

GENERAL NOTES

1. SITE AREA: PARCEL A 0.591 AC, PARCEL B 0.328 AC; DISTURBED AREA: 0.685 AC
2. REFERENCE: ALTA SURVEY FOR LAND ENGINEERING AND DEVELOPMENT BY ANDERSON, DELK, EPFS & ASSOCIATES INC., DATED JANUARY 24, 2017.
3. NO PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA AS PER ALTA SURVEY FOR LAND ENGINEERING AND DEVELOPMENT BY ANDERSON, DELK, EPFS & ASSOCIATES INC., DATED JANUARY 24, 2017.
4. THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE.
5. THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE.
6. CONTRACTOR SHALL DISPLAY ALL APPLICABLE PERMITS ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH ARE PRESENTLY IN EFFECT.
8. CONTRACTOR SHALL ASSURE THAT ALL FINAL INSPECTIONS ARE MADE.
9. CONTRACTOR MUST FIELD VERIFY ALL INVERTS AND LOCATIONS OF EXISTING INFRASTRUCTURE SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
10. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
11. SIGNS ARE NOT APPROVED UNDER THIS PERMIT. A SEPARATE PERMIT IS REQUIRED.
12. ALL CONSTRUCTION TRAILERS SHALL BE PERMITTED THROUGH THE BUILDING AND CONSTRUCTION DEPARTMENT.
13. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES THAT ARE TO REMAIN.
14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE THROUGHOUT THE CONSTRUCTION PROJECT.
15. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE APPROVAL OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
16. ALL RADIi ARE SHOWN AS BACK OF CURB UNLESS OTHERWISE DESIGNATED. ALL OTHER DIMENSIONS ARE SHOWN AS FACE OF CURB UNLESS OTHERWISE DESIGNATED.
17. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TOWARDS DRAINAGE STRUCTURES AT ALL TIMES DURING CONSTRUCTION.
18. THE UTILITIES SHOWN HEREON ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE, ACTUAL FIELD MEASUREMENTS. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
19. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED; STAKED AND FLAGGED OR MARKED WITH "X" MARKS (OR SIMILAR TYPE FENCING); AND SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL PRIOR TO GRADING.
20. ANY AND ALL FIELD CONDITIONS DIFFERING FROM THE INFORMATION PROVIDED ON THE APPROVED PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY. THE CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION AND OBTAIN APPROVAL OF ALL CHANGES BEFORE TAKING CORRECTIVE ACTION. ALL CHANGES REQUIRING REVISIONS TO THE APPROVED PLANS MUST BE RESUBMITTED TO THE LOCAL ISSUING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH UNAPPROVED CHANGES OR REVISIONS TO THE APPROVED PLANS.
21. A PRE CONSTRUCTION MEETING WITH THE MUNICIPALITY IS REQUIRED PRIOR TO THE COMMENCEMENT ON CONSTRUCTION.
22. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.
23. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS.
24. DEVELOPER SHALL COMPLY WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, CURRENT EDITION.
25. UNDERGROUND DRY UTILITIES SHALL BE EXTENDED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
26. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
27. HANDICAPPED PARKING SPACES SHALL BE MARKED WITH ABOVE GRADE SIGNS IN ACCORDANCE WITH CURRENT ADA STANDARDS.
28. ALL ON-SITE TRAFFIC SIGNS SHALL MEET THE REQUIREMENTS OF THE CITY ENGINEERING REQUIREMENT, ZONING ORDINANCE, & THE MUTCD.
29. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE GOVERNING JURISDICTION.
30. THE LIMIT OF CONSTRUCTION IS DETERMINED AS THE PROPERTY BOUNDARY. ANY WORK OUTSIDE OF THE LIMIT OF CONSTRUCTION IS TO BE COORDINATED BY THE CONTRACTOR AND PRE-APPROVED BY THE APPROPRIATE PROPERTY OWNER.
31. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CRITERIA OF THE CITY OF SPRING HILL, TENNESSEE. THESE PLANS ARE NOT RELEASED FOR CONSTRUCTION UNTIL THE RELATIVE PERMIT HAS BEEN ISSUED BY THE MUNICIPALITY. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

PROJECT NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT A 1,850 SQUARE FOOT DRIVE-THRU RESTAURANT WITH ASSOCIATED INFRASTRUCTURE AND SITE IMPROVEMENTS TO ADDRESS PARKING, VEHICULAR ACCESS, STORMWATER REGULATIONS, LANDSCAPING, AND OTHER MINOR SITE IMPROVEMENTS ON THE 0.591 & 0.328 ACRE PARCELS LOCATED AT 4885 PORT ROYAL RD, BEING TAX ID: MAP 027, 30.06 & MAP 027, 01.02 IN THE 3RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. THE PROPOSED IMPROVEMENTS WILL DISTURB 0.685 ACRES AND CREATE 0.510 ACRES OF NEW IMPERVIOUS SURFACE.

