CITY OF MURFREESBORO
PLANNING COMMISSION
AGENDA

City Hall, 111 W. Vine Street, Room 218

THIS IS THE RESCHEDULED APRIL 15, 2020 1:00 PM MEETING

In accordance with Executive Order No. 16 issued by Governor Bill Lee, the Murfreesboro Planning Commission April 29, 2020 meeting will be conducted electronically and there will not be physical public access to the meeting as necessary to protect public health, safety and welfare in light of the coronavirus. The public may view the meetings electronically through Murfreesboro CityTV which is broadcast on Comcast Xfinity Channels 3 and 1094 and on AT&T U-verse Channel 99. The meeting can also be streamed on Roku, YouTube (www.youtube.com/cityofmurfreesboro), Facebook (www.facebook.com/cityofmurfreesborotn), and the City's website (and www.murfreesborotn.gov).

APRIL 29, 2020
1:00 PM

Kathy Jones
Chair

1. **Call to order**

2. **Determination of a quorum and determination that meeting electronically is necessary to protect the health, safety, and welfare of Tennesseans and Murfreesboro citizens in light of the COVID-19 outbreak.**

3. **Approve minutes of the March 11, 2020 and March 18, 2020 Planning Commission meetings.**

4. **Old Business:**

   a. The Villas at Amanda Square [2019-3109] site plan for 23 single-family attached dwelling units (townhomes) on 1.43 acres zoned RM-16 located along the east side of Southeast Broad Street, Centennial Construction, LLC and Landmark Homes of Tennessee, Inc. developers. (Project Planner: Amelia Kerr)

5. **Consent Agenda:**

   a. Rutherford Crossing, 3rd Resubdivision of Lot 1 and Garrison Cove Common Area [2020-2021] final plat for 1 lot and common area on 14.61 acres zoned CH located on North Rutherford Boulevard, Lascassas Pike, and Norris Lane, Kroger Limited Partnership developer. (Project Planner: Austin Cooper)

b. Regal Square, Resubdivision of Lots 13-17 [2020-2024] final plat for 1 lot on 7.55 acres zoned PRD located on Suzanne Landon Drive and Cedar View Drive, Halo Homes developer. (Project Planner: Austin Cooper)

c. Enterprise Car Sales [2020-1007] preliminary plat for 1 lot on 4.86 acres zoned CH located along Franklin Road, Enterprise Holdings, Inc. developer. (Project Planner: Jafar Ware)

d. Salem Landing, Section 1 [2020-2025] final plat for 117 lots on 30.71 acres zoned RS-6 located along New Salem Highway, Salem Land Company, LLC developer. (Project Planner: Jafar Ware)

e. Cracker Barrel Old Country Store, Resubdivision of Lot 2 [2020-2001] final plat for 2 lots on 4.17 acres zoned L-I located along Shelby Street, Kleda Brooks developer. (Project Planner: Brad Barbee)

f. NHK Seating of America, 2nd Resubdivision of Lot 1 and Resubdivision of Lots 2 and 3 [2020-2022] final plat for 4 lots on 43.39 acres zoned H-I located along Joe B Jackson Parkway and Hollis Westbrooks Lane, NHK Seating of America, Inc. developer. (Project Planner: Brad Barbee)

g. Enterprise Car Sales [2020-3034] site plan for 5,915 sf^2 vehicle rental and sales office and 1,700 sf2 car wash on 4.86 acres zoned CH located along Franklin Road, Enterprise Holdings, Inc. developer. (Project Planner: Marina Rush)

h. Mandatory Referral [2020-707] for installation of irrigation lines in public right-of-way in the Blackman Village development, SEC, Inc. applicant.

i. Veterans Plaza [2020-3029] site plan for fueling station and convenience market 5,000 sf2 (Lot 1) and commercial center 13,437 sf2 (Lot 2) on 3.36 acres zoned CH located at the northwest corner of Veterans Parkway and Franklin Road, Veterans Commons, GP developer. (Project Planner: Marina Rush)

6. Gateway Design Overlay:

a. Saint Thomas Rutherford Hospital [2019-3081 & 2020-6007] initial/final design & site plan review for 813 ft^2 CT scan addition on 68.4 acres zoned L-I & GDO-3 located at 1700 Medical Center Parkway, Middle Tennessee Medical Center developer. (Project Planner- Margaret Ann Green).

b. Regions ATM [2020-3042 & 2020-6002] initial design review for accessory structure (ATM) on approximately 19.3 acres zoned L-I & GDO-1 located along North Thompson Lane and Robert Rose Drive, Regions Bank developer. (Project Planner- Margaret Ann Green).

c. Jackson Heights Shopping Center [2020-3019 & 2020-6007] initial/final design & site plan review for changes to building façade, addition of canopy and landscaping on 10.9 acres zoned CH & GDO-4 located at 810 NW Broad Street, Harris Building Group, Inc. developer. (Project Planner- Margaret Ann Green).

7. Plats and Plans:

a. Forrest Pointe Townhomes [2020-3003] site plan for 63 single-family attached dwelling units (townhomes) on 4.98 acres zoned RM-16 located along the south side of Middle Tennessee Boulevard west of Forrest Pointe Drive, Advent Capital Partners developer. (Project Planner: Amelia Kerr)

b. 611 Fairview Avenue Townhomes [2020-3038] site plan for an existing single-family detached dwelling unit and the addition of 4 multi-family dwelling units on 0.47 acres zoned RM-16 located along the west side of Fairview Avenue north of Ewing Boulevard, Eric Blum developer. (Project Planner: Amelia Kerr)

c. 627 East Street [2020-3038] site plan for a duplex on 0.16 acres zoned RM-16 located along the west side of East Street north of Ewing Boulevard, Kurt Blum developer. (Project Planner: Amelia Kerr)

d. The Flats at 905 SE Broad Street [2020-3043] site plan for multi-family apartment complex with 22 dwelling units on 1.42 acres zoned RM-16 located along the east side of Southeast Broad Street, Xian “John” Zhang developer. (Project Planner: Amelia Kerr)

e. Shalom Farms Apartments [2020-3046] site plan for 348-unit apartment complex on 32.33 acres zoned RM-16 located along New Salem Highway, World Outreach Church developer. (Project Planner: Marina Rush)

f. Costco Wholesale [2020-3033] site plan for 154,134 sf2 wholesale club building, fueling station, and 4,745 sf2 car wash building on 18.64 acres zoned L-I located along Beasie Road and Warrior Drive, Costco Corporation developer. (Project Planner: Marina Rush)

