



February 26, 2026

Mr. Chris Brooks  
City of Mount Pleasant Planning Department  
Building & Planning Director  
209 Bond Street  
Mount Pleasant, TN 38474

**Mount Pleasant Library  
Site Plan  
301 N. College St  
Mount Pleasant, TN 38474**

Dear Mr. Brooks,

On behalf of our client, we respectfully request your approval and positive recommendation to the planning commission for the **Mount Pleasant Library** project.

We have addressed the comments received as follows:

**Planning Comments:**

1. Is it possible to extend the sidewalk that currently ends at intersection of N. College and 1<sup>st</sup> Avenue?  
**RESPONSE (2026-02-26): SIDEWALK ALONG THE N. COLLEGE STREET FRONTAGE WAS NOT INCLUDED IN THE PROJECT SCOPE APPROVED BY THE COUNTY COMMISSION, AND THEREFORE NOT INCLUDED IN THE APPROVED PROJECT BUDGET.**
2. Submit a photometric plan in accordance with section 11.3 (Outdoor Lighting) of the zoning ordinance.  
**RESPONSE (2026-02-26): PHOTOMETRIC PLAN INCLUDED WITH RESUBMITTAL.**
3. Detention and retention ponds. Detention and retention ponds shall be landscaped with trees, shrubs, and turf. Detention ponds shall be considered a service area, and shall be screened from public view. Back slopes steeper than 4:1 exposed to public streets shall be screened with trees and shrubs.  
**RESPONSE (2026-02-26): ADDITIONAL PLANTINGS ADDED TO DETENTION POND AREA TO COMPLY.**
4. Structures (such as headwalls and weirs) within ponds located in front and side yards adjacent to public streets shall be faced with brick or stone. Slopes exceeding 3:1 shall be vegetated with plants that do not require frequent mowing.  
**RESPONSE (2026-02-26): STRUCTURES IN THE FRONT AND SIDE YARDS ADJACENT TO PUBLIC STREETS HAVE BEEN LABELED ON C3.00 TO BE FACED WITH BRICK OR STONE.**
5. Groundcovers used for this purpose shall be planted with sufficiently tight spacing to provide 100 percent coverage within the first year.  
**RESPONSE (2026-02-26): UNDERSTOOD, PLAN IS IN COMPLIANCE.**

**City Staff Comments:**

1. Will the sewer line to the south (concession stand) be relocated.  
**RESPONSE (2026-02-26): CONCESSION BUILDING IS PROPOSED TO BE REMOVED AS PART OF THIS PROJECT. ALL SEWER LINES TO BE ABANDONED/REMOVE IN ACCORDANCE WITH SHEET C1.00.**
2. Can the public sewer be rerouted out of the parking lot.  
**RESPONSE (2026-02-26): PUBLIC SEWER HAS BEEN REROUTED OUT OF THE PARKING LOT, SEE SHEET C4.00.**
3. A plan on how the public sewer will be bypassed when new line is installed.  
**RESPONSE (2026-02-26): BYPASS PUMPING WILL BE COORDINATED WITH CITY STAFF WITH SELECTED CONTRACTOR DURING SEWER PRECONSTRUCTION MEETING TO ENSURE SERVICE IS INTERRUPTED TO CUSTOMERS USING EXISTING LINE.**
4. How will the ballfield bathrooms be tied into a sewer line, it looks as though on the plan it ends at a 2-inch water line.  
**RESPONSE (2026-02-26): BALLFIELD BATHROOM WAS NOT INCLUDED IN THE PROJECT SCOPE APPROVED BY THE COUNTY COMMISSION, AND THEREFORE NOT INCLUDED IN THE APPROVED PROJECT BUDGET, PENDING FINAL PROJECT BUDGET, BALLFIELD BATHROOMS WILL BE CONSTRUCTED AND WILL BE ADDRESSED AS THE BUDGET ALLOWS.**

