

# **HARTSVILLE/TROUSDALE COUNTY BOARD OF ZONING APPEALS**

*Mark Presley – Chair*  
*Freddie Banks – Vice Chair*  
*– Sec*

*Paul Knudsen*  
*Ron Moreland*  
*Sicily Saputo*

**JULY 5, 2023 | 7:00PM | TC COMMUNITY CENTER**

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Regular February 13th, 2023, BZA Meeting

### **CHANGES TO THE AGENDA**

### **PUBLIC HEARING**

### **OLD BUSINESS**

### **NEW BUSINESS**

- Parking Variance Request by R & C Enterprises on East McMurry Blvd (Map019N C Parcel 020.01) for a Dollar Tree Retail Store in the 7th Civil District.

### **CLOSING REMARKS FROM**

### **ADJOURN**

## ARTICLE IV

### SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

#### SECTION

- 4.010 Off-Street Parking Requirements
- 4.020 Off-Street Loading and Unloading Requirements
- 4.030 Temporary Use Regulations
- 4.040 Customary Incidental Home Occupations
- 4.050 Gasoline Service Station Restrictions
- 4.060 Swimming Pool Restrictions
- 4.070 Development Standards for Group Housing Projects
- 4.080 Standards for Signs, Billboards, and Other Advertising Structures
- 4.090 Development Standards for Mobile Home Parks
- 4.100 Development Standards for Automobile Wrecking, Junk & Salvage Yards
- 4.110 Development Standards for Cemeteries
- 4.120 Litter, Refuse, Garbage, Junk and Debris Control Regulations
- 4.130 Standards for Telecommunication Antennas and Towers

#### **4.010 OFF-STREET PARKING REQUIREMENTS**

Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be one hundred sixty-two (162) square feet in size (9 feet x 18 feet) and such space shall be provided with vehicular access to a street or alley. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

- A. **Single Detached Dwelling and Duplex:** Not less than two (2) spaces for each dwelling unit.
- B. **Apartment, Townhouse and Condominium:** Not less than two (2) spaces per dwelling unit.
- C. **Boarding Houses and Rooming Houses:** Not less than one (1) space for each room to be rented.
- D. **Other Dwelling Units:** Not less than two (2) spaces per dwelling unit.
- E. **Hotels, Motels and Other Tourist Accommodations:** Not less than one space for each room to be rented plus one (1) additional space for each two (2) employees.
- F. **Any Auditorium, Church, Stadium or Other Place of Public Assembly:** Not less than one (1) space for each four (4) seats provided in such places of assembly. For places of public assembly where seating is not a measure of capacity, such as clubhouses, funeral parlors, etc., at least one (1) space for each two hundred (200) square feet of floor space devoted to that particular use shall be provided.

- G. **Manufacturing, Industrial or Wholesaling Use:** Not less than one (1) space for each two (2) employees anticipated during maximum production, with a minimum of five (5) spaces provided for any establishment. For establishments maintaining space for the sale of products at retail, there shall be provided one (1) parking space for each five hundred (500) square feet of floor area devoted to retail sales.
- H. **Office and Professional Buildings:** Not less than one (1) parking space for each two hundred-fifty (250) square feet of office space or fraction thereof.
- I. **Retail Sales and Service Establishments:** Not less than one (1) parking space for each two hundred (200) square feet of floor space or fraction thereof.
- J. **Medical or Dental Clinic:** Not less than four (4) spaces per doctor, plus one (1) additional space for each employee.
- K. **Service Stations:** Not less than five (5) spaces for each grease rack or service bay, or one (1) space for each fifteen hundred (1,500) square feet of lot area of fraction thereof, whichever is greater.
- L. **Restaurants:** Not less than one (1) space per one hundred fifty (150) square feet of floor area, plus one (1) space for each two (2) employees. For drive-in restaurants, one (1) space per one hundred (100) square feet of floor area, plus one (1) space for each two (2) employees.
- M. **Shopping Centers:** Five and one-half (5 1/2) parking spaces for each one thousand (1,000) square feet of gross floor area.
- N. **Other Structures or Uses Customarily Requiring Automobile Storage Areas:** For buildings and uses not listed, the off-street parking requirements shall be determined by the Board of Zoning Appeals.

#### **4.011 Certification of Minimum Parking Requirements**

Each application for a building permit shall include information as to the location and dimensions of off-street parking spaces and the means of ingress and egress to such space. This information shall be in sufficient detail so as to enable the building inspector to determine whether or not the requirements of this section are met.

#### **4.012 Combination of Required Parking Spaces**

The required parking space for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use, except that the parking spaces required for churches, theaters or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

## **NEW BUSINESS**

- 1. Site Plan approval for Dollar Tree at unaddressed Hwy 25 (Map 19N Group C Parcel 20.01 & 20.02) for a 10,000 sq.ft. commercial development on 1.26 acres in the 7th Civil District.**

The applicant requests site plan approval for a 10,000 sq.ft. commercial development, at unaddressed Hwy 25. The property is identified as Tax Map 19N Group C Parcel 20.01 & 20.02 and consists of approximately 1.26 acres total. The property is zoned C-2, Commercial.

### Planning Notes-

- This property is within the Hartsville/Trousdale Water and Sewer Utility District. An 8-inch water line is available along the margin of Hwy 25. No sewer lines extend to the vicinity of this property.
- Hwy 25 is considered an arterial street per the Major Thoroughfare Plan.

### Zoning Notes-None

### Site Plan Issues-

- Label easement as utility, ingress and egress easement.
- Layer driveway shading under other layers for legibility.
- Show and label all setbacks on the site plan.
- Off-street parking requirements require 50 parking spaces for a 10,000 sq.ft. development. ANY DEVIATION FROM THIS REQUIREMENT REQUIRES A VARIANCE FROM THE BOARD OF ZONING APPEALS.
- Please show location and dimensions of the three required loading/unloading spaces.
- Include notation of the proposed ground coverage and building height.
- Landscaped buffer is required along all property lines adjacent to residentially zoned properties and shall include a greenbelt planted strip not less than ten (10) feet in width. Such a greenbelt shall be composed of one (1) row of evergreen trees, spaced not more than forty (40) feet apart and not less than two (2) rows of shrubs or hedges, spaced not more than five (5) feet apart and which grow to a height of five (5) feet or more after one (1) full growing season and which shrubs will eventually grow to not less than ten (10) feet. As well as a solid fence no less than seven (7) feet tall.
- Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. The required buffer strip may be included in this calculation.
- Show all proposed plantings in the landscaped buffer.
- Show all Proposed means of surface drainage, including all drainage ways and facilities.
- Label all existing and proposed pavement widths, and ROW.
- Include size of existing sewer that development will connect to.
- Include proposed signage details.

Staff will supply a recommendation at the meeting.

**DRAWING INDEX**

SHEET NO.	TITLE
C-1.0	COVER SHEET
C-2.0	SITE PLAN
C-3.0	UTILITY PLAN
C-4.0	PRE-EROSION/DEMO
C-4.1	GRADING AND DRAINAGE
C-4.2	FINAL STABILIZATION PLAN
C-5.0	DETAILS
C-5.1	DETAILS
C-5.2	DETAILS
C-6.0	WB-67
L-1.0	LANDSCAPING

# DOLLAR TREE HARTSVILLE, TN SITE DEVELOPMENT PLANS MAY 24, 2023

**OWNER /DEVELOPER:**  
R&C ENTERPRISES  
RICK MORROW, DEVELOPER  
901 WEST MAIN STREET  
HOHENWALD, TN 38462

**PROPERTY ADDRESS:**  
MCMURRY BOULEVARD EAST  
HARTSVILLE, TN

**LAND DATA:**  
ZONING: C-2 (HIGHWAY COMMERCIAL)  
AREA: 1.26 AC. +/-

R.B. 133, PG. 139 R.O.T.C.T  
MAP 19-N, PARIS, C-20.01 & C-20.0, T.A.O.T.C.T.

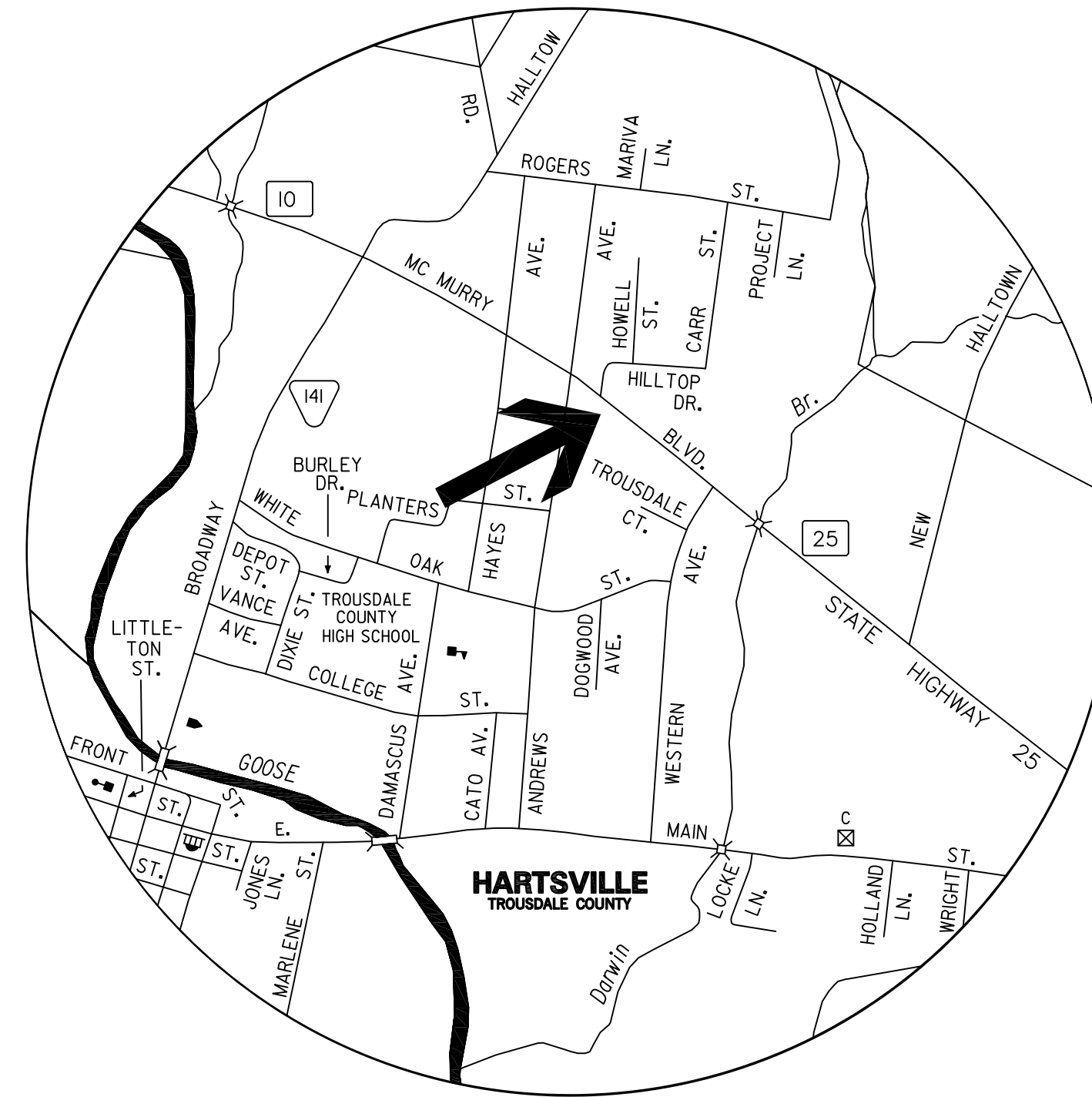
**FLOODPLAIN NOTE:**  
THIS SITE LIES WITHIN ZONE X, AREA OF  
MINIMAL FLOOD HAZARD, PER FEMA COMMUNITY  
PANEL 47169C0043C DATED  
SEPTEMBER 29, 2010.

**YARD REQUIREMENT:**  
FRONT: 30'  
SIDE: 20'  
REAR: 15'

**INTENDED USE:** RETAIL

**PARKING:**  
PARKING REQUIREMENT: 1 SPACE PER 200 S.F.  
TOTAL FOOTAGE: 10,000

PARKING REQUIRED: 50  
PARKING PROVIDED: 45  
(2 HANDICAP)



VICINITY MAP

TDEC TNR#



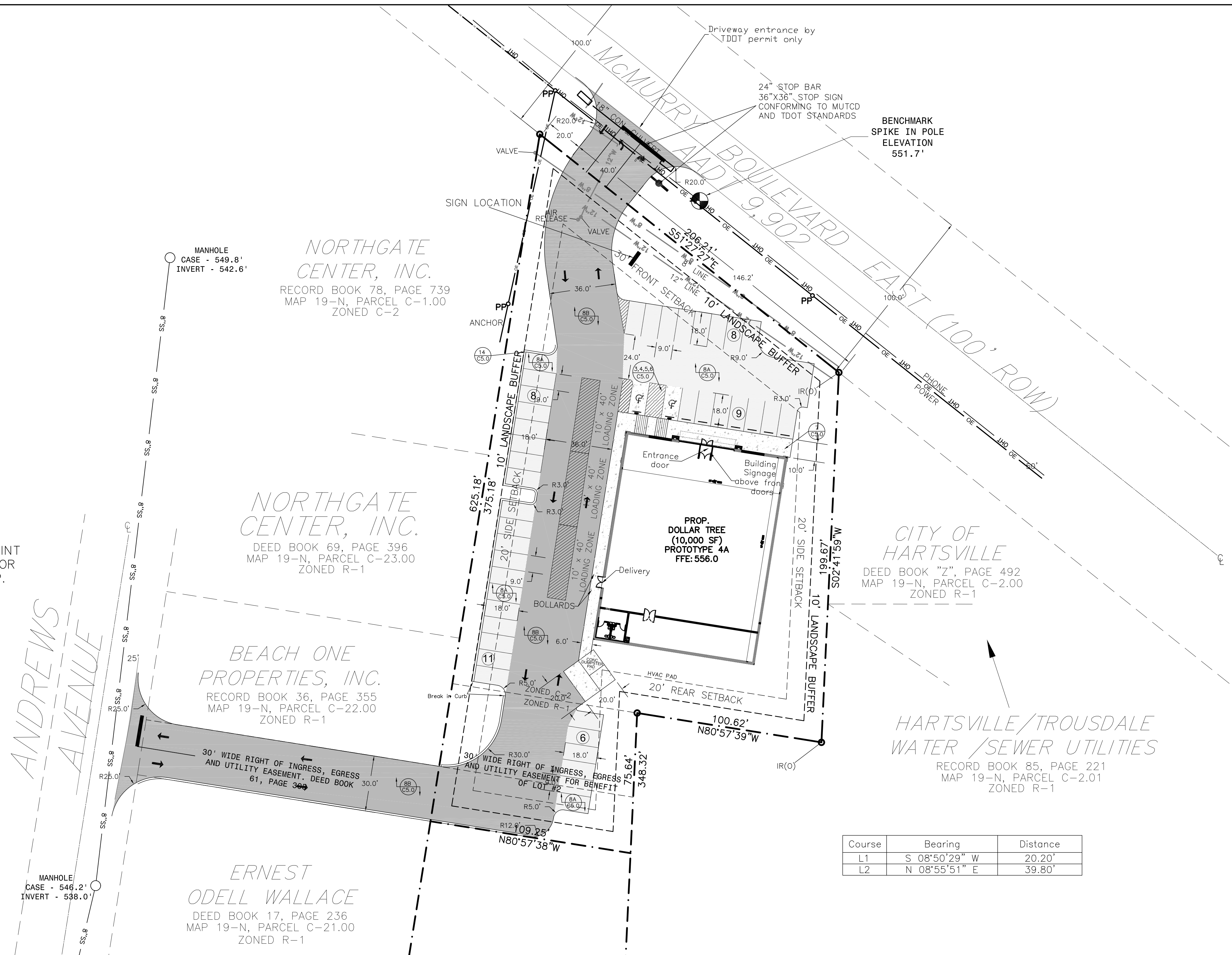
**GENERAL CONSTRUCTION NOTES**

1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS BEFORE BEGINNING CONSTRUCTION.
2. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY CONSTRUCTION INSPECTION OFFICE & ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
4. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES PRIOR TO INITIATING CONSTRUCTION. SEE SPECIFIC NOTES, DRAWINGS, & DETAILS FOR MEASURES REQUIRED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION.
6. ANY EXISTING ASPHALT PAVEMENT, PRIVACY FENCES AND WALLS, CONCRETE CURBS, OR SIDEWALKS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY TRENCH STABILIZATION REQUIRED BY OSHA CONSTRUCTION STANDARD FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION RELATED SURVEYING, INCLUDING ALL LAYOUT AND GRADE STAKING. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR GEOTECHNICAL TESTING.
9. THE CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
10. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY (ASTM D-98) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED EIGHT (8) INCHES OF COMPACTED THICKNESS.
11. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED FERTILIZED AND OR SODDEN AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES CALL TN ONE CALL AT 811.
13. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
14. EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY FROM L.I. SMITH AND ASSOCIATES.

