

**REPORT OF MEETING  
BAXTER MUNICIPAL PLANNING COMMISSION  
JULY 6, 2023**

**MEMBERS PRESENT**

Richard Waller  
Robert Vinson  
Danny Holmes  
Greg Phillips  
Jeff Herald  
John Martin, Mayor

**STAFF PRESENT**

Tommy Lee, UCDD by phone

**OTHERS PRESENT**

Joe Nichols  
Matt White, Fire Chief  
Jackie Schubert  
Bob Lane, Building Inspector

**MEMBERS ABSENT**

Peggy Huddleston

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, the Baxter Municipal Planning Commission (PC) meeting was called to order by Chairman Richard Waller on Thursday July 6, 2023 at 5:00 P. M. at the Baxter City Hall.

**ITEM 2: APPROVAL OF JUNE 8, 2023 MINUTES**

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the June 8, 2023 meeting. Danny Holmes made a motion to approve the minutes as presented and to dispense with the reading. Jeff Herald seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF FINAL SITE PLAN FOR PROPERTY LOCATED ON NASHVILLE HIGHWAY AND OLIVE WAY (DOLLAR TREE SITE PLAN)**

Joe Nichols submitted a final site plan on behalf of Dollar Tree for a retail store to be located on Nashville Highway and Olive Way. Nichols stated that the site plan consists of a 10,000 square foot building, forty-five (45) parking spaces and an existing fire hydrant. Fire Chief Matt White stated that while the installed fire hydrant is not currently active, it should be active by the time that construction is completed. Staff Planner stated that ingress/egress would be located on Olive Way. Building Inspector Bob Lane stated that he had no issue with the submitted final site plan. Danny Holmes made a motion to approve the submitted final site plan. Robert Vinson seconded and the motion passed with a vote of all ayes.

**ITEM 4: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT REVISION FOR PROPERTY LOCATED ON DALE MIRES LANE AND GAINESBORO HIGHWAY (SCHUBERT DIVISION)**

Jackie Schubert presented a preliminary subdivision plat for the purpose of subdividing 1.50 acres into thirty-eight (38) proposed new lots for property located on Dale Mires Land and Gainesboro Highway. Thirty-eight (38) lots will be for multi-family residential units with zero (0) lot lines. The proposed multi-family residential lots would all consist of 0.05 acres (1,920 square feet) and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing eight (6) inch water line, an existing eight (8) sewer line and a proposed fire hydrant. The proposed new lots are currently zoned R-3 (Super High Density Residential) and would comply with all other requirements of the zoning ordinance and subdivision regulations. Staff Planner stated that this plat was previously approved at the December 15, 2022 meeting and the only difference between the approved plat and the submitted plat is the location

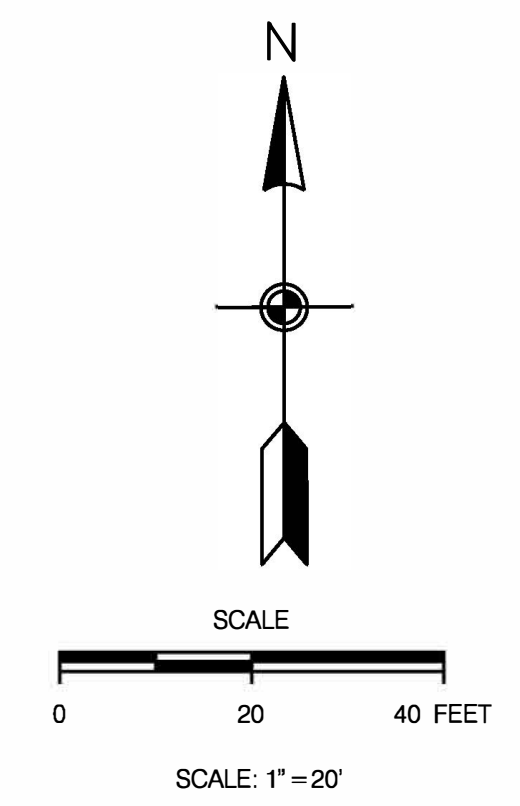
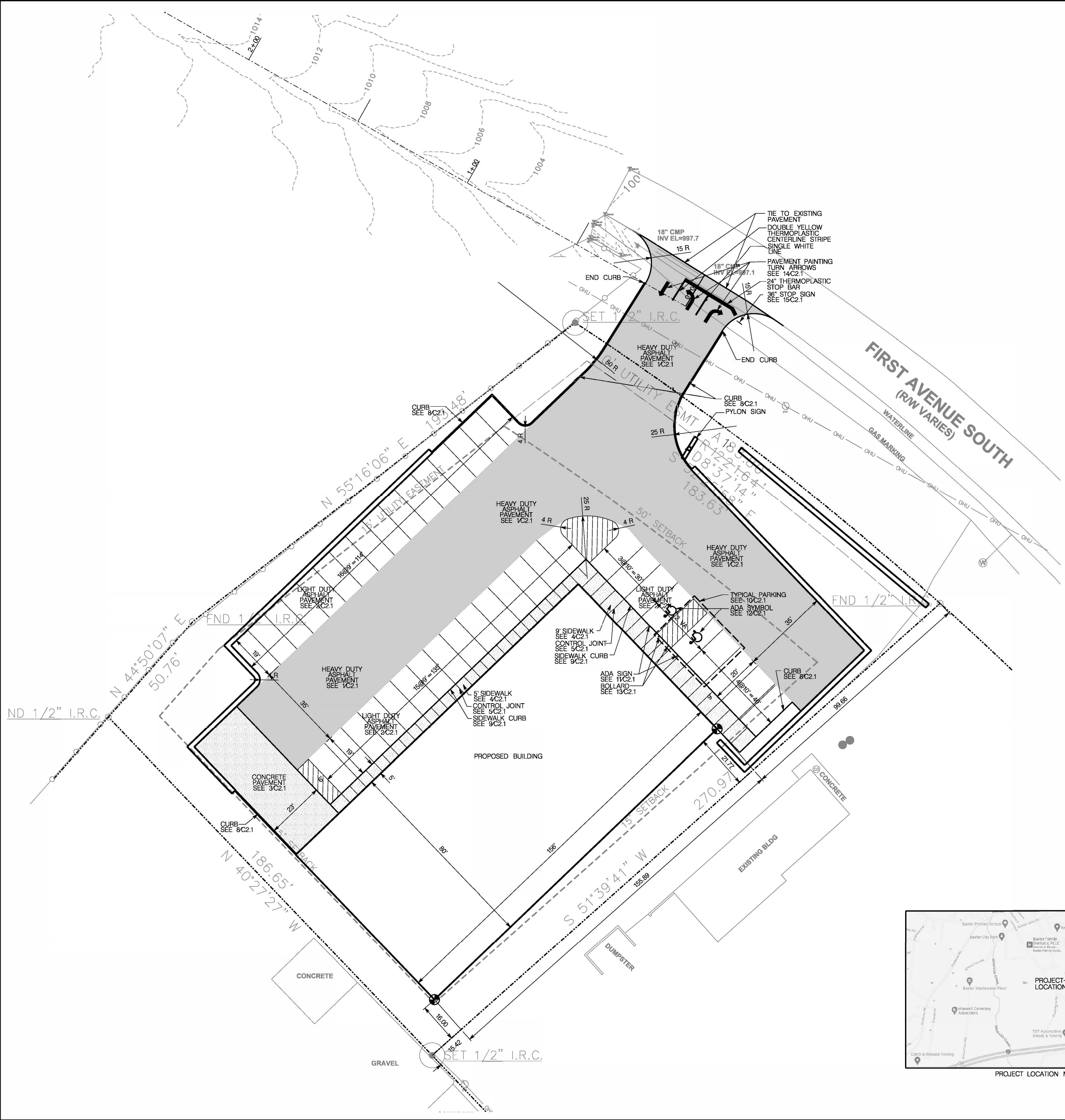
of the temporary cul-de-sac. After discussion, Robert Vinson made a motion to approve the submitted preliminary plat. Greg Phillips seconded and the motion passed with a vote of all ayes.

**ITEM 4: CONSIDERATION OF FINAL SUBDIVISION PLAT REVISION FOR PROPERTY LOCATED ON DALE MIRES LANE AND GAINESBORO HIGHWAY (SCHUBERT DIVISION)**

Jackie Schubert presented Phase II of a final subdivision plat for the purpose of subdividing 0.62 acres into fourteen (14) proposed new lots for property located on Dale Mires Land and Gainesboro Highway. The fourteen (14) lots will be for multi-family residential units with zero (0) lot lines. The proposed multi-family residential lots would all consist of 0.05 acres (1,920 square feet) and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing eight (6) inch water line, an existing eight (8) sewer line and a proposed fire hydrant. The proposed new lots are currently zoned R-3 (Super High Density Residential) and would comply with all other requirements of the zoning ordinance and subdivision regulations. Staff Planner stated that the plat must have the approval of the public works director before final approval can be granted. After discussion, Danny Holmes made a motion to approve the submitted final plat pending public works approval and that all required signatures be obtained. Robert Vinson seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Robert Vinson made a motion to adjourn. Danny Holmes seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on August 3, 2023.

CTL



**LEGEND:**

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

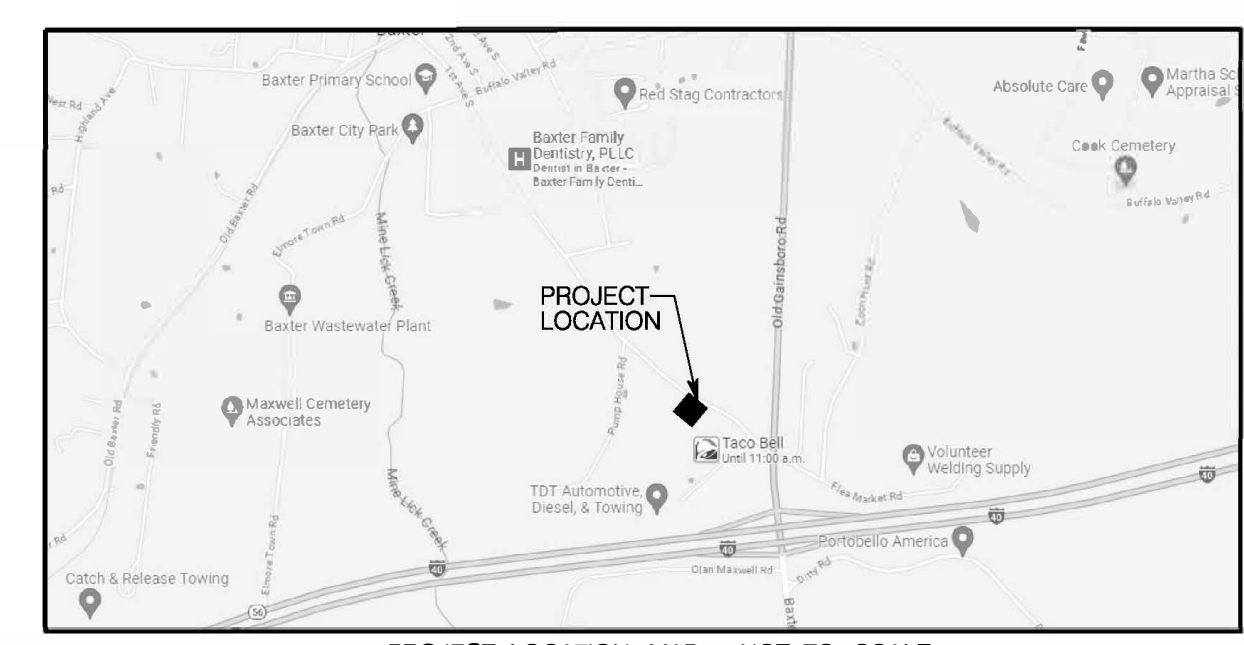
**SITE LAYOUT NOTES**

- USE: RETAIL, ZONING: C-2, PARCEL 063 044.04
- TOTAL BUILDING AREA: PROPOSED 12,480 SF (1 STORY), SALES AREA: 7,733 SF
- TOTAL SITE: 1.11 AC, TOTAL DIST AREA: 1.26 AC, TOTAL NEW IMPERV: 0.75 AC.
- DEED REFERENCE: BOOK 234 PAGE 593
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 4714C0095D DATED 05/16/2007.
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88.
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY PINNACLE LAND SURVEYING DATED 03/29/2023. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- PARKING SUMMARY:  
TOTAL REQUIRED: 39 SPACES  
TOTAL PROVIDED: 40 SPACES  
BASIS: 1 SPACE PER 200 SF SALES AREA  
CALCULATION: 7,733 SF SALES AREA / 200 = 38.7
- SETBACKS:  
FRONT: 30'  
SIDE: 15'  
REAR: 15'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP, ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

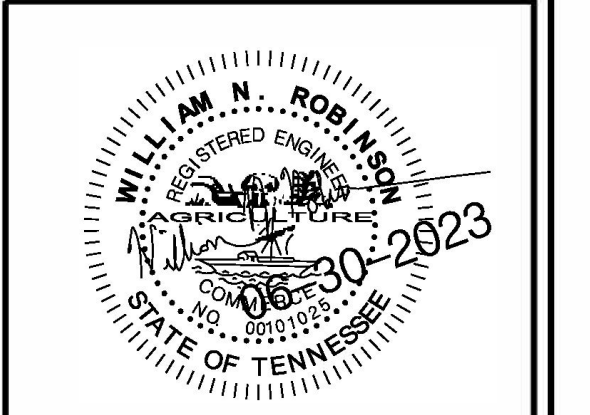
**OWNER:**  
JMB INVESTMENT COMPANY  
325 ERIN DR  
KNOXVILLE, TN 37919  
PHONE: 200-4770  
FAX: 200-4771  
CONTACT: TIM DUHAWAY

**ENGINEER:**  
WILL ROBINSON & ASSOCIATES  
1248 N SHOREWOOD LN  
CARYVILLE, TN 37714  
PHONE: 386-4200  
FAX:  
CONTACT: WILL ROBINSON

**CONTRACTOR:**  
TO BE DETERMINED



**WILL ROBINSON & ASSOCIATES**  
1248 N. Shorewood Ln  
Caryville, TN 37714  
(865) 386-4200  
will@wrrcivil.com



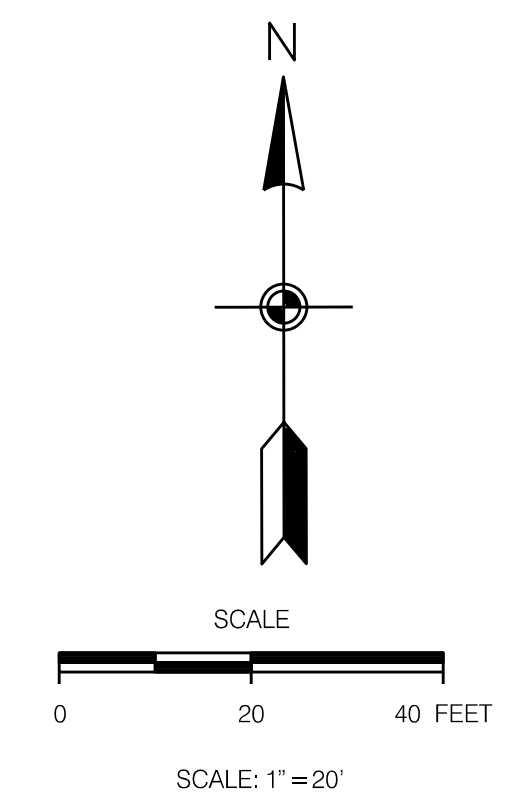
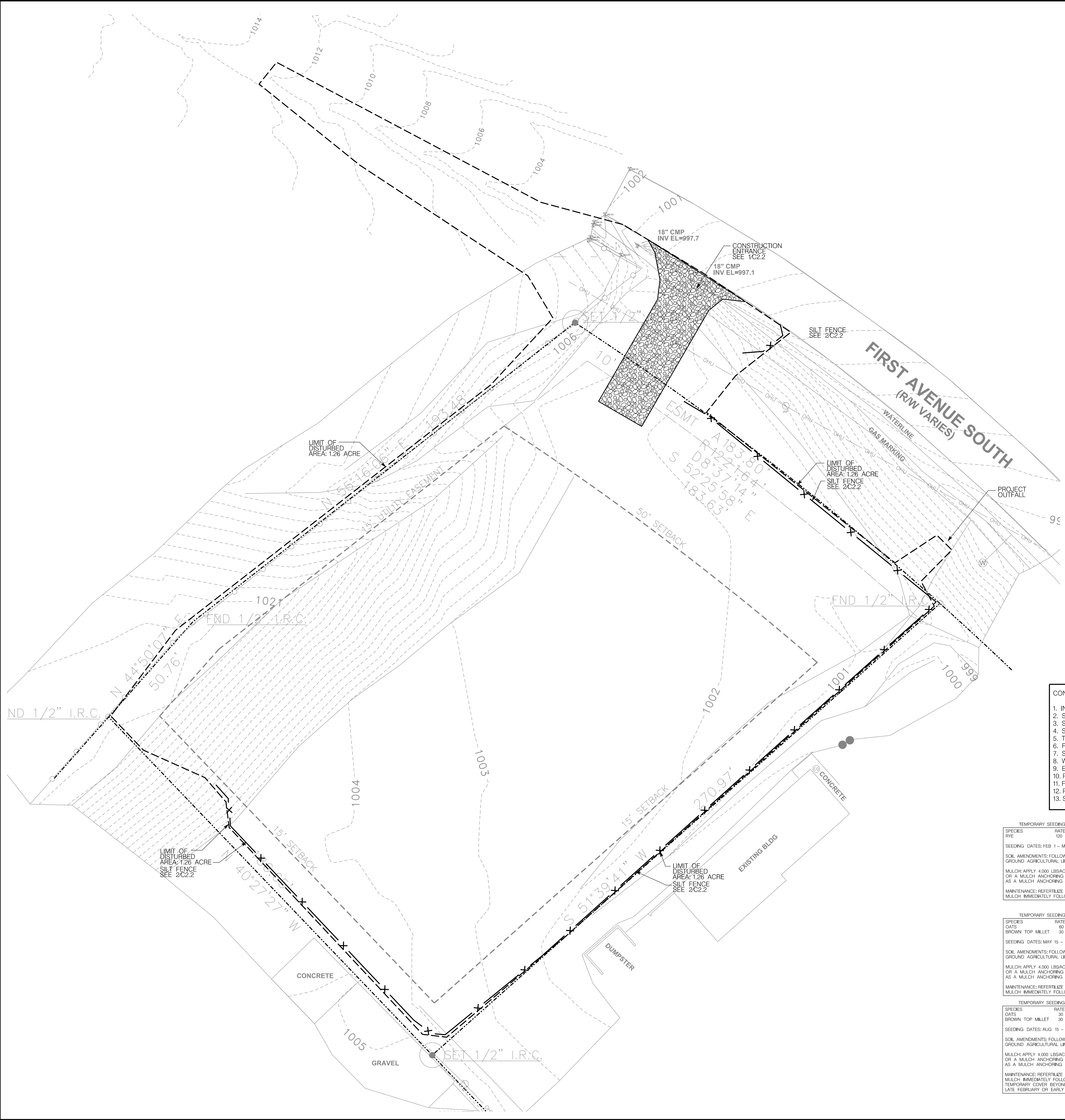
A Site Plan for:  
**Dollar General  
Baxter**  
1st Avenue South  
Baxter, TN

REVISIONS:

DRAWN: WNR  
CHECKED: WNR  
DATE: 06/30/2023  
FILE NAME:  
PROJECT NO:

**C1.1**  
SITE LAYOUT PLAN  
DRAWING





**LEGEND:**

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
NA		SURFACE FLOW
NA		SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

- SITE GRADING NOTES**
- SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NAVD88.
  - SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY PINNACLE LAND SURVEYING DATED 03/28/2023. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
  - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
  - CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
  - THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
  - THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
  - ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
  - NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
  - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
  - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
  - EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
  - SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
  - THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
  - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES AND/OR OTHER STORMWATER BEST MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
  - CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
  - PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
  - NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
  - CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND THE ENTRY DRIVE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
  - CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF BAXTER SITE INSPECTOR.