**IF CONSTRUCTED, THE SERVICE LINE WILL BE AS SHOWN ON C4.00. SYMBOLOGY UPDATED TO BE MORE CLEAR FOR SEWER SERVICE ENTERING BUILDING.**

5. Add the ballfield light poles.  
**RESPONSE (2026-02-26): LIGHTING FOR THE PRACTICE BALLFIELD WAS NOT INCLUDED IN THE PROJECT SCOPE APPROVED BY THE COUNTY COMMISSION, AND THEREFORE NOT INCLUDED IN THE APPROVED PROJECT BUDGET. PENDING FINAL BUILDING BUDGET, THIS ITEM WILL BE ADDRESSED IN THE FUTURE IF THE BUDGET ALLOWS.**

**Fire Marshall Review Comments:**

1. Occupancy Classification
  - a. The proposed facility functions as a public library, classified as Group A-3 (Assembly).  
**RESPONSE (2026-02-26): UNDERSTOOD.**
  - b. Ancillary spaces shown on the plans (staff offices, support areas, storage) appear accessory to the main occupancy and acceptable at this stage.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
  - c. Final occupant load calculations shall be verified at building permit, particularly for any designated meeting or community room areas shown on the plans.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
2. Fire Apparatus Access
  - a. Fire department access is shown from the primary public street serving the site and is acceptable in concept.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
  - b. The site plan does not clearly indicated a designated fire apparatus access road meeting IFC Section 503 requirements.  
**RESPONSE (2026-02-26): FIRE APPARATUS TURNING TEMPLATE ADDED TO PLAN SET, C6.00, WHICH SHOWS ADEQUATE MANEUVERING SPACE THROUGHOUT THE SITE.**
  - c. Prior to civil/site plan approval the following shall be demonstrated:
    - i. Minimum 20-foot unobstructed width  
**RESPONSE (2026-02-26): PLEASE SEE PLAN SHEETS C2.00 & C6.00 FOR WIDTH OF DRIVES, ALL DRIVES PROPOSED TO BE 24 FT WIDE (FACE OF CURB TO FACE OF CURB).**
    - ii. Approved turning radii for fire apparatus (also to be shown on site plan)  
**RESPONSE (2026-02-26): FIRE APPARATUS TURNING TEMPLATE ADDED TO PLAN SET, C6.00, WHICH SHOWS ADEQUATE MANEUVERING SPACE THROUGHOUT THE SITE. INTERNAL RADII LABELED ON C2.00 & C6.00.**
    - iii. Vertical clearance of 13 feet 6 inches.  
**RESPONSE (2026-02-26): VERTICAL CLEARANCE OF 13' 6" PROVIDED AROUND THE ENTIRE SITE.**
  - d. Fire lane designation and marking details shall be provided during the next phase of review.  
**RESPONSE (2026-02-26): UNDERSTOOD, DEVELOPER AND ENGINEER WILL CONTINUE TO WORK WITH FIRE MARSHAL TO DETERMINE IS ANY SITE SPECIFIC FIRE LANE DESIGNATION OR MARKINGS ARE NEEDED.**
3. Fire Hydrants/Water Supply
  - a. Hydrant placement and spacing shall comply with IFC Section 507 and local utility standards.  
**RESPONSE (2026-02-26): UNDERSTOOD, PLAN IS IN COMPLIANCE.**
  - b. A fire hydrant is not required by code at this stage; however, an on-site hydrant is strongly recommended to improve fire department operations.  
**RESPONSE (2026-02-26): NEAREST FIRE HYDRANT IS AT THE ENTRANCE OF THE SITE AT THE SOUTHERN CORNER OF N COLLEGE ST AND FLORIDA AVE, NOTATIONS ADDED TO C2.00 AND C4.00.**
  - c. Fire flow availability shall be confirmed prior to building permit approval.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
4. Fire Department Building Access
  - a. The primary building entrance is clearly identified and faces the public access drive, which is acceptable for fire department operations.  
**RESPONSE (2026-02-26): UNDERSTOOD.**

