

SITE PLANS FOR ROBINETTE TRUCKING

EXISTING SITE DATA	
PROPERTY ADDRESS :	NORTH MAIN STREET MT. PLEASANT, TN 38474
PROPERTY OWNER :	LENNON PROPERTIES, LLC
MAP & PARCEL ID :	TAX MAP 127, PARCEL 14.06
CURRENT ZONING :	IL (LIGHT INDUSTRIAL)
CURRENT LAND USE :	VACANT/AGRICULTURE
GOVERNING MUNICIPALITY :	CITY OF MT. PLEASANT

SITE DATA TABLE		
AREA	CURRENT	PROPOSED
TOTAL AREA	±16.96 ACRES	±16.96 ACRES
IMPERVIOUS AREA	±0.00 ACRES	±5.44 ACRES
PERVIOUS AREA	±16.96 ACRES	±11.52 ACRES
ZONING REQUIREMENTS (BUILDING)	REQUIRED	PROPOSED
HEIGHT	60 FT. (MAX)	26.5 FT.
# OF STORIES	N/A	1
ZONING REQUIREMENTS (SETBACKS)	REQUIRED	PROPOSED
BUILDING		
FRONT	50 FT. (MIN)	50 FT.
SIDE	50 FT. (MIN)	50 FT.
REAR	50 FT. (MIN)	50 FT.
YARD		
FRONT	N/A	N/A
SIDE	N/A	N/A
REAR	N/A	N/A



**VICINITY MAP
(1"=1000')**

**PROPERTY ADDRESS
NORTH MAIN STREET
MT. PLEASANT, TN 38474
MAURY COUNTY, TN**

**OWNER
LENNON PROPERTIES, LLC
1393 N. MAIN STREET
MT. PLEASANT, TN 38474**

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C.0.0	COVER SHEET
C1.0	SURVEY
C2.0	SITE LAYOUT
C3.0	GRADING & DRAINAGE
C4.0	UTILITY LAYOUT
C5.0	SITE LIGHTING PLAN
C6.0	DETAILS
L1.0	LANDSCAPE PLAN
A-1.0	FLOOR PLAN
A-1.1	FOUNDATION PLAN
A-3.0	FRAMING INTERIOR ELEV.
A-3.1	ELEVATIONS
A-3.2	TRUSS DETAILS

NOTE : COMPLETE SET OF CIVIL DRAWINGS TO BE SUBMITTED AFTER PLANNING APPROVAL

**STRUCTURAL ENGINEER
RHODES ENGINEERING & ENVIRONMENTAL
CONSULTANTS, LLC
807 NASHVILLE HWY SOUTH, SUITE 1
COLUMBIA, TN 38401**

**SURVEYOR
SEIBER SURVEYING
102 AVALON DR
COLUMBIA, TN 38401**

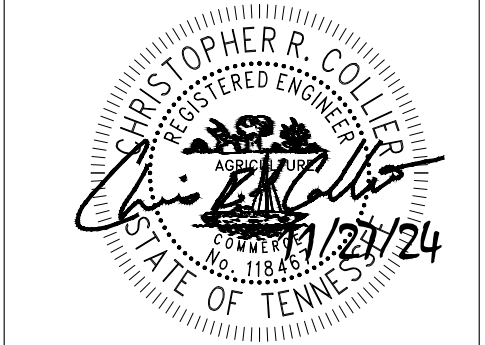
*SUBJECT PARCEL LIES WITHIN "ZONE X - OTHER AREAS" WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAPS 47119C0265E & 47119C0270E.



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REVISIONS		Description
No.	Date	

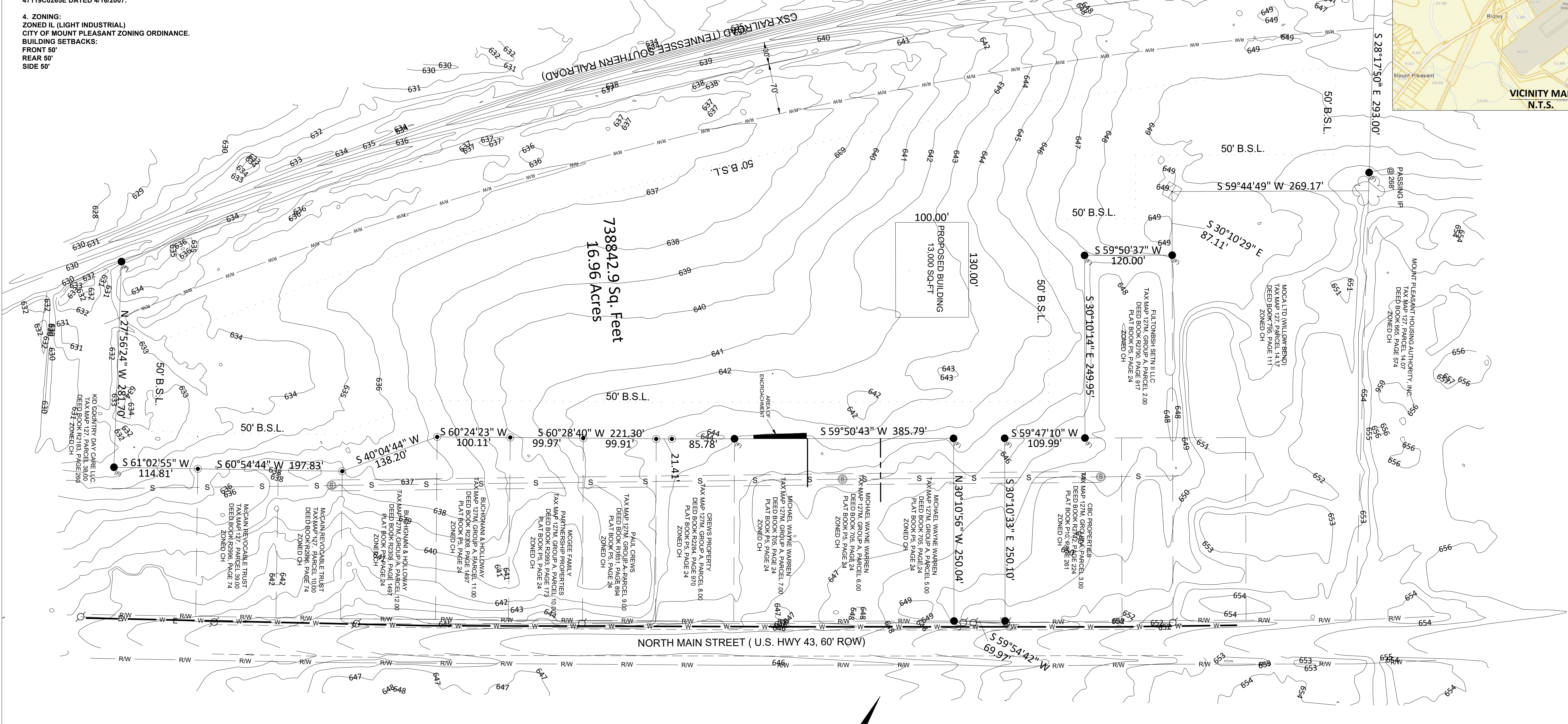
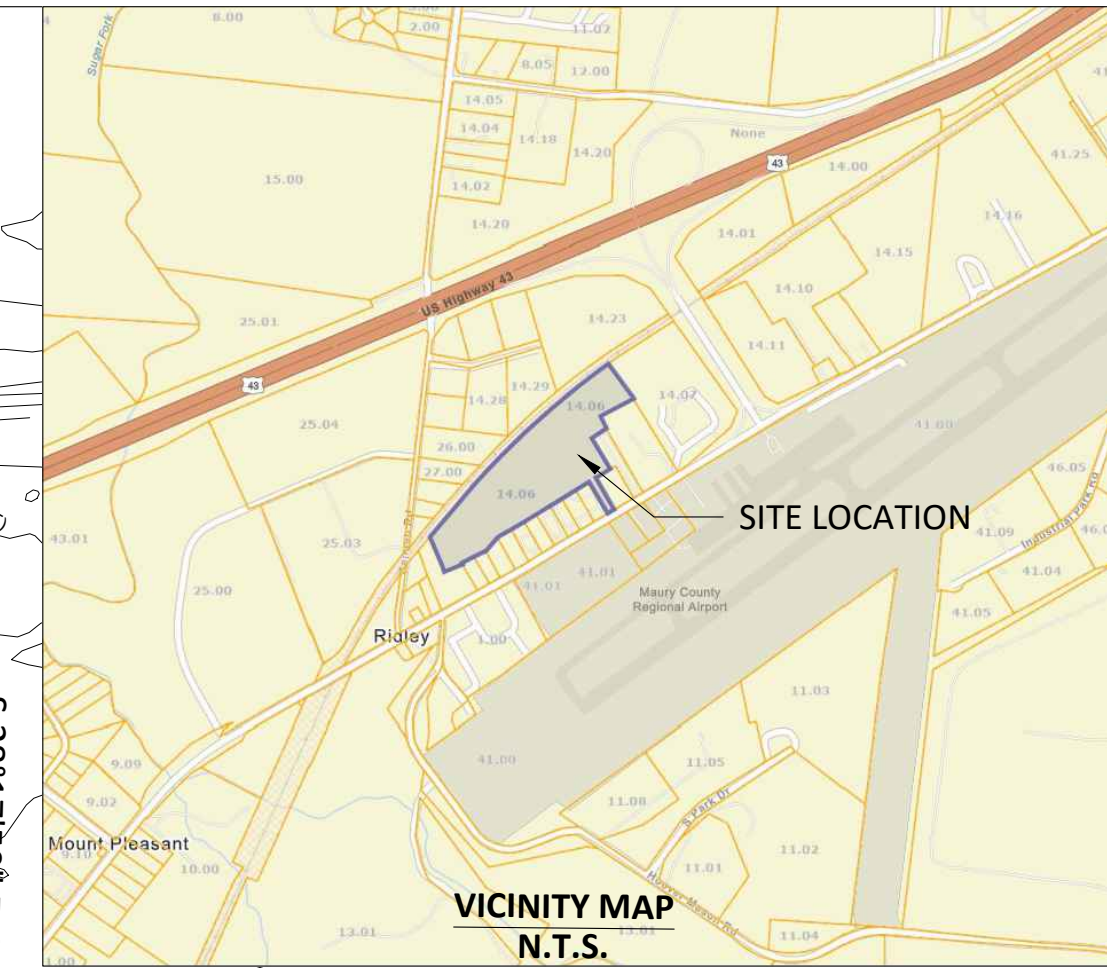
**TRUCKING FACILITY
FOR
ROBINETTE TRUCKING
MT. PLEASANT, TN**