- CONSTRUCTION SEQUENCE OF EVENTS:**
- INSTALL EROSION CONTROL MEASURES
  - SITE CLEARING AND GRUBBING
  - SITE DEMOLITION
  - SITE ROUGH GRADING
  - TEMPORARY SEEDING
  - FOUNDATION CONSTRUCTION
  - SLAB CONSTRUCTION
  - WALL/ROOF SYSTEM CONSTRUCTION
  - EXTERIOR/INTERIOR FINISH
  - PARKING LOT PAVING
  - FINISH GRADING
  - PERMANENT SEEDING/LANDSCAPING
  - SITE CLOSEOUT/LONG TERM MAINTENANCE

**TEMPORARY SEEDING RECOMMENDATION FOR LATER WINTER AND EARLY SPRING**

SPECIES	RATE (LB/ACRE)
RYE	100

SEEDING DATES: FEB 1 - MAY 1

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

**TEMPORARY SEEDING RECOMMENDATION FOR SUMMER**

SPECIES	RATE (LB/ACRE)
GRASS	60
BROWN TOP MILLET	30

SEEDING DATES: MAY 15 - AUG 15

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

**TEMPORARY SEEDING RECOMMENDATION FOR FALL**

SPECIES	RATE (LB/ACRE)
GRASS	60
BROWN TOP MILLET	30

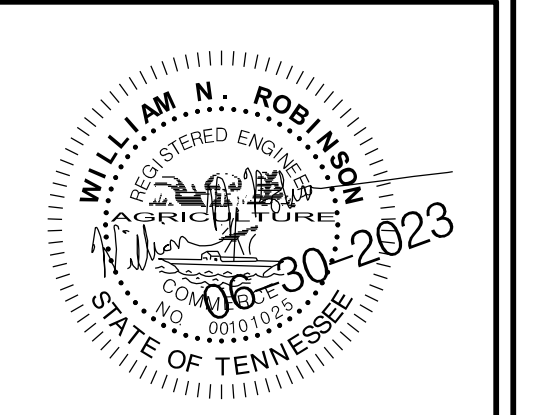
SEEDING DATES: AUG 15 - DEC 15

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LBS/AK CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

**WILL ROBINSON & ASSOCIATES**  
 1248 N. Shorewood Ln  
 Caryville, TN 37714  
 (865) 386-4200  
 will@wrracivil.com



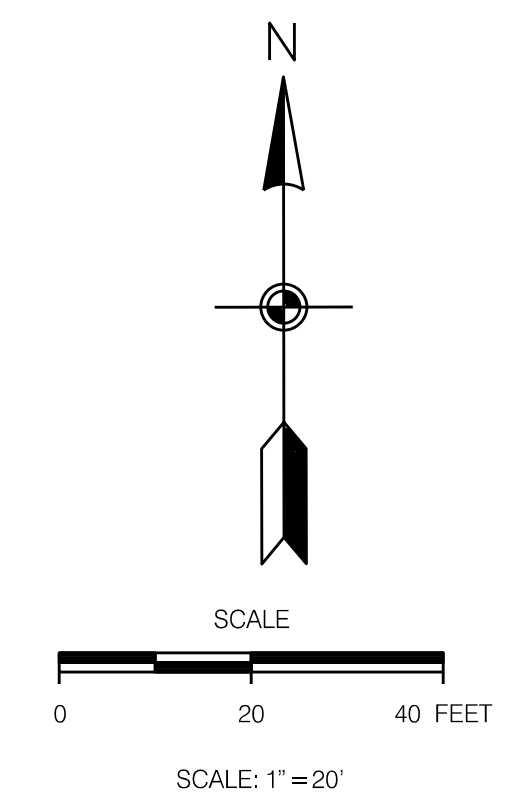
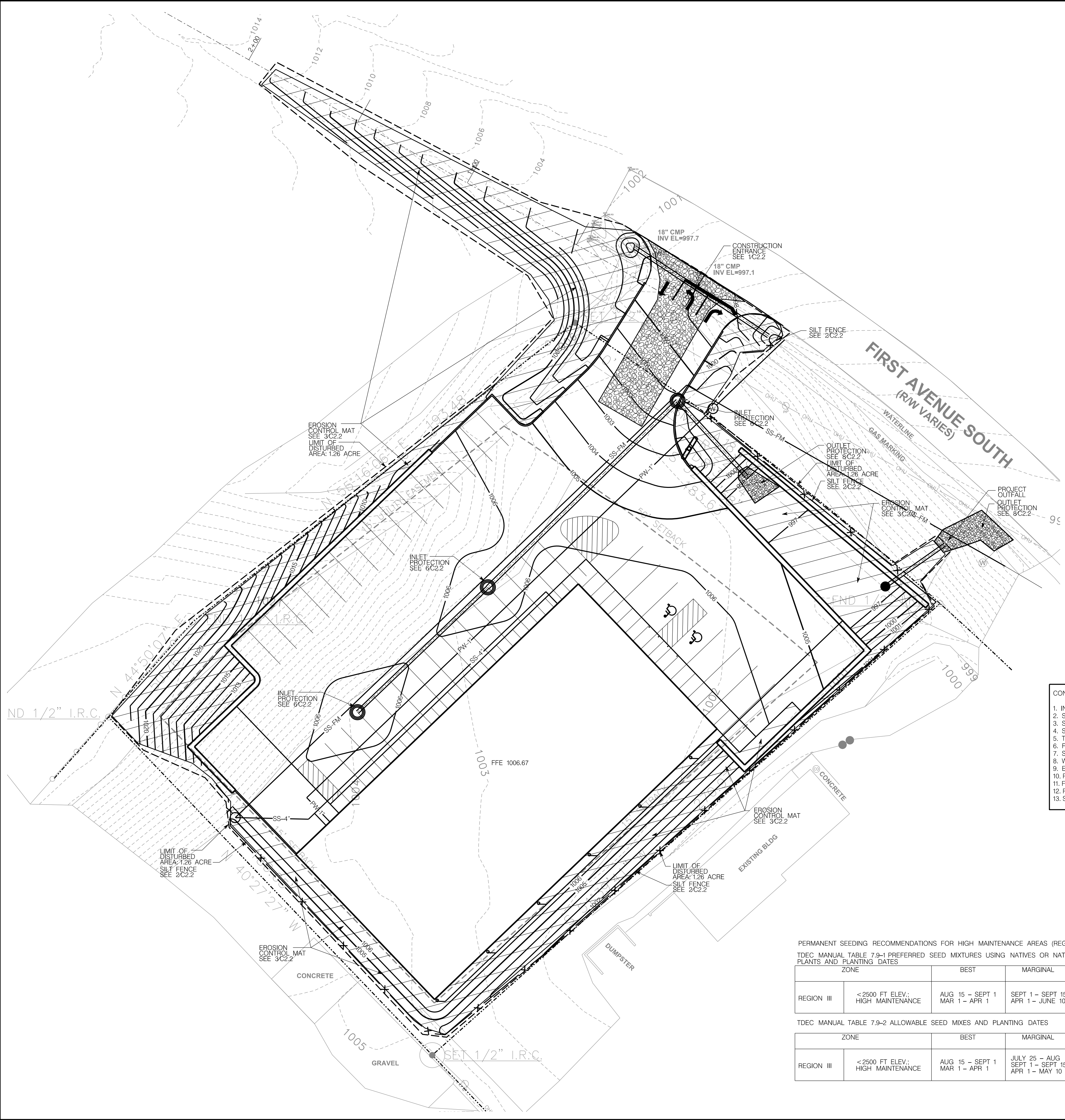
A Site Plan for:  
**Dollar General  
 Baxter**  
 1st Avenue South  
 Baxter, TN

REVISIONS:

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 06/30/2023  
 FILE NAME:  
 PROJECT NO:

**C1.2**  
 EROSION CONTROL - 1  
 DRAWING





**LEGEND:**

EXISTING	PROPOSED	
- - - 535	— 535	GROUND CONTOUR ELEVATION
— 535.25'	— 535.25'	SPOT ELEVATION
[ ]	[ ]	STRUCTURE
○ - - - ○	NA	PROPERTY LINE
- - -	NA	EASEMENT
—	—	EDGE OF PAVEMENT
— SD	— SD	STORM DRAIN
— SS	— SS	SANITARY SEWER
— PW	— PW	POTABLE WATER
— NG	— NG	NATURAL GAS
— OE	— OE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊕	⊕	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	— X	SILT FENCING
—	—	CURB
□	◆	CATCH BASIN
NA	[ ]	CONCRETE PAVEMENT
NA	[ ]	ASPHALT PAVEMENT
NA	[ ]	RIP RAP

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  - CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF BAXTER SITE INSPECTOR.

- CONSTRUCTION SEQUENCE OF EVENTS:**
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  - SITE DEMOLITION
  - SITE ROUGH GRADING
  - TEMPORARY SEEDING
  - FOUNDATION CONSTRUCTION
  - SLAB CONSTRUCTION
  - WALL/ROOF SYSTEM CONSTRUCTION
  - EXTERIOR/INTERIOR FINISH
  - PARKING LOT PAVING
  - FINISH GRADING
  - PERMANENT SEEDING/LANDSCAPING
  - SITE CLOSEOUT/LONG TERM MAINTENANCE

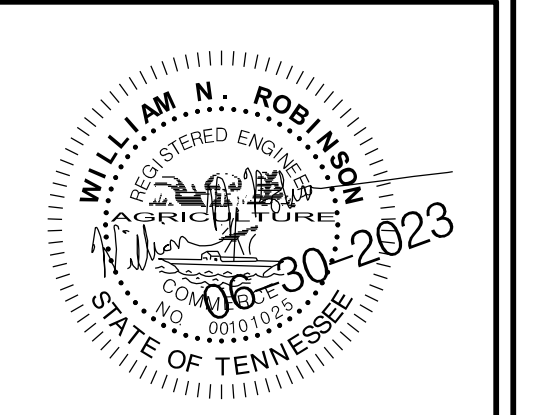
PERMANENT SEEDING RECOMMENDATIONS FOR HIGH MAINTENANCE AREAS (REGION III)  
 TDEC MANUAL TABLE 7.9-1 PREFERRED SEED MIXTURES USING NATIVES OR NATURALIZED PLANTS AND PLANTING DATES

ZONE	BEST	MARGINAL	RATE/MIX (LB/ACRE)	
REGION III	<2500 FT ELEV.; HIGH MAINTENANCE	AUG 15 - SEPT 1 MAR 1 - APR 1	SEPT 1 - SEPT 15 APR 1 - JUNE 10	15 BROWNTOP MILLET (NURSE CROP) 45 RED FESCUE 45 HARD FESCUE 25 CHEWING FESCUE

TDEC MANUAL TABLE 7.9-2 ALLOWABLE SEED MIXES AND PLANTING DATES

ZONE	BEST	MARGINAL	RATE/MIX (LB/ACRE)	
REGION III	<2500 FT ELEV.; HIGH MAINTENANCE	AUG 15 - SEPT 1 MAR 1 - APR 1	JULY 25 - AUG 15 SEPT 1 - SEPT 15 APR 1 - MAY 10	200 KY 31 FESCUE

**WILL ROBINSON & ASSOCIATES**  
 1248 N. Shorewood Ln  
 Caryville, TN 37714  
 (865) 386-4200  
 will@wrracivil.com



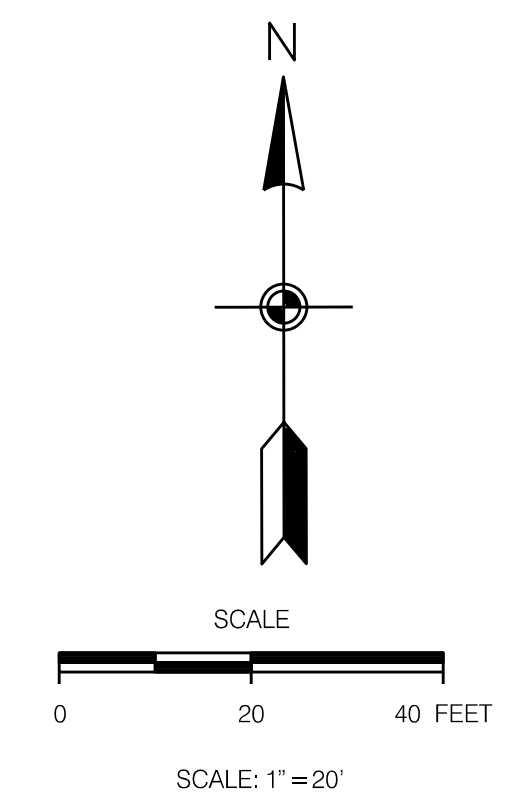
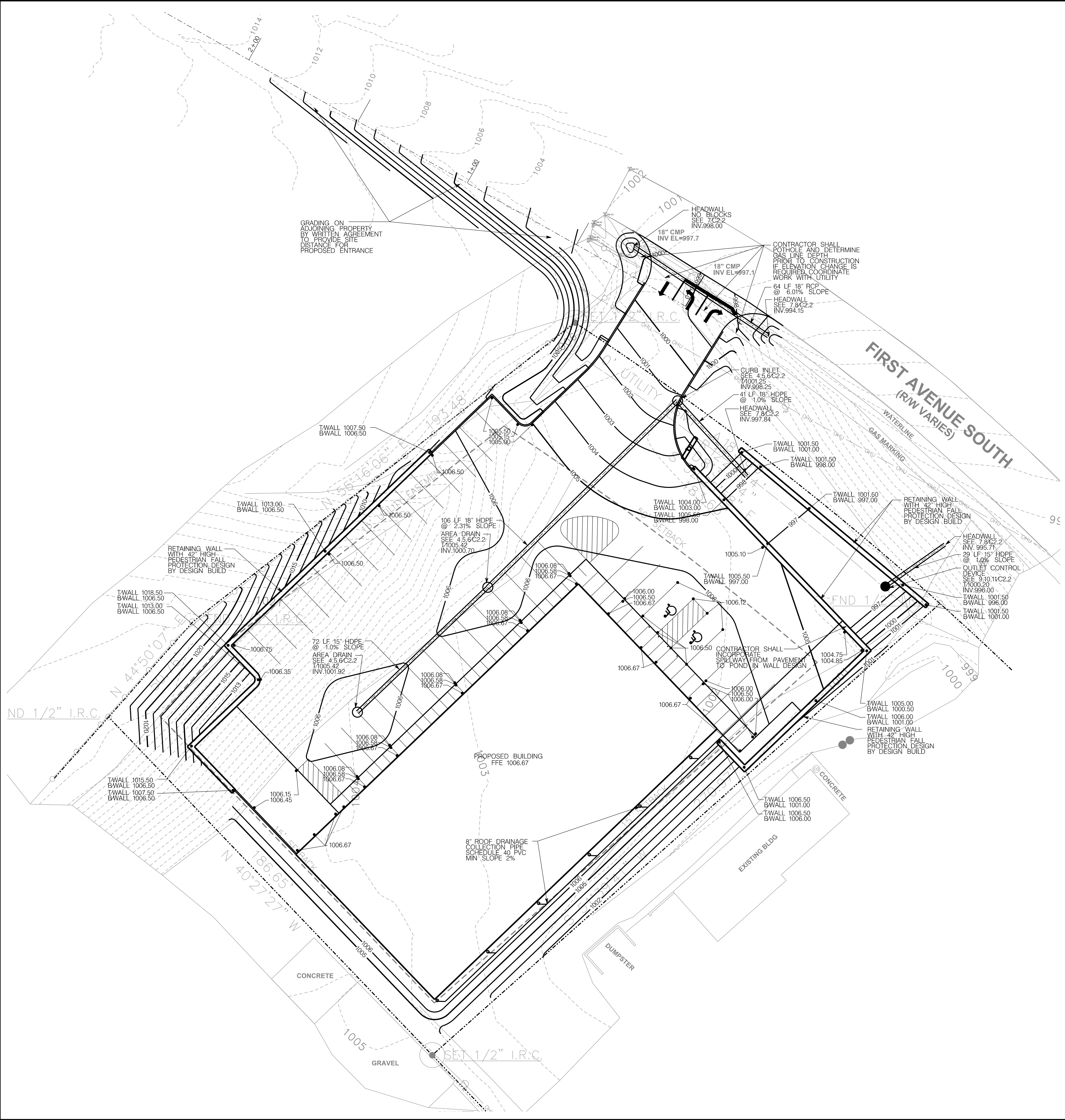
A Site Plan for:  
**Dollar General  
 Baxter**  
 1st Avenue South  
 Baxter, TN

REVISIONS:

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 FILE NAME:  
 PROJECT NO:

**C1.3**  
 EROSION CONTROL - 2  
 DRAWING





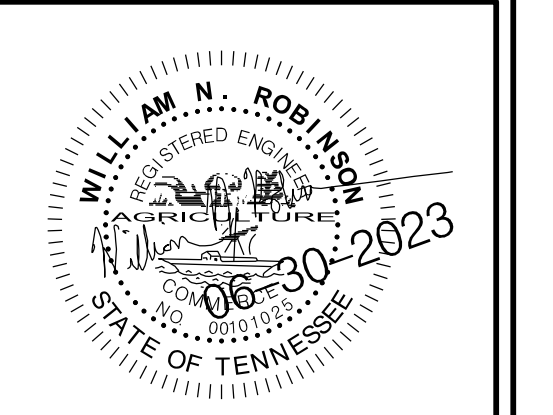
**LEGEND:**

EXISTING	PROPOSED	
- - - 535	— 535	GROUND CONTOUR ELEVATION
— 535.25'	— 535.25'	SPOT ELEVATION
□	□	STRUCTURE
○ - - - ○	NA	PROPERTY LINE
- - - - -	NA	EASEMENT
—	—	EDGE OF PAVEMENT
— SD —	— SD —	STORM DRAIN
— SS —	— SS —	SANITARY SEWER
— PW —	— PW —	POTABLE WATER
— NG —	— NG —	NATURAL GAS
○ ○	○ ○	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	— X —	SILT FENCING
—	—	CURB
□	◆	CATCH BASIN
NA	▨	CONCRETE PAVEMENT
NA	■	ASPHALT PAVEMENT
NA	▩	RIP RAP

**SITE GRADING NOTES**

- SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NAVD88.
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY PINNACLE LAND SURVEYING DATED 03/28/2023. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
- THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
- THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
- ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
- NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
- THIS IS A PRIORITY CONSTRUCTION ACTIVITY.
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES AND/OR OTHER STORMWATER BEST MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
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- PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
- NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
- CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND THE ENTRY DRIVE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
- CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF BAXTER SITE INSPECTOR.