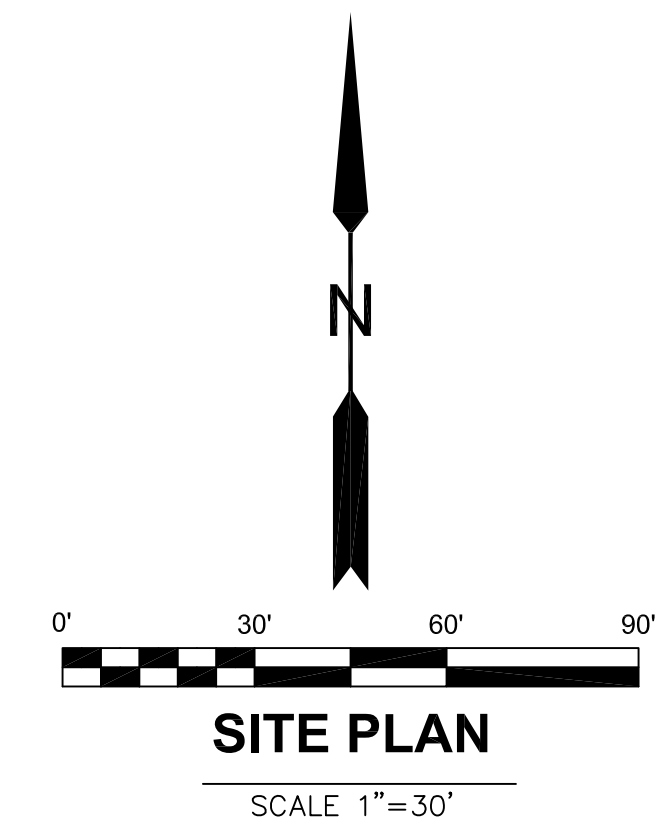
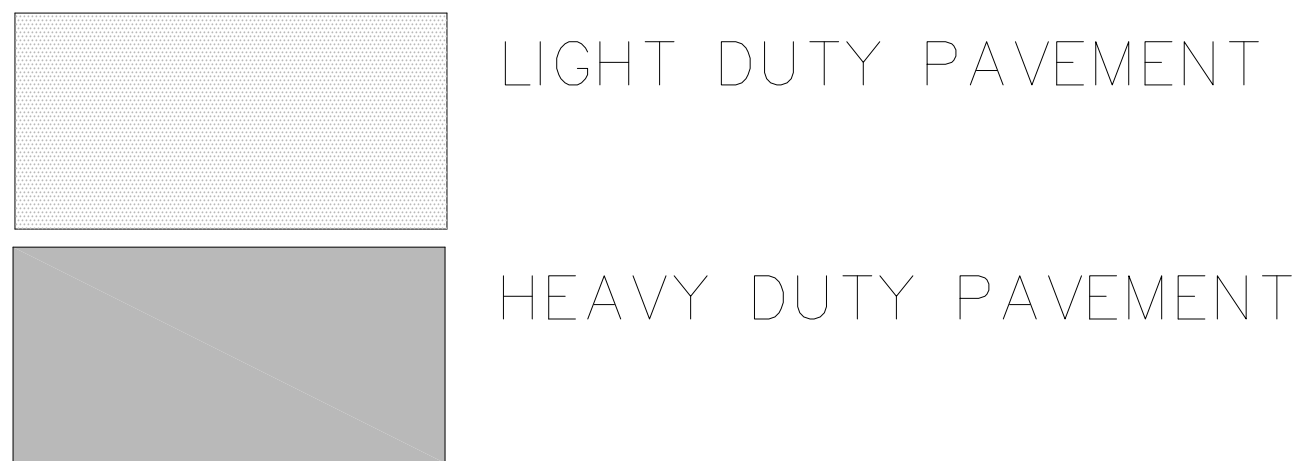
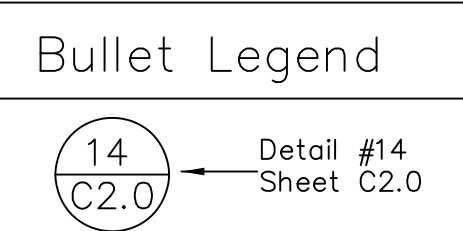
**SITE DISTANCE NOTE:** McMURRY BOULEVARD/HIGHWAY 25 AT THIS POINT HAS A SPEED LIMIT OF 35 MPH. AASHTO STOPPING SIGHT DISTANCE FOR A DESIGN SPEED OF 35 MPH IS 390 LF FOR A LEFT TURN FROM STOP. SIGHT DISTANCE FOR A RIGHT TURN FROM STOP IS 335 LF. SIGHT DISTANCE IN EITHER DIRECTION IS GREATER THAN 390 LF. ALL DRIVEWAYS MEET AASHTO INTERSECTION SIGHT DISTANCE

**SITE DRAINAGE NOTE:** THIS SITE WILL NOT INCREASE THE DRAINAGE FROM PRE DEVELOPMENT RATES TO POST DEVELOPMENT ONTO TDOT R.O.W.

**PAVEMENT MARKING NOTE:** ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.



Course	Bearing	Distance
L1	S 08°50'29" W	20.20'
L2	N 08°55'51" E	39.80'



**Owner/Developer Info:**  
 RAC ENTERPRISES  
 RICK MORROW, DEVELOPER  
 301 WEST MAIN STREET  
 Hohenwald, TN 38462

**Land Data:**  
 Zoning: C-2 (HIGHWAY COMMERCIAL)  
 Area: 1.26 Ac. +/-

**Floodplain Note:**  
 THIS SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA COMMUNITY PANEL 47169C043C DATED SEPTEMBER 29, 2010.

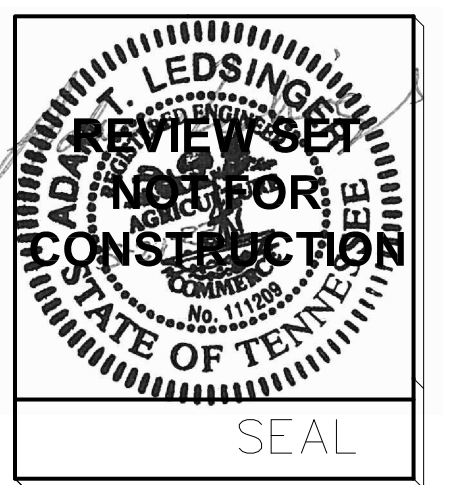
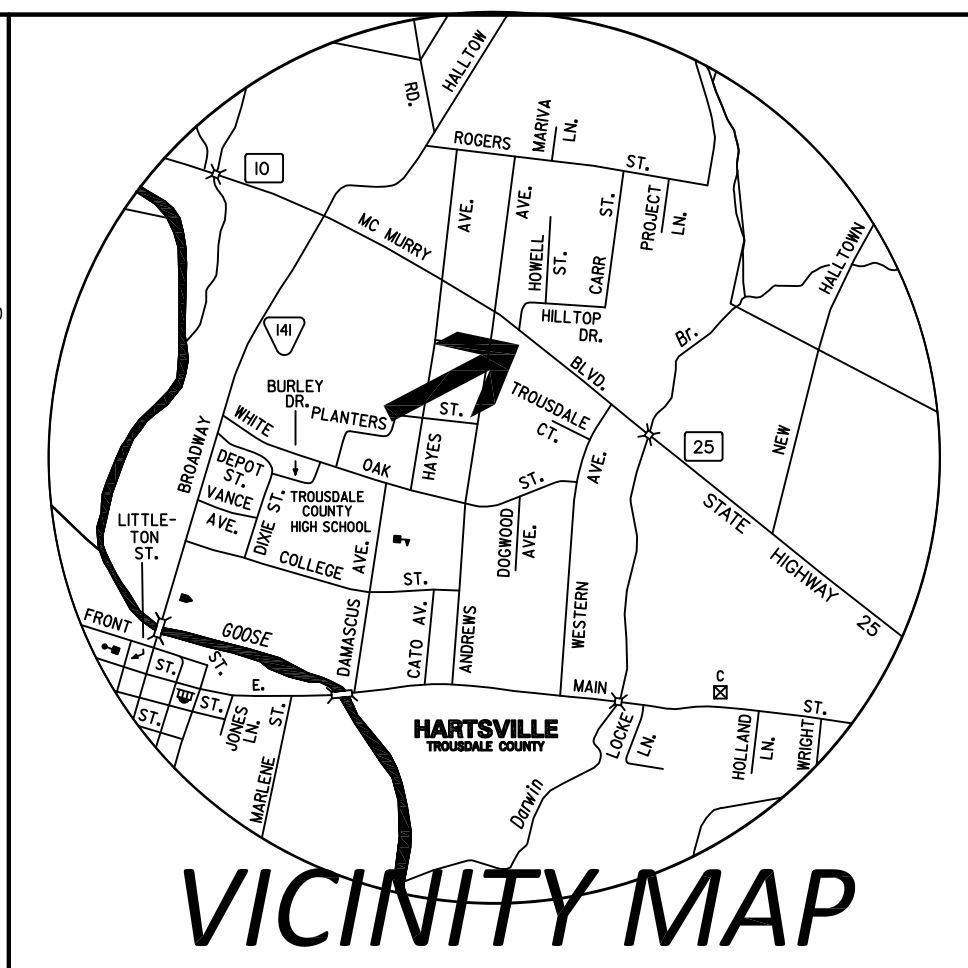
**Total Floor Area:**  
 Proposed: Total 10,000 S.F.  
 Building Height: 28'  
 Max Lot Coverage: 50%  
 Actual Lot Coverage: 18.2%

**Deed Reference:**  
 R.B. 133, PG. 159, R.O.T.C.T.  
 MAP 19-N, PARSE. C-20.01 & C-20.02, T.A.O.T.C.T.

**Yard Requirements:**  
 Front: 30'  
 Side: 20'  
 Rear: 15'

**Intended Use:**  
 RETAIL

**Parking:**  
 REQUIRED FOR RETAIL:  
 1 SPACE PER 200 S.F.  
 10,000 S.F.  
 TOTAL SPACES REQUIRED: 50  
 TOTAL SPACES PROVIDED: 45 (2 HANDICAP)



**MB CIVIL ENGINEERING, LLC**  
 P.O. BOX 601 789 TIMBER RIDGE DR. LEWINGTON, TN 38351  
 adm@mbcivil.net  
 VOICE: 731-265-6827

**DOLLAR TREE  
 McMURRY BOULEVARD EAST  
 HARTSVILLE, TN**

PROJECT

REVISION DATES

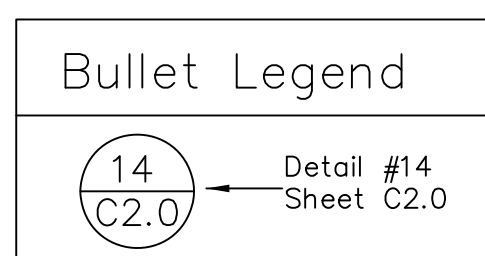
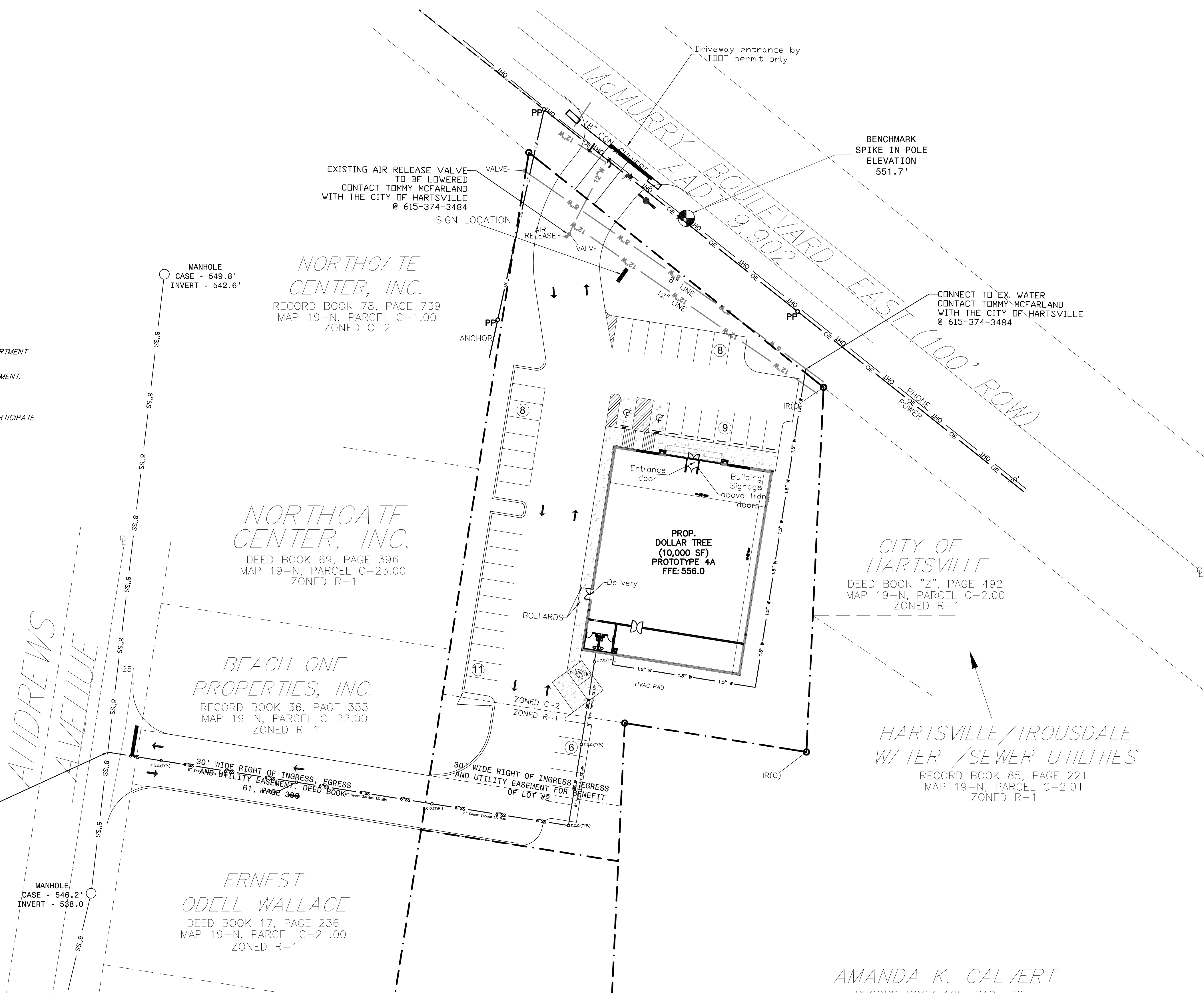
DATE  
 MAY 24, 2023

