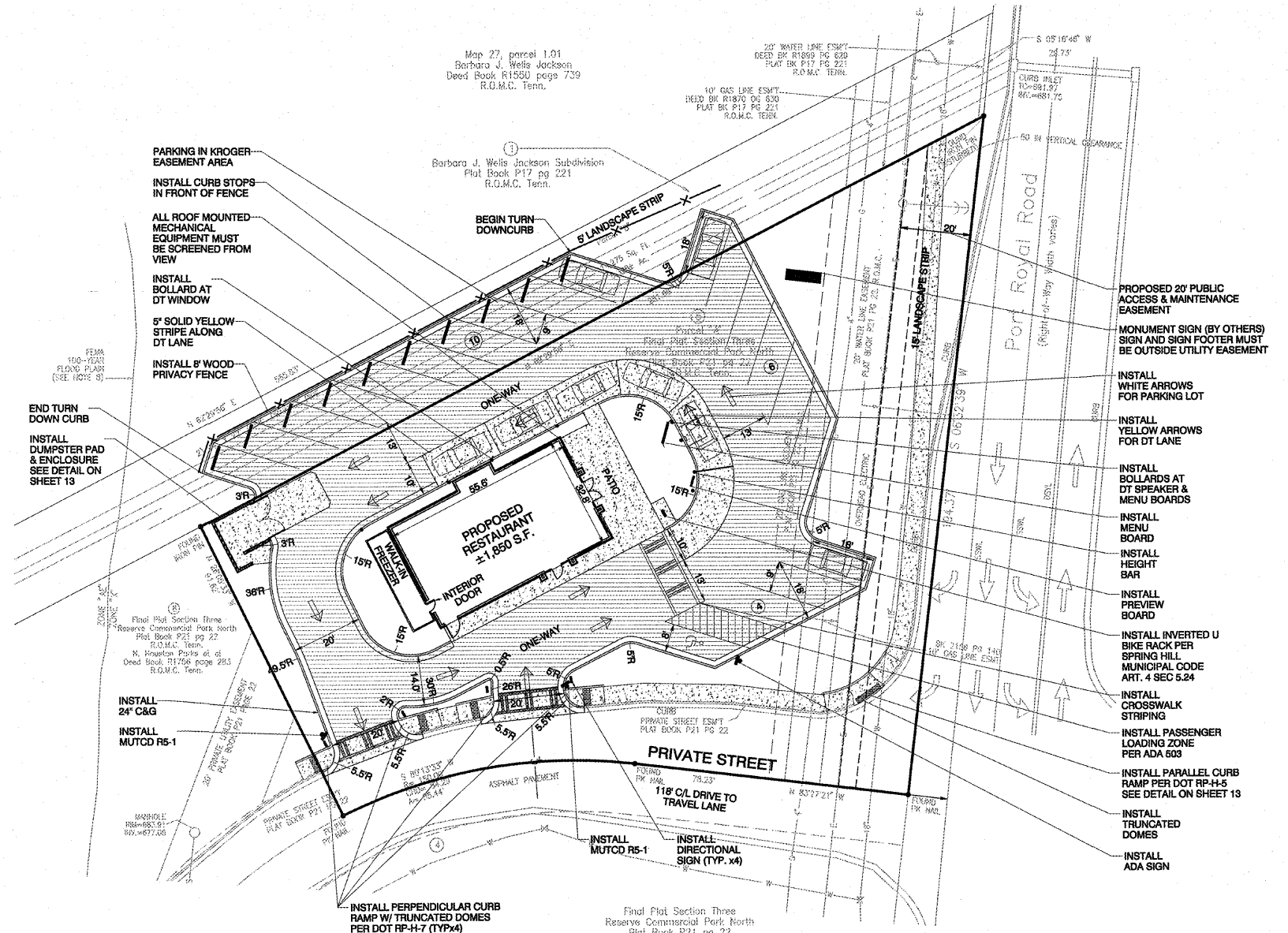


GENERAL NOTES

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, EPPS & 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, EPPS & 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 "TENSAR" (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 OF 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 TOEC 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.