**WILL ROBINSON  
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A Site Plan for:  
**Dollar General  
Baxter**  
1st Avenue South  
Baxter, TN

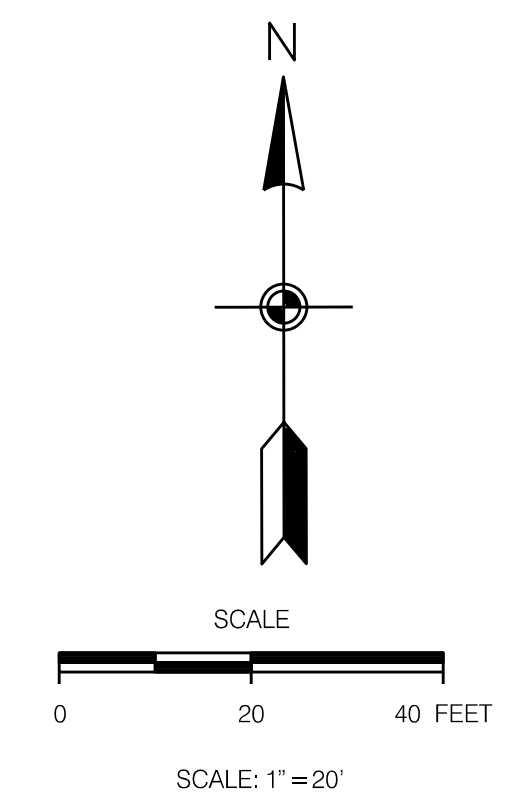
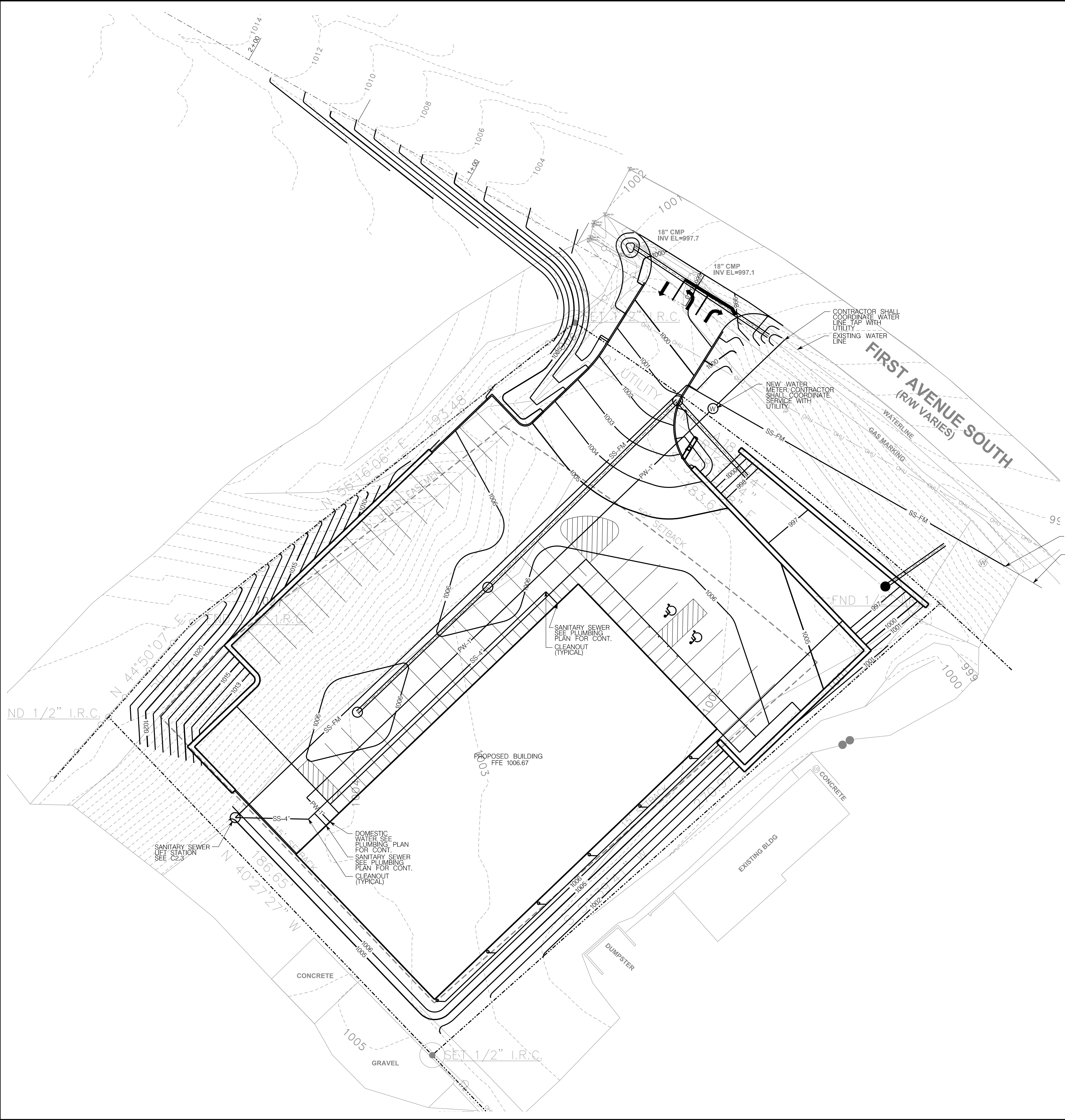
**REVISIONS:**

NO.	DESCRIPTION

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CHECKED:	WNR
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FILE NAME:	
PROJECT NO:	

**C1.4**  
SITE GRADING PLAN  
DRAWING



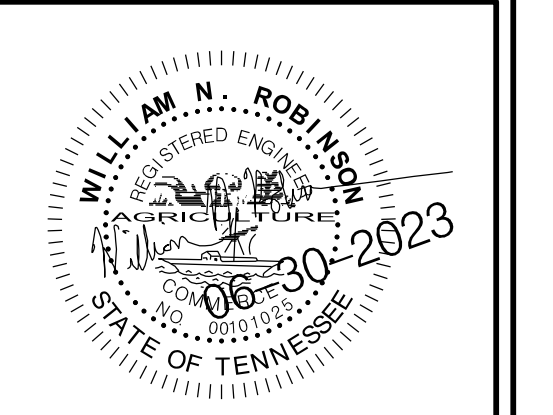


**LEGEND:**

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP

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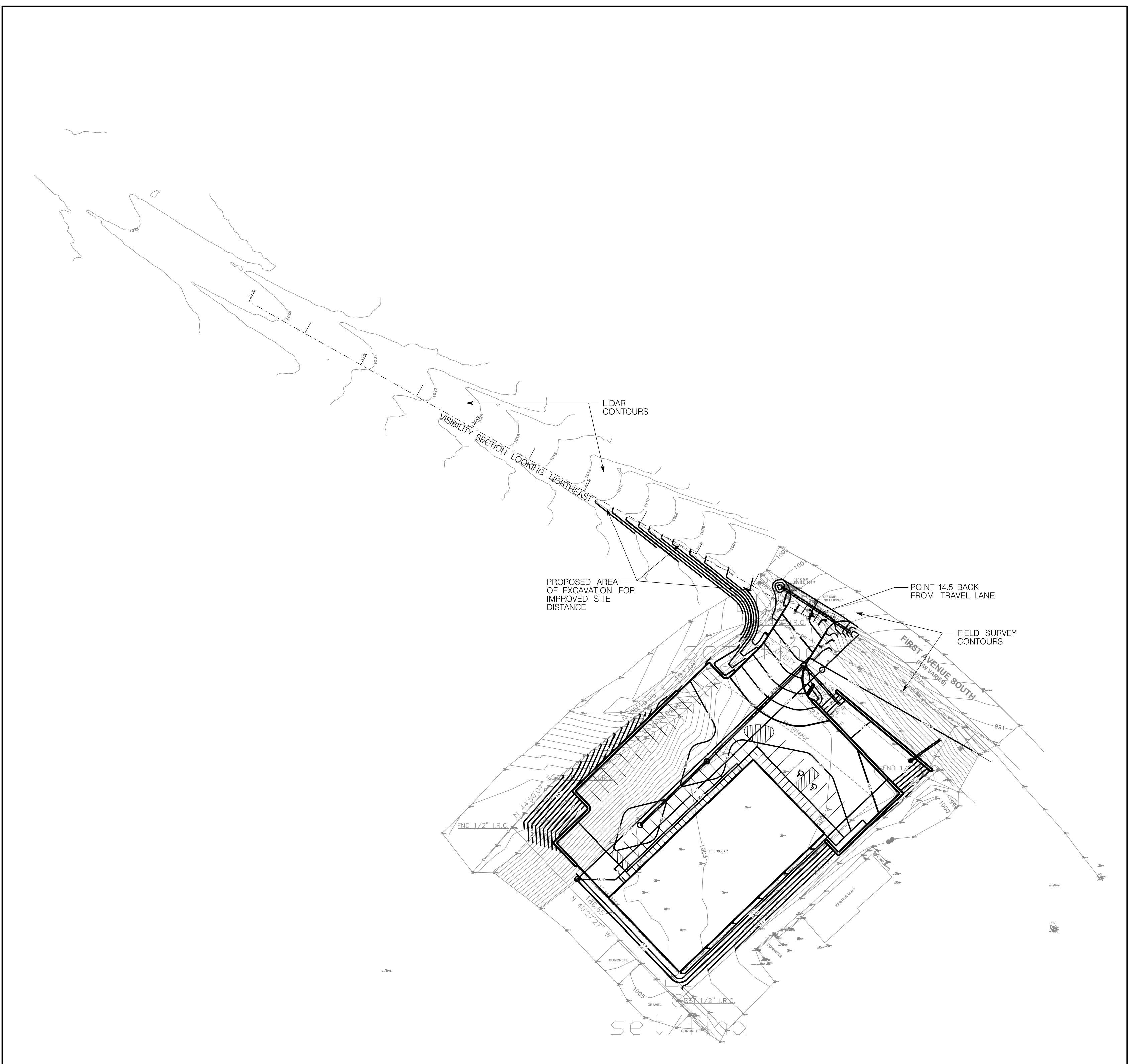
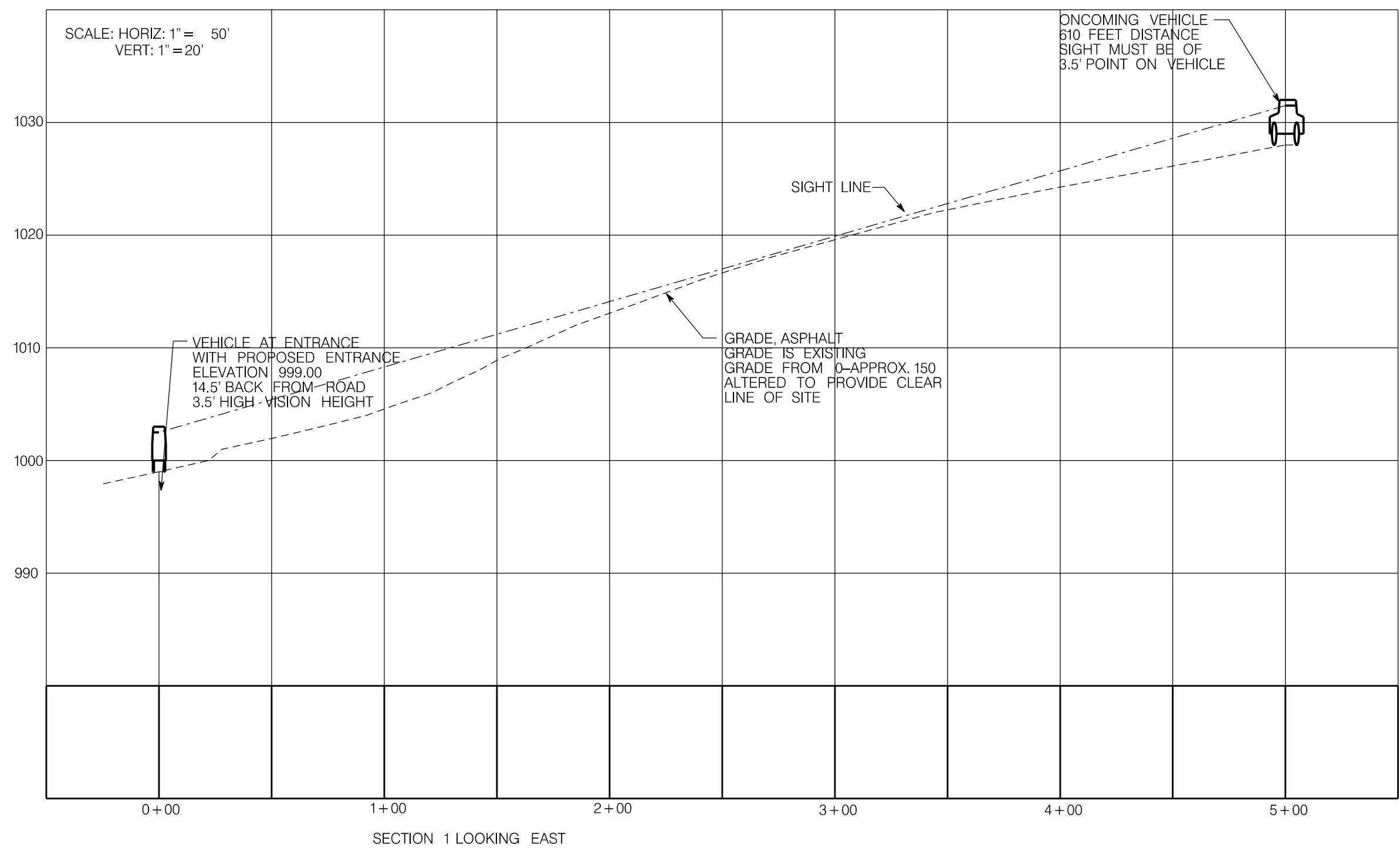
A Site Plan for:  
**Dollar General  
 Baxter**  
 1st Avenue South  
 Baxter, TN

REVISIONS:

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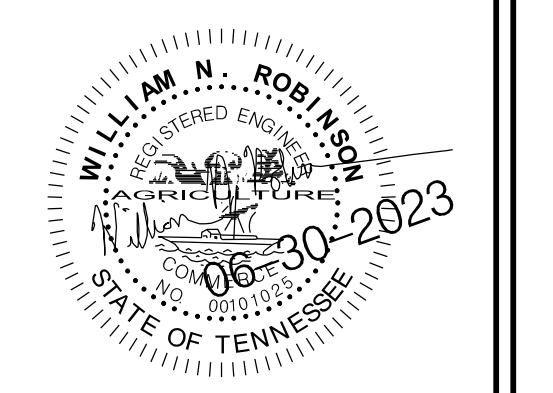
**C1.5**  
 SITE UTILITY PLAN  
 DRAWING





VISIBILITY SECTION LAYOUT

**WILL ROBINSON  
& ASSOCIATES**  
1248 N. Shorewood Ln  
Caryville, TN 37714  
(865) 386-4200  
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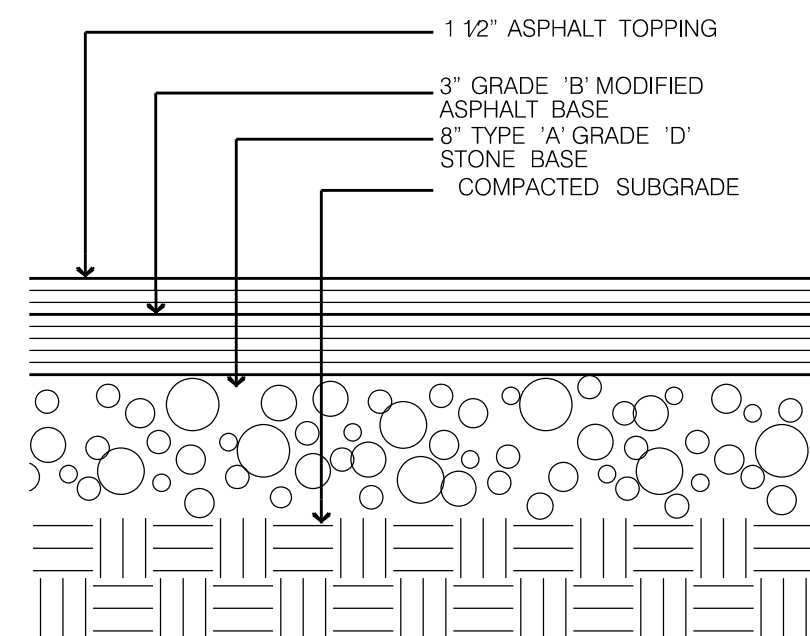


A Site Plan for:  
**Dollar General  
Baxter**  
1st Avenue South  
Baxter, TN

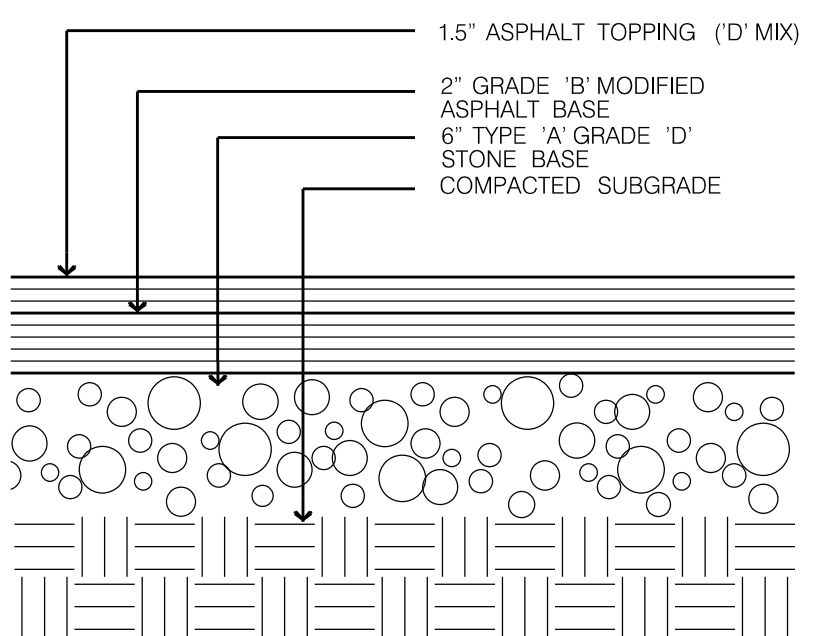
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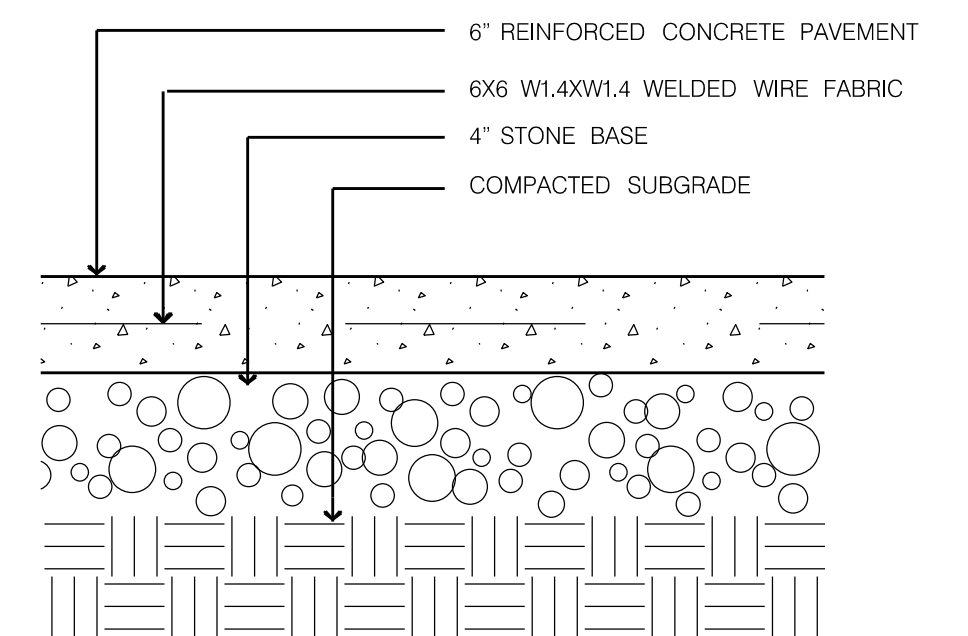
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SITE DISTANCE  
DRAWING