8. New Business:

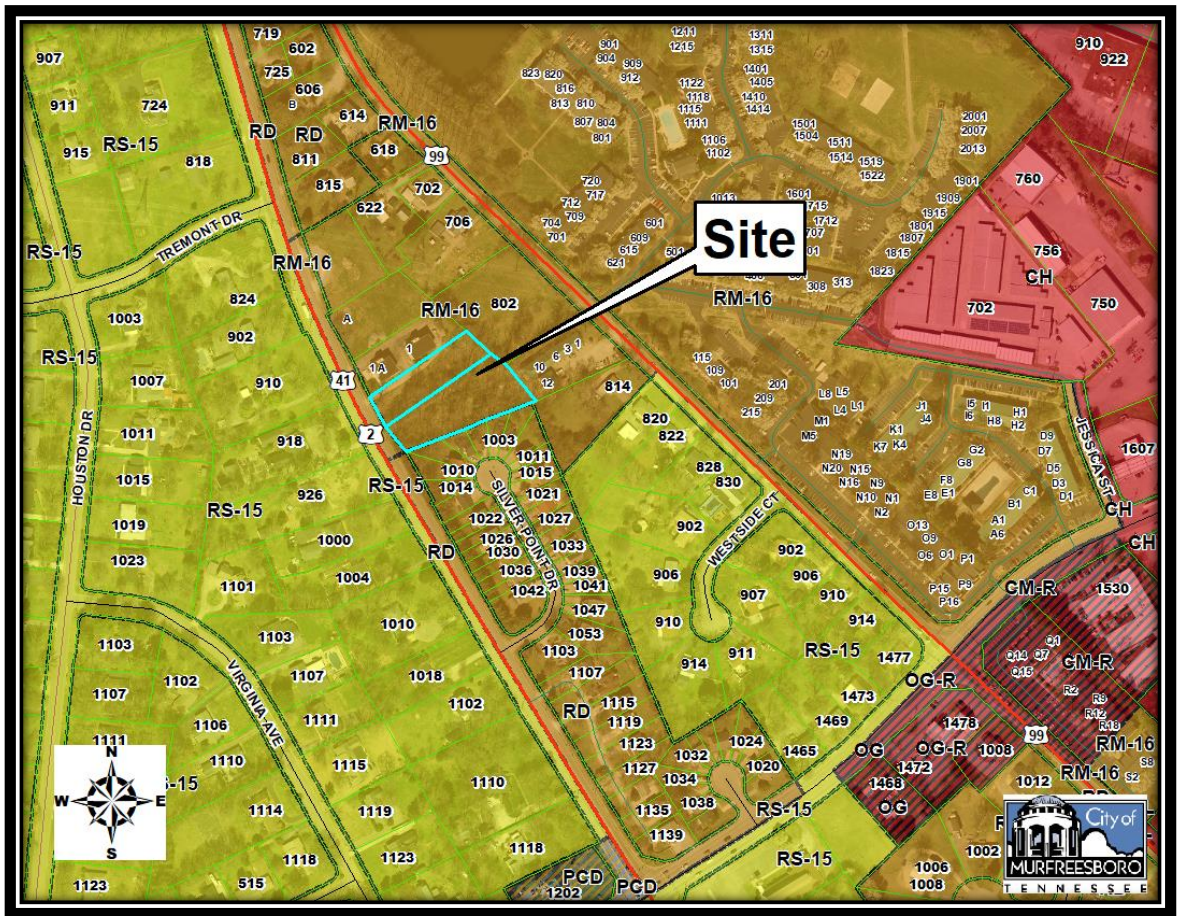
9. Staff Reports and Other Business:

10. Adjourn.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS PAGE 1
APRIL 29, 2020
(PROJECT PLANNER; AMELIA KERR)

4.a. The Villas at Amanda Square [2019-3109] site plan for 23 single-family attached dwellings units (townhomes) on 1.43 acres zoned RM-16 located along the east side of Southeast Broad Street, Centennial Construction, LLC and Landmark Homes of Tennessee, Inc. developers. (Project Planner: Amelia Kerr)

This is a site plan review for Villas at Amanda Square a residential development for 23 single-family attached dwelling units. Property is zoned RM-16 and consists of 2 lots located along Southeast Broad Street identified as Map 102E Group C Parcels 43.00 and 44. The site is 1.46 acres and access is via Southeast Broad Street. The development will consist of 17 two-story, two-bedroom, single-family dwelling units and 3 buildings with 6 two-bedroom flats. Building materials are brick veneer and cementitious siding. Any outstanding comments will be addressed with the design team upon Planning Commission approval.



Staff Comments

Development Services – Planning- 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. A subdivision plat must be submitted for review and approval. Plat must be recorded prior to the issuance of the first building permit. Prior to the signing of the plat, a draft of the HOA docs must be provided to Staff for review. The HOA docs should demonstrate perpetual maintenance of all common elements and common area.
2. Prior to the first certificate of occupancy, the HOA docs must be provided to Staff for review.
3. All buildings over 5,000 sq. ft. elevations must be designed and stamped by a registered State of Tennessee architect.
4. Any approval of this plan should be conditioned upon Staff's final review and approval of the architecture prior to the issuance of the permits.
5. Any future re-submittals must be accompanied with a pdf version of the plan set.

Development Services – Engineering
Jim Luebbering, 615.893.6441, jluebbering@murfreesborotn.gov

None

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Correct the Utility Box Screening Detail on sheet L1.01. *The text is still garbled and illegible. Please correct this issue. If there are questions, please contact Brad Barbee at 615-893-6441.*

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department

Engineering Division, 615.893.5514, engineering@medtn.com

None

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the water & sewer.
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. MWRD must receive contract & surety prior to approving the plans.
5. The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet. Revise plans accordingly. Dedicated public main extension may be required.
6. Show the MWRD approved detail for on-site cleanouts. On-site private cleanouts must use the details found at: http://www.murfreesborotn.gov/DocumentCenter/View/279
7. Submit a copy of the final Photometric Plan to MWRD.
8. Submit a copy of the final Landscaping/Planting Plan to MWRD.
9. Submit a copy of the final Grading & Drainage Plan to MWRD.
10. Submit a copy of the final Electric Utility Plan to MWRD.
11. Must execute and record a stormwater feature, landscape, and/or fence in the easement agreement.
12. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
13. ADD NOTE IN **BOLD** PRINT:

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.

14. Show MWRD clear space detail for meter vaults and easements.
15. Water & Sewer easements shall be exclusive to water & sewer only; other parallel utilities must be outside easement.
16. Move gang meter just outside of driveway.
17. Sanitary Sewer Easement to be 40'with no storm structures within it. Must execute Release & Covenant Not to Sue.

Informational and Procedural Comments

Development Services – Planning 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is affected by the City's Major Transportation Plan. Southeast Broad is projected to be widened to five (5) lanes.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.
5. Provide location of the HVAC units on building plans.