- b. A Knox Box key system even though not required is highly recommended for fire department access. Final Knox Box location to be coordinated with the Fire Marshall.  
**RESPONSE (2026-02-26): UNDERSTOOD, KNOX BOX TO BE COORDINATED WITH FINAL BUILDING PERMIT SUBMITTAL.**
5. Means of Egress
- a. The plans indicate multiple exterior exit doors distributed around the building perimeter.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
  - b. Exit access arrangement appears acceptable at a planning level; however:
    - i. Final exit count, exit width, and travel distance compliance shall be verified during building permit review.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
    - ii. Any assembly or meeting room areas shall be reviewed independently for occupant load and egress capacity.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
6. Fire Alarm System
- a. Based on occupancy and use, a manual fire alarm system may be required in accordance with IFC Section 907.  
**RESPONSE (2026-02-26): UNDERSTOOD, WILL BE COORDINATED WITH FINAL BUILDING PERMIT SUBMITTAL.**
  - b. Final determination and system design shall occur at building permit review.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
7. Automatic Sprinkler System/FDC
- a. An automatic sprinkler system is not required because of the following conditions.
    - i. The fire area is less than 12,000 sq. ft.
    - ii. Occupant load is less than 300  
**RESPONSE (2026-02-26): UNDERSTOOD.**
8. Addressing
- a. Building addressing is not shown on the plans.  
**RESPONSE (2026-02-26): ADDRESS HAS BEEN REQUESTED FROM MAURY COUNTY 911 AND WILL BE ADDED TO PLANS PRIOR TO FINAL BUILDING PERMIT SUBMITTAL.**
  - b. Address numbers shall be provided in compliance with IFC Section 505, visible from the public roadway.  
**RESPONSE (2026-02-26): UNDERSTOOD, ADDRESS NUMBERING TO BE ADDED TO PLAN PRIOR TO FINAL BUILDING PERMIT SUBMITTAL.**
9. Future Fire Marshal Review
- a. Fire Marshal approval is required at the building permit stage for:
    - i. Final site access and fire lane layout
    - ii. Hydrant locations and fire flow
    - iii. Egress and occupant load verification
    - iv. Fire alarm system requirements  
**RESPONSE (2026-02-26): UNDERSTOOD, DEVELOPER AND ENGINEER WILL CONTINUE TO WORK WITH FIRE MARSHAL DURING FINAL BUILDING PERMIT SUBMITTAL.**

**Civil & Environmental Consultants, Inc. (CEC) Comments:**

1. Please provide a response letter stating how the comments were addressed and where they were addressed. Be specific where the comments were addressed by providing page numbers, note numbers, and/or references to specific locations in the calculations. This will allow the review engineer to evaluate the resubmittal more efficiently.  
**RESPONSE (2026-02-26): UNDERSTOOD, PROVIDED.**
2. Prior to Land Disturbance Permit being issued the applicant should be required to address Comments 3 through 9 below.  
**RESPONSE (2026-02-26): UNDERSTOOD.**
3. Please provide a TDEC CGP Notice of Intent/ Notice of Coverage/SWPPP as more than one acre is to be disturbed.  
**RESPONSE (2026-02-26): UNDERSTOOD, TDEC NOC TO BE PROVIDED PRIOR TO GRADING PERMIT SUBMITTAL.**

