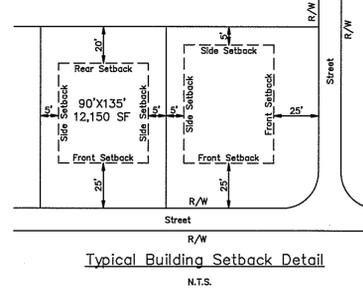


**LEGEND**

- ⊕ 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
- CD Sewer Line Check Dam
- 0- Existing Contours
- 0- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF 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
- E- Existing Telephone & Electric Line
- UGE- Existing Underground Electric Line
- CMP- Corrugated Metal Pipe
- RCP- Reinforced Concrete Pipe

ZONED: RM, WITH CONDITIONAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)

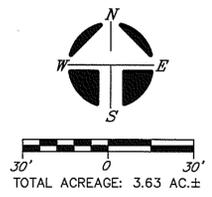


**NOTES:**

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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.

**LEGEND FOR MONUMENTS**

- ⊕ IRON PIN SET
- ⊕ IRON PIN FND.
- ⊕ RAILROAD SPIKE
- ⊕ FENCE
- ⊕ SURVEY POINT
- ⊕ NAIL
- ⊕ CONC. MARKER FND.



DEVELOPER: TENN. CONTRACTORS, INC.  
ADDRESS: P.O. BOX 314  
FRANKLIN, TN 37065-0314  
TAX MAP: 115 PARCEL: 11.00  
RECORD BOOK: 1033, PAGE: 3661  
FLOOD MAP PANEL: 47149C 0255H ZONE: AE & X  
FLOOD MAP DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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

**W. H. HUDDLESTON-STEELE**  
ENGINEERING, INC.  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: 855 - 4064, FAX: 855 - 0680

