

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 (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
⊕	Turf Reinforcement Mat
—	Existing Telephone & Electric Line
—	Existing Underground Electric Line
—	Corrugated Metal Pipe
—	Reinforced Concrete Pipe

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 (3) WORKING DAYS 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 1-800-4-A-ONE CALL.
- UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND INFORMATION FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE FOUND ON THIS SITE SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casing elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.

The existing sanitary sewer main that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an In-line Pipeline Assessment Certification Program (IPAC) CCTV survey after construction of the new utility line has been completed and be submitted to MWRD for review and approval.

A maximum of 2 - 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 - 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense. All handhole landings to have yellow truncated domes.

- Complete specifications for the water lines, "Water Line Specifications and Drawings", March 2014 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at <http://www.murfreesborotn.gov/index.aspx?nid=286>.
- Complete specifications for the sewer lines, "Sewer Line Specifications and Drawings", March 2014 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at <http://www.murfreesborotn.gov/index.aspx?nid=286>.
- Water & Sewer construction must be in accordance with all MWSO specifications and drawings.
- Construction water line construction, restrictions such as rods or kickers shall be installed at any change in direction where fittings are required, at all dead-ends, and at any location as directed by the Water & Sewer Department.
- Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
- All main line water taps will be made by the Murfreesboro Water & Sewer Department.
- Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casing elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
- Trench check dams, as called out in the MWSO Specifications, are to be installed at the discretion of the Water & Sewer Department.
- The existing sewer main and/or manholes must be (tested / televised) before and after construction. Should the sewer not be (tested / televised) prior to construction any defects found after construction will be the responsibility of the contractor to repair at his or her expense.
- All proposed manholes must be wrapped in a Conesol, or an approved equal, 12" minimum water and soil barrier wrap at each manhole section joint and at any other manhole component as directed by MWSO.
- No more than 25 percent of the dollar amount of the Contract may be awarded to subcontractors.
- A maximum of 2 - 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 - 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
- All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via an In-line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Companies' (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

APPROVED FOR CONSTRUCTION

THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE MURFREESBORO WATER RESOURCES DEPARTMENT

UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER SUPPLY AND SEWERAGE DIVISION OF WATER SUPPLY AND IS HEREBY APPROVED FOR CONSTRUCTION.

THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTYING BY THE MURFREESBORO WATER RESOURCES DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL DATE: _____
APPROVAL EXPIRES IN 12 MONTHS
BY: _____

PLANNING DEPARTMENT APPROVAL OF THIS SITE PLAN MAY OR MAY NOT ADEQUATELY REFLECT THE LATEST REQUIREMENTS AND/OR PLANS APPROVED BY MURFREESBORO WATER RESOURCES DEPARTMENT (MWRD). THIS ALSO APPLIES TO SITE PLANS THAT ARE INCLUDED IN THE BUILDING PERMIT SET. CONTRACTOR MUST VERIFY WITH MWRD THAT THEY ARE USING APPROVED UTILITY PLANS.

PROPOSED "ONE WAY" DO NOT ENTER SIGNS 333

SHARED ACCESS DRIVE

STOP SIGN 2 SIGN BAR

EXISTING SSMH 06610020 T.C. 570.0 (PHASE I TO PROPOSED GRADE, APPX. 572.1)

EXISTING SIB T.C. 575.8 T.G. 575.0 T.G. 574.5

PROPOSED USE: RESTAURANT & RETAIL

RESTAURANT: 1 FOR EACH 100 SQUARE FEET OF F.A. OR 1 FOR EVERY 2 SEATS PROVIDED ON THE PREMISES, WHICHEVER IS GREATER, PLUS 10 QUEUE SPACES = (11,320sf + 862 PLAZA) / 100 = 122 SPACES + 10 QUEUE SPACES

RETAIL: 1 FOR EACH 300 SQUARE FEET OF F.A. OR 5 SPACES, WHICHEVER IS GREATER, PLUS 1 FOR EACH BUSINESS VEHICLE, PLUS 3 QUEUING SPACES FOR EACH DRIVE-UP WINDOW OR DRIVE-THRU LANE = (9499sf) / 300 = 32 SPACES

PARKING SPACES REQUIRED: = 154 SPACES + 7 H.C. + 10 QUEUE SPACES

PARKING SPACES PROVIDED: 155 SPACES + 7 H.C. + 10 QUEUE SPACES

NOTE: HVAC UNITS TO BE ROOF-MOUNTED.

BLDG. HEIGHT: 24 FEET

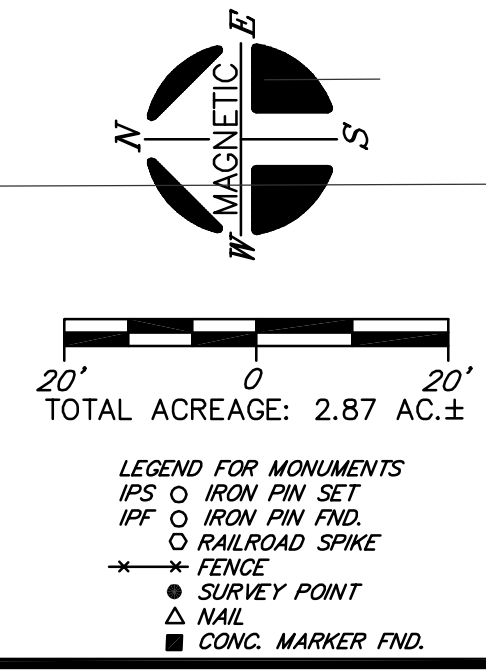
- STANDARD CITY OF MURFREESBORO NOTES:**
- In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
 - All signage, including flags and flagpoles, is subject to independent review by the Building and Codes Department. All signage must conform to their requirements and require separate sign permits.
 - A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and upon approval for issuance of a Land Disturbance Permit.
 - For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencement.
 - Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.
 - A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.
 - An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
 - A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
 - A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance certificate of occupancy.
 - The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

Memorial Blvd. U.S. 231/S.R. 10

NOTE: ALL PROPOSED PAVEMENT MARKINGS WITHIN T.D.O.T. R.O.W. MUST BE THERMOPLASTIC.

ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

*The minimum side yard shall apply only if the property abuts or is adjacent to property zoned or used for residential purposes or the residential portion of an approved planned development. Otherwise, no side yard is required.



THIS PROPERTY IS WITHIN THE OSBORNE LANE ASSESSMENT DISTRICT.

CONTRACTOR MUST SUBMIT ELEVATION CERTIFICATE TO VERIFY FINISHED FLOOR ELEVATION.

OWNER/DEVELOPER: KATHY NOBLES
ADDRESS: 1530 RIVERVIEW DRIVE
MURFREESBORO, TN 37129
TAX MAP: 69D, "G" PARCELS: 2 & 3
FLOOD MAP PANEL: 470168 0145 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

SHUDDLESTON-STEELE ENGINEERING
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

#	DATE	REVISION DESCRIPTION
1	07/13/18	ADDRESSED CITY STAFF COMMENTS
2	09/25/18	ADDRESSED MWRD COMMENTS
3	12/14/18	ADDRESSED ADDITIONAL MWRD COMMENTS
4	12/21/18	ADDRESSED PRIOR TO PERMIT COMMENTS

SITE PLAN - LOTS 2&3

BROOKHAVEN PLACE

9TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: APRIL, 2018 SCALE 1"=20' SH. 3 OF 10