- SPECIFIED SEQUENCE OF WORK FOR THE SELECTED CONTRACTOR:
1. INSTALL PHASE 1 OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
 2. BEGIN EXCAVATION & FILLING TO BRING THE SITE TO FINAL SUBGRADE.
 3. CONSTRUCT / INSTALL PAVEMENT BASE STONE & BINDER AND SIDEWALK BASE STONE.
 4. COMPLETE SITE APPURTENANCES (FINAL PAVING, CURBING, DRESSING SITE).
 5. COMPLETE PUNCH LIST ITEMS, AS-BUILT, INFRASTRUCTURE CERTIFICATIONS AS REQUIRED.

UTILITY CONTACTS:
 IF YOU DIG TENNESSEE
 CALL US FIRST
 811
 1-800-351-1111
 TENNESSEE ONE CALL
 IT'S THE LAW

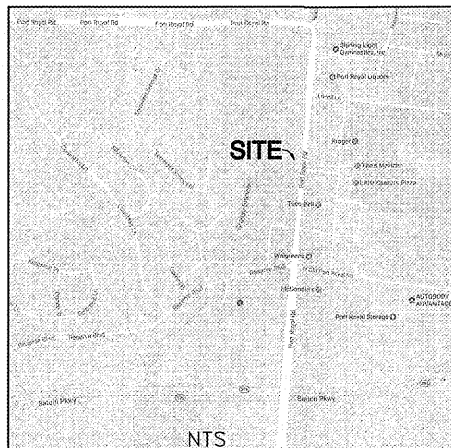
SEWER & WATER:
 CITY OF SPRING HILL TENNESSEE
 139 TOWN CENTER PARKWAY, P.O. BOX 789
 SPRING HILL, TN 37174
 931-486-2282

