



Planning Commission Meeting Agenda

Tuesday, April 08, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
 - A. John Hunter - *Chair*
Jennifer Graham - *Vice Chair*
Pam Johnston - *Secretary / City Commissioner*
Kris Irvin - *Member*
Cedric Hollis - *Member*
4. **Approval / Correction of Minutes from Prior Meetings**
 - A. 3-11-2025 meeting minutes
5. **Completion / Review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
7. **New Business**

(Comments from citizens may or may not be included, dependent on the issues.)

 - A. Applicant, Franklin Land Associates, LLC has submitted a Site Plan application for a 21,930 square foot Tractor Supply Company. The property is zoned (CH) Highway Commercial located off the Southwest corner of US 43 and South Cross Bridges Rd. The property is further identified on Tax Map 133 Parcel 001.00 recorded in Book R2653 Page 585
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**



Planning Commission Meeting Minutes

Tuesday, March 11, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

John Hunter called the meeting to order.

2. Pledge of Allegiance / Invocation

Jennifer Graham led the Pledge of Allegiance and Pam Johnston gave the Invocation.

3. Roll Call

EnterTextHere

PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Secretary / City Commissioner Pam Johnston

Member Cedric Hollis

Member Kris Irvin

A. John Hunter - *Chair*

Jennifer Graham - *Vice Chair*

Pam Johnston - *Secretary / City Commissioner*

Kris Irvin - *Member*

Cedric Hollis - *Member*

4. Approval / Correction of Minutes from Prior Meetings

Motion made by Member Hollis, Seconded by Vice Chair Graham.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin

A. 2-11-25 P.C. minutes

Minutes and Agenda from last month's meeting approved with no changes made.

5. Completion / Review of Unfinished Business from prior meeting

None at this time.

6. Special reports from other City Departments or Committees if applicable

None at this time.

7. New Business

(Comments from citizens may or may not be included, dependent on the issues.)

No new business.

A. Applicant, John King has submitted an application to rezone property from High Density Residential (R-3) to Highway Commercial (CH) The request is to rezone 1.1 acres located off US 43 and South Cross Bridges Rd. The property is further identified on Tax Map 133 Parcel 001.00

Motion made by Vice Chair Graham, Seconded by Member Hollis. Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

Motion was carried out for the approval of rezoning the property.

8. General comments from citizens (May be limited in time and/or number of comments.)

None at this time.

9. Board / Staff Comments / Adjournment

Motion for adjournment was carried.

Motion made by Member Hollis, Seconded by Member Irvin.
Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin

BARGE
DESIGN SOLUTIONS

615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE: (615) 254-1500 FAX: (615) 256-6572

PRELIMINARY

TRACTOR SUPPLY COMPANY
ALTAINSPS LAND TITLE SURVEY
SOUTH CROSS BRIDGES ROAD
MT. PLEASANT, MAURY COUNTY, TENNESSEE

SCHEDULE B - PART II EXCEPTIONS

10. Subject to all matters shown on the Plan of record in Plat Book P23, Page 176, Register's Office for Maury County, Tennessee. (APPLIES AS SHOWN)

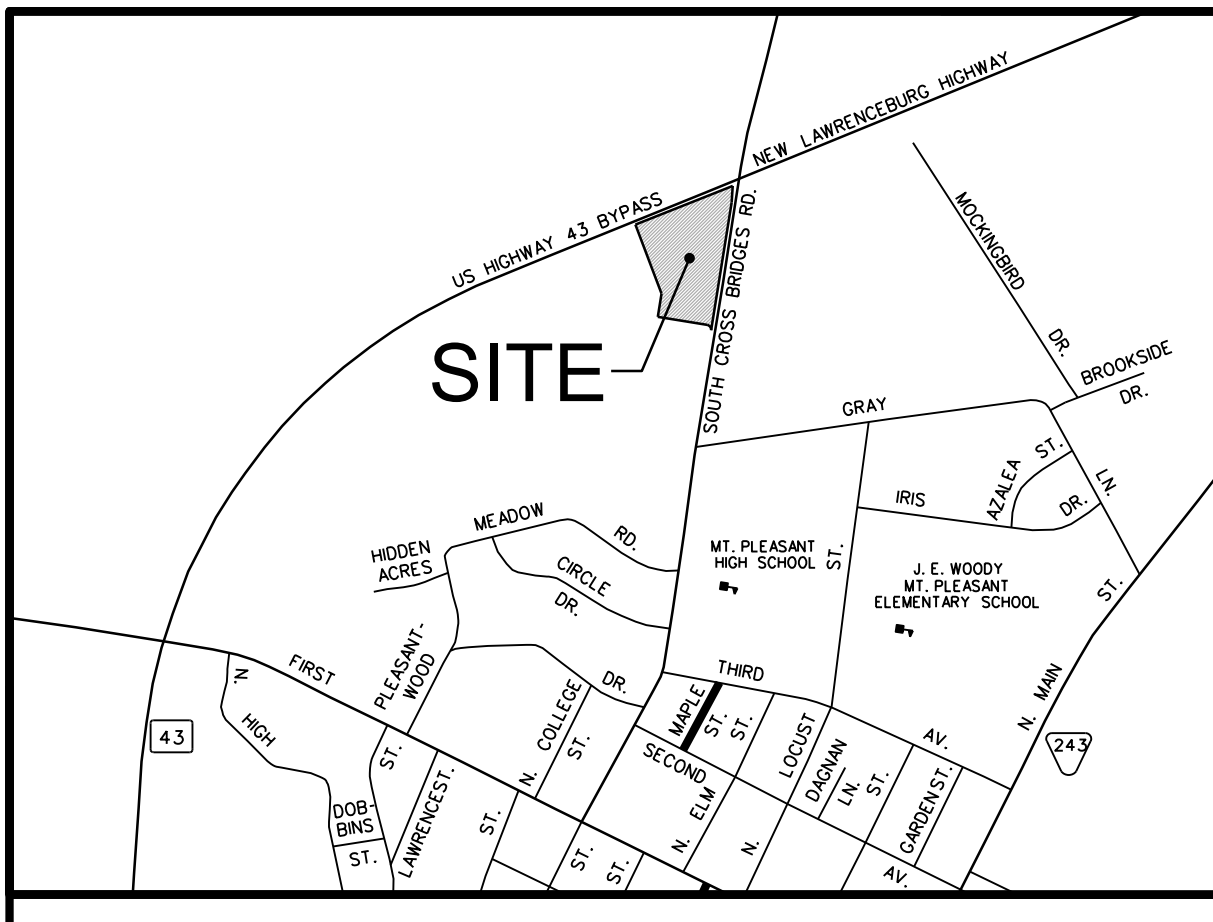
11. Electrical Transmission Line Easements of record in Deed Book 215, Page 406, Deed Book 217, Page 136, Deed Book 209, Page 178, Deed Book 643, Page 177 and Deed Book 643, Page 177, Register's Office of Maury County, Tennessee. (APPLIES AS SHOWN)

12. Right-of-Way Easements for gas transmission lines of record in Deed Book 285, Page 606, Deed Book 289, Page 620, Register's Office of Maury County, Tennessee. (DOES NOT APPLY)

13. Right-of-Way Easement of record in Deed Book 305, Page 200, Register's Office of Maury County, Tennessee. (DOES NOT APPLY)

14. ROW Granted to Tennessee Dept. of Transportation of record in Book R2325, Page 58 (DOES NOT APPLY) and Book R2326, Page 458 (DOES NOT APPLY) and Book 626, Page 636 (DOES NOT APPLY), in the Register's Office for Maury County, Tennessee.

15. Application for Greenbelt Assessment Agricultural Land of record in Book R2719, Page 521, in the Register's Office for Maury County, Tennessee. (NOT A SURVEY MATTER)



- NOTES**
- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1). WITH NO RATIO OF PRECISION OF THIS UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
 - BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). ELEVATIONS ARE BASED ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.
 - PROPERTY IS ZONED CN (COMMERCIAL NEIGHBORHOOD). ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM ZONING ORDINANCE 2022-1102, PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
 - THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 028518, PANEL NO. 13, 2007, DATED APRIL 13, 2007.
 - ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APURTENANCES. PLAS MAPS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARDOUS CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
 - TITLE COMMITMENT NO. 20231953CTN DATED OCTOBER 19, 2023 AT 8:00 AM PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS FURNISHED TO THIS SURVEYOR.
 - THIS PARCEL DOES NOT CONTAIN ANY MARKED PARKING SPACES.
 - THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
 - BEARINGS AND DISTANCES INDICATED THUS () ARE DEED CALLS, AND (|) ARE PLAT CALLS.
 - CONTOUR INTERVAL ONE-FOOT. CONTOURS WERE INTERPOLATED FROM RANDOM SHOTS TAKEN ON A 50-FOOT INTERVAL.

