

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair
Cal Welch – Vice Chair
Amanda Carman – Sec*

*Heather Bay
Katie Dillion
Mitch Gregory*

*Author "AB" Harper
David Nollner
David Thomas*

JUNE 8, 2026 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting May 11, 2026

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

REZONE

- HWY 25 W | Map 018 Parcel 004.03 | 13.6 acres from R2 to R-PUD for Single Story Development by Chris Crowder

SITE PLAN

- Halltown Road | Map 019 Parcel 029.02 | 0.35 acres for Commercial Building by Matthew Carman

DISCUSSION

- **REPORT FROM CHAIRMAN**
- **REPORT FROM BUILDING OFFICIAL**

CLOSING REMARKS

ADJOURN



Rezoning Permit Application

Date: 05/27/2026

Applicant / Owner

Applicant Type:
Applicant Name: Chris Crowder
Address: P.O Box 393
City, State, Zip: Lafayette TN 37083
Phone:
Email:

Owner Name: Isaiah M Perry
Owner Phone:
Owner Email:

Property

Site Address: Hwy 25 W
City, State, Zip: Hartsville, TN, 37074
Current Zoning: R2
Requested Zoning: R-PUD
Lot Size: 13.6 acres
Road Frontage: 1345
Easements: N/A
Tax Map #: 018

Group: n/a
Parcel: 04.03
Record/Deed Book: 132/801
Subdivision Name: Sulphur College Rd
Phase: 1
Lot #: n/a
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

Reason: RES. Town Home Development

I do hereby certify that the information contained herein is true and correct.

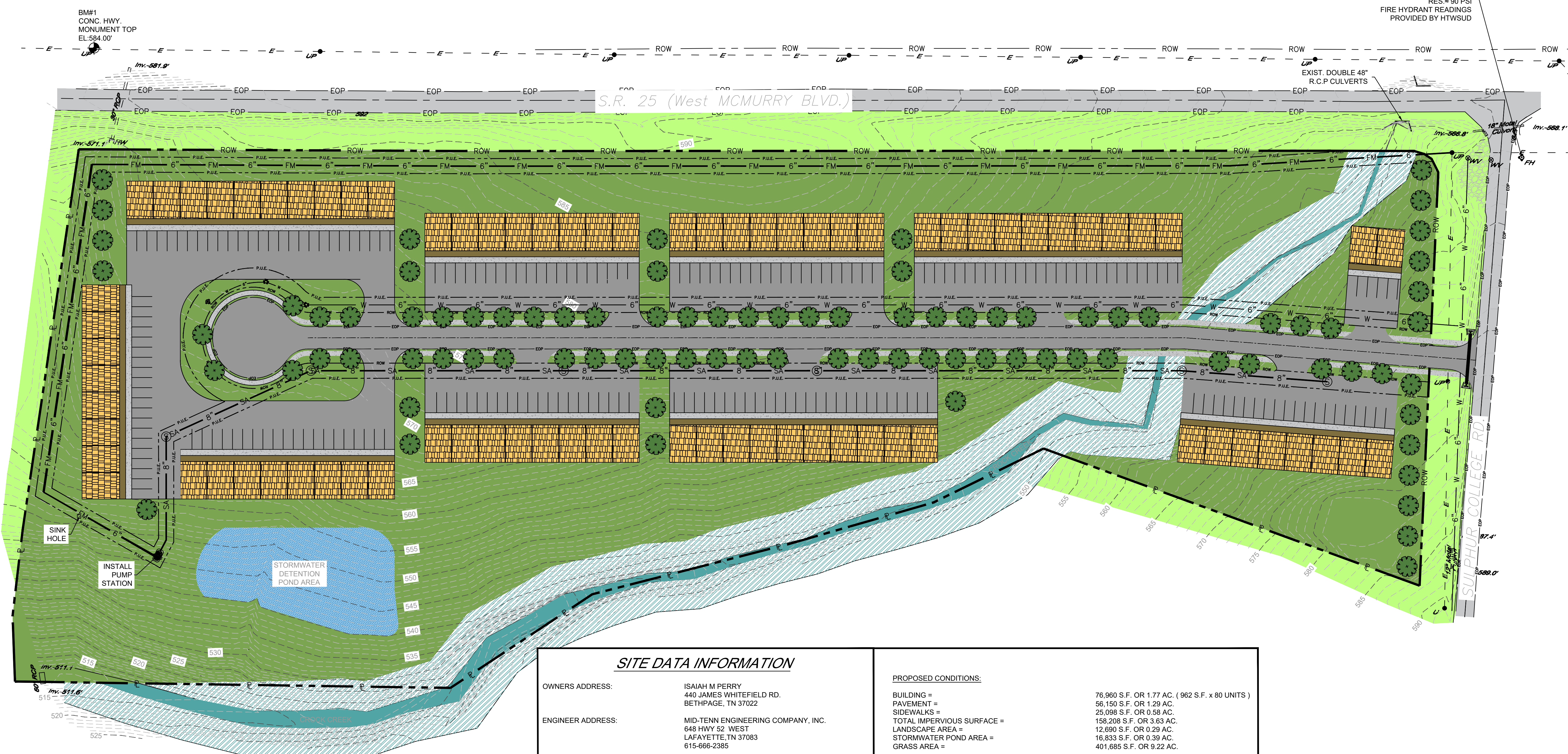
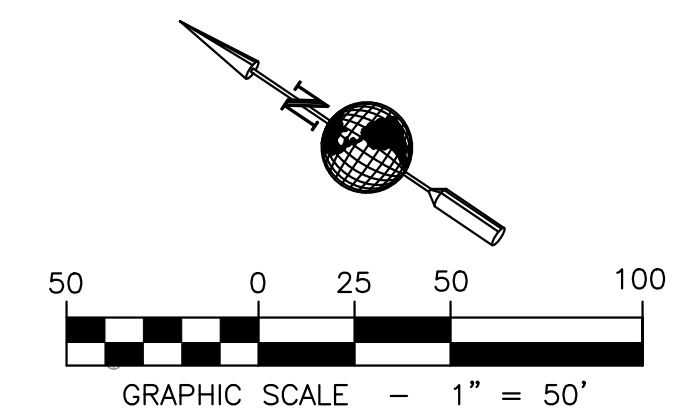
Chris Crowder

05/27/2026

Date

NOTES:

- COORDINATES AND ELEVATIONS ARE BASED ON TENNESSEE STATE PLANE (NAD 83).
- THE UTILITY INFORMATION SHOWN HEREON WAS TAKEN FROM ACTUAL FIELD EVIDENCE, UTILITY AGENCY RECORDS, OR ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED IN REGARD TO THE UTILITY LOCATIONS SHOWN HEREON. THE OWNER(S) AND CONTRACTOR(S) SHOULD ASSUME RESPONSIBILITY TO VERIFY UTILITY EXISTENCE, SIZE, LOCATION, DEPTH, AND AVAILABILITY OF SERVICE, AND BE SOLELY RESPONSIBLE FOR CONTACTING THE UTILITY LOCATION SERVICE PRIOR TO COMMENCING CONSTRUCTION.
- ALL PUBLIC UTILITY EASEMENTS SHALL BE 15 FEET IN WIDTH, WITH THE UTILITY LINE LOCATED ALONG THE CENTERLINE OF THE EASEMENT
- THE WATER SYSTEMS SHALL BE CAPABLE OF PROVIDING FIVE HUNDRED (500) GALLONS PER MINUTE WITH TWENTY (20) POUNDS PER SQUARE INCH RESIDUAL PRESSURE BUT AT MINIMUM, FIRE CODE AND BUILDING CODE REQUIREMENTS SHALL BE MET.



EXIST FIRE HYDRANT
FLOW=920 GPM
STATIC = 110 PSI
RES. = 90 PSI
FIRE HYDRANT READINGS
PROVIDED BY HTWSUD

EXIST. DOUBLE 48"
R.C.P. CULVERTS

SITE DATA INFORMATION

OWNERS ADDRESS:	ISAIAH M PERRY 440 JAMES WHITEFIELD RD. BETHPAGE, TN 37022	PROPOSED CONDITIONS:	BUILDING = 76,960 S.F. OR 1.77 AC. (962 S.F. x 80 UNITS) PAVEMENT = 56,150 S.F. OR 1.29 AC. SIDEWALKS = 25,098 S.F. OR 0.58 AC. TOTAL IMPERVIOUS SURFACE = 158,208 S.F. OR 3.63 AC. LANDSCAPE AREA = 12,690 S.F. OR 0.29 AC. STORMWATER POND AREA = 16,833 S.F. OR 0.39 AC. GRASS AREA = 401,685 S.F. OR 9.22 AC.
ENGINEER ADDRESS:	MID-TENN ENGINEERING COMPANY, INC. 648 HWY 52 WEST LAFAYETTE, TN 37083 615-666-2385	PROPOSED PARKING REQUIREMENTS:	MAXIMUM BUILDING HEIGHT = 35' PROPOSED BUILDING HEIGHT = 15' # PARKING SPACES REQUIRED * 160 SPACES # OF PARKING SPACES PROVIDED IN PAVEMENT 235 SPACES SIZE OF PARKING SPACES 10' W X 20' L
SITE ADDRESS:	CORNER OF S.R. 25 AND SULPHUR COLLEGE RD	EXISTING CONDITIONS:	BUILDING = 0 S.F. PAVEMENT = 0 S.F. TOTAL IMPERVIOUS SURFACE = 0 S.F. GRASS AREA = 582,722 S.F. OR 13.38 AC. EXISTING STREAM AREA = 9,694 S.F. OR 0.22 AC.
CURRENT ZONING =	R1-LOW DENSITY RESIDENTIAL	REQUIRED YARDS:	FRONT = 30' SIDES = 10' REAR = 10'
PROPOSED REZONING =	PUD (PLANNED UNIT DEVELOPMENT)	MINIMUM LOT SIZE:	8,000 S.F. OR 0.18 AC.
AREA OF TRACT =	13.6 AC.	STREET FRONTAGE MIN. REQ.:	75 FT
TAX MAP ID:	MAP 018, PARCEL 04.03		
PROPOSED USE:	80-UNIT SINGLE-STORY DEVELOPMENT		
UNIT SIZE:	26' X 37' (962 S.F. PER UNIT)		

SITE LEGEND

	ASPHALT PAVING
	STORMWATER DETENTION POND AREA
	PROPOSED GRASS AREA
	EXISTING GRASS AREA (TO REMAIN UNDISTURBED)
	EXISTING STREAM
	EXISTING STREAM BUFFER
	SIDEWALK AREA
	LANDSCAPE AREA
	TOWNHOME UNITS
	TREE



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 HWY 52 BY PASS W.
LAFAYETTE, TN (615) 666-2385

CHRIS CROWDER
SULPHUR COLLEGE ESTATES
DEVELOPMENT
HARTSVILLE, TENNESSEE

PROPOSED SITE LAYOUT

NOT FOR CONSTRUCTION

DESIGNED BY:	E.J.W.
DRAWN BY:	S.N.L.
DATE:	6-1-26
SCALE:	1" = 50'
JOB NO.:	859605

SHEET **C2**



Planning/BZA Permit Application

Date: 05/27/2026

Permit #: 26171

Applicant / Owner

Applicant Name: Matthew Carman
Address: 875 Hwy 141
City, State, Zip: Hartsville, TN, 37074
Phone: [REDACTED]
Email: [REDACTED]
Type:

Owner Name: Matthew Carman
Address: 109 Halltown Rd
City, State, Zip: Hartsville, Tn, 37074
Phone: [REDACTED]
Email: [REDACTED]

Project

Permit Type: Zoning - Planning / BZA
Status: Pending
Location:
Tax Map #: 019
Group: n/a
Parcel: 029.00
Record/Deed: 121/780

Subdivision: n/a
Phase: n/a
Lot #: n/a
Request Type: Site Plan
Water Source: Hartsville / Trousdale Water Dept.
Sewer / Septic: Sewer
Zoning District:

Project Description: Development

I do hereby certify that the information contained herein is true and correct.

