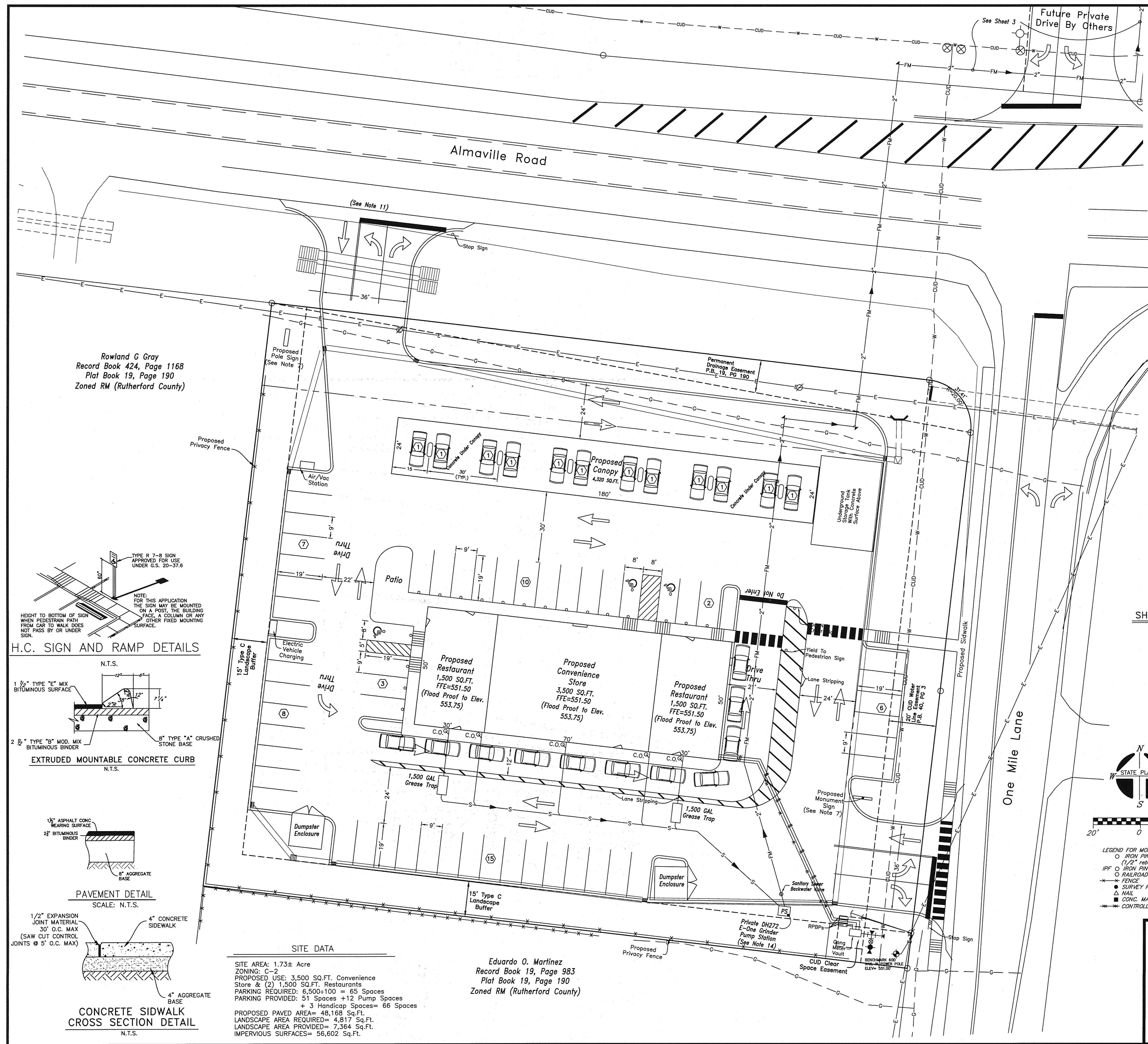
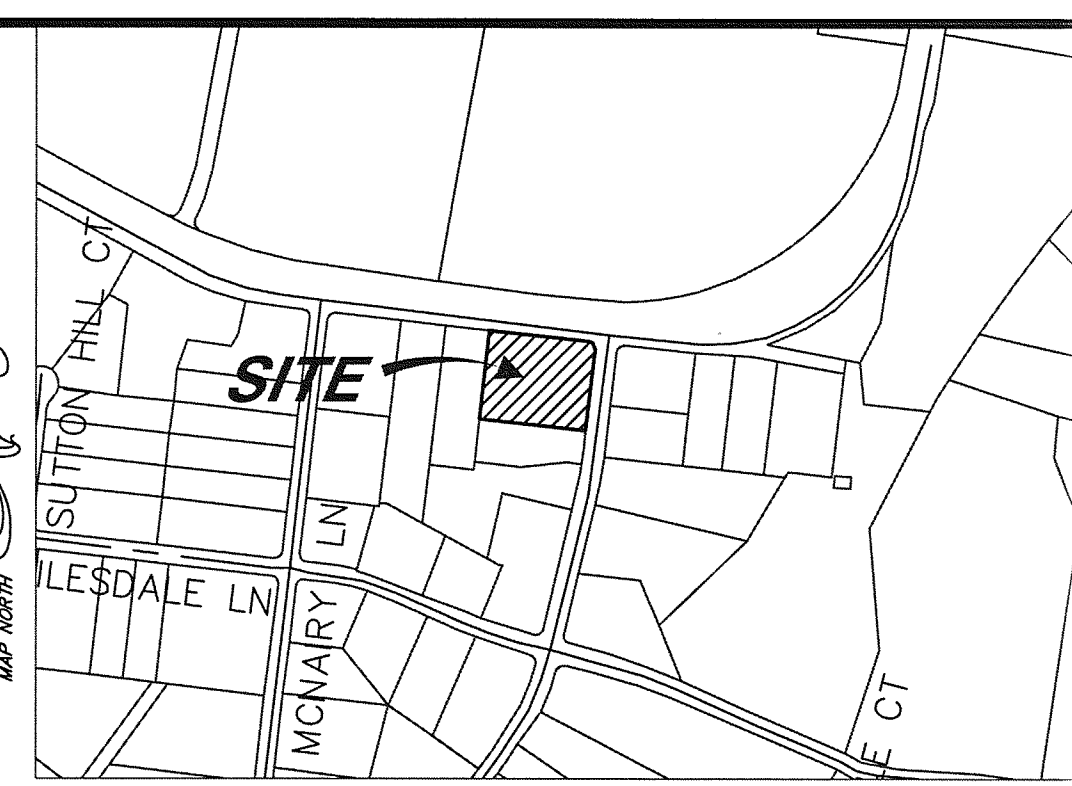