RECORD DESCRIPTION

Being a part of:
Land in Maury County, Tennessee, being Tract 1, of the Plat of Survey, as shown on Plat of record in Plat Book 23, page 176, in the Register's Office of Maury County, Tennessee, and being more particularly described as follows:

A tract of land located in Maury County, Tennessee. A portion of parcel 001.00 shown on Tax Map 133, the John and Neeley King property as recorded in Deed Book R2653, page 582, and being more particularly described as follows:

Beginning at an iron pin found and having a Tennessee State Plane Coordinate N-443,989.1, E-1,608,619.5 (TDOT CORRS) said point being the north west corner of David and Sheila Wilhite as recorded in Deed Book 1237, page 638 which is also the north east corner of Lot 3, as shown on recorded plat of Survey of 4 Tracts recorded in Plat Book P6, page 457;
Thence with the north line of Pleasant Woods Subdivision, SOUTH 75°29'23" WEST a distance of 330.57 to a found angle iron;
Thence with the same, SOUTH 75°44'13" WEST a distance of 68.25' to an existing iron pin found;
Thence with the same, SOUTH 75°33'02" WEST a distance of 223.88' to a found pinch pipe;
Thence with the same, SOUTH 75°13'56" WEST a distance of 135.69' to a found pinch pipe;
Thence with the same, SOUTH 55°24'01" WEST a distance of 41.13' to a found pinch pipe;
Thence with the same, SOUTH 76°22'22" WEST a distance of 130.84' to a found pinch pipe;
Thence with the same, SOUTH 75°55'28" WEST a distance of 100.06' to an iron pin found with no cap;
Thence with the same, SOUTH 76°00'11" WEST a distance of 99.90' to an iron pin found with no cap;
Thence with the same, SOUTH 77°14'05" WEST a distance of 100.54' to an iron pin found with no cap;
Thence with the same, SOUTH 76°28'11" WEST a distance of 105.17' to an iron pin found with no cap;
Thence with the same, SOUTH 77°52'13" WEST a distance of 104.92' to an iron pin found with no cap;
Thence with the same, SOUTH 77°17'02" WEST a distance of 100.54' to an iron pin found with no cap;
Thence with the same, SOUTH 77°23'40" WEST a distance of 54.57' to an iron pin found with RLS #3162;
Thence with the same, SOUTH 76°50'41" WEST a distance of 90.29' to an iron pin found with RLS #3162;
Thence with the same, SOUTH 77°40'29" WEST a distance of 100.90' to an iron pin found with RLS #3162;
Thence with the same, SOUTH 85°02'17" WEST a distance of 102.45' to an iron pin found with RLS #3162;
Thence with the same, NORTH 85°31'2" WEST a distance of 15.97' to an iron pin found with no cap;
Thence with the same, NORTH 84°42'42" WEST a distance of 58.27' to an iron pin found with no cap;
Thence with the north line of Mt. Pleasant TN Propco, LLC, as recorded in Deed Book R2659, page 1262;
Thence with the same, NORTH 84°17'43" WEST a distance of 126.17' to a found distance of 445.28' to an iron pin set;
Thence with the same, NORTH 82°03'24" WEST a distance of 161.60' to a 12" Hackberry tree;
Thence with the north line of Mt. Pleasant TN Propco, LLC, as recorded in Deed Book 345, page 58, NORTH 83°40'43" WEST a distance of 161.87';
Thence with the southerly margin of US Bypass 43 (Lawrenceburg Highway), NORTH 34°12'34" EAST a distance of 294.16' to a TDOT concrete monument;
Thence with the same, NORTH 38°50'19" EAST a distance of 657.77' to a TDOT concrete monument;
Thence with the same and with a curve turning to the right with an arc length of 521.01', with a radius of 3,424.04', with a chord bearing of NORTH 57°40'43" EAST, with a chord length of 619.04', to a TDOT concrete monument;
Thence with the same, NORTH 66°57'44" EAST a distance of 292.70' to a TDOT concrete monument;
Thence with the same, NORTH 67°50'00" EAST a distance of 1,136.29' to an iron pin set;
Thence severing the property of John and Neeley King property as recorded in Deed Book R2653, page 582, SOUTH 08°40'41" WEST a distance of 1,279.50' to an iron pin set;
Thence with the same and with a curve turning to the right with an arc length of 123.10', with a radius of 775.00', with a chord bearing of SOUTH 85°52'12" EAST, with a chord length of 122.97', to an iron pin set;
Thence with the same, SOUTH 11°19'19" EAST a distance of 152.36' to an iron pin set;
Thence with a curve turning to the left with an arc length of 39.27', with a radius of 25.00', with a chord bearing of NORTH 53°40'50" EAST, with a chord length of 35.36', to an iron pin set;
Thence with the same, SOUTH 08°40'50" WEST a distance of 100.84' which is the point of beginning, having an area of 2,590,236 square feet, 59.46 acres.

SURVEYOR'S DESCRIPTION

Being a Tract of land in Maury County, Tennessee, said parcel being located at the southwesterly quadrant of Lawrenceburg Highway and South Cross Bridges Road, being a portion of the same property conveyed to John Gary King and wife, Neeley Parkes King by deed of record in Book R2653, page 582, in the Register's Office of Maury County Tennessee, being more particularly described as follows:

BEGINNING at an old TDOT concrete monument found at the intersection of the southerly right-of-way line of Lawrenceburg Highway with the westerly right-of-way line of South Cross Bridges Road, same being the northernmost corner of the herein described property;

Thence, leaving the southerly right-of-way line of Lawrenceburg Highway with the westerly right-of-way line of South Cross Bridges Road the following calls:
S 3° 09' 24" W, 91.65 feet,
S 8° 40' 50" W, 710.12 feet;

Thence, leaving the westerly right-of-way line of South Cross Bridges Road with a new severance line the following calls:
With a curve to the left, having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet, and a chord of N 36° 19' 15" W, 35.36 feet for an arc length of 35.37 feet, to an old capped one-half inch iron rod found stamped WEST 1987.

N 81° 19' 19" W, 275.00 feet, to an old capped one-half inch iron rod found stamped WEST 1987.

N 8° 40' 41" E, 130.01 feet, to an old capped one-half inch iron rod found stamped WEST 1987.

N 21° 19' 35" W, 405.66 feet, to an old capped one-half inch iron rod found stamped WEST 1987 to the southerly right-of-way line of Lawrenceburg Highway.

Thence, with the southerly right-of-way line of Lawrenceburg Highway, N 67° 50' 00" E, 575.46 feet to the POINT OF BEGINNING.

Containing 255,245 Square Feet or 5.86 Acres, more or less.
This new description was written to subdivide it out of the parent tract.

DEED REFERENCE

BEING A PORTION OF PROPERTY CONVEYED TO JOHN GARY KING AND WIFE, NEELEY PARKES KING BY DEED OF RECORD IN BOOK R2653, PAGE 582, R.O.M.C.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 1.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NO. 133.

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 9, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 6, 2023.

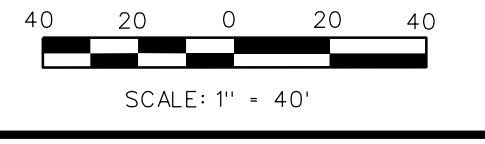
BARGE DESIGN SOLUTIONS, INC.

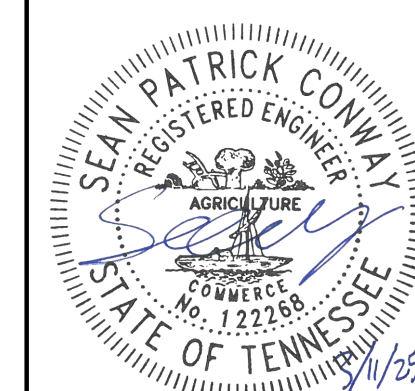
DATE OF PLAT OR MAP: _____
TN.LIC.NO. _____
NAME: _____
PRINTED NAME: _____

MAPPING SYMBOLS AND CODES		LEGEND		LINE STYLES	
⊠ AIR CONDITIONER (AC)	⊠ POST	— CENTERLINE	CONCRETE AREA	—	CONCRETE AREA
⊠ BACKFLOW PREVENTER (BFP)	⊠ POST INDICATOR VALVE (PIV)	—	ASPHALT AREA	—	ASPHALT AREA
⊠ BOLLARD	⊠ MANHOLE (MH)	—	EDGE OF WOODS LINE	—	EDGE OF WOODS LINE
⊠ CATCH BASIN (CB)	⊠ CONCRETE MONUMENT OLD (MONO/O)	—	EASEMENT LINE	—	EASEMENT LINE
⊠ DOUBLE CATCH BASIN (DCB)	⊠ CONCRETE MONUMENT NEW (MONO/N)	—	FENCE LINE	—	FENCE LINE
⊠ P.K. NAL OLD (PK/O)	⊠ P.K. NAL OLD (PK/O)	—	GAS LINE	—	GAS LINE
⊠ P.K. NAL NEW (PK/N)	⊠ P.K. NAL NEW (PK/N)	—	OVERHEAD POWER LINE	—	OVERHEAD POWER LINE
⊠ TRIPLE CATCH BASIN (TCB)	⊠ POWER LIGHT POLE (PLP)	—	OVERHEAD TELEPHONE LINE	—	OVERHEAD TELEPHONE LINE
⊠ AREA DRAIN (ADS/ADR)	⊠ POWER MANHOLE (PMH)	—	OVERHEAD POWER AND TELEPHONE LINE	—	OVERHEAD POWER AND TELEPHONE LINE
⊠ ELECTRIC JUNCTION BOX (EJB)	⊠ POWER POLE (PP)	—	PROPERTY LINE	—	PROPERTY LINE
⊠ ELECTRIC METER (EM)	⊠ POWER TELEPHONE LIGHT POLE (PTLP)	—	SANITARY SEWER LINE	—	SANITARY SEWER LINE
⊠ ELECTRIC TRANSFORMER (ETF)	⊠ POWER TELEPHONE POLE (PTP)	—	STORM LINE (RCP,CMP,PVC, CP, HDPE)	—	STORM LINE (RCP,CMP,PVC, CP, HDPE)
⊠ FINISHED FLOOR ELEVATION (F.F.E.)	⊠ RIGHT-OF-WAY MONUMENT (RWM)	—	UNDERGROUND POWER LINE	—	UNDERGROUND POWER LINE
⊠ GAS METER (GM)	⊠ SEWER VALVE (SV)	—	UNDERGROUND TELEPHONE LINE	—	UNDERGROUND TELEPHONE LINE
⊠ GUY POLE (GP)	⊠ SANITARY SEWER MANHOLE (SAMH)	—	WATER LINE	—	WATER LINE
⊠ GAS VALVE (GV)	⊠ SIGN (SI)	—	GUARDRAIL	—	GUARDRAIL
⊠ GUY WIRE (GW)	⊠ STEAM MANHOLE (STMH)	—	EDGE OF WATER	—	EDGE OF WATER
⊠ IRON ROD NEW (IR/N)	⊠ STORMWATER MANHOLE (SWMH)	—			
⊠ IRON ROD OLD (IR/O)	⊠ TELEPHONE JUNCTION BOX (TJB)	—			
⊠ IRON PIPE OLD (IPO)	⊠ TELEPHONE POLE (TP)	—			
⊠ IRON SPIKE OLD (ISO)	⊠ TREE EVERGREEN	—			
⊠ LIGHT STANDARD METAL/WOOD (LS/MP)	⊠ WATER METER (WM)	—			
⊠ MAIL BOX (MB)	⊠ WATER VALVE (WV)	—			