4. Please include all design sheets in the Sheet Index (C5.02 Civil Details sheet is missing).  
**RESPONSE (2026-02-26): C5.02 CIVIL DETAILS ADDED TO SHEET INDEX ON SHEET C0.00.**
5. Please call out if the existing 18" storm pipe under the proposed parking lot is to be demolished or remain in place.  
**RESPONSE (2026-02-26): EXISTING 18" RCP UNDER PROPOSED PARKING LOT IS TO BE REMOVED. NOTATION AND HATCHING ON C1.00 REVISED TO SHOW STORM PIPE TO BE REMOVED.**
6. Please call out utility conflict elevations (existing sanitary sewer between C6-C7 Storm Sewer, existing 18" storm pipe and C6-C7 Storm Sewer)  
**RESPONSE (2026-02-26): EXISTING SANITARY SEWER SERVICE AND EXISTING 18" RCP TO BE REMOVED. DEMO HATCHING ON C1.00 REVISED TO SHOW SEWER SERVICE AND STORM PIPE TO BE REMOVED.**
7. What will prevent clogging of 3" orifice on the detention pond outlet structure in final conditions?  
**RESPONSE (2026-02-26): INTERNAL THREADED CAP ADDED TO ALLOW CLEANING OF ORIFICE PIPE AND ZURN GRATE ADDED ON THE EXTERIOR TO PREVENT LARGE DEBRIS FROM ENTERING ORIFICE PIPE. OUTLET STRUCTURE DETAIL REVISED, SEE C5.02.**
8. Drainage Report Comments:
  - a. Please update the precipitation used for the stormwater calculations as it appears to be less than what is currently shown for Mount Pleasant on NOAA Atlas 14.  
**RESPONSE (2026-02-26): IT HAS BEEN CONFIRMED THAT PRECIPITATION INTENSITY DATA ON BOTH STORM SEWERS AND HYDROGRAPHS MATCHES WHAT APPEARS ON NOAA ATLAS 14 FOR 301 N. COLLEGE STREET, MOUNT PLEASANT, TN 38474. SEE PRECIPITATION DATA ON PAGES 15-19 (STORM) & 65-73 (DETENTION) OF THE DRAINAGE REPORT.**
  - b. Sheet flow should be limited to 100'.  
**RESPONSE (2026-02-26): SHEET FLOW REDUCED TO 100'. SEE PAGE 28 OF THE DRAINAGE REPORT.**
  - c. There should be no direct connections to the City's stormwater system. The ditch along the south property line should be maintained as an open channel.  
**RESPONSE (2026-02-26): UNDERSTOOD, STORM REVISED TO RELEASE FROM A HEADWALL INTO CITY'S STORMWATER SYSTEM. SEE STORM CALCS (PAGES 11-14 OF THE DRAINAGE REPORT) AND C3.00 FOR REVISED STORM SYSTEM LAYOUT.**
  - d. Flow captured by C10 is within the right-of-way and should remain in the right-of-way. Please revise.  
**RESPONSE (2026-02-26): UNDERSTOOD, STRUCTURE C10 REMOVED AND DITCH REGRADED TO ENSURE FLOW WITHIN THE RIGHT-OF-WAY STAYS WITHIN THE RIGHT-OF-WAY. SEE STORM CALCS (PAGES 11-14 OF THE DRAINAGE REPORT) AND C3.00 FOR REVISED STORM SYSTEM LAYOUT.**
  - e. According to the modeling, Catch Basin C5 shows 46' of spread. Additionally, flow captured by C5 is within the right-of-way and should remain in the right-of way. An appropriately sized culvert should be placed under the driveway connection and coordination with public works will be required for construction.  
**RESPONSE (2026-02-26): UNDERSTOOD, CONFIGURATION OF STORM AROUND RIGHT-OF-WAY RECONFIGURED TO INCLUDE APPROPRIATELY SIZED CULVERT UNDER DRIVEWAY. ALL DRAINAGE AREA ORIGINALLY GOING TO C5 IS NOW BEING DIRECTED TO HEADWALL D2. TO DRAIN SMALL CORNER SOUTH OF THE PROPOSED ENTRANCE, D1 WAS ADDED IN THE LOCATION OF C5, WHICH PROVIDES FOR A REDUCED GUTTER SPREAD. SEE STORM CALCS (PAGES 11-14 OF THE DRAINAGE REPORT) AND C3.00 FOR REVISED STORM SYSTEM LAYOUT.**
  - f. Please provide a Pond Report for each design storm event to include the stage, storage, and discharge table.  
**RESPONSE (2026-02-26): PLEASE SEE HYDROGRAPH SUMMARY REPORTS ON THE PAGES BELOW FOR ANALYSIS OF THE STORM EVENTS INCLUDING TOTAL STORAGE USED, MAX ELEVATION, AND DISCHARGE. (ALL ITEMS HAVE BEEN HIGHLIGHTED.)**  
 2-YEAR – PAGE 26 OF THE DRAINAGE REPORT  
 5-YEAR – PAGE 35 OF THE DRAINAGE REPORT  
 10-YEAR - PAGE 41 OF THE DRAINAGE REPORT  
 25-YEAR – PAGE 47 OF THE DRAINAGE REPORT  
 50-YEAR – PAGE 53 OF THE DRAINAGE REPORT

