approve the sketch plat presented by Mr. Carman. Seconded by Cal Welch. None opposed. **MOTION CARRIED**

- **PLANNING TRAINING: COMPREHENSIVE PLANS AND OTHER PLANS**

Ms. Hill with GNRC presented a PowerPoint handout to the Planning Commissioners that discusses Comprehensive Plans and Other Plans.

## **Report from Building Office**

## **Closing Remarks from the Chair and Building Inspector Adjourn**

- David Nollner made a motion to adjourn. Seconded by David Thomas. None opposed.

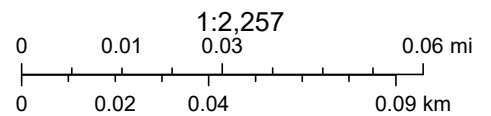
**MOTION CARRIED**

# Trousdale County - Parcel: 017 026.01



Date: March 28, 2024

County: Trousdale  
Owner: BURTON TERRY ETUX  
Address: HWY 231 N 6460  
Parcel Number: 017 026.01  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

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.

# PLANNING OFFICE | CODES, ZONING, AND BUILDING

328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | cell (615) 374-5066  
planning@trousdalecountytn.gov

MP # 2446

328.24

(P)

## ZONING CHANGE

### PARCEL INFORMATION

Current Zoning A1 & C1 Requested Zoning C1 Reason COMMERCIAL BUSINESS d  
 Property Owner Terry & Renee Burton Phone \_\_\_\_\_  
 Property Address Highway 231 North, Bethpage TN \_\_\_\_\_  
 Lot Size 3.14 Acres Road Frontage 866/US Hwy ft. Easements \_\_\_\_\_ ft  
 Tax Map Number 017 Group \_\_\_\_\_ Parcel 26.04 Record/Deed Book 170/558  
 Subdivision Name N/A Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
 Water Source City Water Sewer or Septic Septic

### APPLICANT INFORMATION

Applicant Name Willis E. & Betty Jean Shaw Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ le \_\_\_\_\_ TN 37075  
 Email: q

### IMPACT INFORMATION

Zoning of Surrounding Properties A-1, C-1,  
 Names of Surrounding Property Owners TERRY & Renee Burton, TIMOTHY BABB, TRECIAL PEDIGO, DEBRA CLARIDY  
 Affected Roads Highway 231 North and Bass Road  
 Schools Affected \_\_\_\_\_  
 Public Utilities CS/BPWATER / TRI COUNTY ELECTRIC

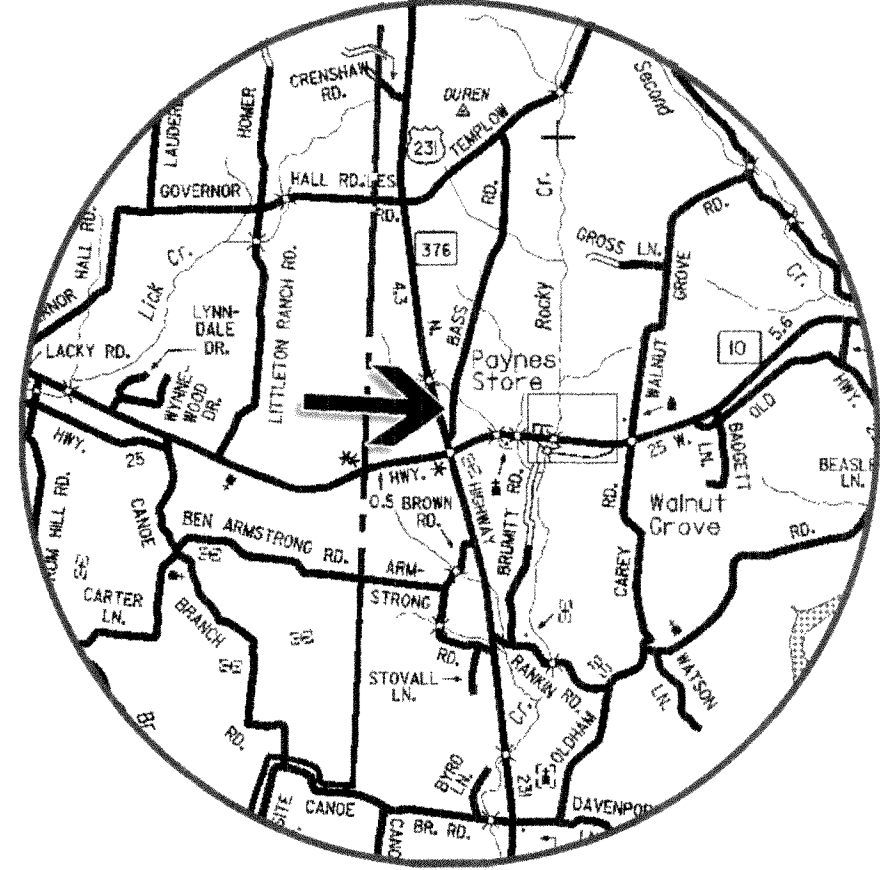
### ACTION TAKEN

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 \_\_\_\_\_

Betty Jean Shaw  
 Applicant Signature

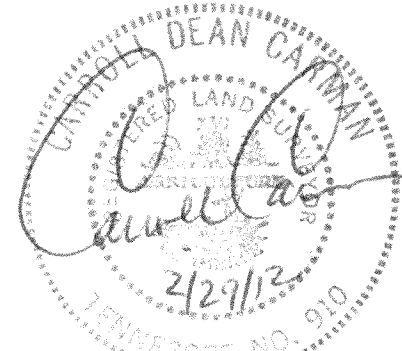
3/28/24  
 Date Submitted

LOCATION SKETCH n.t.s.



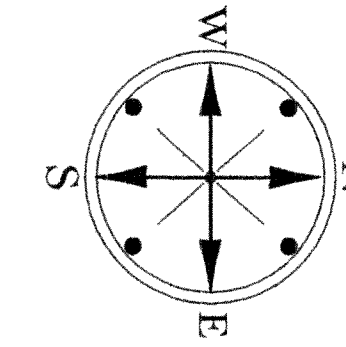
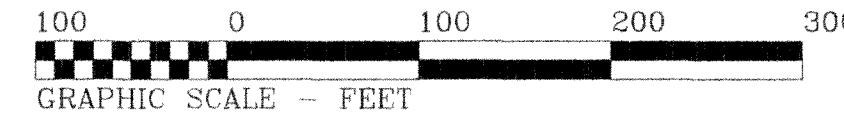
# PLAT CONTAINS 4.32 AC. +-

**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.



**CARROLL CARMAN, SURVEYING**  
150 MIDDLE FORK ROAD  
HARTSVILLE, TENNESSEE  
PHONE: (615) 374-3344

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	11824.30'	90.40'	180.80'	0°52'34"	180.80'	S 02°51'31" W



FINAL SUBDIVISION PLAT FOR  
**AMBER PRESLEY  
AND  
SHIRLEY TEEPLE**

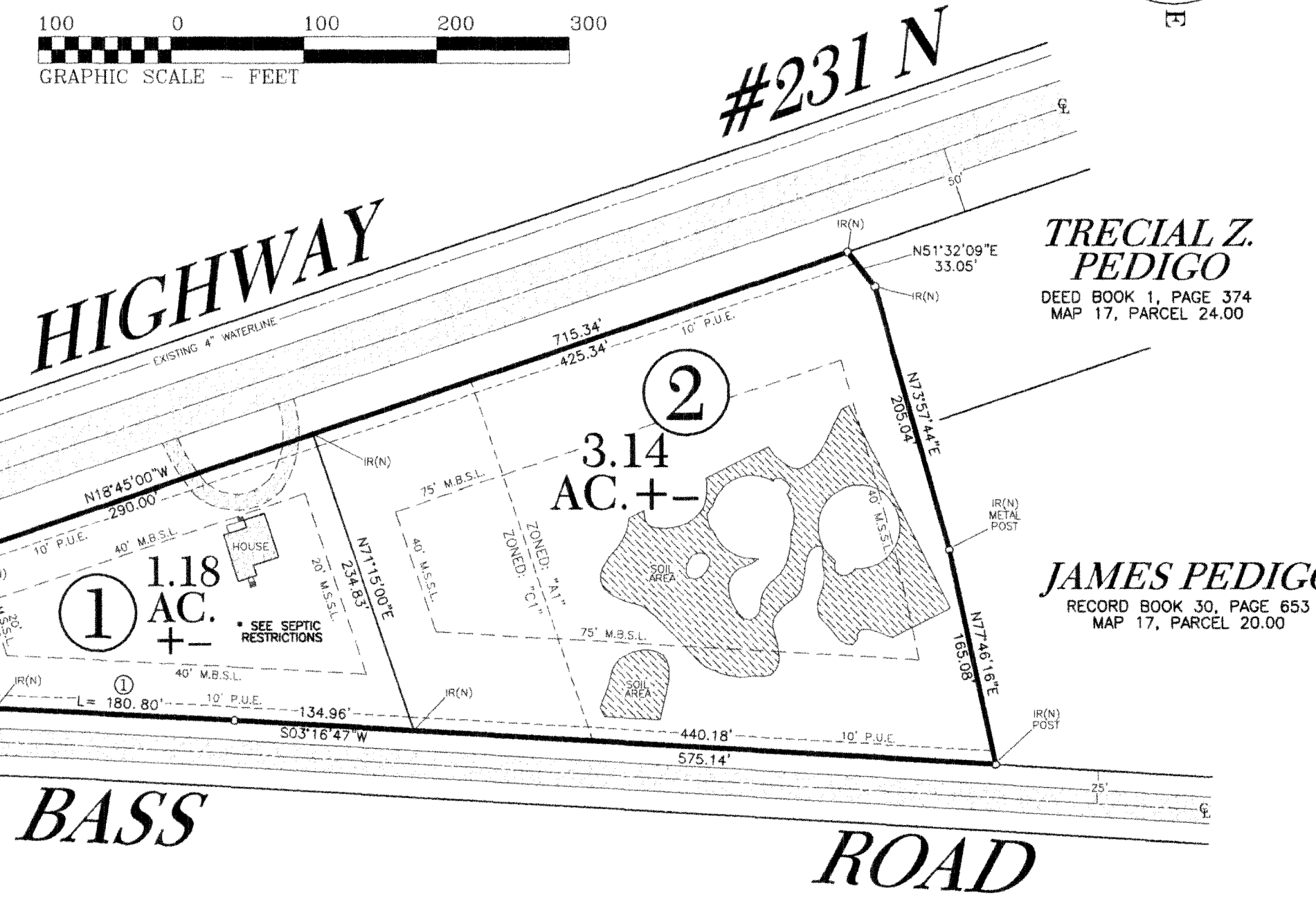
LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'  
DATE : FEBRUARY 29, 2012  
SIZE : 4.32 AC.+-  
DEED : R. B. 66, PG. 540, R.O.T.C.T.  
MAP : MAP 17, PAR. 26.01, T.A.O.T.C.T.