PREPARED FOR:
GBT REALTY, INC.
ATTN: GREG GLASER
9010 OVERLOOK BLVD.
BRENTWOOD, TN 37027

AREA= 255,245 SQ. FT., OR 5.86 ACRES +/-



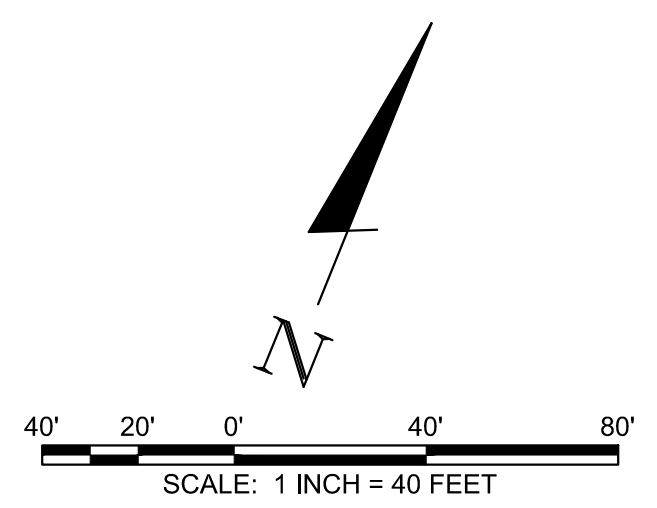
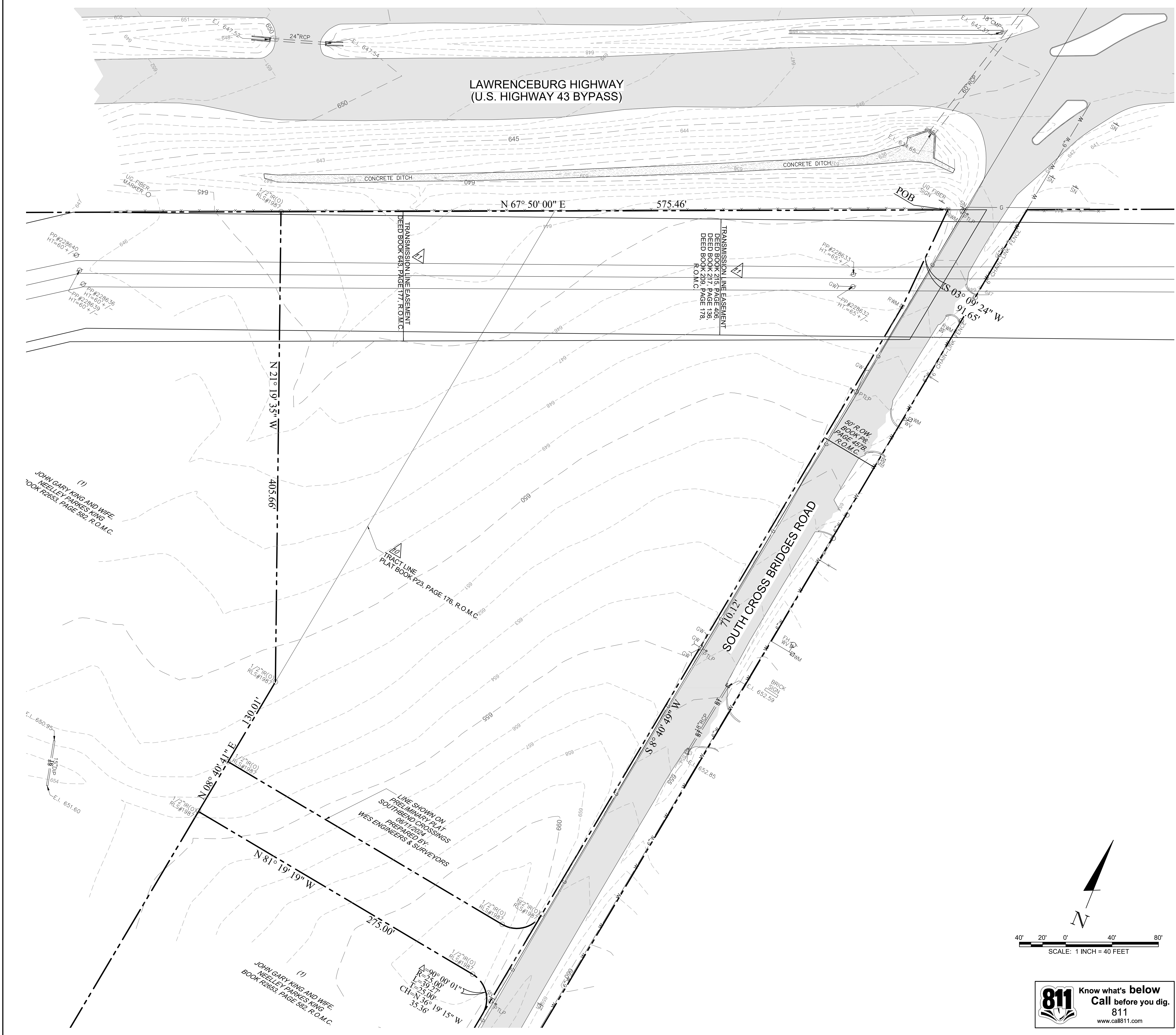


EXISTING CONDITIONS

GBT REALTY
TRACTOR SUPPLY COMPANY - MT PLEASANT
CITY OF MT PLEASANT, MAURY COUNTY, TENNESSEE

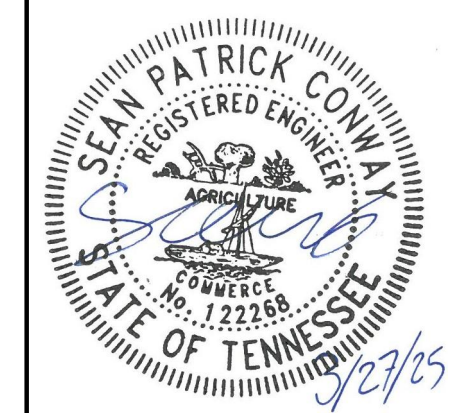
REV.	DR.	CHK.	DATE	DESCRIPTION
A		SC	08/11/2025	ISSUED FOR SITE PERMIT

C0.21
FILE NO. 3868007



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USER:SPCONWAY
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SAVED:3/7/2025
PLOTTED:3/10/2025



SITE LAYOUT PLAN

GBT REALTY
TRACTOR SUPPLY COMPANY - MT PLEASANT
CITY OF MT PLEASANT, MAURY COUNTY, TENNESSEE

REV.	OR.	CHK.	DATE	DESCRIPTION
A	SC	SC	02/11/2025	ISSUED FOR SITE PERMIT
B	SC	SC	02/27/2025	SITE PERMIT COMMENT REVISIONS

