



**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	—	HEADWALL
○	EXIST. SEWER CLEANOUT	—	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊕	EXIST. CATCH BASIN (STORM SEWER)	63.25	PROPOSED SPOT ELEVATION
⊕	EXIST. WATER/GAS VALVE	(63.25) x	EXIST. SPOT ELEVATION
⊕	EXIST. TELEPHONE RISER	⊕	POST INDICATOR VALVE
⊕	EXIST. GAS RISER	⊕	REDUCER
⊕	ELECTRICAL ENCLOSURE	⊕	REMOTE FIRE DEPT. CONNECTION
⊕	EXIST. WATER METER	⊕	REVISION NUMBER
⊕	EXIST. UTILITY POLE	⊕	RIIP RAP
⊕	EXIST. FIRE HYDRANT	→	RUNOFF FLOW ARROW
⊕	BENCHMARK	→	SEWER/STORM FLOW DIRECTION
⊕	BLOW OFF VALVE	→	TRAFFIC ARROW
⊕	CONCRETE BOLLARD	→	TURN LANE ARROWS
⊕	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊕	CURB INLET	⊕	WATER METER
⊕	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
⊕	GAS METER	⊕	EXTRUDED CURB
⊕	GATE VALVE & BOX	⊕	CURB & GUTTER
⊕	EXTERIOR CLEANOUT	⊕	CONCRETE SWALE

**Notes:**

**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 submission. 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 show 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 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. February 2012.
- Sidewalk inspection will be required prior to pouring sidewalk. Coordinate with City of Murfreesboro.
- Coordinates referenced are for construction staking purposes and are site assigned. They should be considered local coordinates for this project only. No digital file will be provided for construction staking purposes.
- In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.

**Special Notes:**

- This plan is an amendment to Parkway Plaza Site Construction Plans by Ragan-Smith Associates, last revision date 12-09-08.
- This plan uses the survey by SEC, dated February 2012 as the basis for design, incorporating Ragan-Smith's approved design with modifications as required.
- Construction details are as shown on Ragan-Smith's construction plans, unless shown otherwise.
- This proposed retail site plan accounts for its building and site now being on a separate lot of record known as Lot 6 of the Second Resubdivision of Lot 6 Oliver Subdivision, recorded January 4, 2012, in Plat Book 36, Page 72 of the Rutherford County Register of Deeds.
- The existing site shown as constructed on 2-13-2012 from survey by SEC, Inc. The purpose of these plans is to complete the construction that has been done to this date. It is necessary to modify the initial site construction plans to accommodate construction variances made to those plans and site modifications required to accommodate slight changes made to the site layout.
- The existing sidewalk along the front of the shell building is not compliant with ADA's requirements for slope and width. SEC takes no responsibility regarding these issues.
- The previous plans by Ragan-Smith Associates, referenced above, shall be used for:
  - The SWPP Plan, Sheet C3.1.
  - The Site Utility Plan, Sheet C5.1
  - The Construction Facilities Plan, Sheet C6.1 - where needed.
  - The Construction Details, Sheet C7.1, however, the Handicap Ramp details shall be modified to include a 6" wide stripe (OSHA yellow) along the top of curb-height tapers and along the taper's face.
  - The Landscape Plan, Sheet L1.1 and L2.1. This plan shall be used as shown with the following exceptions:
    - The plantings along the front parking spaces (along Medical Center Parkway) shall be relocated as required by the movement of those parking spaces. This is better depicted on Sheet L1.3.
    - The proposed parking island behind the building shall be modified as depicted on SEC's plans. One tree, designated ON (Quercus Nuttallii / Nuttall Oak), shall be eliminated as required in the amended plan.
  - The Hardscape Details, Sheet H1.2.
  - The Irrigation Plan, Sheet I1.1. This plan shall be used with the following exceptions:
    - Move irrigation components as required for parking space and landscape island movements along Medical Center Parkway.
    - Eliminate irrigation system components as necessary due to the elimination of the landscape island behind the building.
- The Site Photometric Plan, Sheet E0.1 has been modified for Lot 6 by Parsons Engineering, Inc. and is included in this set of plans.
  - The Architectural Plans have not been modified; therefore the original plans shall remain in effect, as approved by the City of Murfreesboro.
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- The existing sidewalk along the front of the shell building is not compliant with ADA's requirements for slope and width. SEC takes no responsibility regarding these issues.



**Owner:**  
Wilson Bank & Trust  
2640 S. Church Street  
P.O. Box 331909  
Murfreesboro, TN 37133-1909  
Contact: Michael Hazlett  
(P): 615-904-6335

**Developer:**  
Investment Partners, LLC  
P.O. Box 665  
McMinnville, TN 37111  
Contact: Jewell Hale  
(P): 931-473-4107

**Floodplain Note:**  
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 477490C0260H dated January 5, 2007

**Land Data:**  
Zoning: P.U.D. W/ Gateway Design Overlay (GDO-2), & Battlefield Protection Overlay  
1 lot on 1.36± Acres

**Bldg Data:**  
7,360 Sq.Ft.  
Bldg. Ht= 23'-10" Roof  
29' Parapet

**Yard Requirements:**  
Front: 42'  
Side: 10'  
Rear: 20'

**Deed Reference:**  
Tax Map 92, Part Of Parcel 27.00  
R.Bk. 36, Pg. 72

**Intended Use:**  
Restaurant & Retail Space

**Parking Requirements:**  
2500 Sq.Ft. Restaurant  
86 Seats @ 1.5 Seats = 43 Spaces  
4,860 Sq.Ft. Retail @ 1.5 Seats = 16 Spaces  
Total Required: 59 Spaces  
Total Provided: 63 Spaces (60 Regular + 3 H.C.)

**Open Space Requirements:**  
Required: 26% or 0.27 Ac.±  
Provided: 26% or 0.36 Ac.±

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.

**SEC, Inc.**  
 SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
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 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.

**SEC, Inc.**  
 P. LEE  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TENNESSEE  
 No. 3786

**Lot 6**  
**Parway Plaza Oliver Subdivision**  
**Murfreesboro, Tennessee**  
 (Not Intended for Construction)

**Site Plan**  
**C2.0**

DRAWN: SJA  
 DATE: 03-05-12  
 CHECKED: MPL  
 FILE NAME: 05178amended.dwg  
 REVISIONS:  
 SCALE: 1" = 30'  
 JOB NO: 05178  
 SHEET: