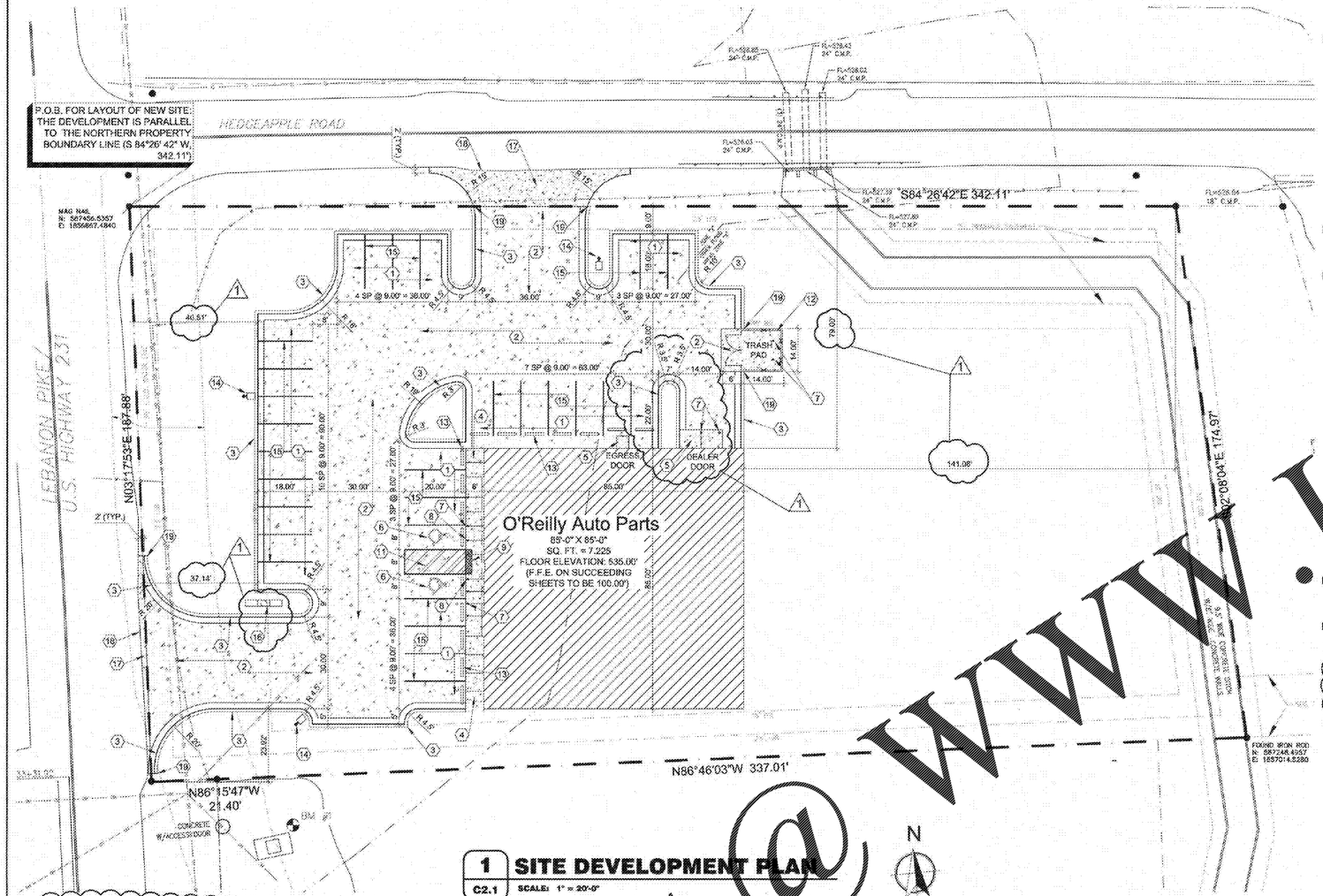

1 SITE DEVELOPMENT PLAN
C2.1 SCALE: 1" = 20'-0"

ZONING CODE

ZONING CLASSIFICATION:	CS (COMMERCIAL SERVICES) and RM (MEDIUM DENSITY RESIDENTIAL)
PROPERTY AREA:	1.454 ACRES (63,361 S.F.)
PAVEMENT AREA:	15,823 SQ. FT.
PARKING SUMMARY	
PARKING FORMULA:	1 SPACE PER 250 GLA
	7,225/250 = 29 SPACES
SPACE SIZE:	9' x 18' and 9' x 20'
SPACES PROVIDED:	31
H.C. SPACES PROVIDED:	2
TOTAL SPACES:	33