Development Services – Engineering
Jim Luebbering 615.893.6441, jluebbring@murfreesborotn.gov

1. An LDP is required before any site work including soil disturbance. The LDP application is submitted to the Engineering Dept. and approved by the City Engineer.
2. Prior to the issuance of an LDP:
    a. Provide evidence of acquiring a State of Tennessee Stormwater Permit.
    b. Submit a stormwater pollution prevention plan (SWPPP) for the City Engineer's approval. Include provisions for E&SC with details in general compliance with TDEC's *Erosion and Sediment Control Handbook Fourth Edition*.
    c. A long-term stormwater O&M plan and associated agreement must be approved by the engineering department. Include maintenance tasks, frequency, responsible parties, access, and safety issues.
3. A completed *Stormwater Management Record Sheet* is due prior to application for building permits.
4. Prior to issuance of certificate of occupancy, submit an *Engineer's Certification* of the construction of the public infrastructure and stormwater management facilities in accordance with the *Subdivision Regulations* and *Stormwater Management Ordinance*.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate

time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.

2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
    A. Any future tenants that are food service type must have a minimum of a 1000-

gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.

B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.

C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.

D. The FOG applications must be completed and submitted to MWRD.

6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.

7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).

8. Owner/developer must sign a repurified water application.

9. Backflow prevention must be upgraded to meet current standards.

10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.

11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.

CITY OF MURFREESBORO STANDARD NOTES:

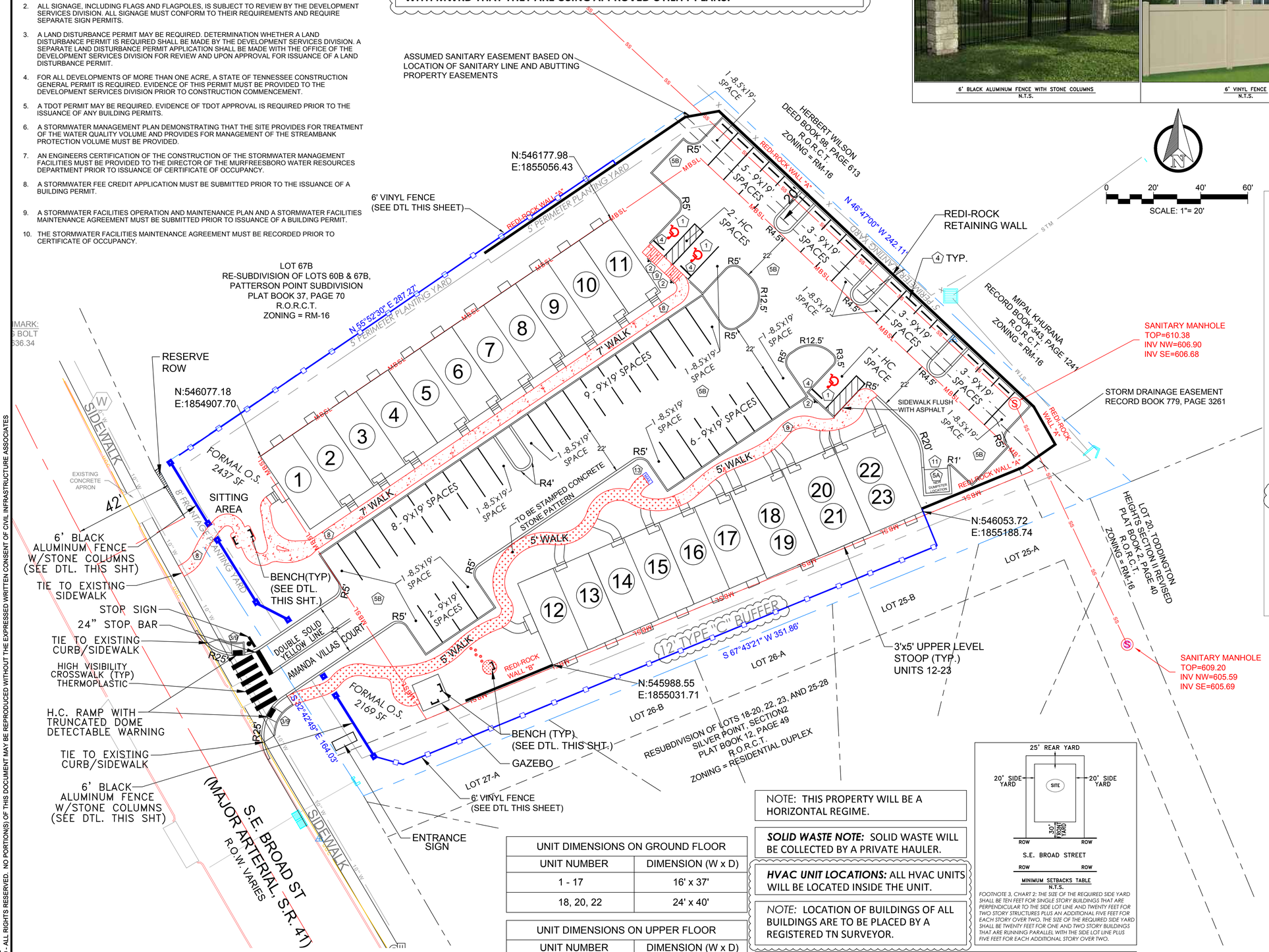
1. IN ACCORDANCE WITH TCA SECTION 7-59-310(B)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES 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.
2. ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO REVIEW BY THE DEVELOPMENT SERVICES DIVISION. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
3. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE DEVELOPMENT SERVICES DIVISION. A SEPARATE LAND DISTURBANCE PERMIT APPLICATION SHALL BE MADE WITH THE OFFICE OF THE DEVELOPMENT SERVICES DIVISION FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
4. 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 DEVELOPMENT SERVICES DIVISION PRIOR TO CONSTRUCTION COMMENCEMENT.
5. A TDOT PERMIT MAY BE REQUIRED. EVIDENCE OF TDOT APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
6. 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.
7. AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE DIRECTOR OF THE MURFREESBORO WATER RESOURCES DEPARTMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

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.

6' BLACK ALUMINUM FENCE WITH STONE COLUMNS
N.T.S.

6' VINYL FENCE
N.T.S.

BENCH
N.T.S.



UNIT DIMENSIONS ON GROUND FLOOR	
UNIT NUMBER	DIMENSION (W x D)
1 - 17	16' x 37'
18, 20, 22	24' x 40'

UNIT DIMENSIONS ON UPPER FLOOR	
UNIT NUMBER	DIMENSION (W x D)
1 - 17	16' x 40'
19, 21, 23	24' x 43'

NOTE: THIS PROPERTY WILL BE A HORIZONTAL REGIME.

SOLID WASTE NOTE: SOLID WASTE WILL BE COLLECTED BY A PRIVATE HAULER.

HVAC UNIT LOCATIONS: ALL HVAC UNITS WILL BE LOCATED INSIDE THE UNIT.

NOTE: LOCATION OF BUILDINGS OF ALL BUILDINGS ARE TO BE PLACED BY A REGISTERED TN SURVEYOR.

PARKING SPACE CALCULATIONS
23 UNITS * 2 BEDROOMS * 1.1 SPACES PER BEDROOM/UNIT, 51 SPACES REQ'D.
52 SPACES AND 3 HANDICAP SPACES PROVIDED.

