MATCH MARK A-A

MH012V0070
OUT I.E.626.17
IN I.E.626.27

N38°28'09"E
27.18'

MH012V0080
OUT I.E.626.43
IN I.E.626.53

53LF 8" PVC
PIPE @0.30%
(SEWER LINE "A")

℄ DILL LANE

173LF 8" D.I. PIPE @0.30% (SEWER LINE "A")

123.53'
S03°59'02"W

363.10'
N04°36'33"E

SANITARY SEWER
EASEMENT

MH012V0090
OUT I.E.627.05
IN I.E.627.15

239.10'
S04°27'20"W

340LF 8" D.I. PIPE @0.40%
SEWER LINE "A"

E.O.P.

APPROX. 400 FEET TO CENTERLINE OF JOHN BRADLEY DRIVE

EXISTING
MH 012V0060
T.C.631.8
I.E.625.6
NEW I.E.625.7

156LF 8" PVC PIPE
@0.30% (SEWER LINE "A")

ROBBIE DEAN BOGLE
117/460

MATCH MARK A-A

SEWER NOTES

1. The complete specifications for the sanitary sewer lines are the "Sewer Line Specifications and Drawings," March 6, 2002, on file at the Murfreesboro Water and Sewer Department, at the office of the Engineer, or may be purchased for the cost of printing at Sir Speedy, 130 N. Maple Street, Murfreesboro, TN.

2. Sewer construction must be in accordance with the above specifications and drawings.

3. No more than 25 percent of the dollar amount of the Contract may be awarded to subcontractors.

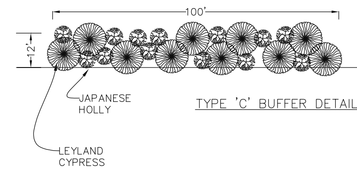
4. The Contractor shall provide a suitable office near the site for his use and at which time copies of the Specifications and Drawings shall be kept. The Contractor shall also designate to the Owner a person to be notified in Murfreesboro in case of emergencies during other than working hours and on holidays and weekends.

5. Water service to be provided by C.U.D.

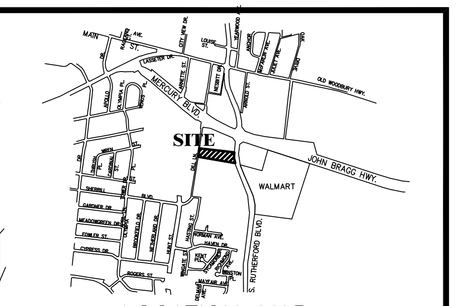
6. Any house or structure with a building drain to the public sanitary sewer with a floor elevation at any point below the elevation of the center of the street may be subject to Murfreesboro City Code Section 33-35 (9) which requires the owner(s) to execute a Release and Indemnification Agreement in favor of the City as a prerequisite to connecting to water and/or sewer services.

PLANT MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
AS	27	*Acer saccharum/ Sugar Maple*	2 ½" MIN.			
LT	20	*Liriodendron tulipifera/ Tulip Poplar*	2 ½" MIN.			
ICR	41	*Ilex cornuta rotunda/ Dwarf Chinese Holly*		18 inches		
CL	20	*Cupressocyparis leylandii/ Leyland Cypress*		6' high at planting		
IC	26	*Ilex crenata/ Japanese Holly*		2 gallons		



TYPE 'C' BUFFER DETAIL



LOCATION MAP
N.T.S.

APPROVED FOR CONSTRUCTION
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT
UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL, 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 WARRANTING BY THE MURFREESBORO WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
APPROVAL DATE _____
APPROVAL EXPIRES IN 12 MONTHS
BY _____

SPECIAL NOTES:

1. SOUTH RUTHERFORD BOULEVARD MAY ONLY BE REDUCD TO ONE LANE OF SOUTH-BOUND TRAFFIC FROM 9am TO 3pm. ONE LANE OF SOUTH-BOUND TRAFFIC ON SOUTH RUTHERFORD BOULEVARD SHALL REMAIN OPEN AT ALL TIMES.