U. S.

**BEACH ONE  
PROPERTIES, INC.**  
RECORD BOOK 38, PAGE 421  
MAP 29, PARCEL 5.00

Mary Holder, Registrar Troupdale County Tennessee	
Rec #: 36460	Instrument #: 18659
Rec d: 20.00	Recorded
State: 0.00	4/3/2012 at 3:29 PM
clerk: 0.00	in Plat Cabinet Large
other: 2.00	
Total: 22.00	2 Pgs 81-81



**TRECIAL Z.  
PEDIGO**  
DEED BOOK 1, PAGE 374  
MAP 17, PARCEL 24.00

**JAMES PEDIGO**  
RECORD BOOK 30, PAGE 653  
MAP 17, PARCEL 20.00

BASS

ROAD

**NOTES:**

- PROPERTY IS ZONED "C1 & A1".
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 471600010C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.

- OWNER: AMBER PRESLEY & SHIRLEY TEEPLE  
6480 HIGHWAY #231 N  
BETHPAGE, TENNESSEE 37022

**SEPTIC RESTRICTIONS:**

- LOT #2 IS APPROVED FOR INSTALLATION AND DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.
- LOT #2 MAY REQUIRE A PUMP SYSTEM TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.
- SHADING ON THIS LOT 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, DRIVENWAYS, 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.
- LOT #2 IS 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 DRIVENWAYS MUST ENTER ALONG THE SIDE PROPERTY LINES.
- LOT #1 HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.
- 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.

**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 66, Page 540, Troupdale 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: 3/30/12  
*Amber Presley*  
AMBER PRESLEY  
Date: 3/30/12  
*Shirley Teepel*  
SHIRLEY TEEPLE

**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 0620-3-.05, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.

Date: 2/29/12  
*Carroll Carman*  
CARROLL CARMAN  
Registered Land Surveyor #910

**CERTIFICATE OF APPROVAL  
OF WATER SYSTEMS**

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled AMBER PRESLEY & SHIRLEY TEEPLE have been posted 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: 3-30-12  
*Benni All*  
Name, Title, and Title  
Agency or Authorized  
Approving Agency

Approval is hereby granted for lot #2 defined as AMBER PRESLEY & SHIRLEY TEEPLE PROPERTY, Troupdale County, Tennessee, as being suitable for sub-surface sewage disposal (SSD) with the listed or attached restrictions. Prior to any construction of a to any 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 Ground Water Protection. Water taps, water lines, underground utilities and drivenways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

Date: 3-29-12  
*Carroll Carman*  
Environmental Specialist  
Division of Ground Water  
Protection

**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 Planning Commission, Regulations, of (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: 4-2-12  
*Carroll Carman*  
Appropriate Government  
Representative

**CERTIFICATE OF APPROVAL  
FOR RECORDING**

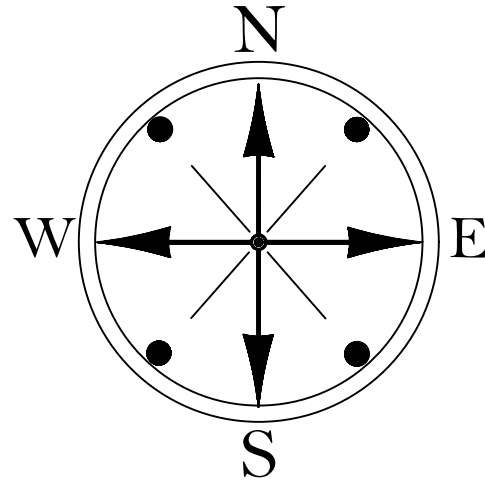
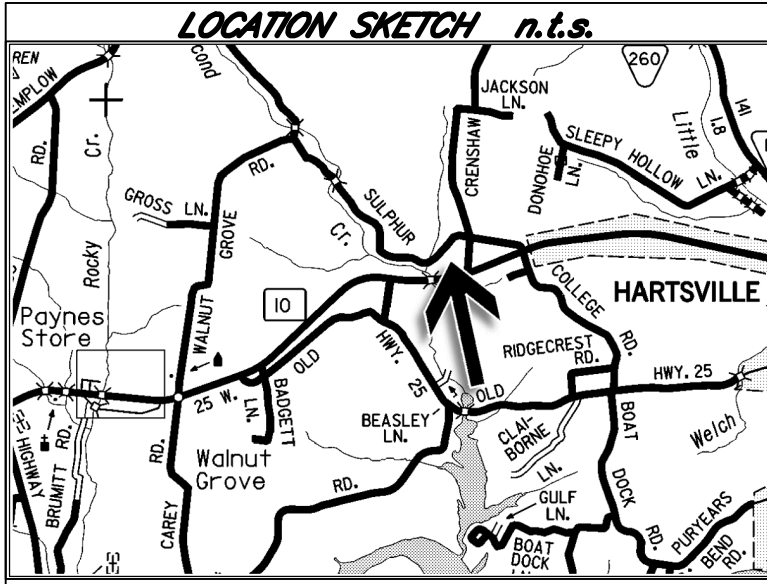
I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Troupdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Date: 4-3-12  
*Ronda Kelsey*  
Secretary Planning Commission

**CERTIFICATE OF APPROVAL  
OF SEWER SYSTEMS**

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled AMBER PRESLEY & SHIRLEY TEEPLE have been posted 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: N/A  
Name, Title, and Title  
Agency or Authorized  
Approving Agency



**JOHNNY H. HAWKINS**  
 RECORD BOOK 80, PAGE 557  
 MAP 18, PARCEL 15.07

**MICHAEL LYNN BURNS**  
 DEED BOOK 63, PAGE 355  
 MAP 18, PARCEL 4.09

PRELIMINARY SUBDIVISION PLAT OF THE

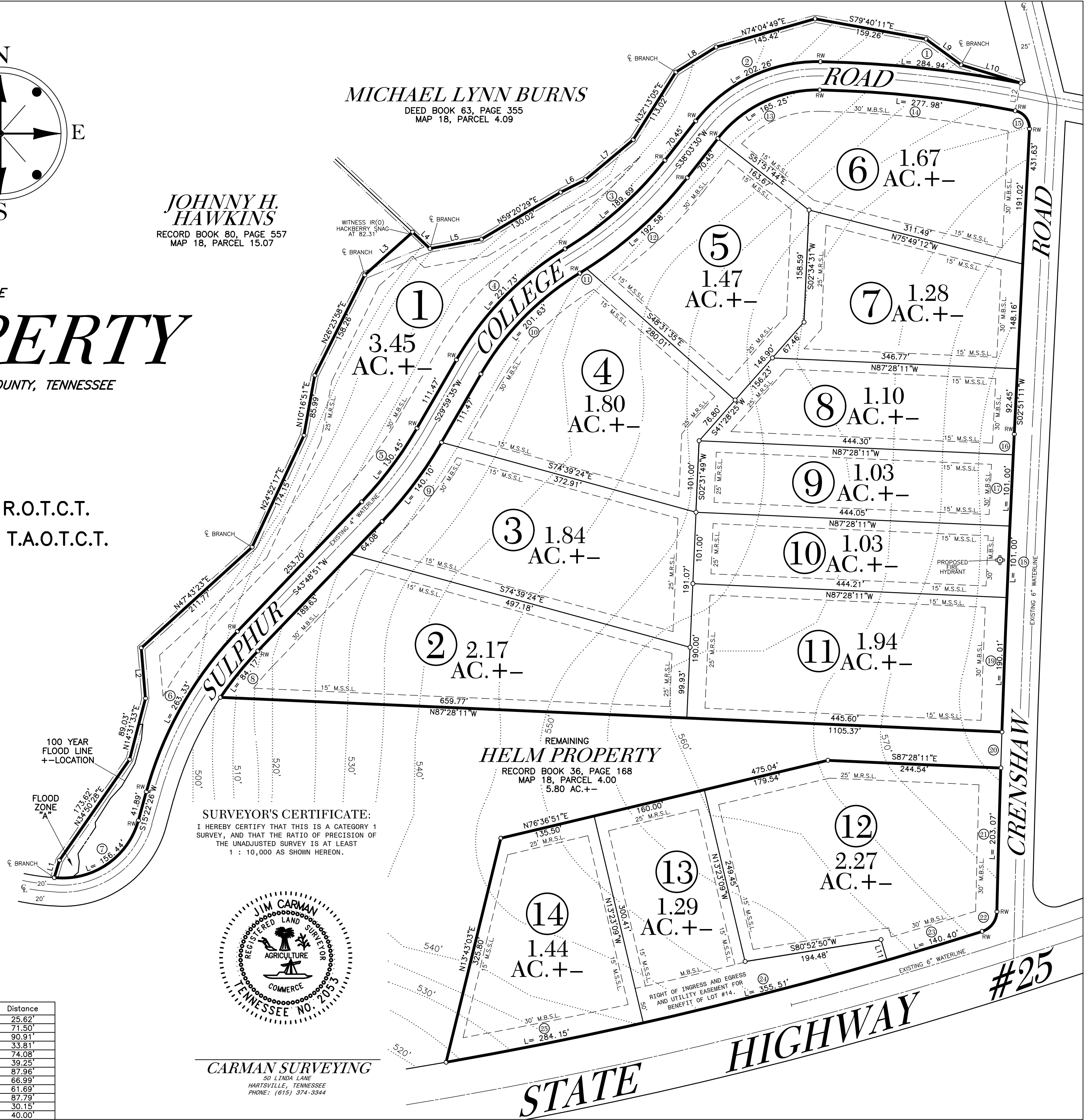
# HELM PROPERTY

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

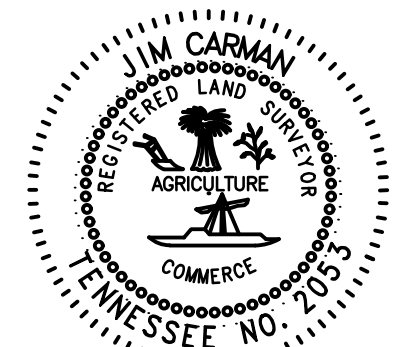
SCALE : 1" = 100'  
 DATE : FEBRUARY 21, 2024  
 SIZE : 23.78 AC.+--  
 DEED : D. B. 36, PG. 168, R.O.T.C.T.  
 MAP : MAP 18, PAR. 4.00, T.A.O.T.C.T.