C1.00
FILE NO. 3868007

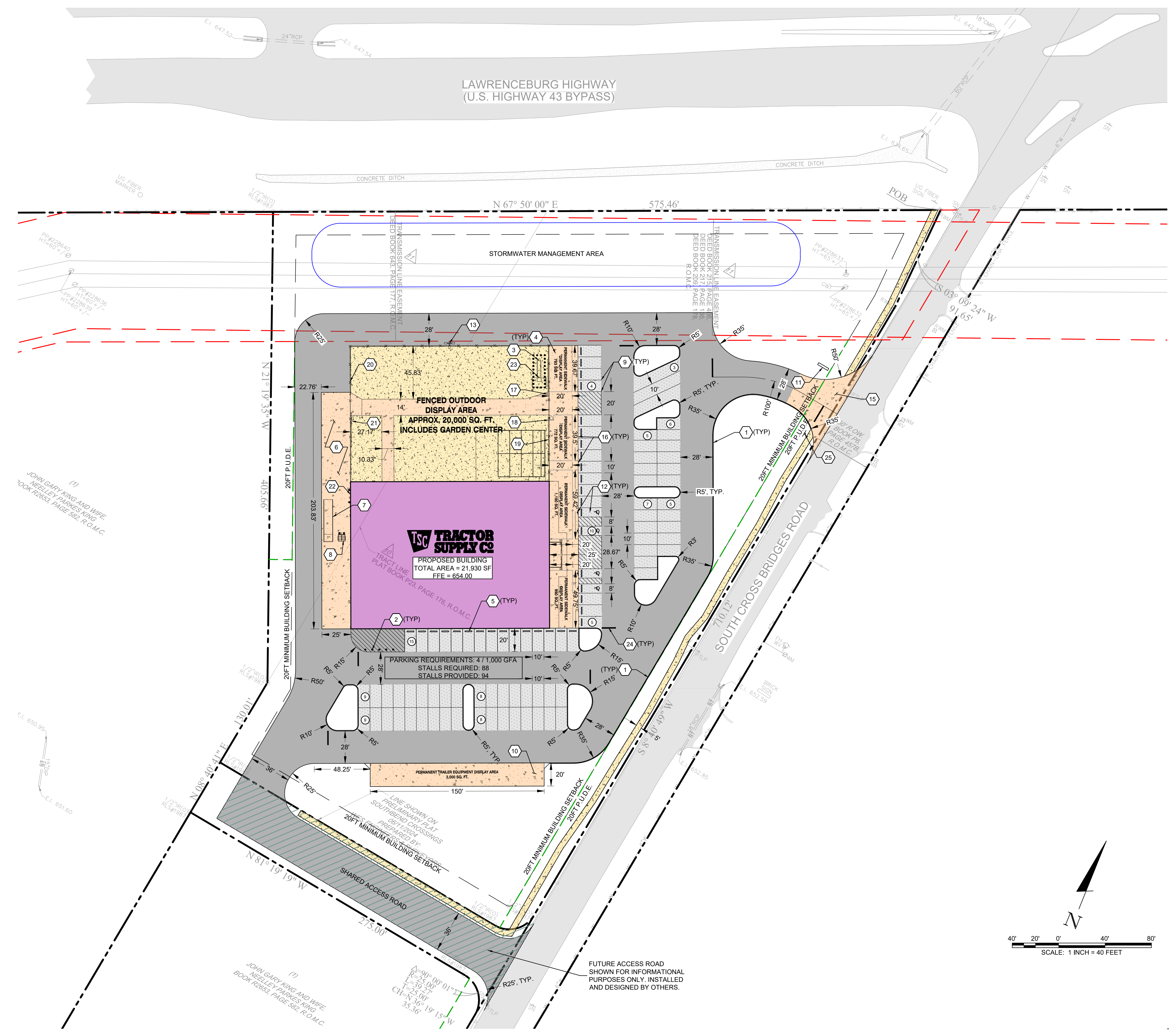
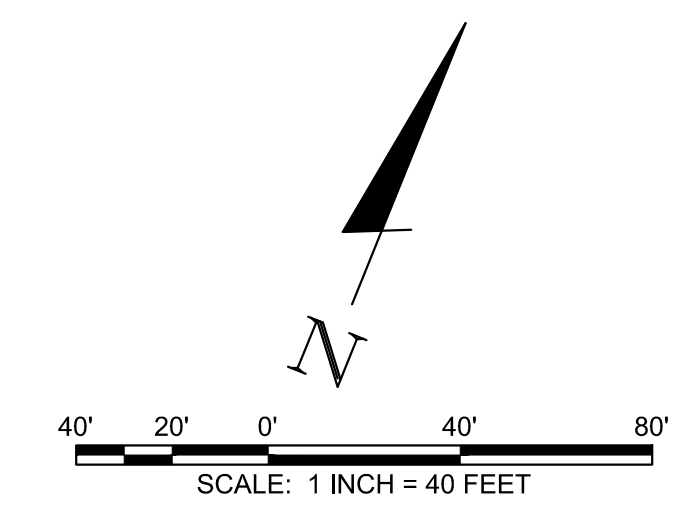
LEGEND

- 651 --- EXISTING MINOR CONTOUR
- 650 --- EXISTING MAJOR CONTOUR
- - - - - PROPERTY LINE
- - - - - MINIMUM BUILDING SETBACK
- - - - - TRANSMISSION LINE EASEMENT
- - - - - PROPOSED P.U.D.E.
- [Pattern] CONCRETE SIDEWALK
- [Pattern] HEAVY-DUTY CONCRETE PAVEMENT
- [Pattern] LIGHT-DUTY ASPHALT PAVEMENT
- [Pattern] HEAVY-DUTY ASPHALT PAVEMENT

SITE KEYNOTES

1	POST CURB (SEE DETAIL 5 ON SHEET C7.01)
2	6" PIPE BOLLARDS (SEE DETAIL 3 ON SHEET C7.01)
3	BULK PROPANE TANK LOCATION (SEE ARCH PLANS)
4	SIDEWALK DISPLAY AREA
5	CONCRETE WHEEL STOP (SEE DETAIL 2 IN SHEET C7.01)
6	LOADING AREA (SEE ARCH PLANS)
7	RECEIVING RAMP (SEE ARCH PLANS)
8	TRASH ENCLOSURE (SEE ARCH PLANS)
9	PAVEMENT STRIPING (4" TDOT TRAFFIC PAINT)
10	PERMANENT TRAILER & EQUIPMENT DISPLAY AREA
11	TSC PYLON SIGN (SEE ARCH PLANS)
12	ACCESSIBLE PARKING AND SIGNAGE (SEE DETAIL 1 ON SHEET C7.02)
13	PROPOSED LIGHT POLE (SEE ELEC PLANS)
14	4" PAINTED YELLOW STRIPING INDICATING EXTENT OF SIDEWALK DISPLAY AREA
15	COMMERCIAL DRIVEWAY RAMP
16	FLUSH CURB (SEE GRADING PLAN ON SHEET C2.00)
17	20' MANUAL ROLLING CANTILEVERED GATE (SEE ARCH PLANS)
18	4" EGRESS MAN GATE (SEE ARCH PLANS)
19	8' HIGH CHAIN LINK FENCE WITH PRIVACY WINDSCREEN AT FRONT OF LIVE GOODS CENTER ONLY (SEE ARCH PLANS)
20	16' HIGH CHAIN LINK FENCE WITH PRIVACY WINDSCREEN (SEE ARCH PLANS)
21	20' AUTOMATIC ROLLING CANTILEVERED GATE (SEE ARCH PLANS)
22	OVERHEAD DOOR LOCATION LEVEL (SEE ARCH PLANS)
23	METAL CANOPY AT PROPANE TANK (SEE ARCH PLANS)
24	STOP BAR (24" X 12" WHITE TDOT TRAFFIC PAINT)
25	STOP SIGN (TDOT STANDARD DRAWING T-S-20)

- GENERAL NOTES**
- CONTRACTOR TO REPLACE ANY PAVEMENT MARKING REMOVED DURING INSTALLATION OF SIDEWALK, CURB AND GUTTER, AND PAVEMENT.
 - ALL DIMENSIONS ARE TO FACE OF CURB, WALL, OR BUILDING UNLESS OTHERWISE NOTED.
 - IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW AND FOLLOW THE AMERICAN CONCRETE PAVING ASSOCIATION 10-STEP JOINTING METHOD (IS006P) FOR DETERMINING JOINT LAYOUT. CONTRACTOR TO SUBMIT A JOINTING PLAN FOR REVIEW.



USER:BDHEIGL
FILE:3868007\386800704_CAD\CIVIL\PL01\3868007_C1.00 - Site Layout Plan.dwg
SAVED:3/26/2025
PLOTTED:3/26/2025