MINIMUM SETBACKS TABLE
N.T.S.

FOOTNOTE 3, CHART 2: THE SIZE OF THE REQUIRED SIDE YARD SHALL BE TEN FEET FOR SINGLE STORY BUILDINGS THAT ARE PERPENDICULAR TO THE SIDE LOT LINE AND TWENTY FEET FOR TWO STORY STRUCTURES PLUS AN ADDITIONAL FIVE FEET FOR EACH STORY OVER TWO, THE SIZE OF THE REQUIRED SIDE YARD SHALL BE TWENTY FEET FOR ONE AND TWO STORY BUILDINGS THAT ARE RUNNING PARALLEL WITH THE SIDE LOT LINE PLUS FIVE FEET FOR EACH ADDITIONAL STORY OVER TWO.

SITE INFORMATION:

PROJECT NAME:	THE VILLAS AT AMANDA SQUARE
ADDRESS:	SE BROAD STREET MURFREESBORO, TN 37130
TAX MAP / PARCEL NO.:	102E C 04300, 04400
DEED REFERENCE:	D.B. 72 PG. 439
CURRENT ZONING:	RM-16

SITE PLAN APPROVAL: T.B.D.

FEMA FLOOD NOTE:
THE SUBJECT PARCEL IS NOT LOCATED IN A FLOODPLAIN BOUNDARY AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47149C0260H MAP REVISED DATED JANUARY 5, 2007.

PROPOSED USE:	SINGLE-FAMILY ATTACHED RESIDENTIAL.

YARD SETBACKS:

FRONT SETBACK:	30 FT
REAR SETBACK:	25 FT
SIDE SETBACK:	20 FT

BUILDING INFO:

AREA:	SEE UNIT DIMENSIONS CHART ON THIS SHEET
TOTAL UNITS:	23 D.U. ON 1.43 ACRES (16.1 D.U./AC)
HEIGHT:	25.7' (MAX. 35')
FAR:	NONE
TOTAL FLOOR AREA:	26,920 SF

LAND DATA:	TOTAL 23 TWO BEDROOM UNITS ON 1.43± AC.

OPEN SPACE:

GROSS PROJECT AREA	= 1.05 AC
REQ'D FORMAL OS	= 0.053 AC (2,286 SF, 5% OF GPA)
PROVIDED FORMAL OS	= 0.106 AC (4,606 SF)
REQ'D OPEN SPACE	= 0.29 AC (20% OF 1.43 AC)
PROVIDED USABLE OS	= 0.38 AC

IMPERVIOUS AREA: 32,967 SF
PERVIOUS AREA: 29,334 SF

OWNER/DEVELOPER:	TY CARTER 4540 TROUSDALE DR., STE. B MURFREESBORO, TN 37204
CONTACT:	TY CARTER TY@BUILTBYCENTENNIAL.COM
APPLICANT:	CIVIL INFRASTRUCTURE ASSOCIATES, LLC 307 HICKERSON DRIVE MURFREESBORO, TN 37129
CONTACT:	NATHAN MELSON, PE 615-663-7678 NMELSON@CIA-ENGINEERS.COM

SITE CONSTRUCTION DETAILS

CODE	DESCRIPTION	DTL #/SHT #
1	PAINTED HANDICAP SYMBOL	C5.00
2	HANDICAP PARKING SIGNAGE	C5.00
3	TRUNCATED DOME TACTILE WARNING	C5.00
4	PRECAST CONCRETE WHEEL STOP	C5.00
5A	HEAVY DUTY ASPHALT PAVEMENT	C5.01
5B	LIGHT DUTY ASPHALT PAVEMENT	C5.01
5C	HEAVY DUTY CONCRETE PAVEMENT	C5.01
6	6" EXTRUDED CONCRETE CURB	C5.00
7	MONOLITHIC (INTEGRAL) CURB/SIDEWALK	C5.00
8	CONCRETE SIDEWALK	C5.00
9	SIDEWALK HANDICAP RAMP	C5.00
10	THICKENED CONC. PAVEMENT EDGE	C5.01
11	CONC. DUMPSTER PAD AND ENCLOSURE	C5.01
12	PATIO AND OR FENCES	C5.01
13	MAIL KIOSK	---

Know what's below. Call before you dig.

CIVIL INFRASTRUCTURE ASSOCIATES
WWW.CIA-ENGINEERS.COM
307 HICKERSON DRIVE
MURFREESBORO, TENNESSEE 37129
PHONE: 615-663-7678

"UNLESS THE SEAL OF THE ENGINEER OF RECORD IS AFFIXED BELOW, THE DRAWING SHALL BE CONSIDERED PRELIMINARY AND INCOMPLETE."

RICHARD LEE MELSON, JR. REGISTERED ENGINEER, STATE OF TENNESSEE, No. 021614
3-12-20

THE VILLAS AT AMANDA SQUARE

SE BROAD ST.
TAX MAP 102E, PARCEL 04300
MURFREESBORO, RUTHERFORD COUNTY, TN 37130

ORIGINAL ISSUE DATE: January 15, 2020 | CIA PROJECT NO: 2019-20
DRAWN BY: TLAW | CHECKED BY: NHM

REVISIONS

#	DATE	DESCRIPTION

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SITE PLAN

C2.00

PLOT DATE: 031120
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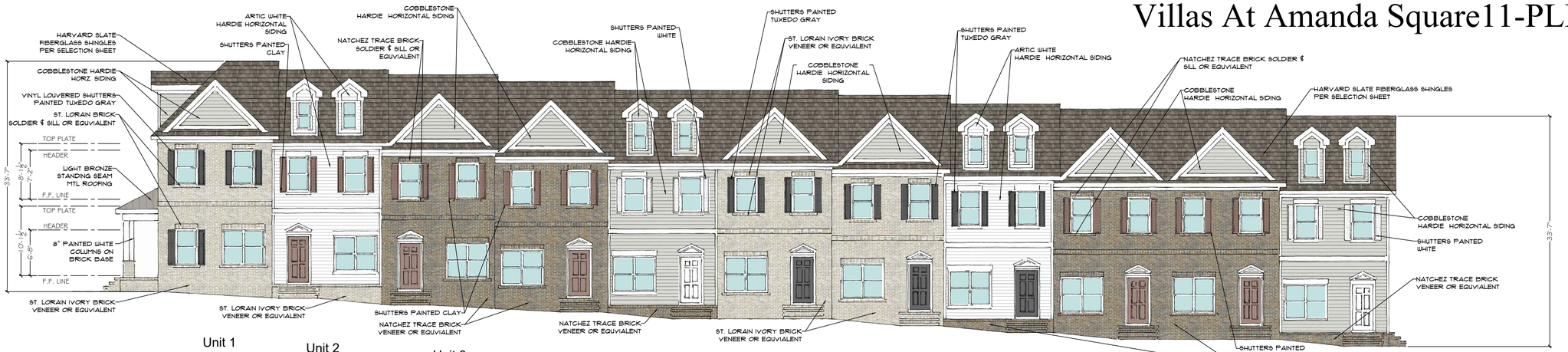
Villas At Amanda Square11-PLEX