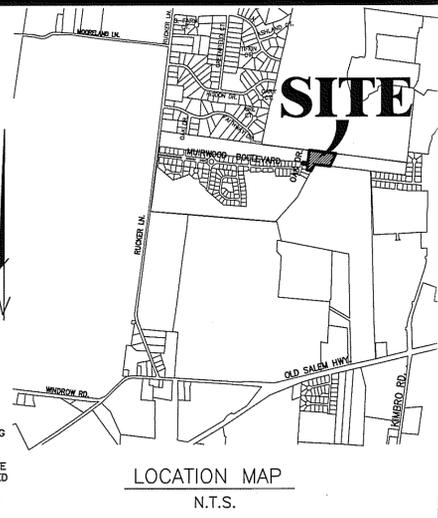
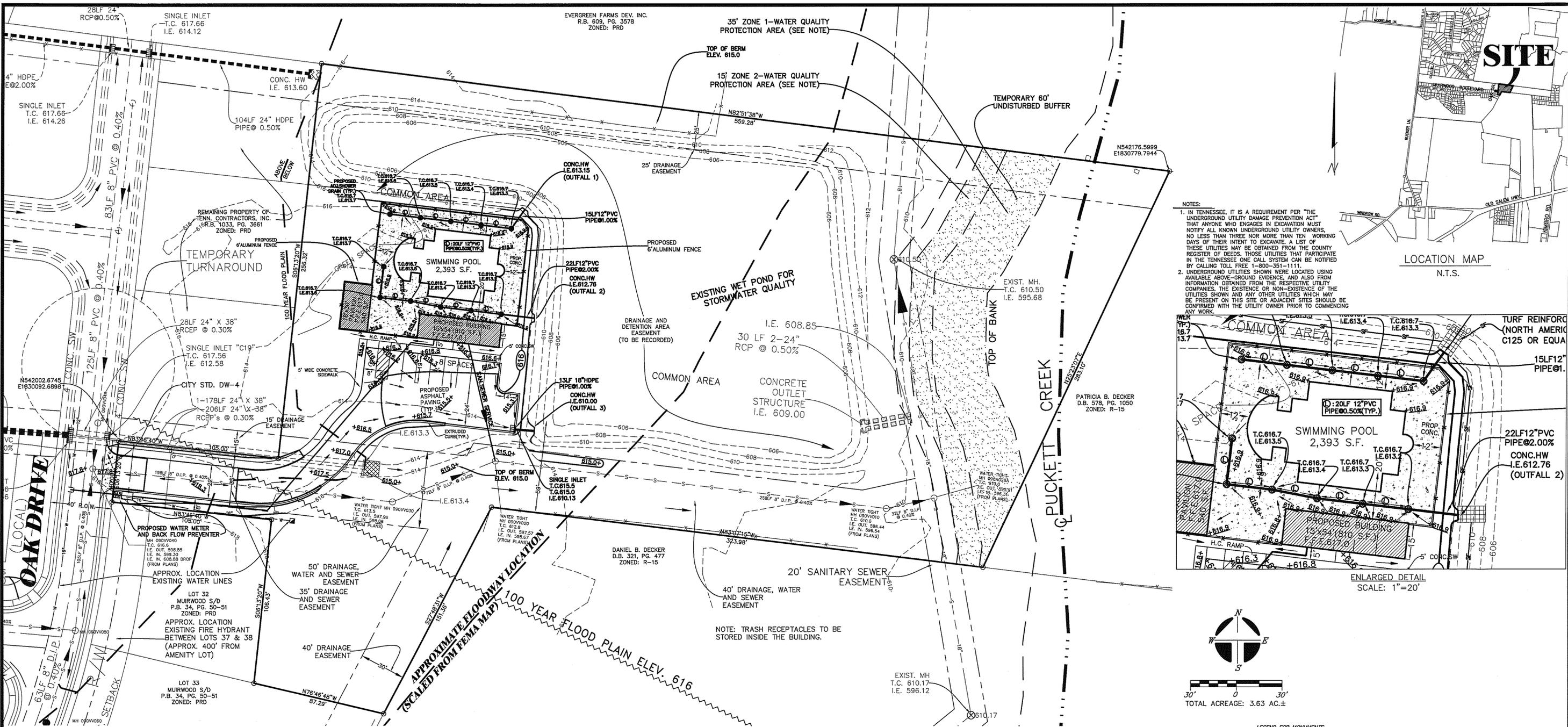
#	DATE	REVISION DESCRIPTION
1	3/31/16	RUTHERFORD COUNTY SUBMITTAL
2	04/18/16	ADDRESSED COUNTY STAFF COMMENTS

**EXISTING CONDITIONS**

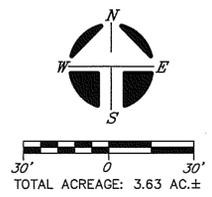
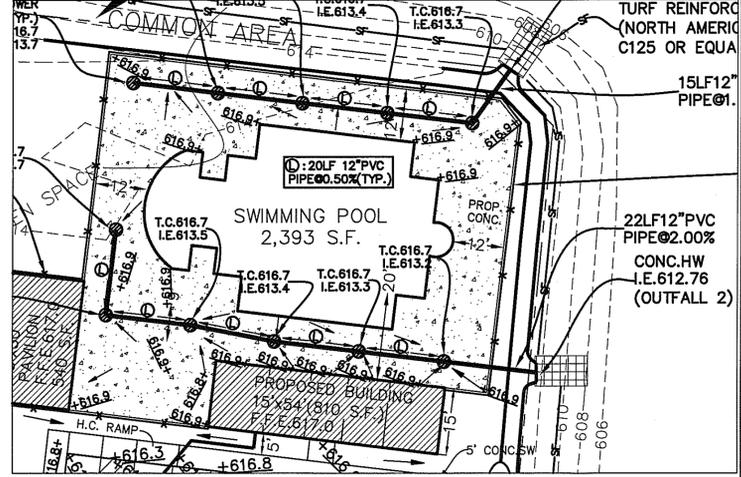
## MUIRWOOD AMENITY CENTER