2. ALL STRIPING WILL BE THERMOPLASTIC AND BE INSTALLED PER T.D.O.T. STANDARDS AND SPECIFICATIONS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.13	S87°52'51"W
L2	9.08	S88°07'07"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5°02'44"	1487.39	130.98	130.94	S08°27'55"E
C2	6°43'24"	1487.39	174.54	174.44	S14°20'59"E

ALAN M. MILLER
249/606
ZONED: CH

11' RIGHT-TURN LANE
2' SHOULDER
1 ½" ASPHALTIC CONCRETE SURFACE (GRADING D)
3½" TYPE "B MODIFIED" BITUMINOUS BINDER
6" TYPE "A" CRUSHED STONE BASE
COMPACTED SUBGRADE
TACK COAT - 0.02 GAL./SQ. YD.
PRIME COAT - 0.30 GAL./SQ. YD.
OFFSITE PAVING SECTION
N.T.S.

ALLIE MAE FRIZZELL
WB 27/124
PART OF DB 133/477

EXISTING CATCH BASIN APPX. 190 FEET ALONG EAST CURB T.C.637.4 I.E.634.34

EXISTING CATCH BASIN T.C.637.63 I.E.634.67

EXISTING CATCH BASIN T.C.637.14 I.E.635.05 FIELD VERIFIED

EXISTING WHITE LINE

REMOVE EXISTING SHOULDER AS REQUIRED TO CONSTRUCT RIGHT-TURN LANE AND 2' PAVED SHOULDER. MATCH EXISTING S. RUTHERFORD BLVD. PAVING.

NEW CURB, GUTTER, & 5' CONC. SIDEWALK

NEW 11' LEFT-TURN LANE

NEW ASPHALT PAVING (MATCH EXISTING)

NEW CONC.HW I.E.634.65

PROPOSED FULL-DEPTH PAVEMENT TO EXTEND TO EDGE OF TRAVEL LANE

PROPOSED CONC. RAMP (CITY STD. NO. T-28 MODIFIED)

REPLACE EXISTING MH TOP WITH 45LF 19"x30" RCEP's @0.40%

NEW CONC.HW I.E.634.83

NEW CONC. CURB

SOUTH RUTHERFORD BOULEVARD

185' TAPER

DAIRY QUEEN GRILL & CHILL

PHASE II

PHASE I

10LF OF 2-19"x30"RCEP's AND 1-18"RCP @1.00%

TOP OF BERM ELEV.632.1

CONC.HW I.E.629.4

CONC.HW I.E.629.5

ZONED: RS-10

ZONED: CH

N87°52'51"E
48.47'

N87°52'51"E
210.48'

N87°23'19"E
71.47'

N85°39'27"E
119.77'

PROPOSED PROPERTY LINE

PLANNED APARTMENT BUILDING 8 UNITS

20' SANITARY SEWER EASEMENT

FUTURE FILL LINE

DETENTION AREA

630.94

MINIMUM BUILDING SETBACK LINE

N04°40'06"E
187.88'

CONC.HW I.E.630.55

MH012V0100
OUT I.E.628.51
IN I.E.628.61

212LF 8" D.I. PIPE @0.40%
SEWER LINE "A"

633.6

AREA TO BE REZONED
2.5 ACRES±

MH012V0110
OUT I.E.629.46
IN I.E.629.56

MH012V0120
OUT I.E.630.32
IN I.E.630.42

190LF 8" D.I. PIPE @0.40%
SEWER LINE "A"

8"STUB

266LF 8" D.I. PIPE @0.40%
SEWER LINE "A"

512.82'
N85°45'52"W

CONC.HW I.E.630.7

I.E.630.61

I.E.630.93

2-EXISTING 24"RCP's

2-36LF 19"x30" RCEP's @0.40%

TYPE 'C' BUFFER, 12' WIDE (SEE DETAIL)

HC RAMP
CONC.LANDING
HC RAMP

243.33'
S02°07'09"E

RETAIL 6,000 S.F.± F.F.E.639.6

RESTAURANT 6,000 S.F.± F.F.E.639.6

CONC.LANDING ELEV.639.3

NO DOOR ALLOWED IN FRONT OF HC RAMPS OR CONC. LANDING

PROPOSED ASPHALT PAVING

GREASE TRAPS ARE TO BE PLACED SO THAT NO PORTION OF THEM IS UNDER THE CONC. SW.