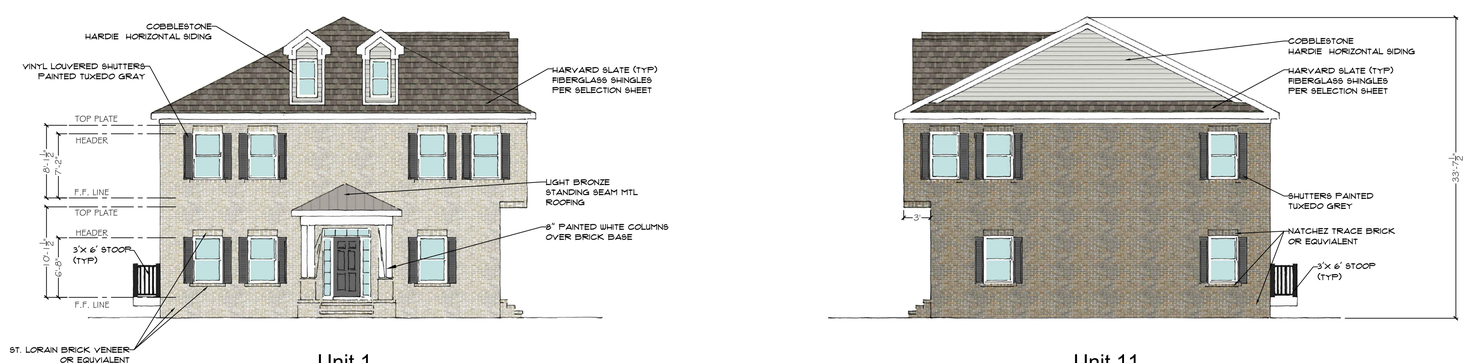


Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11
SF AREA: 472 SF	SF AREA: 442 SF	SF AREA: 431 SF	SF AREA: 431 SF	SF AREA: 442 SF	SF AREA: 431 SF	SF AREA: 431 SF	SF AREA: 442 SF	SF AREA: 431 SF	SF AREA: 431 SF	SF AREA: 445 SF
50% (236 SF) BRICK	8% (35 SF) BRICK	55% (236 SF) BRICK	55% (236 SF) BRICK	8% (35 SF) BRICK	55% (236 SF) BRICK	55% (236 SF) BRICK	8% (35 SF) BRICK	55% (236 SF) BRICK	55% (236 SF) BRICK	8% (35 SF) BRICK
8% (40) SF HARDIE	42% (184) SF HARDIE	9% (40) SF HARDIE	9% (40) SF HARDIE	42% (184) SF HARDIE	9% (40) SF HARDIE	9% (40) SF HARDIE	42% (184) SF HARDIE	9% (40) SF HARDIE	9% (40) SF HARDIE	42% (184) SF HARDIE

FRONT ELEVATIONS
1/8" = 1'-0"

Unit 11	Unit 10	Unit 9	Unit 8	Unit 7	Unit 6	Unit 5	Unit 4	Unit 3	Unit 2	Unit 1
SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 350 SF	SF AREA: 430 SF
9% (30 SF) BRICK	9% (30 SF) BRICK	9% (30 SF) BRICK	9% (30 SF) BRICK	9% (30 SF) BRICK	9% (30 SF) BRICK	9% (30 SF) BRICK	9% (30 SF) BRICK	9% (30 SF) BRICK	9% (30 SF) BRICK	11% (46 SF) BRICK
89% (310 SF) HARDIE	89% (310 SF) HARDIE	89% (310 SF) HARDIE	89% (310 SF) HARDIE	89% (310 SF) HARDIE	89% (310 SF) HARDIE	89% (310 SF) HARDIE	89% (310 SF) HARDIE	89% (310 SF) HARDIE	89% (310 SF) HARDIE	75% (321 SF) HARDIE

REAR ELEVATIONS
1/8" = 1'-0"



Unit 1	Unit 11
SF AREA: 856 SF	SF AREA: 1137 SF
95% (815 SF) BRICK	61% (695 SF) BRICK
2% (18 SF) HARDIE	12% (132 SF) HARDIE

LEFT AND RIGHT SIDE ELEVATIONS
1/8" = 1'-0"

SQUARE FOOTAGE CHART

Villas At Amanda Square

REVISIONS
02/21/20 - STOOPS ADDED
REVISION DATE
REVISION DATE
REVISION DATE
REVISION DATE

11-PLEX

LANDMARK HOMES OF TENNESSEE

Villas at Amanda Square

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS TO ACCURATELY REPRESENT THE DESIGN, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS AND DIMENSIONS. THE DESIGNER WILL NOT BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

ELEVATIONS

FRONT, REAR, & SIDE ELEVATIONS

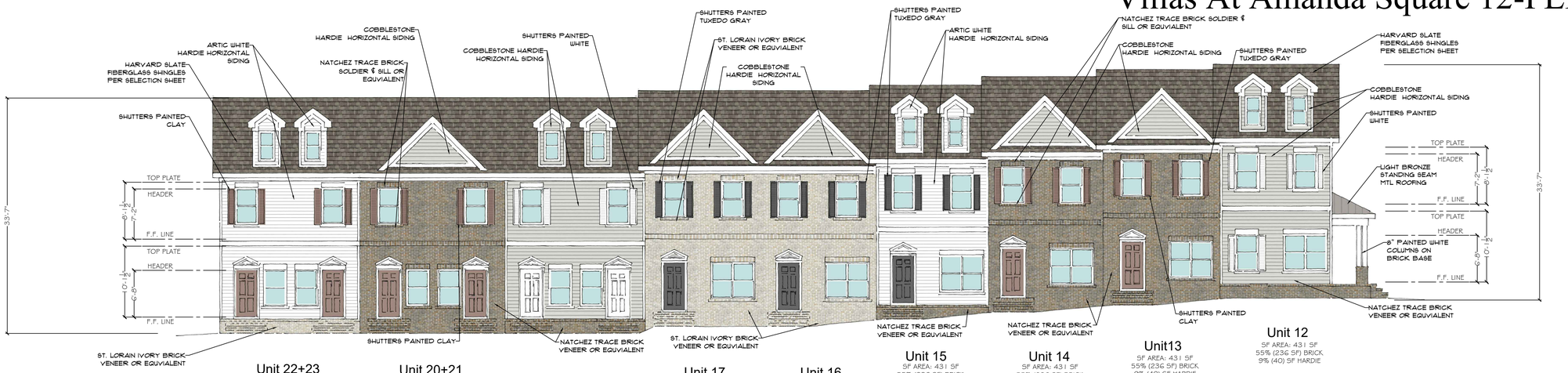
LANDMARK HOMES HEREBY EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DOCUMENTS. THESE CONSTRUCTION DOCUMENTS MAY BE REPRODUCED ONLY FOR USE BY LANDMARK HOMES. DOCUMENTS SHALL NOT BE CHANGED OR REPRODUCED FOR OTHER PROJECTS. NO RESPONSIBILITY IS ASSUMED FOR ANY REVISIONS TO THESE PLANS MADE BY OTHERS. THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK HOMES IS PROHIBITED.