[REDACTED]

Matthew Carman

05/27/2026

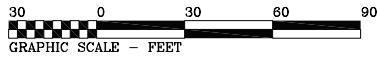
Date

FINAL SUBDIVISION PLAT FOR
MATTHEW CARMAN

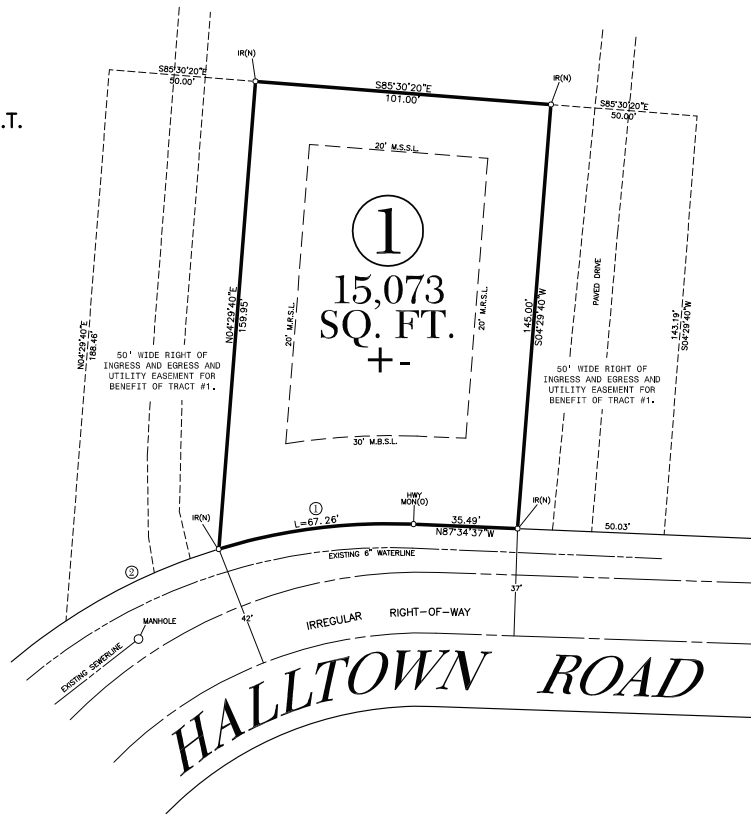
LOCATED IN THE CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 30'
 DATE : APRIL 23, 2026
 SIZE : 15,073 SQ. FT.+-
 DEED : R. B. 121, PG. 780, R.O.T.C.T.
 MAP : MAP 19, PAR. 29.00 P/O, T.A.O.T.C.T.

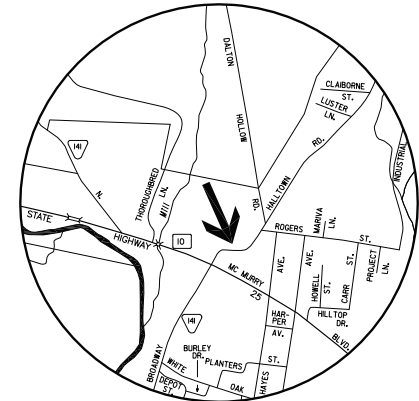
REMAINING PROPERTY OF
MATTHEW CARMAN
 RECORD BOOK 121, PAGE 780
 MAP 19, PARCEL 29.00 P/O



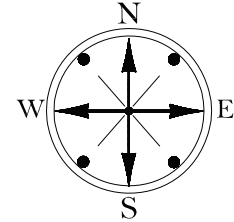
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	200.00'	33.95'	67.26'	19°16'04"	66.94'	S 82°42'36" W
2	200.00'	29.08'	57.76'	16°32'47"	57.56'	S 64°48'10" W



LOCATION SKETCH n.t.s.



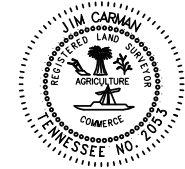
REMAINING PROPERTY OF
MATTHEW CARMAN
 RECORD BOOK 121, PAGE 780
 MAP 19, PARCEL 29.00 P/O



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 "HC2"
- 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: MATTHEW CARMAN
875 HIGHWAY 141 N
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.



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

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
<p>I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number 121, Page 780, 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>_____ MATTHEW CARMAN</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 080D-0-05, 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>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled FINAL SUBDIVISION PLAT FOR MATTHEW CARMAN 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.</p> <p>Date: _____</p> <p>_____ Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled FINAL SUBDIVISION PLAT FOR MATTHEW CARMAN 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.</p> <p>Date: _____</p> <p>_____ Name, Title, and Title Agency or Authorized Approving Agency</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 assure completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>_____ Appropriate Government Representative</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>

MATTHEW CARMAN HALLTOWN RD. LAUNDROMAT

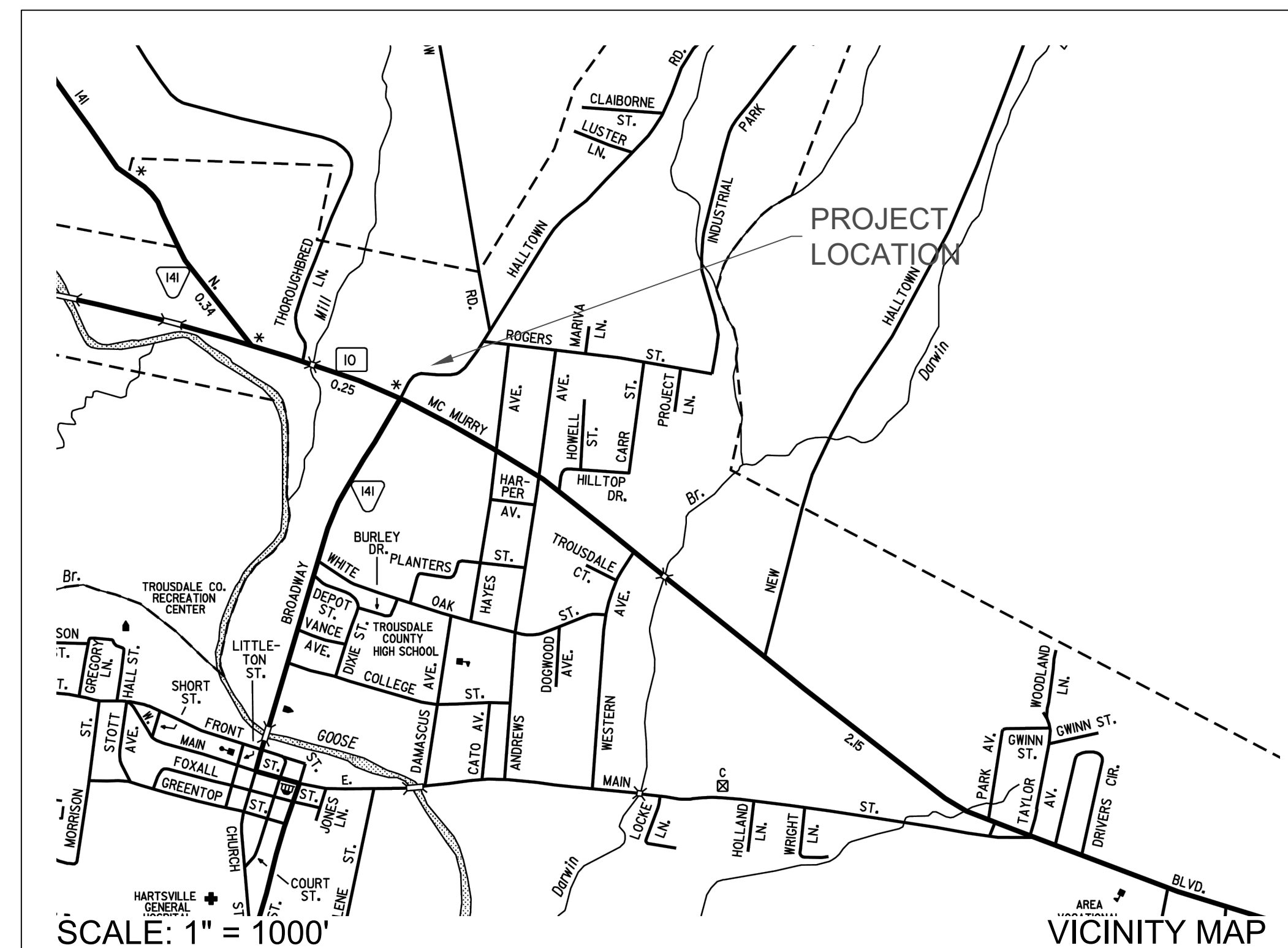
HARTSVILLE, TENNESSEE

TAX MAP 019, PARCEL 029.00
HALLTOWN ROAD

INDEX OF DRAWINGS

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STANDARD SITE DETAILS	C5

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SITE DATA

OWNER / APPLICANT: MATTHEW CARMAN
875 HWY 141 N
HARTSVILLE, TN 37074

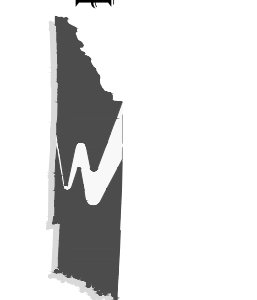
ZONING: C-2
 AREA OF TRACT: 0.35± AC.
 TAX MAP ID: 027D
 PROPOSED USE OF STRUCTURES: LAUNDROMAT
 LAND DISTURBANCE: 0.35± AC.
 WATER: PUBLIC, HTWSUD
 WASTE: PUBLIC, HTWSUD

EXISTING BUILDING GROSS: 0 S.F.
 PROPOSED BUILDING GROSS: 2,132 S.F.
 EXISTING IMPERVIOUS SURFACE AREA: 0 S.F.
 PROPOSED IMPERVIOUS SURFACE AREA: 8,062 S.F.

MAXIMUM BUILDING HEIGHT: 15'
 PROPOSED BUILDING HEIGHT: 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.

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



MATTHEW CARMAN
HALLTOWN RD. LAUNDROMAT
LAFAYETTE, TENNESSEE

COVER SHEET



CHECKED BY: E.J.W.	DATE: 6-1-26	SCALE: AS NOTED
DESIGNED BY: J.D.C.	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

- 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.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN & POST ALL NECESSARY PERMITS.
- 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.
- A COPY OF THE APPROVED PROJECT PLANS SHALL REMAIN WITH THE CONTRACTOR ON SITE AT ALL TIMES DURING THE PROJECT.
- 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.
- 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

- CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- 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.
- 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.
- UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED TWO (2) HORIZONTAL TO ONE (10) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
- 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.
- 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.
- ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL LIFT OF ASPHALT.
- SPOT ELEVATIONS REPRESENT FLOW LINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT ONE (2) FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE (2) FOOT INTERVALS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- ALL SITE CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- PAVEMENT OPERATION TO COMMENCE AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL GRADING.

ADA GENERAL NOTES

- ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.
- ALL HANDICAP RAMPS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.
- THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.
 - 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.
 - 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.
 - 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.
- 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.
- 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.
- THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF $\frac{1}{4}$ INCH.
- 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

- ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO HARTSVILLE/TROUSDALE WATER SEWER UTILITY DISTRICT STANDARDS, SPECIFICATIONS, PLANS, AND DETAILS.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- 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.
- 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.
- UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR SHALL NOTIFY THE UTILITY BEFORE CONNECTING TO EXISTING UTILITY.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS.
- 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.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 PSI.
- 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.
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES, BORING, ETC. AND SIMILAR STRUCTURES.
- ALL UTILITIES SHALL BE TESTED TO ENSURE PROPER INSTALLATION.