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1638.10'	142.83'	284.94'	9°57'59"	284.58'	N 83°56'43" W
2	218.80'	109.02'	202.28'	53°00'48"	195.12'	S 64°33'54" W
3	524.30'	95.89'	189.69'	20°43'47"	188.66'	S 48°25'23" W
4	441.20'	113.26'	221.73'	28°47'41"	219.40'	S 44°23'26" W
5	540.80'	65.55'	130.45'	13°49'16"	130.14'	S 36°54'13" W
6	530.50'	134.44'	263.33'	28°26'25"	260.63'	S 29°35'39" W
7	110.80'	94.46'	156.44'	80°53'48"	143.77'	S 55°49'20" W
8	490.50'	42.19'	84.17'	9°49'56"	84.07'	N 38°53'53" E
9	580.80'	70.39'	140.10'	13°49'16"	139.76'	N 36°54'13" E
10	401.20'	102.99'	201.63'	28°47'41"	199.51'	N 44°23'26" E
11	564.30'	5.79'	11.58'	1°10'33"	11.58'	N 58°12'00" E
12	564.30'	97.24'	192.58'	19°33'14"	191.65'	N 47°50'07" E
13	178.60'	89.07'	165.25'	53°00'48"	159.42'	N 64°33'54" E
14	159.10'	139.34'	277.98'	9°57'59"	277.63'	S 83°56'43" E
15	25.00'	21.66'	35.70'	81°48'54"	32.74'	S 38°03'16" E
16	25137.90'	14.53'	29.07'	0°03'58"	29.07'	S 02°49'12" W
17	25137.90'	50.50'	101.00'	0°13'49"	101.00'	S 02°40'18" W
18	25137.90'	50.50'	101.00'	0°13'49"	101.00'	S 02°26'30" W
19	25137.90'	95.00'	190.01'	0°25'59"	190.01'	S 02°06'36" W
20	25137.90'	25.50'	51.00'	0°06'59"	51.00'	S 01°50'07" W
21	25137.90'	101.53'	203.07'	0°27'46"	203.06'	S 01°32'45" W
22	30.00'	21.46'	37.26'	71°09'49"	34.91'	S 36°53'46" W
23	5866.40'	70.20'	140.40'	1°22'16"	140.39'	S 73°09'49" W
24	5866.40'	177.81'	355.51'	3°28'20"	355.45'	S 75°35'07" W
25	5866.40'	142.10'	284.15'	2°46'31"	284.12'	S 78°42'32" W



**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

**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

Course	Bearing	Distance
L1	N 16°35'36" E	25.62'
L2	N 04°46'37" W	71.50'
L3	N 48°10'02" E	90.91'
L4	S 46°36'59" E	33.81'
L5	N 79°39'43" E	74.08'
L6	N 63°14'19" E	39.25'
L7	N 50°04'58" E	87.96'
L8	N 58°10'39" E	66.99'
L9	S 53°44'51" E	61.69'
L10	S 73°05'25" E	87.79'
L11	N 16°09'03" W	30.15'
L12	S 11°02'17" W	40.00'

HARTSVILLE/TROUSDALE COUNTY

# PLANNING OFFICE | CODES, ZONING, AND BUILDING

328 Broadway, Room 1 | Hartsville, TN 37074

office (615) 374-1125 | cell (615) 374-5066

htcgplanning@trousdalecountytn.gov

MP# 2173

3-5-24

PE

SITE PLAN APPLICATION - \$250.00

MINOR SUBDIVISION APPLICATION - \$250.00  
(5 lots or less)

PLAT AMENDMENT APPLICATION - 200.00

MAJOR SUBDIVISION APPLICATION - \$500.00

## PARCEL INFORMATION

Property Owner W4 Properties LLC Phone ( ) ( ) ( ) ( )

Property Address McMurry E City Hartsville TN Zip code 37074

Tax Map Number 019M Group C Parcel 17.30 Record/Deed Book \_\_\_\_\_

Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot# \_\_\_\_\_

Water Source City Sewer or Septic Sewer

## APPLICANT INFORMATION

Applicant Name Steven Walker Phone ( ) ( ) ( ) ( )

Mailing Address ( ) ( ) ( ) ( ) ( ) ( ) City Hartsville TN Zip code 37074

( ) ( ) ( ) ( ) ( ) ( )

Steven Walker  
Applicant Signature

1-5-2024  
Date Submitted

## IMPACT INFORMATION

Public Utilities Hartsville Water; Tri County Electric

Affected Roads McMurry Blvd

Schools Affected Trousdale County Schools

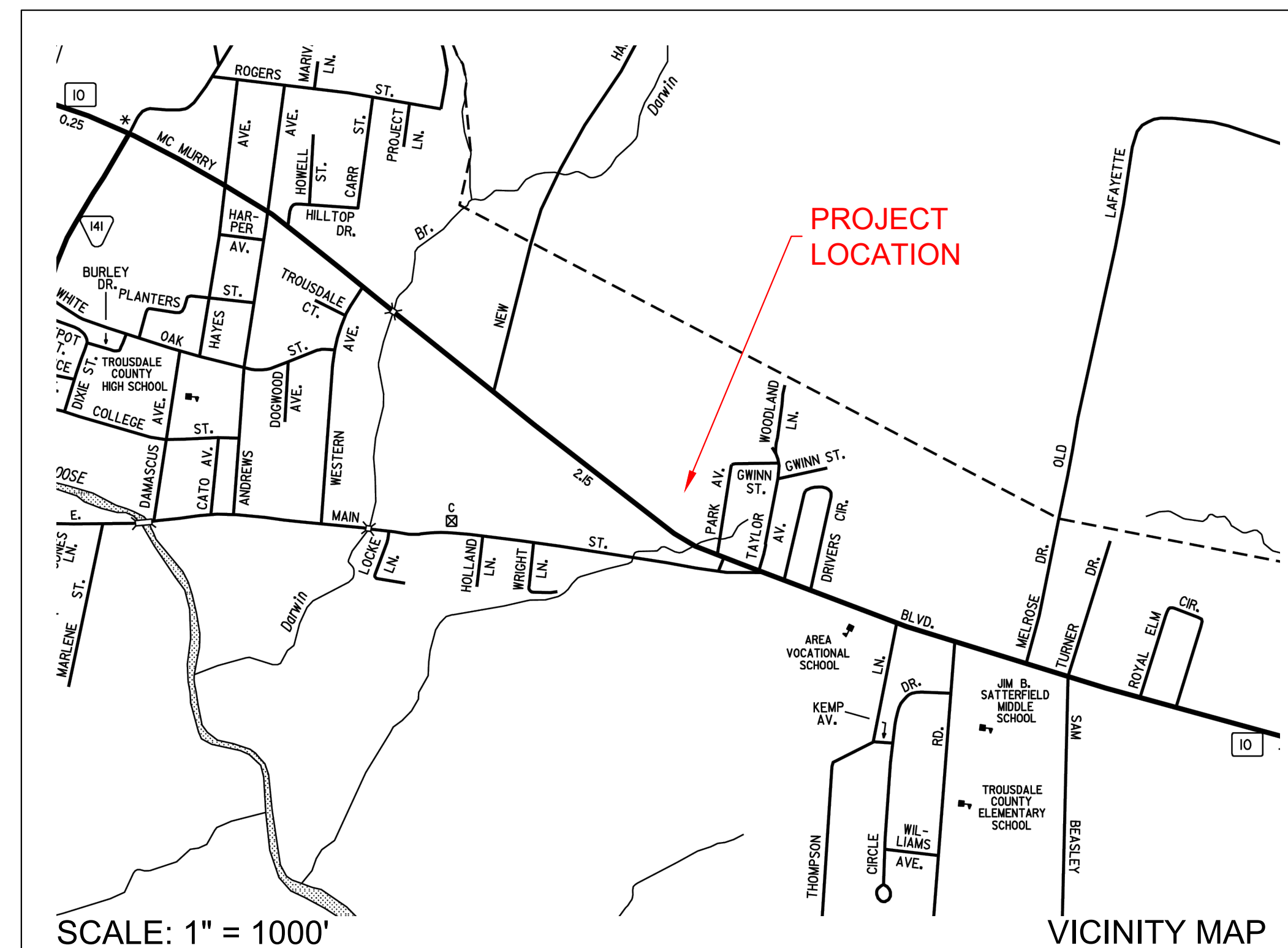
# WH INVESTMENTS, LLC STATE ROUTE 25 MINI-STORAGE

HARTSVILLE, TENNESSEE  
TAX MAP 019M, GROUP C, PARCEL 017.30  
STATE ROUTE 25

## INDEX OF DRAWINGS

DESCRIPTION	SHEET
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PROPOSED GRADING & DRAINAGE PLAN	C3
STANDARD SITE DETAILS	C4

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



## SITE DATA

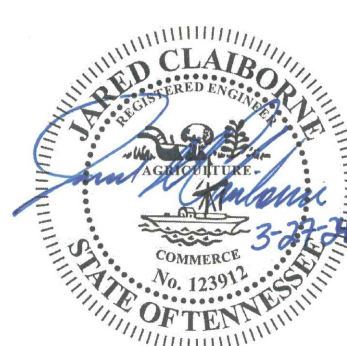
OWNER / APPLICANT:	WH INVESTMENTS, LLC 900 GLASGOW BRANCH RD. HARTSVILLE, TN 37074
ZONING:	C-2
AREA OF TRACT:	0.91± AC.
TAX MAP ID:	019M
PROPOSED USE OF STRUCTURES:	MINI-STORAGE
LAND DISTURBANCE:	0.95± AC.
WATER:	PUBLIC, HTWSUD
WASTE:	PUBLIC, HTWSUD
EXISTING BUILDING GROSS:	0 S.F.
PROPOSED BUILDING GROSS:	11,000 S.F.
EXISTING IMPERVIOUS SURFACE AREA:	0 S.F.
PROPOSED IMPERVIOUS SURFACE AREA:	17,772 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 HIGHWAY 52 BYPASS W.  
LAFAYETTE, TN (615) 666-2385

WH INVESTMENTS, LLC  
STATE ROUTE 25 MINI-STORAGES  
HARTSVILLE, TENNESSEE

COVER SHEET



CHECKED BY:	J.D.C.	DATE:	3-27-24	JOB NO.:	859401
DESIGNED BY:	E.J.W.	DRAWN BY:	J.D.C.	SCALE:	AS-NOTED

SHEET  
**T1**

NO.	DATE	DESCRIPTION	BY	CHKD

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

**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 ¼ 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 (5) 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.