SHEET  
**C-2.0** OF 10

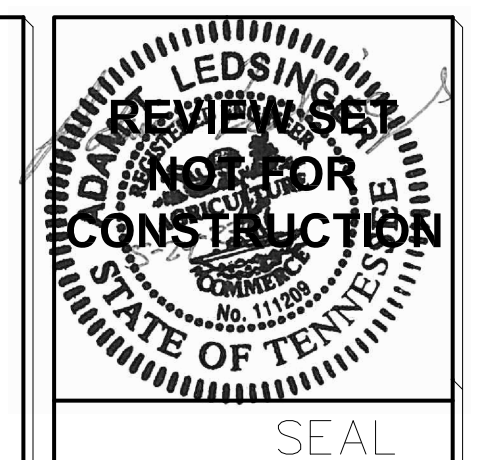
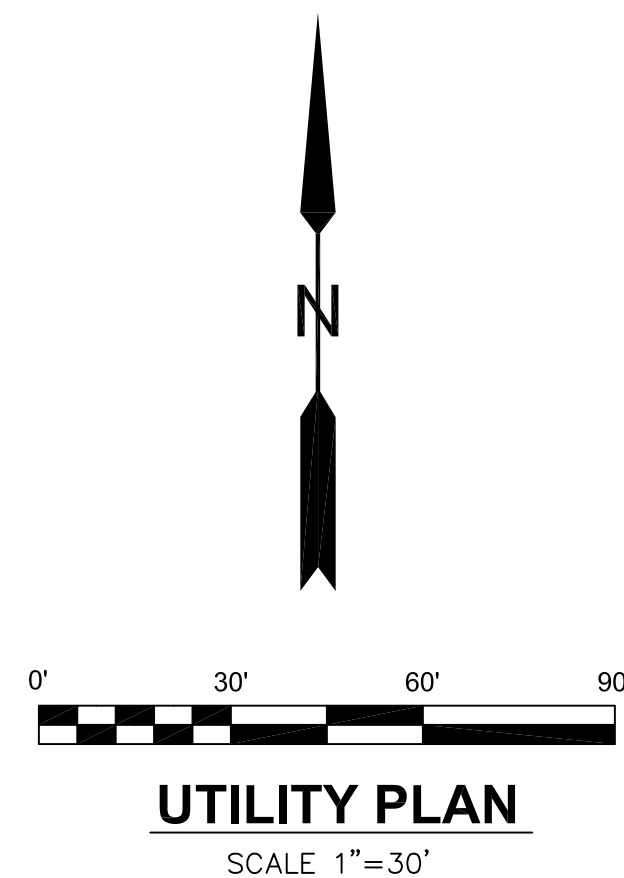
JOB No.  
 23008

**GENERAL UTILITY NOTES**

- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES, PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- ALL UNDERGROUND UTILITIES (WATER, SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS), SHALL BE IN-PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
- LOCATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.
- UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE LOTS.
- THE CONTRACTOR SHALL PROVIDE A SUITABLE OFFICE NEAR THE SITE FOR HIS USE AND AT WHICH COPIES OF THE SPECIFICATIONS AND DRAWINGS SHALL BE KEPT. THE CONTRACTOR SHALL ALSO DESIGNATE TO THE OWNER A PERSON TO BE NOTIFIED IN CASE OF EMERGENCIES OTHER THAN DURING WORKING HOURS AND ON HOLIDAYS AND WEEKENDS.
- STREETS SHALL BE GRADED TO SUBGRADE BEFORE WATER LINES AND SANITARY SEWERS ARE INSTALLED.
- THE OWNER/DEVELOPER FOR BUDGET PURPOSES, SHOULD CHECK WITH THE LOCAL UTILITY DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
- CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE CITY UTILITY DEPARTMENT.
- IN TENNESSEE IT IS A REQUIREMENT PER THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOW UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS, PRIOR TO THEIR INTENDED EXCAVATION. A LIST OF THESE UTILITY OWNERS MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITY OWNERS WHO PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED TOLL FREE AT 811.



THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.



**M.B. CIVIL ENGINEERING, LLC**  
 ENGINEERING, LLC  
 P.O. BOX 601 759 TIMBER RIDGE DR. LEWINGTON, TN 38351  
 VOICE: 731-265-6827 admin@mbcivil.net TENNESSEE CA# 8410

<b>PROJECT</b>	
DOLLAR TREE McMURRY BOULEVARD EAST HARTSVILLE, TN	
<b>REVISION DATES</b>	
DATE	MAY 24, 2023
SHEET	C-3.0 OF 10
JOB No.	23008



**GRADING AND DRAINAGE NOTES**

1. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS UNDERGROUND UTILITIES, DEVICES, OR STRUCTURES), SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
2. THE CONTRACTOR SHALL CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE.
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATION
5. ANY GRADED OR DISTURBED AREAS SHALL HAVE 4 INCHES OF TOPSOIL, SEED, MULCH, FERTILIZER AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THE RESTORATION SHALL CLOSELY FOLLOW CONSTRUCTION.
6. THE EXISTING SOIL MATERIAL HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OR DEVELOPER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
7. A SEPARATE R.O.W. PERMIT ISSUED BY THE THE CITY TDOT WILL BE REQUIRED FOR EXCAVATION AND CONSTRUCTION IN THE PUBLIC R.O.W.
8. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED AND SLOPED IN ACCORDANCE WITH ALL PROVISIONS OF THE A.D.A.
9. IN TENNESSEE IT IS A REQUIREMENT PER THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THEIR INTENDED EXCAVATION. A LIST OF THESE UTILITY OWNERS MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITY OWNERS WHO PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED TOLL FREE AT 811.

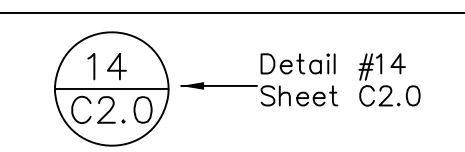
**GENERAL EROSION CONTROL NOTES**

1. ALL NEWLY CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, AND SEEDED, AND /OR SODDEN TO EFFECTIVELY CONTROL SOIL EROSION.
2. A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.
3. A COPY OF THE EROSION CONTROL PLAN MUST BE AVAILABLE ON SITE FOR THE DWPC INSPECTOR ON REQUEST. SEE SUGGESTED LOCATION ON PLAN.
4. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE ANY EARTH MOVING OPERATION BEGINS, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REPLACED AT THE END OF THE WORK DAY, OR PRIOR TO RAINFALL EVENTS.
5. ALL CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY NO LESS THAN 72 HOURS APART AND SHALL MAINTAIN 50% OF ITS DESIGN CAPACITY AT ALL TIMES.
6. ALL EXCAVATING AND CLEARING SHALL BE COORDINATED TO PREVENT ANY SURFACE FROM REMAINING UNCOVERED FOR MORE THAN 14 DAYS, GRAVEL SHALL NOT BE CONSIDERED AS COVER.
7. ALL AREAS USED TO TEMPORARILY STORE TOPSOIL OR OTHER ERODABLE MATERIAL SHALL BE PROTECTED FROM EROSION ACCORDING TO THE DETAIL ON THIS PLAN. IF THESE AREAS ARE TO REMAIN IN PLACE FOR LONGER THAN 14 DAYS THEY SHOULD BE SEEDED AND MULCHED TO ESTABLISH GOOD GROUND COVER.
8. ALL DITCHES ON THE PROJECT SHOULD BE STABILIZED WITH SEED AND MULCH OR EROSION CONTROL MATTING AS SOON AS FINAL GRADING OPERATIONS HAVE CEASED.
9. AREAS OF DISTURBED SOILS MUST BE STABILIZED WITHIN 7 DAYS IF SLOPE IS 35% OR GREATER

**EROSION CONTROL NOTES**

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXCESS SILT FROM SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT THE COMPLETION OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC., PRIOR TO COMPLETION OF THIS PROJECT.
4. EROSION CONTROL SHALL BE PROVIDED FOR ALL CUT AND FILL OPERATIONS WITHIN THE LIMITS OF THE CONSTRUCTION SITE, THOUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE THE SITE WITH THE MAXIMUM PROTECTION FROM EROSION AT ALL TIMES.
5. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND ARE TO BE MAINTAINED IN PLACE UNTIL STABILIZATION OF ERODABLE SOILS HAS BEEN ACCOMPLISHED.

**Bullet Legend**

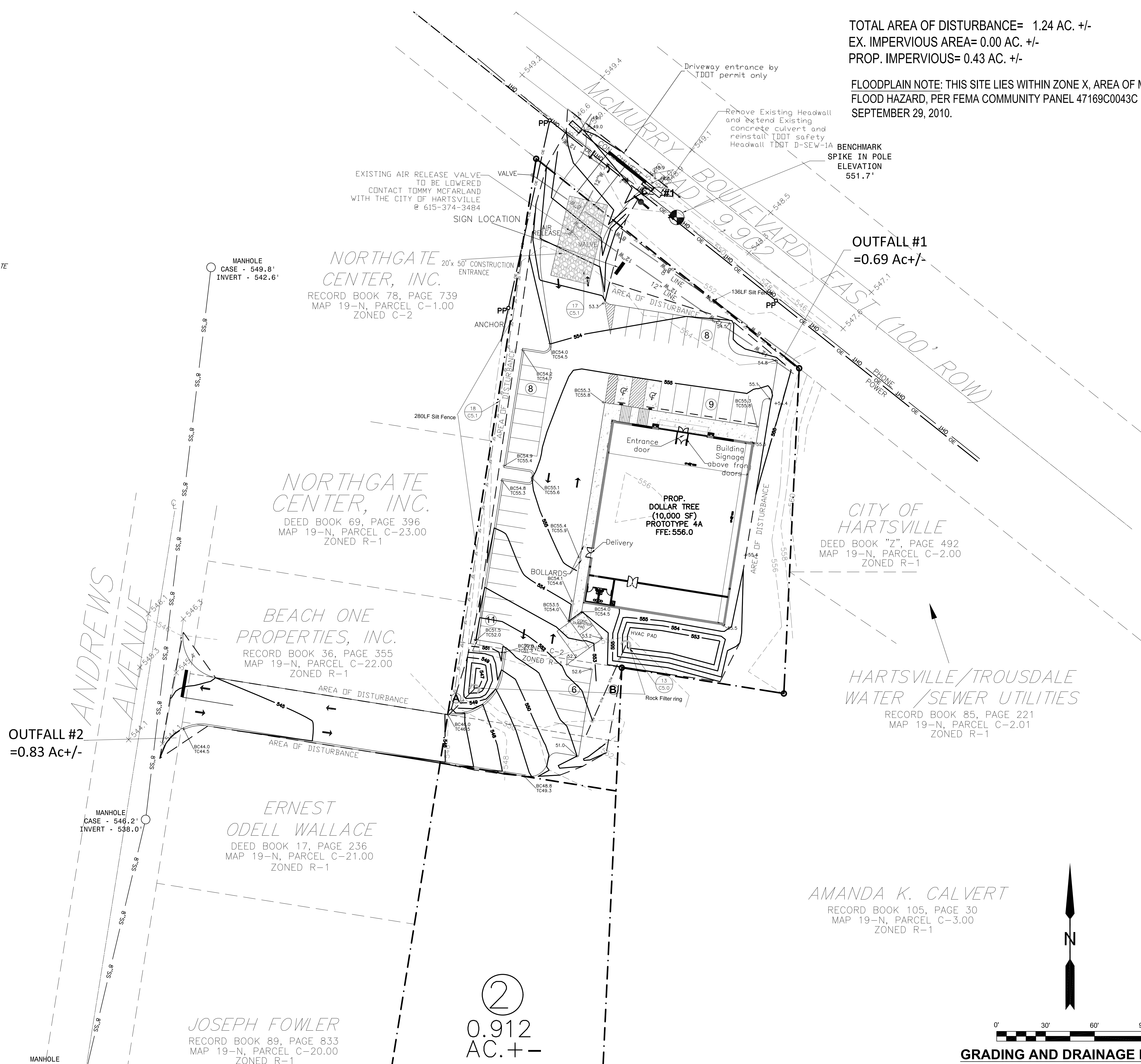


**Grading and Erosion Control Legend**

Existing Contour	--- 345 ---
Proposed Contour	— 345 —
Storm Structure	
Proposed Storm	— STM — STM —
Inlet Protection	
Structure/Pipe ID	#1   A
Silt Fence	— SF — SF —
Wire backed silt fence	— SFB — SFB —
EX. SPOT ELEV.	× 479.6
PROP. SPOT ELEV.	+74.8 BC35.3-bottom curb TC35.3-top curb
SEDIMENT TUBE	
CHECK DAM	

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

MANHOLE



TOTAL AREA OF DISTURBANCE= 1.24 AC. +/-  
EX. IMPERVIOUS AREA= 0.00 AC. +/-  
PROP. IMPERVIOUS= 0.43 AC. +/-

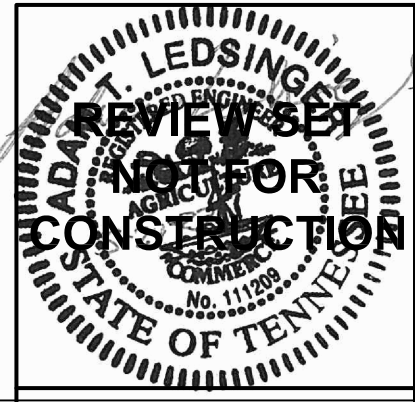
FLOODPLAIN NOTE: THIS SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA COMMUNITY PANEL 47169C0043C DATED SEPTEMBER 29, 2010.