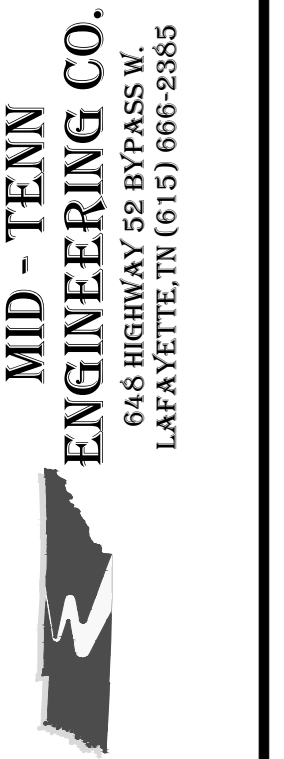
SANITARY SEWER GENERAL NOTES

- ALL GRAVITY SANITARY SEWER PIPE SHALL MEET SDR26 PVC REQUIREMENTS. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
- 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.
- 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.
- 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.
- COMPACTION OF ALL TRENCHES WITHIN PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED THE ENGINEER PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER SYSTEM.
- CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN PRIOR TO CONSTRUCTION.
- SANITARY SEWER STRUCTURES AND PIPES SHALL BE BEDDED IN ACCORDANCE WITH DETAILS ON PLANS.
- 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

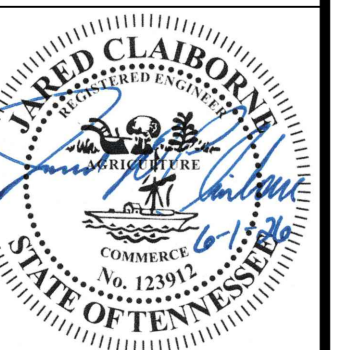
- DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SOIL EROSION MEASURES FOR PROTECTION OF ALL ADJOINING ROADS, LANDS, AND STREAMS. REFER TO S.C.S. MANUAL "RAINWATER AND LAND DEVELOPMENT" AND T.D.E.C. "EROSION & SEDIMENT CONTROL HANDBOOK" FOR REQUIREMENTS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES 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.
- 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.
- 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
					DATE
					NO.



MATTHEW CARMAN
HALLTOWN RD, LAUNDROMAT
LAFAYETTE, TENNESSEE

GENERAL NOTES



DESIGNED BY:	E.J.W.	DATE:	6-1-26	JOB NO:	859606
DRAWN BY:	J.D.C.	SCALE:	NONE		

SHEET

G1

PROPOSED SITE LEGEND	
SYMBOL	DESCRIPTION
-550	EXISTING CONTOUR
-960	PROPOSED CONTOUR
-	CENTERLINE OF DITCH
X 960.0	SPOT ELEVATION - FINISHED GRADE
X 960.0 HP	SPOT ELEVATION - HIGH POINT
X 960.0 FG	SPOT ELEVATION - FINISHED GRADE

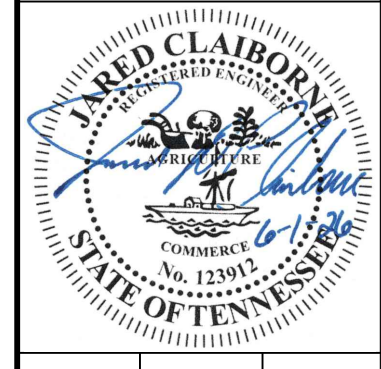


NO	DATE	DESCRIPTION	BY	CKD

MID - TENN
ENGINEERING CO.
646 HIGHWAY 58 BYPASS W.
LAFAYETTE, TN (615) 666-8385

MATTHEW CARMAN
HALLTOWN RD. LAUNDROMAT
LAFAYETTE, TENNESSEE

EXISTING SITE LAYOUT



DESIGNED BY:	E.J.W.
DRAWN BY:	J.D.C.
DATE:	6-1-26
SCALE:	1" = 10'

SHEET

C1



**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.

NOTES: COORDINATES AND ELEVATIONS ARE BASED ON TENNESSEE STATE PLANE LIDAR. PROPERTY LINES ARE TAKEN FROM THE MATTHEW CARMAN RECORDED PLAT BY CARMAN SURVEYING ON.



PROPOSED SITE LEGEND	
SYMBOL	DESCRIPTION
-550	EXISTING CONTOUR
-960	PROPOSED CONTOUR
-	CENTERLINE OF DITCH
X 960.0	SPOT ELEVATION - FINISHED GRADE
X 960.0 HP	SPOT ELEVATION - HIGH POINT
X 960.0 FG	SPOT ELEVATION - FINISHED GRADE

SITE DATA INFORMATION

ZONING: C-2
 AREA OF TRACT: ± 0.35 AC.
 TOTAL UNITS: 1 UNIT

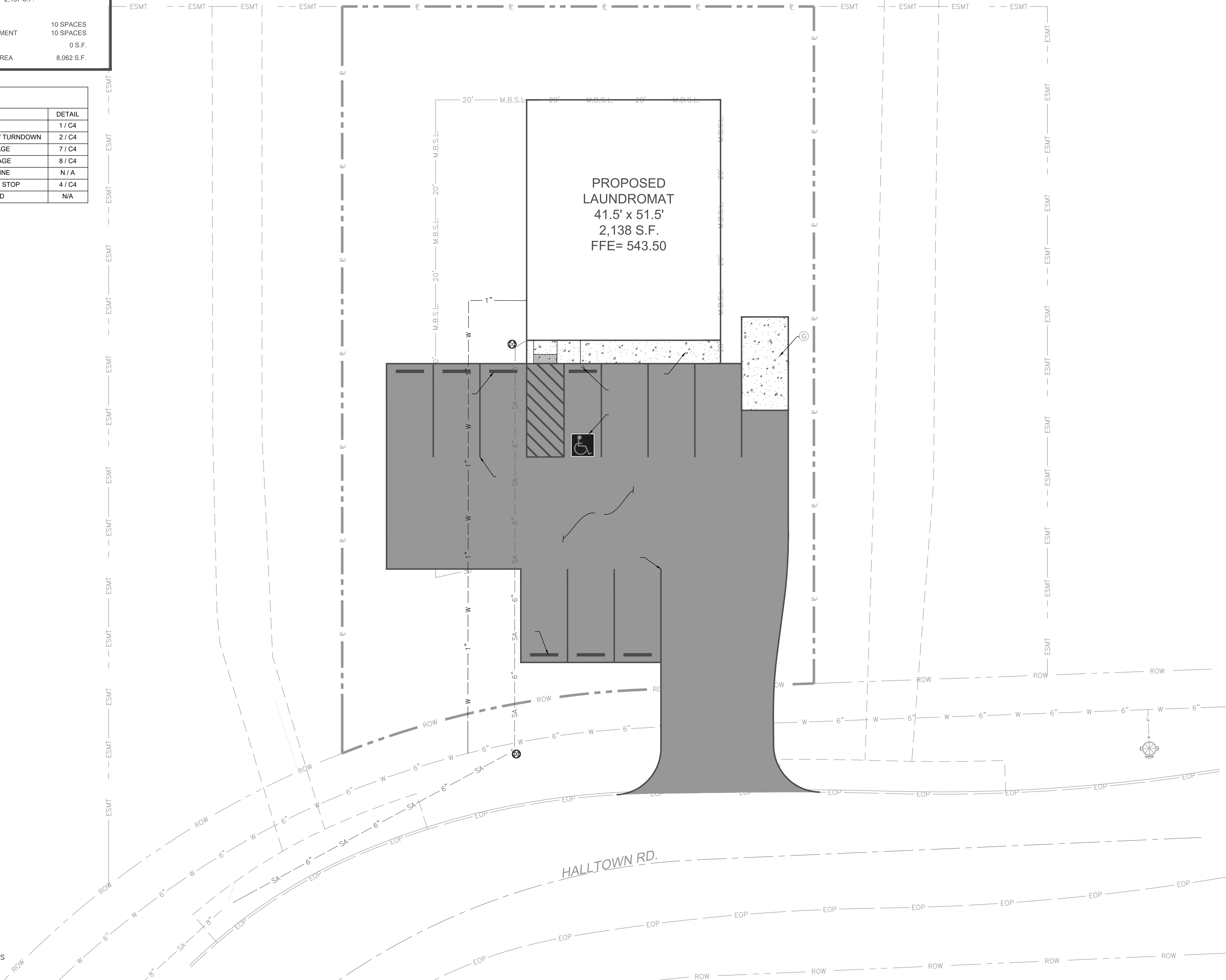
EXISTING BUILDING GROSS S.F. 0 S.F.
 PROPOSED BUILDING GROSS LOT 2,137 S.F.

OF PARKING SPACES REQUIRED 10 SPACES
 # OF PARKING SPACES PROPOSED IN PAVEMENT 10 SPACES

EXISTING IMPERVIOUS SURFACE AREA 0 S.F.
 TOTAL PROPOSED IMPERVIOUS SURFACE AREA 8,062 S.F.

KEYNOTES

SYMBOL	DESCRIPTION	DETAIL
(A)	ASPHALTIC PAVING	1 / C4
(B)	BRUSHED CONCRETE SIDEWALK W/ TURNDOWN	2 / C4
(C)	HANDICAP SYMBOL SIGNAGE	7 / C4
(D)	HANDICAP PARKING SIGNAGE	8 / C4
(E)	4" WIDE PAINTED WHITE LINE	N / A
(F)	PRECAST CONCRETE WHEEL STOP	4 / C4
(G)	6" CONC. DUMPSTER PAD	N/A



**Know what's below.
 Call before you dig.**

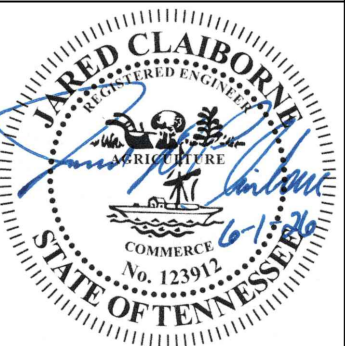
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NO	DATE	DESCRIPTION	BY	CKD

MID - TENN ENGINEERING CO.
 646 HIGHWAY 58 BYPASS W.
 LAFAYETTE, TN (615) 666-8385

MATTHEW CARMAN
 HALLTOWN RD. LAUNDROMAT
 LAFAYETTE, TENNESSEE

PROPOSED SITE LAYOUT



DESIGNED BY: E.J.W.	DATE: 6-1-26	JOB NO: 859606
DRAWN BY: J.D.C.	SCALE: 1" = 10'	

SHEET **C2**

STORMWATER CALCULATIONS (DETENTION POND)

PRE-DEVELOPMENT SITE STORM WATER RUNOFF CALCULATIONS AREA 1:
(S.C.S. METHOD, BASED ON 25-YEAR STORM EVENT)

TYPE II, 24-HOUR STORM DURATION
24-HOUR RAINFALL DEPTH = 5.94 IN.
DRAINAGE AREA = 0.35 ACRES
HYDROLOGIC SOIL GROUP = B
WEIGHTED CURVE NO., CN = 69
STORM RUNOFF FLOW, Q = 0.96 CFS

POST-DEVELOPMENT SITE STORM WATER RUNOFF CALCULATIONS: POND 3
(S.C.S. METHOD, BASED ON 25-YEAR STORM EVENT)

TYPE II, 24-HOUR STORM DURATION
24-HOUR RAINFALL DEPTH = 5.94 IN.
DRAINAGE AREA = 0.35 ACRES
HYDROLOGIC SOIL GROUP = B
WEIGHTED CURVE NO., CN = 84
STORM RUNOFF FLOW, Q = 1.89 CFS

THEREFORE, STORM RUNOFF TO BE DETAINED ON-SITE = 1.89 CFS
-0.96 CFS
MINIMUM FLOW TO BE DETAINED = 0.93 CFS
ACTUAL FLOW DETAINED = 0.99 CFS

STORMWATER STRUCTURE TABLE										
ID	ELEVATION		STRUCTURE INFORMATION							
	GRATE/T.O.C.	INV. IN/OUT	ID TO ID	D.A.	C.F.S.	PIPE				
(OF1)	540.00	563.90	(OF1) (HW1)	0.35	0.90	10 L.F. 4' x 4' PRECAST BOX W/ 8" ORIFICE & 12" H.P.D.E.				
(HW1)		539.00				4' PRECAST HEADWALL				

PROPOSED SITE LEGEND	
SYMBOL	DESCRIPTION
950.0	EXISTING CONTOUR
960	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



Know what's below.
Call before you dig.

