SEVIERVILLE PLANNING COMMISSION

10/1/2020

5:00 P.M. – Sevierville Civic Center
A. Call to Order
B. Approval of Minutes – 9/3/2020
C. Old Business
D. New Business
   1. Rezoning – Andrew Farmer requests rezoning from County R-1, Rural Residential to County C-1, Rural Commercial – 718 E Dumplin Valley Road (Planning Region).
E. Staff Report
F. Adjournment
A. Call to Order
B. Approval of Minutes – 9/3/2020
C. Old Business
      The new proposed amendment does away with the previously proposed pole sign and replaces it with a monument sign. The proposal will allow for a 162 square foot monument sign at the front of the site along Winfield Dunn Parkway and an 85 square foot monument sign located at the rear of the site along the access road. Staff believes this to be much more aesthetically pleasing and complimentary to the overall development and would recommend approval.
D. New Business
   1. Rezoning – Andrew Farmer requests rezoning from County R-1, Rural Residential to County C-1, Rural Commercial – 718 E Dumplin Valley Road (Planning Region).
      Please see attached staff report for full comments and recommendation.
      This is a proposal to begin construction of the entrance road to the Dumplin Creek project at I-40. The initial proposal is to construct the first approximately 3,000 feet of road entering the development off State Route 66. Future development plans will drive the ultimate final extension of the road at a later date. Staff recommends preliminary approval.
      This is a proposed site plan for the redevelopment of the McDonalds on Forks of the River Parkway. The proposed redevelopment reduces the size of the building, adds an additional drive through lane, and reconfigures the parking layout. Drainage calculations are still needed but fully expected to be received prior to the meeting. So long as the calculations are received, staff will recommend approval.
E. Staff Report
F. Adjournment
The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, September 3, 2020 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**
Vincent Snider, Chairman
Austin Williams, Vice-Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts

**MEMBERS ABSENT**
None

**STAFF PRESENT**
Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Jim Ellison, City Surveyor
Brooke Fradd, Recording Secretary

Mr. Snider declared a quorum present and announced the meeting would proceed.

**APPROVAL OF MINUTES**
A motion was made by Mr. Helton, and seconded by Mr. Williams, to approve the minutes from the August 6, 2020 meeting. The motion passed with a unanimous vote.
OLD BUSINESS

ELECTION OF OFFICERS

Mr. Smith informed the commission of Chairman Lyle Overbay’s resignation and reminded them that Vice-Chair position had been vacated with Jim Arwood’s resignation. After some discussion, the members voted on new officers.

Chairman – A motion was made by Mr. Roberts and seconded by Mr. Helton, nominating Mr. Snider as chairman. The motion passed with a unanimous vote.

Vice-Chairman – Mr. Roberts made a motion to elect Mr. Williams as vice-chairman. Mr. Fox offered a second to the motion, which passed with a unanimous vote.

Secretary – Mr. Roberts made a motion, which received a second by Mr. Helton, nominating Mr. Messer as secretary. The motion passed with a unanimous vote.

NEW BUSINESS

REZONING – TEMPLE ENTERPRISES REQUESTS REZONING FROM AC/C-4, ARTERIAL COMMERCIAL TO MDR/R-2, MEDIUM DENSITY RESIDENTIAL – 121 TEMPLE LANE (CITY)

Staff Recommendation

Mr. Smith explained that this rezoning request is for a location residential in nature, despite the AC/C-4 designation they currently hold. The area is comprised of 3 parcels, and a portion of a 4th, which lie on both the east and west sides of Hardin Lane. On the west side of Hardin Ln, the portion of a parcel is part of a larger parcel that holds split zoning designations of LDR/R-1 (Low Density Residential) and AC/C-4. Only the portion currently zoned AC/C-4 is included with the full parcels on the east side of Hardin Lane in this rezoning request.

Mr. Smith stated that the proposed rezoning change is a logical expansion of the MDR zone, more fitting with character of the area. Given the parcels’ location on a local road, the residential nature of the area, and the existing adjacent MDR/R-2 zoning, staff recommended approval.