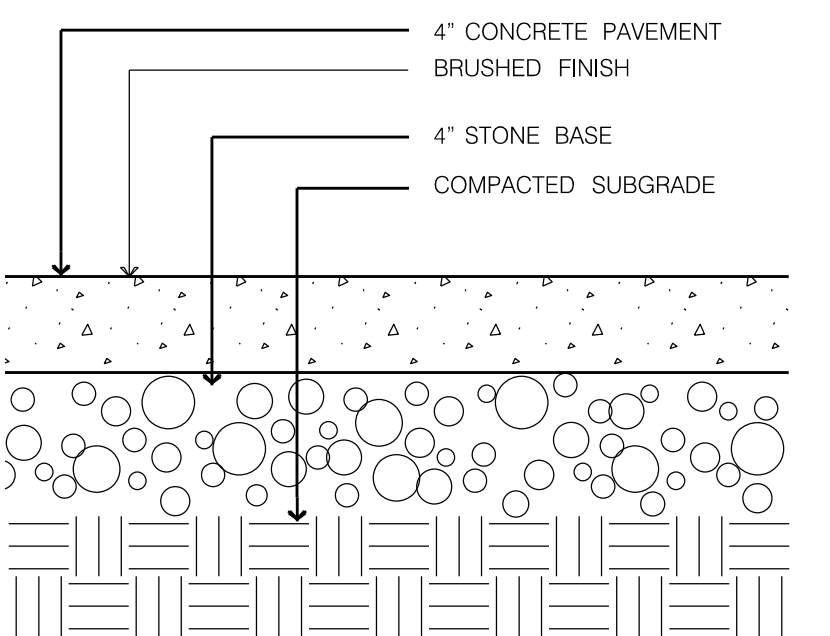
1 HEAVY DUTY PAVING SECTION  
C2.1 NOT TO SCALE



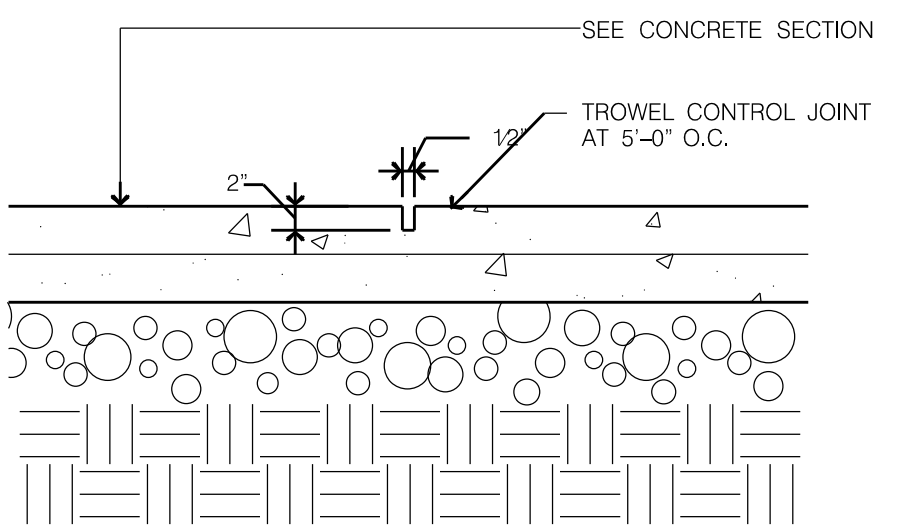
2 LIGHT DUTY PAVING SECTION  
C2.1 NOT TO SCALE



3 TYPICAL CONCRETE PAVING SECTION  
C2.1 NOT TO SCALE

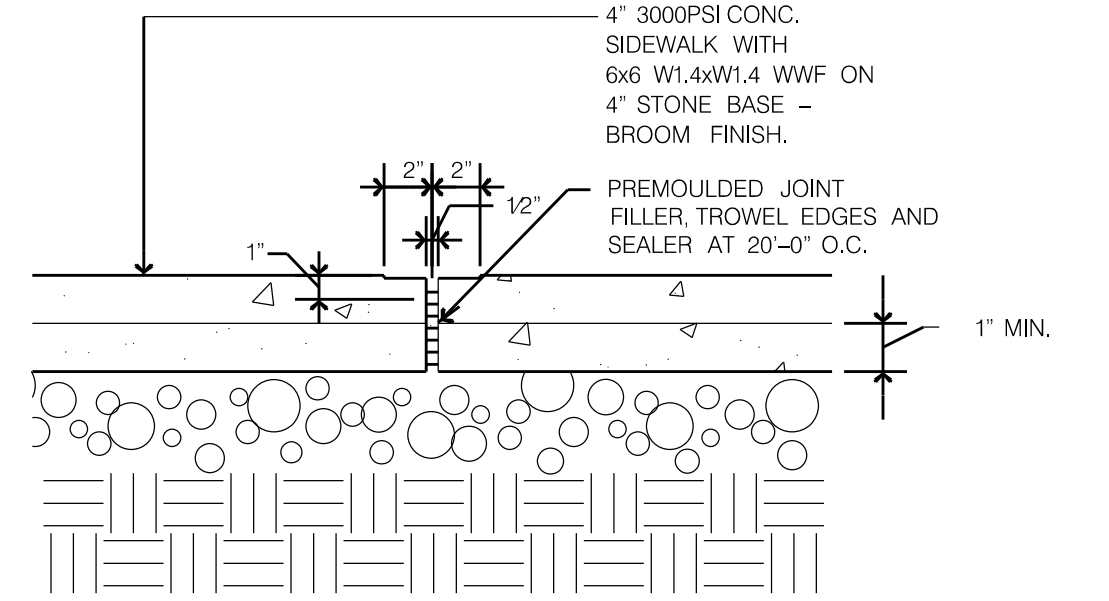


4 TYPICAL SIDEWALK SECTION  
C2.1 NOT TO SCALE



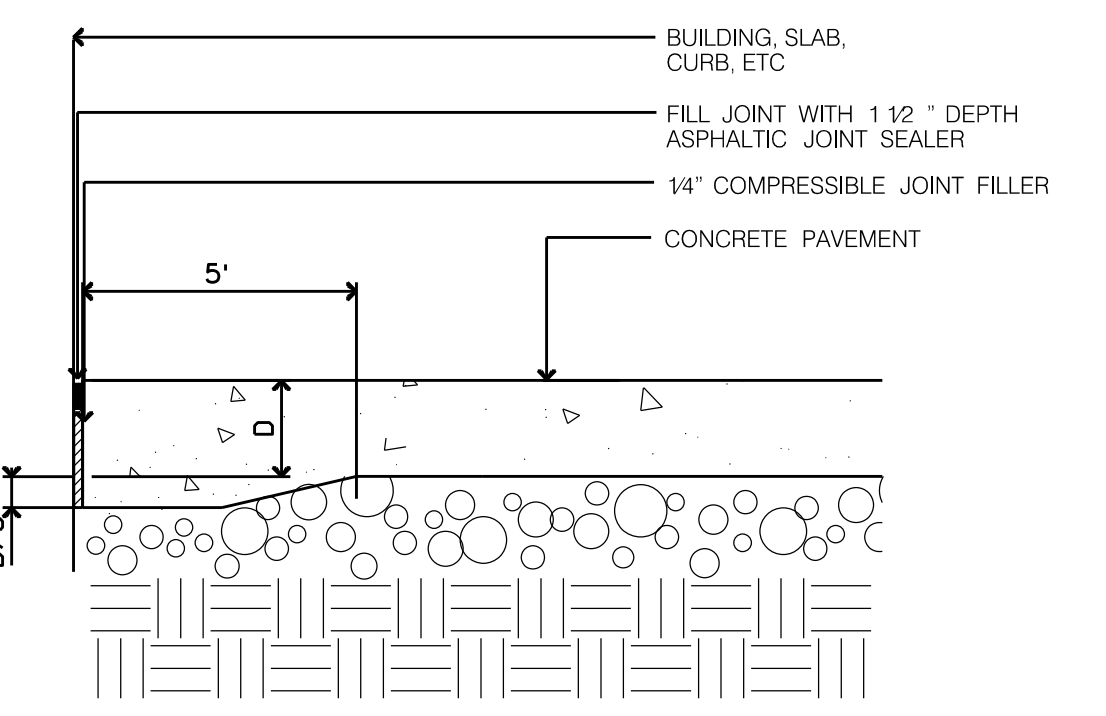
NOTE: PLACE CONTROL JOINTS AT 5'-0" O.C., APPROXIMATE CONTROL JOINT PATTERN IS INDICATED ON THE SITE PLAN

5 CONTROL JOINT DETAIL  
C2.1 NOT TO SCALE



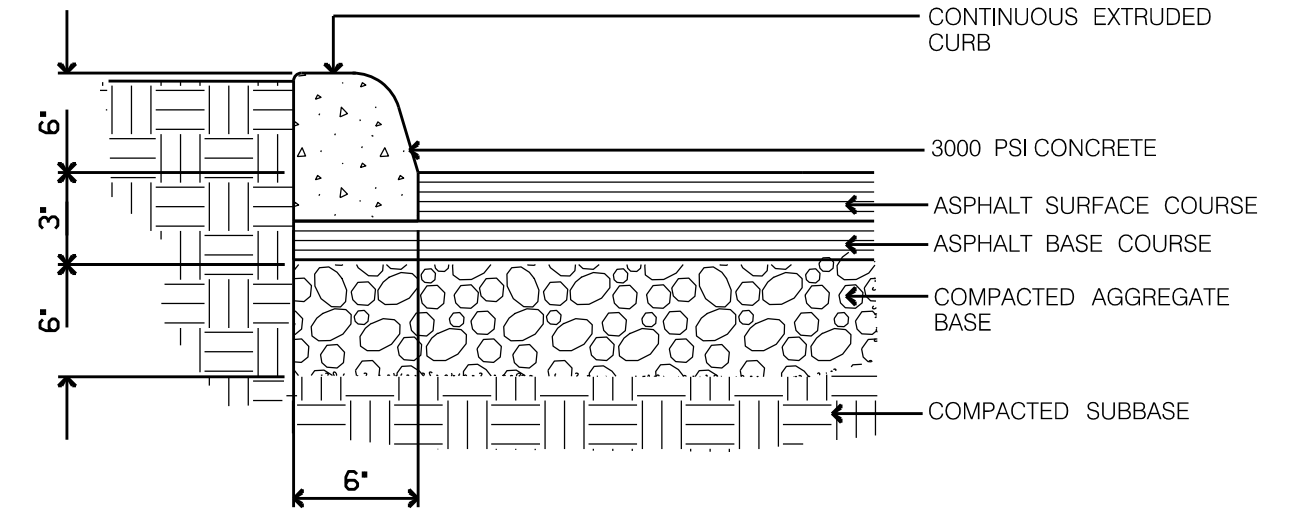
NOTE: PLACE EXPANSION JOINTS AT MIN 25' O.C. OR BETWEEN DAYS POURS, WHICHEVER IS CLOSER

6 EXPANSION JOINT DETAIL  
C2.1 NOT TO SCALE

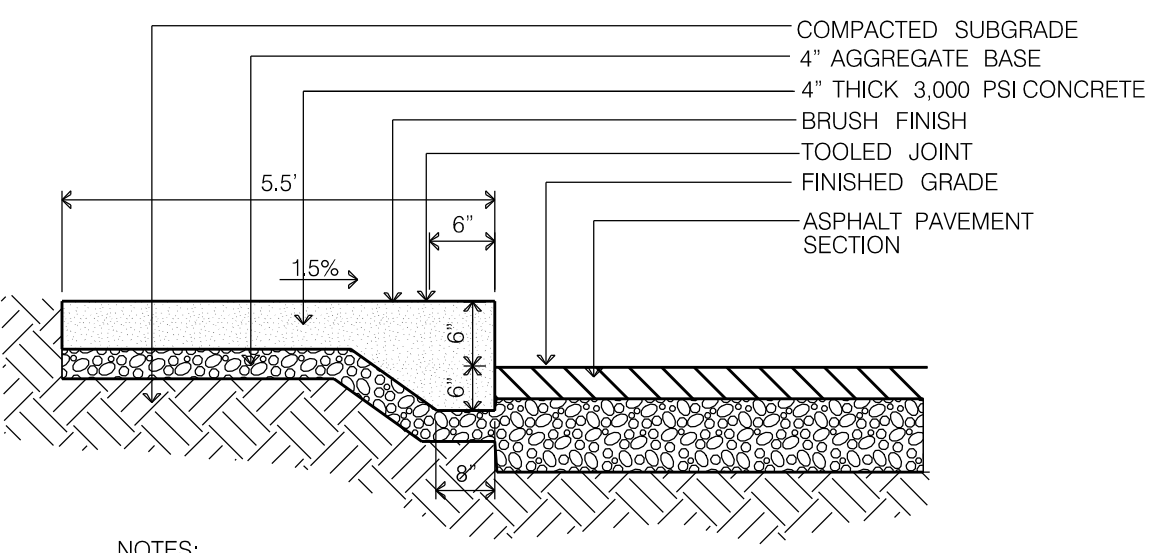


NOTE: PLACE THICKENED EDGE AT ALL EDGES OF SIDEWALK, ADJACENT TO STRUCTURES AND ADJACENT TO OTHER EXISTING CONCRETE

7 THICKENED EDGE DETAIL  
C2.1 NOT TO SCALE

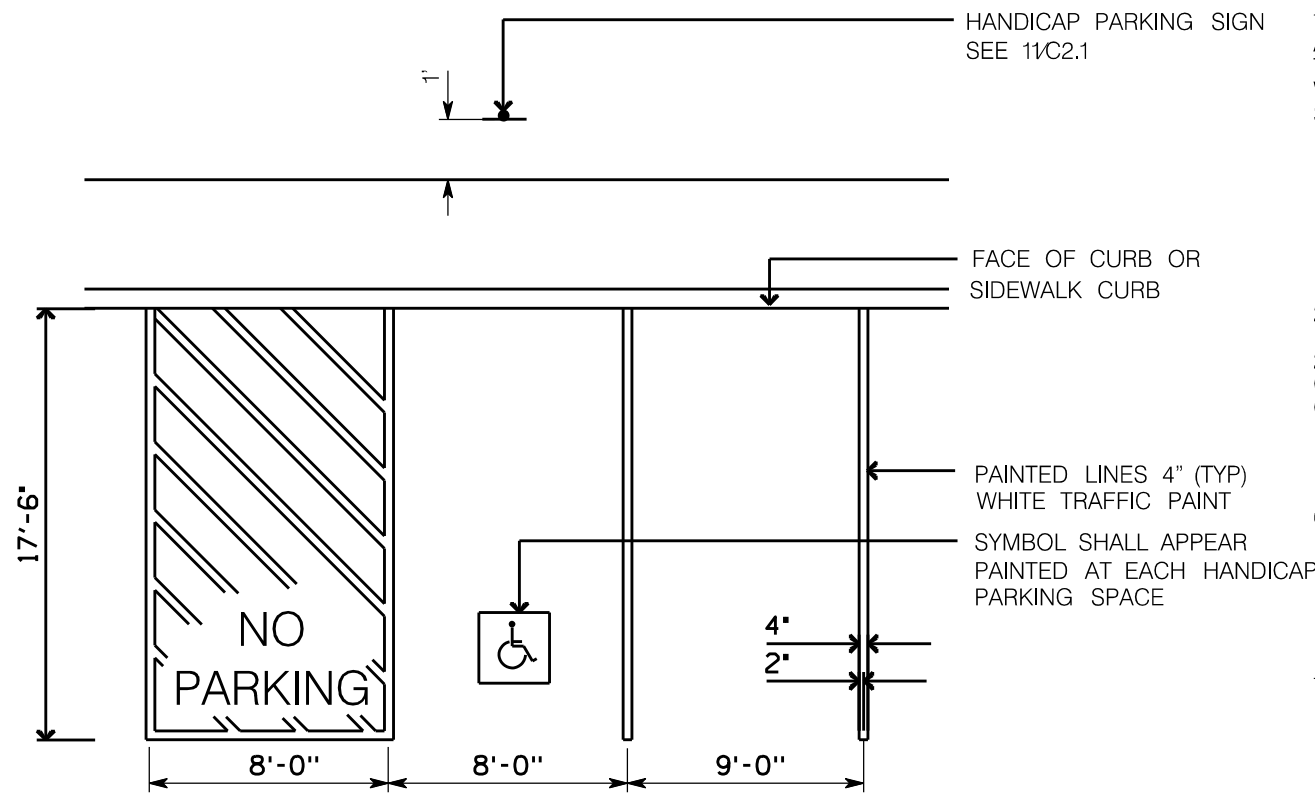


8 TYPICAL CURB  
C2.1 NOT TO SCALE

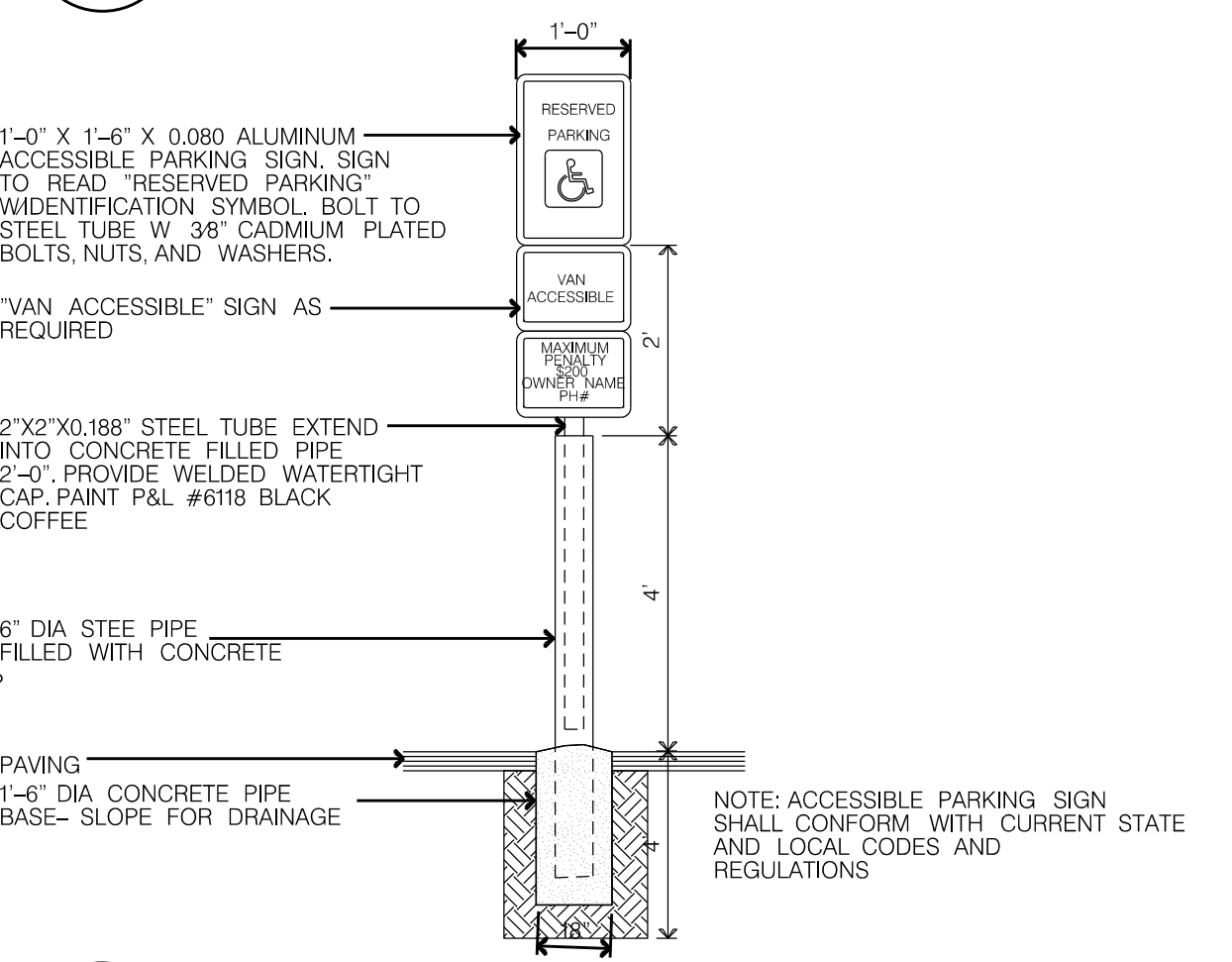


NOTES:  
PREFORMED 12" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' MAX CENTERS EQUALLY SPACE 14' CONTRACTION JOINTS AT 10' MAX CENTERS BETWEEN EXPANSION JOINTS.  
EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.  
MAX SLOPE FOR RAMPS SHALL BE 12:1 IN ACCORDANCE WITH ADA REQUIREMENTS.