2000-GAL GREASE TRAP

SCREENED DUMPSTER PAD

1000-GAL GREASE TRAP

EX.INSPECTION STATION

WATER METER TO BE SIZED BY ARCHITECT

NO DOOR ALLOWED

CONC.PATIO

5'x7' HVAC UNIT (TYP.)

8" SEWER LINE

N87°52'51"W
146.26'

N02°07'09"E
145.00'

RESERVED FOR FUTURE DEVELOPMENT

FUTURE RIGHT-IN/RIGHT-OUT ACCESS

H.C.LANDING AND RAMP

TRANSITION CURB SO THAT NORTH END IS FLUSH WITH ASPHALT

NEW 2' PAVED SHOULDER

EX. POWER POLE AND GUY WIRES TO BE RELOCATED

N76°11'56"E
59.68'

141.84'
N84°12'35"E

20' SANITARY SEWER EASEMENT

PROPOSED ASPHALT PAVING

NEW FIRE HYDRANT

BARN

PROPOSED ASPHALT PAVING

DRIVE ACCESS AND WATER LINE EASEMENT

PROPOSED SIGN

SIGN EASEMENT

MH 012V0130
OUT I.E.631.49
IN I.E.631.59

N85°45'52"W
136.82'

N85°43'00"W
163.82'

N85°31'31"W

2' GRASS STRIP

EXISTING SIDEWALK

CONC.HW I.E.634.7±

H.C.RAMPS AND LANDINGS

BENCH MARK
CHISELED 'X' ON TAG BOLT OF FIRE HYDRANT
ELEV.640.37

IF "X" IS LESS THAN 48", THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12

TYPE R 7-8 SIGN APPROVED FOR USE UNDER G.S. 20-37.6

PARKING LOTS
HEIGHT OF TYPE R 7-8 SIGN RESERVED SIGNS AS PRESCRIBED BY THE N.C. DEPT. OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SECTION 2A-2B, PART II.

HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR TO WALK PASSES BY OR UNDER THE SIGN.

RETURNED CURB HANDICAP RAMP

TYPE R 7-8 SIGN APPROVED FOR USE UNDER G.S. 20-37.6

NOTE: FOR THIS APPLICATION THE SIGN MAY BE MOUNTED ON A POST, THE BUILDING FACE, A COLUMN OR ANY OTHER FIXED MOUNTING SURFACE.

HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR TO WALK DOES NOT PASS BY OR UNDER SIGN.

H.C. SIGN AND RAMP DETAILS
N.T.S.

MAINTAIN STONE TO PREVENT MUD FROM BEING TRACKED ONTO PUBLIC ROAD

ASTM D448 NO. 1 STONE (1½" - 3" DIA.)

PAD TO BE MIN. 100' LONG, 10' MIN. WIDE & 6" MIN. THICKNESS

ADD STONE AS NEEDED

PUBLIC ROAD

TEMPORARY CONSTRUCTION EXIT DETAIL
N.T.S.

1 ½" TYPE "E" MIX BITUMINOUS SURFACE

2 ½" TYPE "B" MOD. MIX BITUMINOUS BINDER

8" TYPE "A" CRUSHED STONE BASE

EXTRUDED MOUNTABLE CONCRETE CURB
N.T.S.

