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FOR SALE/LEASE

5.3 AC +/- • 12,000 SF +/-
 \$4,850,000 • ZONED CH
 210 Chaffin Place, Murfreesboro, TN

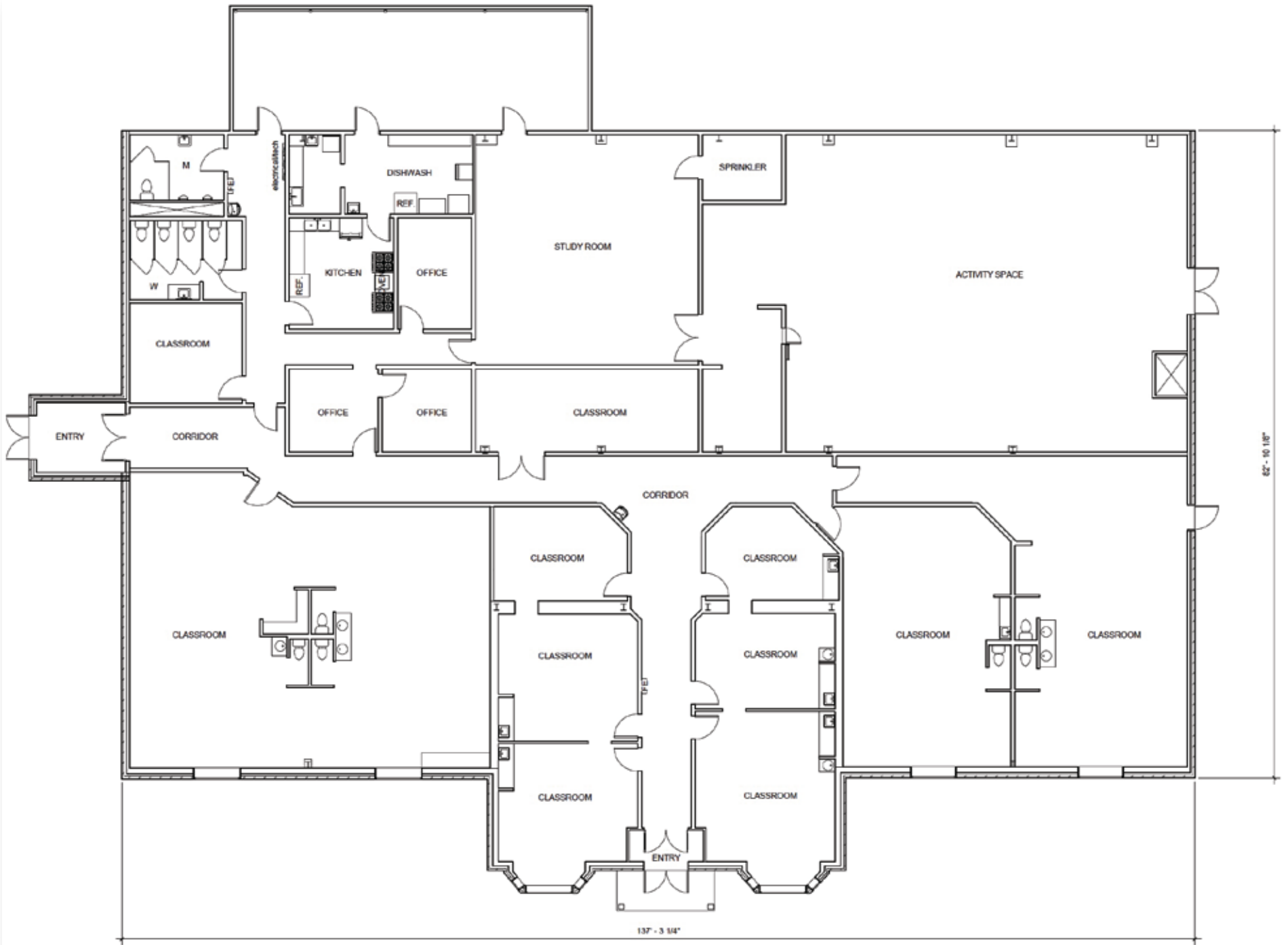


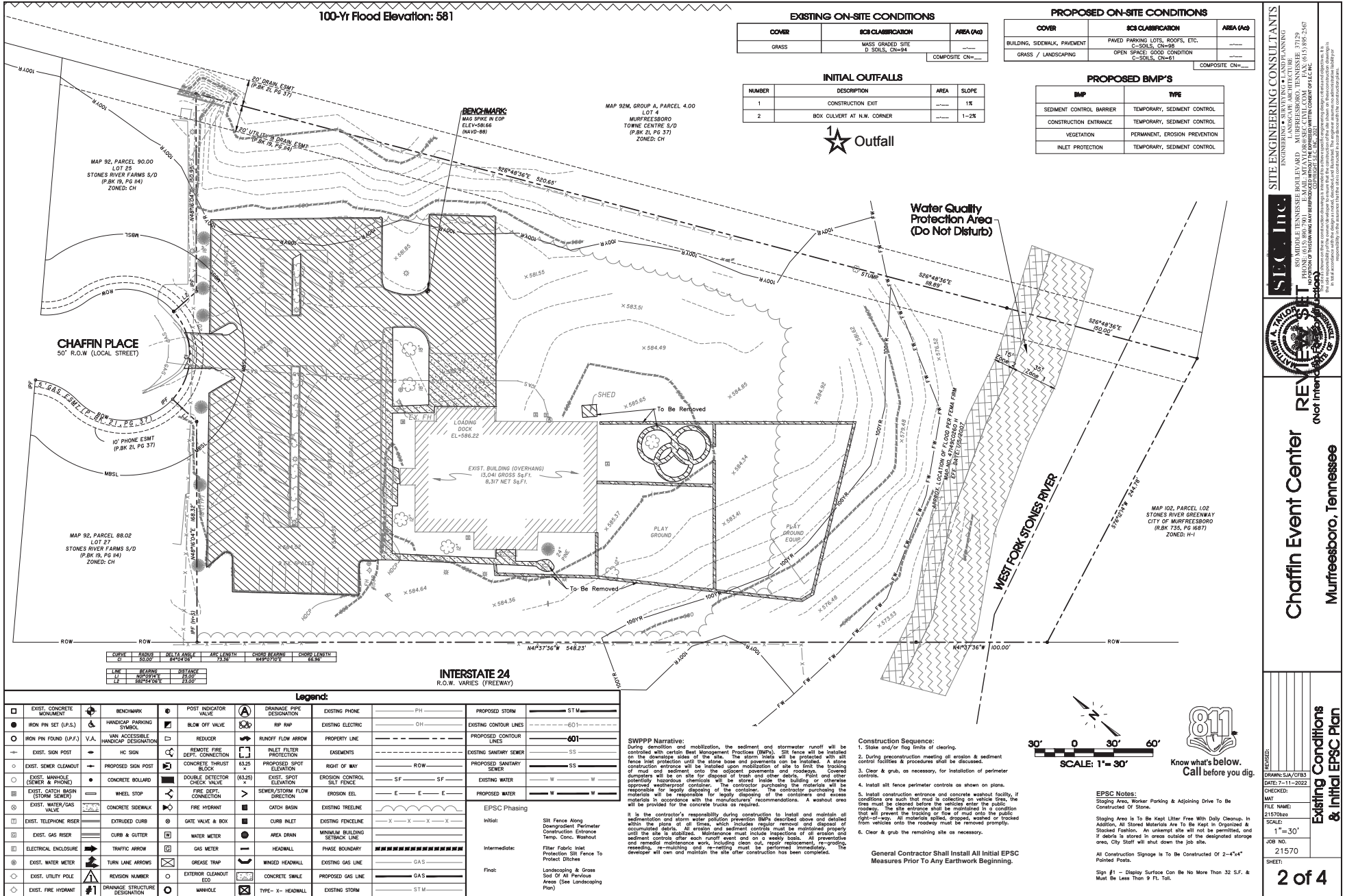
KEY FACTS

67,665 Population	34.5 Median Age
2.4 Average Household Size	\$74,821 Median Household Income



This 12,000 SF one story, free standing building was built in 1985 and sits on 5.3 acres. It has a metal frame structure with a brick facade exterior, interior drywall, and a steel frame.





EXISTING ON-SITE CONDITIONS		
COVER	SCS CLASSIFICATION	AREA (A±)
GRASS	MASS GRADED SITE S-SOILS, CN=94	---
COMPOSITE CN=---		

PROPOSED ON-SITE CONDITIONS		
COVER	SCS CLASSIFICATION	AREA (A±)
BUILDING, SIDEWALK, PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	---
GRASS / LANDSCAPING	OPEN SPACE, C200 CONDITION C-SOILS, CN=61	---
COMPOSITE CN=---		

INITIAL OUTFALLS			
NUMBER	DESCRIPTION	AREA	SLOPE
1	CONSTRUCTION EXIT	---	1%
2	BOX CULVERT AT N.W. CORNER	---	1-2%

PROPOSED BMP'S	
BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL

★ Outfall

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	52.00'	24°02'06"	73.36'	N4°07'02"E	66.96'

LINE	BEARING	DISTANCE
L1	S89°34'05"E	23.00'

INTERSTATE 24
R.O.W. VARIES (FREeway)