Action Taken

Mr. Helton made a motion to approve this rezoning request, which received a second by Mr. Roberts. The motion passed unanimously and is certified to the Board of Mayor and Aldermen.
SITE PLAN – DENIS RYAN REQUESTS SITE PLAN APPROVAL FOR SEVIER COUNTY ANIMAL CLINIC – 803 MIZE LANE (CITY).

Staff Recommendation

Mr. Smith reminded the commission that this portion of Mize Lane had recently been approved for a Right-of-Way abandonment to allow for the combining of the two lots and this proposed site plan. Sevier County Animal Clinic would like to continue working out of the existing building until the new facility has been completed. At that point, they will demolish the old structure.

The plan as presented still needs a fire hydrant, and the designers have been made aware of the change needed. Additionally, drainage calculations need to be verified. Pending the resolution of these issues, staff recommended approval.

Action Taken

Mr. Williams made a motion to approve the site plan, subject to verification of drainage calculations. Mr. Fox offered a second, and the motion passed with a unanimous vote.

SITE PLAN – 360 SURVEY & MAPPING REQUESTS SITE PLAN APPROVAL FOR HICKORY HILL TOWNHOMES – 1137 ERNEST MCMAHAN ROAD (CITY).

Staff Recommendation

Mr. Smith reminded the commission that the originally submitted site plan for this development was withdrawn due to layout and site distance issues for the ingress and egress points. The current plan details Phase I, which consists of 14 units, and resolves all previous concerns. The designer has agreed to add a fire hydrant to the plan, but the update is not reflected in the presented version. With this addition, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, with Mr. Williams providing a second. The motion passed with a unanimous vote.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR VENTURE CONTRACTING TRANSFER STATION – 1119 GLENNHILL LANE (CITY).

Staff Recommendation

Mr. Smith explained that this plan proposes a site for the transfer and breakdown of construction waste. The city’s Public Works Department has recommended Wilson Road be widened from 18 feet to 26 feet to facilitate the additional traffic this station would generate. Mr. Smith confirmed for the
commission that the existing Right-of-Way is large enough to accommodate this request, and no further land would need to be purchased.

Additionally, the drive aisle adjacent to parking area needs to be increased to 20 feet in width to allow for tower truck setup. Prior to operation of the facility, TDEC permits would be required. Mr. Smith also explained that due to the nature of the facility, the transfer station must obtain Board of Mayor and Aldermen approval. Pending obtainment of these permits, staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the issuance of TDEC permits. Mr. Williams provided a second, the motion passed unanimously, and is certified to the Board of Mayor and Aldermen.

SITE PLAN – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS SITE PLAN APPROVAL FOR EZ LOG STRUCTURES SALES CENTER – 1751 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this plan proposes a modular home sales and display site on the corner of Winfield Dunn Parkway and Badger road. The existing pavement, shown on the plan, is currently in the Right-of-Way. TDOT has agreed to allow the pavement to remain if the entrance is relocated from its current location to a new location further south from Badger Road. The designer has been notified that a fire hydrant also needs to be included. With that addition, the plan meets city regulations and staff recommended approval.

Action Taken

Mr. Williams made a motion to approve the site plan, with Mr. Helton providing a second. The motion passed with a unanimous vote.

SITE PLAN – NORVELL & POE, ENGINEERS REQUEST SITE PLAN APPROVAL FOR CLABOUGH’S CAR WASH – TAX MAP 61O, GROUP A, PARCEL 22.01, PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained this car wash is proposed to be located in the Cate Road Retail and Restaurant development. No additional access points will be needed, as it is sharing the existing driveway. The site plan meets city regulations. Subject to the subdivision plat going to record, staff recommended approval.
Action Taken

Mr. Roberts made a motion to approve the site plan, subject to the subdivision plat going to record. Mr. Messer provided a second, and the motion passed with a unanimous vote.

ROAD RELOCATION – W.C. WHALEY, INC REQUESTS ROAD RELOCATION FOR CHURCH OF GOD HOME FOR CHILDREN ACCESS ONTO PARKWAY – 440 PARKWAY (CITY).