DATE: 11/27/24
DRAWN BY: CRC
COVER SHEET
SHEET NO. **C0.0**

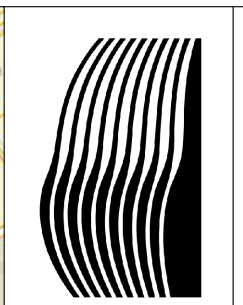
- NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE TAX MAP 127, PARCEL 14.06, DEED BOOK R2308, PAGE 1497, PLAT BOOK P5, PAGE 24.
 2. TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 - A. TYPE OF SURVEY: RTK
 - B. POSITIONAL ACCURACY: 0.05'
 - C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
 - D. GEOID MODEL: GEOID 18
 - E. DATUM/EPOCH: NAD83(2011)
 3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0270E & 47119C0265E DATED 4/16/2007.
 4. ZONING: ZONED IL (LIGHT INDUSTRIAL) CITY OF MOUNT PLEASANT ZONING ORDINANCE. BUILDING SETBACKS: FRONT 50' REAR 50' SIDE 50'
 5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.
 6. PROPERTY ADDRESS: N MAIN ST MT PLEASANT TN 38474
 7. CONTOURS: CONTOURS ARE BASED ON TDOT LIDAR AND FIELD VERIFIED ON 9/26/2024.

SURVEY
 7TH CIVIL DISTRICT OF MAURY COUNTY
 TAX MAP 127, PARCEL 14.06
 DEED BOOK R2308, PAGE 1497
 R.O.M.C.



738842.9 Sq. Feet
 16.96 Acres

PROPOSED BUILDING
 13,000 SQ.FT.



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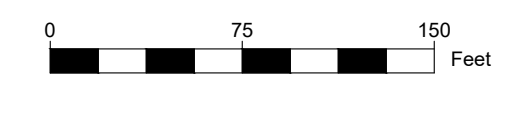
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REVISIONS		Description
No.	Date	By

TRUCKING FACILITY
 FOR
ROBINETTE TRUCKING
 MT. PLEASANT, TN

LEGEND

- IRON POST
- IRON PIN FOUND
- IRON PIPE
- SEWER MANHOLE
- TREE
- UTILITY POLE
- ZONING SETBACK (B.S.L.)
- SEWER
- WATERLINE
- OVERHEAD POWER
- RIGHT OF WAY



TRACY SEIBER

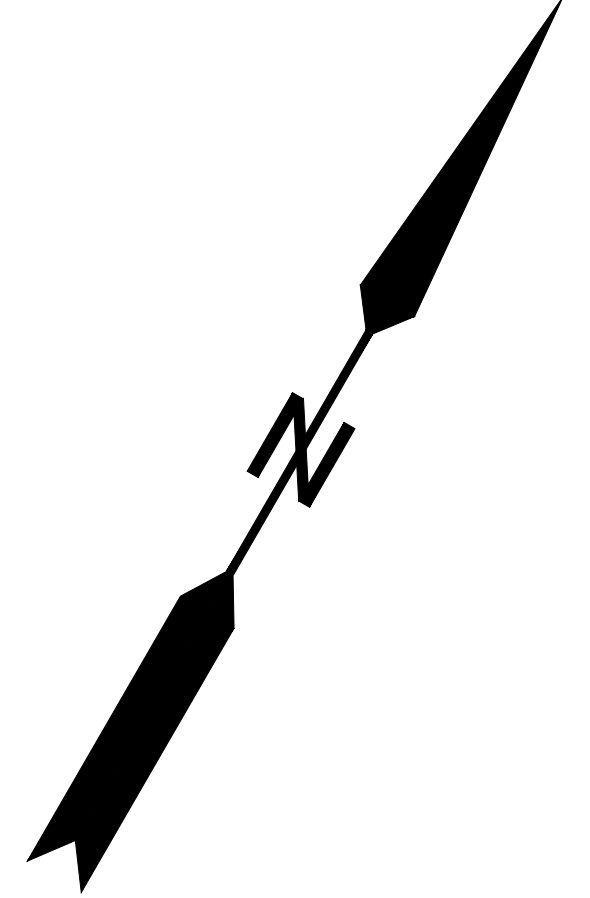
102 AVALON DRIVE
 COLUMBIA, TN 38401
 SEIBERSURVEYING@GMAIL.COM (931)446-6677
 DRAWING BY: T. SEIBER DATE: 8/7/2024
 SCALE: 1"=75' JOB NO.: 67-2024
 RD

DATE: 11/27/24
 DRAWN BY:
SURVEY
(BY OTHERS)
 SHEET NO. **C1.0**



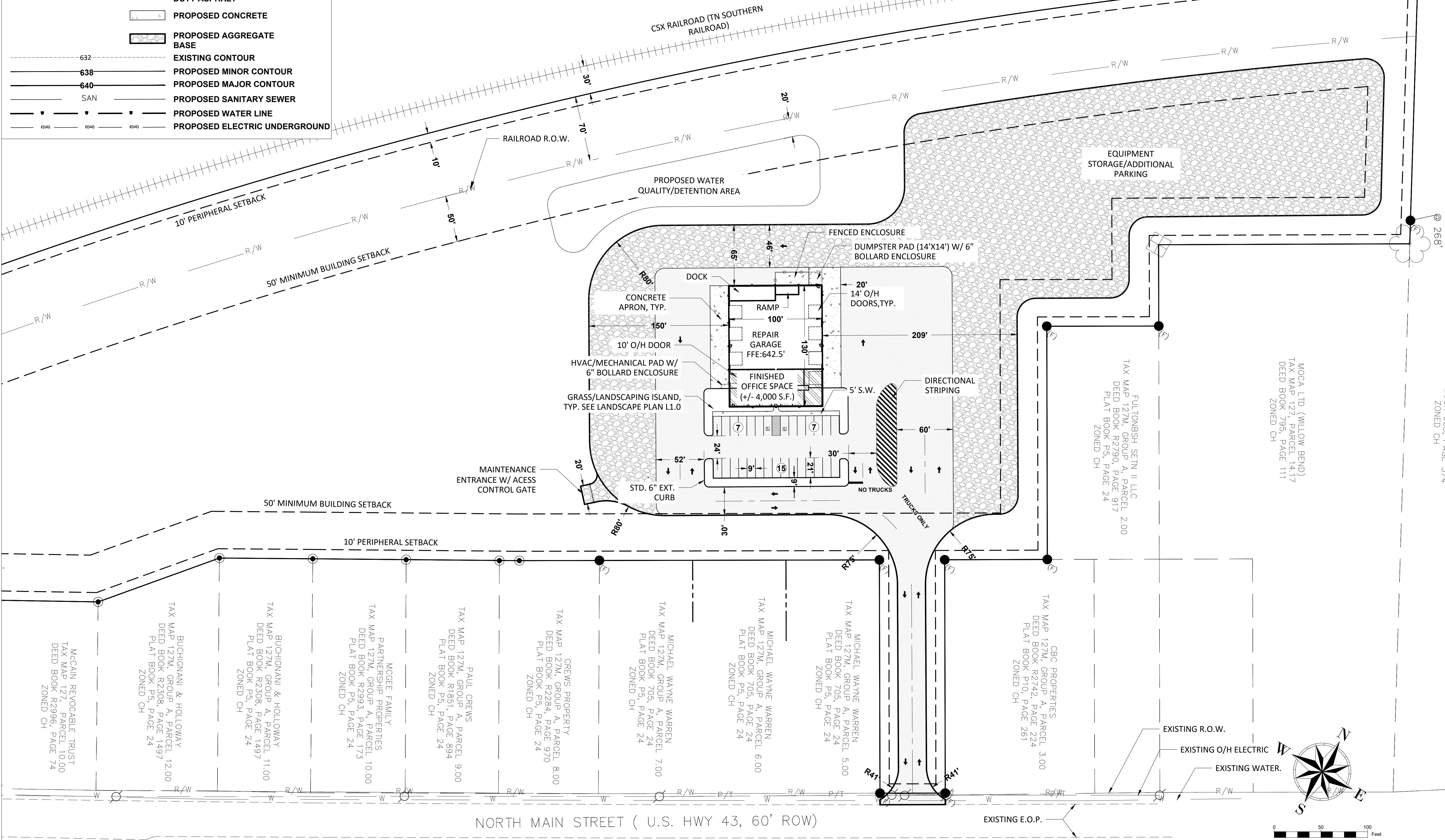
CERTIFICATE OF SURVEY ACCURACY
 I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than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

