

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 administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Legend:

□	EXIST. CONCRETE MONUMENT	□	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	⚡	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⊙	HC SIGN
→	EXIST. SIGN POST	→	PROPOSED SIGN POST
○	EXIST. SEWER CLEANOUT	—	HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	⌒	WINGED HEADWALL
⊕	EXIST. CATCH BASIN (STORM SEWER)	○	MANHOLE
⊗	EXIST. WATER/GAS VALVE	63.25 X	PROPOSED SPOT ELEVATION
⌚	EXIST. TELEPHONE RISER	(63.25) X	EXIST. SPOT ELEVATION
Ⓜ	EXIST. GAS RISER	Ⓜ	POST INDICATOR VALVE
Ⓜ	ELECTRICAL ENCLOSURE	Ⓜ	REDUCER
Ⓜ	EXIST. WATER METER	Ⓜ	REMOTE FIRE DEPT. CONNECTION
○	EXIST. UTILITY POLE	1	REVISION NUMBER
⊙	EXIST. FIRE HYDRANT	⊙	RIP RAP
⊙	BENCHMARK	→	RUNOFF FLOW ARROW
■	BLOW OFF VALVE	>	SEWER/STORM FLOW DIRECTION
•	CONCRETE BOLLARD	→	TRAFFIC ARROW
■	CATCH BASIN	↩	TURN LANE ARROWS
■	CURB INLET	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
■	AREA DRAIN	—	WHEEL STOP
■	CONCRETE THRUST BLOCK	⊗	GREASE TRAP
■	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⌚	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
⌚	FIRE HYDRANT	—	CONCRETE SIDEWALK
G	GAS METER	—	EXTRUDED CURB
⊗	GATE VALVE & BOX	—	CURB & GUTTER
○	EXTERIOR CLEANOUT	—	CONCRETE SWALE
W	WATER METER	⊗	TYPE- X- HEADWALL

Site Notes:

- Dimensions shown at curbed areas are to face of curb.
- See architectural drawings for building dimensions.
- Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.
- Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
- The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements.
- The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.
- After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
- A separate R.O.W. Excavation Permit issued from the Murfreesboro Street Department shall be required for any excavation or construction in the public R.O.W. The contractor shall be responsible for attaining required TDOT permits.
- The contractor is responsible for the protection and replacement of all property pins on this site.
- These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.
- Existing conditions and topo shown herein are taken from a field-run survey by S.E.C., Inc.
- A surveyor is required to stake the building footings.
- Food service uses may be limited on this site due to limited parking.

General Utility Notes:

- Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer 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 three (3) business days prior to commencement of operations around the utility.
- The contractor shall refer to architect's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, telephone and gas service. This contractor shall coordinate installation of utilities in such a 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.
- The owner/developer for budget purposes, should check with Murfreesboro Water & Sewer Dept. & Consolidated Utility District for connection fees which may be substantial.
- Contractors for sewer work must be approved by the Murfreesboro Water and Sewer Department. Contractor for water work must be approved by Consolidated Utility District.
- In Tennessee it is a requirement per "The underground utility damage prevention act" 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 1-800-351-1111.
- Any house or structure with a building drain to the public sanitary sewer with a floor elevation at any point below the elevation of the center of the street may be subject to Murfreesboro City Code Section 33-35 (9) which requires the owner(s) to execute a Release and Indemnification Agreement in favor of the city as a prerequisite to connecting to water and/or sewer services.

Sanitary Sewer Notes:

- The contractor must notify the regulatory agency for sewer inspection prior to starting work.
- Sanitary sewer pick-up points shall terminate five feet outside the face of building unless otherwise noted.
- Contractor shall comply with all requirements of the latest edition of the "standard technical specifications and detail drawings for the installation of sewer mains and appurtenances" of the Murfreesboro Water and Sewer Department (MWSD) dated March 6, 2002.
- Main line sewer taps shall be made by the Murfreesboro Water & Sewer Dept.
- Any house or structure with a building drain to the public sanitary sewer with a floor elevation at any point below the elevation of the center of the street may be subject to Murfreesboro City Code Section 33-35(1) which requires the owner(s) to execute a release & indemnification agreement in favor of the city as a prerequisite to connecting to water and/or sewer services.

Waterline Notes:

- All water mains shall be hydrostatically tested and disinfected before acceptance.
- All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
- Contractor shall comply with all requirements of the latest edition of the Consolidated Utility District specifications.
- Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.
- Waterline to be designed by Consolidated Utility District.

Owner:
Investment Partners, LLC
P.O. Box 669
McMinnville, TN 37111

Developer:
Retail Branch Development Group
P.O. Box 669
McMinnville, TN 37111

Deed Reference:
R.B. 565, Pg. 3776
Plat Bk. 29, Pg. 91
Zone: CH

Yard Requirements:
Front: 42'
Side: 0'
Rear: 20'
Land Use Data:
Total Floor Area: 7,000 S.F.
Total Land Area: 123.082 S.F. (2.83± Acres)

Parking Requirements:
Required:
Retail = 1 Space/300 S.F. + 1 Space/EA
Business Vehicle = (1 Sp.)(70x100/300)+5=24 Spcs
Total Required: 29 Spaces + 2 H.C.
Provided: 44 Spaces + 2 H.C.
Flood Map No.: 4701680278F Zone X
Dated: 12/20/02

Site Location Map

Site & Utility Plan

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DRAWN: SJA	
DATE: 12-30-05	
CHECKED: BGM	
FILE NAME: 05256project.dwg	
REVISED: 02-27-06	
05-12-06	
SCALE:	1"=30'
JOB NO.	05256
SHEET:	