V:\CAD\237\Civil\3D Projects\44 Gas Station Restaurants\DWG\Gas Station Restaurants\DWG\Gas Station Site Plan_10/26/2021 10:48:15 AM_A.CAD2D04

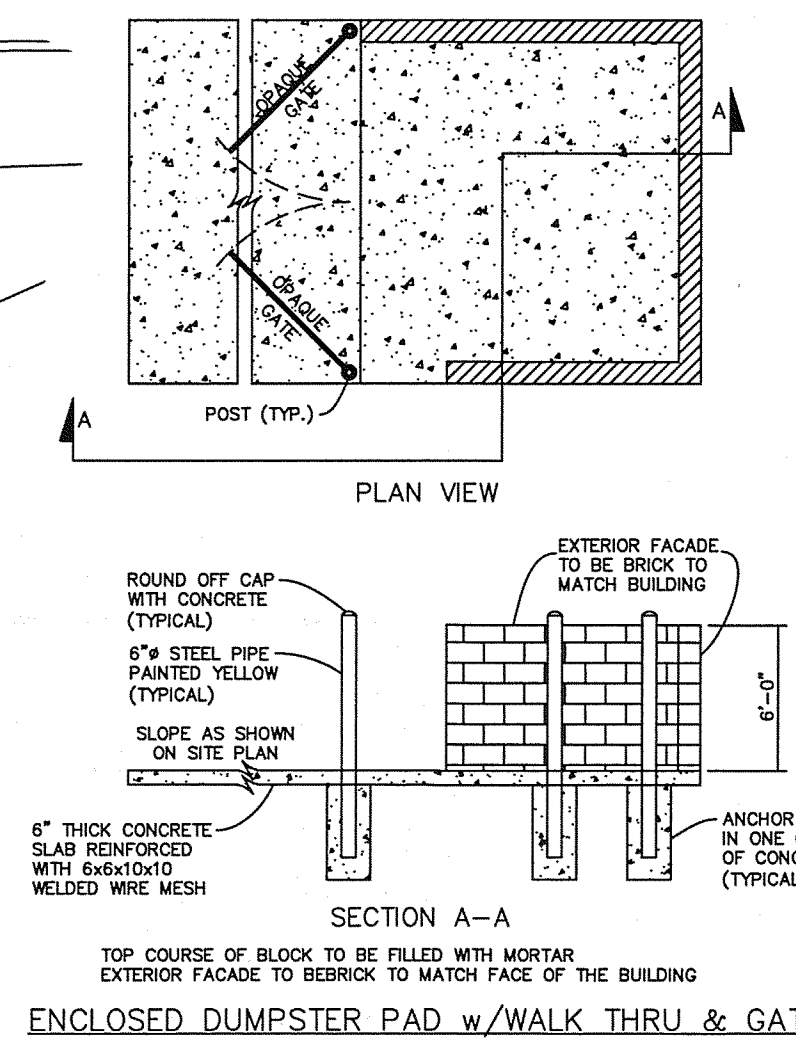


LEGEND

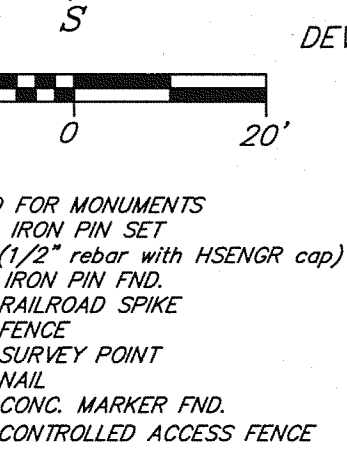
- ⊙ Power Pole
- ⊙ Existing Fire Hydrant
- ⊙ Proposed Fire Hydrant
- ⊙ Reducer
- ⊙ Proposed Gate Valve & Box
- ⊙ Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- ⊙ Existing Manhole
- ⊙ Proposed Manhole
- ⊙ Sewer Line Check Dam
- ⊙ Existing Contours
- ⊙ Proposed Contours
- ⊙ Existing Spot Elevations
- ⊙ Proposed Spot Elevations
- ⊙ Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- ⊙ Rip-Rap (6" min. dia., 1' thick per TDOT Specifications)
- Item No. 709-05
- MPE = Minimum Building Pad Elevation
- SSWL = Single Solid White Line
- SSYL = Single Solid Yellow Line
- ⊙ Proposed Underground Electric Pad
- UGE = Proposed Underground Electric



- PLAT NOTES**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them some time and there may be no notice or consultation with the individual lot Owners of this construction.
 - Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - Any signs will require a separate permit from the Town of Smyrna (T.O.S.), or the Town of Smyrna (T.O.S.), a NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOD (Notice of Coverage) prior to issuance of any grading or building permits.
 - Per the Town of Smyrna, a Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 - Water for this site will be provided by Consolidated Utility District (C.U.D.) of Rutherford County. Per C.U.D.:
 - Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
 - See CUD water plans for specific details and layout.
 - All "live or wet" water main line taps are to be made by CUDRC.
 - CUD water line technical specifications may be found at www.cudrc.com.
 - Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC "notice to proceed" from CUD before any water line construction commences.
 - During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
 - No rock larger than six inches (6") in any dimension may be used in the backfill over the water line and no rock larger than one half inch (1/2") may be used in the top six (6") of the backfill over the water line.
 - Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
 - Contractor required to stake all water meter locations prior to tops being installed.
 - Contact CUD Engineering Department for additional information 615-867-7330.
 - Consolidated Utility District may require an amendment plat or survey metes and bounds description with exhibit to dedicate any necessary easements within the development once construction is complete.
 - No work within the right-of-way of Alnaville Road without the prior written approval of TDOT. Per the Town of Smyrna, TDOT approval will be required for the entrance off of Alnaville Road.
 - Per the Town of Smyrna, a grading permit fee will be required to be submitted prior to issuance of a grading permit.
 - Note Removed.
 - Per the Town of Smyrna, the force main grinder pump is private and not the responsibility of the Town of Smyrna.
 - Per the Town of Smyrna, Proposed building is located within the 100-year floodplain. Per the Zoning Ordinance section 9.070.B.2, being the finished floor elevation is not elevated 1 foot above the 100 year floodplain, all areas of the building below the required elevation shall be water tight, with walls substantially impermeable to the passage of water and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered engineer or architect shall certify that the design and method of construction are in accordance with accepted standards.
 - Per the Town of Smyrna, all striping at both driveway connections must be thermoplastic.