Staff Recommendation

Mr. Smith informed the commission that this proposed plan relocating Connie Houston Drive, currently a private street providing access from the Parkway to the Church of God Home for Children and to the soccer fields on the property. Staff has requested removal of the existing curb cuts, outside of the road entrance and northern most access point. Staff approval is contingent on this change, which is not depicted on the plan as presented.

Marcus Whaley addressed the commission, explaining that the move would provide a safer road location, as visibility is currently poor. He also stated that this is a preliminary drawing, and if approved, it will be followed with a subdivision plat.

The commission discussed the potential options for improving the traffic flow of this area. They also asked Mr. Whaley questions about the plan, including potential traffic to be generated by future developments of this commercial land. Mr. Smith explained that the road location is too close to Forks of the River Parkway to allow the addition of a traffic signal, even if high traffic development was built at this site.

Action Taken

Mr. Roberts made a motion to approve the road relocation, subject to the additional existing curb cuts being removed at the Parkway, taking the site down to 1 road access and 1 additional access point. Mr. Messer offered a second, and the motion passed with a unanimous vote.

MASTER SIGN PLAN – INTERGRATED IMAGE A MASTER SIGN PLAN AMENDMENT FOR SMOKY MOUNTAIN GATEWAY – 730 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith explained that the Smoky Mountain Gateway master sign plan originally received approval from this commission, and this amendment only pertains to the Mapco portion of the site. The approved plan allows Mapco to have one monument sign, fronting Winfield Dunn Parkway. The
amendment requests this sign be changed to a pole sign, and the addition of a monument sign on the internal development road.

The applicant addressed the commission, explaining that they are requesting a pole sign to help with visibility due to the site’s elevation. Staff recommended two signs be allowed, so long as the overall total square footage does not surpass the previously established 180 allowable square feet, and both signs constructed as monument signs. The applicant requested that a pole sign be allowed at the roadway.

The applicant expressed disinterest in a monument sign and offered to wrap the supporting pole in brick columns to make it more visually appealing. Mr. Smith explained that the sign location had been brought to grade, allowing a monument sign to be visible from the street. Staff saw no reason for a pole sign to be necessary and could not recommend any amendment which approved the use of something other than a monument sign.

Given the lack of consensus between the commission and the applicant, the petitioner requested additional time to create an acceptable modification.

**Action Taken**

Mr. Roberts made a motion to defer the amendment request. Mr. Williams seconded the motion, which passed with a unanimous vote.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:05 PM.

______________________________________________  ______________________________________
Vincent Snider, Chairman                        Douglas Messer, Secretary

______________________________________________
Brooke Fradd, Recording Secretary
Notes:
All signs shall meet the following requirements:

- Signs shall be a minimum of 5' from all property lines.
- Signs shall be a minimum separation of 75' from one another.
- Outparcel monument exact location and sizes to be determined upon development.
<table>
<thead>
<tr>
<th>Signage</th>
<th># Allowed</th>
<th>Allowable SQ FT</th>
<th>Actual SQ FT</th>
<th>Max Height Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall + Canopy Signs per frontage - Winfield Dunn Pkwy Rte 66 (East)</td>
<td>97 SQ FT</td>
<td>86.5 SQ FT</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Wall + Canopy + Product Signs per frontage - North Elevation</td>
<td>97 SQ FT</td>
<td>86.5 SQ FT</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Wall + Canopy + Product Signs per frontage - South Elevation</td>
<td>97 SQ FT</td>
<td>64.5 SQ FT</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Pylon Sign</td>
<td>100 SQ FT</td>
<td>94.11 SQ FT</td>
<td>20' 0&quot;</td>
<td></td>
</tr>
<tr>
<td>Monument</td>
<td>180 SQ FT</td>
<td>67.67 SQ FT</td>
<td>20' 0&quot;</td>
<td></td>
</tr>
<tr>
<td>Directional</td>
<td>3</td>
<td>4 SQ FT</td>
<td>5' 0&quot;</td>
<td></td>
</tr>
</tbody>
</table>