Date _____ TRACY SEIBER, RLS #2397



LEGEND

	RAILROAD
	RIGHT OF WAY
	PROPERTY LINE
	PROPERTY SETBACK
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE
	PROPOSED AGGREGATE BASE
	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED ELECTRIC UNDERGROUND



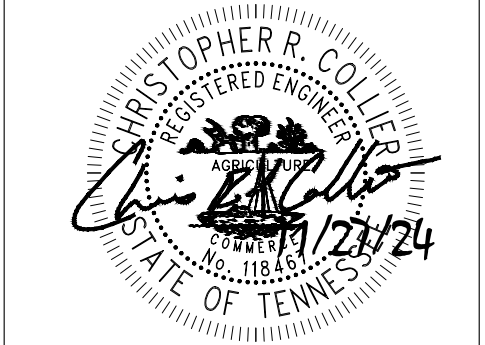
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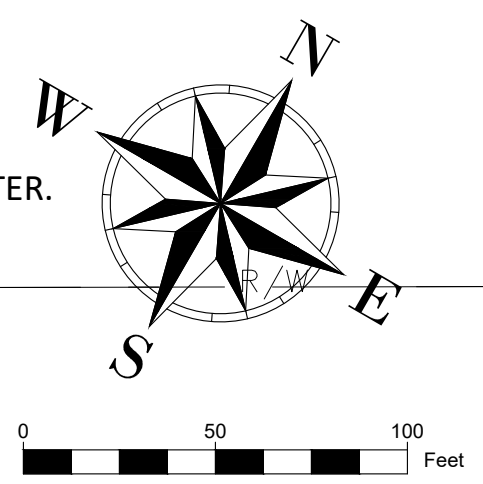
REVISIONS

No.	Date	By	Description

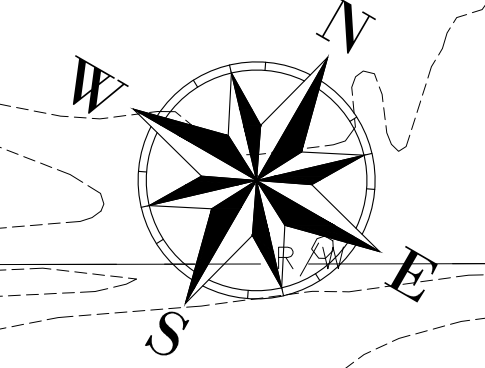
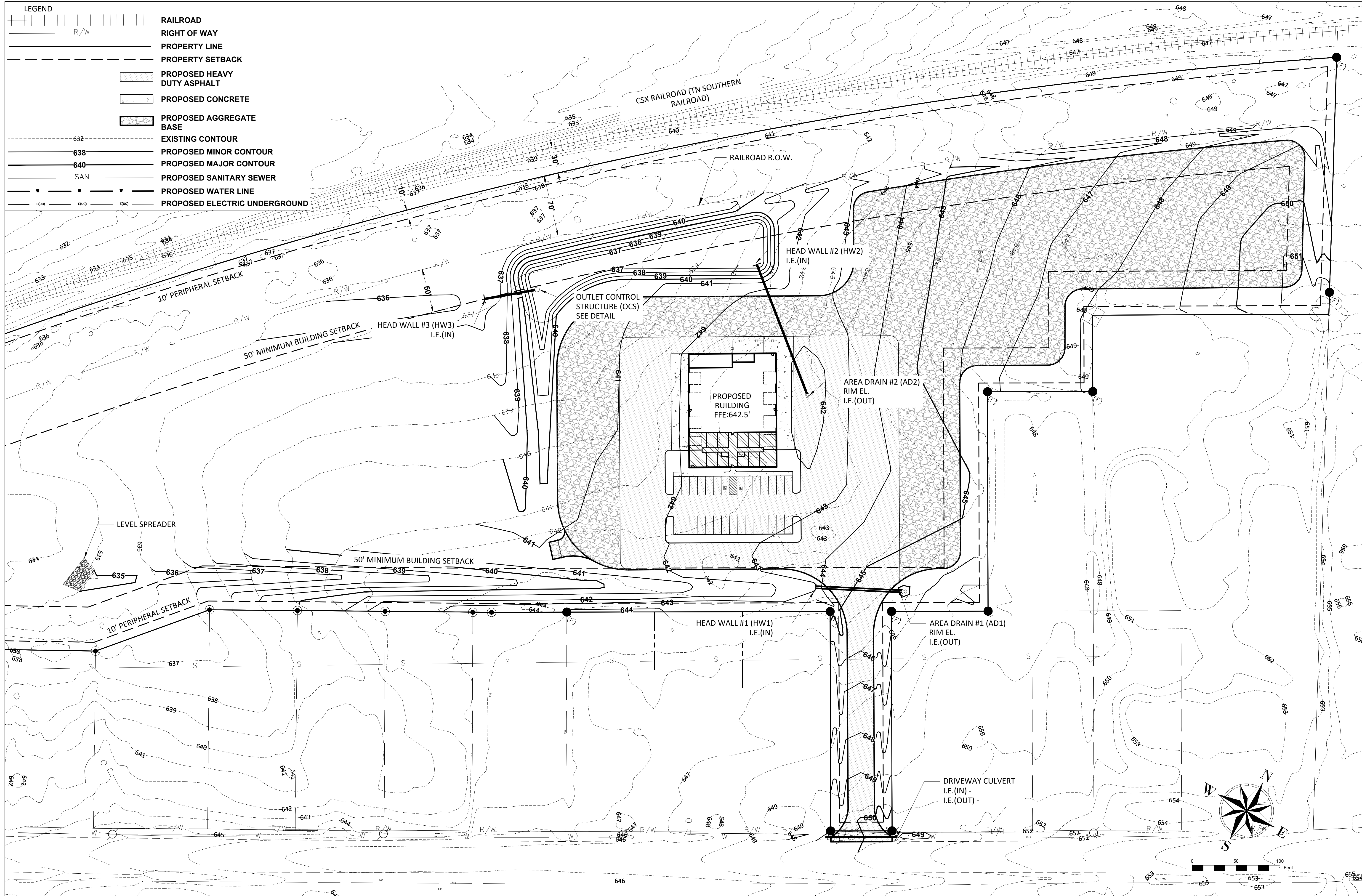
TRUCKING FACILITY
FOR
ROBINETTE TRUCKING
MT. PLEASANT, TN



DATE: 11/27/24
DRAWN BY: CRC
SITE LAYOUT
SHEET NO. **C2.0**



LEGEND	
	RAILROAD
	RIGHT OF WAY
	PROPERTY LINE
	PROPERTY SETBACK
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE
	PROPOSED AGGREGATE BASE
	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED ELECTRIC UNDERGROUND