GRADING AND DRAINAGE PLAN
GBT REALTY
TRACTOR SUPPLY COMPANY - MT PLEASANT
CITY OF MT PLEASANT, MAURY COUNTY, TENNESSEE

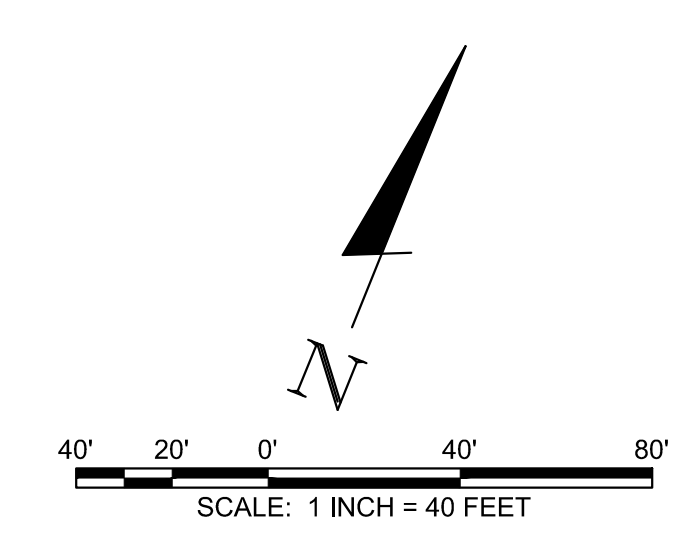
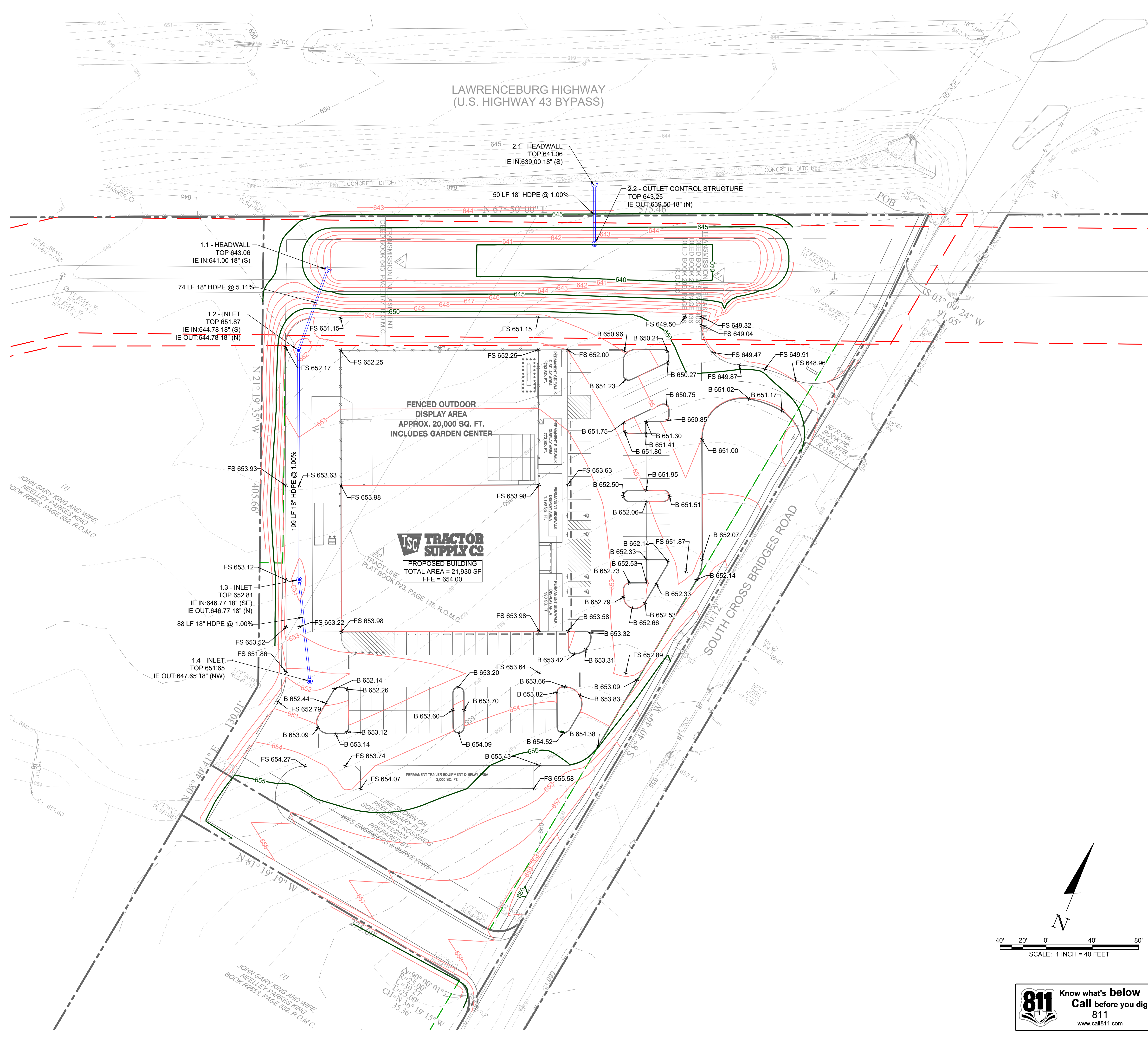
REV.	DR.	CHK.	DATE	DESCRIPTION
A	BH	SC	08/11/2025	ISSUED FOR SITE PERMIT
B	BH	SC	08/27/2025	SITE PERMIT COMMENT REVISIONS

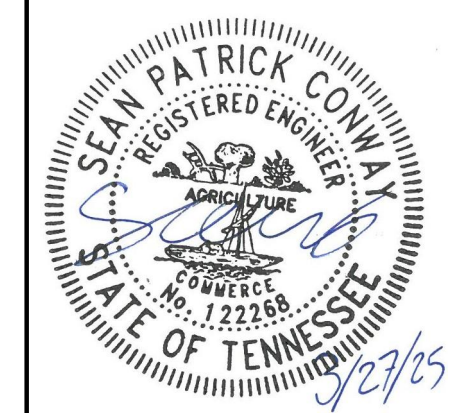
C2.00
FILE NO. 3868007

- LEGEND**
- 651 --- EXISTING MINOR CONTOUR
 - 650 --- EXISTING MAJOR CONTOUR
 - 651 --- PROPOSED MINOR CONTOUR
 - 650 --- PROPOSED MAJOR CONTOUR
 - - - - - PROPERTY LINE
 - - - - - MINIMUM BUILDING SETBACK
 - - - - - TRANSMISSION LINE EASEMENT
 - - - - - PROPOSED P.U.D.E.

- ABBREVIATIONS**
- FFE FINISHED FLOOR ELEVATION
 - FS FINISHED SURFACE
 - FG FINISHED GRADE
 - FL FLOW LINE
 - T TOP OF CURB
 - B BOTTOM OF CURB

- GRADING AND DRAINAGE NOTES**
- SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
 - CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR TO INSTALL STRUCTURE CASTINGS FLUSH WITH FINISHED GRADE.
 - FINISHED GRADE ELEVATION AT BUILDING DOOR LOCATIONS SHALL MATCH FINISHED FLOOR ELEVATIONS. FINISHED GRADE ELEVATION FOR PERVIOUS AREAS ADJACENT TO BUILDING SHALL BE 6" BELOW FINISHED FLOOR ELEVATIONS UNLESS OTHERWISE SHOWN. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 - ALL EGRESS PATHS ARE TO MEET APPLICABLE ADA, FIRE, AND BUILDING CODE REQUIREMENTS. CONTRACTOR IS TO NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN PLAN AND STANDARDS.





UTILITY PLAN

GBT REALTY
TRACTOR SUPPLY COMPANY - MT PLEASANT
CITY OF MT PLEASANT, MAURY COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
A	BH	SC	08/11/2025	ISSUED FOR SITE PERMIT
B	BH	SC	02/27/2025	SITE PERMIT COMMENT REVISIONS

C3.00
FILE NO. 3868007

LEGEND

- SDR 26 PVC SANITARY SEWER GRAVITY PIPE
- 6" F 6" DIP FIRE SERVICE PRESSURE CLASS 350
- 4" FIRE LINE
- 1.5" DIP WATER SERVICE PRESSURE CLASS 350
- GAS SERVICE (SEE PLUMBING PLANS)
- UGP UNDERGROUND POWER (SEE ELECTRICAL PLANS)
- UGT UNDERGROUND TELECOM
- OHP OVERHEAD POWER (SEE ELECTRICAL PLANS)
- TRANSFORMER PAD WITH BOLLARDS

UTILITY NOTES

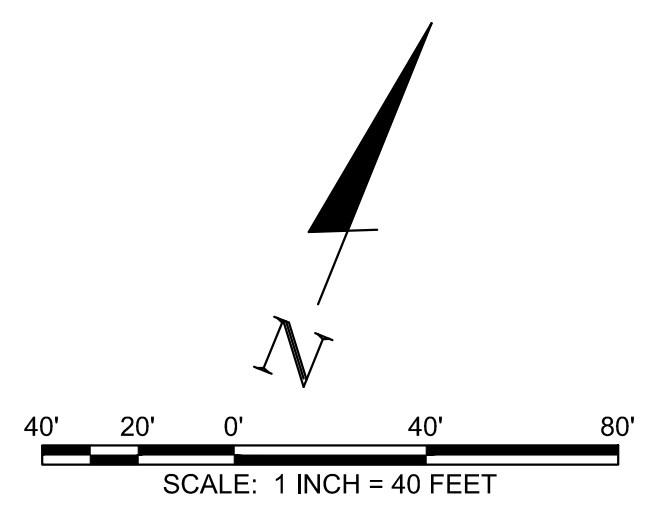
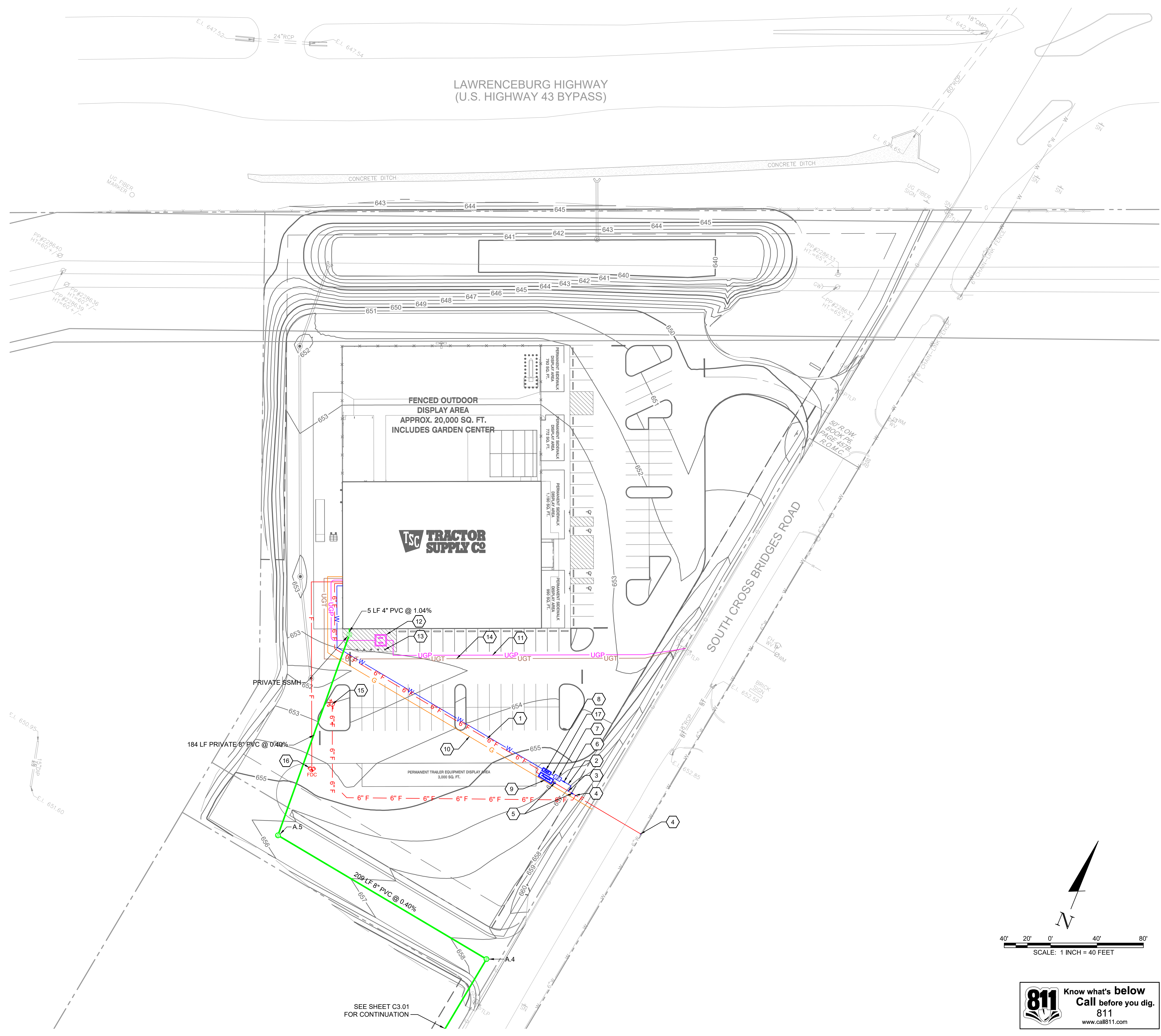
1. SEE SHEET C3.01 FOR ADDITIONAL UTILITY NOTES.
2. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDER FOR NATURAL GAS AND TELECOM SERVICE INSTALLATION.
3. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350. PIPES, FITTINGS, LININGS, AND COATINGS SHALL MATCH CITY OF MOUNT PLEASANT WATER SERVICE SPECIFICATIONS.
4. ELECTRICAL SERVICE IS NEEDED FOR THE BACKFLOW DEVICE HEATED ENCLOSURES. CONTRACTOR TO COORDINATE WITH THE ELECTRICAL ENGINEER AND REFER TO THE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL MAINTAIN 12" OF HORIZONTAL AND VERTICAL CLEARANCE BETWEEN UNDERGROUND POWER AND DRY UTILITIES AND 5' HORIZONTAL CLEARANCE BETWEEN ANY OTHER UTILITIES.
6. CONTRACTOR SHALL MAINTAIN 5' HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER PIPES AND GAS LINES AND 10' HORIZONTAL CLEARANCE.
7. WHERE WASTEWATER LINES OR STORM LINES CROSS WATER LINES, THE WATER LINE SHALL BE PLACED ABOVE THE WASTEWATER OR STORM LINE WITH A MINIMUM SEPARATION OF 18 INCHES. IF IT IS NOT POSSIBLE, EITHER THE WATER LINE OR THE SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING.