100-YEAR – PAGE 59 OF THE DRAINAGE REPORT

9. EPSC Plan Comments:

- a. Please show all EPSC measures within the limits of disturbance.  
**RESPONSE (2026-02-26): UNDERSTOOD, LIMITS OF DISTURBANCE HAVE BEEN REVISED TO INCLUDE ALL EPSC MEASURES. SEE SHEETS C3.01-C3.03.**
- b. Due to the site being located in a watershed with waters with unavailable parameters for sedimentation and greater than 5 acres draining through the limits of disturbance, please adhere to the CGP requirements (a sediment basin/trap is required, or alternatively, off site run-on can be routed to bypass). Please provide stage sequencing notes.  
**RESPONSE (2026-02-26): UNDERSTOOD, BYPASS SWALE ADDED/PROVIDED IN STAGE 1 TO BYPASS OFFSITE WATER. SEE SHEET C3.01.**
- c. Please specify wire backed silt fence or redesign the EPSC measures as standard silt fence is inadequate as currently shown on the plans.  
**RESPONSE (2026-02-26): UNDERSTOOD, SILT-FENCE SHALL BE WIRE BACKED. DETAIL ON C3.04 HAS BEEN UPDATED TO REFLECT THAT AND NOTES HAVE BEEN ADDED TO CLARIFY THAT ON SHEETS C3.01 & C3.02.**

**Mount Pleasant Power System Comments:**

- 1) We have a pole at the entrance across from Florida Ave., it appears that we are close to the back of the curb with that pole. Will it be in conflict or will it be far enough over to remain where it is? (we would like to have some space between the back of the curb and the pole if possible).  
**RESPONSE (2026-02-26): ENTRANCE DESIGNED TO ALIGN WITH FLORIDA AVENUE AND TO AVOID CONFLICT WITH EXISTING POLE. AS SHOWN, THERE WILL BE 2.5 FT FROM BACK OF CURB TO EXISTING POLE.**
- 2) I didn't see any meter base locations unless I overlooked them, it would be great if we could serve them electrically anywhere on the First Avenue side of the building. (we could remove and intercept the existing line and feed them with an underground service from the grassy area on the First avenue side).  
**RESPONSE (2026-02-26): UNDERSTOOD, ARCHITECT AND ELECTRICAL ENGINEER WILL CONTINUE DISCUSSIONS WITH MOUNT PLEASANT POWER SYSTEMS AS THEY FINALIZE THEIR INTERNAL BUILDING DESIGN.**
- 3) When the softball field is shifted over and the proposed restroom is installed, what is their plan for getting power to those facilities? We are limited with the trees on the backside of the properties on Lawrence Street. We could come off North College but that would require a new pole line paralleling the dog park fence.  
**RESPONSE (2026-02-26): UNDERSTOOD, ARCHITECT AND ELECTRICAL ENGINEER WILL CONTINUE DISCUSSIONS WITH MOUNT PLEASANT POWER SYSTEMS AS THEY FINALIZE THEIR INTERNAL BUILDING DESIGN.**

We respectfully request that this project be placed on the **March 10, 2026** agenda of the Mount Pleasant Municipal Planning Commission meeting for consideration. If you need any additional information, please do not hesitate to contact me. Thank you for your assistance with this project.

Respectfully Submitted  
**Heritage Civil, PLLC,**



Joe Haddix, P.E.  
Heritage Civil No. 25-041-01