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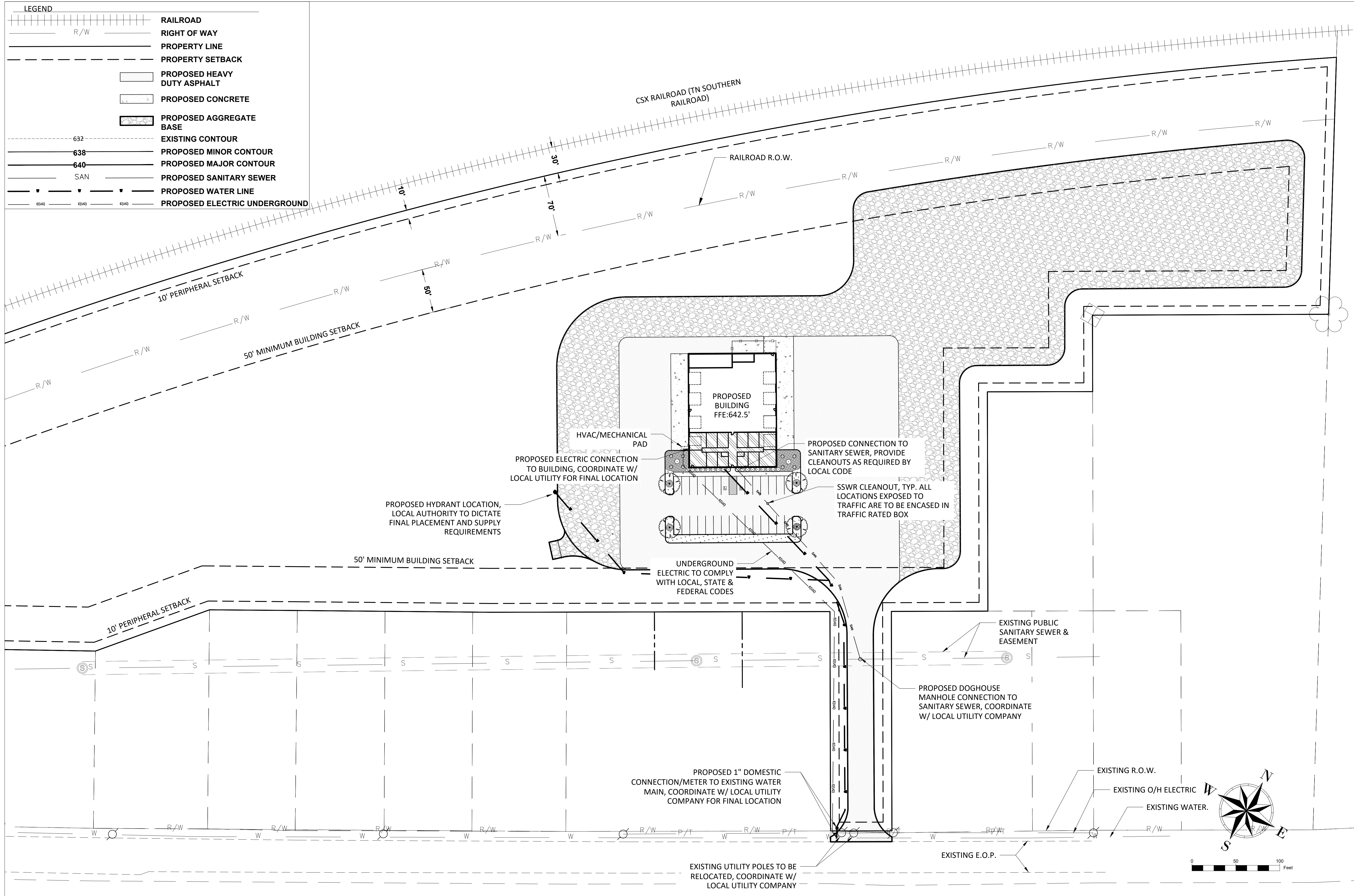
REVISIONS			
No.	Date	By	Description

TRUCKING FACILITY
FOR
ROBINETTE TRUCKING
MT. PLEASANT, TN



DATE: 11/27/24
DRAWN BY: CRC
GRADING & DRAINAGE
SHEET NO. C3.0

LEGEND	
	RAILROAD
	RIGHT OF WAY
	PROPERTY LINE
	PROPERTY SETBACK
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE
	PROPOSED AGGREGATE BASE
	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED ELECTRIC UNDERGROUND

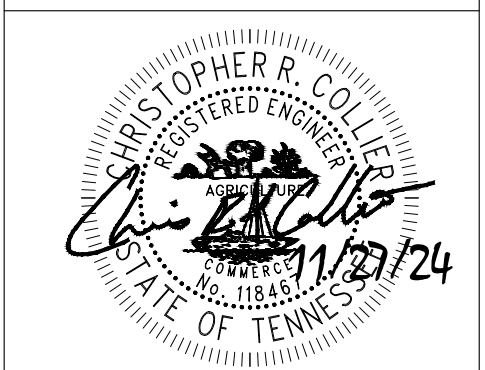


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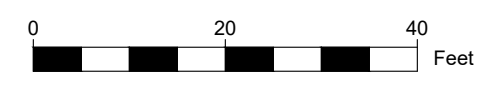
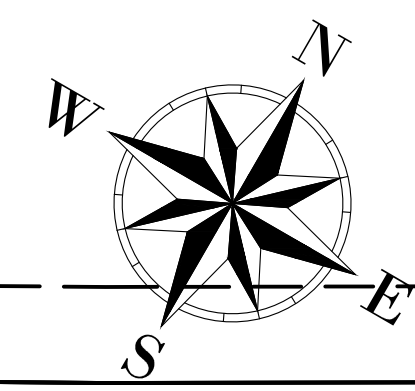
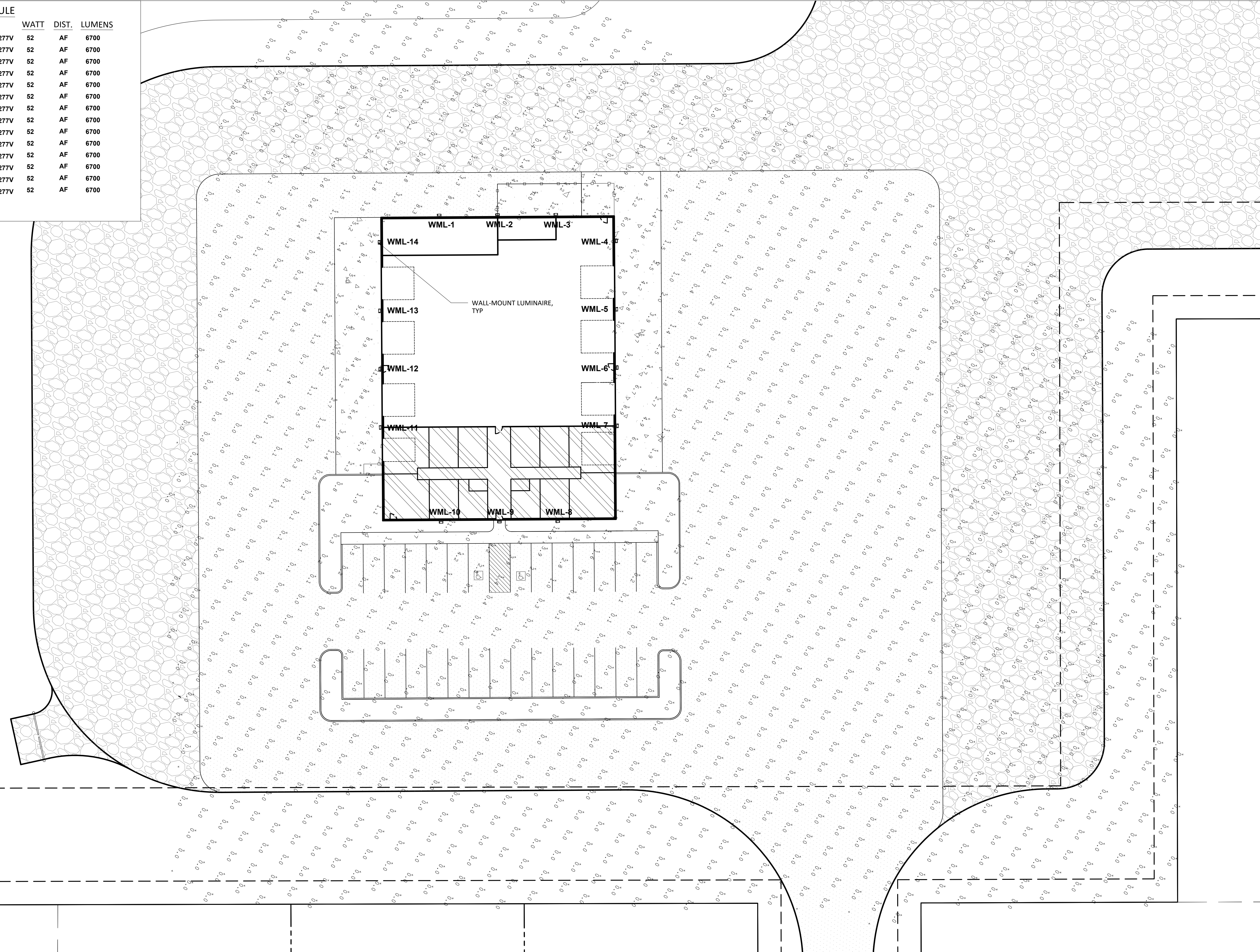
TRUCKING FACILITY FOR ROBINETTE TRUCKING
MT. PLEASANT, TN