7th & 13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: MARCH, 2016 SCALE 1"=50' SH. 1 OF 4



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.  
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**Certificate of Electric Service**  
 Middle Tennessee Electric Membership Corporation (MEMCO) will provide electric service to the subject property according to the normal operating practices of MEMCO as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMCO, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MEMCO website at www.memco.com (collectively the "Requirements"). No electric service will be provided until MEMCO's Requirements have been met and approved in writing by an authorized representative of MEMCO. Any approval is, at all times, contingent upon continuing compliance with MEMCO's Requirements.

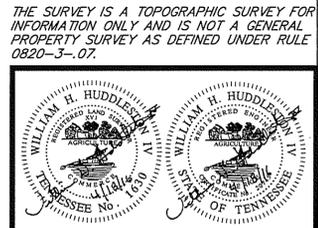
**Certificate of Water Service**  
 I hereby certify that the plan entitled "MUIRWOOD AMENITY CENTER" has been approved by the engineers for Consolidated Utility District (CUD) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with CUD's specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

**APPROVED FOR CONSTRUCTION**  
 THIS DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT UNDER THE AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL AND IS HEREBY APPROVED FOR CONSTRUCTION.  
 THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OF ALL FACILITIES ON THE MURFREESBORO WATER AND SEWER DEPARTMENT THAT THIS APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.  
 APPROVAL DATE: \_\_\_\_\_  
 APPROVAL EXPIRES IN 18 MONTHS

- WATER & SEWER NOTES:**
- The complete specifications for the sewer lines, "Sewer Line Specifications and Drawings," November 25, 2009 ed., are on file at the Murfreesboro Water and Sewer Department Engineering Annex, and can also be found online at <http://www.murfreesborotn.gov/default.asp?menu=42&id=6123>.
  - Sewer construction must be in accordance with all MMSD specifications and drawings.
  - Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
  - Any house or structure with a building drain connecting 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 (1)(1) 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.
  - The existing sewer mains 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.
  - A maximum of 2 - 8" (8in.) adjustment rings will be allowed per any existing or proposed manhole associated with this installation. If any manhole requires adjustment beyond the 2 - 8" 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.
  - This subdivision is in the Overall Creek sanitary sewer special assessment district, a charge of \$1,000.00 per single family unit or equivalent will be charged in addition to all other sanitary sewer connection fees at the time the sewer connection fee is paid.
  - The owner/developer for budget purposes should contact M.W.S.D. for connection fees, which may be substantial.
  - Water service, domestic and fire protection and water line design to be provided by C.U.D.
  - The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial.
  - All main waterline taps are to be made by C.U.D.
  - Contact Bill Dunsell with C.U.D. for water meter specifications. (615-867-7300)
  - Contact the fire department for the protection requirements which may be substantial based on the type of construction and size of the building.
  - The reduced pressure backflow preventer for the domestic water service must be located outside the building in an above ground hot box.
  - Pool service lines must connect to the sanitary sewer.

ZONED: RM, WITH CONDITIONAL USE PERMIT FOR A PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)  
 FRONT SETBACK: 35'  
 SIDE SETBACK: 5'  
 REAR SETBACK: 20'  
 PROPOSED USE: COMMUNITY CENTER  
 PARKING SPACES REQUIRED: 8 SPACES PER PRD PROGRAM BOOK  
 PARKING SPACES PROVIDED: 8 SPACES PLUS 1 H.C.