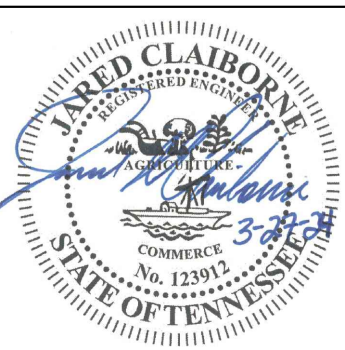
					CKD
					BY
					DESCRIPTION
					REVISIONS
					NO.
					DATE

**MID - TENN  
ENGINEERING CO.**  
646 HIGHWAY 52 BY PASS W.  
LAFAYETTE, TN (615) 666-8385



**WH INVESTMENTS, LLC  
STATE ROUTE 25 MINI-STORAGES  
HARTSVILLE, TENNESSEE**

**GENERAL NOTES**

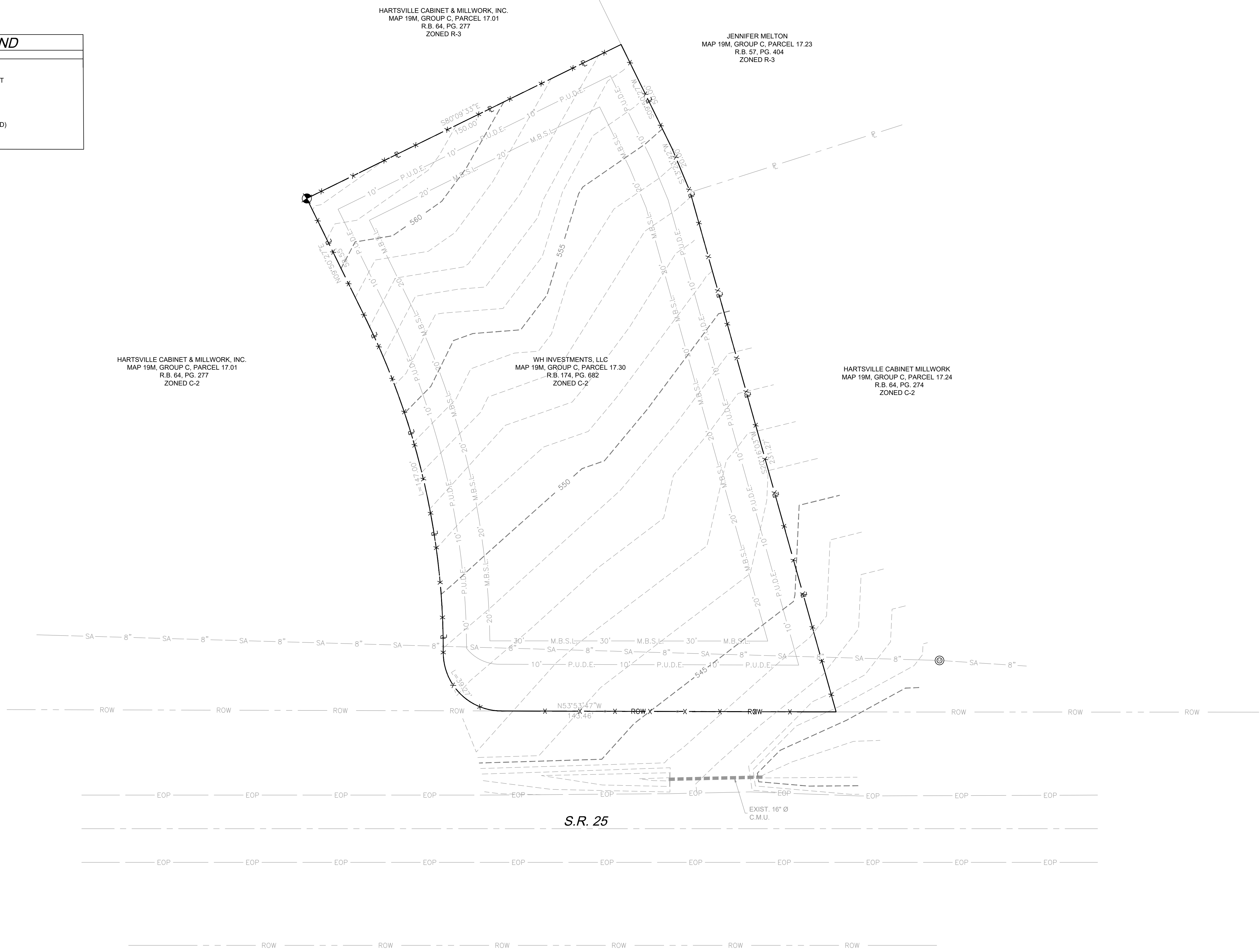
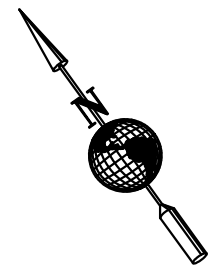


DESIGNED BY:	J.D.C.	DATE:	3-27-24	JOB NO.:	859401
DRAWN BY:	J.D.C.	SCALE:	NONE		

BENCHMARK TABLE				
BENCHMARK	DESCRIPTION	NORTHING	EASTING	ELEVATION
BM#1	IRON ROD	179.9974	-82.8616	562.40

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

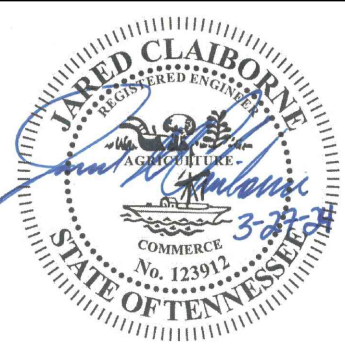


NO	DATE	DESCRIPTION	BY	CKD

**MID - TENN**  
**ENGINEERING CO.**  
 6448 HIGHWAY 58 BYPASS W.  
 LAFAYETTE, TN (615) 666-2385

**WH INVESTMENTS, LLC**  
**STATE ROUTE 25 MINI-STORAGES**  
**HARTSVILLE, TENNESSEE**

**EXISTING SITE LAYOUT**



DESIGNED BY:	J.D.C.
DATE:	3-27-24
DRAWN BY:	E.J.W.
SCALE:	1" = 20'
JOB NO.:	859401

SHEET  
**C1**

# SITE DATA INFORMATION

ZONING: C-1  
 AREA OF TRACT: 0.906 AC. ±  
 EXISTING BUILDING GROSS S.F. 0 S.F.  
 PROPOSED BUILDING GROSS S.F. 11,000 S.F.  
 PROPOSED BUILDING HEIGHT 10 FT.

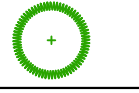


# OF PARKING SPACES REQUIRED \*\* 0 SPACES  
 # OF PARKING SPACES PROPOSED IN PAVEMENT 0 SPACES  
 # OF HANDICAP PARKING SPACES REQUIRED 0 SPACE  
 # OF HANDICAP PARKING SPACES PROPOSED 0 SPACE  
 # OF LOADING / UNLOADING SPACES REQUIRED 0 SPACE  
 # OF LOADING / UNLOADING SPACES PROPOSED 0 SPACE

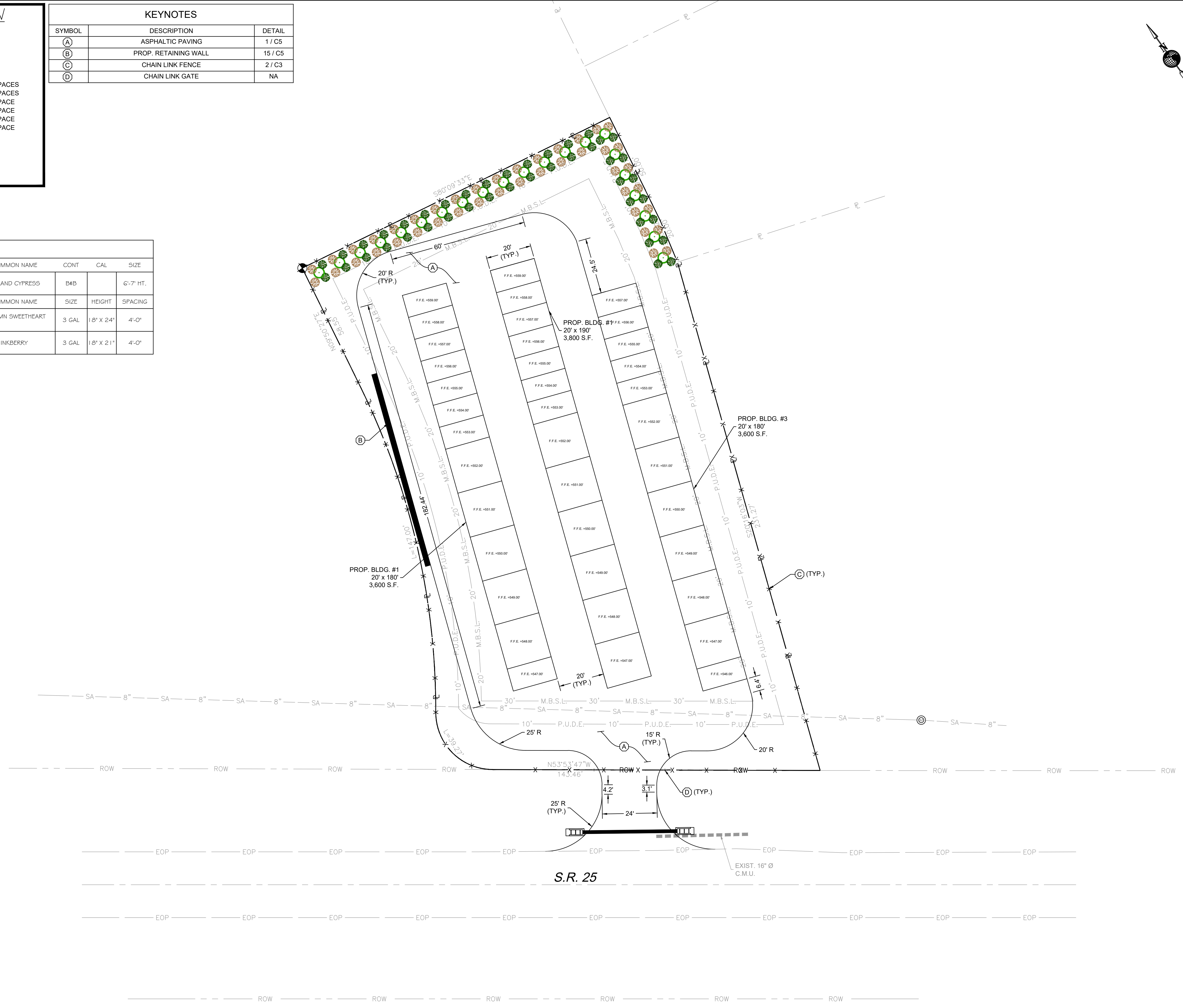
EXISTING IMPERVIOUS SURFACE AREA 0 S.F.  
 TOTAL PROPOSED IMPERVIOUS SURFACE AREA 29,178 S.F.