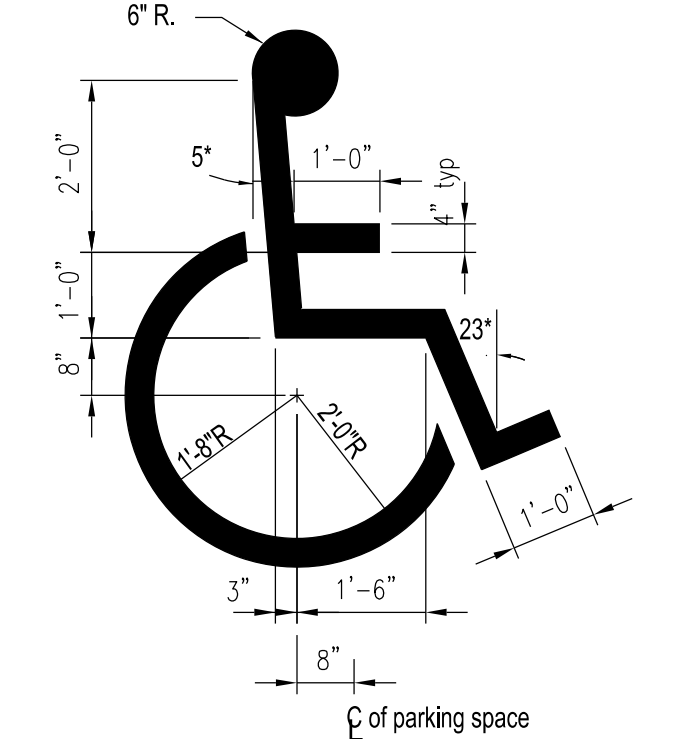
9 SIDEWALK WITH INTEGRAL CURB  
C2.1 NOT TO SCALE



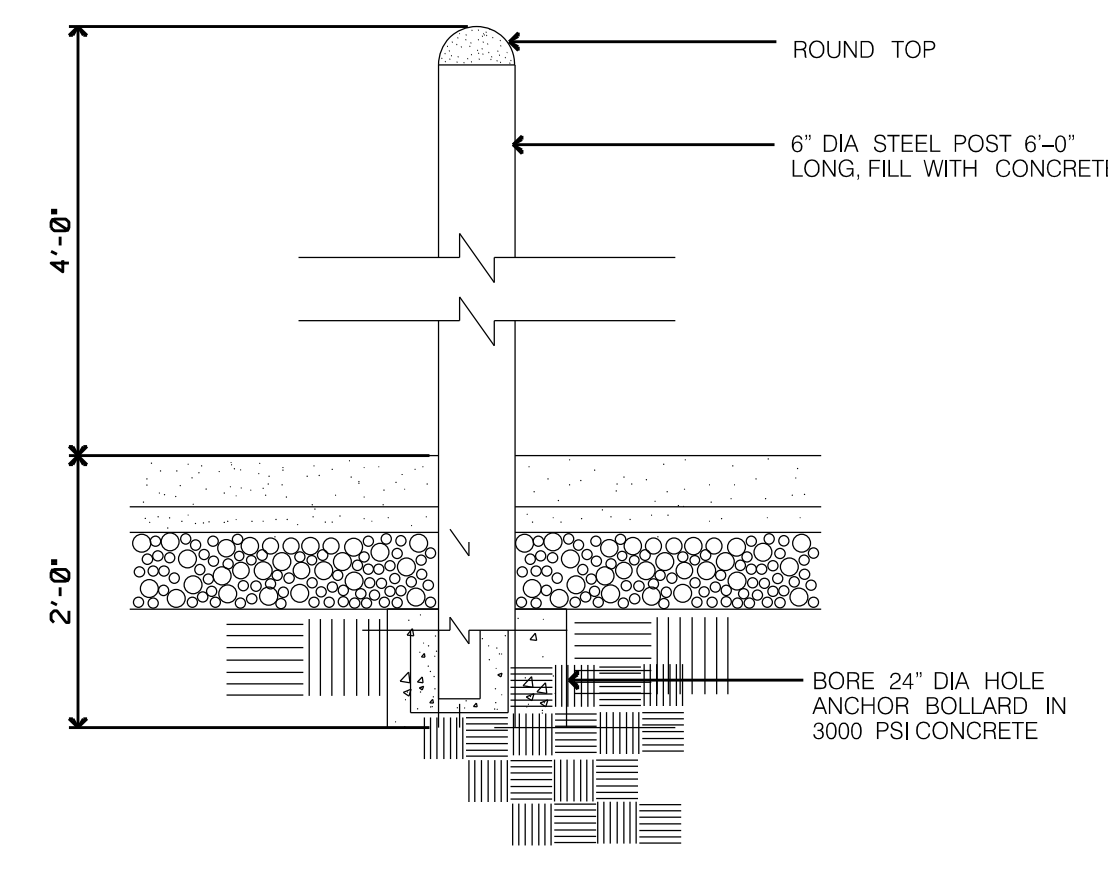
10 TYPICAL PARKING SPACE DETAIL  
C2.1 NOT TO SCALE



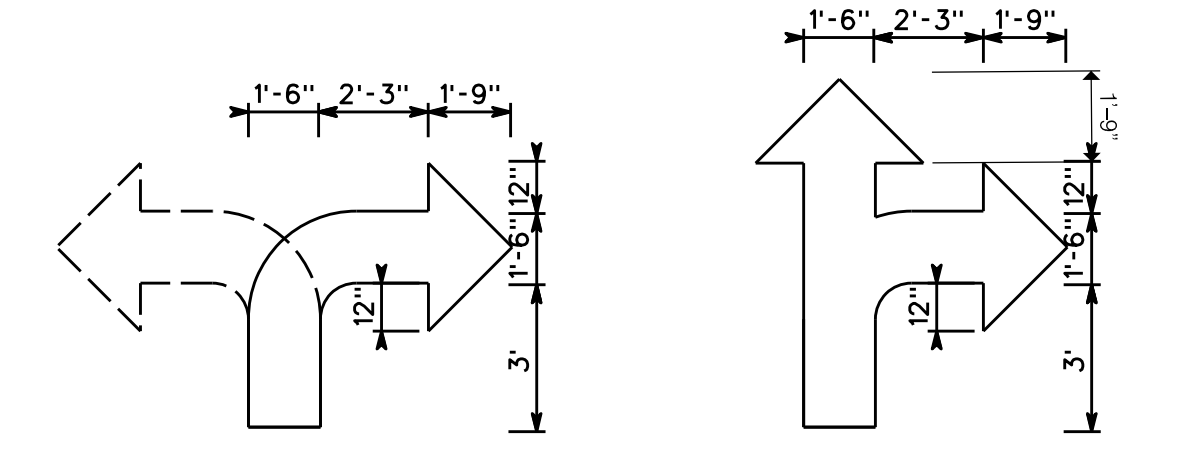
11 ACCESSIBLE PARKING SIGN  
C2.1 NOT TO SCALE



12 ACCESSIBILITY SYMBOL  
C2.1 NOT TO SCALE

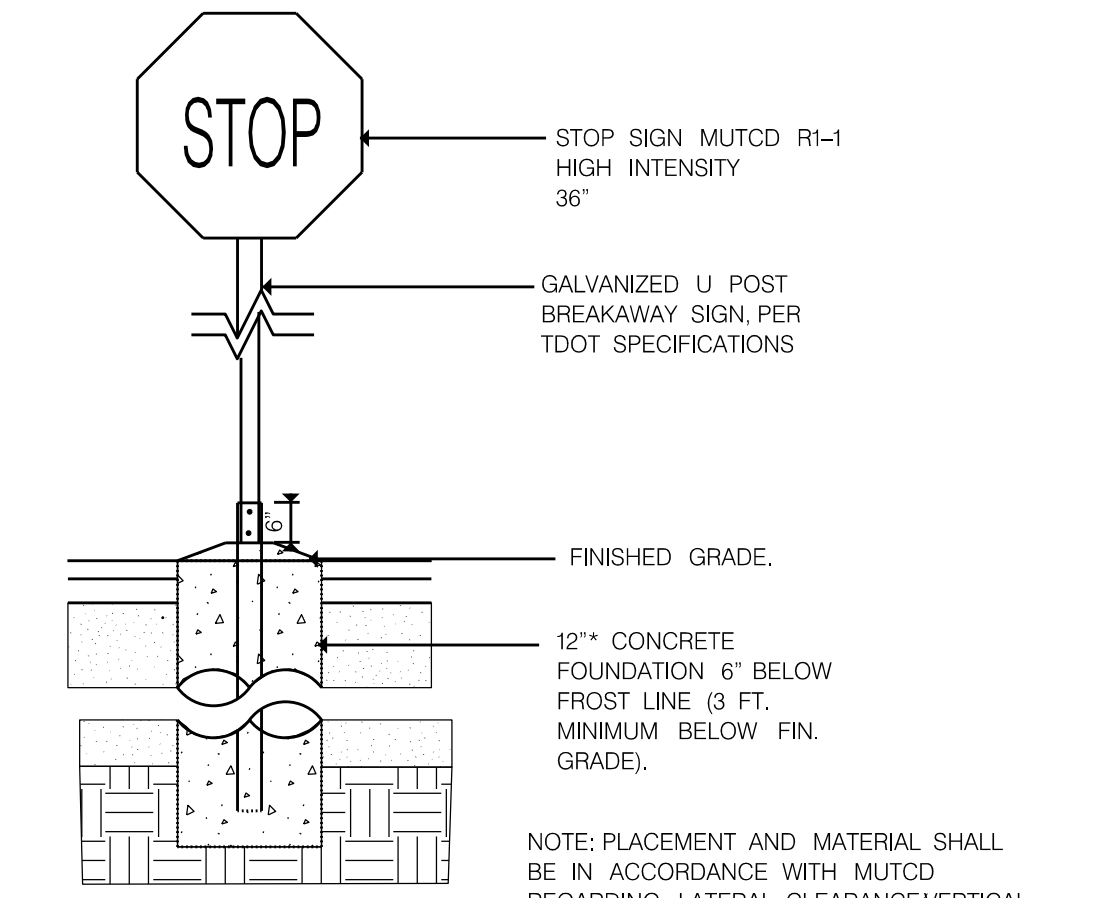


13 BOLLARD DETAIL  
C2.1 NOT TO SCALE



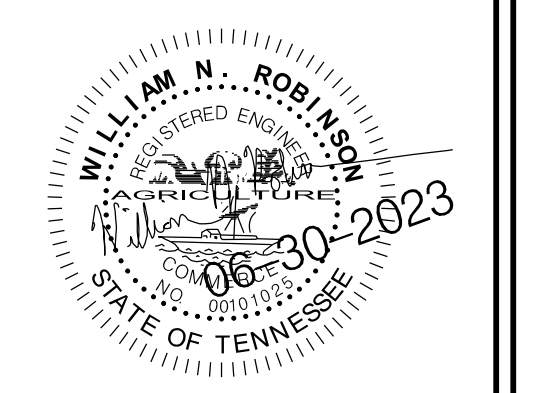
NOTES:  
1. THERMOPLASTIC COLOR TO BE "WHITE" FOR ARROW

14 PAVEMENT PAINTING  
C2.1 NOT TO SCALE



15 STOP SIGN  
C2.1 NOT TO SCALE

**WILL ROBINSON & ASSOCIATES**  
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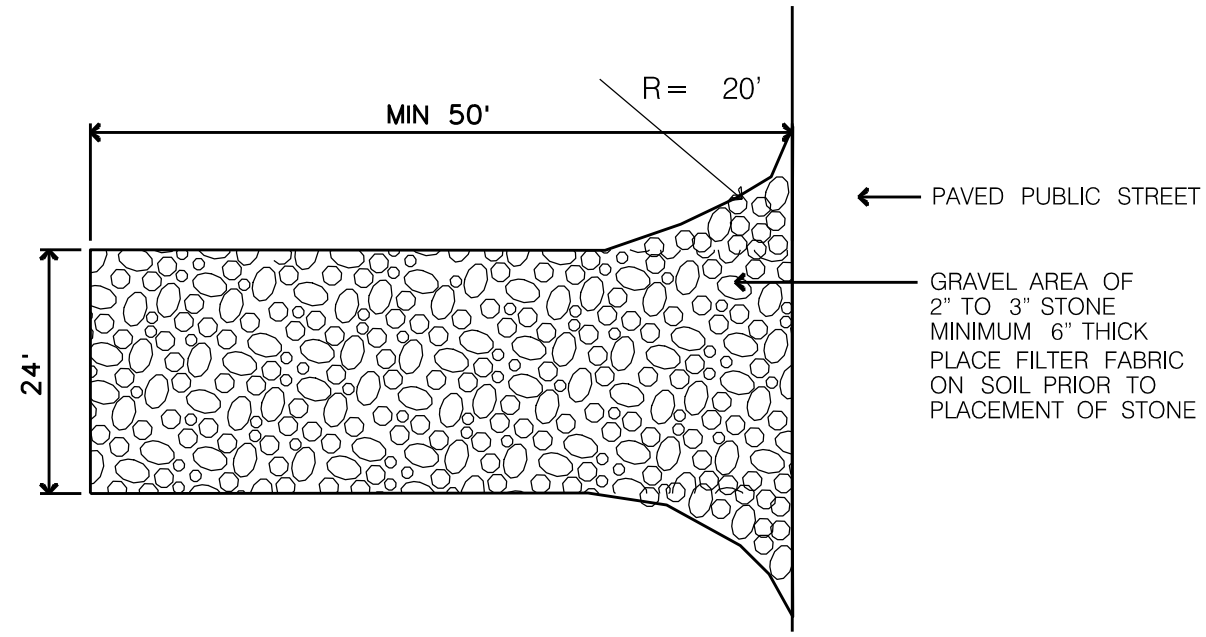


A Site Plan for:  
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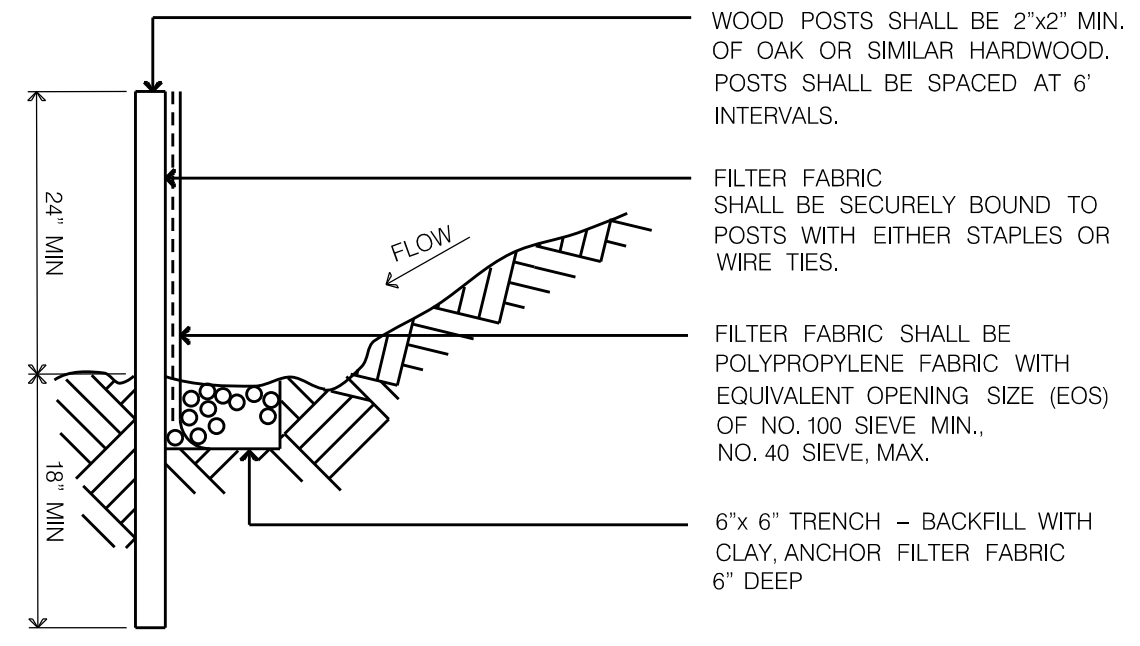
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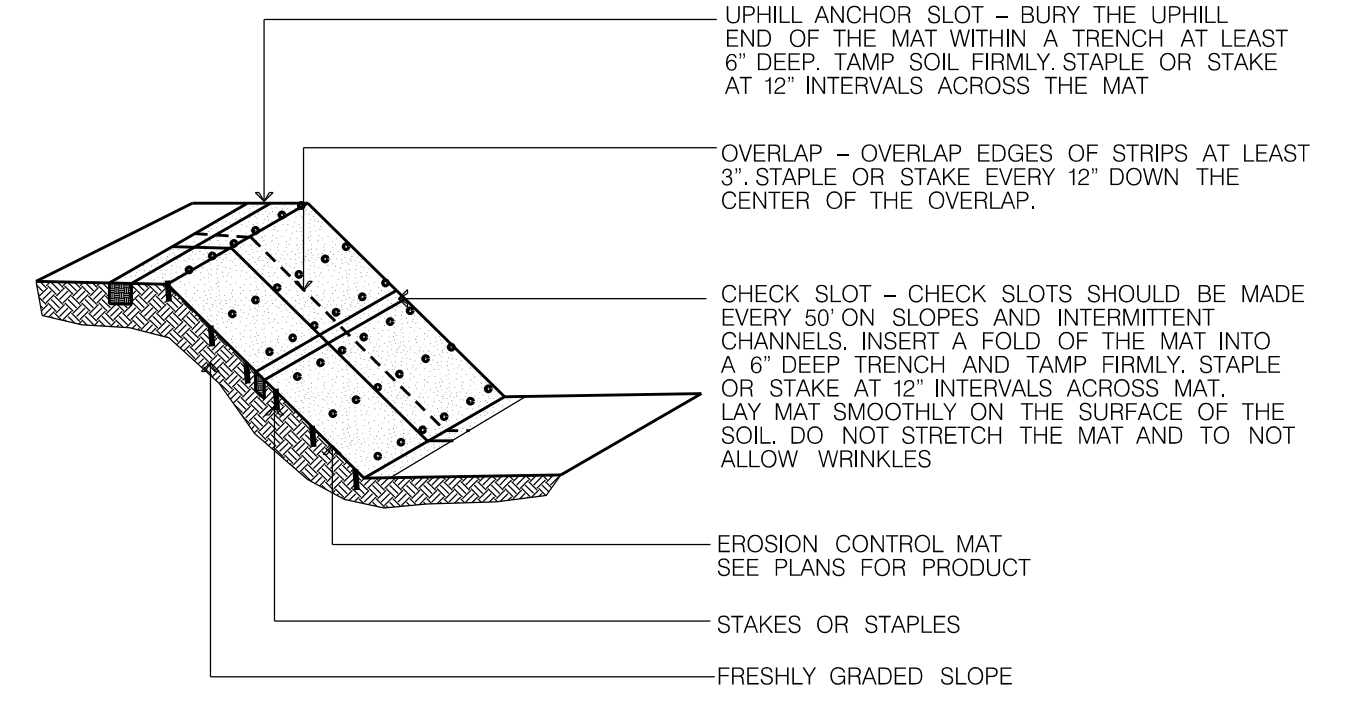
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SITE DETAILS - 1  
DRAWING