PROPOSED FLOOR AREA: 810 S.F. + 540 S.F. = 1,350 S.F.  
 FLOOR AREA RATIO: 1,350 S.F./158,160 S.F. = 0.0085 OR 0.85%  
 GROUND COVERAGE: 17,041 S.F.± (BLDG'S, PAVING & CONC.)  
 OPEN SPACE: 140,559 S.F.± OR 88.9%  
 PROPOSED BUILDING HEIGHT: 1 STORY OR 19'-6" (TO TOP OF ROOF)



DEVELOPER: TENN. CONTRACTORS, INC.  
 ADDRESS: P.O. BOX 314  
 FRANKLIN, TN 37065-0314  
 TAX MAP: 115 PARCEL: 11.00  
 RECORD BOOK: 1033, PAGE: 3661  
 FLOOD MAP PANEL: 47149C 0255H ZONE: AE & X  
 FLOOD MAP DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

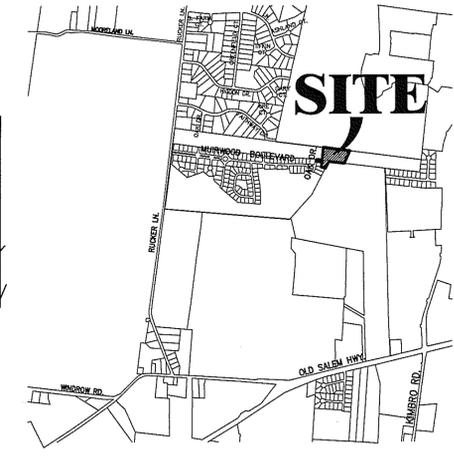
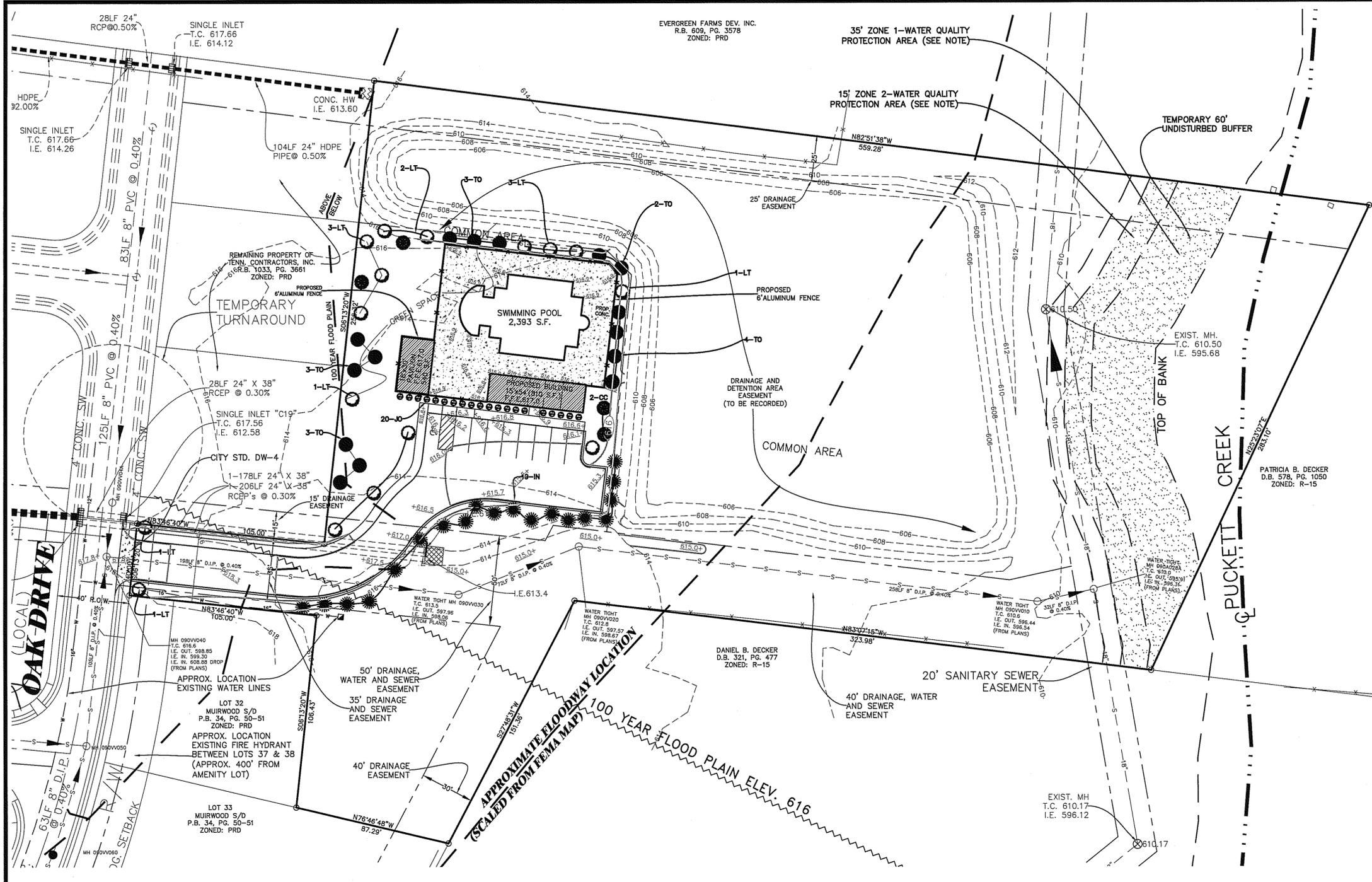
**SITE, GRADING & DRAINAGE PLAN**  
**MUIRWOOD AMENITY CENTER**

