

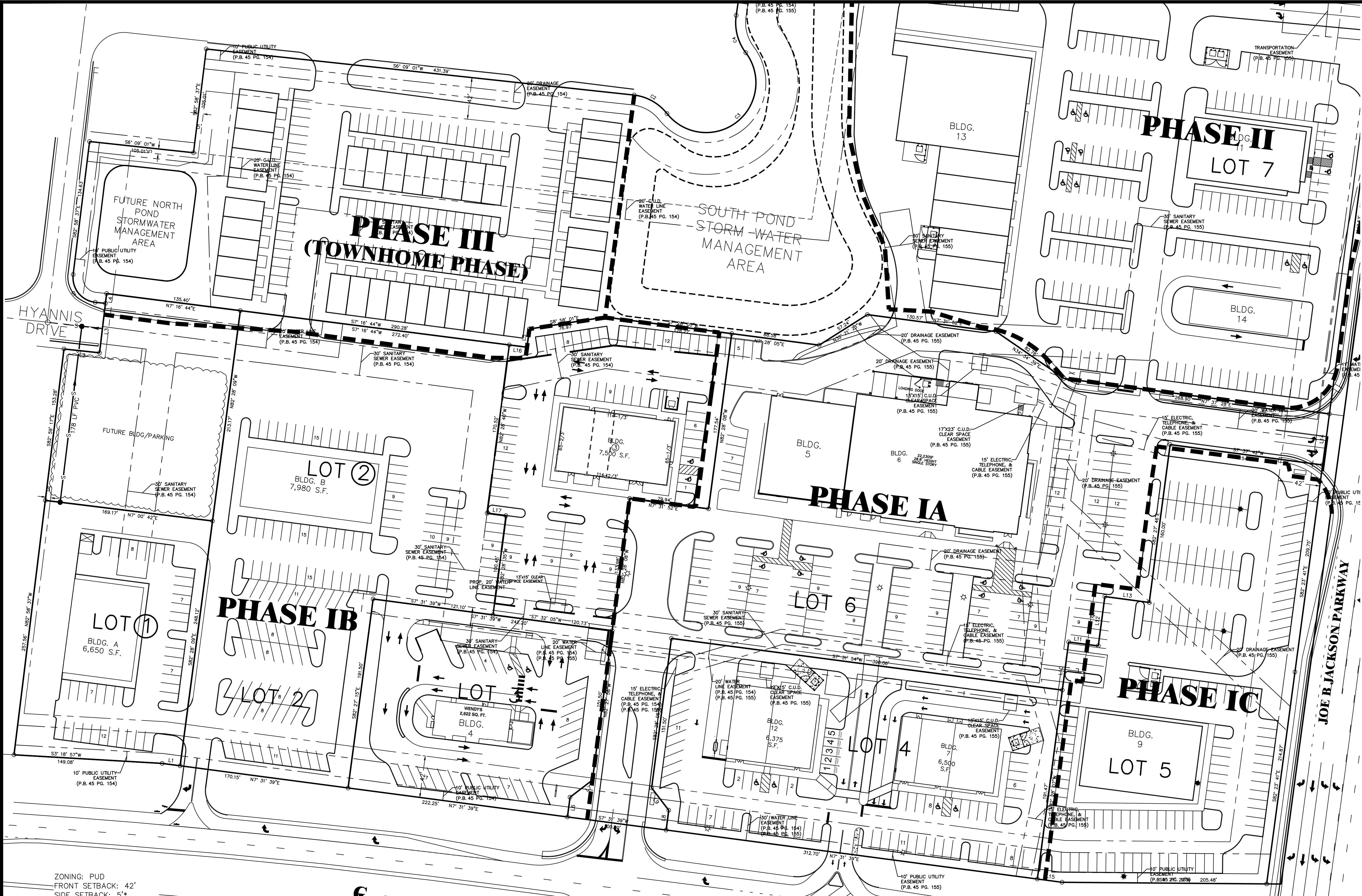
LOCATION MAP
N.T.S.

STANDARD CITY OF MURFREESBORO NOTES:

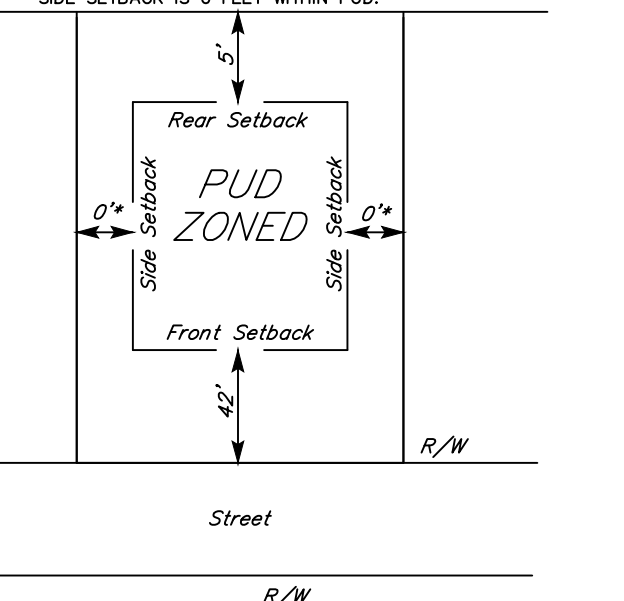
- In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates 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 of a building permit.
- The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