#7548
Smoky Mountain Gateway
Winfield Dunn Parkway
Sevierville TN 37876

Permit Drawing
09.24.20
J.1
SINGLE MONUMENT
Icon Cabinet
8'-0" X 8'-0" X 1'-8"D
64 SQ FT
MAPCO Cabinet
2'-0" X 8'-0" X 1'-8"D
16 SQ FT
Blank
6'-0" X 8'-0" X 1'-8"D
4 SQ FT
Unleaded Digital Pricer
2'-0" X 8'-0" X 1'-8"D
16 SQ FT
Diesel Digital Pricer
2'-0" X 8'-0" X 1'-8"D
16 SQ FT
TOTAL SIGNAGE
14'-0" X 8'-0" X 1'-8"D
112 SQ FT
Wood Slat Base
6'-0" X 8'-4" X 2'-0"D
50 SQ FT
TOTAL STRUCTURE
162 SQ FT

Veneer is a wood architectural element to match bldg and underside of canopy accent.
C1  New 24” set of MAPCO channel letters on aluminum raceway.
C2  New SF 5’ x 5’ SUN cabinet.
C3  New 8”H “ICE” non-illuminated letter set
C4  New 8”H “Propane” non-illuminated letter set
Single faced Channel Letter Set

**Faces:** White #7328 w/Pantone 363C trans vinyl overlay.

**Trim Cap:** Metallic Silver

**Returns:** Pre-painted brushed aluminum

**LED's:** Principal White

**Back Plates, Raceway & Mounting:** Painted Matthews Brushed Aluminum

Power Supply within edge beam. Individual electrical connection to each single continuous piece if signage.
Single faced Illuminated Logo Box
Faces: Clear w/yellow 2nd surface
Cabinet & retainer: Painted Matthews Brushed Aluminum
LED's: Principal White

Symbols and textures are for representational purposes only.
Copyright © Integrated Image 2020. All Rights Reserved. Reproduction of this Drawing may be reproduced without Integrated Image's express consent.
C3 New 8”H “ICE” ¼” thk non-illuminated letter set
C4 New 8”H “Propane” ¼” thk non-illuminated letter set

Letter sets mounted on panned ACM 1”Thk., mounted with top & bottom angel and painted to match Pantone 363C.
TYPICAL MAPCO AUTO PRODUCTS CANOPY BRANDING
(3) Three 1'-10"H X 10'-9"W Illuminated Signs. 19.71 SQ FT

Qty (3) Illuminated Icon and Wordmark to be installed on canopy
PROPOSED CANOPY LAYOUT
48'-0" X 154'-0"

Qty (3) Illuminated Icon and Wordmark to be installed on canopy

Channel Letter Set & Logo by sign vendor.
No electrical connection between signs to be visible on surface panel.

1" non illuminated white border around icon sign box on Green sign backer panel

19.71 SQ FT
MAPCO SIGNAGE

Underside of canopy to be finished with aluminum tube profile by Gelam or Alternate MFR

46'-0"

Gray or Silver Metallic ACM Finish

Reveal in ACM with indirect Green LED Lighting

MPDS to be specified by owner

1'-7"

19'-4"

25'-4"

6"

MAPCO Green ACM finish

Qty (3) Illuminated Icon and Wordmark to be installed on canopy

CANOPY - FINISH TO FINISH

152'-0"

MAPCO SIGNAGE BEYOND

D1

D1

D1

MAPCO SIGNAGE

integratedimage.com

87548 Smoky Mountain Gateway

Winfield Dunn Parkway

Sevierville TN 37876

Project:

Copyright © Integrated Image 2019. All Rights Reserved. Images and Drawings may be reproduced without written permission.
E1 New 2'-0" X 2'-0" Illuminated Directional.
Extruded aluminum Cabinet w/1" Retainers
Flat digitally printed faces.
LED illuminated
4"X4" post shown.
4 SQ FT

Quantity Needed (2) Two
SINGLE MONUMENT
MAPCO Icon & Wordmark Cabinet
5'-6" X 4'-4¾" X 1'-8"D
24.17 SQ FT