7th & 13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: MARCH, 2016 SCALE 1"=30' SH. 2 OF 4

- 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
  - CMP - Corrugated Metal Pipe
  - RCP - Reinforced Concrete Pipe

- 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 at property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video service the City of Murfreesboro dates on which open trenching will be available for the provider's installation of conduits, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such provider's expense.
  - All signage, including flags and flagpoles, is subject to independent review by the Building and Code 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.
  - A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the stormbank 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 of a building permit.
  - The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

- PHASING FOR EROSION PREVENTION / SEDIMENT CONTROL**
- INITIAL - CONSTRUCTION EXIT, AND SILT FENCE ALONG DOWNGRADIENT PERIMETER AREAS.
  - INTERMEDIATE - TEMPORARY SEEDING, FILTER FABRIC INLET PROTECTION, STONE CHECK DAMS IN DITCHES, SILT FENCE TO PROTECT DITCHES.
  - FINAL - SEEDING AND STABILIZATION OF DISTURBED AREAS, REMOVE SILT FENCE.



LOCATION MAP  
N.T.S.

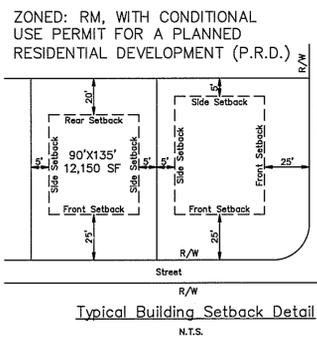
**LANDSCAPING DATA:**  
**TOTAL OFF-STREET PARKING:**  
 8296 x 0.10 = 830 S.F.±(REQUIRED)  
**LANDSCAPE AREA PROVIDED:**  
 PERIMETER STRIP AROUND POOL, POND AND PROPERTY LINE: (385LF) x (5') = 1925 S.F.±  
 5' STRIP NORTH OF DRIVE: (75LF) x (5') = 375 S.F.  
 5' STRIP SOUTH OF DRIVE: (225LF) x (5') = 1125 S.F.±  
 3425 S.F.±  
**TREES REQUIRED:**  
 (830sf/200sf) = 4 TREES (17 TREES PROVIDED AROUND PARKING AREA)  
**SHRUBS REQUIRED:**  
 (830sf/50sf) = 17 SHRUBS (20 SHRUBS PROVIDED)

