

NOTE
1. TRASH SERVICE TO BE PROVIDED BY PRIVATE HAULER.

JOHN BRAGG HIGHWAY (U.S. 70 SOUTH)

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) AND THE FIELD CONDITIONS FOUND PRIOR TO OR DURING CONSTRUCTION.
2. APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE CONSTRUCTION PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AFTER BEING DISCOVERED. THE CONTRACTOR MAY NOT USE APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS FOR ADDITIONAL CHARGES. THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONSTRUCTION PLANS. ANY PROPOSED REMEDIATIONS SHALL FIRST BE REVIEWED BY THE ENGINEER.

- NOTES**
- 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 existing 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 developer is financially responsible for providing sewer service to each lot.
 - A maximum of 2'-6" (6in.) 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.
 - The existing sanitary sewer mains that will cross under or over the newly constructed utility mains or other infrastructure must undergo an In-line Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWRD for review and approval.

- PLAT 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 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.
 - Underground utilities shown were located using available above-ground evidence, as well as 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.
 - It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding, from his structure to the drainage system.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

- STANDARD NOTES:**
- IN ACCORDANCE WITH T.C.A. 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 PROVIDER'S EXPENSE.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY TRAFFIC ENGINEER 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 FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME SHALL BE PROVIDED.
 - AN ENGINEER'S CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO ISSUANCE OF THE 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 THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO REVIEW BY THE BUILDING & CODES DEPARTMENT FOR APPROVAL. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS, AND WILL REQUIRE A SEPARATE SIGN PERMIT.

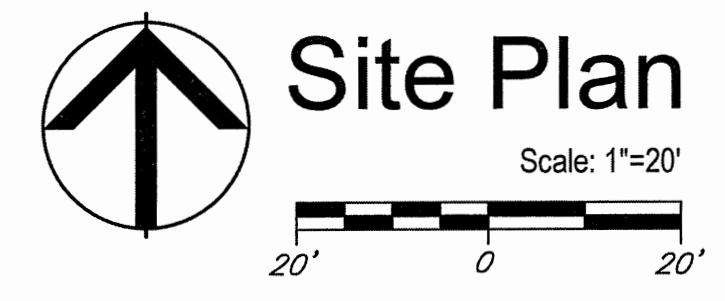
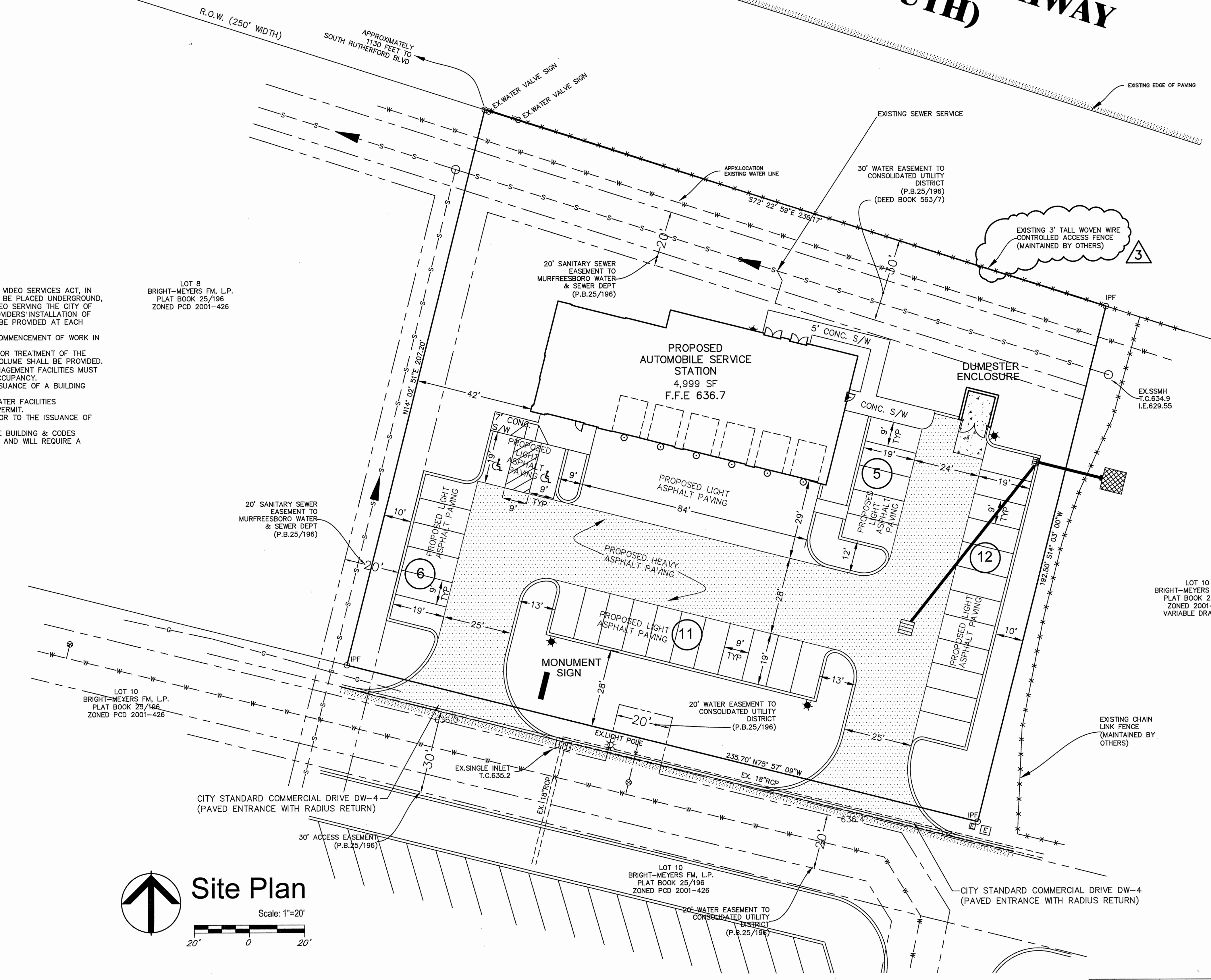
LEGEND