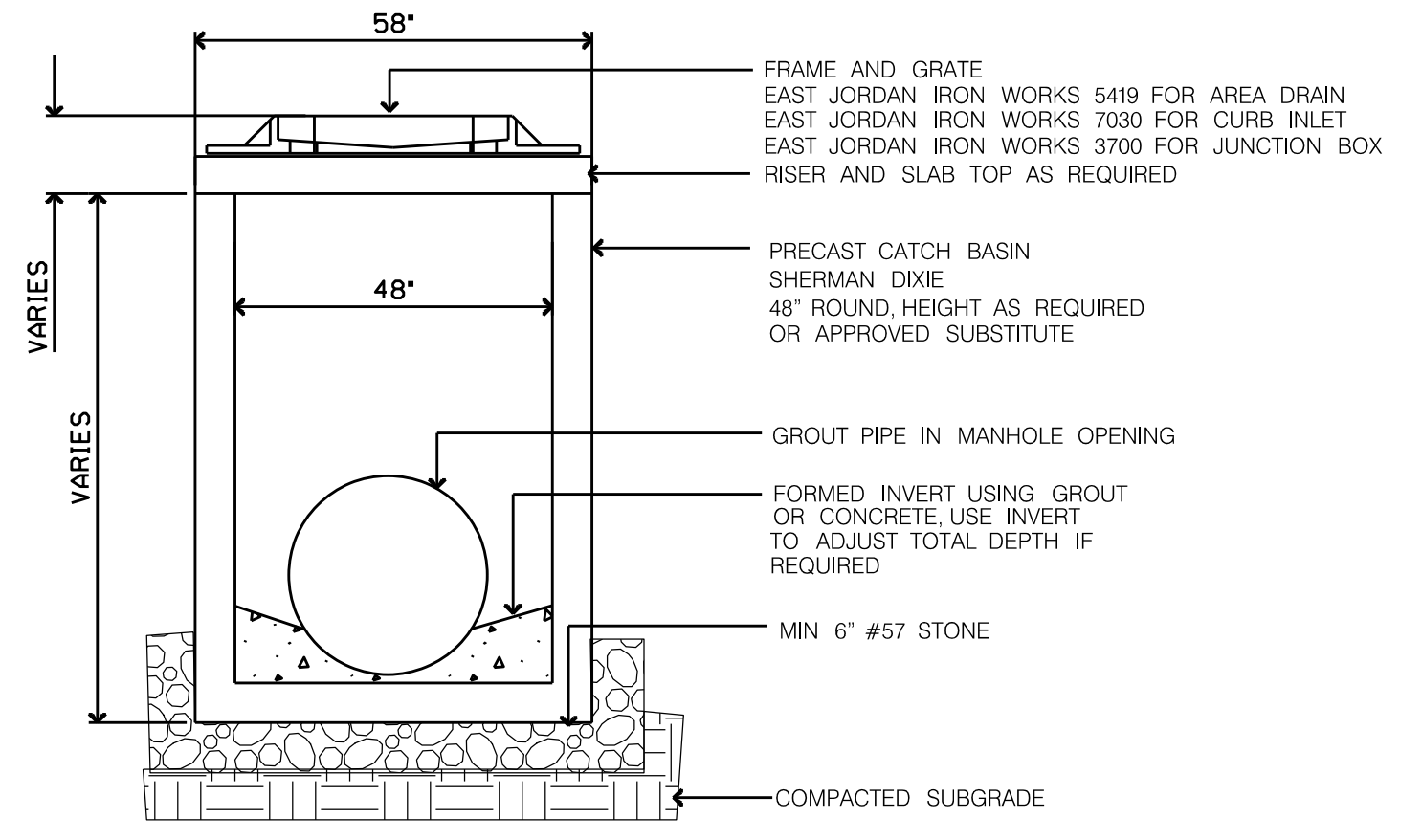
1 CONSTRUCTION ENTRANCE DETAIL  
C2.2 NOT TO SCALE



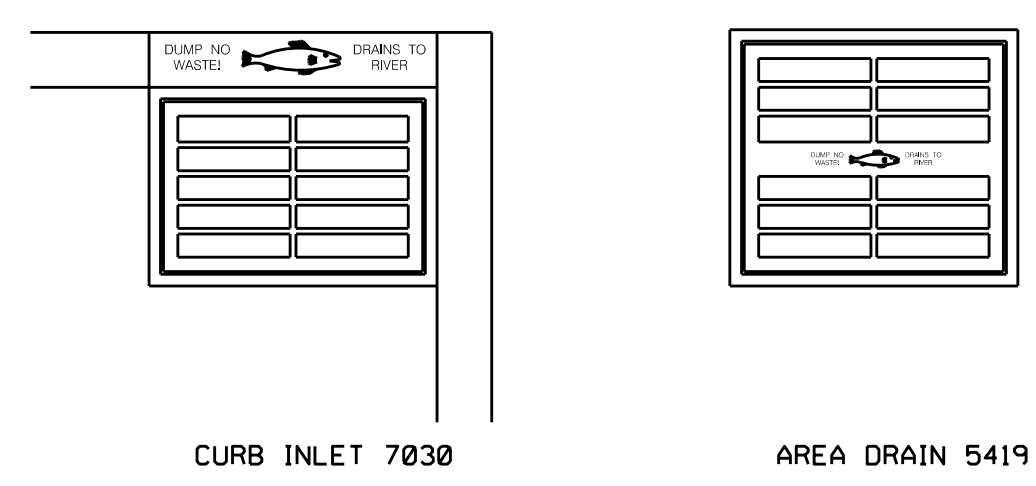
2 SILT FENCE DETAIL  
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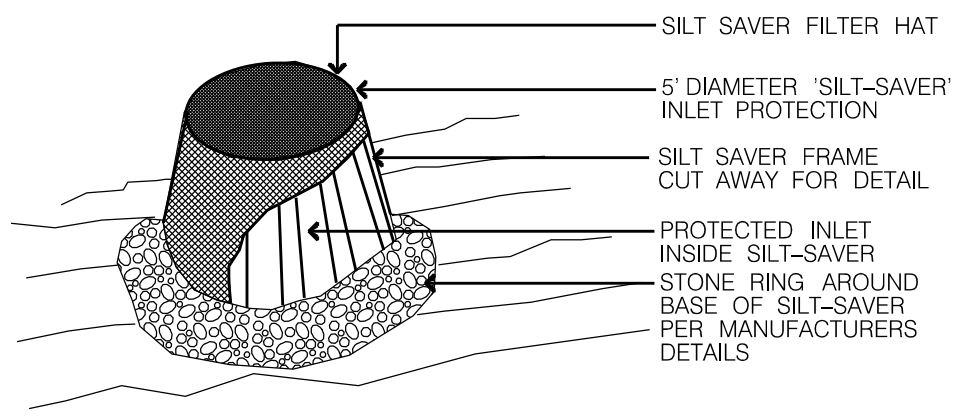
3 EROSION MAT INSTALLATION  
C2.2 NOT TO SCALE