PLANT MATERIALS SCHEDULE						
KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	TRUNK	HEIGHT	SPREAD	SYMBOL
LT	15	<i>Liriodendron tulipifera</i> / Tulip Poplar	2 1/2" MIN.			
CC	4	<i>Cercis canadensis</i> / Eastern Redbud	1 1/2" MIN.			
TD	15	<i>Thuja occidentalis</i> 'Emerald'/ Emerald Arborvitae		6' Ht.		
IN	19	<i>Ilex 'Nellee R. Stevens'</i> / Nellee Stevens Holly		6' Ht.		
JC	20	<i>Juniperus chinensis</i> 'Sea Green'/ Sea Green Juniper				

**NOTE:** ALL PLANTING AREAS SHALL BE MULCHED WITH A THREE TO FOUR INCH LAYER OF BARK, PINE NEEDLE, OR OTHER SIMILAR MATERIAL TO COVER THE COMPLETE PLANTING AREA.  
**NOTE:** ALL PROPOSED LANDSCAPING TO BE WITHIN 300' OF A HOSE BIB.  
**NOTE:** ANY ABOVE GROUND UTILITY BOXES SUCH AS WATER AND ELECTRIC SHALL BE SCREENED WITH CHINESE HOLLIES. EXACT LOCATION TO BE DETERMINED BY UTILITY COMPANY AT A LATER DATE.  
**NOTE:** ALL CANOPY TREES MUST BE LOCATED 10' MINIMUM FROM ALL PUBLIC WATER/SEWER MAIN(S).

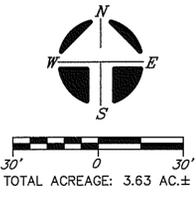
**LEGEND**

- Power Pole
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- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
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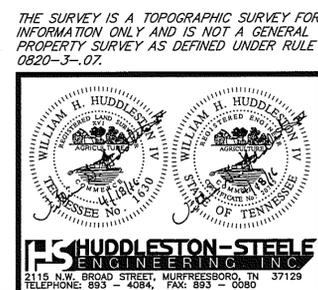


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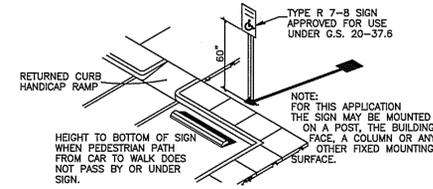
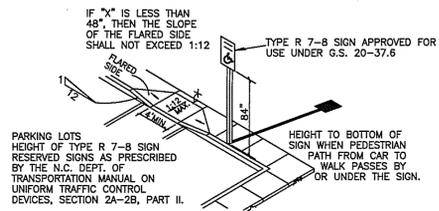
**LEGEND FOR MONUMENTS**  
 IRP IRON PIN SET  
 IRP IRON PIN END  
 RAILROAD SPIKE  
 SURVEY POINT  
 NAIL  
 CONV. MARKER FND.



**DEVELOPER:** TENN. CONTRACTORS, INC.  
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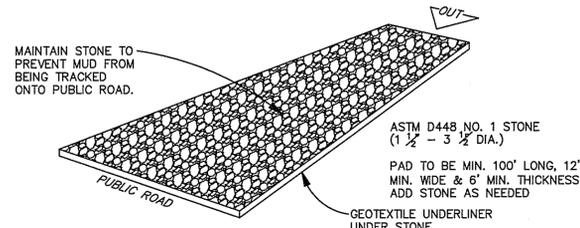
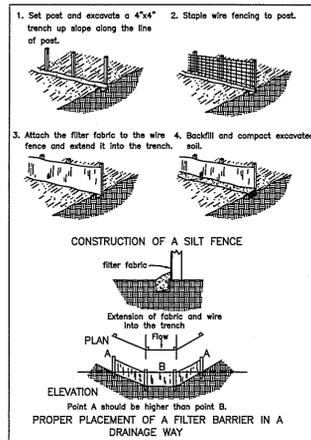