ABBREVIATIONS

- SAMH SANITARY SEWER MANHOLE
- CO CLEANOUT
- (E) EXISTING

UTILITY KEYNOTES

- | | |
|----|--------------------------------------------------------------------------|
| 1 | 6" DIP FIRE SERVICE PRESSURE CLASS 350 |
| 2 | 1.5" TYPE "K" COPPER WATER SERVICE |
| 3 | 6" x 6" x 1.5" TEE FITTING |
| 4 | 6" x 6" x 6" TEE FITTING |
| 5 | 6" GATE VALVE |
| 6 | 1.5" GATE VALVE |
| 7 | 1.5" DOMESTIC METER |
| 8 | 1.5" REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GRADE HEATED ENCLOSURE |
| 9 | 6" REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GRADE HEATED ENCLOSURE |
| 10 | GAS SERVICE (SEE PLUMBING PLANS) |
| 11 | UNDERGROUND POWER (SEE ELECTRICAL PLANS) |
| 12 | TRANSFORMER PAD (SEE ELECTRICAL PLANS AND STEMC SERVICE MANUAL) |
| 13 | 6" PIPE BOLLARD AT TRANSFORMER |
| 14 | UNDERGROUND TELECOM (PER UTILITY COMPANY REQUIREMENTS) |
| 15 | FIRE HYDRANT |
| 16 | REMOTE FDC |
| 17 | 1.5" SCHEDULE 40 PVC WATER SERVICE |



SEE SHEET C3.01 FOR CONTINUATION



SEWER PLAN AND PROFILE
GBT REALTY
TRACTOR SUPPLY COMPANY - MT PLEASANT
CITY OF MT PLEASANT, MAURY COUNTY, TENNESSEE

REV.	DR.	CHK.	DATE	DESCRIPTION
A	BH	SC	08/11/2025	ISSUED FOR SITE PERMIT
B	BH	SC	02/27/2025	SITE PERMIT COMMENT REVISIONS

C3.01
FILE NO. 3868007

LEGEND

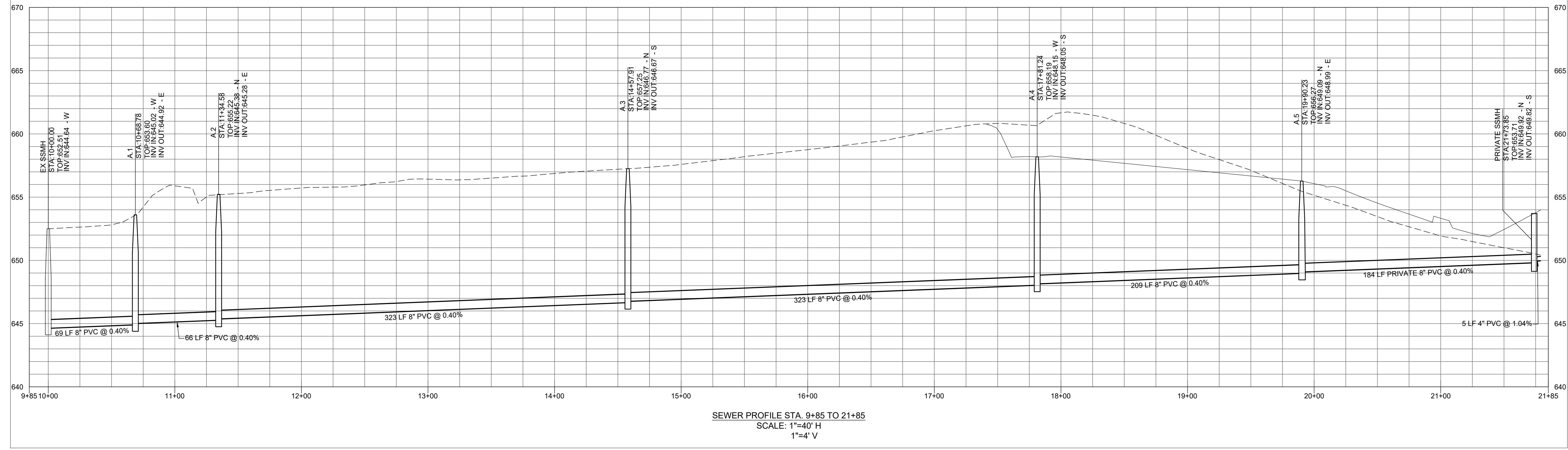
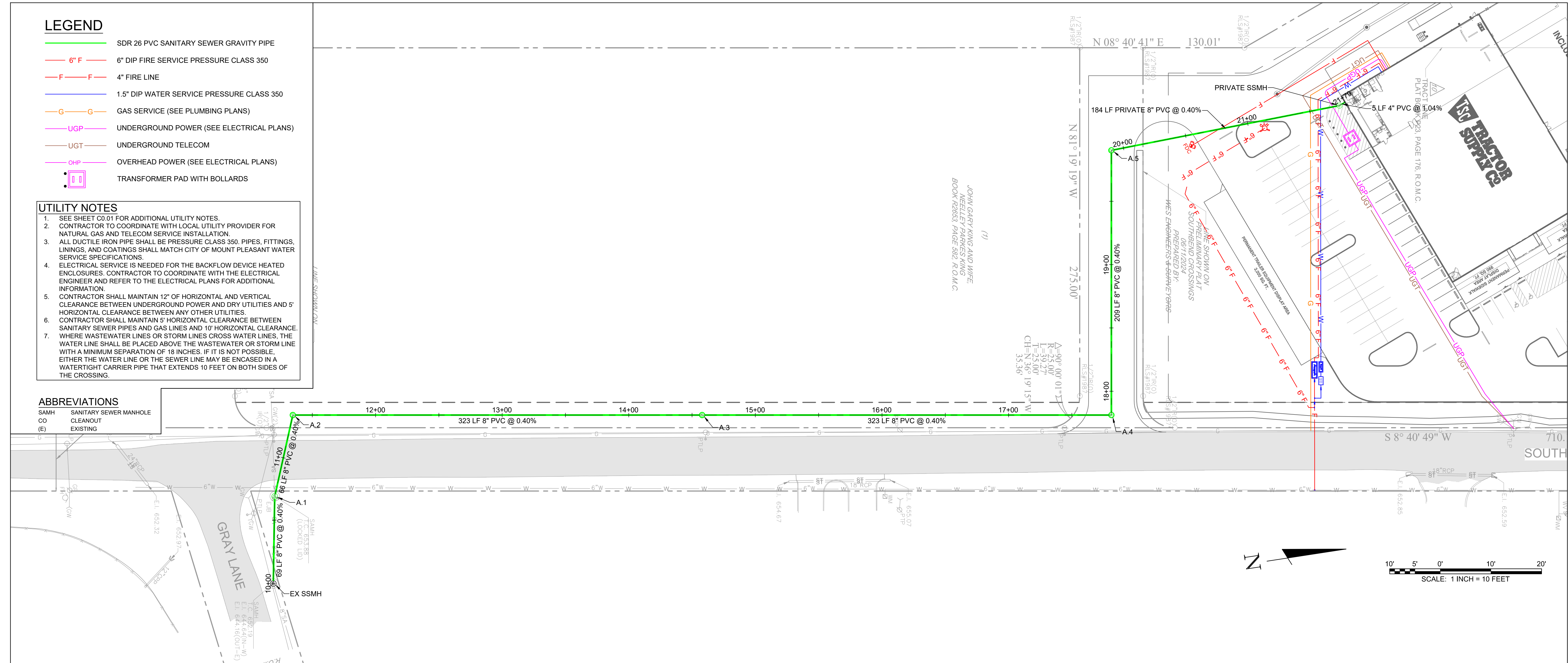
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- OHP OVERHEAD POWER (SEE ELECTRICAL PLANS)
- TRANSFORMER PAD WITH BOLLARDS