DATE: 11/27/24
DRAWN BY: CRC
UTILITY LAYOUT
SHEET NO. **C4.0**

LIGHTING SCHEDULE						
LABEL	MOUNT	HT. (FT)	PRODUCT	WATT	DIST.	LUMENS
WML-1	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-2	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-3	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-4	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-5	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-6	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-7	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-8	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-9	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-10	WALL	13.5	EWLS02 70AF730 120-277V	52	AF	6700
WML-11	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-12	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-13	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700
WML-14	WALL	15	EWLS02 70AF730 120-277V	52	AF	6700

NOTE: ALL LAMPS ARE LED - 3000K
IES FILE : EWLS02_70AF730_120-277V.IES



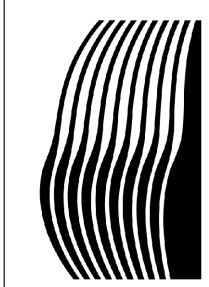
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REVISIONS	
No.	Description

TRUCKING FACILITY
FOR
ROBINETTE TRUCKING
MT. PLEASANT, TN

DATE: 11/27/24
DRAWN BY: CRC
SITE LIGHTING PLAN
SHEET NO. **C5.0**



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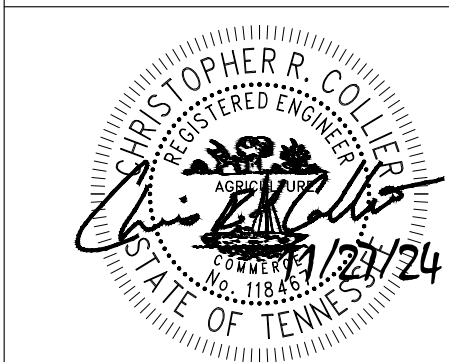
REVISIONS

Description

No. Date By

TRUCKING FACILITY
FOR
ROBINETTE TRUCKING

MT. PLEASANT, TN

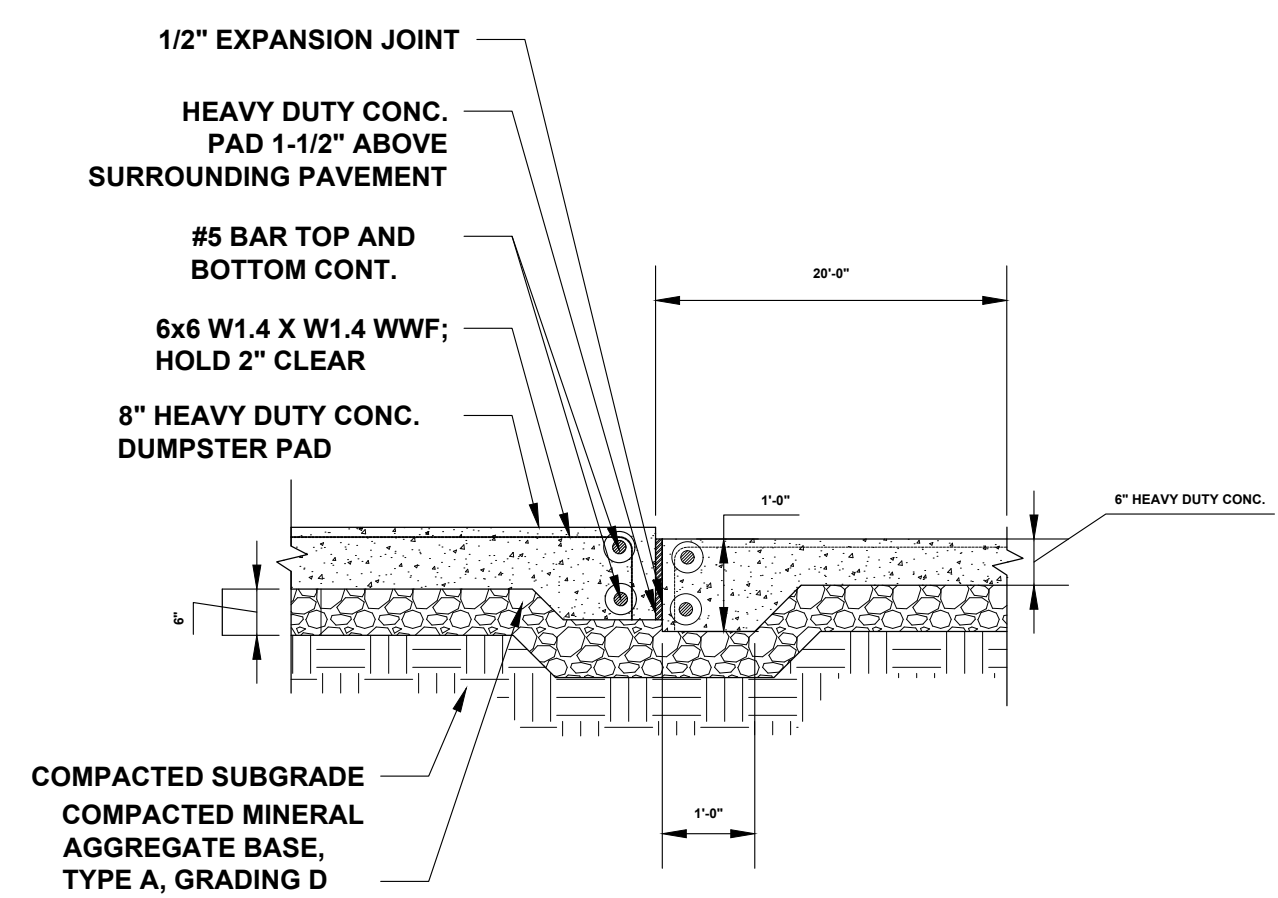


DATE: 11/27/24

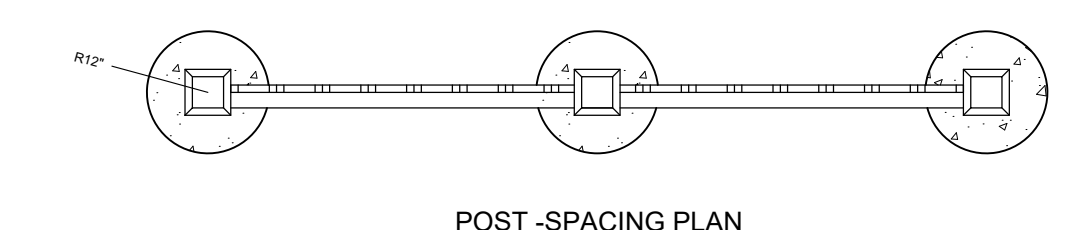
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DETAILS