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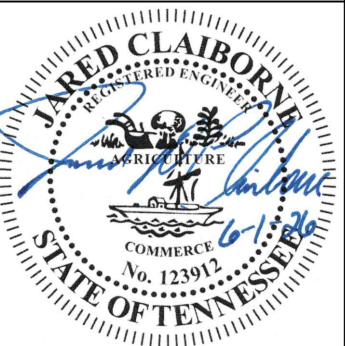


NO.	DATE	DESCRIPTION	BY	CKD

MID-TENN ENGINEERING CO.
646 HIGHWAY 58 BY-PASS W.
LAFAYETTE, TN (615) 666-8385

MATTHEW CARMAN
HALLTOWN RD. LAUNDROMAT
LAFAYETTE, TENNESSEE

PROPOSED GRADING PLAN



DESIGNED BY: E.J.W.	DATE: 6-1-26	JOB NO: 859606
DRAWN BY: J.D.C.	SCALE: 1" = 10'	

SHEET **C3**



PROPOSED LAUNDROMAT
41.5' x 51.5'
2,138 S.F.
FFE= 543.50

INSTALL 6" Ø SDR 26 CLEAN OUT.
(TYP. 8 PLACES ON THIS SHEET)

TAP EXIST. 6" WATER MAIN
BY HARTSVILLE/
TROUSDALE WATER SEWER
UTILITY DISTRICT.

FIELD VERIFY LOCATION
OF EXIST. SEWER. MANHOLE
CONNECT TO MANHOLE BY
INSTALLING CORE AND BOOT
SEAL. SERVICE BY HARTSVILLE
TROUSDALE WATER/ SEWER
UTILITY DISTRICT.

PROPOSED SITE LEGEND

SYMBOL	DESCRIPTION
95.0	EXISTING CONTOUR
96.0	PROPOSED CONTOUR
- - -	CENTERLINE OF DITCH
X 380.0	SPOT ELEVATION - FINISHED GRADE
X 380.0 TC	SPOT ELEVATION - TOP OF CURB / CONC.
X 380.0 BC	SPOT ELEVATION - BOTTOM OF CURB / CONC.
X 380.0 TW	SPOT ELEVATION - TOP OF WALL
X 380.0 BW	SPOT ELEVATION - BOTTOM OF WALL



Know what's below.
Call before you dig.

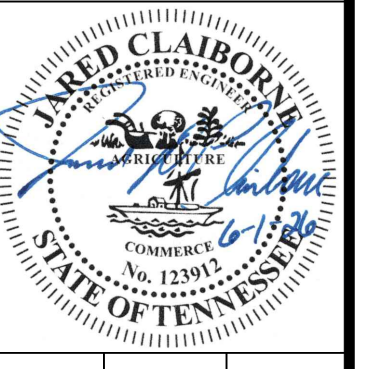
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NO	DATE	DESCRIPTION	BY	CKD