UTILITY NOTES

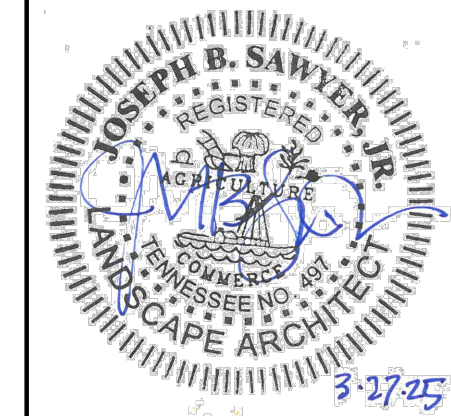
1. SEE SHEET C0.01 FOR ADDITIONAL UTILITY NOTES.
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ABBREVIATIONS

- SAMH SANITARY SEWER MANHOLE
- CO CLEANOUT
- (E) EXISTING



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PLOTTED:3/20/2025

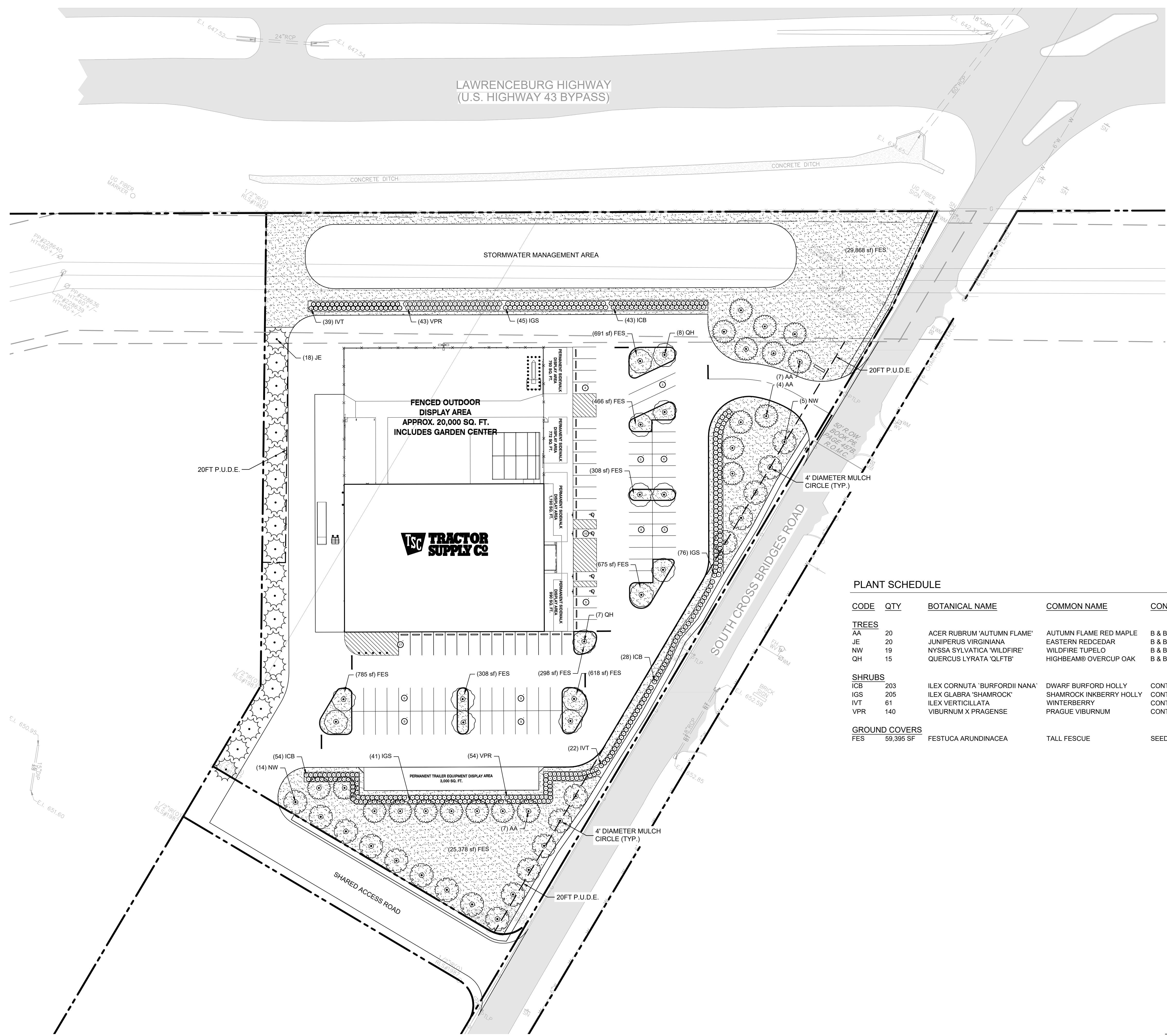


LANDSCAPE PLAN

GBT REALTY
TRACTOR SUPPLY COMPANY - MT PLEASANT
CITY OF MT PLEASANT, MAURY COUNTY, TENNESSEE

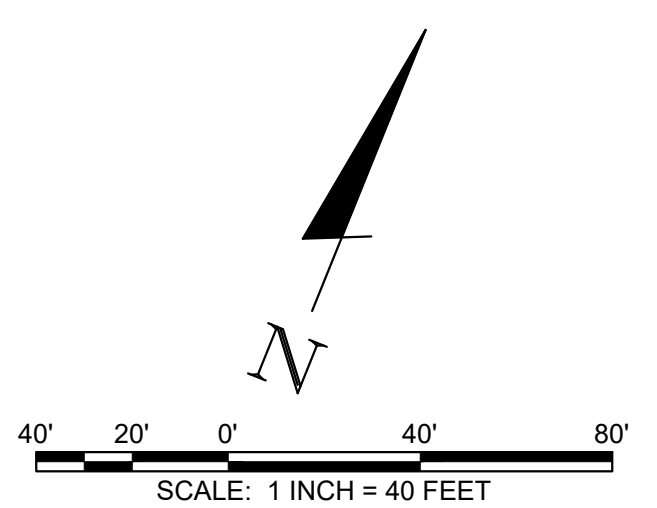
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B	AP	JS	02/27/2025	ISSUED FOR SITE PERMIT

L1.00
FILE NO. 3868007

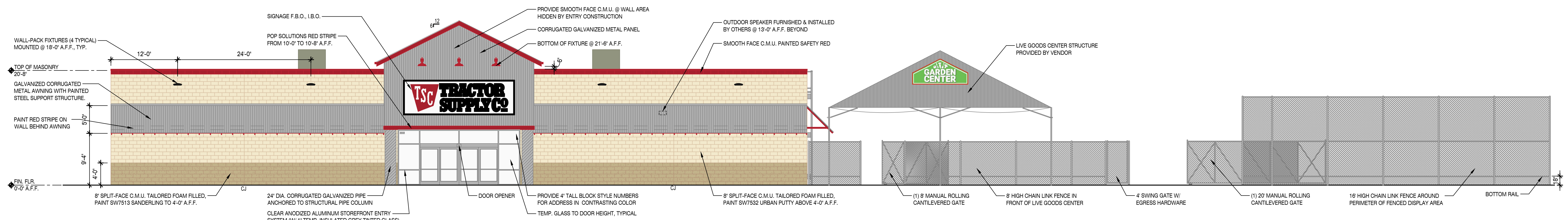


PLANT SCHEDULE

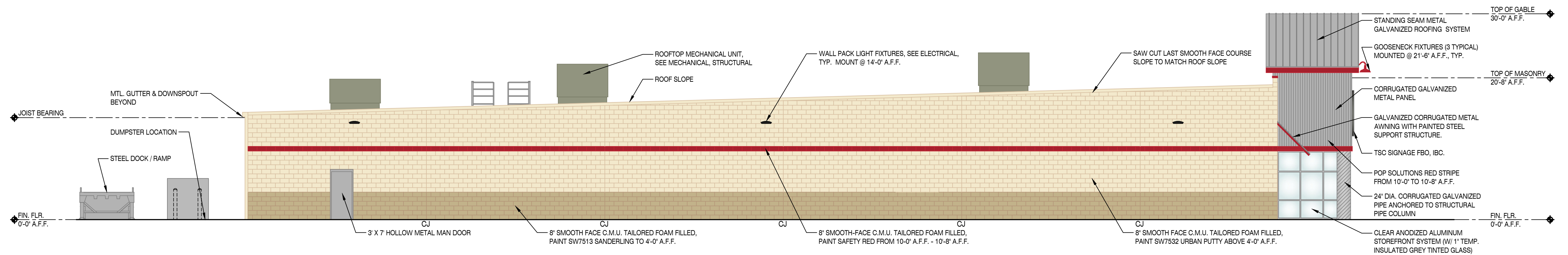
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING	COMMENTS
TREES							
AA	20	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	B & B	2.5" CAL.	AS SHOWN	FULL CANOPY, MATCHED, STRAIGHT TRUNK
JE	20	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B	6'-8" HT.	AS SHOWN	FULL TO GROUND, MATCHED
NW	19	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	B & B	2.5" CAL.	AS SHOWN	FULL CANOPY, MATCHED, STRAIGHT TRUNK
QH	15	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK	B & B	2.5" CAL.	AS SHOWN	FULL CANOPY, MATCHED, STRAIGHT TRUNK
SHRUBS							
ICB	203	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	CONTAINER	3 GAL.	42" O.C.	MATCHED, WELL-ROOTED IN CONTAINER
IGS	205	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	CONTAINER	3 GAL.	42" O.C.	MATCHED, WELL-ROOTED IN CONTAINER
IVT	61	ILEX VERTICILLATA	WINTERBERRY	CONTAINER	3 GAL.	42" O.C.	MATCHED, WELL-ROOTED IN CONTAINER
VPR	140	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	CONTAINER	3 GAL.	42" O.C.	MATCHED, WELL-ROOTED IN CONTAINER
GROUND COVERS							
FES	59,395 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SEED			