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

NOTES:
1. 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 NOR MORE THAN TEN 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 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
3. A SEPARATE R.O.W. EXCAVATION PERMIT ISSUED AT THE STREET DEPARTMENT WILL BE REQUIRED FOR ANY EXCAVATION OR CONSTRUCTION IN THE PUBLIC R.O.W.
4. MAIN LINE WATER TAPS WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.
5. THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
6. CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
7. ROADS SHALL BE BROUGHT TO SUBGRADE PRIOR TO WATER & SEWER INSTALLATION.

#	DATE	REVISION DESCRIPTION
1	07/20/04	ADDRESSED CITY STAFF COMMENTS
2	09/01/04	REVISED PARKING AREAS AND ADDED LEFT-TURN LANE
3	11/09/04	REVISED SANITARY SEWER AND BUILDING ELEVATIONS (DEVELOPER'S REQUEST)
4	12/10/04	ADDRESSED MWSD COMMENTS
5	12/30/04	REVISED SEWER ACROSS MILLER PROPERTY
6	02/18/05	REVISED SEWER ALONG WEST SIDE OF DILL LANE
7	07/21/05	ADDED 2' SHOULDER AND PAVING TO ROADWAY ALONG S. RUTHERFORD BLVD.
8	08/22/05	ADDED GREASE TRAPS AND DETAIL
9	10/25/05	ADDED HVAC UNITS BEHIND BUILDING

SUH MIDDLE TENNESSEE LLC
C/O HARDING & CARBONE INC,.
PLAT BOOK 24, PAGE 176
661/665
ZONED: CH

ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 0'
REAR SETBACK: 20'

ZONING: RS-10
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 25'

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
—x— FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

N
W MAGNETIC E
S
30' 0 30'

PHASE I AND PHASE II ACREAGE: 4.44 ACRES±

PHASE I USE: RETAIL/COMMERCIAL
PARKING SPACES REQUIRED:
1 SPACE PER 300 S.F. FLOOR ARE PLUS 1 FOR EACH BUSINESS VEHICLE
= (1 SPACE)x(6000/300)x(1.1) = 22 SPACES REQUIRED
1 SPACE PER TWO SEATS FOR RESTAURANT
= (1 SPACE)x(150 SEATS/2) = 75 SPACES REQUIRED
= (22 + 75) SPACES = 97 SPACES REQUIRED

PARKING SPACES PROVIDED:
97 SPACES + 4 HC

INTENDED PHASE II USE: MULTI-FAMILY DWELLINGS
PARKING SPACES REQUIRED:
1.5 SPACES PER 1-BR UNIT AND 2 SPACES PER UNIT WITH 2 OR MORE BEDROOMS
= (2 SPACES)x(32 UNITS) = 64 SPACES REQUIRED

PARKING SPACES PROVIDED: 66 SPACES + 4 HC

TOTAL SITE PARKING SPACES REQUIRED: 108 SPACES + 5 HC
TOTAL SITE PARKING SPACES PROVIDED: 166 SPACES + 8 HC

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

OWNER/DEVELOPER: BOBBY KIRBY
ADDRESS: 114 S. COURT SQUARE
P.O. BOX 669
MCMINNVILLE, TN 37111
TAX MAP: 103 PART OF PARCEL: 56
RECORD BOOK 430, PAGE 756

FLOOD MAP PANEL: 470168 0278 F ZONE: X
FLOOD MAP DATED: DECEMBER 20, 2002

#4 BARS @12" O.C. (TYP.)
H10 LOADING
8"
#5 BARS @6" O.C.
DETAIL OF CONCRETE COVERING OVER GREASE TRAPS
N.T.S.

SITE & UTILITIES PLAN

INVESTMENT PARTNERS

BETWEEN S.RUTHERFORD BLVD. & DILL LANE

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JULY, 2004 | *SCALE 1"=30'* | *SH. 1 OF 2*

C:\LAND PROJECTS 2004\INVESTMENT PARTNERS - S.RUTHERFORD\dwg\SITE PLAN COMMERCIAL JULY2004.dwg, ACAD2008, 1:30