**MID - TENN
ENGINEERING CO.**
646 HIGHWAY 58 BYPASS W.
LAFAYETTE, TN (615) 666-8385

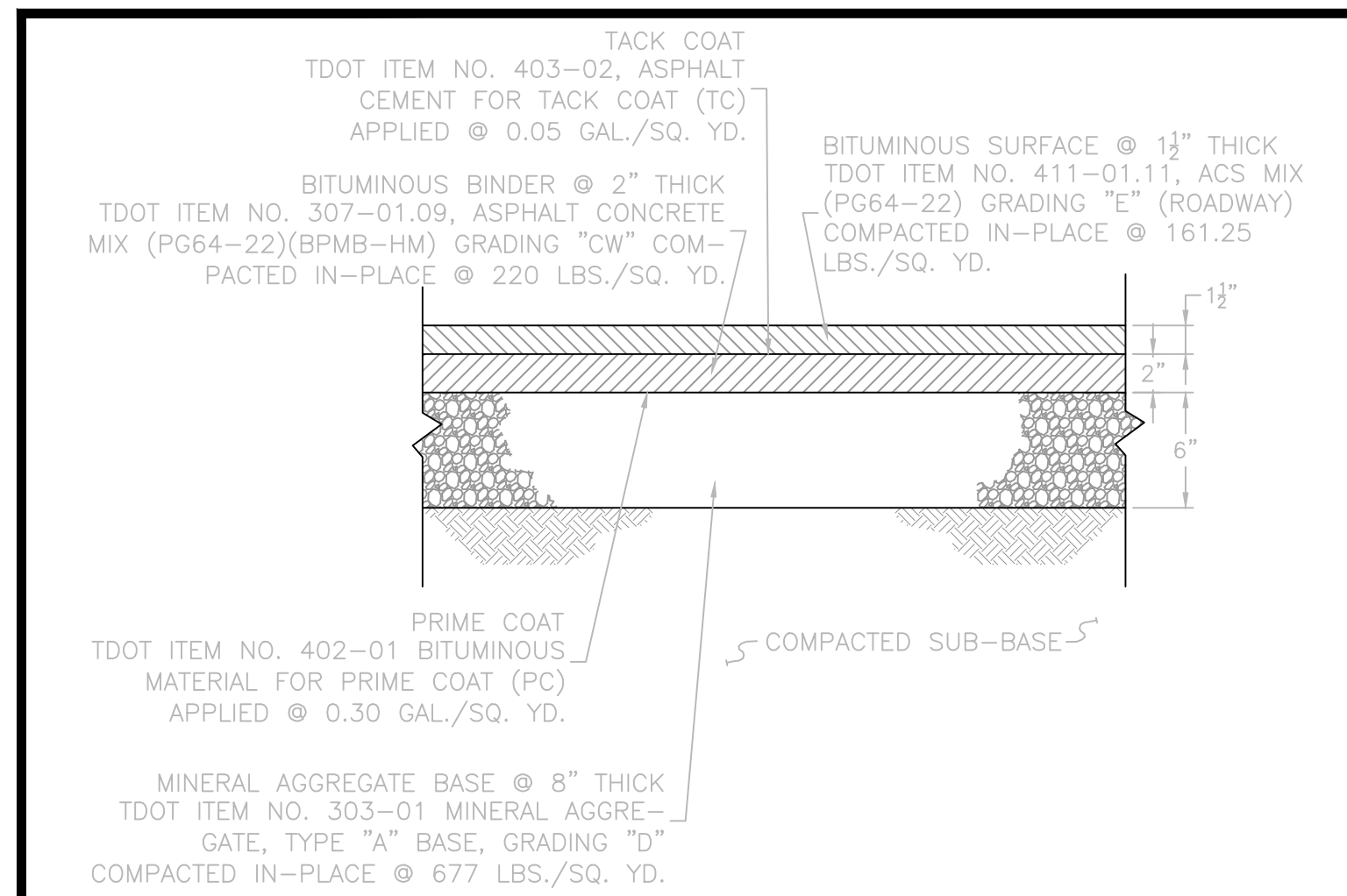
MATTHEW CARMAN
HALLTOWN RD. LAUNDROMAT
LAFAYETTE, TENNESSEE

**PROPOSED UTILITY
PLAN**

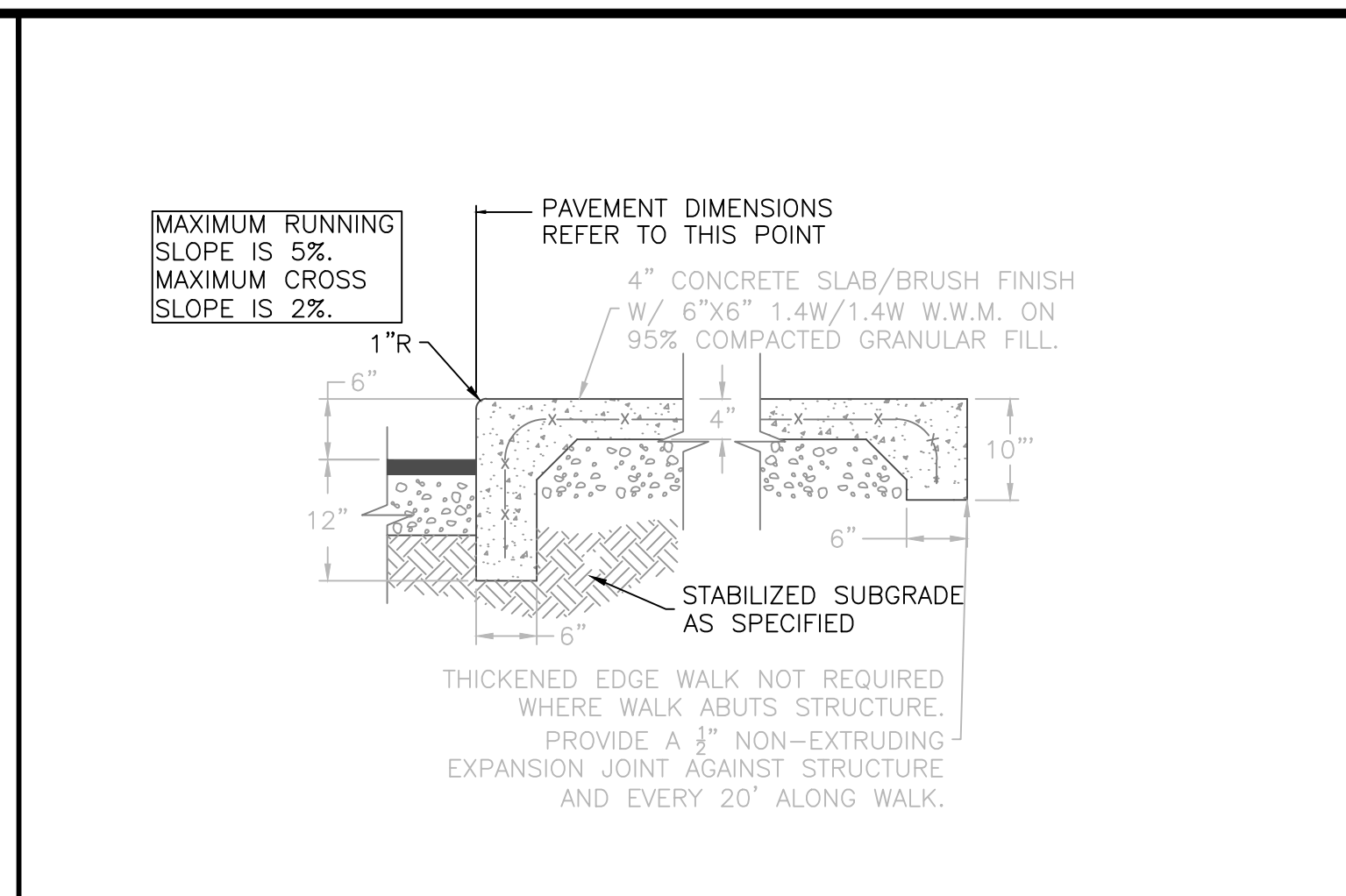


DESIGNED BY:	E.J.W.
DATE:	6-1-26
DRAWN BY:	J.D.C.
SCALE:	1" = 10'
JOB NO.	859606

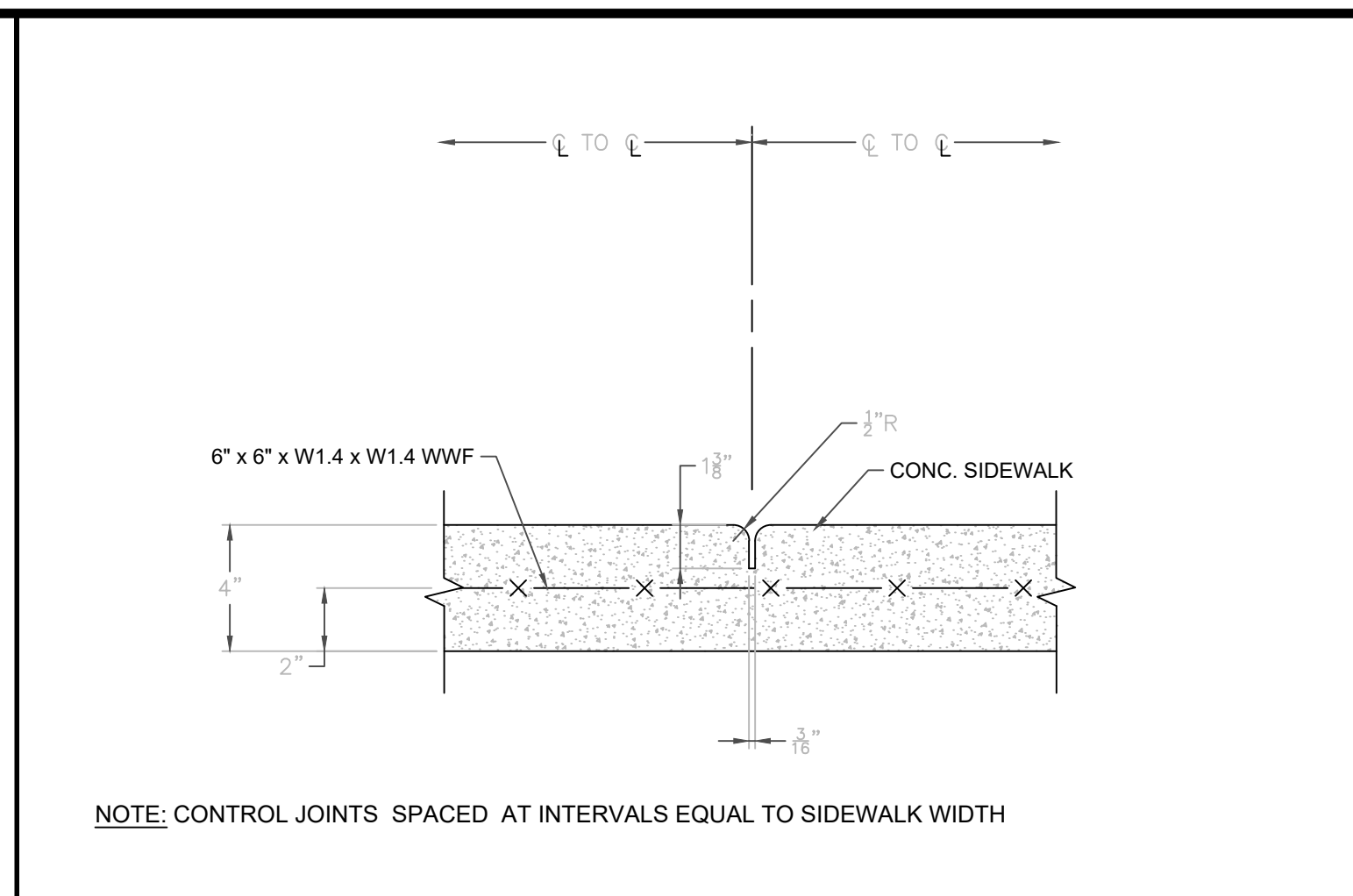
SHEET
C4



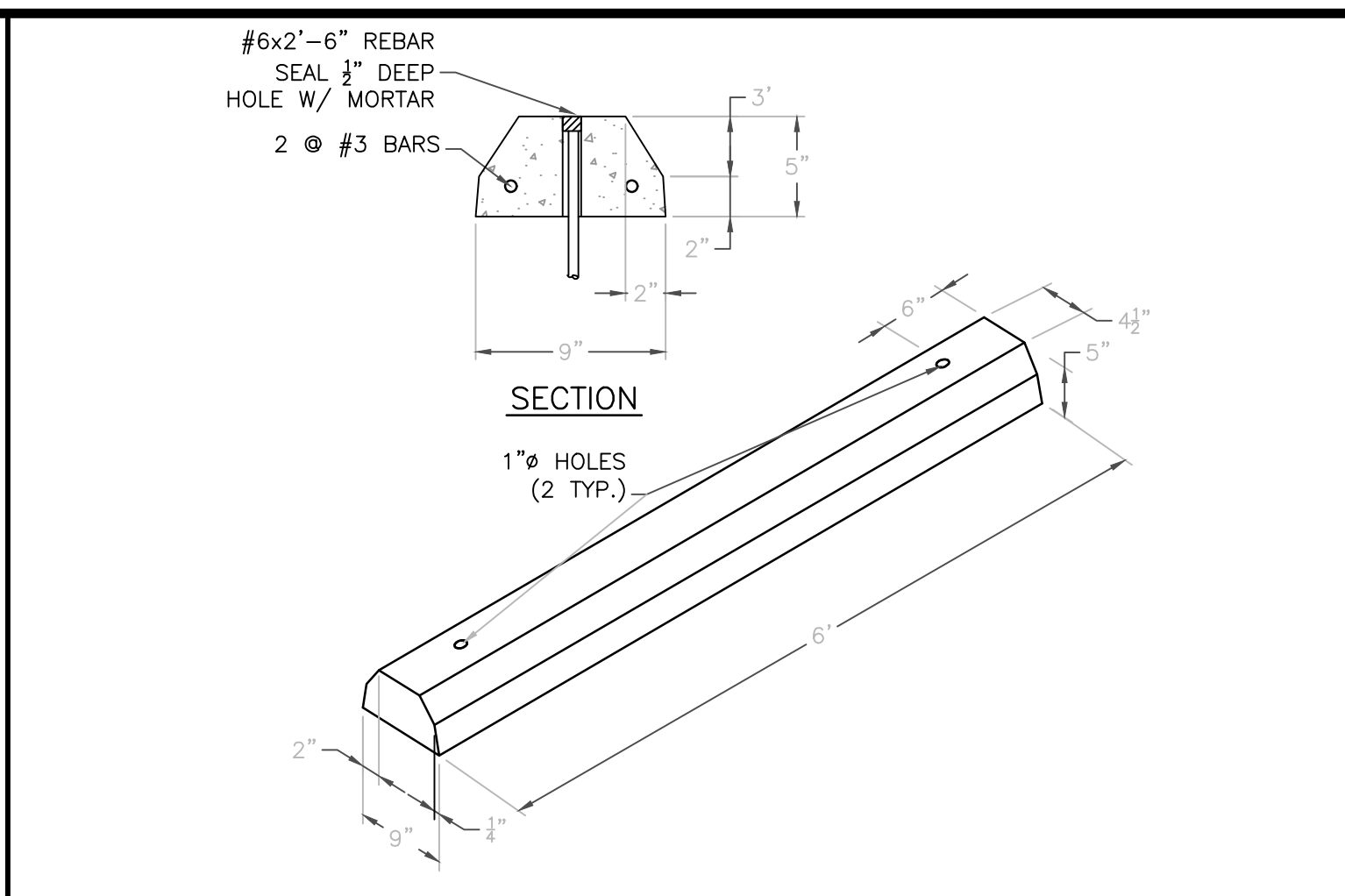
DETAIL ASPHALTIC PAVING SCALE: N.T.S. ①