- ⊗ Power Pole
- ⊙ Proposed Light 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
- 0.0 Existing Spot Elevations
- 0.0 Proposed Spot Elevations
- 0.0 Future Spot Elevations
- - - Situation Fence to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.
- - - Siltation Fence (Initial Measure)
- - - Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- ⊕ Stone Check Dam

- LEGEND FOR MONUMENTS**
- IRON PIN SET
 - IRON PIN FND.
 - RAILROAD SPIKE
 - ⊕ FENCE
 - SURVEY POINT
 - CONC. MARKER FND.
 - △ SOIL SITE STAKE FOUND (WITH RED RIBBON)
 - SOIL SITE STAKE FOUND (WITH ORANGE RIBBON)
 - APPARENT PERCOLATION TEST HOLE, FOUND

NOTE:
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.

C:\Civil 3D Projects\Meineke Bright-Meyers Subdivision.dwg\MEINEKE SITE PLAN DECEMBER 2021 SITE PLAN



Site Data

LAND AREA	1.082 ACRES (47,121 S.F.)
BUILDING AREA	5,170 S.F.
PARKING REQUIRED	25 SPACES
1 / 500 S.F.	11 SPACES
1 / BUSINESS VEHICLE	2 SPACES
2 / SERVICE STALL	12 SPACES
PARKING PROVIDED	34 SPACES (PLUS 2 HC SPACES)

ZONING: PCD 2001-426
SETBACKS PER PLAT BOOK 25/196 AND PER APPROVED PCD BOOKLET WITH CITY OF MURFREESBORO

OWNER: NEXUS BB TENN LLC
ADDRESS: 6256 GREENWICH DRIVE, SUITE 520
SAN DIEGO, CA 92122
TAX MAP: 103F GROUP: A PARCEL: 9
FLOOD MAP PANEL: 470168 0280 H ZONE: X
DATED: JANUARY 5, 2007

NO.	DATE	DESCRIPTION
1	9-16-21	ORIGINAL ISSUE
2	10-6-21	ADDRESSED CITY STAFF COMMENTS
3	12-15-21	ADDRESSED ADDITIONAL CITY STAFF COMMENTS