BENCHMARK SPIKE IN POLE ELEVATION 551.7'

OUTFALL #1 =0.69 Ac +/-

OUTFALL #2 =0.83 Ac +/-

②  
0.912 AC. +/-



**MB CIVIL ENGINEERING, LLC**  
P.O. BOX 601 759 TIMBER RIDGE DR. LEWINGTON, TN 36351  
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VOICE: 731-285-6827

**DOLLAR TREE  
McMURRY BOULEVARD EAST  
HARTSVILLE, TN**

PROJECT: \_\_\_\_\_  
REVISION DATES: \_\_\_\_\_  
DATE: MAY 24, 2023  
SHEET: C-4.1 OF 10  
JOB No. 23008

**GRADING AND DRAINAGE PLAN**  
SCALE 1"=30'

**GRADING AND DRAINAGE NOTES**

1. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS UNDERGROUND UTILITIES, DEVICES, OR STRUCTURES), SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
2. THE CONTRACTOR SHALL CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE.
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATION
5. ANY GRADED OR DISTURBED AREAS SHALL HAVE 4 INCHES OF TOPSOIL, SEED, MULCH, FERTILIZER AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THE RESTORATION SHALL CLOSELY FOLLOW CONSTRUCTION.
6. THE EXISTING SOIL MATERIAL HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OR DEVELOPER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
7. A SEPARATE R.O.W. PERMIT ISSUED BY THE CITY TDOT WILL BE REQUIRED FOR EXCAVATION AND CONSTRUCTION IN THE PUBLIC R.O.W.
8. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED AND SLOPED IN ACCORDANCE WITH ALL PROVISIONS OF THE A.D.A.
9. IN TENNESSEE IT IS A REQUIREMENT PER THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOW UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS, PRIOR TO THEIR INTENDED EXCAVATION. A LIST OF THESE UTILITY OWNERS MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITY OWNERS WHO PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED TOLL FREE AT 811.

**GENERAL EROSION CONTROL NOTES**

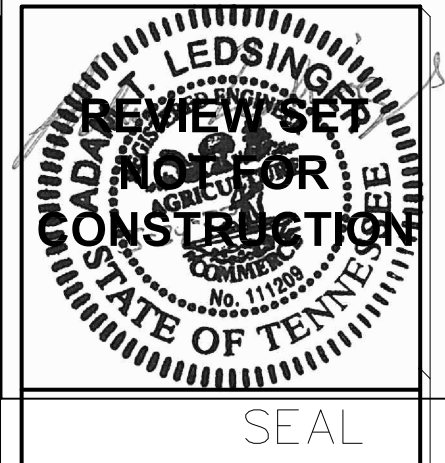
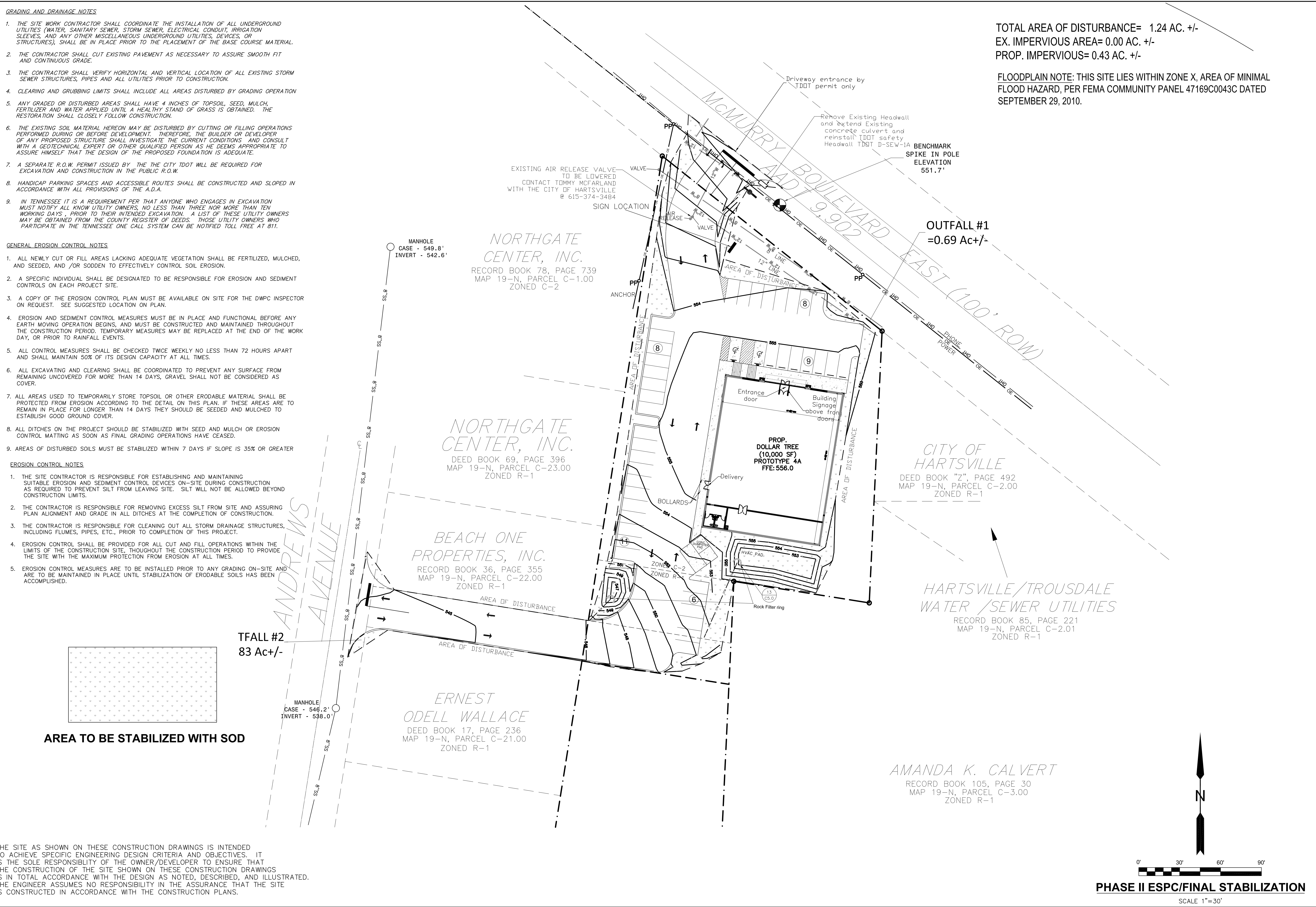
1. ALL NEWLY CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, AND SEEDED, AND /OR SODDEN TO EFFECTIVELY CONTROL SOIL EROSION.
2. A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.
3. A COPY OF THE EROSION CONTROL PLAN MUST BE AVAILABLE ON SITE FOR THE DWPC INSPECTOR ON REQUEST. SEE SUGGESTED LOCATION ON PLAN.
4. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE ANY EARTH MOVING OPERATION BEGINS, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REPLACED AT THE END OF THE WORK DAY, OR PRIOR TO RAINFALL EVENTS.
5. ALL CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY NO LESS THAN 72 HOURS APART AND SHALL MAINTAIN 50% OF ITS DESIGN CAPACITY AT ALL TIMES.
6. ALL EXCAVATING AND CLEARING SHALL BE COORDINATED TO PREVENT ANY SURFACE FROM REMAINING UNCOVERED FOR MORE THAN 14 DAYS, GRAVEL SHALL NOT BE CONSIDERED AS COVER.
7. ALL AREAS USED TO TEMPORARILY STORE TOPSOIL OR OTHER ERODABLE MATERIAL SHALL BE PROTECTED FROM EROSION ACCORDING TO THE DETAIL ON THIS PLAN. IF THESE AREAS ARE TO REMAIN IN PLACE FOR LONGER THAN 14 DAYS THEY SHOULD BE SEEDED AND MULCHED TO ESTABLISH GOOD GROUND COVER.
8. ALL DITCHES ON THE PROJECT SHOULD BE STABILIZED WITH SEED AND MULCH OR EROSION CONTROL MATTING AS SOON AS FINAL GRADING OPERATIONS HAVE CEASED.
9. AREAS OF DISTURBED SOILS MUST BE STABILIZED WITHIN 7 DAYS IF SLOPE IS 35% OR GREATER

**EROSION CONTROL NOTES**

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXCESS SILT FROM SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT THE COMPLETION OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC., PRIOR TO COMPLETION OF THIS PROJECT.
4. EROSION CONTROL SHALL BE PROVIDED FOR ALL CUT AND FILL OPERATIONS WITHIN THE LIMITS OF THE CONSTRUCTION SITE, THROUGHOUT THE CONSTRUCTION PERIOD TO PROVIDE THE SITE WITH THE MAXIMUM PROTECTION FROM EROSION AT ALL TIMES.
5. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND ARE TO BE MAINTAINED IN PLACE UNTIL STABILIZATION OF ERODABLE SOILS HAS BEEN ACCOMPLISHED.

TOTAL AREA OF DISTURBANCE= 1.24 AC. +/-  
 EX. IMPERVIOUS AREA= 0.00 AC. +/-  
 PROP. IMPERVIOUS= 0.43 AC. +/-

FLOODPLAIN NOTE: THIS SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA COMMUNITY PANEL 47169C0043C DATED SEPTEMBER 29, 2010.



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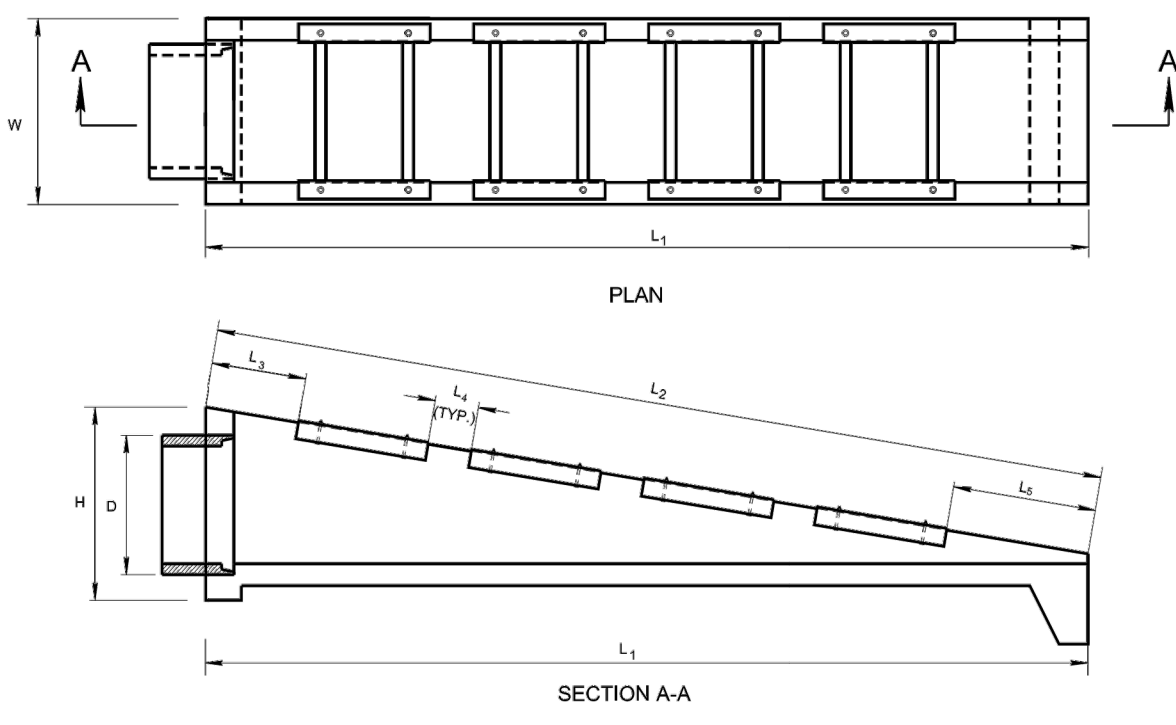
<b>PROJECT</b>	
DOLLAR TREE McMURRY BOULEVARD EAST HARTSVILLE, TN	
<b>REVISION DATES</b>	
<b>DATE</b>	
MAY 24, 2023	
<b>SHEET</b>	
C-4.2	OF 10
<b>JOB No.</b>	
23008	

**PHASE II ESPC/FINAL STABILIZATION**  
 SCALE 1"=30'

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

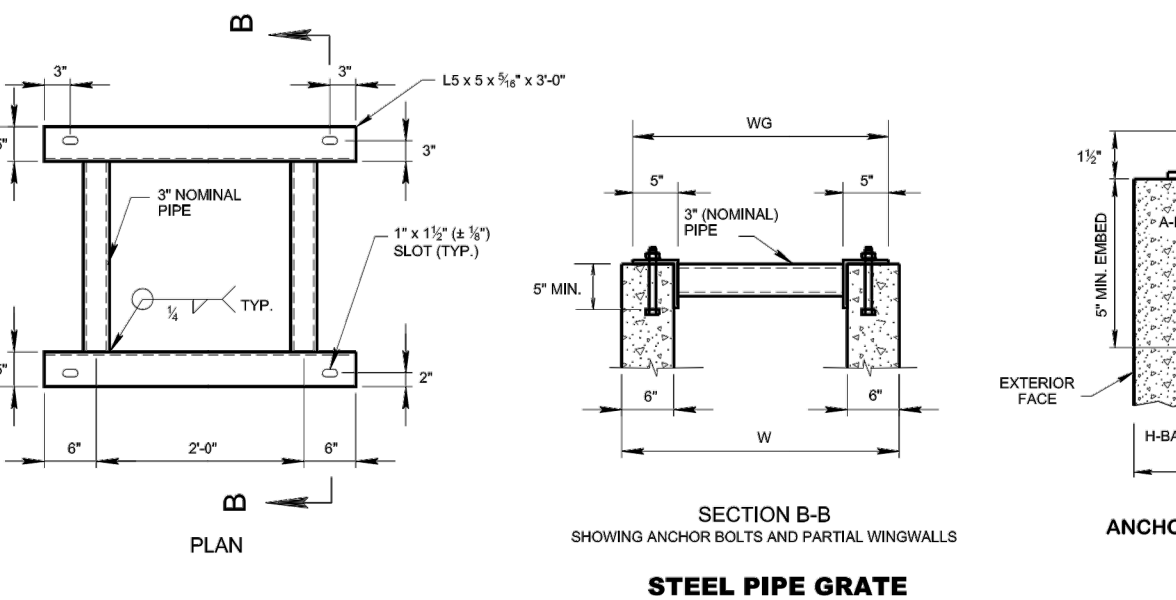


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SIDE DRAIN DIA. (D)	DIMENSIONS AND QUANTITIES FOR ONE ENDWALL						STRUCT. STEEL	STREET STEEL
	H	W	L1	L2	L3	L4		
18"	SEE STD. DWG. D-PE-15A	2'-2"	1'-0"	2'-1/2"	2'-8"	2'-8"	2	172
18"	SEE STD. DWG. D-PE-15A	10'-1/2"	1'-0"	1'-4"	2'-6"	2'-8"	3	208
24"	SEE STD. DWG. D-PE-20A	2'-2"	1'-0"	2'-5/8"	3'-3"	3	286	
30"	SEE STD. DWG. D-PE-30A	2'-2"	1'-0"	2'-3/8"	3'-0"	4	404	
36"	SEE STD. DWG. D-PE-36A	2'-2"	1'-0"	2'-9/8"	4'-0"	5	878	
42"	SEE STD. DWG. D-PE-42A	2'-2"	1'-0"	1'-10 1/2"	5'-0"	6	1,300	
48"	SEE STD. DWG. D-PE-48A	2'-2"	1'-0"	1'-0"	5'-7"	7	1,689	

- REV. 7-2-15: REVISED ALTERNATE ANCHORS FOR STRUCTURAL STEEL GRATES. SEE NOTE.
- REV. 1-14-15: CHANGED REQUIREMENT FOR GRATE OR ALL ENDWALLS.
- REV. 6-14-15: REVISED NOTE. SEE NOTES (A) AND (B).
- REV. 5-14-17: REVISED GENERAL NOTES. ADDED FOOTING TO TABLE.
- REV. 10-28-18: REWAS AND REDREW SHEET.
- REV. 10-18-20: REVISED SLOT DIMENSION. ADDED HOOD FOR DETAIL AND REVISED PIPE GRATE PLACEMENT DIRECTION.
- REV. 03-04-21: REVISED GENERAL NOTES (A) AND (B).
- REV. 10-28-21: ADDED GENERAL NOTE (C).