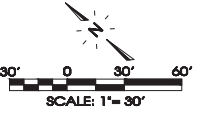
Legend:												
⊕	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK	⊕	POST INDICATOR VALVE	⊕	DRAINAGE PIPE DESIGNATION	⊕	EXISTING PHONE	PH	PROPOSED STORM	STW
⊕	IRON PIN SET (P.S.)	⊕	HANDICAP PARKING SYMBOL	⊕	BLOW OFF VALVE	⊕	RIP RAP	⊕	EXISTING ELECTRIC	EH	EXISTING CONTOUR LINES	60'
⊕	IRON PIN FOUND (P.F.)	⊕	VAN ACCESSIBLE HANDICAP DESIGNATION	⊕	REDUCER	⊕	RUNOFF FLOW ARROW	⊕	PROPERTY LINE	---	PROPOSED CONTOUR LINES	60'
⊕	EXIST. SIGN POST	⊕	HC SIGN	⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION	⊕	EASEMENTS	---	EXISTING SANITARY SEWER	SS
⊕	EXIST. SEWER CLEANOUT	⊕	PROPOSED SIGN POST	⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION	⊕	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
⊕	EXIST. MANHOLE (SEWER & PHONE)	⊕	CONCRETE BOLLARD	⊕	DOUBLE DETECTOR CHECK VALVE	⊕	EXIST. SPOT ELEVATION	⊕	EROSION CONTROL SILT FENCE	EF	EXISTING WATER	W
⊕	EXIST. CATCH BASIN (STORM SEWER)	⊕	WHEEL STOP	⊕	FIRE DEPT. CONNECTION	⊕	SEWER/STORM FLOW DIRECTION	⊕	EROSION EEL	E	PROPOSED WATER	W
⊕	EXIST. WATER/GAS VALVE	⊕	CONCRETE SIDEWALK	⊕	FIRE HYDRANT	⊕	CATCH BASIN	⊕	EXISTING TREELINE	---	EXISTING WATER	W
⊕	EXIST. TELEPHONE RISER	⊕	EXTRUDED CURB	⊕	GATE VALVE & BOX	⊕	CURB INLET	⊕	EXISTING FENCING	---	EXISTING WATER	W
⊕	EXIST. GAS RISER	⊕	CURB & GUTTER	⊕	WATER METER	⊕	MINIMUM BUILDING SETBACK LINE	---	EXISTING FENCING	---	EXISTING WATER	W
⊕	ELECTRICAL ENCLOSURE	⊕	TRAFFIC ARROW	⊕	GAS METER	⊕	HEADWALL	⊕	PHASE BOUNDARY	---	EXISTING WATER	W
⊕	EXIST. WATER METER	⊕	TURN LANE ARROWS	⊕	GREASE TRAP	⊕	WINGED HEADWALL	⊕	EXISTING GAS LINE	GAS	EXISTING WATER	W
⊕	EXIST. UTILITY POLE	⊕	REVISION NUMBER	⊕	EXTERIOR CLEANOUT EED	⊕	CONCRETE SMILE	⊕	PROPOSED GAS LINE	GAS	EXISTING WATER	W
⊕	EXIST. FIRE HYDRANT	⊕	DRAINAGE STRUCTURE DESIGNATION	⊕	MANHOLE	⊕	TYPE - X - HEADWALL	⊕	EXISTING STORM	STW	EXISTING WATER	W

SWPPP Narrative:
During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fences will be installed on the down-slope side of the site. The stormwater will be contained with silt fence line protection until the stone base and concrete can be installed. A stone counter berm structure will be installed to prevent erosion. The loading of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Flammable and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for properly disposing of the containers and excess materials in accordance with the manufacturer's recommendations. A washout area will be provided for the concrete trucks as required.

EPSC Phasing:
Initial: Silt Fences Along Down-gradient Perimeter Construction Entrance Temp. Conc. Washout
Intermediate: Filter Fabric Inlet Protection Silt Fence To Protect Ditches
Final: Landscaping & Grass Sod Of All Pavement Areas (See Landscaping Plan)

Construction Sequence:
1. Stake and/or flag limits of clearing.
2. During reconstruction meeting all erosion & sediment control facilities & procedures shall be discussed.
3. Clear & grub, as necessary, for installation of perimeter controls.
4. Install silt fence perimeter controls as shown on plans.
5. Install construction entrance and concrete washout facility, if conditions are such that mud is collecting at vehicle track, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be maintained in a condition that will prevent the tracking or flow of mud onto the public roadway. All materials applied, dropped, washed or tracked from vehicles onto the roadway must be removed promptly.
6. Clear & grub the remaining site as necessary.

General Contractor Shall Install All Initial EPSC Measures Prior To Any Earthwork Beginning.



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REVENUE
City of Inter...

Chaffin Event Center
Murfreesboro, Tennessee

Existing Conditions & Initial EPSC Plan

DATE: 7-11-2022
CHECKED:
FILE NAME:
SCALE:
1"=30"
JOB NO.:
21570
SHEET:
2 of 4