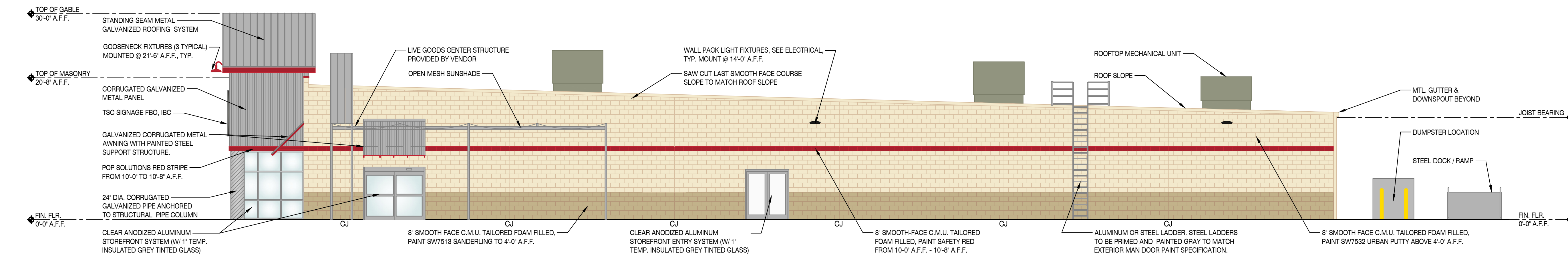
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SAVED: 3/25/2025
PLOTTED: 3/26/2025



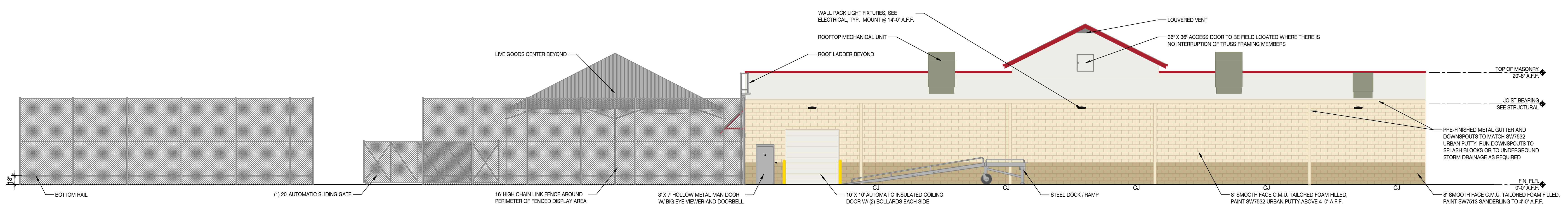
1 ELEVATION FRONT SCALE: 1/8"=1'-0"



2 ELEVATION LEFT SIDE SCALE: 1/8"=1'-0"



3 ELEVATION RIGHT SIDE SCALE: 1/8"=1'-0"



4 ELEVATION REAR SCALE: 1/8"=1'-0"

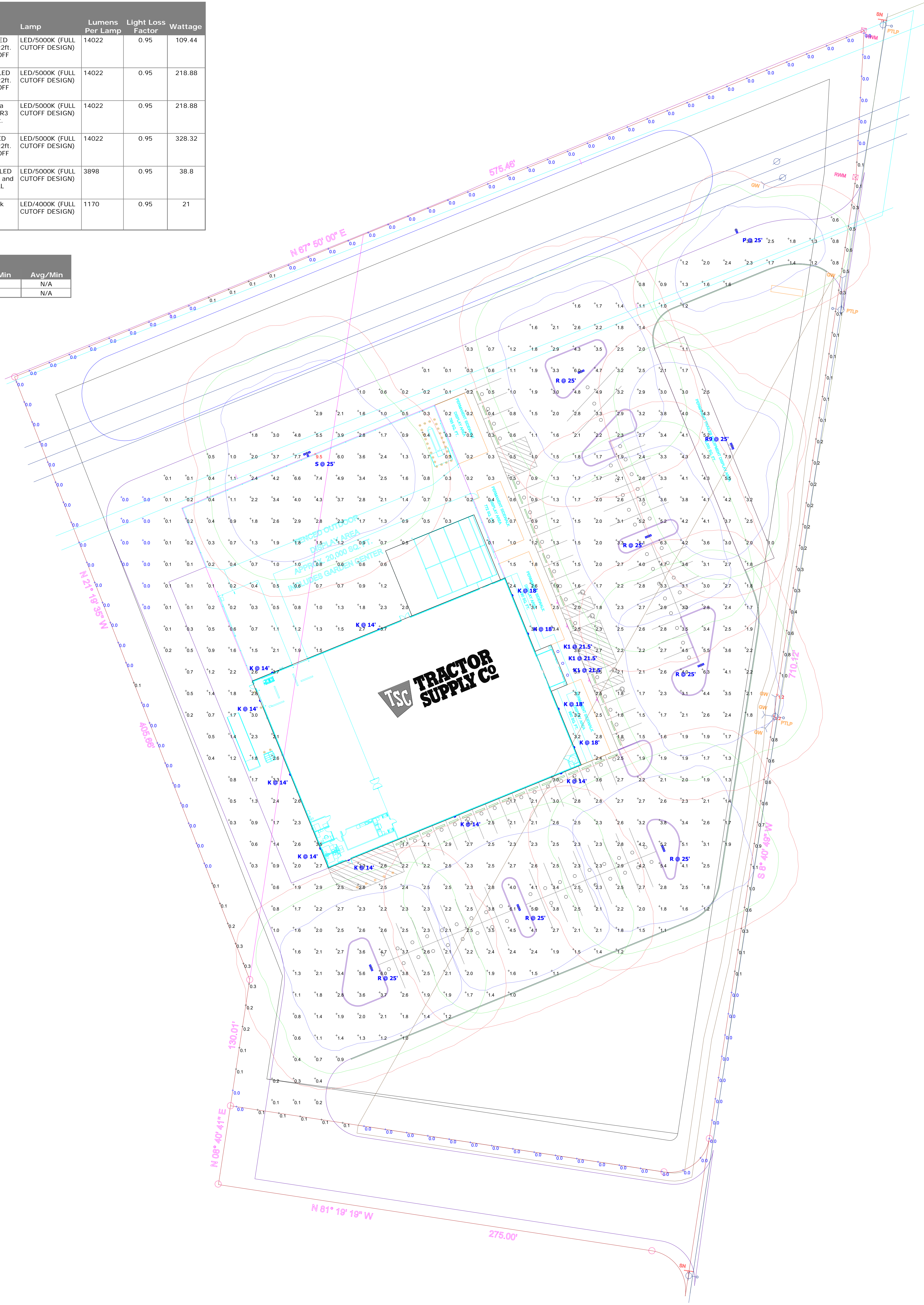
TRACTOR SUPPLY COMPANY
G PROTOTYPE - Q3 2023



2934 Sidco Drive
Suite 120
Nashville, TN 37204
Architecture
Planning
Interior Architecture

Schedule								
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	P	1	RSX1-LED-P3-50K-R3-MVOLT-SPA	Single Head Lithonia RSX1 Series LED Area Unit w/Type R3 Distribution (22ft. Pole Height w/3ft. Base) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	14022	0.95	109.44
	R	6	RSX1-LED-P3-50K-R3-MVOLT-SPA	Double Head Lithonia RSX1 Series LED Area Unit w/Type R3 Distribution (22ft. Pole Height w/3ft. Base) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	14022	0.95	218.88
	R9	1	RSX1-LED-P3-50K-R3-MVOLT-SPA	Double Head Rotated Optics Lithonia RSX1 Series LED Area Unit w/Type R3 Distribution (22ft. Pole Height w/3ft. Base) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	14022	0.95	218.88
	S	1	RSX1-LED-P3-50K-R3-MVOLT-SPA	Triple Head Lithonia RSX1 Series LED Area Unit w/Type R3 Distribution (22ft. Pole Height w/3ft. Base) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	14022	0.95	328.32
	K	12	DSXW1-LED-10C-1000-50K-T3M-MVOLT-DDBXD	Lithonia DSXW1 Series Wall Mount LED Unit w/Type T3M Distribution (18ft. and 14ft. Fixture Mounting Heights) FULL CUTOFF DESIGN	LED/5000K (FULL CUTOFF DESIGN)	3898	0.95	38.8
	K1	3	H-15118-97/HL-AHD-27-97/21/LED2/40/D/BCM-M	Hi-Lite H15118 Series LED Goosneck Unit (21.5ft. Mounting Height) Red Finish (FULL CUTOFF DESIGN)	LED/4000K (FULL CUTOFF DESIGN)	1170	0.95	21

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line Light Levels	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	+	2.1 fc	9.5 fc	0.0 fc	N/A	N/A



Tractor Supply Co - Mt. Pleasant, TN
Photometric Site Lighting Design