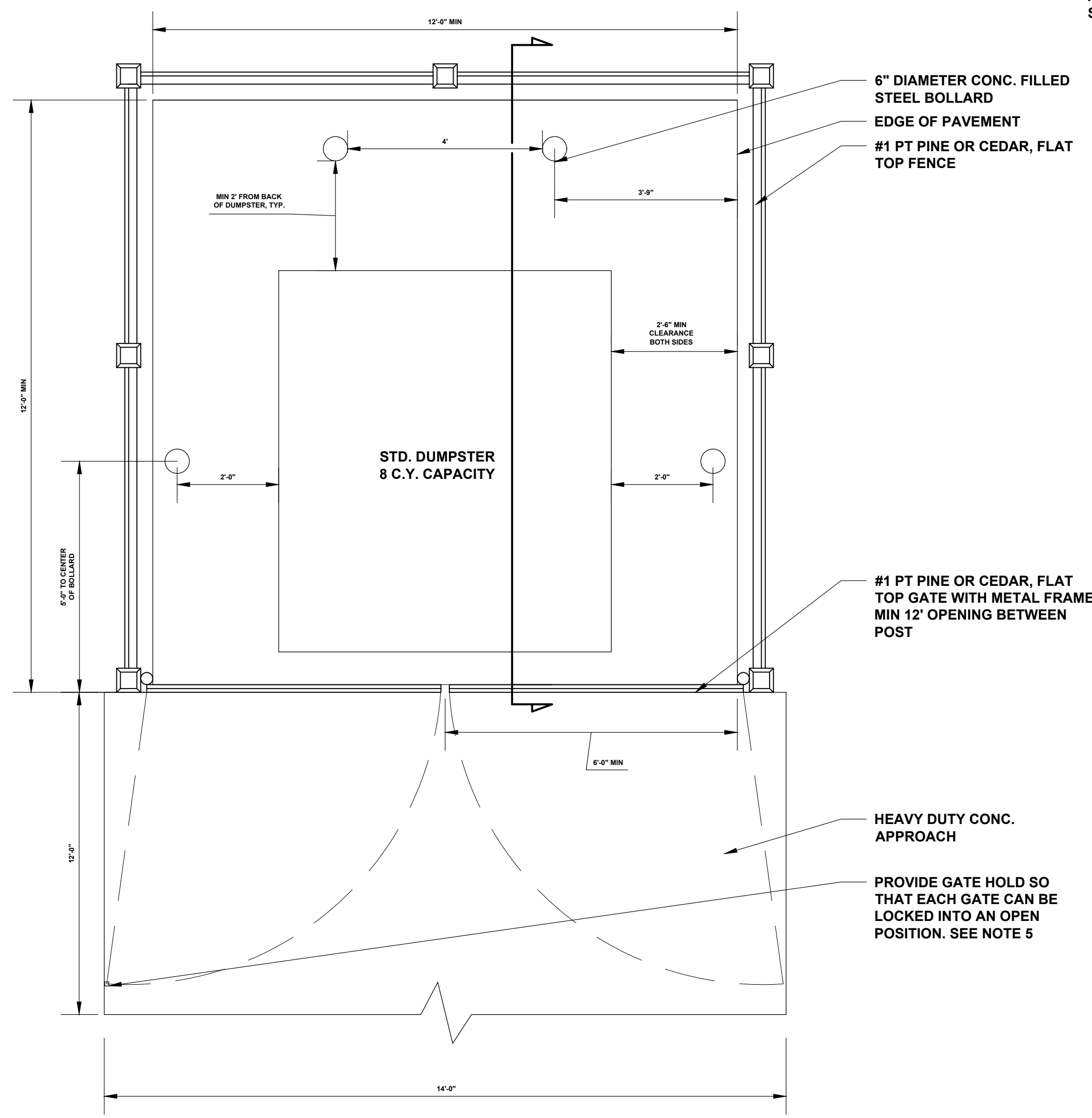
SHEET NO. **C6.0**



DUMPERSTER PAD APPROACH

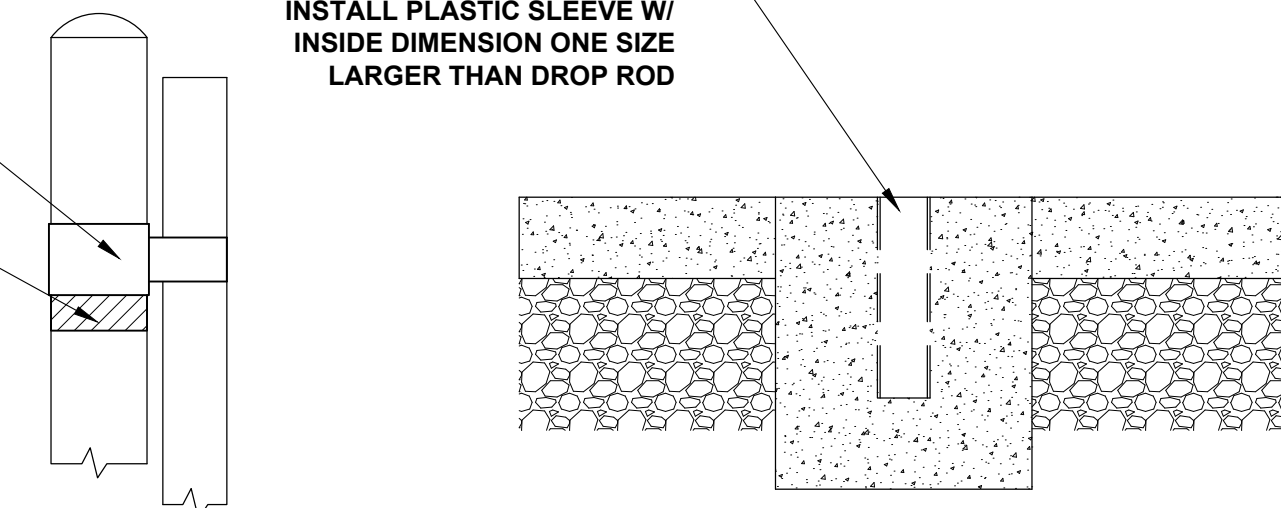


POST SPACING PLAN



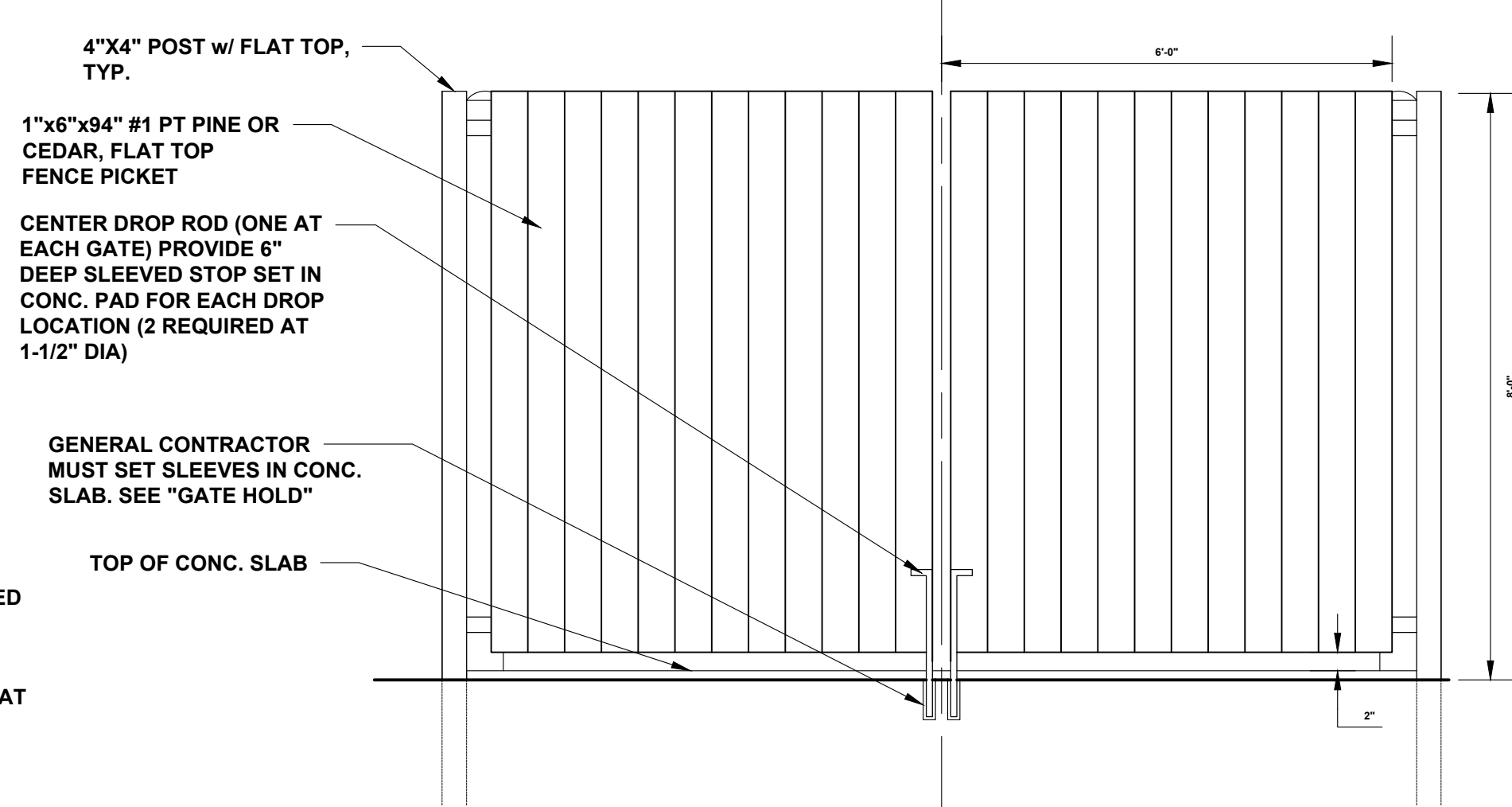
PLAN VIEW

HEAVY DUTY GATE HINGE BY GATE MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO INSTALLATION
FIXED PIPE SECTION WELDED UNDER TOP AND MIDDLE HINGE LOCATIONS