PROPOSED:  
 TOTAL ASPHALT PAVEMENT AREA 17,772 S.F.

KEYNOTES		
SYMBOL	DESCRIPTION	DETAIL
(A)	ASPHALTIC PAVING	1 / C5
(B)	PROP. RETAINING WALL	15 / C5
(C)	CHAIN LINK FENCE	2 / C3
(D)	CHAIN LINK GATE	NA

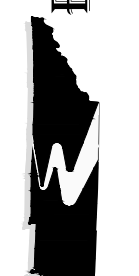
## PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	21	CUPRESSOCYPRIS	LEYLAND CYPRESS	B4B		6'-7" HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING
	42	AZALEA ROBEJA	AUTUMN SWEETHEART	3 GAL	18" X 24"	4'-0"
	42	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL	18" X 21"	4'-0"



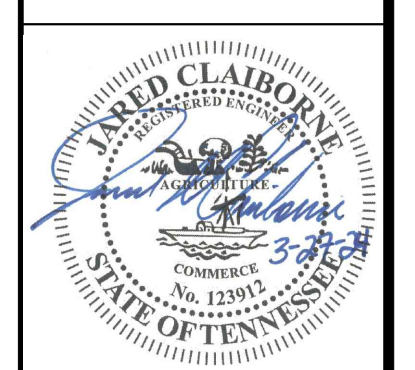
NO	DATE	DESCRIPTION	BY	CKD

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



**WH INVESTMENTS, LLC**  
 STATE ROUTE 25 MINI-STORAGES  
 HARTSVILLE, TENNESSEE

**PROPOSED SITE LAYOUT**



DESIGNED BY:	J.D.C.
DATE:	3-27-24
JOB NO.:	859401
ENGINEER BY:	E.J.W.
DRAWN BY:	E.J.W.
SCALE:	1" = 10'

SHEET **C2**

**PROPOSED SITE LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
---	CENTERLINE OF DITCH
X	SPOT ELEVATION - FINISHED GRADE
X	SPOT ELEVATION - TOP OF CURB / CONC.
X	SPOT ELEVATION - BOTTOM OF CURB / CONC.
X	SPOT ELEVATION - TOP OF WALL
X	SPOT ELEVATION - BOTTOM OF WALL

**STORMWATER CALCULATIONS (DETENTION POND)**

**PRE-DEVELOPMENT SITE STORM WATER RUNOFF CALCULATIONS:**  
(S.C.S. METHOD, BASED ON 50-YEAR STORM EVENT)

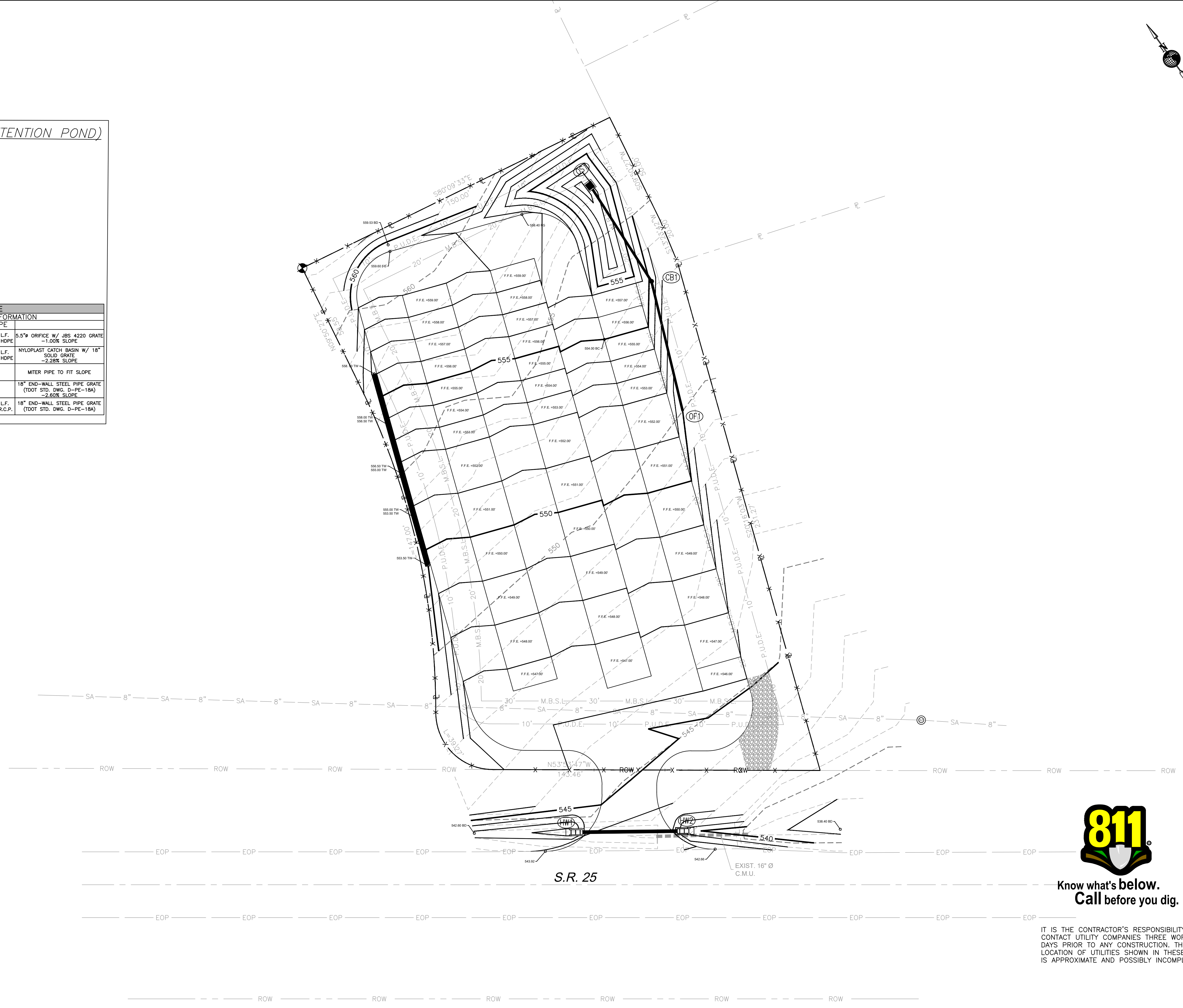
TYPE II, 24-HOUR STORM DURATION  
24-HOUR RAINFALL DEPTH = 6.71 IN.  
DRAINAGE AREA = 1.89 ACRES  
HYDROLOGIC SOIL GROUP = C  
WEIGHTED CURVE NO., CN = 74  
STORM RUNOFF FLOW, Q = 6.94 CFS

**POST-DEVELOPMENT SITE STORM WATER RUNOFF CALCULATIONS:**  
(S.C.S. METHOD, BASED ON 50-YEAR STORM EVENT)

TYPE II, 24-HOUR STORM DURATION  
24-HOUR RAINFALL DEPTH = 6.71 IN.  
DRAINAGE AREA = 1.89 ACRES  
HYDROLOGIC SOIL GROUP = C  
WEIGHTED CURVE NO., CN = 83  
STORM RUNOFF FLOW, Q = 8.94 CFS

THEREFORE, STORM RUNOFF TO BE DETAINED ON-SITE = 8.94 CFS  
MINIMUM FLOW TO BE DETAINED = 2.00 CFS  
ACTUAL FLOW DETAINED = 2.14 CFS

STORMWATER STRUCTURE TABLE										
ID	ELEVATION			ID TO ID	D.A.	C.F.S.	STRUCTURE INFORMATION			PIPE
	GRATE/T.O.C.	INV.	IN/INV. OUT							
OS1	555.90	552.00	551.90	OS1 HW1	0.98	1.82	48 L.F.	5.5" ORIFICE W/ JBS 4220 GRATE	12" HDPE	5.5" ORIFICE W/ JBS 4220 GRATE -1.00% SLOPE
CB1	554.50	551.42	551.32	CB1 OF1	0.98	1.82	58 L.F.	NYLOPLAST CATCH BASIN W/ 18" SOLID GRATE	12" HDPE	NYLOPLAST CATCH BASIN W/ 18" SOLID GRATE -2.28% SLOPE
OF1			550.00		0.98	1.82				MITER PIPE TO FIT SLOPE
HW1		541.36		HW1 HW2						18" END-WALL STEEL PIPE GRATE (TDOT STD. DWG. D-PE-18A) -2.60% SLOPE
HW2			540.27							42 L.F. 18" R.C.P. 18" END-WALL STEEL PIPE GRATE (TDOT STD. DWG. D-PE-18A)



Know what's below.  
Call before you dig.

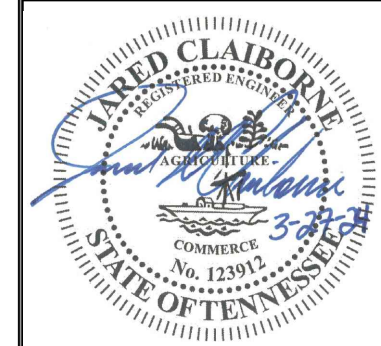
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES THREE WORKING DAYS PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN IN THESE PLANS IS APPROXIMATE AND POSSIBLY INCOMPLETE.