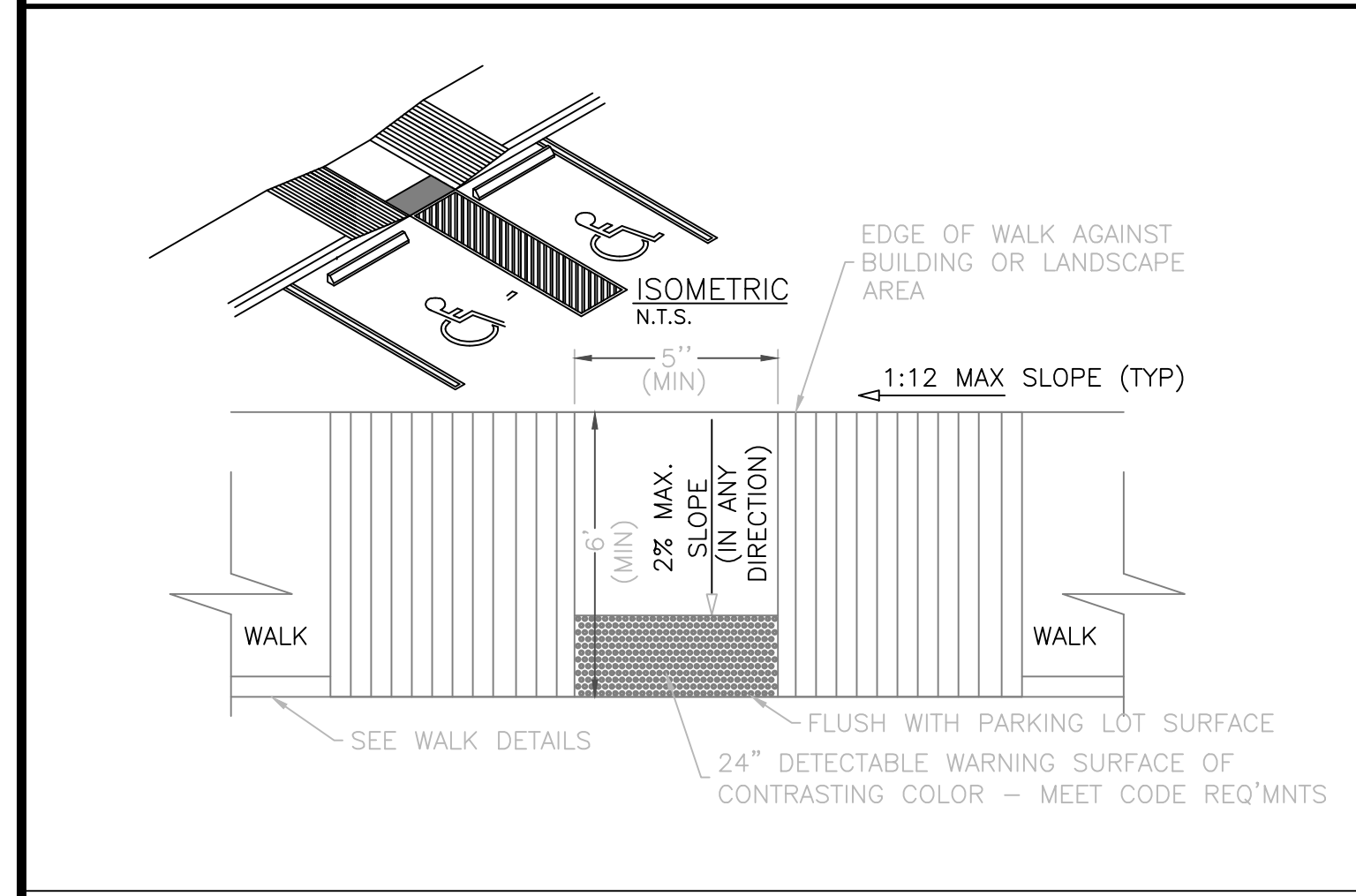
DETAIL BRUSHED CONCRETE SIDEWALK SCALE: N.T.S. ②



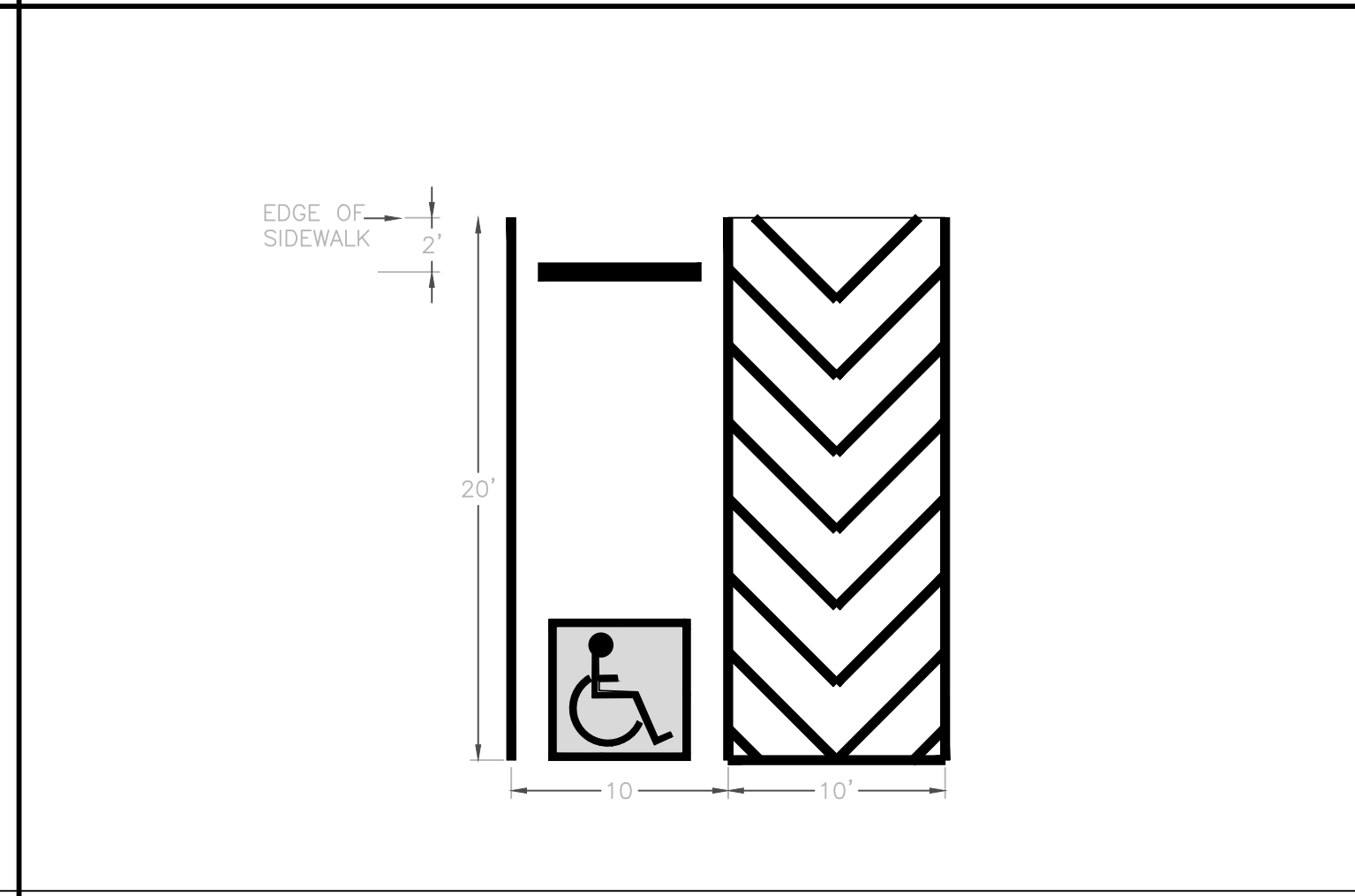
DETAIL SIDEWALK CONTROL JOINT SCALE: N.T.S. ③



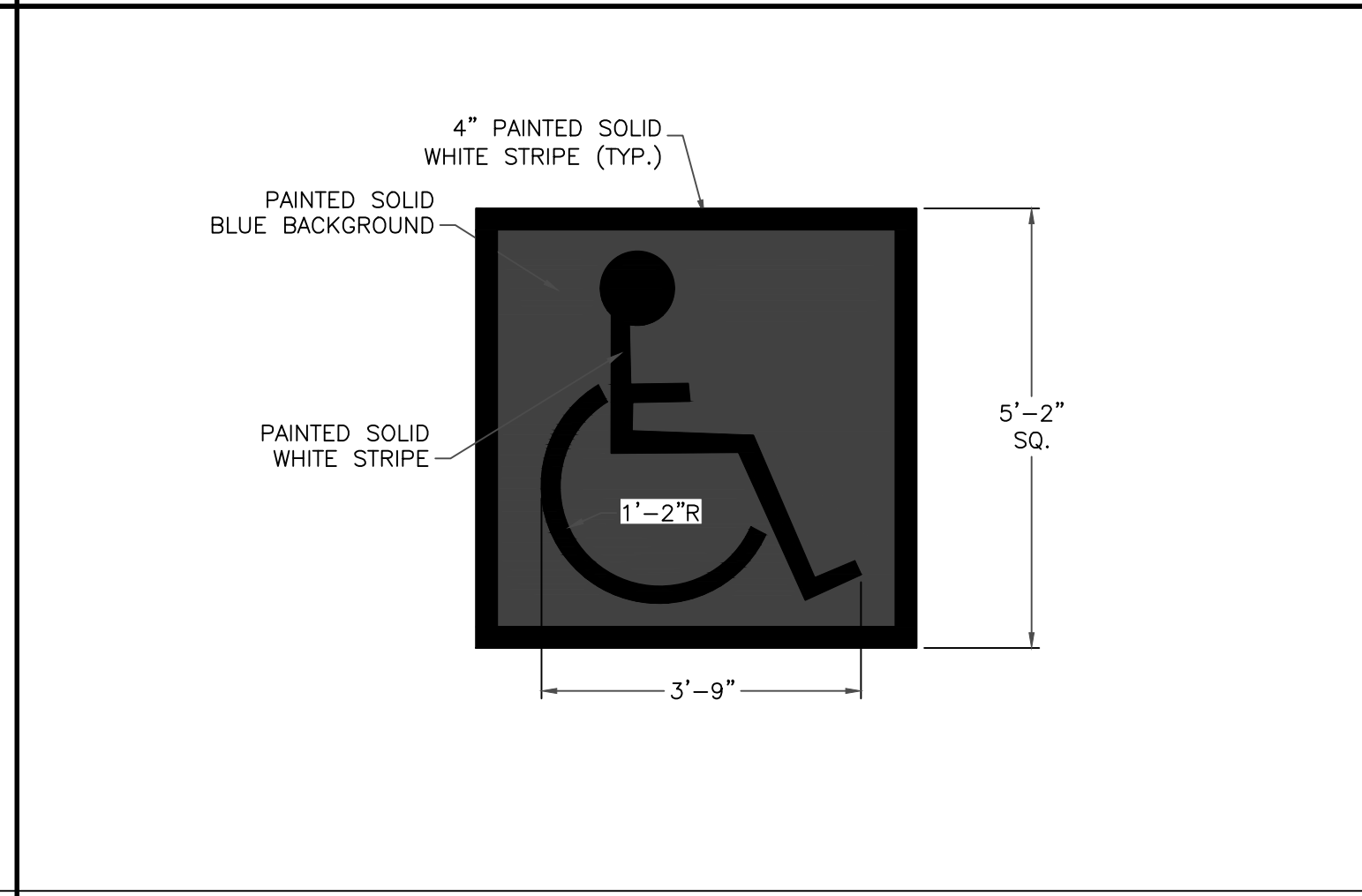
DETAIL PRE-CAST CONCRETE WHEEL STOP SCALE: N.T.S. ④



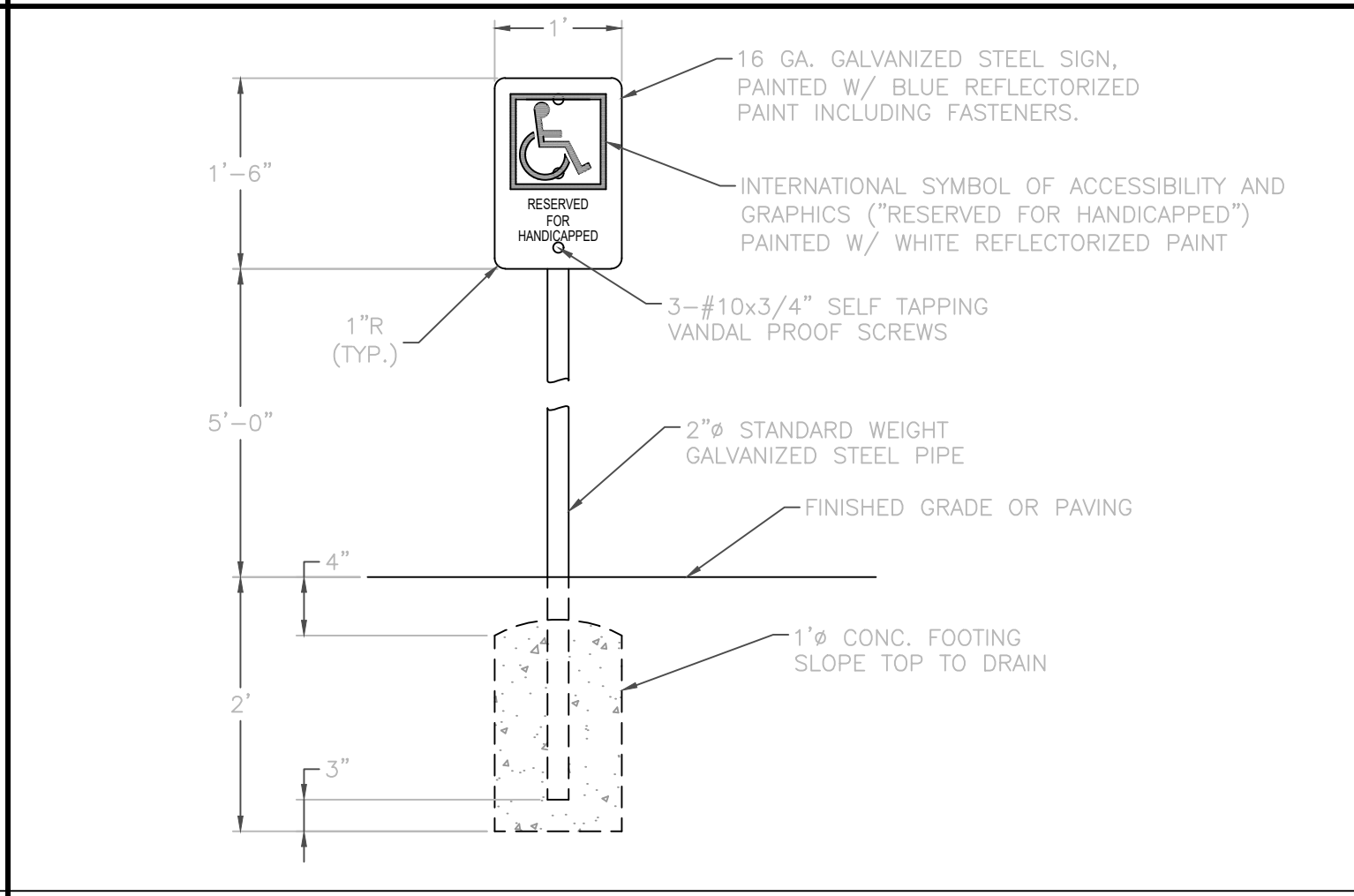
DETAIL ACCESSIBLE PARKING RAMP SCALE: N.T.S. ⑤



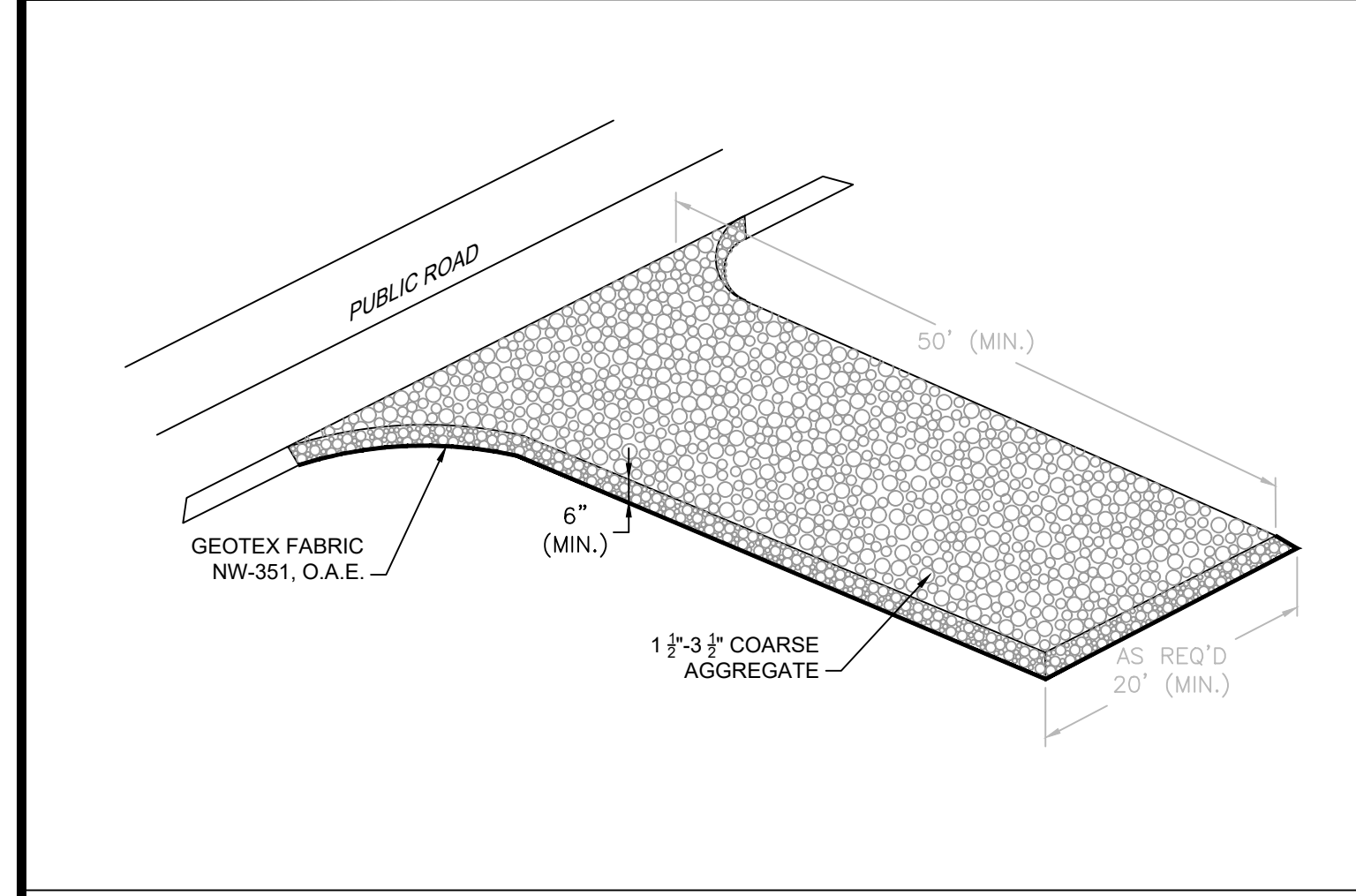
DETAIL HANDICAP PARKING LAYOUT SCALE: N.T.S. ⑥