SHEET NO.	DESCRIPTION
1	SITE & UTILITY PLAN
2	EXISTING CONDITIONS
3	GRADING & DRAINAGE PLAN
4	TDOT DRIVEWAY PLAN & DETAILS
5	OFFSITE SEWER PLAN
6	SANITARY SEWER PROFILES
7	LANDSCAPE PLAN
8	EPSC-INITIAL MEASURES
9	EPSC-INTERMEDIATE MEASURES
10	EPSC-FINAL MEASURES
11	PHOTOMETRIC PLAN



DEVELOPER: Patel Group Development, LLC
 ADDRESS: 704 Heath Place
 Smyrna, TN 37167

Tax Map 55-C, Group B, Parcel 44.00
 Record Book 2145, Page 1787
 Plat Book 40, Page 3

THIS TRACT IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470149, PANEL NO. 0116 J, ZONE: AE, OCTOBER 16, 2008.

NO.	DATE	DESCRIPTION
0	06-14-21	Original Issue - For Review
1	06-22-21	Revised Per Staff Comments
2	07-19-21	Revised For 2nd Submittal
3	07-27-21	Revised Per Staff Comments
4	08-04-21	Revised Per 2nd Staff Comments
5	09-07-21	Revised For Construction Plans
6	10-19-21	Revised Per CUD, Smyrna Utilities, & Public Works Comments
7	10-26-21	Revised Per CUD Comments