NO	DATE	DESCRIPTION	BY	CKD

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

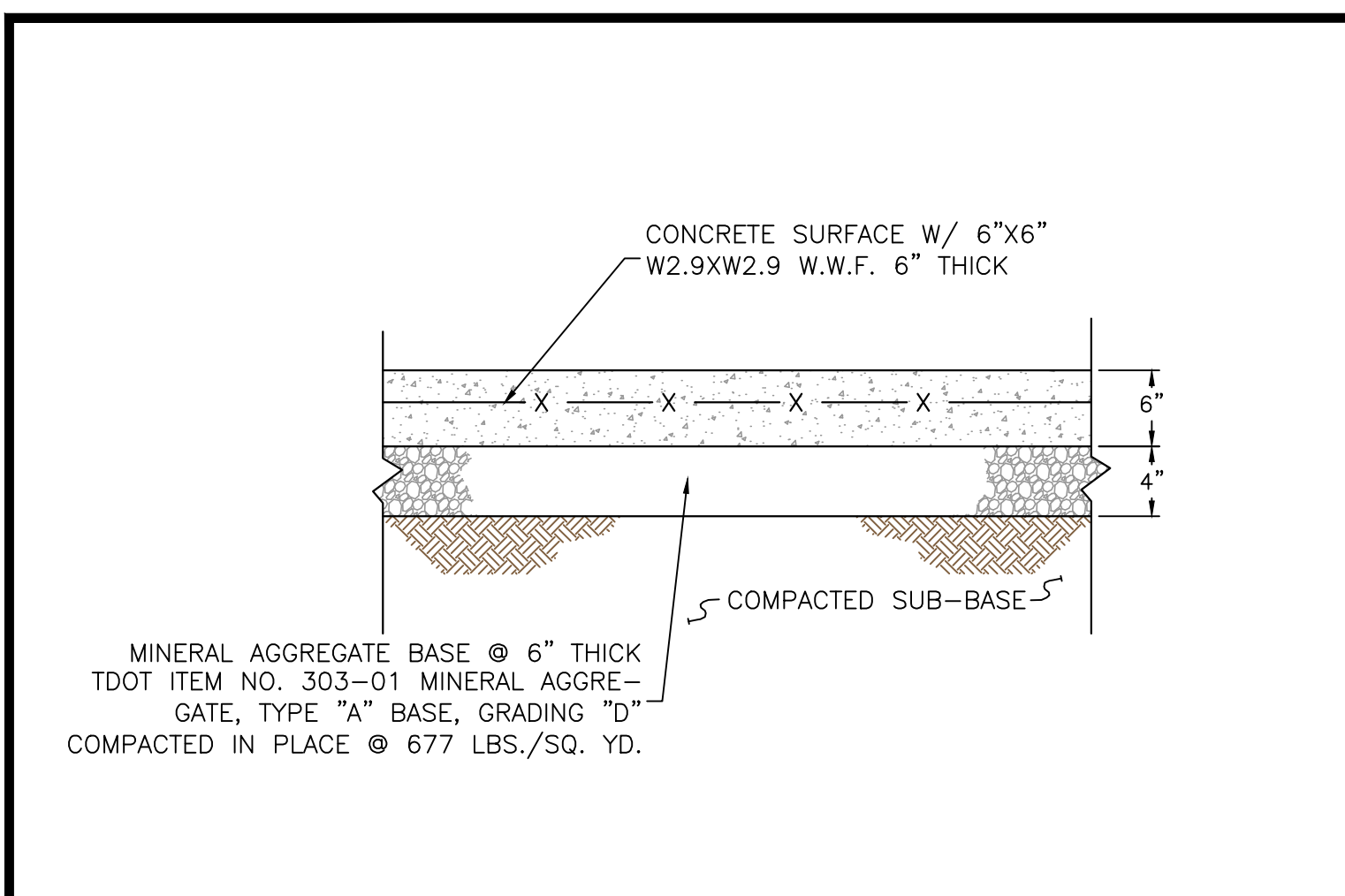
WH INVESTMENTS, LLC  
STATE ROUTE 25 MINI-STORAGES  
HARTSVILLE, TENNESSEE

**PROPOSED GRADING PLAN**

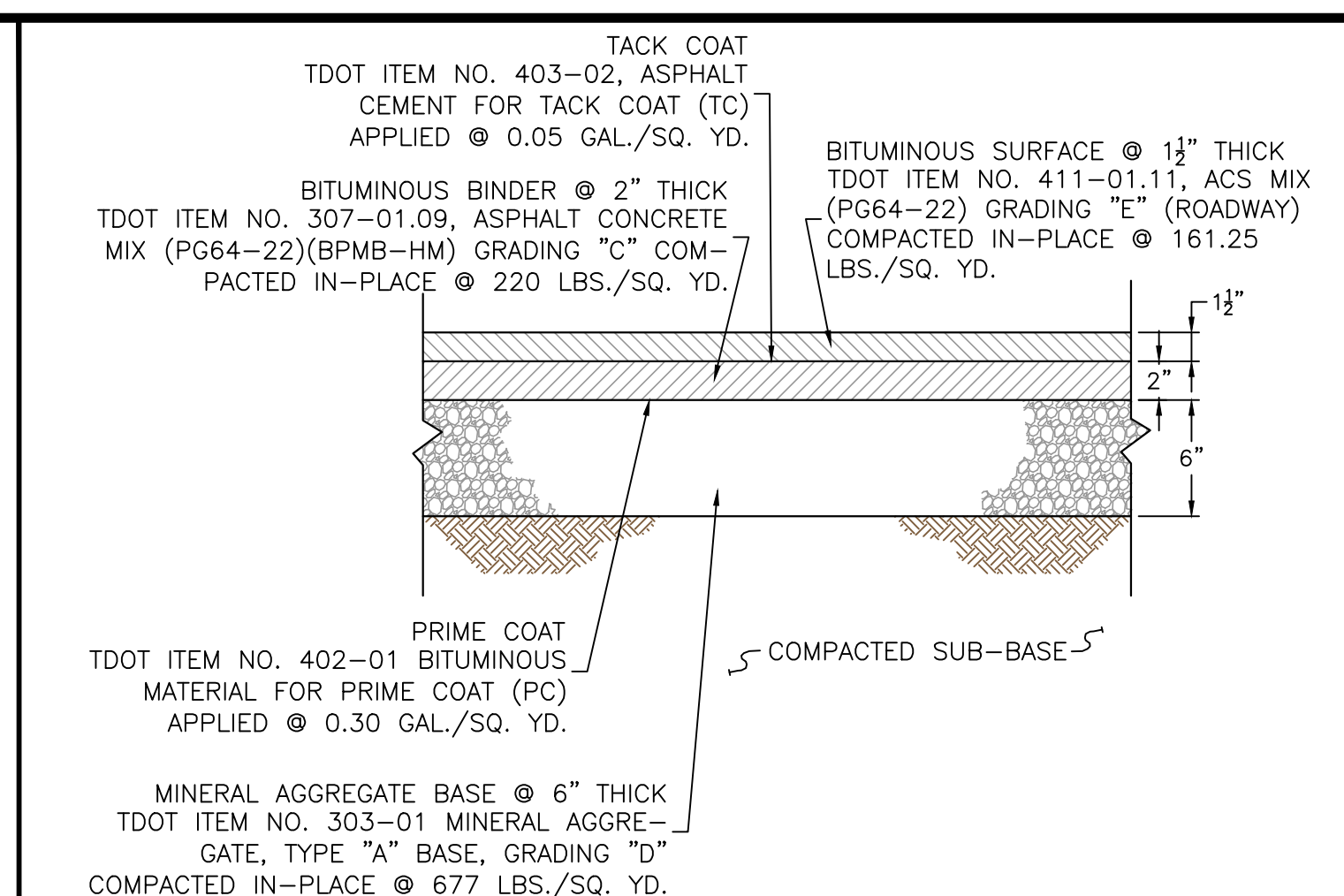


DESIGNED BY:	J.D.C.
DATE:	3-27-24
PROJECT NO.:	859401
DRAWN BY:	E.J.W.
SCALE:	1" = 20'