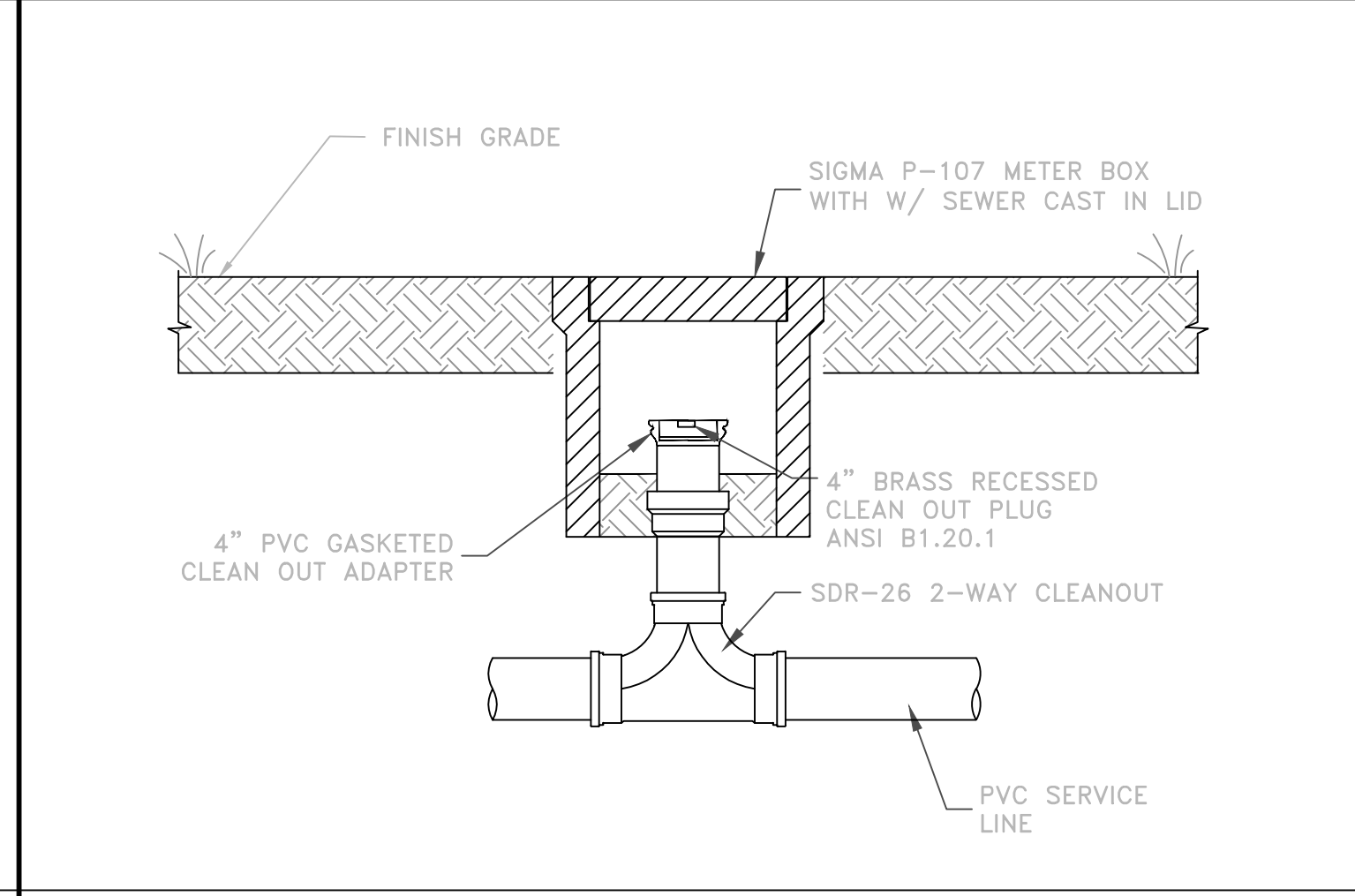
DETAIL HANDICAP PARKING SIGNAGE SCALE: N.T.S. ⑦



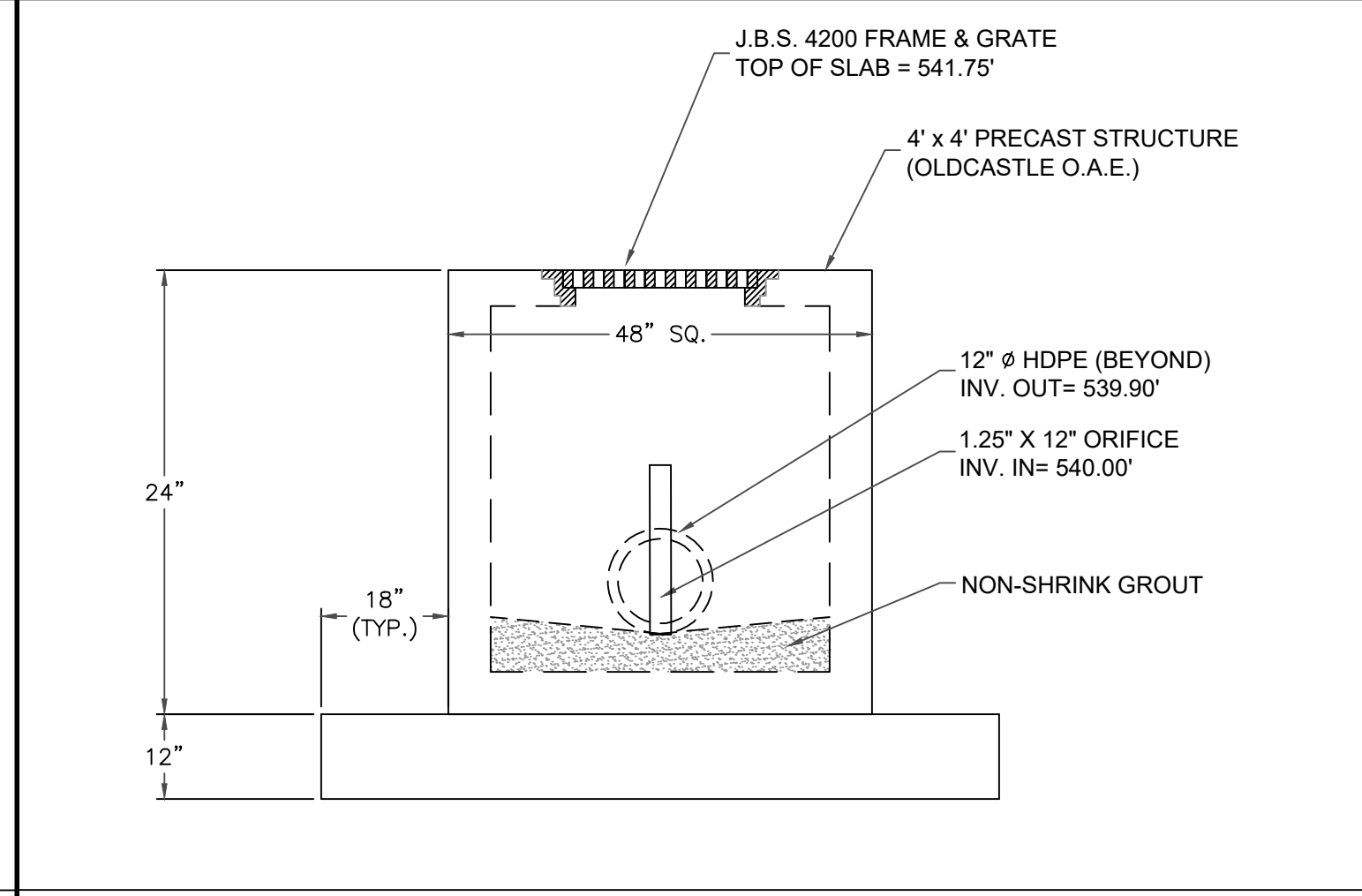
DETAIL HANDICAP PARKING SIGNAGE SCALE: N.T.S. ⑧



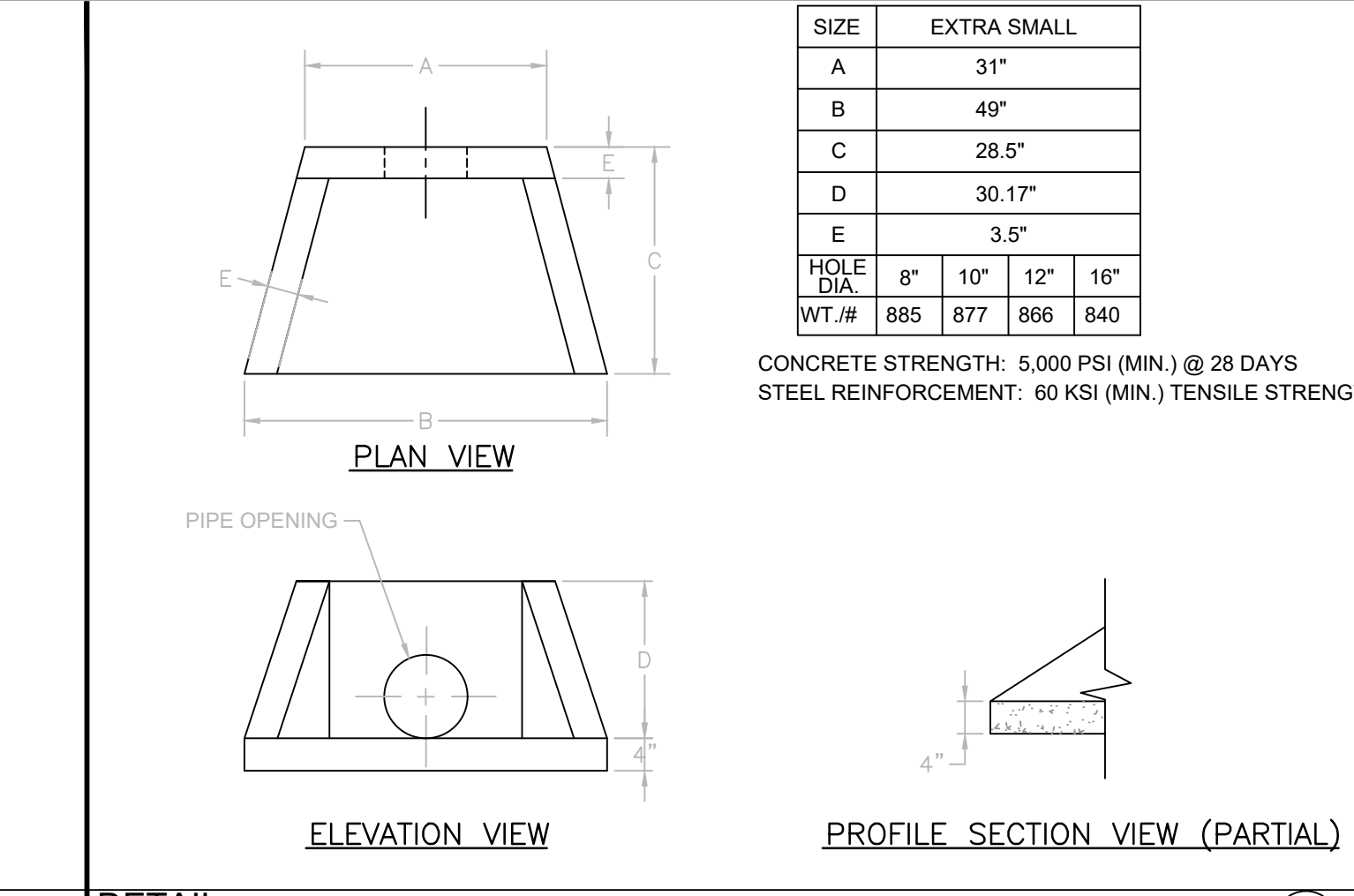
DETAIL TEMPORARY CONSTRUCTION ENTRANCE SCALE: N.T.S. ⑨



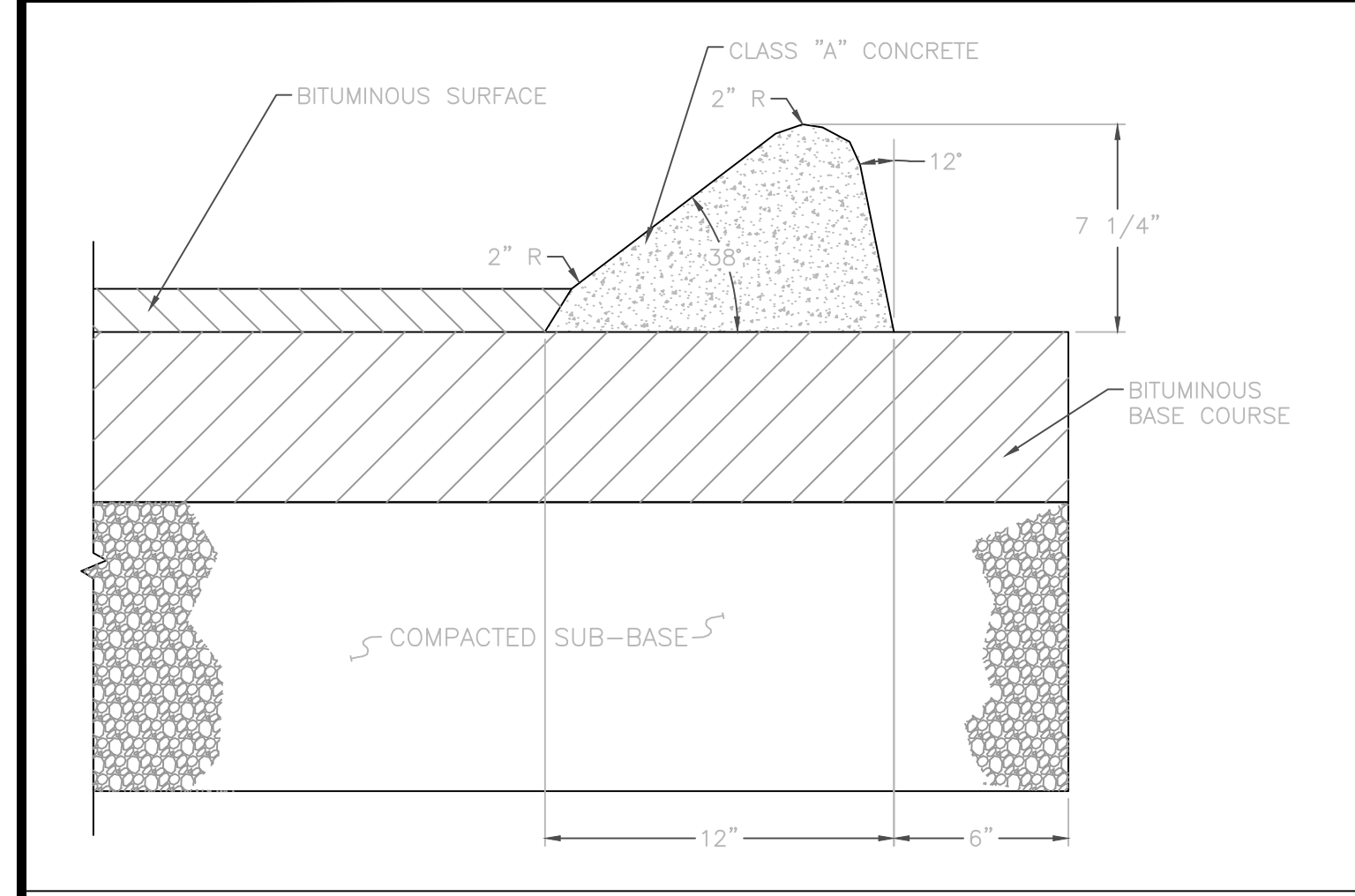
DETAIL TYPICAL NON-TRAFFIC CLEAN-OUT ASSEMBLY SCALE: N.T.S. ⑩



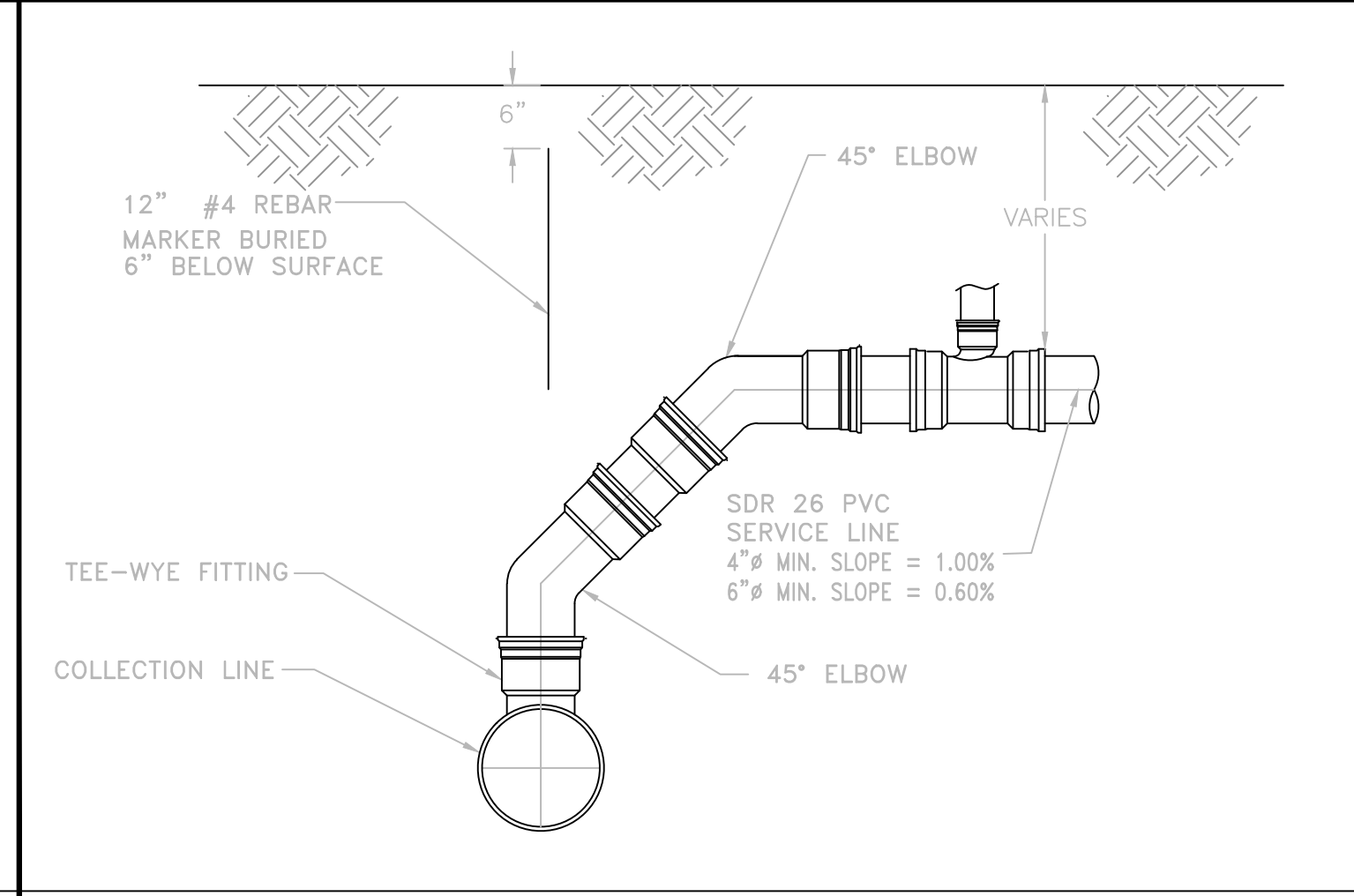
DETAIL OUTLET CONTROL STRUCTURE #1 SCALE: N.T.S. ⑪



DETAIL STANDARD PRECAST HEADWALL 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

NO.	DATE	DESCRIPTION	BY	CKD

MID - TENN
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648 HIGHWAY 58 BYPASS W.
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MATTHEW CARMAN
HALLTOWN RD, LAUNDROMAT
LAFAYETTE, TENNESSEE

STANDARD SITE DETAILS



DESIGNED BY:	E.J.W.
DATE:	6-1-26
DRAWN BY:	J.D.C.
SCALE:	AS NOTED
JOB NO.:	859606