DATE:02/24/20

Sheet
A1

SCALE:
1/8" = 1'-0"

Villas At Amanda Square 12-PLEX

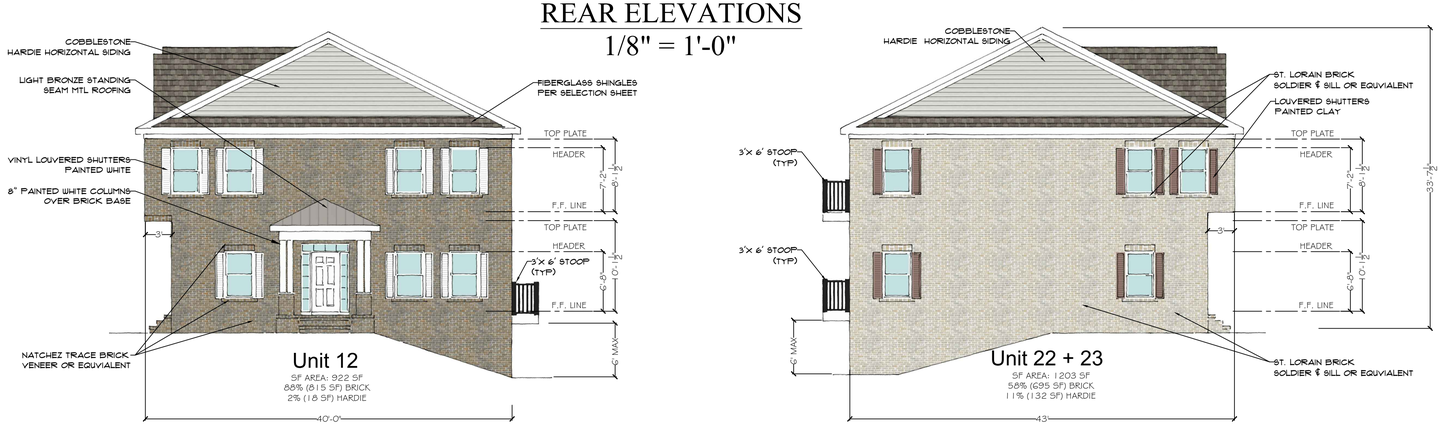


FRONT ELEVATIONS

1/8" = 1'-0"

REAR ELEVATIONS

1/8" = 1'-0"



LEFT AND RIGHT SIDE ELEVATIONS

1/8" = 1'-0"

SQUARE FOOTAGE CHART

Villas At Amanda Square

REVISIONS

REVISION DATE
REVISION DATE
REVISION DATE
REVISION DATE
REVISION DATE

12-PLEX

LANDMARK HOMES OF TENNESSEE

Villas at Amanda Square

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO ENSURE THE ACCURACY OF DIMENSIONS AND MATERIALS, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

ELEVATIONS

REAR, FRONT, AND SIDE ELEVATIONS

Villas at Amanda Square

LANDMARK HOMES HEREBY EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DOCUMENTS. THESE CONSTRUCTION DOCUMENTS MAY NOT BE CHANGED OR COPIED WITHOUT LANDMARK HOMES. DOCUMENTS SHALL NOT BE CHANGED, REPRODUCED OR ASSIGNED TO ANOTHER PARTY. NO RESPONSIBILITY IS ASSUMED FOR ANY DEVIATIONS OR MODIFICATIONS MADE TO THESE PLANS OR DOCUMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF LANDMARK HOMES. IT IS PROHIBITED.

DATE:03/02/20

Sheet
A2

SCALE:
1/8" = 1'-0"

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: AUSTIN COOPER

5.a. Rutherford Crossing, 3rd Resubdivision of Lot 1 and Garrison Cove Common Area [2020-2021] final plat for 1 lot and common area on 14.61 acres zoned CH located on North Rutherford Boulevard, Lascassas Pike, and Norris Lane, Kroger Limited Partnership developer.

This is a final plat review for the Rutherford Crossing and Garrison Cove subdivisions located along North Rutherford Boulevard, Lascassas Pike and Norris Lane. The property is zoned CH. The purpose of this plat is to create 1 lot of record and common area as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

Development Services – Planning
Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

1) Provide evidence that the common area will be maintained by the HOA. **We will need to confirm documents were created prior to signing.**
2) Include the title of the signatory in the ownership and dedication title block and their title relative to the partnership. **Please place the label under the name.**

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1) Submit plat directly to CUDengineering@cudrc.com for further review.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1) No Comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1) No Comments

Informational and Procedural Comments

Development Services – Planning
Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

1) Per the engineer's certification on this plan, this property lies in Zone AE and X, inside and outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This plat is affected by the City's Major Transportation Plan. Lascassas Pike is proposed to be a 5-lane roadway under Short-Term improvement project #11. Please contact Katie Noel to see if additional right-of-way will be required
3) The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
2) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1) No Comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1) No Comments

PLAT NOTES

1. The purpose of this plat is to create common area for Garrison Cove Subdivision.
2. The recording of this plat voids, vacates, and supersede the previous recording of 2nd Resubdivision Plat Lot 1, and Resubdivision Lot 6 Rutherford Crossing record in Plat Book: 39, Page: 15. All other information on said plat remains the same.
3. 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.
4. 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.
5. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
6. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
7. 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.
8. (AT&T, M.E.D., M.W.R.D., C.U.D. & A.E. Easements) = AT&T Telecommunications, Murfreesboro Electric Department, Murfreesboro Water Resources Department, Consolidated Utility District and Atmos Energy Easements.
9. 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 casting 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.
10. 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.
11. The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the owners of the lots in the subdivision.
12. Easements in the subdivision may not have infrastructure constructed within them until some future time. There may be no notice or consultation with the individual lot owners of this construction.
13. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
14. Common area for Garrison Cove will be maintained by the Garrison Cove Homeowners Association. A document will be prepared by an attorney to make sure that there are mechanisms in place for the Homeowners Association to perpetually maintain not only the sign but also the common area itself.