NOTE: BOLTS SHALL NOT EXTEND MORE THAN 1/2" ABOVE TOP OF NUTS.

**GENERAL NOTES**

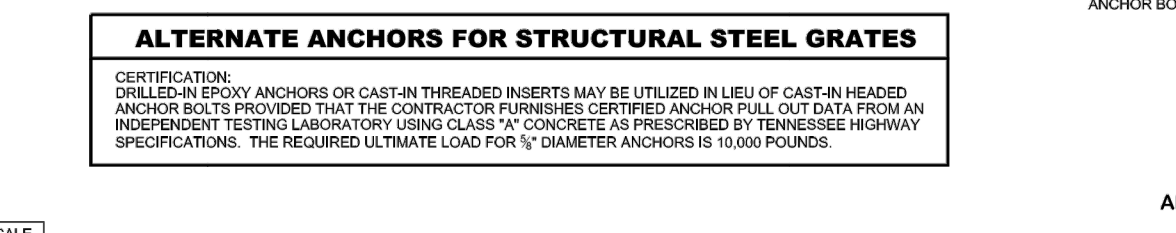
(A) DRAWING TO BE USED FOR ALL 15" THRU 48" SIDE DRAIN CONCRETE ENDWALLS. REFER TO THE FOLLOWING STANDARD DRAWINGS FOR CONSTRUCTION DIMENSIONS:  
 15" ENDWALL - SEE D-PE-15A & D-PE-15B WITH #1 WINGWALL SLOPE  
 18" ENDWALL - SEE D-PE-18A & D-PE-18B WITH #1 WINGWALL SLOPE  
 24" ENDWALL - SEE D-PE-24A & D-PE-24B WITH #1 WINGWALL SLOPE  
 30" ENDWALL - SEE D-PE-30A & D-PE-30B WITH #1 WINGWALL SLOPE  
 36" ENDWALL - SEE D-PE-36A & D-PE-36B WITH #1 WINGWALL SLOPE  
 42" ENDWALL - SEE D-PE-42A & D-PE-42B WITH #1 WINGWALL SLOPE  
 48" ENDWALL - SEE D-PE-48A & D-PE-48B WITH #1 WINGWALL SLOPE

(B) SIDE DRAIN CONCRETE ENDWALL REQUIRES STEEL PIPE GRATE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL OBTAIN THE CONCRETE BLUEPRINTS AT 1/4" PER AS SHOWN ON STANDARD DRAWING D-PE-09 SECTION D-D THRU WINGWALL AND SUBSTITUTE THE FOLLOWING REINFORCING BARS:

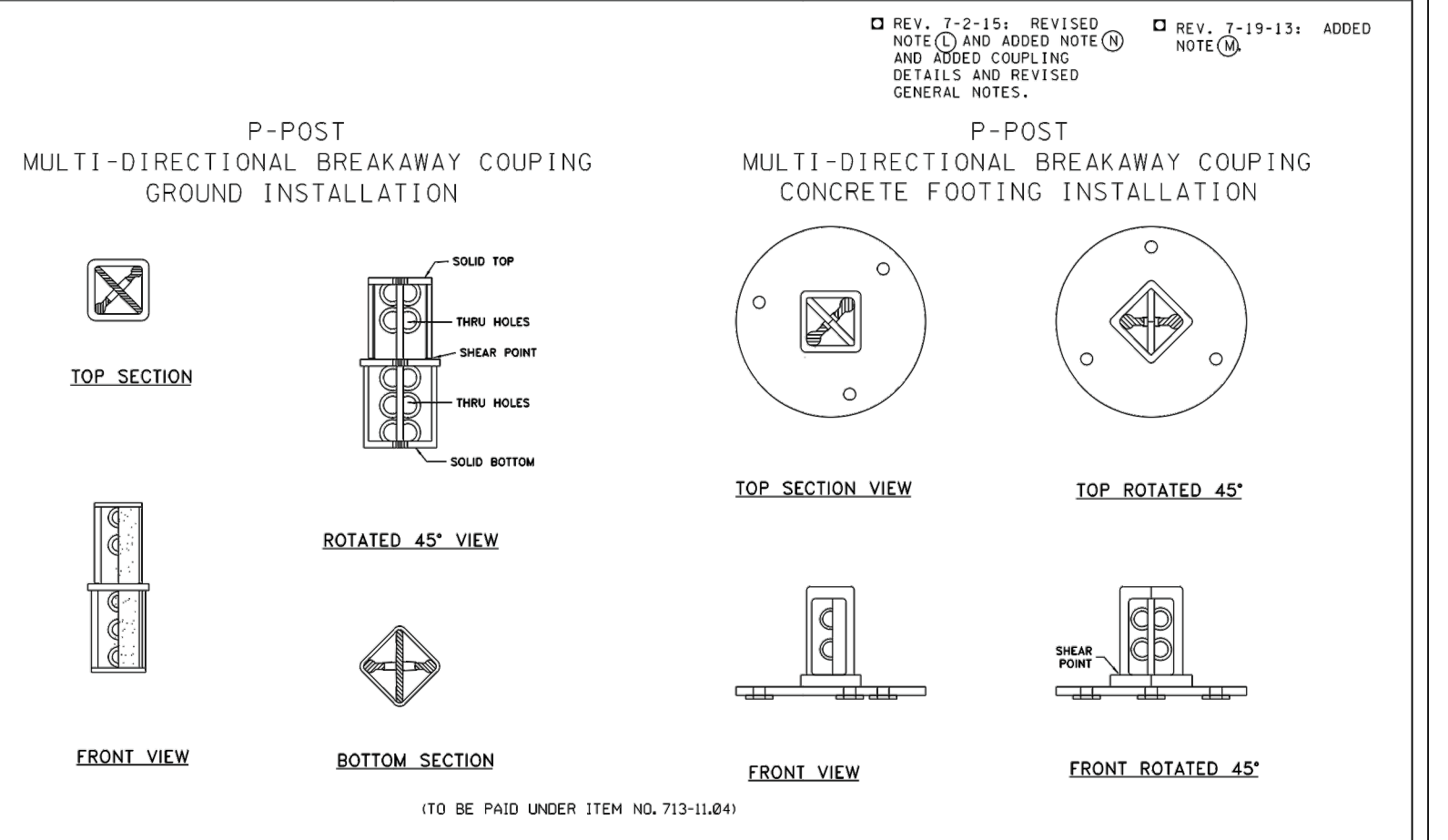
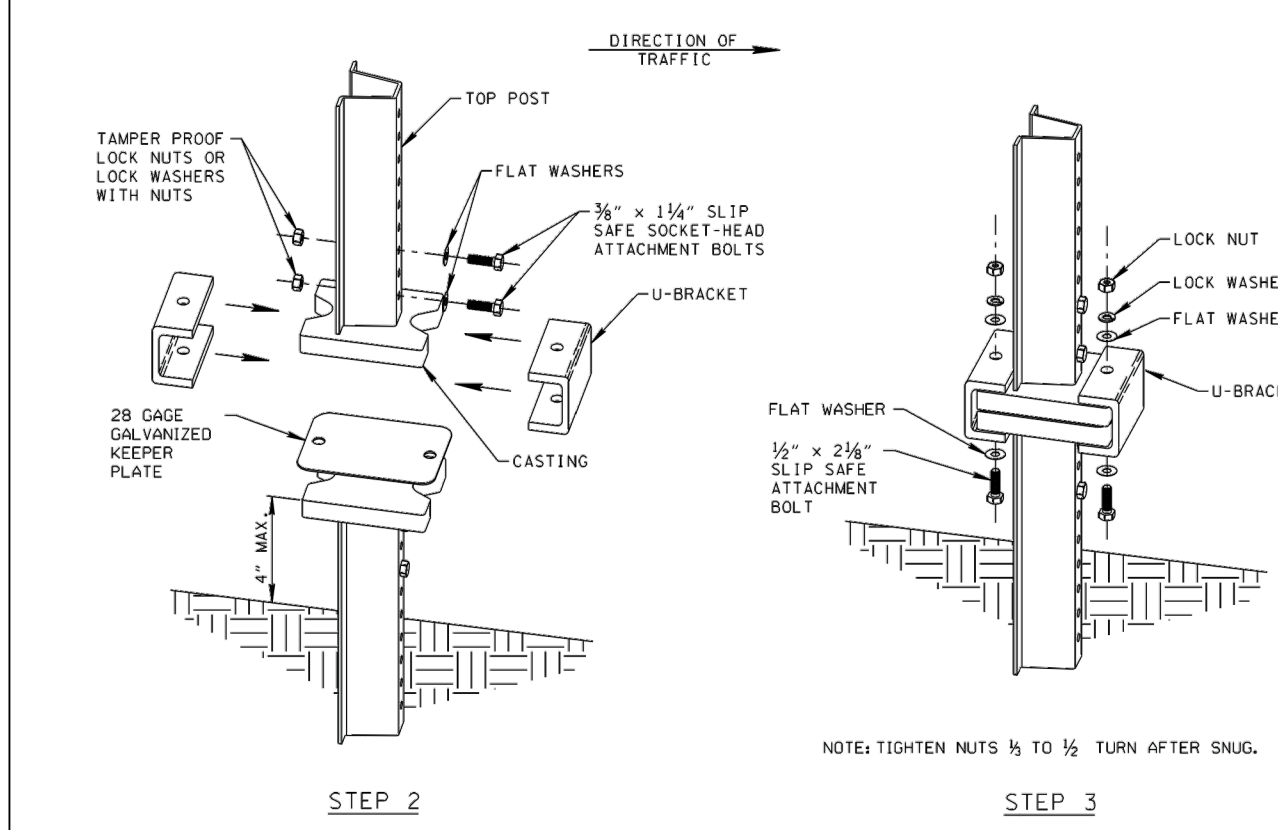
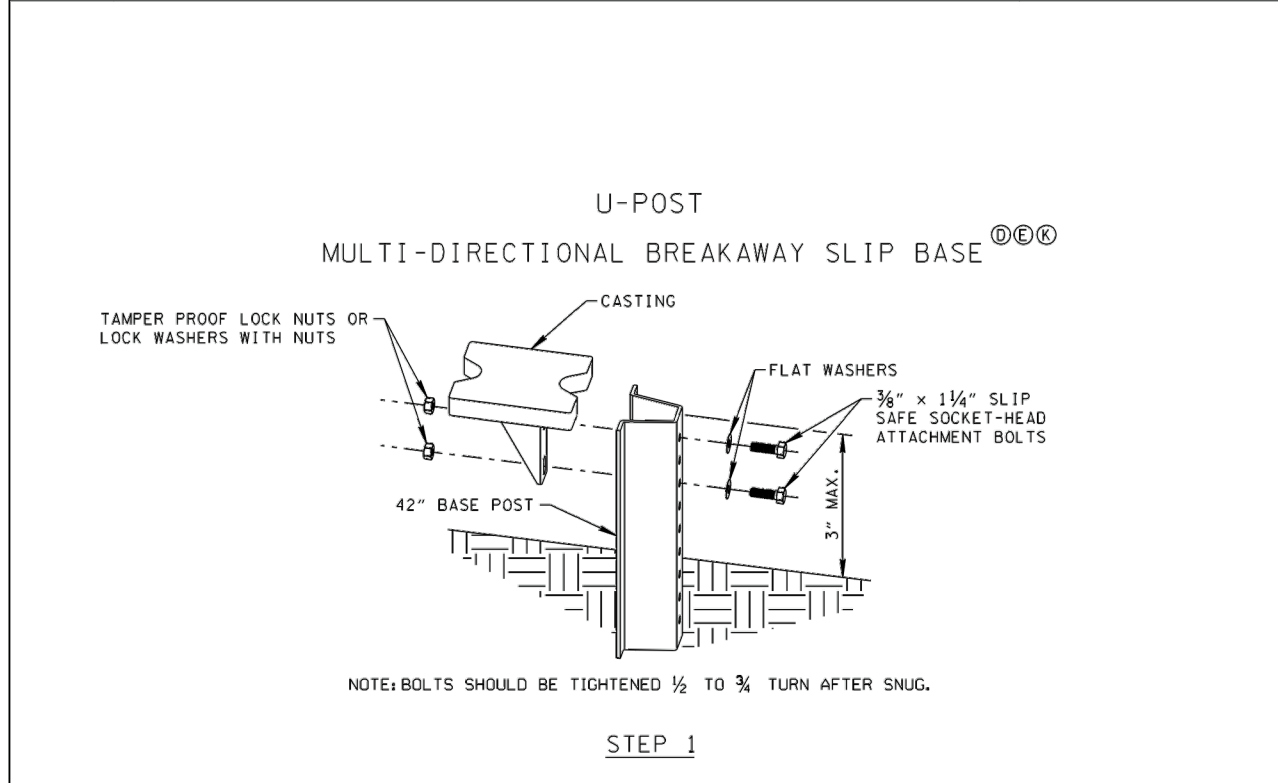
(C) THE MATERIALS, WELDING AND PAINTING FOR STRUCTURAL STEEL GRATE SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

1. ANGLES: ASTM A36
2. STEEL PIPE: ASTM A53 GRADE B, STANDARD WEIGHT (SW) OR ASTM A53 GRADE B AND SHALL BE GALVANIZED FOR 10" THRU 36" DIAMETER PIPE CULVERT. ASTM A53 GRADE B, DOUBLE EXTRA STRONG WEIGHT (DES) FOR 36" THRU 48" DIAMETER PIPE CULVERT.
3. WELDING: AASHTO M31 (M31.1) BRIDGE WELDING CODE (LATEST EDITION)
4. ALL STEEL GRATES SHALL BE GALVANIZED.
5. PIPES ARE TO BE WENTON PER GALVANIZATION REQUIREMENTS. HOLE SIZE AND LOCATIONS WILL BE DETERMINED BY GALVANIZER DURING THE APPLICATION.
6. THE MATERIAL AND GALVANIZING FOR BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
  1. BOLTS, NUTS AND WASHERS: ASTM A1554 GRADE 36
  2. GALVANIZING: ASTM A153
7. THE COST OF FURNISHING BOLTS, NUTS AND WASHERS, INCLUDING ALL MATERIALS LABOR AND INCIDENTALS NECESSARY TO COMPLETE THE INSTALLATION, SHALL BE INCLUDED IN THE PRICE BID FOR STRUCTURAL STEEL.
8. MINOR REVISION - FWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE  
 STANDARD DRAWING  
 DEPARTMENT OF TRANSPORTATION  
 TYPE "SAFETY" SIDE DRAIN ENDWALL WITH STEEL PIPE GRATE, FOR 15" THRU 48" PIPES, 6/1 SLOPE  
 10-01-2012 D-SEW-1A