ELECTRIC:
 COLUMBIA POWER & WATER SYSTEMS
 201 PICKENS LN
 COLUMBIA, TN 38401
 931-388-4833

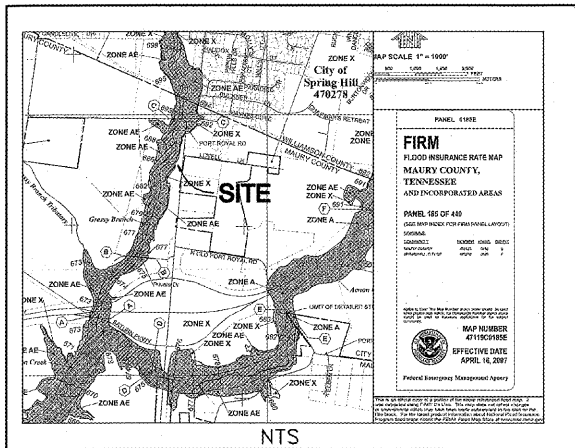
GAS:
 AT&T ENERGY CORP.
 810 NASHVILLE HWY
 COLUMBIA, TN 38401
 931-388-9136

TELE:
 AT&T AND CHARTER CABLE
 1-888-944-0447

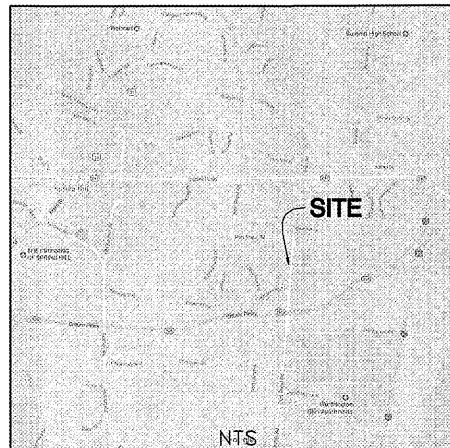
SITE DEVELOPMENT PLANS FOR DUNKIN' DONUTS



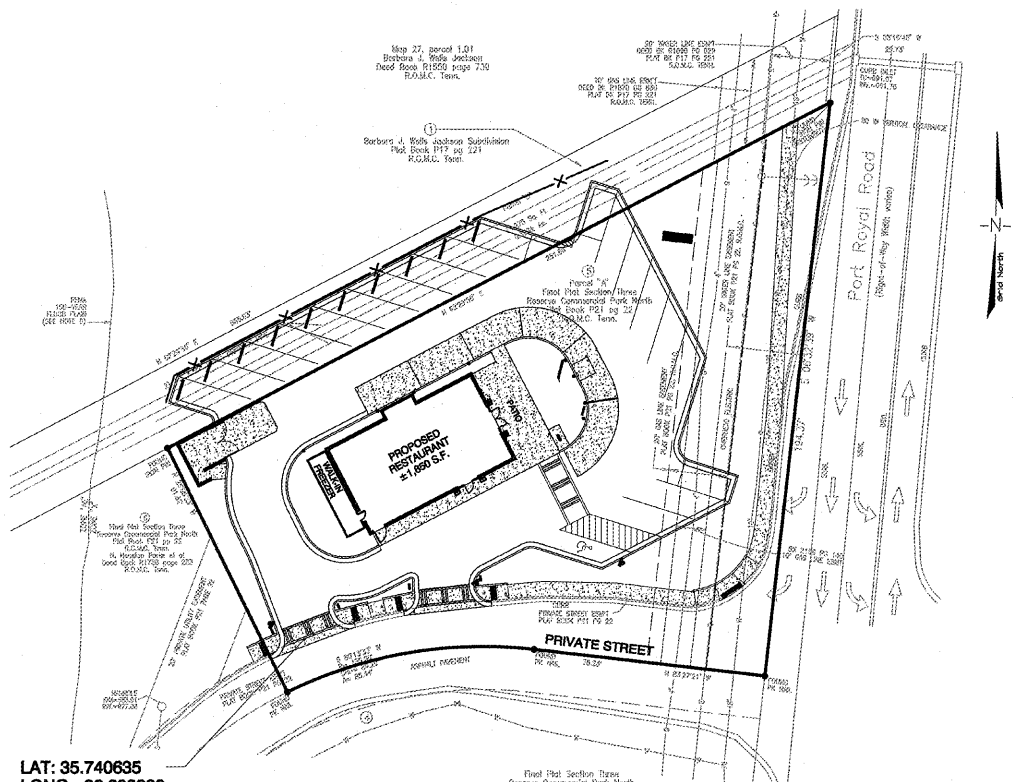
VICINITY MAP



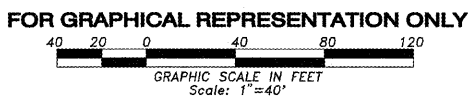
FLOOD CONDITION MAP



LOCATION MAP



LAT: 35.740635
LONG: -86.893990



LOCATED IN
City of Spring Hill, Tennessee

JUNE 2017

DRAWING LIST

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 DEMO & EROSION CONTROL PLAN
- 4 SITE PLAN
- 5 UTILITY PLAN
- 6 GRADING PLAN
- 7 STORM & SEWER PROFILES
- 8 EROSION CONTROL PLAN
- 9 LANDSCAPE PLAN
- 10 DEVELOPED DRAINAGE PLAN
- 11 EROSION CONTROL DETAILS
- 12 CONSTRUCTION DETAILS
- 13 CONSTRUCTION DETAILS
- 14 LIGHTING PLAN

FACILITY OWNER

OWNER: SCD SPRING HILL, LLC.
6400 POWERS FERRY RD.
SUITE 350
ATLANTA, GA 30339
770-303-8200

FACILITY DEVELOPER

DEVELOPER: SHULER DEVELOPMENT, LLC.
6400 POWERS FERRY RD.
SUITE 350
ATLANTA, GA 30339
770-303-8200

24-HR CONTACT: ALLEN CURTIS
770-303-8200

PROJECT IDENTIFICATION

SITE NAME: DUNKIN' DONUTS
SITE ADDRESS: 4885 PORT ROYAL ROAD
SPRING HILL, TN

PROPERTY INFORMATION

DISTRICT: THIRD CIVIL DISTRICT
COUNTY: MAURY
TAX ID #: A: MAP 027, 30.06; B: MAP 027, 01.02

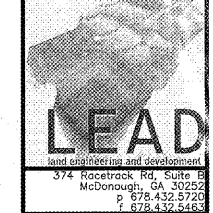
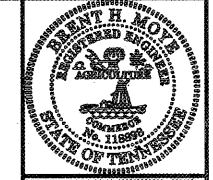
ZONING INFORMATION

ZONING JURISDICTION: CITY OF SPRING HILL
ZONING: B-4 (CENTRAL BUSINESS DISTRICT)

AREAS

DISTURBED AREA: 0.685 AC
IMPERVIOUS AREA: 0.589 AC (86.1%)
EXISTING: 0.079 AC (8.6%)
NEW: 0.510 AC (55.5%)
PARKING LANDSCAPE: 0.060 AC (21.6%)
TOTAL LANDSCAPE: 0.330 AC (35.0%)

24-HR CONTACT
ALLEN CURTIS
770-303-8200



Cover Sheet Prepared For:
DUNKIN' DONUTS

Developer:
SHULER DEVELOPMENT, LLC.
6400 POWERS FERRY RD
SUITE 350
ATLANTA, GA 30339
770-303-8200

DATE	RELEASE DESCRIPTION
06-18-17	REVISED PER STAFF COMMENTS (06-16-17)
07-02-17	REVISED PER WORK SESSION COMMENTS (06-30-17)
07-07-17	REVISED PER CITY COMMENT
07-11-17	REVISED PER PLANNING COMMISSION COMMENTS

DATE: JUNE 11, 2017
THIRD CIVIL DISTRICT
A: Map 027, 30.06
B: Map 027, 01.02
CITY: SPRING HILL
COUNTY: MAURY
STATE: TENNESSEE
JOB NUMBER: 2016.095
SHEET NUMBER:

1
1 of 14 SHEETS
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