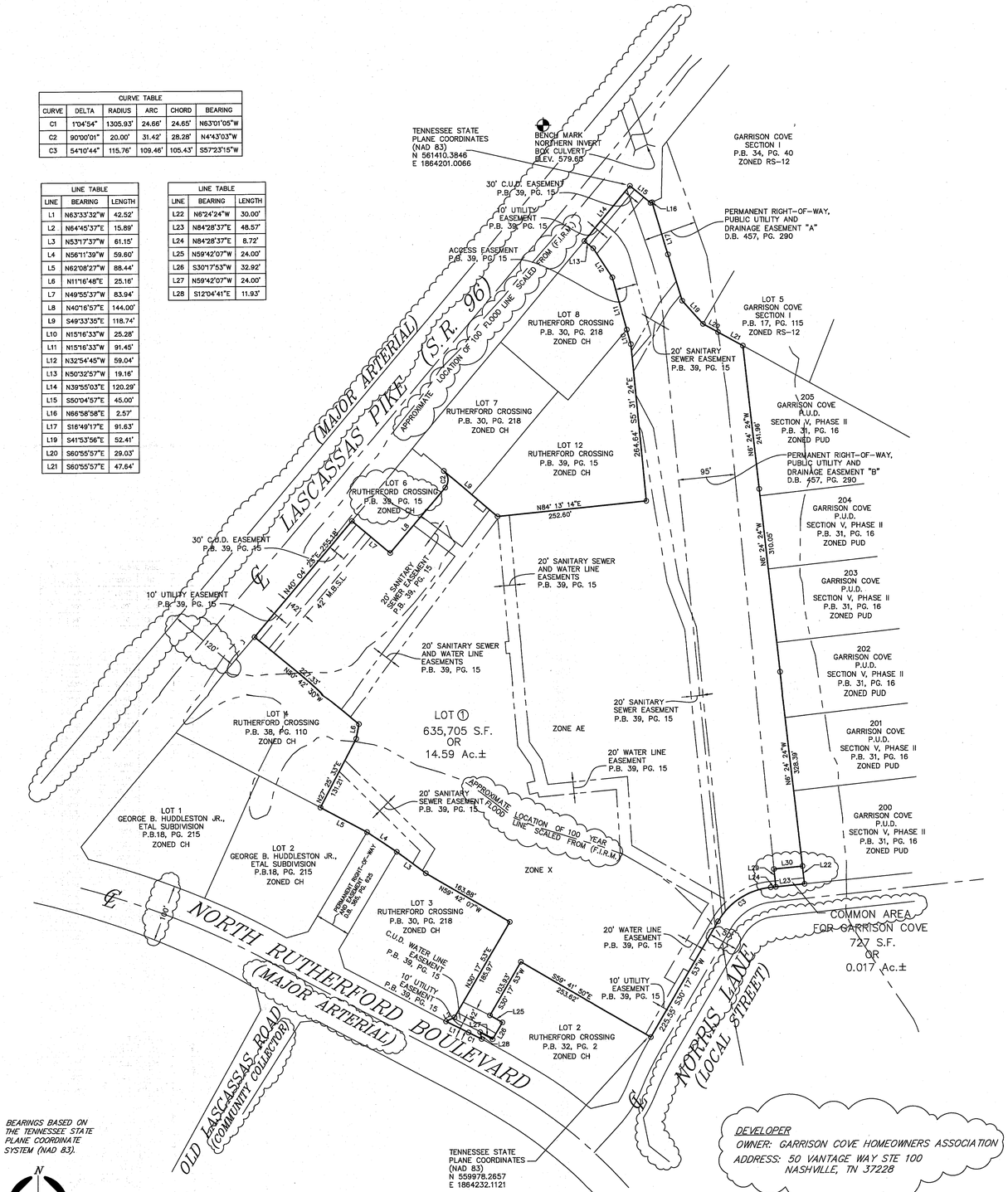
GLOBAL POSITION SYSTEM SURVEY NOTES

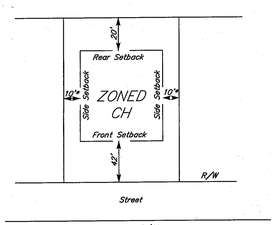
1. The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: March 2020
4. The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN38
   STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.86
   EASTING: 1,837,088.15
   ELEVATION: 558.34 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN38: 0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	1°04'54"	1305.93'	24.66'	24.65'	N63°01'05"W
C2	90°00'01"	20.00'	31.42'	28.28'	N4°43'03"W
C3	54°10'44"	115.76'	109.46'	105.43'	S57°23'15"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°33'32"W	42.52'
L2	N64°45'37"E	15.89'
L3	N53°17'37"W	61.15'
L4	N56°11'39"W	59.60'
L5	N62°08'27"W	88.44'
L6	N11°16'48"E	25.16'
L7	N49°55'37"W	83.94'
L8	N40°16'57"E	144.00'
L9	S49°33'35"E	118.74'
L10	N15°16'33"W	25.28'
L11	N15°16'33"W	91.45'
L12	N32°54'45"W	59.04'
L13	N50°32'57"W	19.16'
L14	N39°55'03"E	120.29'
L15	S50°04'57"E	45.00'
L16	N66°58'58"E	2.57'
L17	S16°49'17"E	91.63'
L19	S41°53'56"E	52.41'
L20	S60°55'57"E	29.03'
L21	S60°55'57"E	47.64'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N6°24'24"W	30.00'
L23	N84°28'37"E	48.57'
L24	N84°28'37"E	8.72'
L25	N59°42'07"W	24.00'
L26	S30°17'53"W	32.92'
L27	N59°42'07"W	24.00'
L28	S12°04'41"E	11.93'





TYPICAL BUILDING SETBACK DETAIL

N.T.S.

SETBACK INFORMATION FOR LOTS 1
ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 10'*
REAR SETBACK: 20'

*SIDE SETBACK NOTE: THE MINIMUM SIDE YARD SHALL APPLY ONLY IF THE PROPERTY ABUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

N STATE PLANE W E S

2 LOTS - 636,432 S.F. OR 14.61 Ac.±

0 100 200

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP H-S ENGR.)
IPF ○ IRON PIN FND.
● SURVEY POINT
□ CONCRETE MONUMENT FOUND

DEVELOPER
OWNER: GARRISON COVE HOMEOWNERS ASSOCIATION
ADDRESS: 50 VANTAGE WAY STE 100
NASHVILLE, TN 37228

OWNER
OWNER: KROGER LIMITED PARTNERSHIP
ADDRESS: 2034-2050 LASCASSAS PIKE
MURFREESBORO, TN 37127
TAX MAP: 81, PARCEL: 55.00
RECORD BOOK: 522, PAGE: 737

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.

THIS PARCEL IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 47149C0280H & 47149C0163H DATED: JAN. 5, 2007 ZONE: AE & X

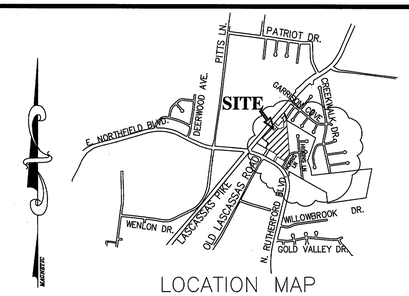
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY " IV " SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER.

PHILIP G. CRAIG REGISTERED ENGINEER AGRICULTURE COMMERCE TENNESSEE No. 2007 3/30/2020

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080



LOCATION MAP

N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date

Record Book: 522
Page: 737

Kroger Limited Partnership I
By KRGP Inc, Its General Partner

Vice President
Terry M. Evans

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the Rutherford County Register of Deeds provided that it is so recorded within one year of this date.