15 D-SEW-1A  
N.T.S.



**GENERAL NOTES**

1. BREAKAWAY SIGN SUPPORTS SHALL BE USED ON ALL SIGN POSTS LOCATED WITHIN THE CLEAR ZONE OF A ROADWAY AND NOT PROTECTED BY AN APPROVED BARRIER SYSTEM.
2. SINGLE OR DOUBLE POSTS SIZED 3 LBS/FT OR SMALLER WITH A 7-FOOT CLEAR SPAN BETWEEN DOUBLE POSTS MAY BE DIRECT DRIVE, IN THE POSTS ALONG ARE CONSIDERED BREAKAWAY FOR FIRM. ALL TRIPLE POST INSTALLATIONS OF ANY SIZE POST AND ALL 4 LBS/FT U-POST MEMBER DESIGNATION OF UN 1-5-19. INSTALLATIONS OF ANY NUMBER OF POSTS, SHALL UTILIZE AN IMPROVED BREAKAWAY SYSTEM. MULTI-DIRECTIONAL OR LAP-JOINT SYSTEMS MAY BE USED, EXCEPT WHERE NOTED OTHERWISE, OR AS DIRECTED BY THE ENGINEER.
3. NO MORE THAN 2 SIGN POSTS OF ANY GAGE SHALL BE LOCATED WITHIN A 7-FOOT CIRCLE.
4. MULTI-DIRECTIONAL BREAKAWAY SLIP BASE SHALL BE USED AT LOCATIONS WHERE THE POSSIBILITY EXISTS OF THE SIGN BEING IN A HORIZONTAL POSITION. ALL SUPPORT STUBS LOCATED IN TRENCHES, AT INTERSECTIONS, OR LOCATED ALONG THE OUTSIDE OF UTILITY UNIMPROVED BREAKAWAY SYSTEM. MULTI-DIRECTIONAL OR LAP-JOINT SYSTEMS MAY BE USED, EXCEPT WHERE NOTED OTHERWISE, OR AS DIRECTED BY THE ENGINEER.
5. ALL SIGN PANELS PLACED PARALLEL TO THE DIRECTION OF TRAFFIC FLOW (SUCH AS ONE-WAY SIGNS ON A DIVIDED HIGHWAY) SHALL BE MOUNTED ON A MULTI-DIRECTIONAL BREAKAWAY SYSTEM.
6. BREAKAWAY DEVICE IS OPTIONAL FOR POSTS WEIGHING LESS THAN 3 LBS/FT. BREAKAWAY DEVICE IS REQUIRED FOR HIGH SPEED (35+ MPH) FACILITIES.

**SLIP BASE NOTES**

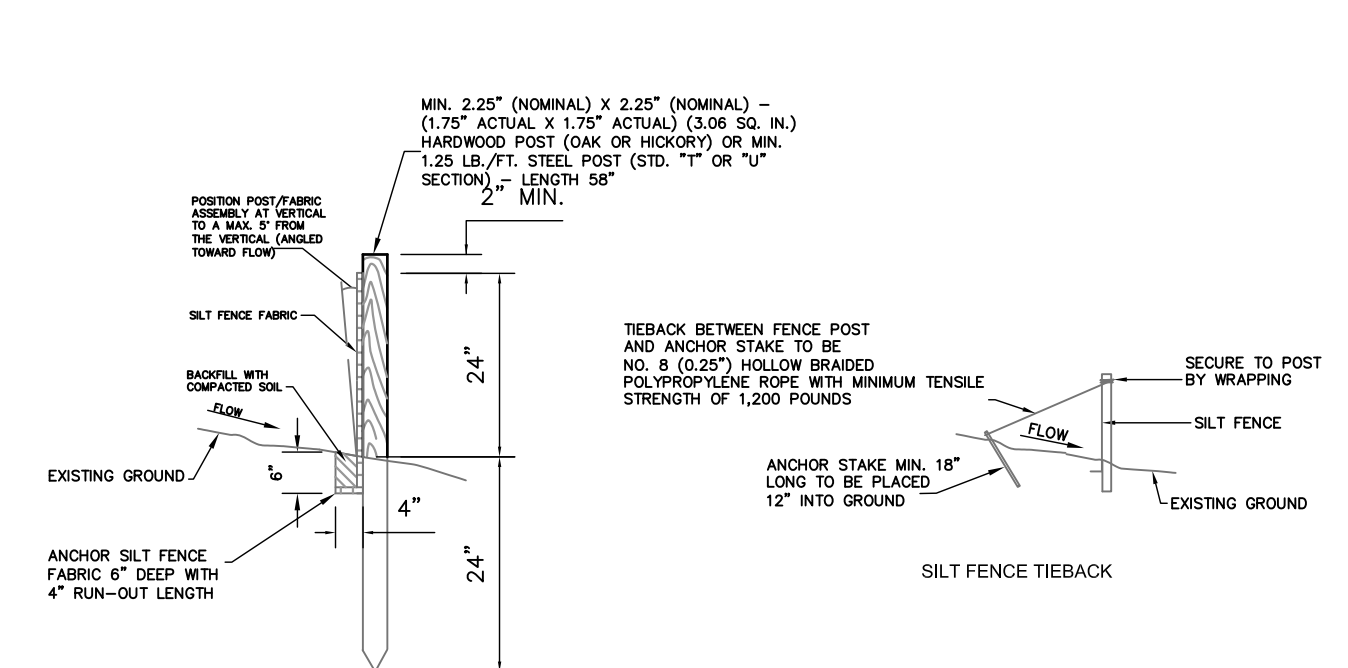
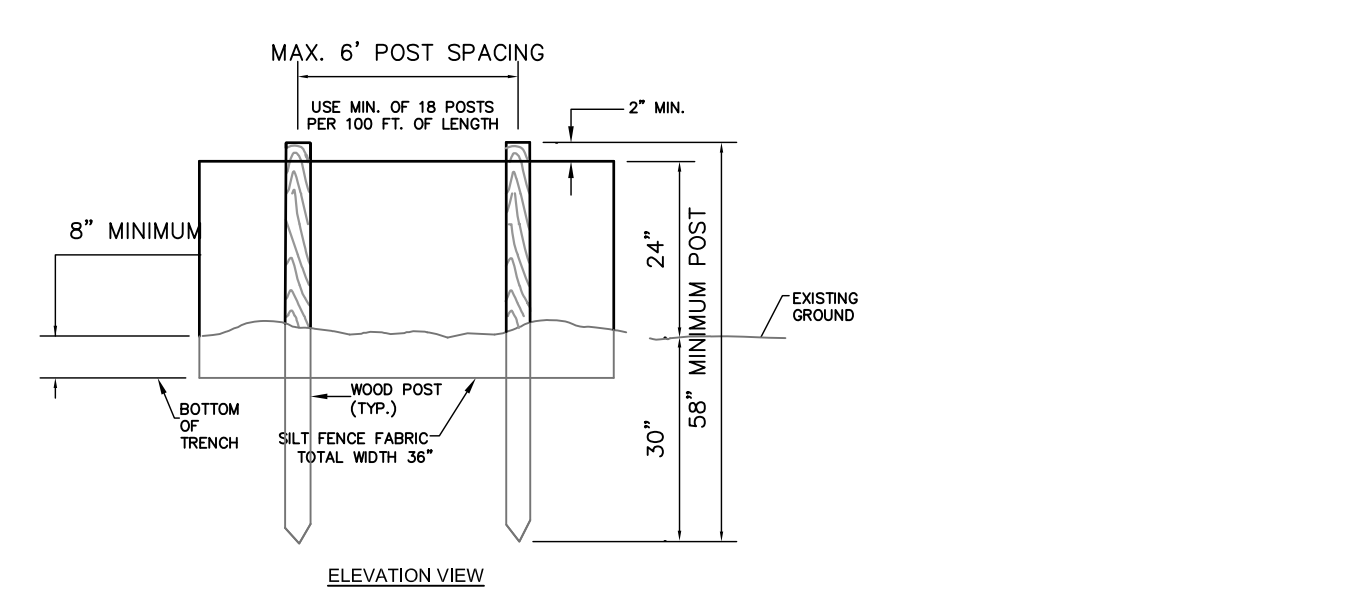
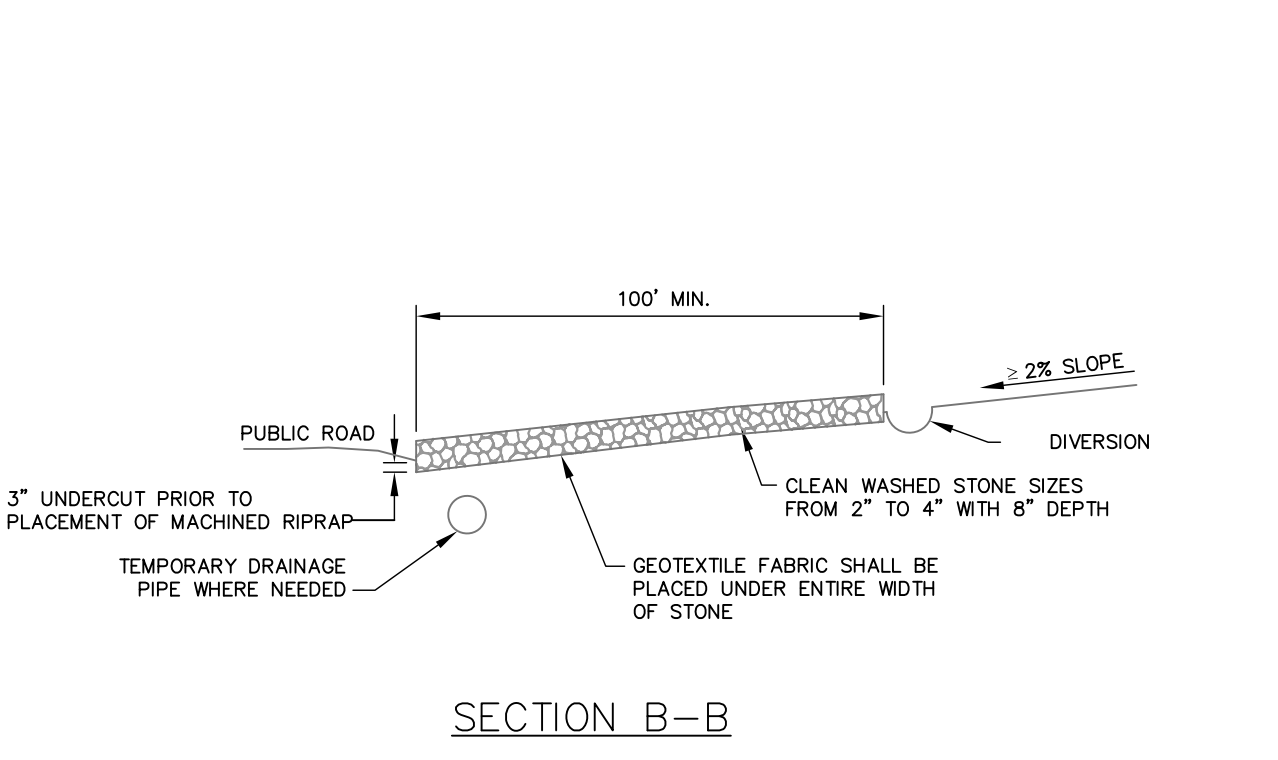
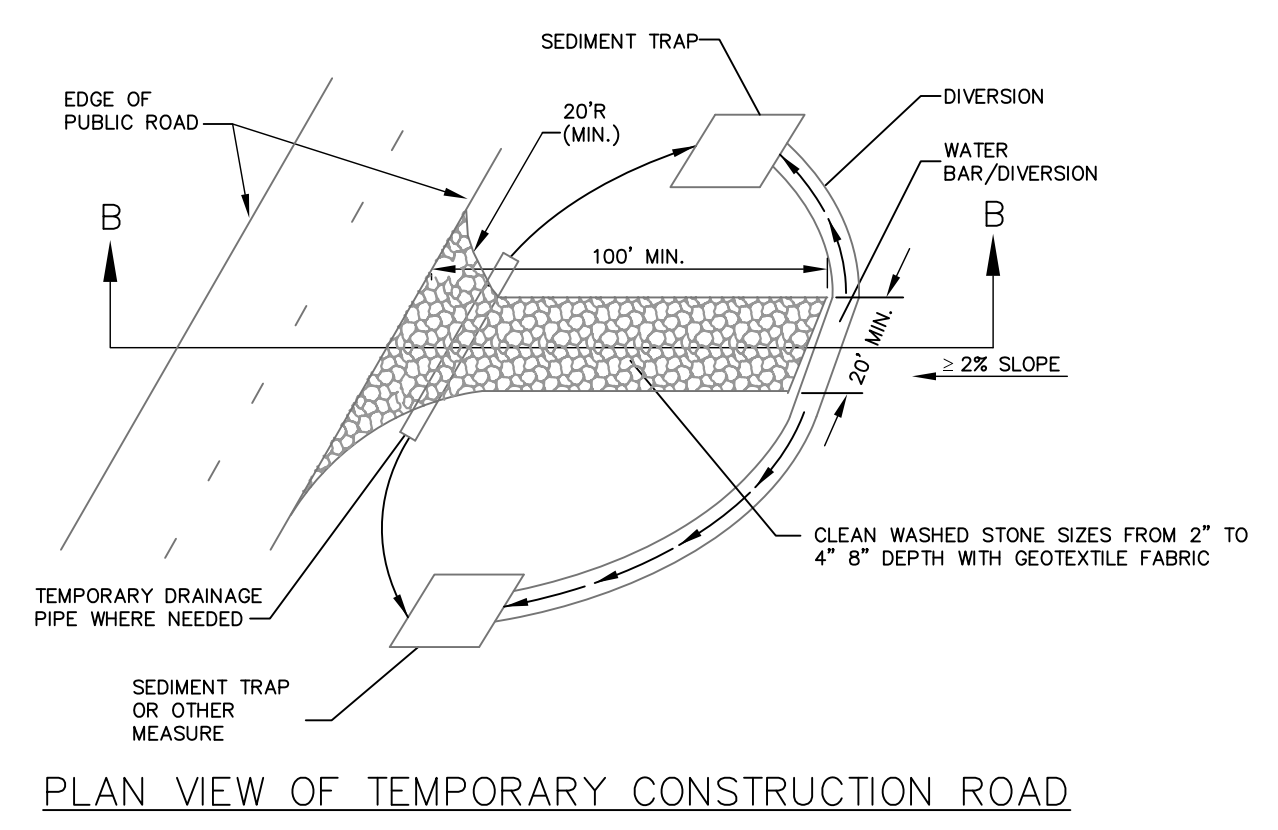
1. BASE POST STUB HEIGHT SHALL BE 6 INCHES OR LESS ABOVE FINISHED GROUND SURFACE. WHEN DRIVING THE STUB POST, A DRIVE CAP OR OTHER ACCEPTABLE MEANS SHALL BE USED TO PROTECT THE TOP OF THE STUB POST FROM DAMAGE.
2. ALL FINISHED COMPONENTS OF THE SLIP BASE SYSTEM SHALL BE PERMANENTLY MARKED TO INDICATE THE MANUFACTURER, METHOD, DESIGN, AND LOCATION OF MARKING SHALL BE AS APPROVED BY THE ENGINEER.
3. THE STUB POST AND THE U-CHANNEL POST SHALL BE OF THE SAME SIZE (LBS/FT) AND FROM THE SAME MANUFACTURER.
4. INTERMINGLING OF U-CHANNEL POSTS WITH PERFORATED SQUARE TUBE POSTS AT ANY SIGN INSTALLATION LOCATION WILL NOT BE ALLOWED.
5. FOR BASE STUB AND U-CHANNEL MATERIAL PROPERTIES, SEE STANDARD DRAWING T-5-19, FOR DETAILS OF SIGN CONNECTION TO U-POST, SEE OTHER T-5-SERIES STANDARDS.
6. STEEL U-POSTS, BASE POSTS, SLIP BASES, AND HARDWARE SHALL BE SELECTED FROM THE OPL. ONLY SLIP BASE SYSTEMS ON OPL LIST 33 MAY BE USED.
7. TO BE PAID FOR UNDER ITEM NO. 713-11.22 U-POST SLIP BASE PER EACH (INCLUDES COST OF SLIP BASE AND STUB)

**COUPLING NOTES**

1. CONFIRM IF SIGN SUPPORT STRUCTURAL DESIGN CALCULATIONS WOULD ALSO TO HAVE A COUPLING SYSTEM.
2. INSTALL MULTI-DIRECTIONAL BREAKAWAY COUPLING SYSTEMS AS DIRECTED BY MANUFACTURER.
3. ONLY COUPLING SYSTEMS ON OPL LIST 33 MAY BE USED.
4. TO BE PAID FOR UNDER ITEM NO. 713-11.04 SURFACE MOUNT BREAKAWAY BASE FOR SIGN POST PER EACH.

