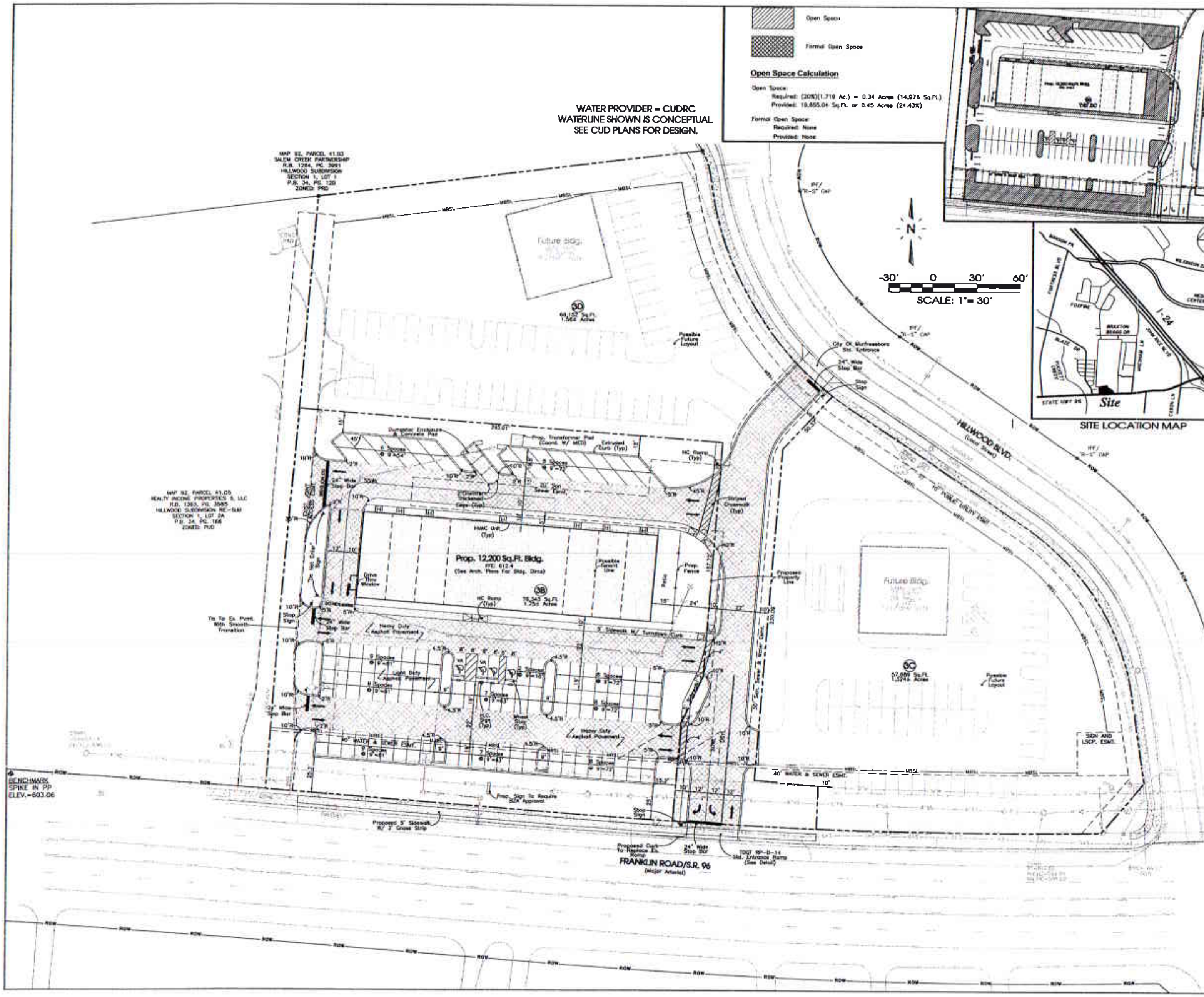

Open Space

Formal Open Space

Open Space Calculation

Open Space:
Required: (20%)(1.719 Ac.) = 0.34 Acres (14,976 Sq.Ft.)
Provided: 19,855.04 Sq.Ft. or 0.45 Acres (24.43%)

Formal Open Space:
Required: None
Provided: None

Owner/Developer:
IPN
C/O Bobby Kirby
P.O. Box 669
McMinnville, TN 37111

Deed Reference:
Record Book 872, Page 2789
Property Map 92, Parcel 41.04
13th Civil District
Plat Book 34, Pg. 166 Lot 3

Yard Requirements:
Front: 42'
Side: 0' (10' Against RS)
Rear: 20'

Land Use Data:
Total Area = 1.76± Acres
Zoning: PUD
Proposed Use: Commercial Center (No More Than 20% Restaurant)

Building Size:
Prop. 1-Story Building
Building Size: 12,200 S.F.

Parking Requirements:
1 Space / 250 Sq.Ft. x 12,200 Sq.Ft. = 49 Spaces Required
Parking Provided: 81 Reg. + 4 H.C. = 85 Spaces Total

Flood Map:
This Property Lies Within Zone X, Not In A 100 Year Floodplain, A Special Flood Hazard Area, As Determined, From Elevations Shown On F.E.M.A. Firm Maps For Rutherford County, Map No. 47149C0258H, Effective Date January 5, 2007

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

MATTHEW A. TAYLOR — STATE OF TENNESSEE

Hillwood Commercial
Lot 3B
Murfreesboro, TN

REVISED: 11-18-15: PC Comments
DRAWN: SJA
DATE: 10-29-15
CHECKED: MAT
FILE NAME: 06140commercial
SCALE: 1"=30'
JOB NO.: 06140

Site Plan