**LANDSCAPING PLAN**  
**MUIRWOOD AMENITY CENTER**  
 7th & 13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
 DATE: MARCH, 2016 SCALE 1"=30' SH. 3 OF 4



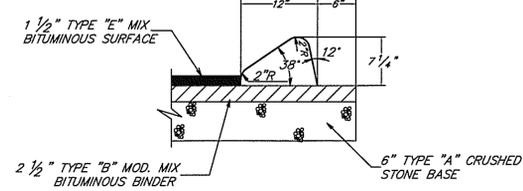
H.C. SIGN AND RAMP DETAILS

N.T.S.



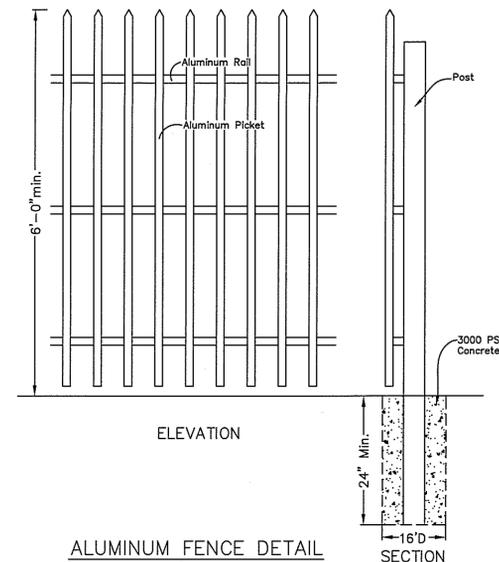
TEMPORARY CONSTRUCTION EXIT  
DETAIL

N.T.S.



EXTRUDED MOUNTABLE  
CONCRETE CURB

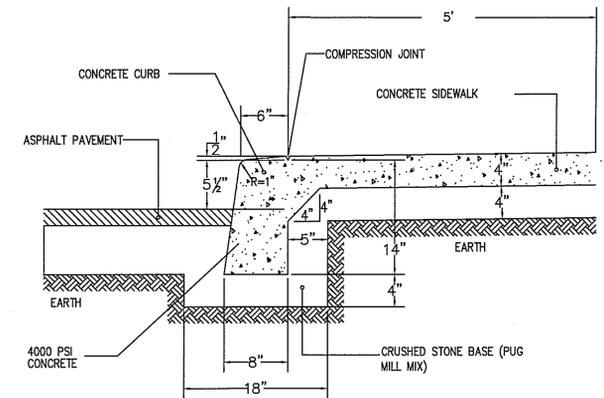
N.T.S.



ALUMINUM FENCE DETAIL

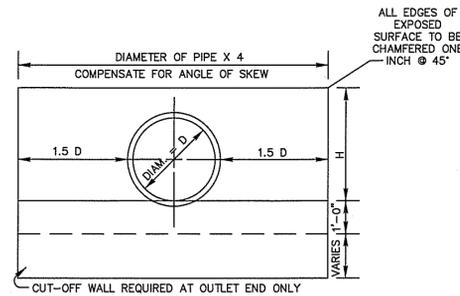
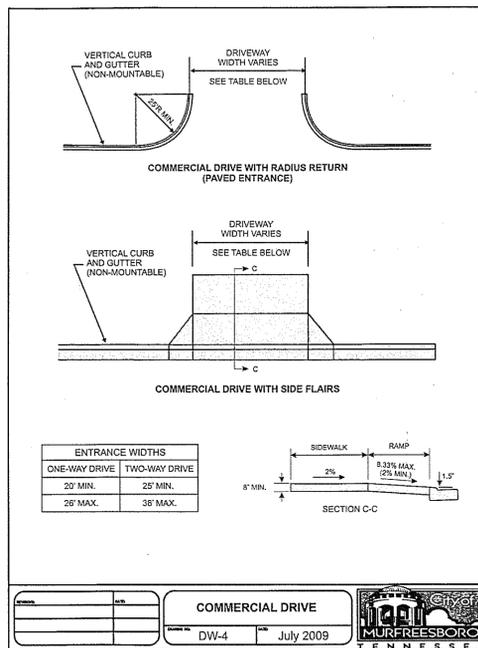
ELEVATION