STATE OF TENNESSEE  
 DEPARTMENT OF TRANSPORTATION  
 BREAKAWAY POST SIGN SUPPORTS  
 09-01-12 T-5-23C

16 BREAKAWAY POST  
N.T.S.



**SILT FENCE TIEBACK**

TIEBACK BETWEEN FENCE POST AND ANCHOR STAKE TO BE NO. 8 (0.25") HOLLOW BEADED POLYPROPYLENE ROPE WITH MINIMUM TENSILE STRENGTH OF 1,000 POUNDS.

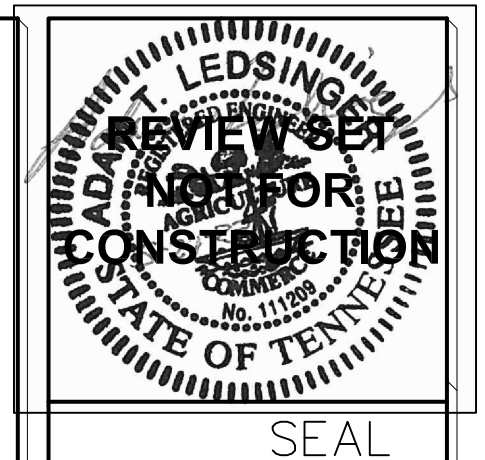
ANCHOR STAKE MIN. 18" LONG TO BE FLALED 12" INTO GROUND.

**SILT FENCE DETAIL FOR STEEL POSTS OR WOOD POSTS (WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)**

18 SILT FENCE  
N.T.S.

17 CONSTRUCTION ENTRANCE/EXIT  
N.T.S.

**DETAILS**  
NO SCALE



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 TENNESSEE CAP 0410

**DOLLAR TREE**  
**McMURRY BOULEVARD EAST**  
**HARTSVILLE, TN**

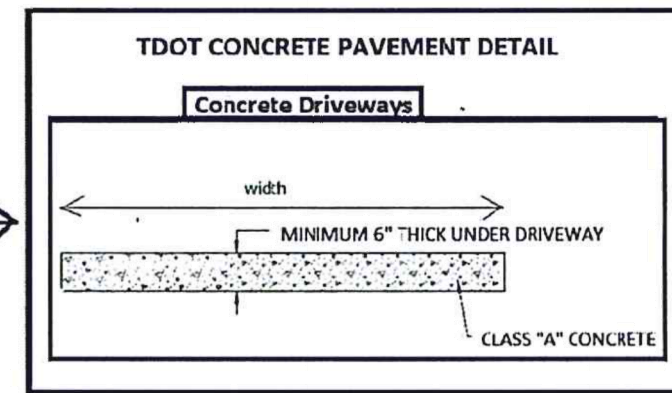
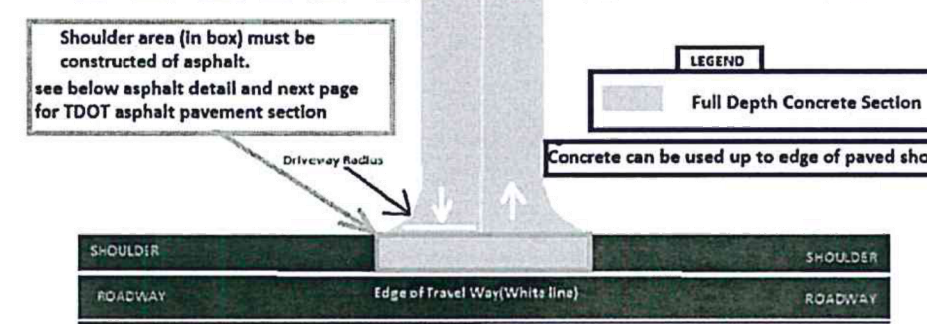
PROJECT	
REVISION DATES	
DATE	MAY 24, 2023
SHEET	C-5.1 OF 10
JOB No.	23008

**TO ENGINEERS DESIGNING PLANS: PLEASE SHADE AREA ON PLANS WHERE THE FULL DEPTH PAVEMENT SECTION IS LOCATED. PLEASE INCLUDE APPROPRIATE TDOT PAVEMENT DETAIL ON ALL DRIVEWAY PLANS (SEE BELOW)**

PLEASE NOTE ON CURB AND GUTTER SECTIONS, THE SHOULDER OF THE ROADWAY IS TYPICALLY FULL DEPTH PAVEMENT, SO REINFORCEMENT OF THE SHOULDER IS NOT NECESSARY. PLEASE USE TDOT STANDARD DRAWING RP-D-15 OR RP-D-16 WHEN CONSTRUCTING DRIVEWAYS IN CURB AND GUTTER SECTIONS. A FULL DEPTH TDOT PAVEMENT SECTION MUST BE USED FROM THE CURB TO EITHER THE BACK OF THE DITCH LINE, THE RIGHT-OF-WAY LINE, OR TEN FEET (10') FROM THE OUTER EDGE OF THE SHOULDER OR CURB LINE, WHICHEVER IS THE GREATEST.

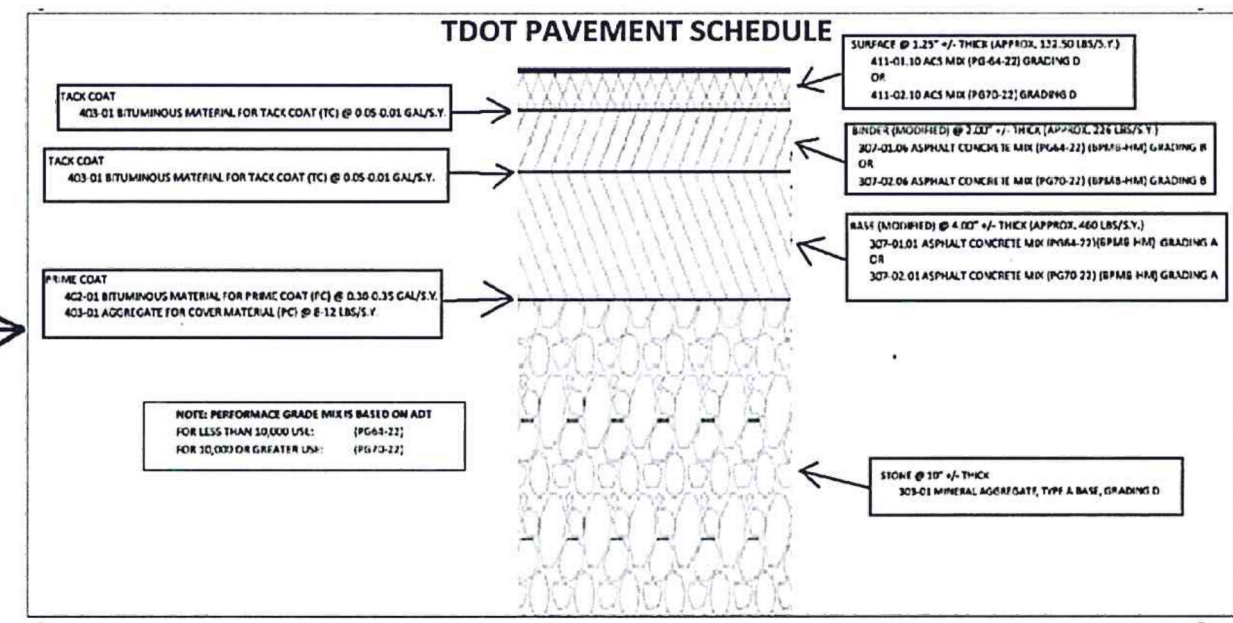
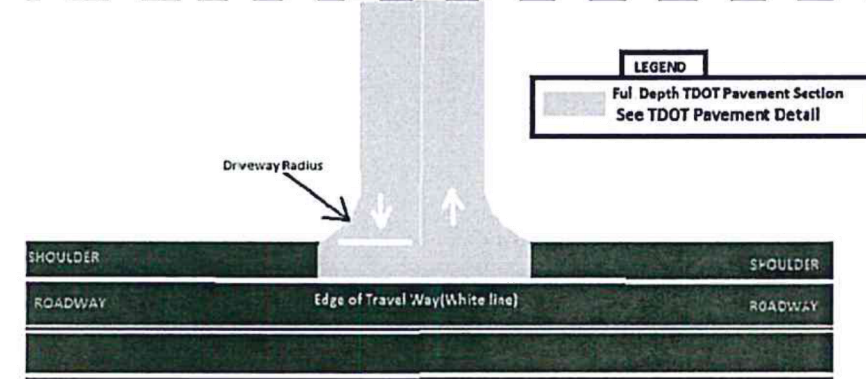
**CONCRETE DRIVEWAY IN SHOULDER SECTION**

A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line) to either the back of the ditch line, the right-of-way line, or ten feet (10') from the outer edge of the shoulder or curb line, whichever is the greatest.

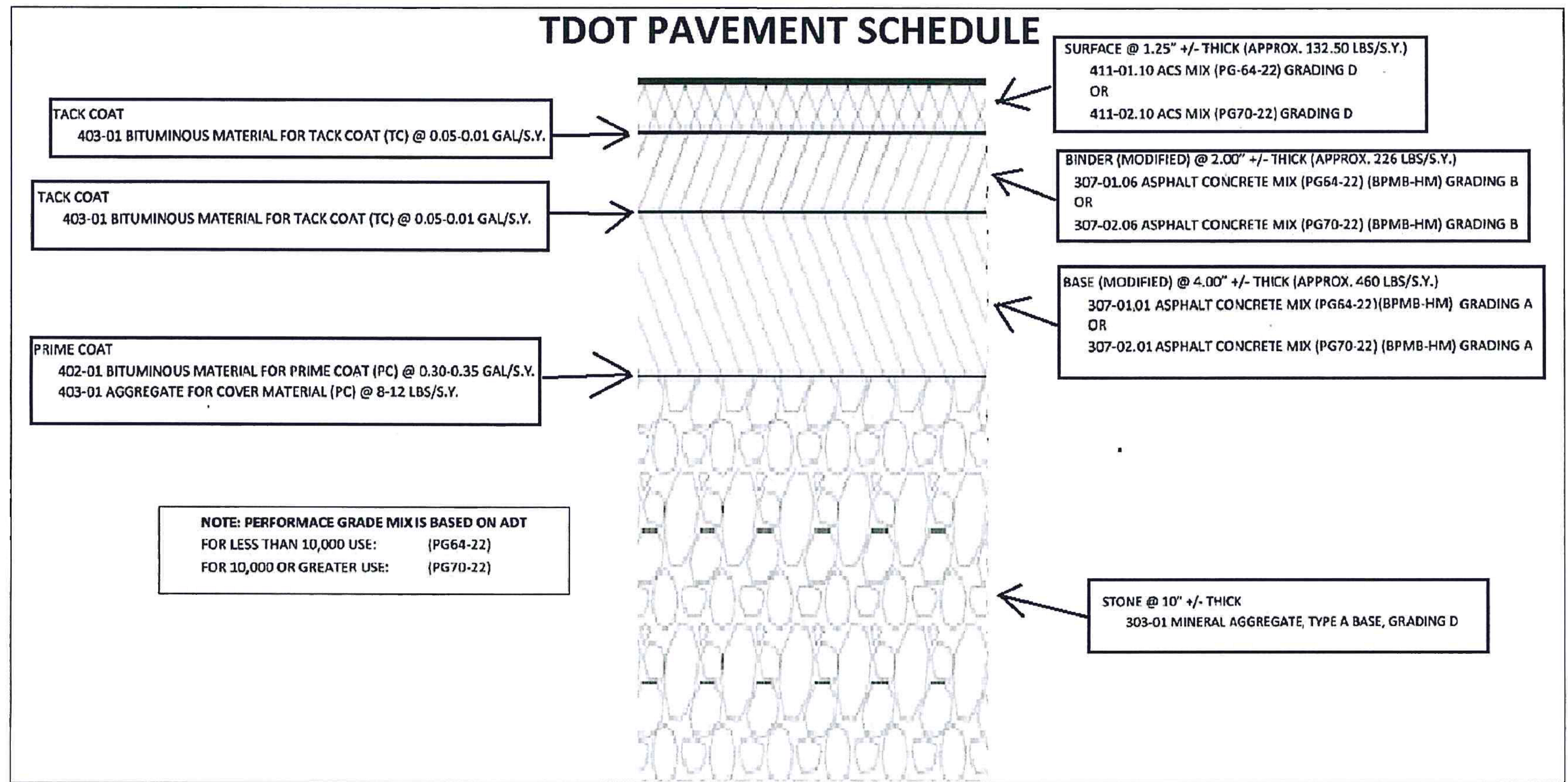


**ASPHALT DRIVEWAY IN SHOULDER SECTION**

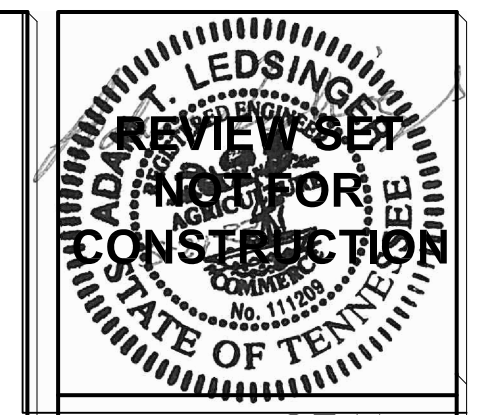
A full depth TDOT pavement section must be used on commercial driveways and shall extend from the edge of the travel lane (white line) to either the back of the ditch line, the right-of-way line, or ten feet (10') from the outer edge of the shoulder or curb line, whichever is the greatest.