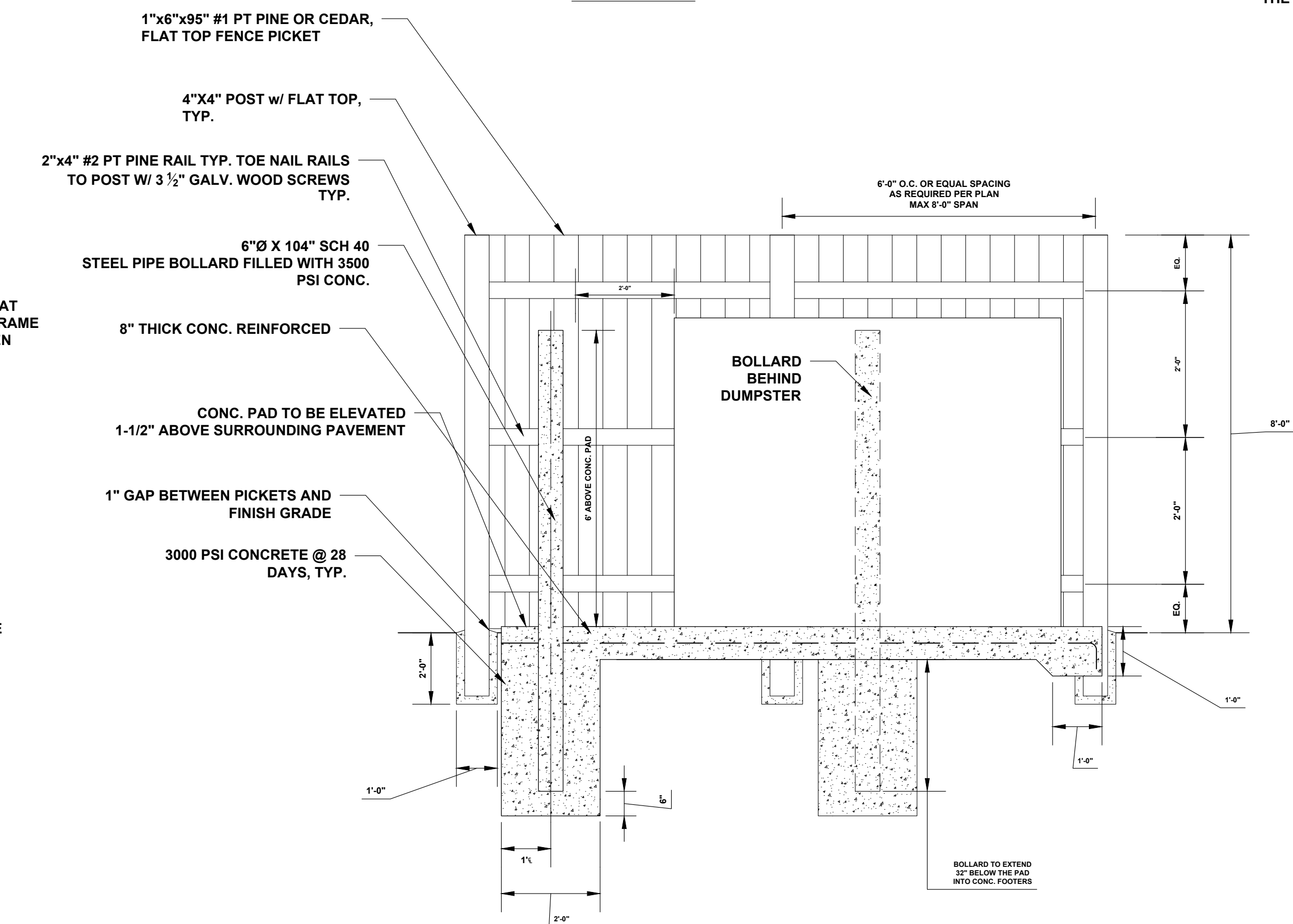


GATE HINGE

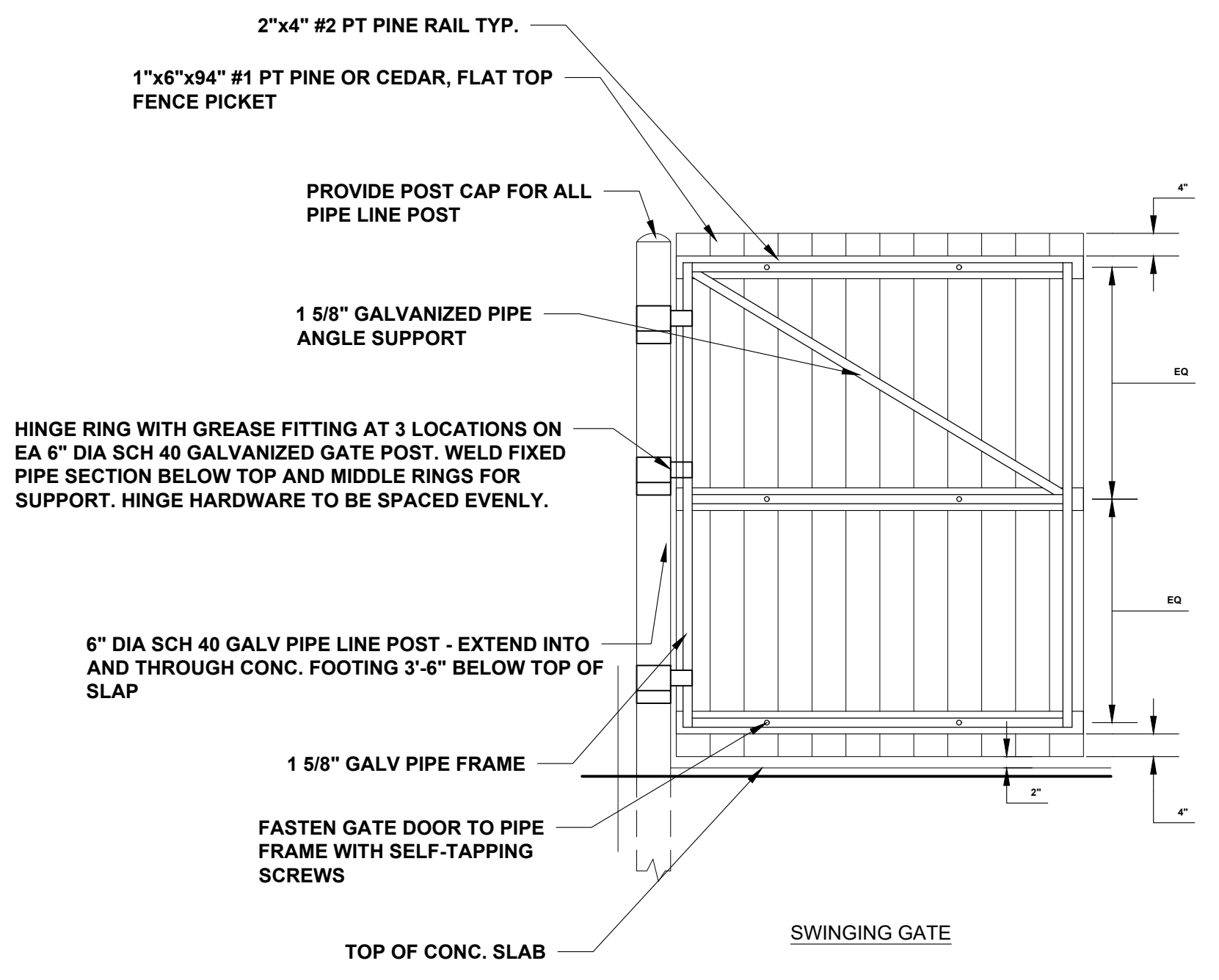
GATE HOLD



GATE ELEVATION

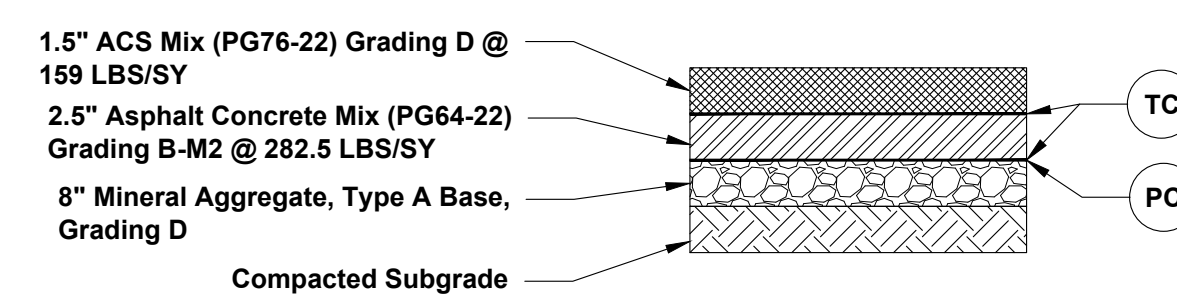


SECTION VIEW

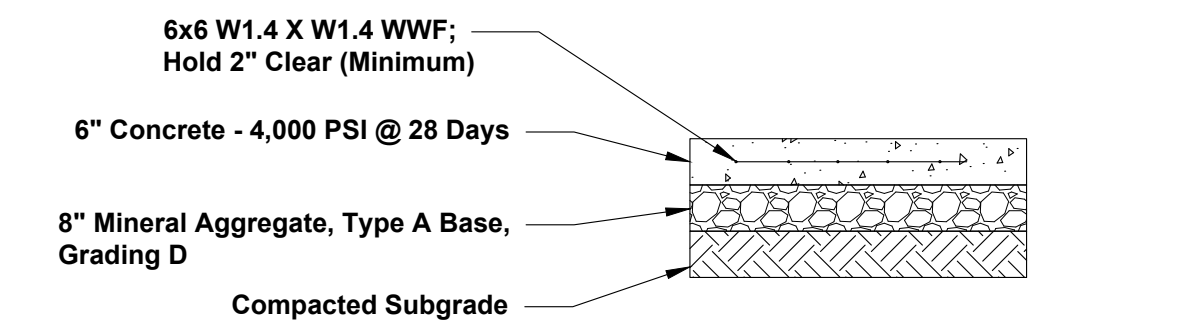


SWINGING GATE

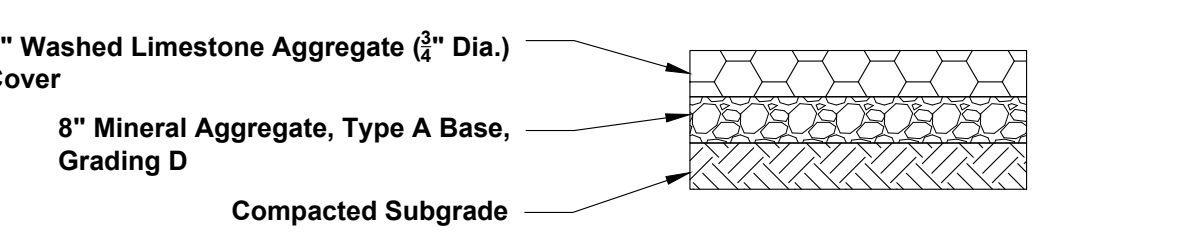
- NOTES:
1. THE CONC. DUMPERSTER PAD SHALL BE AT LEAST 12' X 12'.
 2. THE PAD(S) SHALL BE 8" THICK CONC., REINFORCED WITH REBAR.
 3. CLEARANCE AT EACH SIDE OF EACH DUMPERSTER MUST BE AT LEAST 2'-6".
 4. IF A GATED ENCLOSURE IS UTILIZED THE GATES MUST BE LOCKABLE IN THE OPEN POSITION TO PREVENT THE GATES FROM SWINGING INTO THE PATH OF THE TRUCK DURING SERVICE.
 5. TWO 6" DIAMETER CONC. FILLED STEEL BOLLARDS MUST BE PLACED IN THE CONC. PAD TO THE REAR OF EACH DUMPERSTER, 2' FROM THE BACK EDGE OF THE DUMPERSTER PAD, SPACED 4' APART AND CENTERED SIDE TO SIDE. THE BOLLARDS WILL RISE 6" ABOVE THE PAD AND EXTEND 32" BELOW THE PAD INTO CONC. FOOTERS.
