

**ZONING:** PLANNED COMMERCIAL DEVELOPMENT  
**FRONT SETBACK:** 30', UNLESS OTHERWISE SPECIFIED  
**SIDE SETBACK:** VARIES  
**REAR SETBACK:** 20'

**OWNER:** HOK PARTNERS  
**ADDRESS:** P.O. BOX 660  
 MEMPHIS, TN 38101  
**TAX MAP:** 69 PARCEL: 35.00  
**RECORD BOOK:** 860 PAGE: 3317  
**FLOOD MAP PANEL:** 47149C 145H ZONE: X  
**FLOOD MAP DATED:** JANUARY 3, 2007

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07

**PDF PLOT ONLY**

**NOT AN OFFICIAL PLAN**

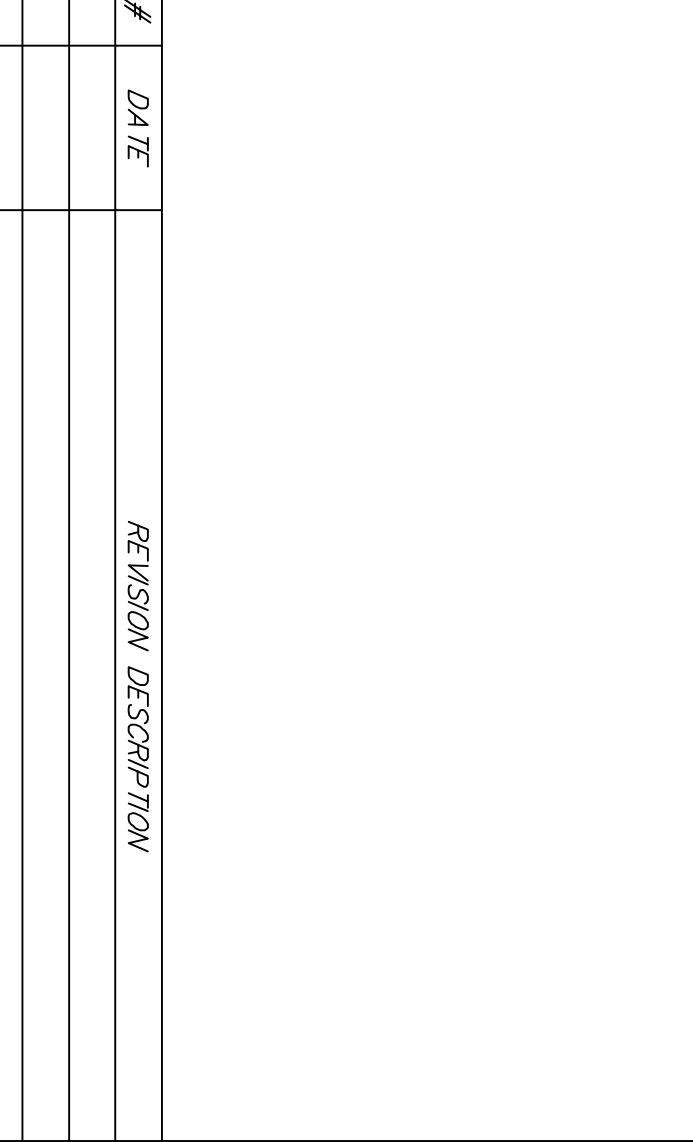
**SITE AND UTILITIES PLAN**

**REGAL SQUARE**

**LOT 3**

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN  
 DATE: AUGUST 2010 SCALE 1"=20' SH 2 OF 4

**SITE DATA:**  
**PROPOSED USE:** OFFICE  
**PARKING SPACES REQUIRED:** 1 SPACE PER 300 S.F. = (2400 S.F.) / 300 = 8 SPACES  
**PARKING SPACES PROVIDED:** 12 SPACES + 1 H.C.



**LEGEND**

- ⊗ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Reduced Gate Valve & Box
- ⊕ Concrete Thrust Block
- W— Existing Water Line
- S— Proposed Water Line
- S— Existing Sanitary Sewer Line
- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Sanitary Drop
- OD— Existing Contours
- OD— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF Situlation Fence

⊕ (to be installed before a good stand of grass is established over all disturbed areas)

Turf Reinforcement Mat

- E— Existing Telephone & Electric Line
- U— Existing Underground Electric Line
- CWP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe

**NOTES:**

1. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO EXCAVATES IN EXISTING UTILITY RIGHTS-OF-WAY SHALL BE RESPONSIBLE FOR REGISTERING THE EXCAVATION WITH THE TENNESSEE UTILITY RECORDS DIVISION. A LIST OF UTILITY COMPANIES TO REGISTER WITH IS AVAILABLE AT THE TENNESSEE UTILITY RECORDS DIVISION. REGISTER OF DEEDS, THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE CONSIDERED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK. R.O.W. EXCAVATION PERMIT ISSUED AT THE STREET DEPARTMENT WILL BE REQUIRED FOR ANY EXCAVATION OR CONSTRUCTION WORK TO BE DONE BY RUTHERFORD COUNTY AND SPINER DEPARTMENT FOR RUTHERFORD WATER AND SPINER DEPARTMENT FOR RUTHERFORD WATER AND SPINER DEPARTMENT. CONNECTION FEES WHICH MAY BE SUBSTANTIAL, MUST BE APPROVED BY THE RUTHERFORD WATER AND SPINER DEPARTMENT. R.O.W. SHALL BE BROUGHT TO SUBGRADE PRIOR TO WATER & SEWER INSTALLATION.