Enlarged Pavement Schedule included on next page



**NOTE: PERFORMANCE GRADE MIX IS BASED ON ADT**  
 FOR LESS THAN 10,000 USE: (PG64-22)  
 FOR 10,000 OR GREATER USE: (PG70-22)



SEAL

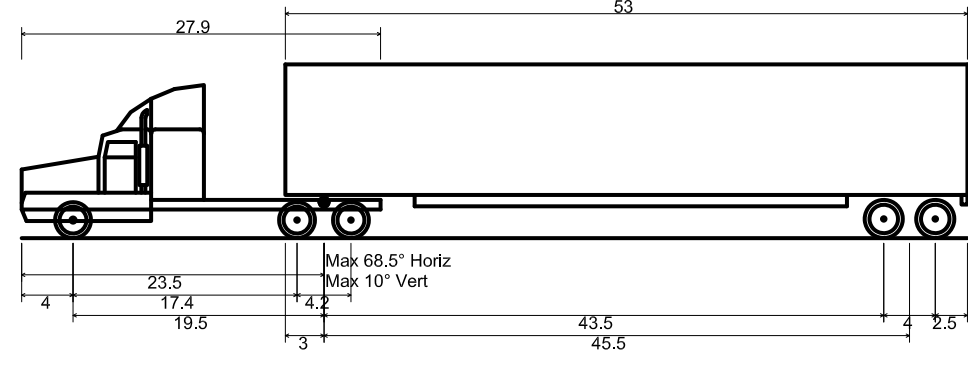


**DOLLAR TREE  
 McMURRY BOULEVARD EAST  
 HARTSVILLE, TN**

PROJECT	
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SHEET	C-5.2 OF 10
JOB No.	23008

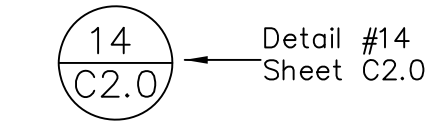
**GENERAL CONSTRUCTION NOTES**

- PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS BEFORE BEGINNING CONSTRUCTION.
- VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY CONSTRUCTION INSPECTION OFFICE & ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES PRIOR TO INITIATING CONSTRUCTION. SEE SPECIFIC NOTES, DRAWINGS, & DETAILS FOR MEASURES REQUIRED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION.
- ANY EXISTING ASPHALT PAVEMENT, PRIVACY FENCES AND WALLS, CONCRETE CURBS, OR SIDEWALKS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY TRENCH STABILIZATION REQUIRED BY OSHA CONSTRUCTION STANDARD FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION RELATED SURVEYING, INCLUDING ALL LAYOUT AND GRADE STAKING. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR GEOTECHNICAL TESTING.
- THE CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY (ASTM D-98) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED EIGHT (8) INCHES OF COMPACTED THICKNESS.
- ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED FERTILIZED AND OR SODDEN AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES CALL TN ONE CALL AT 811.
- ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
- EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY FROM L.I. SMITH AND ASSOCIATES.

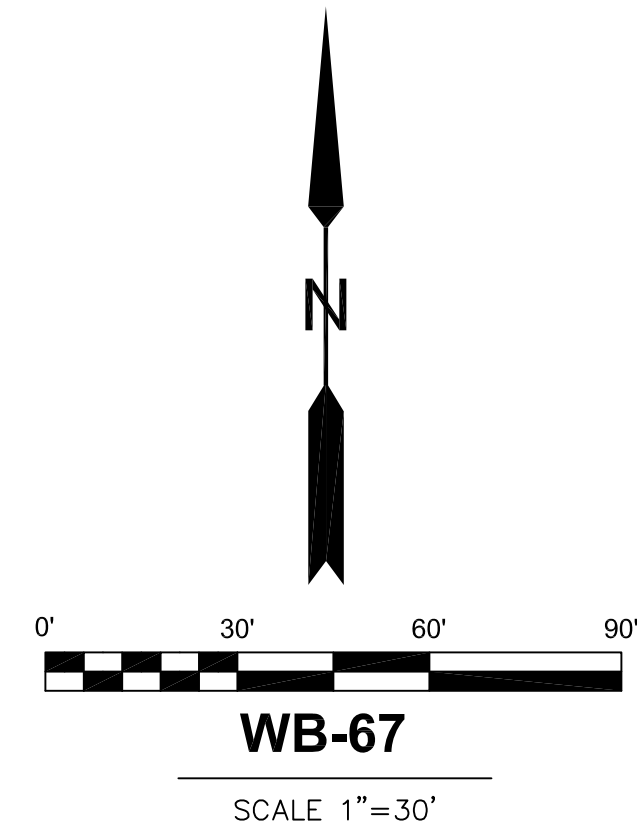
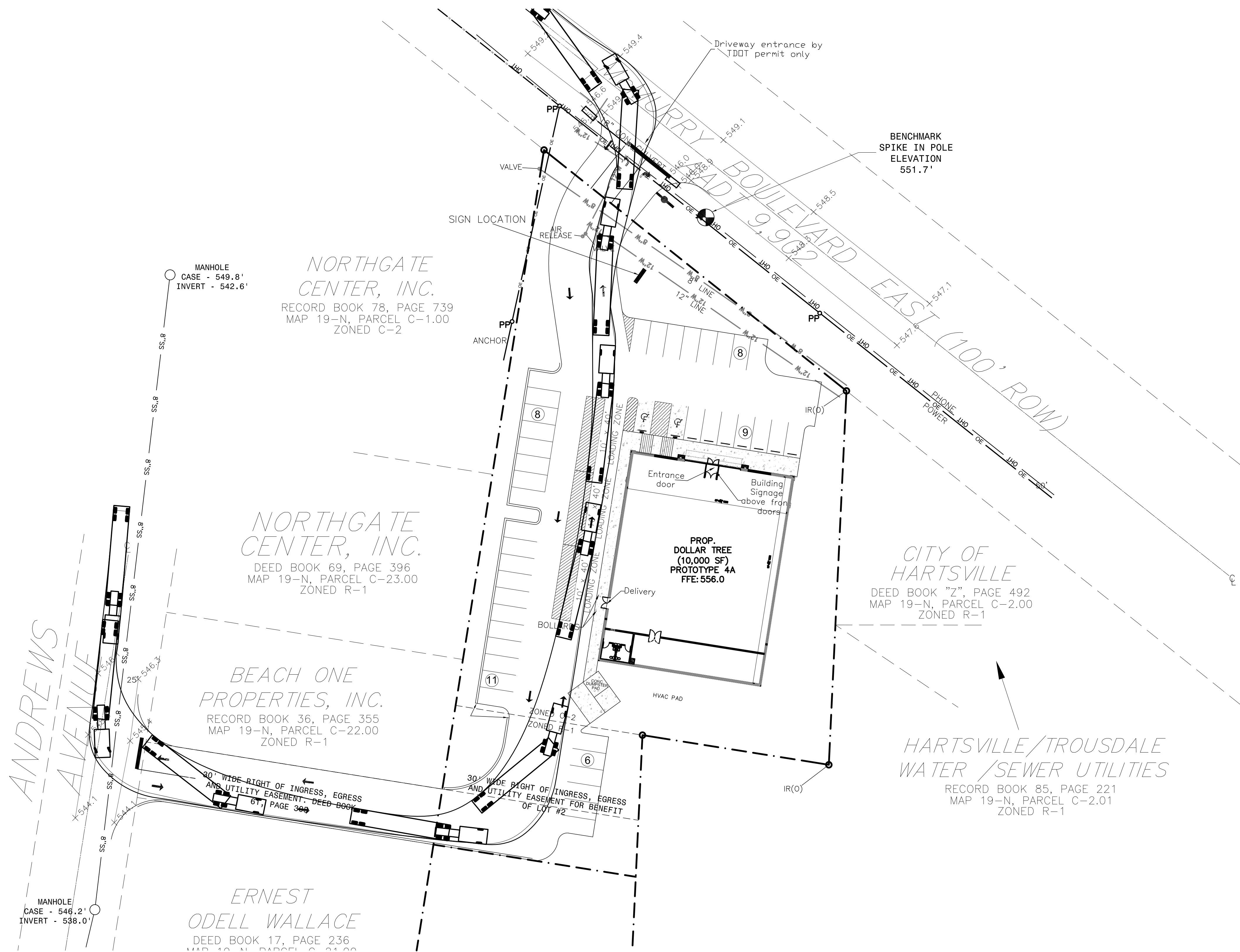


**WB-67 - Interstate Semi-Trailer**  
 Overall Length 73.501ft  
 Overall Width 8.500ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°

**Bullet Legend**



THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.



**Owner/Developer Info:**  
 R&C ENTERPRISES  
 RICK MORROW, DEVELOPER  
 901 WEST MAIN STREET  
 HOHENWALD, TN 38402

**Land Data:**  
 Zoning: C-2 (HIGHWAY COMMERCIAL)  
 Area: 1.28 Ac. +/-

**Floodplain Note:**  
 THIS SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA COMMUNITY PANEL 47169C0043C, DATED SEPTEMBER 28, 2010.

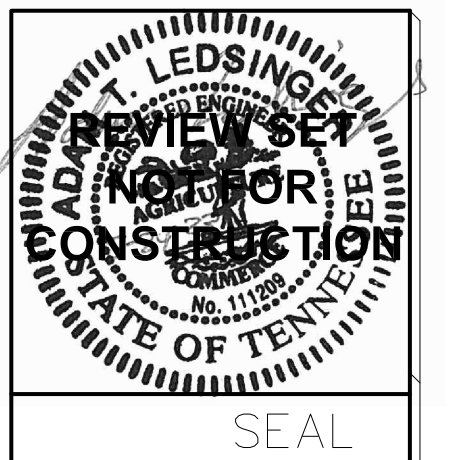
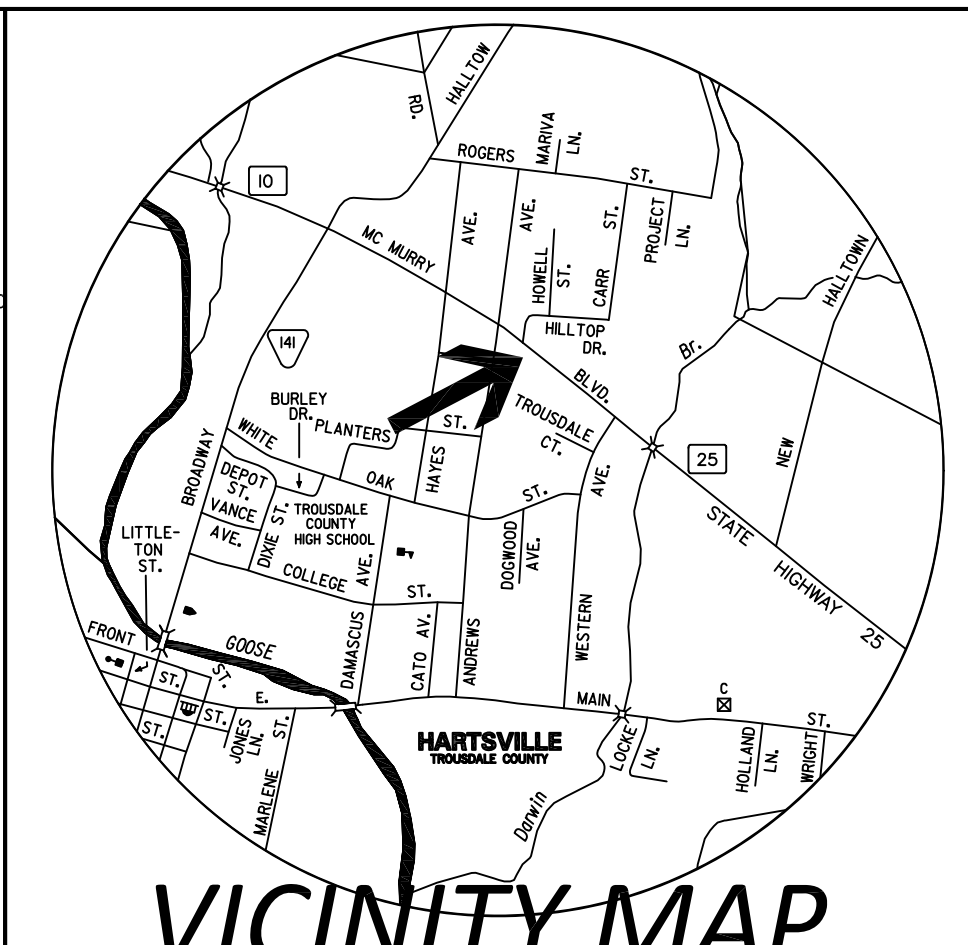
**Total Floor Area:**  
 Proposed: Total 10,000 S.F.

**Deed Reference:**  
 R.B. 133 PG. 138, R.O.T.C.T.  
 MAP 194, PARS. C-2019 & C-2022, T.A.O.T.C.T.

**Yard Requirements:**  
 Front: 30'  
 Side: 20'  
 Rear: 15'

**Intended Use:**  
 RETAIL

**Parking:**  
 REQUIRED FOR RETAIL:  
 1 SPACE PER 200 S.F.  
 10,000 S.F.  
 TOTAL SPACES REQUIRED: 50  
 TOTAL SPACES PROVIDED: 45 (2 HANDICAP)



**MB CIVIL ENGINEERING, LLC**  
 P.O. BOX 601 759 TIMBER RIDGE DR. LEWINGTON, TN 38351  
 VOICE: 731-265-6827  
 andrew@mbcivil.net

**DOLLAR TREE  
 McMURRY BOULEVARD EAST  
 HARTSVILLE, TN**

PROJECT	
REVISION DATES	
DATE	MAY 24, 2023
SHEET	C-6.0 OF 10
JOB NO.	23008



MP# 3324  
6-20-23  
R



# HARTSVILLE/TROUSDALE COUNTY

Building, Codes & Zoning  
328 Broadway, Suite 1, Hartsville TN 37074  
(615) 374-1125 Office (615) 374-5066 Cell

## Board of Zoning Appeals Request for Hearing

### Parcel Information

Current Zoning R1 Request Parking Variance  
Property Owner R&C Enterprises Phone # 615-430-6663  
Property Address McMurry Blvd East, Hartsville, TN, 37074  
Lot Size \_\_\_\_\_ Road Frontage: 210 ft \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft.  
Tax Map Number 019N Group C Parcel 020.01 Record/Deed Book \_\_\_\_\_  
Subdivision Name: \_\_\_\_\_ Phase: \_\_\_\_\_ Lot: \_\_\_\_\_  
Water Source: \_\_\_\_\_ Sewer or Septic: \_\_\_\_\_  
Attach Site Plan Drawing: (Showing all buildings, easements, setbacks, and parking on property)

### Applicant Information

Applicant: Rick Morrow Title: Owner  
Mailing Address: PO Box 100, Hohenwald, TN, 38462  
Phone: 615-430-6663 Email: rmorrow2 @ bellsouth.net  
Name of Business: R&C Enterprises Phone: 615-430-6663

### Impact Information

Zoning of Surrounding Properties: C2  
Names of Surrounding Property Owners: Northgate Center, Inc. BEACH ONE Properties,  
JEFF JOHNSON, City of Hartsville, AMANDA CALVERT  
Roads Affected: McMurry Blvd East Schools Affected: \_\_\_\_\_  
Public Utilities: Hartsville/Trousdale Water/Sewer Utilities

### Action Taken

Reviewed by the H/TC Planning Commission: June 12 2023 Action: site Plan PASSED IF parking variance granted  
Reviewed by the H/TC BZA: \_\_\_\_\_ Action: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Reason for Disapproval or Conditions of Approval: (if any) \_\_\_\_\_

Applicant signature Rick Morrow Date 6-15-23