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

NEW BUILDING CONSTRUCTION
AREA OF CONCRETE
NEW CONCRETE PAVING OR PARKING BLOCK
NEW LIGHT POLE LOCATION
NEW FENCE

SITE NOTES

EXISTING USE: COMMERCIAL
INTENDED USE: RETAIL - AUTOMOTIVE PARTS
PROPERTY ZONING: CS (COMMERCIAL SERVICES) and RM (MEDIUM DENSITY RESIDENTIAL)

SITE CRITERIA:
RECORD BOOK: 808, PAGE: 1036
PARCEL NO. 046 00802
STREET SETBACKS/STREET TYPE(S):
FRONT YARD: 40 FT.
SIDE YARD: 15 FT.
REAR YARD: 20 FT.

FLOOD NOTE:
AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN OTHER AREAS ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND OTHER FLOOD AREAS ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR RUTHERFORD COUNTY, TENNESSEE, MAP NUMBER 47149C0134H, PANEL 134 OF 457, MAP REVISED JANUARY 5, 2007

PROPERTY ADDRESS:
5630 LEBANON PIKE
MURFREESBORO, TN

PROPERTY OWNER ADDRESS:
FJB LIMITED PARTNERSHIP
5630 LEBANON PIKE
MURFREESBORO, TN 37129

CONTACT:
STEPHAN McNALLY (PROJECT ADMINISTRATOR)
T: 417-886-4251
EMAIL: smcnally2@oreillyauto.com

BUILDING HEIGHT: 19'

PERVIOUS AREA = 34,664 S.F.
IMPERVIOUS AREA = 28,697 S.F.
FAR = 11.4%

GENERAL NOTES

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.

B. SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.

C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

D. REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.

E. PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

KEY NOTES

1. CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
2. CONCRETE PAVING (HEAVY DUTY) REFUSE AREA, REFER TO DETAIL 2/C2.2.
3. CONCRETE CURB, REFER TO DETAIL 3/C2.2.
4. CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
5. CONCRETE SIDEWALK OR DOOR LANDING, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
6. ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/C2.2.
7. STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, (2) AT GAS METER AND (6) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER..
8. ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
9. DETECTABLE WARNING SURFACE, REFER TO DETAIL 9/C2.2.
10. NOT USED.
11. ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
12. REFUSE ENCLOSURE, REFER TO 1/C2.3.
13. CONCRETE BUMPER BLOCK (6" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1"ø" LONG #4 REBAR.
14. PARKING LOT LIGHTING, REFER TO SITE UTILITY PLAN FOR TYPE AND CONSTRUCTION.
15. 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
16. SITE SIGN, REFER TO SHEET SG1.1 FOR TYPE AND CONSTRUCTION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO SITE UTILITY PLAN FOR ADDITIONAL REQUIREMENTS.
17. CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS, PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
18. LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS.
19. ROLL DOWN CURB END TRANSITION SLOPING 1:2.

CERTIFICATE OF ELECTRIC

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date Signature

CERTIFICATE OF WATER SERVICE

I hereby certify that the plan entitled (site plan name) has been approved by the engineers for (water company) for water service provided, however, that the lines, valves, and fittings must be installed in accordance with (water company) specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date Signature

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS (IF NOT CITY SEWER)

I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the development shown hereon have been installed in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to approval by the local health authority.

Date Signature, Water and Sewer Department Official

CERTIFICATE OF APPROVAL OF SEWER STEP SYSTEMS (IF USING A STEP SYSTEM)

I hereby certify that the subdivision plat entitled "**name**" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District's specifications. Construction will not start until a notice to proceed is given by Consolidated Utility District.

Date Signed Manager, Consolidated Utility District of Rutherford County

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS (IF NO SEWER)

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date Signature, Local Health Authority

Tennessee Department of Environment and Conservation

1. Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
2. All lots are approved for up to _____ bedroom residence.
3. All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, and drives outside shaded areas.

BARTON S. BLOOM, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE
OCT 8, 2018

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

811 Know what's below Call before you dig.

BARTON FARMER WORKMAN
ENGINEERING & TESTING, INC.

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners
1736 East Sunshine, Suite 417, Springfield, Missouri 65804
417.862.0038
Fax: 417.862.0038
e-mail: architect@estlyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
U.S. HWY 231
MURFREESBORO, TN #5

SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM. # 4219
DATE: 8-17-18
REVISION DATE:
REV. 1 10-8-18

C2.1

WWW.LDLINE.COM
Order Plans @ W