LEGEND

- ⊕ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- ⊕ Gate Valve & Box
- ⊕ Reducer
- ⊕ Wall Mounted Light
- ⊕ Light Pole
- ⊕ Concrete Thrust Block
- ⊕ Existing Water Meter
- ⊕ Proposed Water Meter
- 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
- E— Existing Overhead Electrical Line
- UG— Existing Underground Electrical Line
- UG— Existing Underground Telephone Line
- C— Existing Underground Cable Line
- CMP— Corrugated Metal Pipe
- RCP— Reinforced Concrete Pipe
- G— Existing Gas Line
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations



ZONING: PUD
FRONT SETBACK: 42'
SIDE SETBACK: 5*
REAR SETBACK: 5*
*THE SIDE SETBACK IS 5 FEET FROM THE ADJACENT PROPERTY NOT IN PUD. THE SIDE SETBACK IS 0 FEET WITHIN PUD.

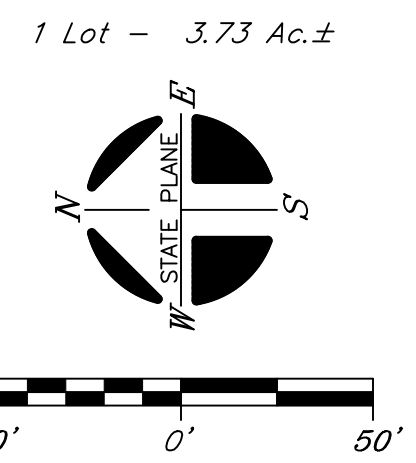


TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LINE	BEARING	LENGTH
L1	S7°31'39"W	18.20'
L2	N6°09'01"E	35.94'
L3	N83°14'02"W	50.00'
L4	N83°14'02"W	9.97'
L5	S82°28'08"E	18.47'
L6	N82°28'08"W	20.00'
L7	N37°28'27"W	28.29'
L8	S82°28'08"E	20.00'
L9	N52°31'33"E	28.29'
L10	S82°28'08"E	48.73'
L11	S7°32'14"W	30.00'
L12	S82°27'46"E	50.00'
L13	S7°32'14"W	45.00'
L14	S82°23'41"E	51.77'
L15	S7°30'42"W	25.04'
L16	N7°16'45"E	17.88'
L17	S7°31'19"W	19.24'

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90°52'22"	25.00'	39.65'	35.62'	N51°35'12"E
C2	45°34'23"	50.00'	39.77'	38.73'	S28°56'12"W
C3	178°55'55"	50.00'	156.15'	100.00'	S37°44'34"E
C4	45°34'23"	50.00'	39.77'	38.73'	N75°34'40"E

- CUD Notes:
- CUD will require the water main extension for Phase 1B to be completed as part of this project.
 - All roadway, parking and drive aisles associated with the water main extension will be required to be brought up to sub grade with crushed stone for CUD access and maintenance.
 - CUD will require a 30' CUD Access and Utility Easement centered on the main location to be recorded prior to release of certificate of occupancy for Building 3.



- LEGEND FOR MONUMENTS
- ⊕ IRON PIN SET
 - ⊕ 1/2" IRON PIN WITH H/SENSOR cap
 - ⊕ IRON PIN END
 - ⊕ RAILROAD SPIKE
 - ⊕ FENCE
 - ⊕ SURVEY POINT
 - ⊕ NAIL
 - ⊕ CONC. MARKER END

OWNER: 1935 PARTNERS
ADDRESS: 2121 CHICKERING LN.
NASHVILLE, TN 37215
PROPERTY ADDRESS: S. CHURCH ST.
MURFREESBORO, TN 37127
TAX MAP: 125 PARCEL: 26.14
RECORD BOOK: 2027, PAGE: 3057
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD MAP NUMBER: 47149C0270J
FLOOD MAP DATE: MAY 9, 2023
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.

FOR REVIEW ONLY

HUDDLESTON-STEEL ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893-4084, FAX: 893-0080

#	DATE	REVISIONS
1	05/03/24	ADDRESSED CUD COMMENTS
2	03/03/25	REVISED LOT 1 RIGHT-IN/RIGHT-OUT
3	03/06/25	REVISED LOT 1 LAYOUT TO MATCH TENANT PLANS
4	03/27/25	ADDED MOE'S EXTENSION TO BUILDING 3 (TYP.)
5	02/23/26	REMOVED FADED BUILDING ON LOT 1

MASTER PLAN
MARKETPLACE AT
SAVANNAH RIDGE