 6. ACCESS AREA, APPROACH, AND PAD MUST BE LEVEL.
 7. STANDARD PADS WITH NO DRAIN SHOULD BE ELEVATED 1-1/2" ABOVE THE SURROUNDING PAVEMENT.



HEAVY DUTY ASPHALT SECTION



CONCRETE SECTION



AGGREGATE SECTION

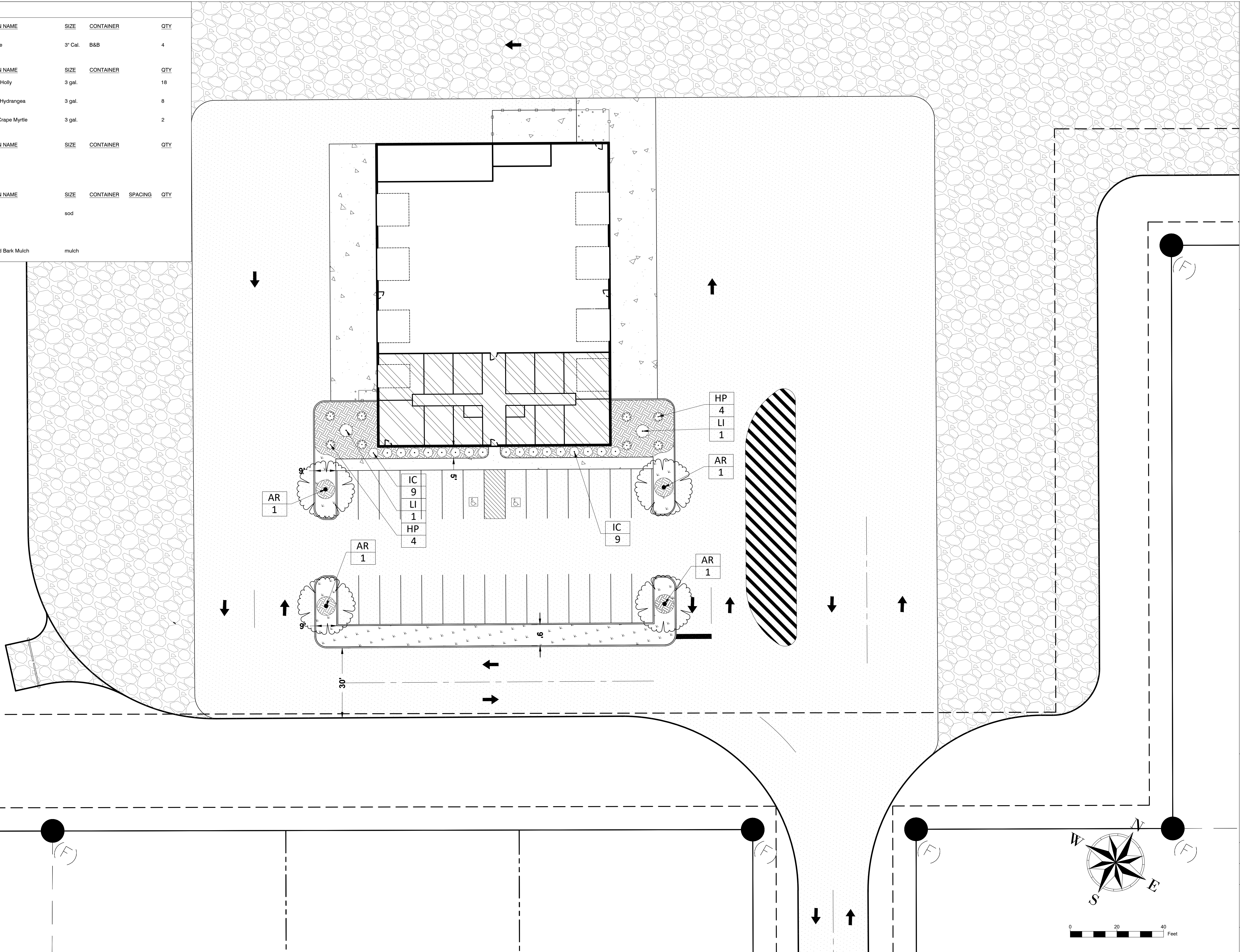
DUMPERSTER PAD & ENCLOSURE

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	AR	Acer rubrum	Red Maple	3" Cal.	B&B	4

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	IC	Ilex crenata 'Compacta'	Compact Holly	3 gal.		18
	HP	Hydrangea Paniculata 'Limelight'	Limelight Hydrangea	3 gal.		8
	LI	Lagerstroemia Indica 'Natchez'	Natchez Crape Myrtle	3 gal.		2

GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	TS	Turf Sod	Turf Sod	sod		
	HBM	Hardwood Bark Mulch	Hardwood Bark Mulch	mulch		



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REVISIONS	
No.	Description

TRUCKING FACILITY
FOR
ROBINETTE TRUCKING
MT. PLEASANT, TN

DATE: 11/27/24
DRAWN BY: CRC
LANDSCAPE PLAN
SHEET NO. L1.0