

ISSUED FOR: PRELIMINARY AGENCY REVIEW BID PURPOSES CONSTRUCTION

PROPOSED IMPROVEMENTS LEGEND

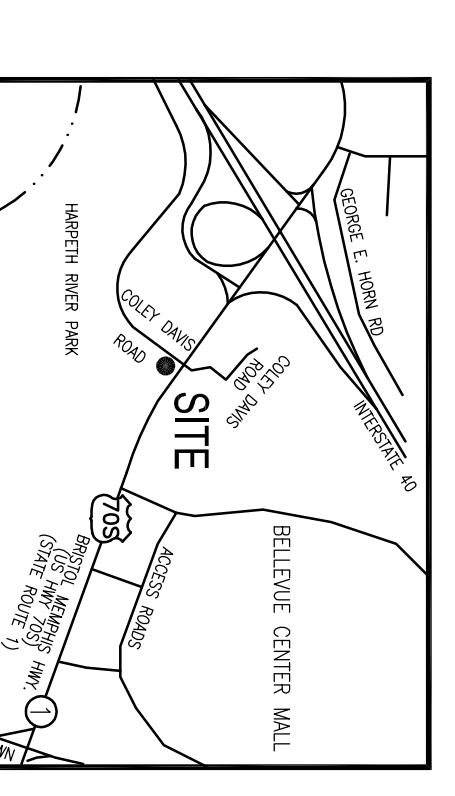
- PROPOSED BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- TACTILE WARNING SURFACE

BENCHMARK DATA:

SITE BM:
 LANDSCAPE NAIL SET IN A UTILITY POLE AT THE NORTHEAST PROPERTY CORNER.
 ELEV: 618.54
 PROJECT DATUM BASED ON MORS DERIVED THROUGH GPS LOCATION.

CALL BEFORE YOU DIG

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 IN
 TENNESSEE
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 1-800-351-1111



SITE DATA TABLE

GROSS SITE HORIZONTAL AREA	1.33 ACRE(S) (57,998 S.F.)
ZONING CLASSIFICATION	CL - COMMERCIAL LIMITED
CONCOUNCILMANIC DISTRICT	2ND - ERIC GARSTON
SETBACKS	STREET - 69 FEET U.S. HWY. 70S (UB) SIDE - NONE REAR - 20 FEET
PROPOSED SITE USE	FAST FOOD RESTAURANT
PROPOSED BUILDING	2,996 S.F.
GROUND COVER	23'-8 1/2" PROVIDED (30' MAX. @ SETBACK)
FLOOR AREA RATIO (FAR)	0.05 PROVIDED (0.60 MAX. ALLOWED)
IMPERVIOUS SURFACE RATIO (ISR)	0.56 PROVIDED (0.90 MAX. ALLOWED)
PARKING SPACES REQUIRED	1 SPACE/100 S.F. (2,996/100 = 30 SPACES)
PARKING SPACES PROVIDED	42 SPACES (INCLUDES 2 HANDICAP SPACE)
OWNER:	ARBY'S RESTAURANT GROUP CONTACT: JIM SCHAEGER 458 RIVERTON DRIVE RAINBOW CITY, ALABAMA 35906 (256) 442-7882
ENGINEER:	CIVIL RESOURCE CONSULTANTS, LLC CONTACT: DANN ABBEY 441 DONELSON PIKE, SUITE 300 NASHVILLE, TN 37214 (615) 871-4655

LAND USE TABLE

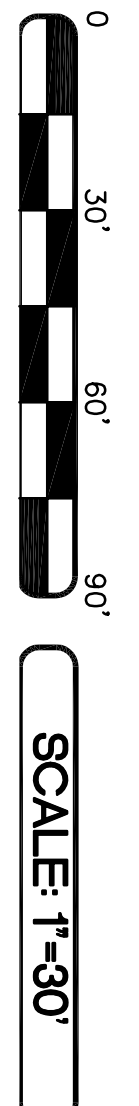
LAND USE	AREA	PERCENT COVERAGE
PAVEMENT AREA	29,346 S.F.	50.6%
BUILDING GROUND COVERAGE	2,996 S.F.	5.2%
GREEN SPACE	25,657 S.F.	44.2%
TOTAL	57,998 S.F.	100.0%

NOTES BY SYMBOL

- 1 CONCRETE EXTRUDED CURB
- 2 ASPHALT PAVEMENT
- 3 CONCRETE PAVEMENT
- 4 CONCRETE SIDEWALK
- 5 CONCRETE SIDEWALK W/TURN DOWN CURB
- 6 HANDICAP PARKING SIGN
- 7 HANDICAP SYMBOL
- 8 HANDICAP RAMP
- 9 ADA TACTILE WARNING STRIP
- 10 CONCRETE WHEELSTOP
- 11 CONCRETE SIDEWALK (PER CITY OF NASHVILLE STANDARDS)
- 12 CONCRETE FLUME
- 13 DUMPSTER PAD W/ENCLOSURE
- 14 RETAINING WALL
- 15 MENU BOARD
- 16 PRE-VIEW BOARD
- 17 DIRECTIONAL SIGNAGE
- 18 10x25 LOADING ZONE
- 19 PAINTED DIRECTIONAL ARROW
- 20 4" PAINTED STRIPE (5 MIL PAINT)

SITE IMPROVEMENT NOTES:

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY LATITUDE LAND SURVEYING, INC. CIVIL RESOURCE CONSULTANTS (CRC), LLC. SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE PROJECT SITE IS PARCEL 143, MAP 142 LOCATED IN THE 22ND CONCOUNCILMANIC DISTRICT OF CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE.
3. THE SITE LAYOUT IS BASED ON DIMENSIONS AS NOTED.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
7. EXISTING PAVEMENT OF PUBLIC ROADSWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
8. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
9. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE MINIMUM 3500 PSI CONCRETE.
11. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
13. THE PROPOSED BUILDING SHALL BE Laid OUT PER THE REFERENCE POINTS PROVIDED AND THE ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
14. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
15. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
16. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
17. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
18. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.
19. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND TENNESSEE DOT STANDARDS AND SPECIFICATIONS.
20. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
21. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
22. ANY DEREGIMENTS WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPAIRED IN KIND PER STANDARD DRAWINGS AND SPECIFICATIONS.



REVISIONS

NO.	DATE	BY	DESCRIPTION

CLIENT

ARBY'S RESTAURANT GROUP
 458 RIVERTON DRIVE
 RAINBOW CITY, ALABAMA

PROJECT

06-230

DATE

DECEMBER 11, 2006

SHEET

C3.0

SITE LAYOUT PLAN

ARBY'S BELLEVUE

7649 HWY 70 SOUTH
 NASHVILLE, TENNESSEE

CRC

CIVIL RESOURCE CONSULTANTS, LLC
 CIVIL CONSULTING ENGINEERS

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