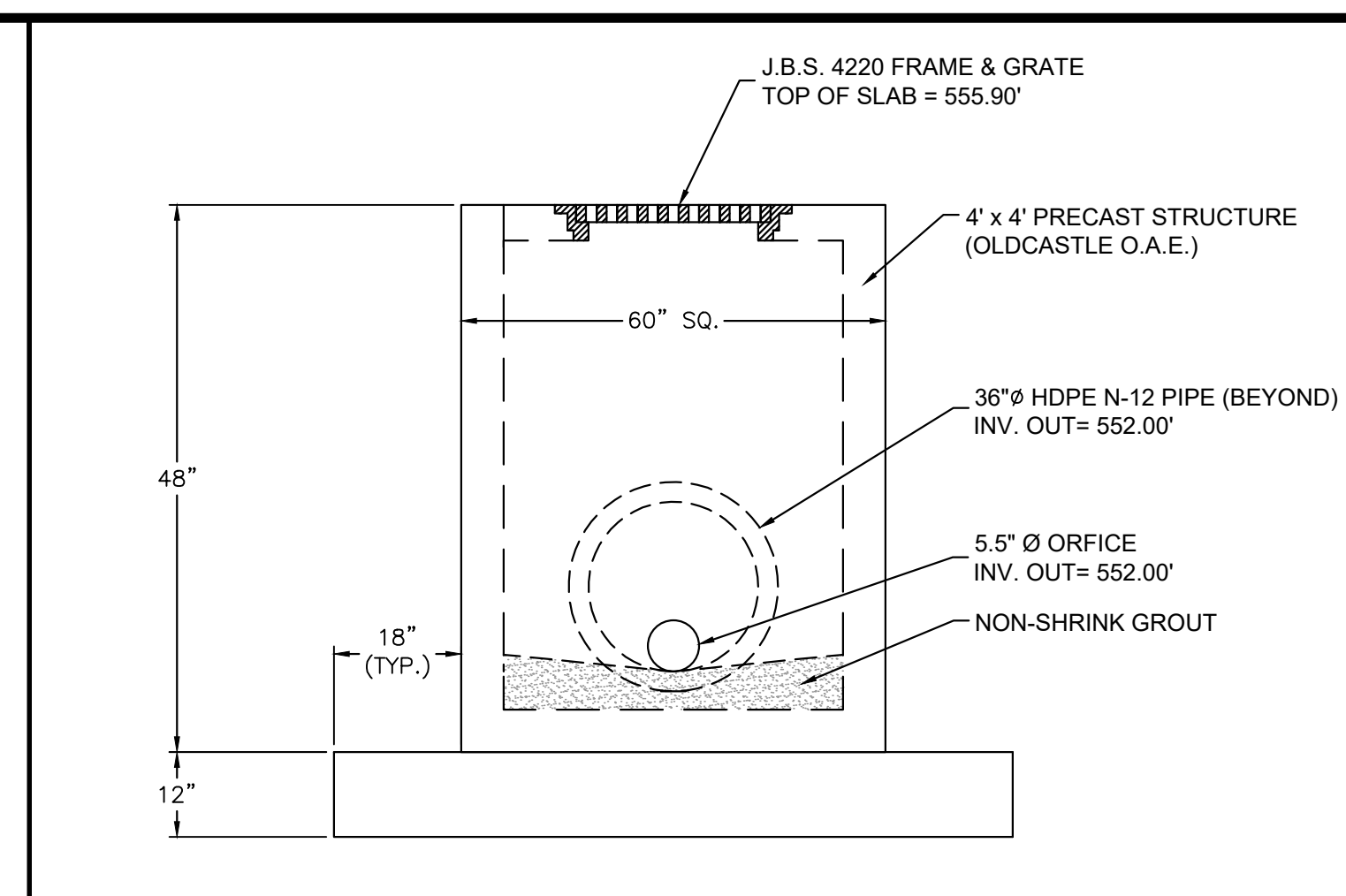
SHEET **C3**



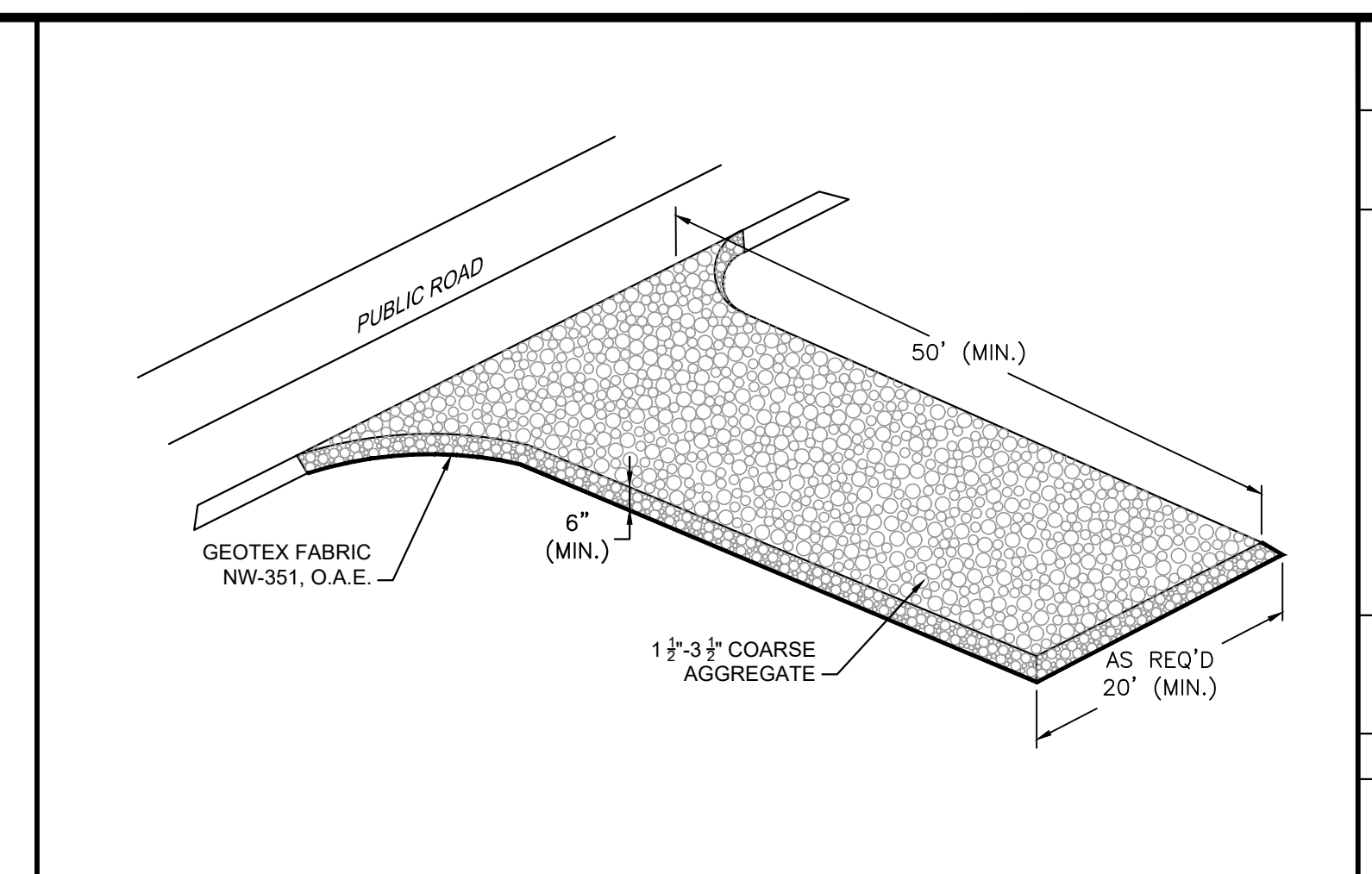
DETAIL CONCRETE PAVING SCALE: N.T.S. ①



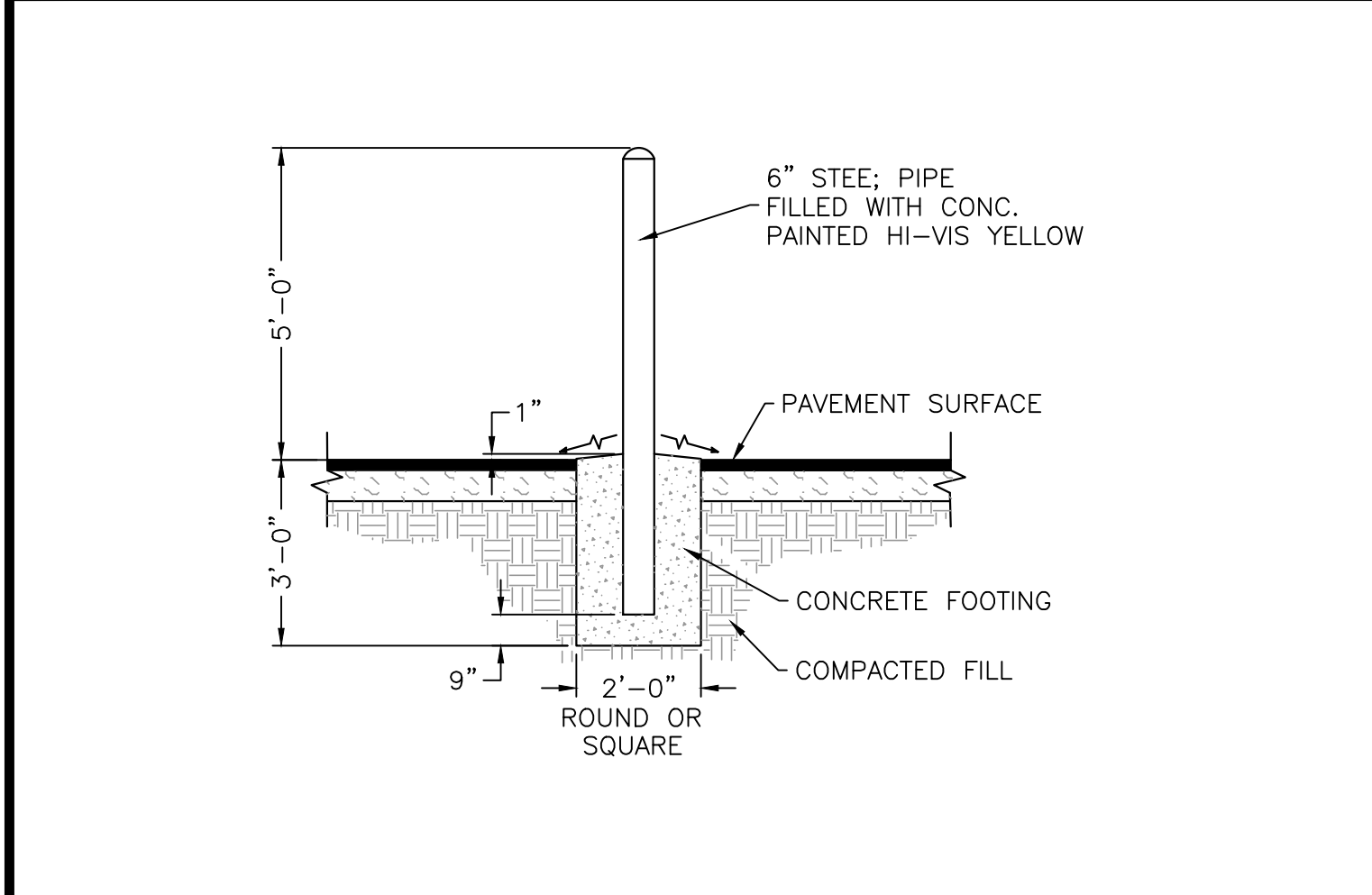
DETAIL LIGHT ASPHALTIC PAVING SCALE: N.T.S. ②



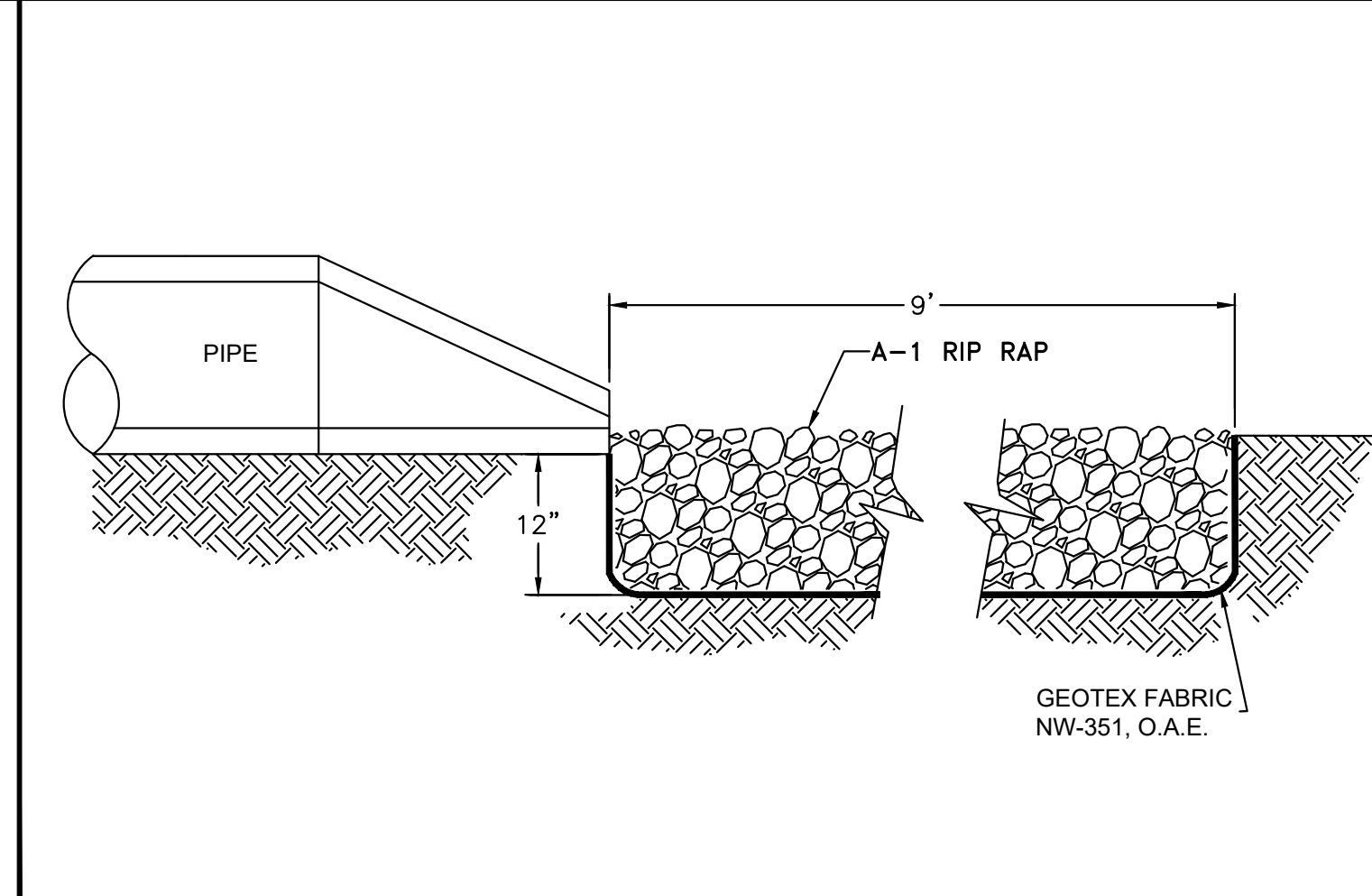
DETAIL OUTLET CONTROL STRUCTURE #1 SCALE: N.T.S. ③



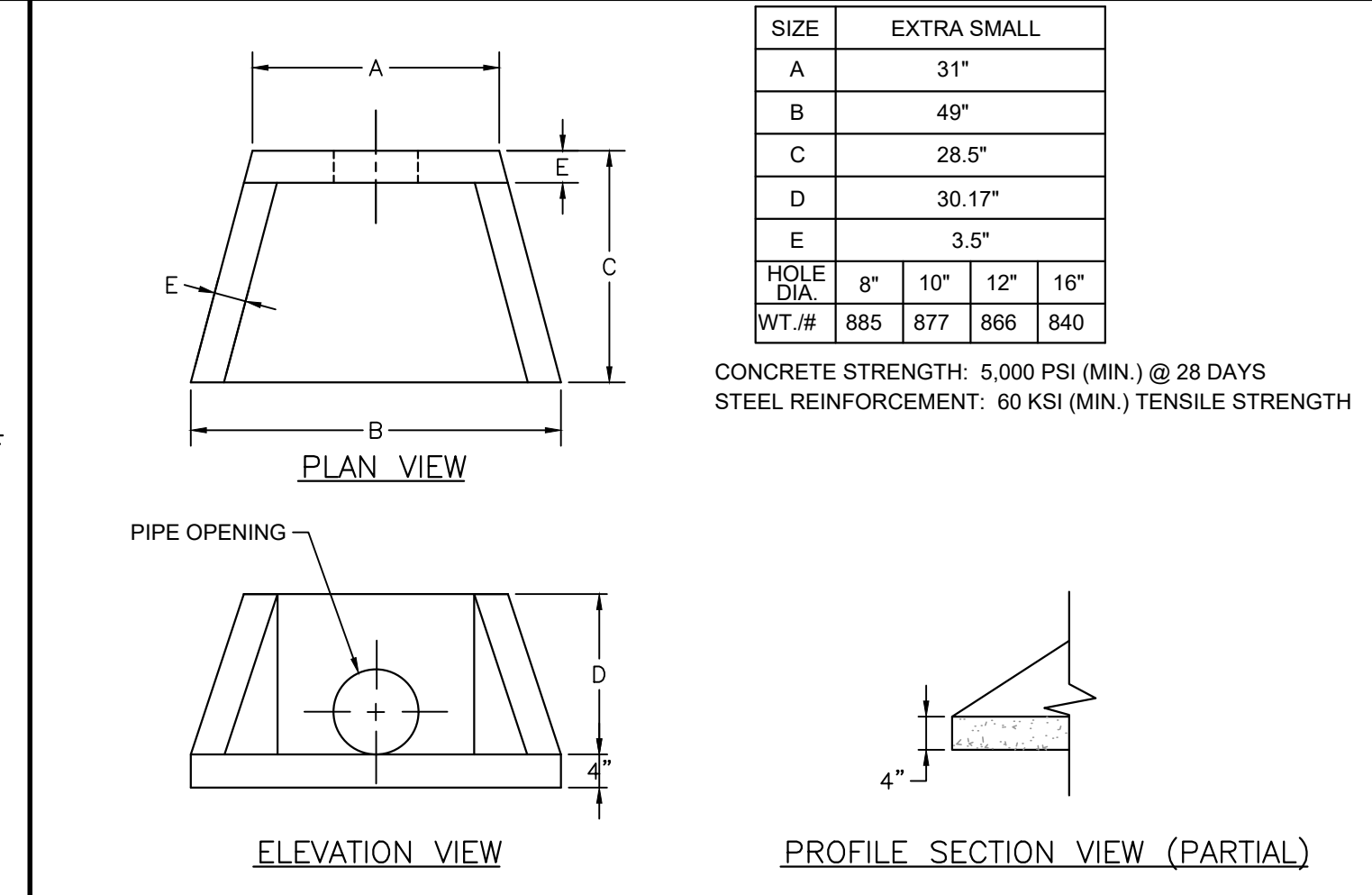
DETAIL TEMPORARY CONSTRUCTION ENTRANCE SCALE: N.T.S. ④



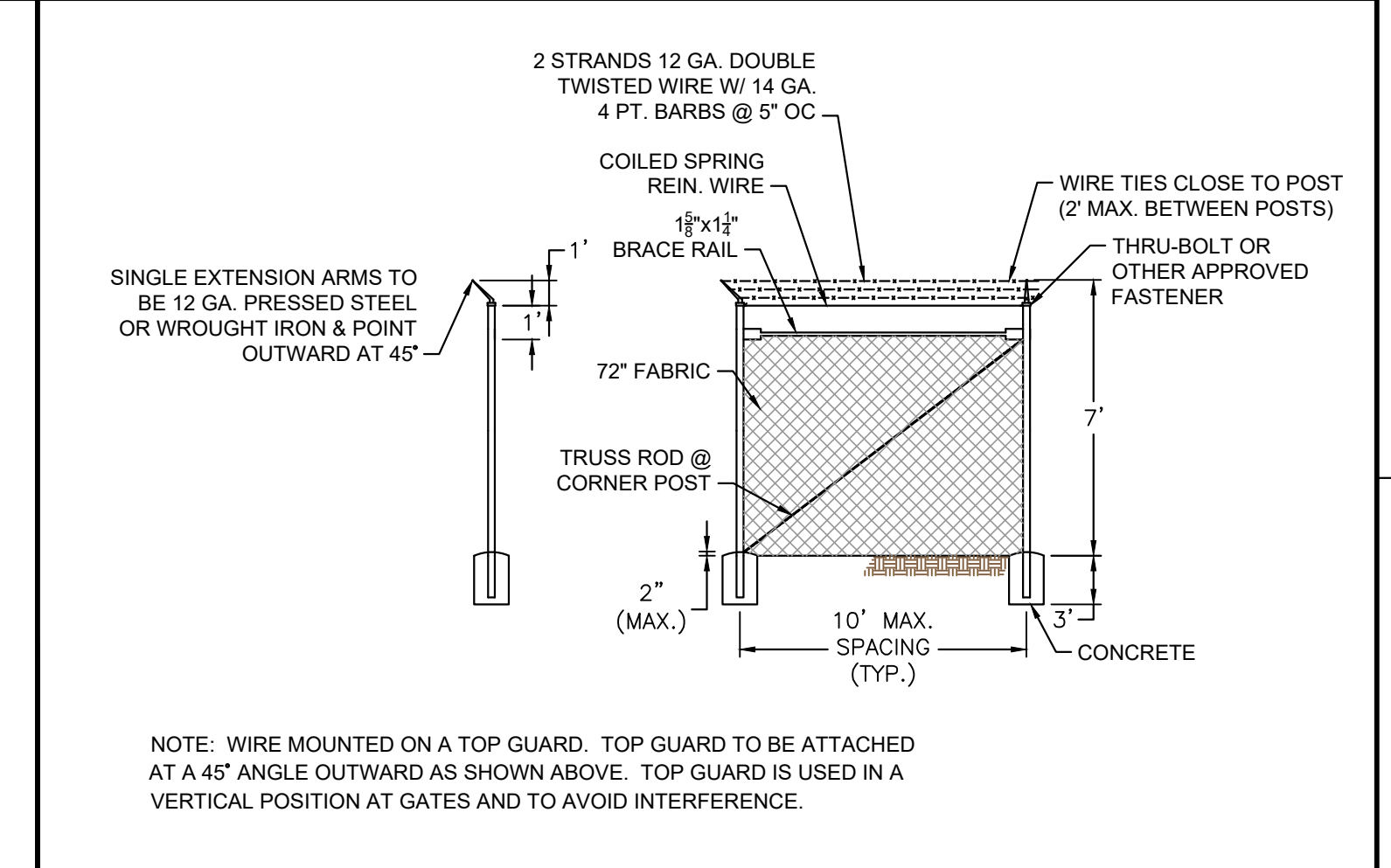
DETAIL STEEL BOLLARD SCALE: N.T.S. ⑤