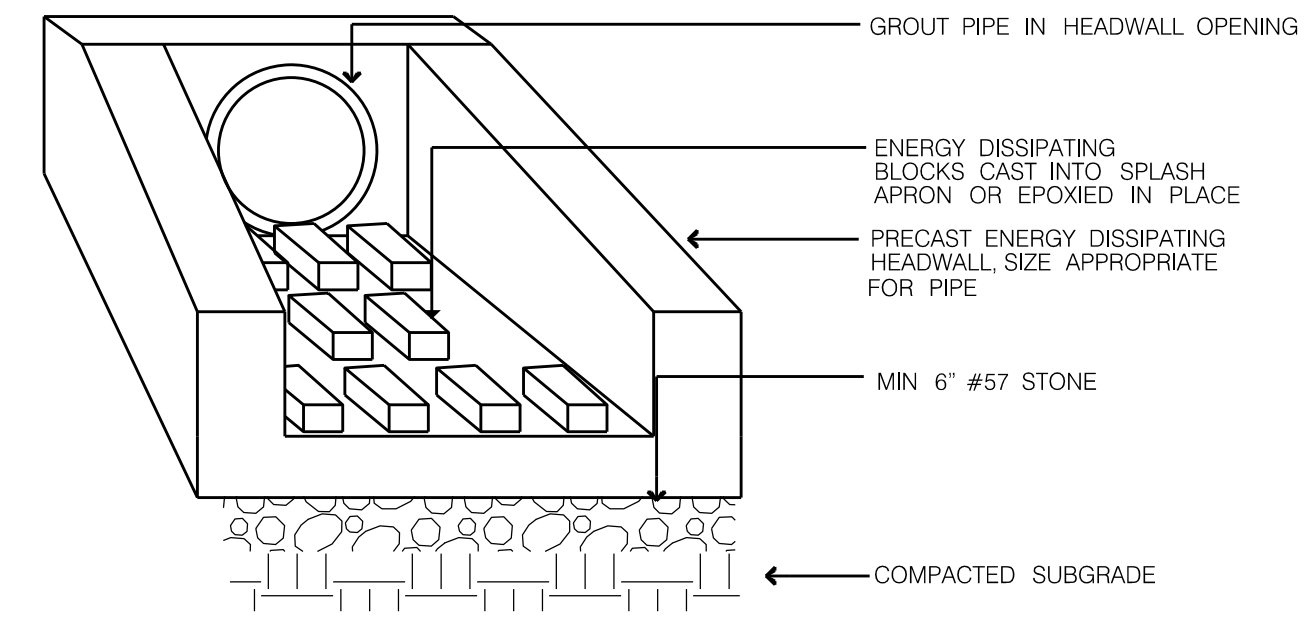
4 48" ROUND CATCH BASIN DETAIL  
C2.2 NOT TO SCALE



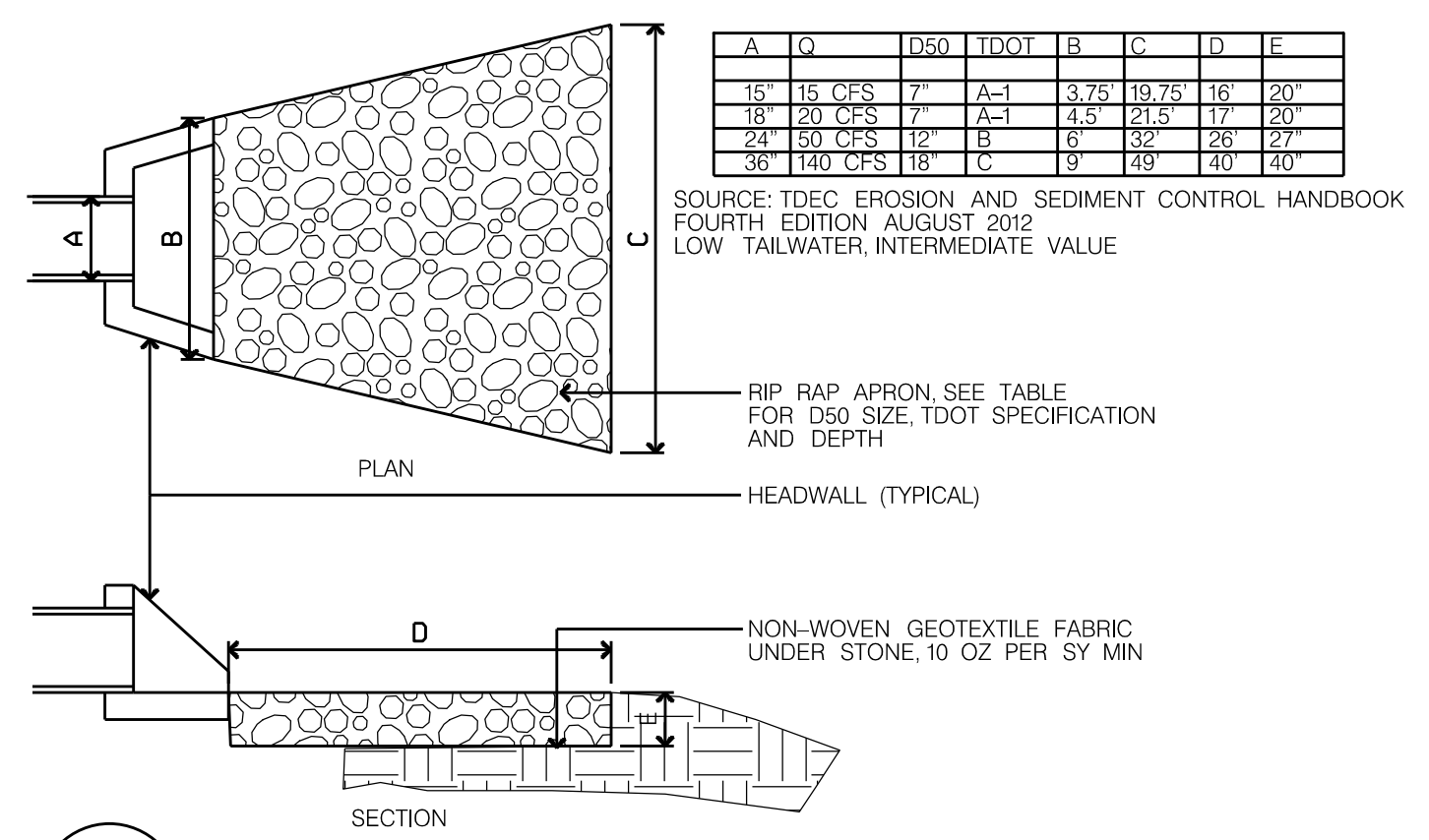
5 ENVIRONMENTAL MESSAGE DETAIL  
C2.2 NOT TO SCALE



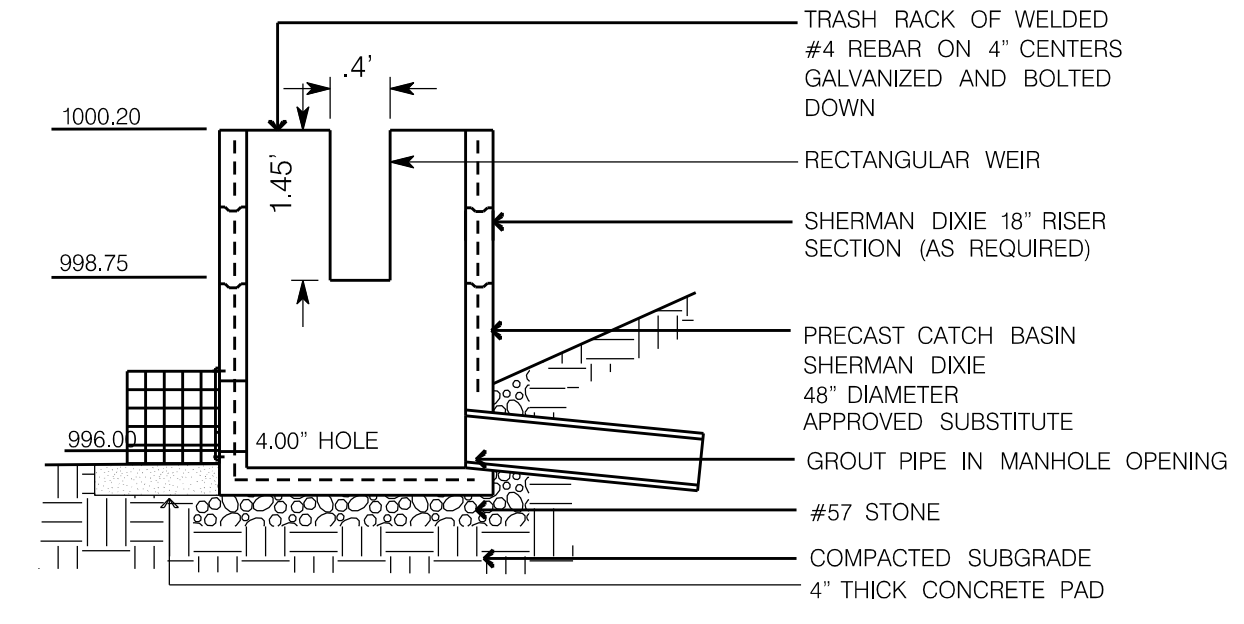
6 INLET PROTECTION DETAIL  
C2.2 NOT TO SCALE



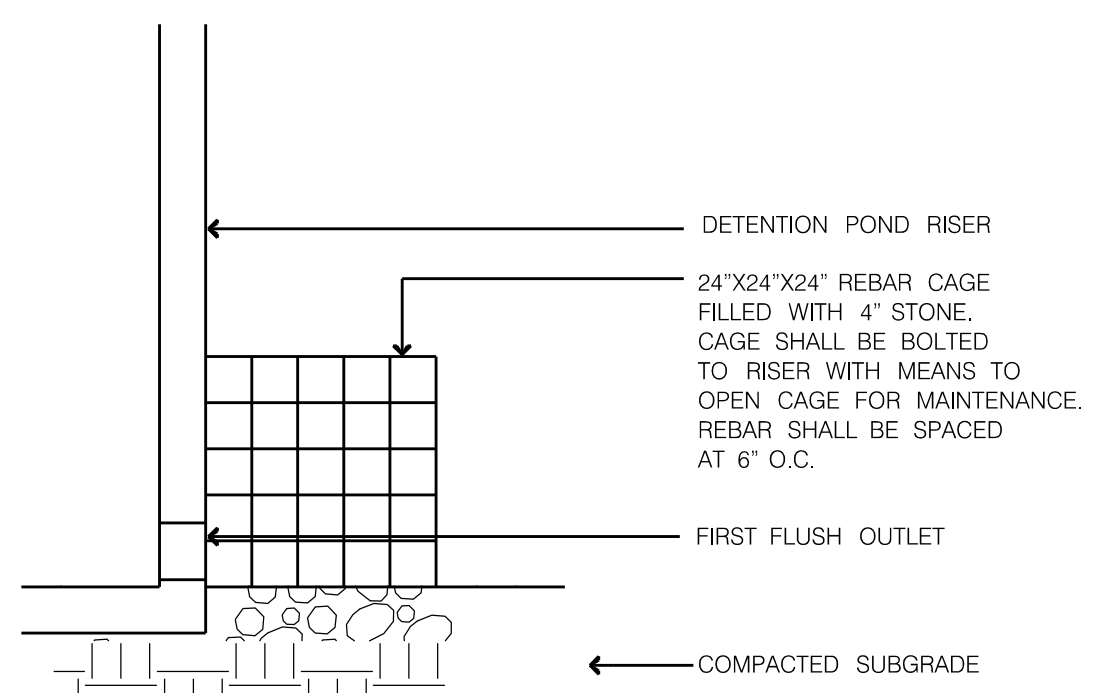
7 ENERGY DISSIPATING HEADWALL DETAIL  
C2.2 NOT TO SCALE



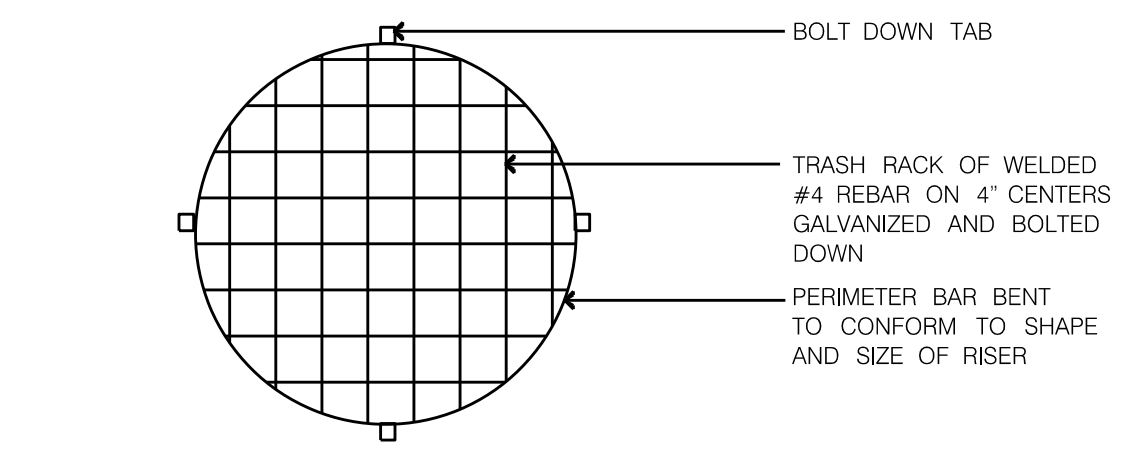
8 LOW TAILWATER OUTLET PROTECTION DETAIL  
C2.2 NOT TO SCALE



9 POND RISER DETAIL  
C2.2 NOT TO SCALE

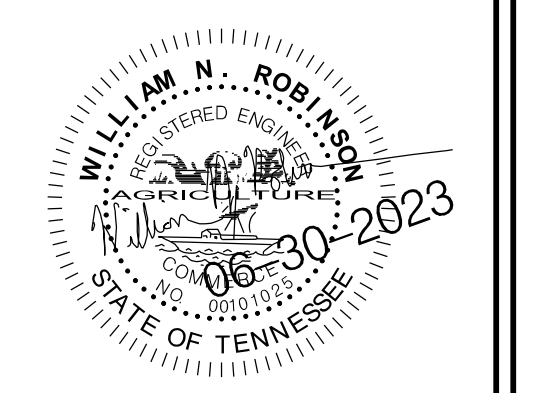


10 WATER QUALITY FILTER  
C2.2 NOT TO SCALE



11 TRASH RACK  
C2.2 NOT TO SCALE

**WILL ROBINSON & ASSOCIATES**  
1248 N. Shorewood Ln  
Caryville, TN 37714  
(865) 386-4200  
will@wractivil.com



A Site Plan for:  
**Dollar General Baxter**  
1st Avenue South  
Baxter, TN

REVISIONS:

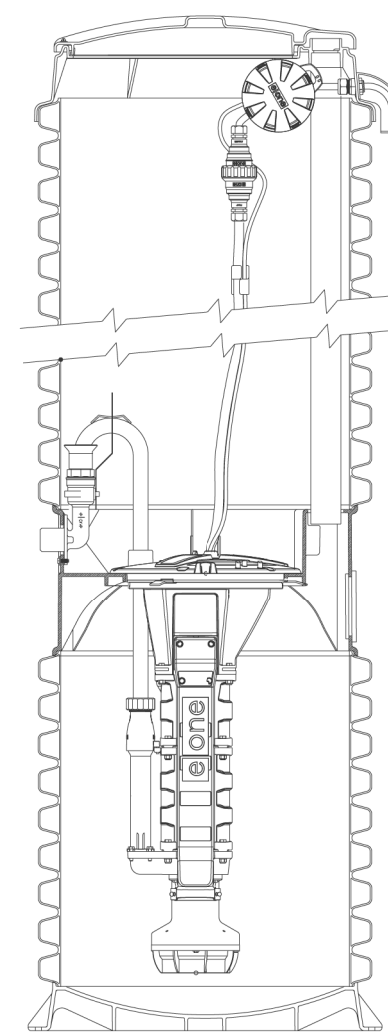
DRAWN: WNR  
CHECKED: WNR  
DATE: 06/30/2023  
FILE NAME:  
PROJECT NO:

**C2.2**  
SITE DETAILS - 2  
DRAWING





# DH071/DR071



### General Features

The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 160 inches

The DH071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR071 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

### Operational Information

#### Motor

1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

#### Inlet Connections

4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

#### Discharge Connections

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

#### Discharge

15 gpm at 0 psig (0.95 lps at 0 m)  
11 gpm at 40 psig (0.89 lps at 28 m)  
7.8 gpm at 80 psig (0.49 lps at 56 m)

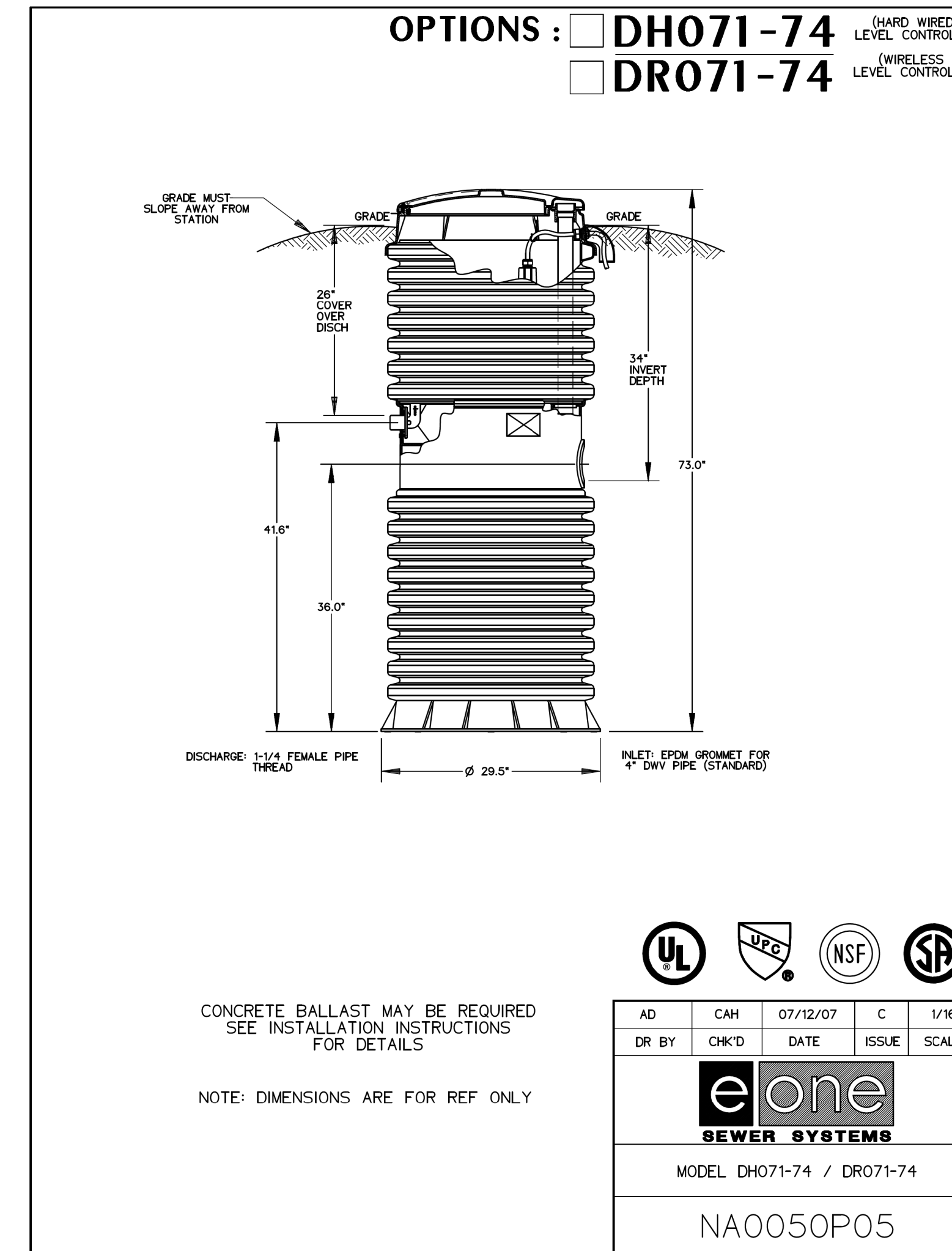
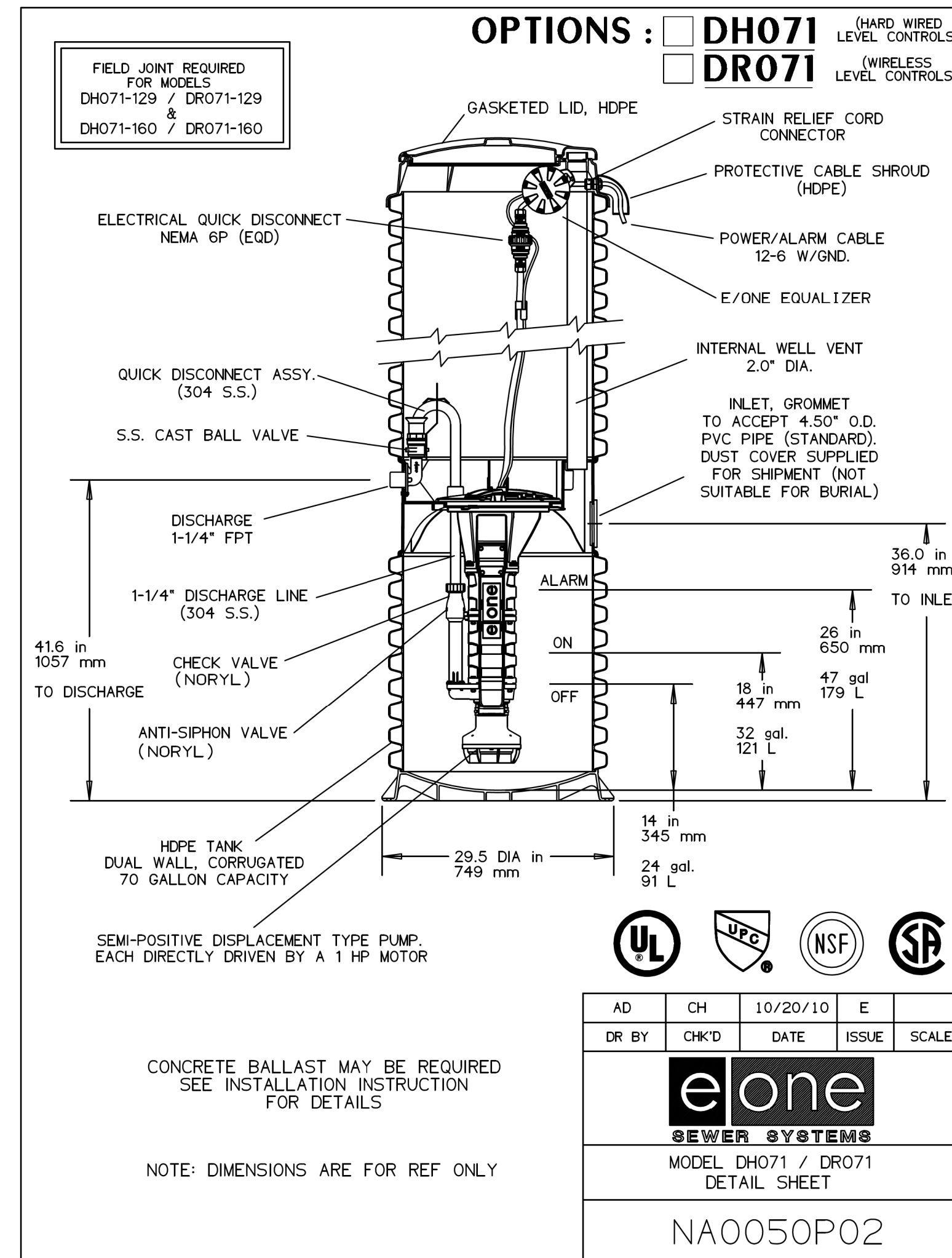
#### Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

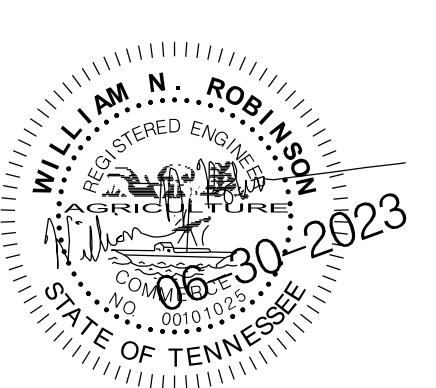
The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

NA0050P01 Rev D



**WILL ROBINSON & ASSOCIATES**

1248 N. Shorewood Ln  
Caryville, TN 37714  
(865) 386-4200  
will@wracliv.com



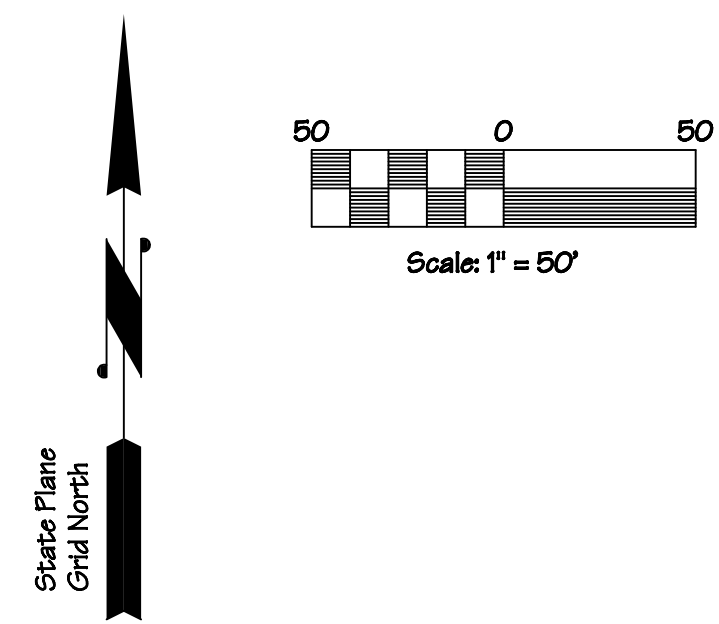
A Site Plan for:  
**Dollar General  
Baxter**  
1st Avenue South  
Baxter, TN

REVISIONS:

DRAWN: WNR  
CHECKED: WNR  
DATE: 06/30/2023  
FILE NAME:  
PROJECT NO:

**C2.3**  
SITE DETAILS - 3  
DRAWING





LOT#	SQ FT	LINE	BEARING	DISTANCE
15	1920	L122	S 07°51'11" W	20.00'
		L123	N 88°08'51" W	96.00'
		L124	N 01°51'11" E	20.00'
		L125	S 88°08'51" E	96.00'
16	1920	L125	S 88°08'51" E	96.00'
		L126	S 07°51'11" W	20.00'
		L127	N 01°51'11" E	20.00'
		L128	S 88°08'51" E	96.00'
17	1920	L128	S 88°08'51" E	96.00'
		L129	S 07°51'11" W	20.00'
		L130	N 01°51'11" E	20.00'
		L131	S 88°08'51" E	96.00'
18	1920	L131	S 88°08'51" E	96.00'
		L132	S 07°51'11" W	20.00'
		L133	N 01°51'11" E	20.00'
		L134	S 88°08'51" E	96.00'
19	1920	L134	S 88°08'51" E	96.00'
		L135	S 07°51'11" W	20.00'
		L136	N 01°51'11" E	20.00'
		L137	S 88°08'51" E	96.00'
20	1920	L137	S 88°08'51" E	96.00'
		L138	S 07°51'11" W	20.00'
		L139	N 01°51'11" E	20.00'
		L140	S 88°08'51" E	96.00'
21	1920	L140	S 88°08'51" E	96.00'
		L141	S 07°51'11" W	20.00'
		L142	N 01°51'11" E	20.00'
		L143	S 88°08'51" E	96.00'

GAINESBORO HIGHWAY (St. Hwy. 56)  
 VARIABLE WIDTH RIGHT-OF-WAY (public access)

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line. This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: CDM File No: 23-22c2 Phase 1-C

Note A: Zoning information is derived from the Official Zoning Map of Baxter, TN.

Note B: Wetland information shown hereon is derived from the plat in Plat Cabinet K Page 160A as recorded in the Register's Office for Putnam County, Tennessee. The information on said plat was supplied by MRW Environmental, LLC.

Note C: Aquatic Construction Buffer - 30 feet as measured from the edge of all major drainways and wetlands.