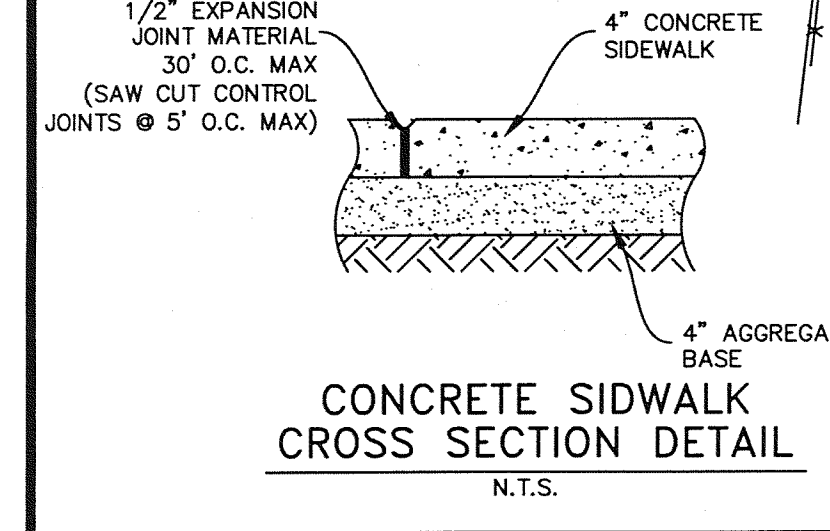
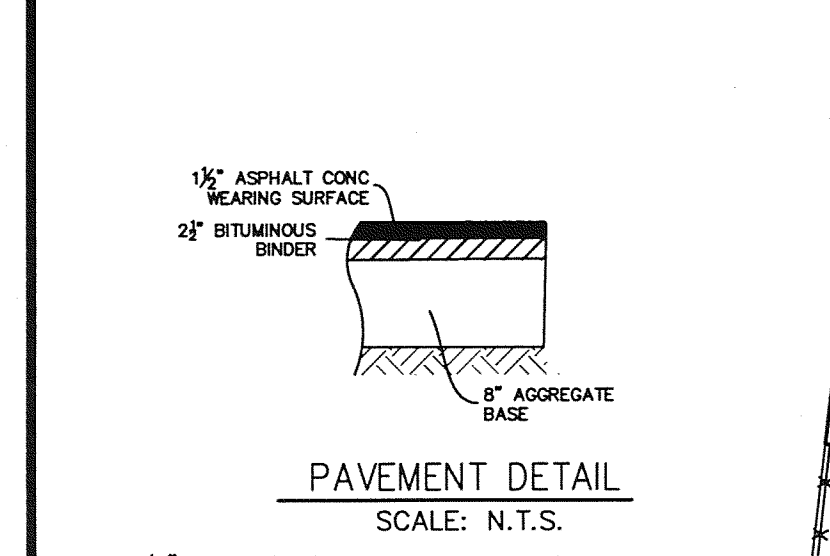
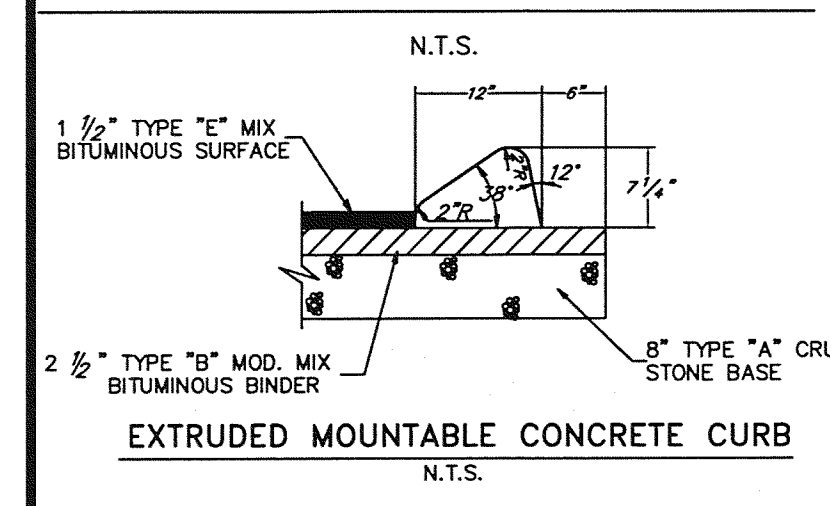
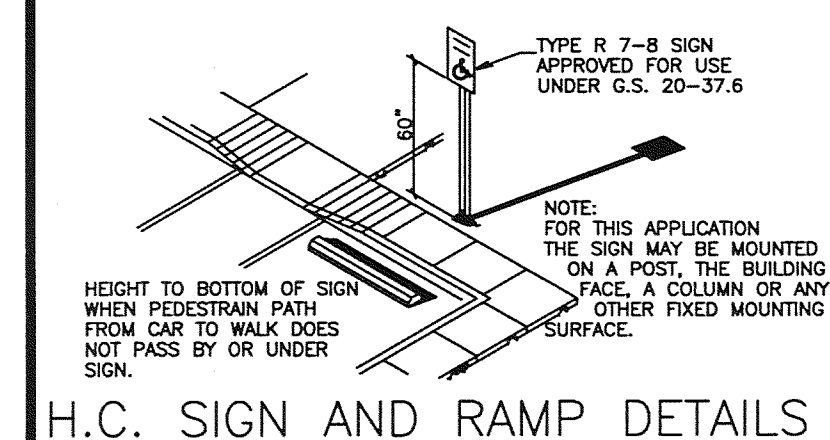
Huddleston-Steele Engineering, Inc.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 SURVEYING: 893 - 4084, FAX: 893 - 0080

Site & Utility Plan

Alnaville Station
 929 One Mile Lane, Smyrna, TN

3rd Civil District of Rutherford County, Tennessee

Date: June, 2021 Scale: 1"=20' Sheet 1 of 11



SITE DATA

SITE AREA: 1.73± Acre
 ZONING: C-2
 PROPOSED USE: 3,500 SQ.FT. Convenience Store & (2) 1,500 SQ.FT. Restaurants
 PARKING REQUIRED: 6,500±100 = 65 Spaces
 PARKING PROVIDED: 51 Spaces +12 Pump Spaces + 3 Handicap Spaces= 66 Spaces

PROPOSED PAVED AREA= 48,168 Sq.Ft.
 LANDSCAPE AREA REQUIRED= 4,817 Sq.Ft.
 LANDSCAPE AREA PROVIDED= 7,364 Sq.Ft.
 IMPERVIOUS SURFACES= 56,602 Sq.Ft.

Eduardo O. Martinez
 Record Book 19, Page 983
 Plat Book 19, Page 190
 Zoned RM (Rutherford County)