DETAIL STONE OUTLET PROTECTION SCALE: N.T.S. ⑥



DETAIL STANDARD PRECAST HEADWALL SCALE: N.T.S. ⑦



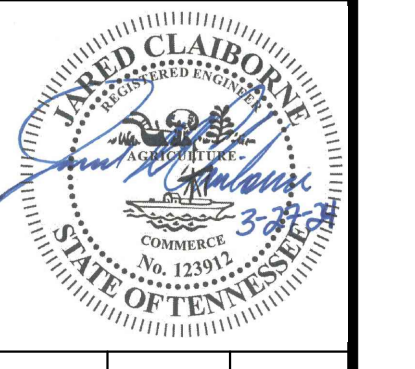
DETAIL TYPICAL CHAIN-LINK FENCE SCALE: N.T.S. ⑧

NO.	DATE	DESCRIPTION	BY	CKD

MID - TENN ENGINEERING CO.  
648 HIGHWAY 58 BY-PASS W.  
LAFALETTE, TN (615) 666-2385

WH INVESTMENTS, LLC  
STATE ROUTE 25 MINI-STORAGES  
HARTSVILLE, TENNESSEE

STANDARD SITE DETAILS



DESIGNED BY:	J.D.C.
DATE:	3-27-24
DRAWN BY:	J.D.C.
SCALE:	AS-NOTED
JOB NO.:	859401