- LEGEND**
- POB POINT OF BEGINNING
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - FP FLAG POLE
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - DI DROP INLET
 - INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - TM TOP OF WALL
 - BW BOTTOM OF WALL
 - OU OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - GUY GUY WIRE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WM WATER METER
 - CO SEWER CLEAN-OUT
 - GV GAS VALVE



Site Plan
 GRAPHIC SCALE IN FEET
 Scale: 1" = 20'

BUFFER NOTES	
1.	ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAKED, OR FLAGGED, OR MARKED WITH "TENSAR" (OR SIMILAR TYPE FENCING), AND SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL PRIOR TO GRADING.
2.	EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AND REPLANTED WHERE SPARSELY VEGETATED.
3.	BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTEMPLATED DISTURBANCES SHALL BE FIRST BROUGHT TO THE ATTENTION OF THE DEVELOPMENT PLAN REVIEW AND FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN THE REQUIRED BUFFER AREAS.
4.	TREES IDENTIFIED TO BE PRESERVED AND COUNTED AS CREDIT FOR MEETING REQUIRED UNIT DENSITY SHALL HAVE FOUR-FOOT ORANGE TREE PROTECTION FENCING INSTALLED AT THE CRITICAL ROOT ZONES.
5.	NO PERSON ENGAGED IN THE CONSTRUCTION OF ANY STRUCTURE(S) OR IMPROVEMENT(S) OR ANY ACTIVITY SHALL ENCRUCH OR PLACE SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY OR TEMPORARY SOIL DEPOSITS WITHIN 50 (FIFTY) FEET OF THE AREA OUTSIDE THE CRITICAL ROOT ZONE AS DEFINED HEREIN, OR ANY EXISTING SIGNIFICANT TREE WITHIN A TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
6.	ALL TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
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.	
SITE INFORMATION	
DEVELOPER:	SHULER DEVELOPMENT, LLC, 6400 POWERS FERRY RD, SUITE 350 ATLANTA, GA 30359 770-303-8200
OWNER:	SCD SPRING HILL, LLC, 6400 POWERS FERRY RD, SUITE 350 ATLANTA, GA 30359 770-303-8200
ENGINEER:	LAND ENGINEERING AND DEVELOPMENT 574 RACETRACK RD, SUITE B MCDONOUGH, GA 30252 P:678-432-5720 F:678-432-5463
LANDSCAPE ARCHITECT:	BECKY MORRIS 7980 HWY 24 SHARPSBURG, GA 30277 P:770-251-1033 F:770-254-9380
SITE ADDRESS:	4885 PORT ROYAL ROAD, SPRING HILL, TN
TAX PARCEL ID:	A: MAP 027, 30.06; B: MAP 027, 01.02
SITE AREA :	A: 0.591; B: 0.328 ACRES
SITE ZONING:	B-4 (CBD)
SETBACKS:	FRONT = 10' SIDE = 0' REAR = 25'
LANDSCAPE STRIP:	FRONT = 10' SIDE = 0' REAR = 25'
IMPERVIOUS AREA:	EXISTING: 0.079 ACRES (8.6%) NEW : 0.510 ACRES (55.5%) TOTAL: 0.589 ACRES (64.1%)
PARKING CALCULATIONS	
USAGE:	RESTAURANT
REQUIRED:	35F OF PARKING PER 1SF OF CUST. SERV. AREA PLUS 1 SPACE FOR EVERY 2 EMPLOYEES PARKING SPACE = 1625F (9'x18') 69 x 35F = 2075F / 1625F = 13 SPACES 6 EMPLOYEES / 2 = 3 SPACES 16 TOTAL SPACES REQUIRED
PROVIDED:	19 STANDARD SPACES (PROPOSED) 1 ADA SPACE (PROPOSED) 20 TOTAL SPACES PROVIDED

LEAD
 Lead Abatement and Development
 374 Racetrack Rd, Suite B
 McDonough, GA 30252
 P: 678.432.5720
 F: 678.432.5463

Site Plan Prepared For:

DUNKIN'
DONUTS

Developer:

SHULER DEVELOPMENT, LLC.

6400 POWERS FERRY RD
SUITE 350
ATLANTA, GA 30359
770-303-8200

DATE:	RELEASE DESCRIPTION
06-18-17	REVISED PER STAFF COMMENTS (06-16-17)
07-03-17	REVISED PER WORK SESSION COMMENTS (06-28-17)
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

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4 OF 14 SHEETS

LAND ENGINEERING AND DEVELOPMENT

24-HR CONTACT
ALLEN CURTIS
 770-303-8200