SECTION

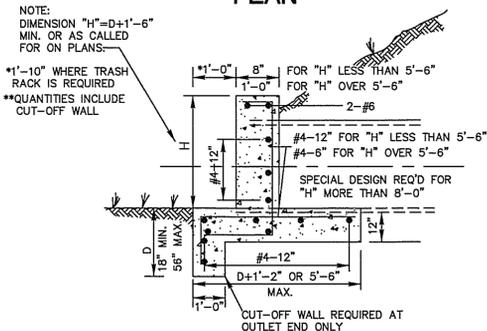


TURNDOWN CURB & SIDEWALK

NOT TO SCALE



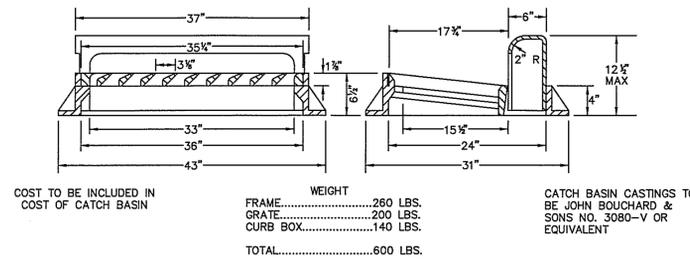
PLAN



SECTION

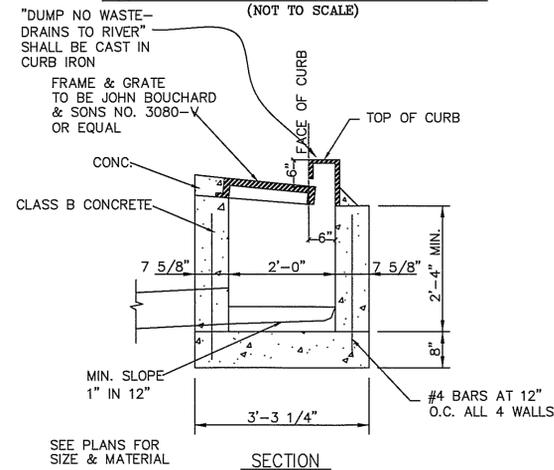
REINFORCED CONCRETE ENDWALL DETAIL

(NOT TO SCALE)



CATCH BASIN CASTINGS DETAIL

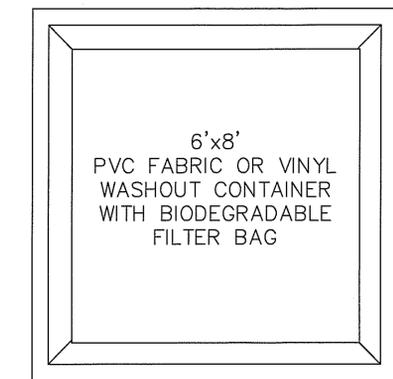
(NOT TO SCALE)



CURB INLET DETAIL

(NOT TO SCALE)

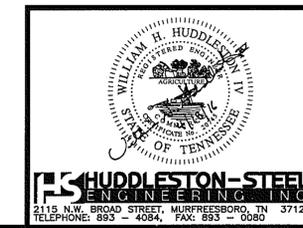
CONCRETE WASHOUT SIGN



CONCRETE WASHOUT AREA

N.T.S.

#	DATE	REVISION DESCRIPTION



DETAILS SHEET  
MUIRWOOD  
AMENITY CENTER

7th & 13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
DATE: MARCH, 2016 SCALE 1"=30' SH. 4 OF 4