Unleaded & Diesel Digital Pricers
5'-2" X 5'-0" X 1'-8"D
25.83 SQ FT

TOTAL SIGNAGE
5'-0" X 10'-0" X 1'-8"D
50 SQ FT

Wood Slat Base
3'-6" X 10'-0" X 2'-0"D
35.0 SQ FT

TOTAL STRUCTURE
85 SQ FT

Veneer is a wood architectural element to match bldg and underside of canopy accent.
**Applicant:** Andrew Farmer  
**Owner:** Gary Carty  
**Staff:** Dustin Smith and Kristina Rodreick  
**Tax ID Number:** Tax Map 009, Parcel 010.01  
**Current Zone:** County R-1 (Rural Residential) District  
**Requested Zone:** County C-1 (Rural Commercial) or C-2 (General Commercial) District  
**Number of Lots:** One  
**Current Use:** Mobile Home Park  
**Proposed Use:** Advertising  
**Notification:** County will provide notice in accordance with Sevier County Planning Department policies and procedures.  
**Exhibits:** Application and Map

**Request**  
Rezoning of 13.9 acres +/- from County R-1 (Rural Residential) to County C-1 (Rural Commercial) or C-2 (General Commercial).

**Background**  
The property proposed for rezoning lays on the south side of E Dumplin Valley Road and the north side of Interstate 40. The property has approximately 232’ +/- frontage on E Dumplin Valley Road. The parcel is within Sevier County and the City of Sevierville’s Planning Region. The property is currently zoned County R-1 (Rural Residential). The proposed zoning is County C-1 (Rural Commercial). North of the property is E Dumplin Valley Road and A-1 (Agricultural) zoning currently being used for agriculture and single-family homes. South of the property is Interstate 40. East of the property is R-1 (Rural Residential) zoning currently being used for single-family homes. West of the property is C-1 (Rural Commercial) and R-1 (Rural Residential) currently being used for single-family homes. The adjacent C-1 (Rural Commercial) property may be developed in the future for commercial uses.

**Staff Comments**  
The immediate surrounding area is predominantly used for single family and agriculture use.

**Public Comments**  
None to date.

**Staff Recommendation**  
The property meets the acre requirements for rezoning and property is adjacent to a C-1 (Rural Commercial) property. However, the position of the property creates a spot zone of R-1 (Rural Residential) directly to the northeast. This area is made up of three properties totaling 3.27 +/- acres and is currently being used for single-family homes. Additionally, there are no letters in support or against the rezoning from the owners of these properties. Due to the inadvertent creation of spot zoning, City Staff is uncomfortable making a recommendation of approval.
Rezoning Request Application
Sevier County Planning and Zoning Department
227 Cedar Street ~ Sevierville, TN. 37862
Telephone: (865) 453-3882 Fax: (865) 453-5923

Applicant Name: Andrew Farme Phone No: 865-498-6737
Address: 103 Commerce St, Sevierville, TN 37862
City, State Zip
Applicant/Owner: Andrew Farme Law, LLC
(Email for contact person concerning this application)

-------------------Owner Information -------------------

Property Owner: Gary Cary Phone No: (865) 207-5838
Address: 1055 Weldon Shipley Rd, Kodak, TN 37764
City, State Zip

-------------------Property Information -------------------

Civil District: Tax ID: 009 Group 010.01
Map Parcel

Property Address: 118 E Remplin Valley Rd, Kodak, TN 37764
City, State Zip

-------------------Rezoning Request -------------------

Current Zoning District: R-1 Current Use: Mixed Use Park

Proposed Zoning District:
Agricultural Residential
☐ A-1 ☐ R-1 ☐ R-2 ☐ R-2M ☐ C-1 ☐ C-2 ☐ I-1

Proposed Use

I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and use described. I also authorize an agent of Sevier County Government to visit these premises for the purpose of inspecting the property and consent that my property may be rezoned as proposed. Any incorrect information provided causes this application and subsequent request to be null and void.

Property Owner: Date

For Office Use Only
PC CC RR# Fee Paid
($100.00)

Reviewed by the Planning Commission
Recommended: For Against
County Commission Action: Approved Denied
RESOLUTION NO.________

SEVIER COUNTY COMMISSION

A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING OF TAX MAP 09 PARCEL 10.01 R-1, RURAL RESIDENTIAL DISTRICT TO C-1, RURAL COMMERCIAL.