BRYAN TODD JOHNSON & REINA ETHEL JOHNSON, CO-TRUSTEES  
 Lot # 5, Willowbrook Park Subdivision  
 Map 63 Parcel 34.03  
 RD 1427 Page 277  
 Plat Cab F Page 95-A  
 Zoned C-2  
 (see note A)

Zoned C-2  
 (see note A)

20' Maintenance Easement

KAY MCTASNEY & SUE NEAL  
 Map 63 Parcel 34.03  
 RD 275 Page 569  
 Zoned R-1  
 (see note A)

DALE MILES LANE  
 60 FT RIGHT-OF-WAY (public access)

SEMI-PRIVATE DRIVEWAY  
 60 FT RIGHT-OF-WAY (public access)

TEMPORARY TURN AROUND

CUL DE SAC TO BE REMOVED

DELINEATED AND PROTECTED WETLAND AREA  
 (see note B)

Christopher M. Vick, RLS #2164  
 VICK SURVEYING, LLC  
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286

MARY ELIZABETH JOHNSON HARGIS  
 Map 63 Parcel 36.00  
 RB 700 Page 796

GPS CERTIFICATION:  
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
 (a) Type of Survey: Real Time Kinematic  
 (b) Positional Accuracy: 0.02 feet  
 (c) Date of survey: 1 February 2023  
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
 (e) Published/Real-time used: TDOF CORES Network  
 (f) Geoid Model: Geoid08  
 (g) Combined grid factor(s): 0.99999498

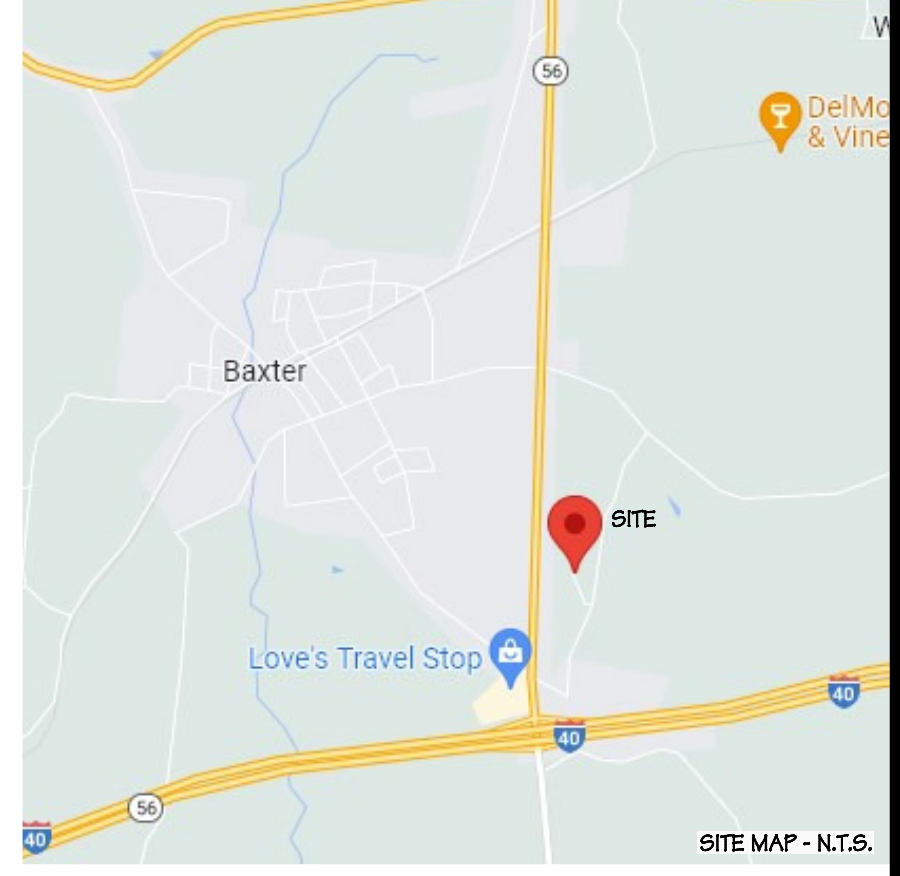
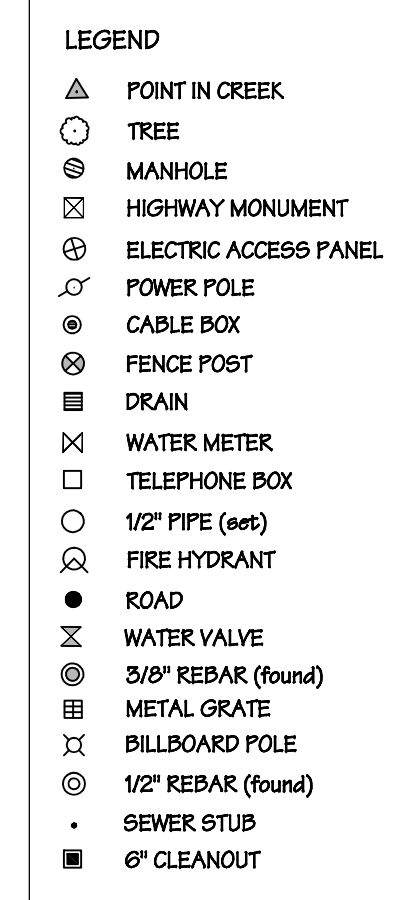
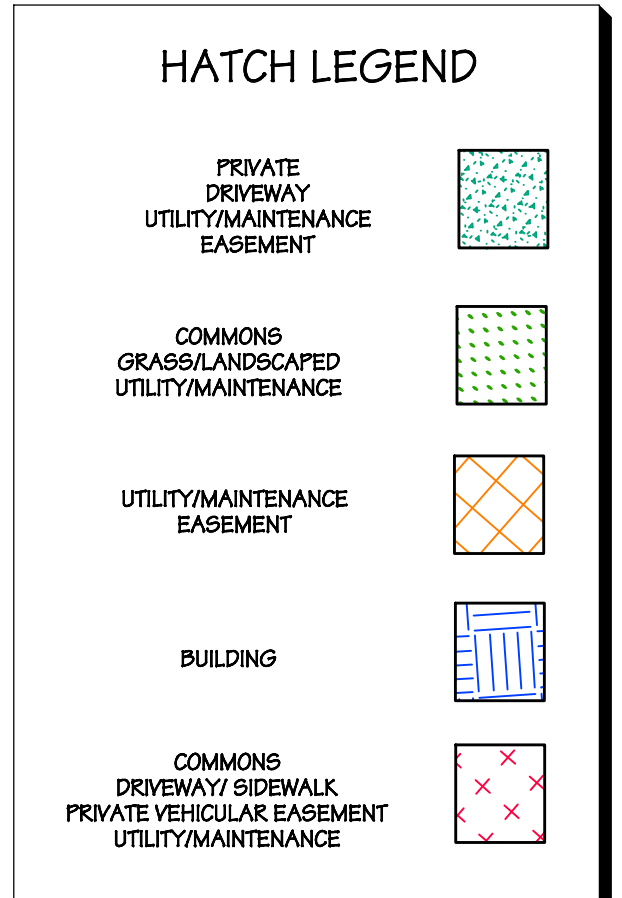
SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION  
 According to the FEMA FIRM # 47141C0095D.  
 Dated: 05/16/2007  
 Check One:  
 No areas of the subject property depicted on this plat are in a SFHA  
 All of the subject property depicted on this plat is in a SFHA  
 Shaded area(s) of the subject property depicted on this plat are in a SFHA

ZONING (City of Baxter, TN)  
 R-1 (Low Density Residential)  
 SETBACKS:  
 Front (Minor Street) - 30'  
 Front (Secondary Thoroughfare) - 40'  
 Front (Primary Street) - 50'  
 Side (1-2 stories) - 15'  
 Side (3 stories) - 20'  
 Rear - 30'

ZONING (City of Baxter, TN)  
 C-2 (General Commercial District)  
 SETBACKS:  
 Front (Major Thoroughfare) - 50'  
 Front (Other Streets) - 35'  
 Side (1-2 stories) - 15'  
 Side (3 stories) - 20'  
 Side (adjacent to res. lots) - 25'  
 Rear (adj. to res. lots) - 25'  
 Rear (Other) - 15'

ALEXANDER J. EVANS  
 Map 63 Parcel 34.01  
 RD 1176 Page 247

SETBACKS (Putnam County)  
 Front (Local Streets) - 30'  
 All Other Lot Lines - 10'



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, we hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date \_\_\_\_\_ Owner \_\_\_\_\_  
 \_\_\_\_\_ Owner \_\_\_\_\_

CERTIFICATION OF PROPERTY ADDRESS  
 I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date \_\_\_\_\_ Director Putnam County E-911 \_\_\_\_\_

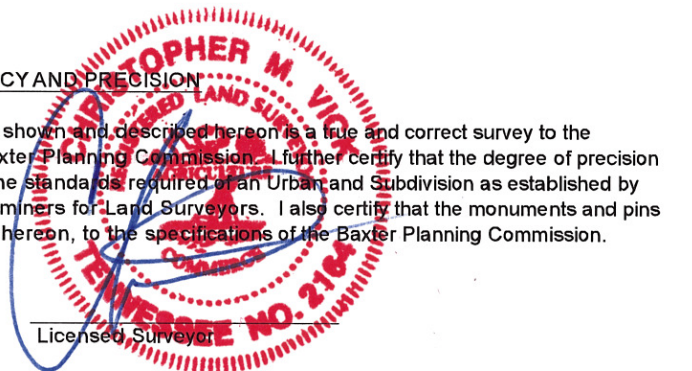
CERTIFICATE FOR EXISTING WATER LINES AND/OR OTHER UTILITIES  
 I hereby certify that the water lines, sewer lines and/or other utilities shown hereon are in place.

Date \_\_\_\_\_ Water Department \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING  
 I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Baxter Municipal Planning Commission with the exception of such variances, if any, as are noted in the Minutes of the Baxter Planning Commission, and that said plat has been approved for recording in the office of the Register of Deeds of Putnam County, Tennessee.

Date \_\_\_\_\_ Secretary, Baxter Municipal Planning Commission \_\_\_\_\_

CERTIFICATE OF ACCURACY AND PRECISION  
 I hereby certify that the plan shown hereon is a true and correct survey to the accuracy required by the Baxter Municipal Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards for the Subdivision as established by the Tennessee Board of Examiners for Land Surveyors. I also certify that the monuments and pins have been placed as shown hereon to be used as evidence of the Surveyor's Planning Commission.  
 13 July 2023  
 Date \_\_\_\_\_

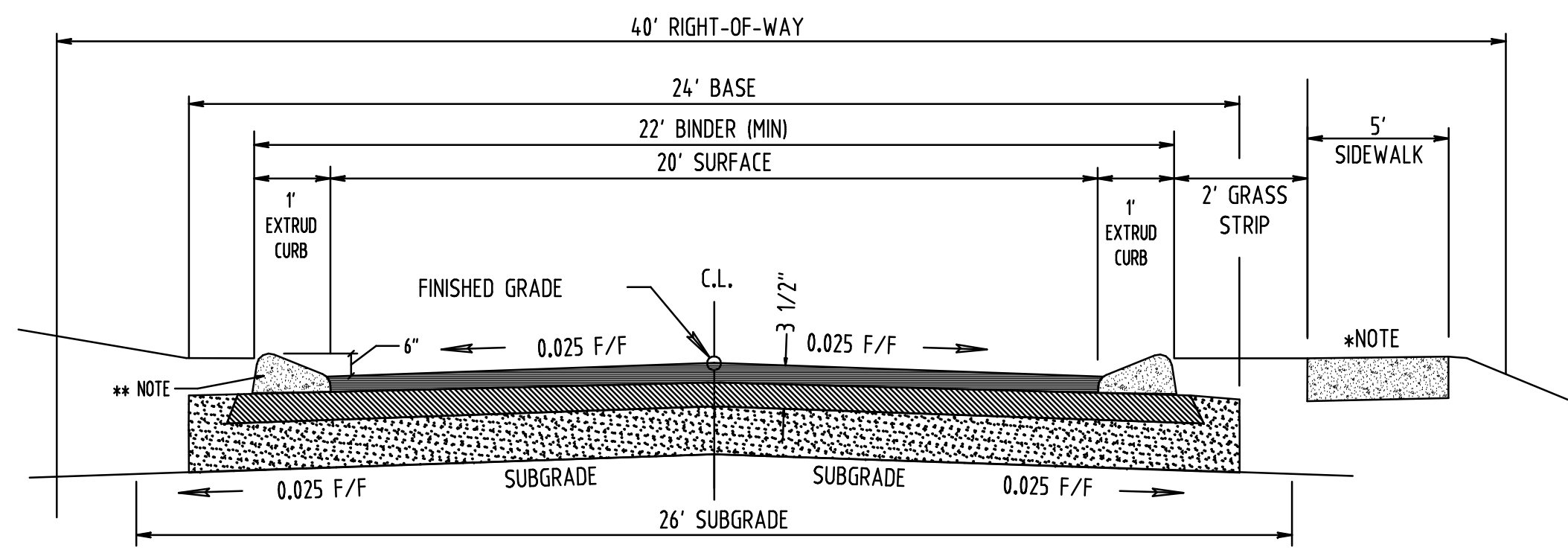
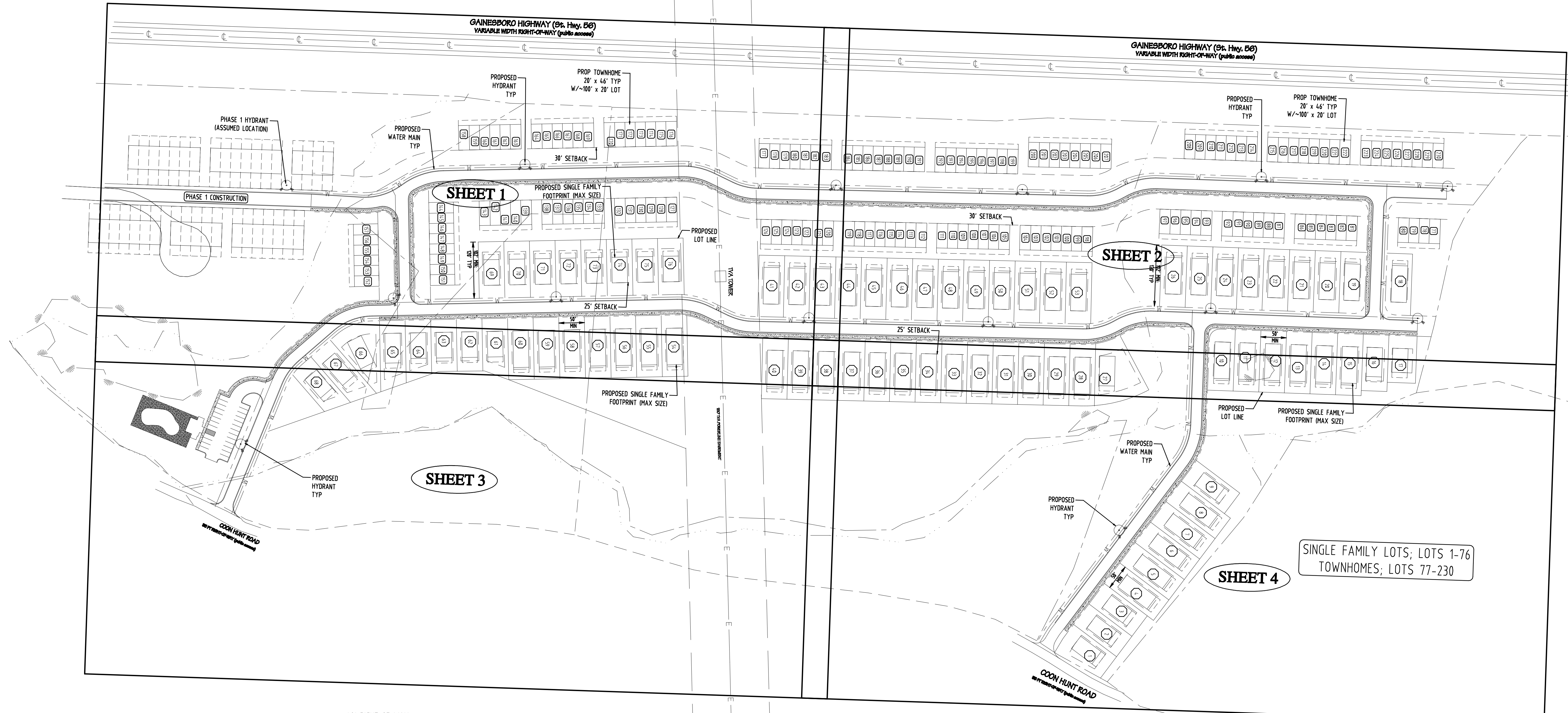


20TH CIVIL DISTRICT  
 FINAL PLAT FOR  
**PADDINGTON PLACE SUBDIVISION**  
 PHASE I-C  
 PRESENTED TO  
 CITY OF BAXTER MUNICIPAL PLANNING COMMISSION

DEVELOPER: SCHUBERT ENTERPRISES	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: P.O. BOX 191 COOKEVILLE, TN 38503	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN 38506
TELEPHONE: 931-200-1057	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: D.R. HORTON, INC.
ADDRESS: _____	ADDRESS: 7175 NOLENSVILLE RD STE 202 NOLENSVILLE, TN 37135
TELEPHONE: _____	TELEPHONE: 931-200-1057

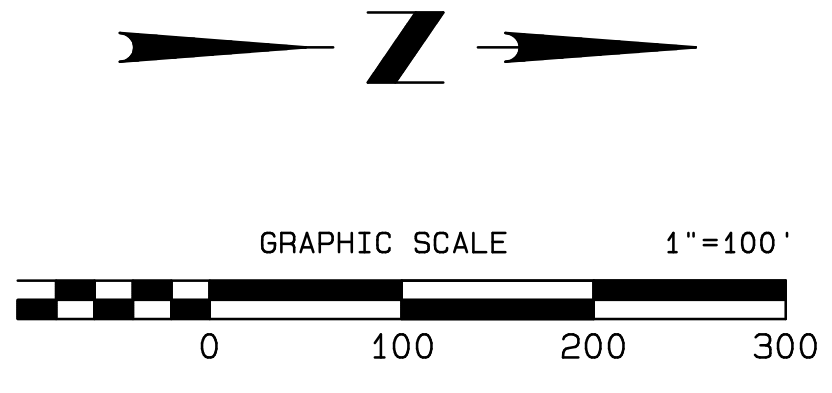
ACREAGE SUBDIVIDED: 0.31 LOTS: 7 TAX MAP: 063 PARCEL NO: 34.02  
 DEED BOOK REFERENCE: RRB 1472 PG 166 SCALE: 1"=50'-0" DATE: 01 FEB 2023





- 1.5" BITUMINOUS SURFACE (411-E)
- 2" BINDER (307 B-MOD.)
- 6" CRUSHED STONE CLASS "A" GRADING "D"

TYPICAL ROADWAY SECTION  
NOT TO SCALE  
(SEE CITY OF BAXTER SUBDIVISION REGULATIONS  
STANDARD PAVING SCHEDULE)



DATE	REVISIONS	JN	BY
<b>OVERALL PLAN PADDINGTON SUBDIVISION - PHASE 2</b> DALE MIRE LANE BAXTER, TENNESSEE			
<b>CLINTON ENGINEERING</b> ENGINEERING & SURVEYING SERVICES 380 SOUTH LOWE AVENUE, SUITE 6 COOKEVILLE, TN 38501 931-372-0427			
SCALE: 1" = 100'	DR JN	CHK PS	<b>C-0</b>
PROJ: 23-001	DATE: 7-25-23		