WHEREAS, the Sevier County Commission may amend the Zoning Resolution for Sevier County, Tennessee from time to time as per Tennessee Code Annotated Section 13-7-105;

WHEREAS, the Sevierville Planning Commission has forwarded its recommendation to the Sevier County Commission regarding the amendment to the Zoning Map of Sevier County, Tennessee; and

WHEREAS, the Sevier County Commission feel that rezoning of this property is in the best interest of the community.

NOW, THEREFORE BE IT RESOLVED by the Sevier County Commission that:

Section 1. The Zoning Map of Sevier County, Tennessee is hereby amended by rezoning of Tax Map 09 Parcel 10.01 from R-1 Rural Residential District to C-1, Rural Commercial. Said territory being more clearly defined by the attached map that is made a part of this resolution:

Section 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105 of Tennessee Code Annotated, the public welfare requiring it.

Sevierville Planning Commission Recommendation: FOR___AGAINST____

Public Hearing Held: _________________________________

_________________________________  _______________________
Sevier County Mayor              Date
REZONING REQUEST
718 E Dumplin Valley Rd
Map 9
Parcel 10.01

1 inch = 400 feet

Legend
- Map 9 Parcel 10.01
- Parcels
- Road
- County Boundary
- Stream
- Rivers, Lakes & Ponds
- Sevierville City Limits

Sevier County Zoning
- A-1 AGRICULTURAL
- C-1 RURAL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- I-1 INDUSTRIAL
- R-1 RURAL RESIDENTIAL
- R-2 HIGH DENSITY RESIDENTIAL
- R-3 MEDIUM RESIDENTIAL
- NATIONAL PARK

Proposed R-1 to C-1

13.0 Ac
### Title of SOILS REPORT

- **SITE ID:** 35.00'
- **DESCRIPTION:** 6" WATER MAIN

### Site Information

- **STORM DRAIN**
- **TELEPHONE**
- **CURB & GUTTER**
- **DRIVE**

### Zoning Requirements

- **C-3.0**
- **C-4, AC - ARTERIAL COMMERCIAL/FLOOD OVERLAY**
- **RIVER PARKWAY S/D**

### Building Setbacks

- **10' SIDE BUILDING SETBACK**
- **5' SIDE LANDSCAPE SETBACK**

### Material Requirements

- **SCALE:** 1 INCH = 20 FT
- **WINTERGUARD. SILANE/SILOXANE WATER REPELLENT. RECOMMENDATIONS INCLUDE PROSOCO-SALTGUARD OR V-SEAL 102**
- **CORE SAMPLE. IF TESTS PROVE CORRECT, PER SPECIFICATION, TESTS WILL BE AT McDONALD'S EXPENSE,**

### Dimensioning

- **E:2688831.228**
- **N:566115.817**
- **BENCHMARK:**

### Survey Control

- **TO SURVEY MONUMENT (M-33-5)**

### Additional Notes

- **CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES,**
- **CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS**

### Reference Points

- **BFE 905.84**
- **WITH MCDONALD'S CONSTRUCTION MANAGER.**

### Special Notes

- **DISTURBED AREA:**
- **ACRES:** 1.0

### Regulatory Requirements

- **BUILDING SETBACKS:**
- **FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.**
- **ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.**

### Signage Requirements

- **GENERAL CONTRACTOR REFER TO SC-1.3. POLE INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER.**
- **SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER**
- **CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER.**
- **CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER.**

### Electrical Requirements

- **INSTALL DETECTOR LOOP AT DT WINDOW. REFER TO ELECTRICAL.**
- **PAINT "THANK YOU" PER DETAIL SHEET SD-1.2.**
- **PAINT "MCDONALD'S DRIVE-THRU" DIRECTIONAL ARROW, YELLOW PER**

### Structural Requirements

- **INSTALL GUARD POST PER DETAIL SHEET SC-1.1.**
- **CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL SHEET SC-1.1.**
- **INSTALL GREASE TRAP. REFER TO**

### General Requirements

- **CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE**
- **THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND STRUCTURES. THE**
- **CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION**

### Construction Notes

- **CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES,**