Date SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a surety for these improvements has been posted with the City of Murfreesboro to assure completion of same and that the land shown to be subdivided hereon is within water service jurisdiction of Murfreesboro Water Resources Department.

Date MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the Owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

DATE MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with City codes and specifications and the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the local health authority.

Date MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

DATE CITY ENGINEER

LOT 1 PREVIOUSLY RECORDED IN PLAT BOOK: 39, PAGE: 15.

DATE OF RECORDING:_____

TIME OF RECORDING:_____

PLAT BOOK: _____, PAGE: _____.

FINAL PLAT
THE 3RD RESUBDIVISION OF LOT 1 RUTHERFORD CROSSING SUBDIVISION AND GARRISON COVE SUBDIVISON COMMON AREA

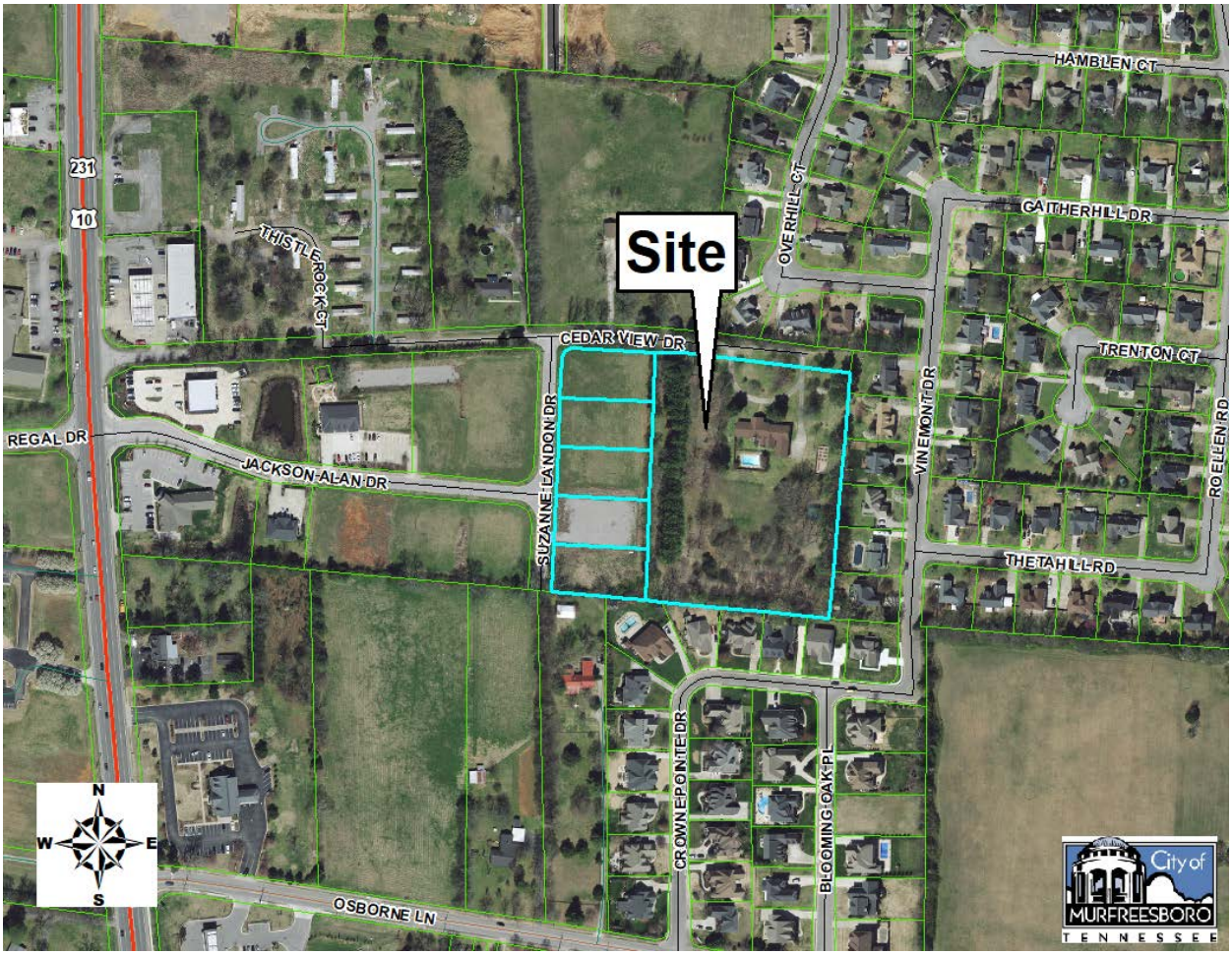
21st CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: April 2020 | Scale: 1"=100' | Sheet 1 of 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
April 29, 2020
PROJECT PLANNER: AUSTIN COOPER

5.b. Regal Square, Resubdivision of Lots 13-17 [2020-2024] final plat for 1 lot on 7.55 acres zoned PRD located on Suzanne Landon Drive and Cedar View Drive, Halo Homes developer.

This is a final plat review for the Regal Square subdivision located along Suzanne Landon Drive and Cedar View Drive. The property is zoned PRD. The purpose of this plat is to create 1 lot of record as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

Development Services – Planning
Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

1) Please Label Jackson Allen Drive on the Plat. **Spell out Drive.**
2) Please label all streets that are shown on the plat on the vicinity map. **Spell out suffixes.**
3) Label the whole lot as #13 and circle it with a solid line to show that as the lot being created. **Make this a darker font.**
4) Provide evidence of an HOA before signing of the final plat.
5) Quitclaim deed transferring ownership of right-of-way must be recorded prior to recording of plat.
6) New easements that will be needed with the abandonment of the right-of-way must be recorded prior to the signing of final plat.
7) Show all easements existing and being created and provide their plat book and page number. **Public Utility easement existed on previous plat. Please reference. There is also a 20' drainage easement along the rear of the original lots 13-17. That must be referenced as well.**
8) Show easements that are being abandoned. **Is the drainage easement mentioned in Comment #7 being abandoned?**
9) Include the name of the Owner in the Ownership and Dedication signature block. **Who will be signing for Landquestor? Please include their name and title.**
10) Include the setbacks for the PRD on the lot and in a note. **I see a front 20', side 20' and rear 25' setback per PRD pattern book**
11) Reference the abandoned lot lines as "existing lot lines to be abandoned with the recording of this plat" and dash the lines. **The rear lot line for the original lot 13-17 was not changed.**

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) The plat should show any existing easements and easements that will be abandoned. The drainage easement to the rear of the existing lots was omitted from the plat.

2) Any abandonment of right of way or easements will require a mandatory referral.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1) No Comments

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1) No Comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1) Add the Release & Covenant Not to Sue note to the plat:
    a. 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 casting 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.
2) Property is within the Osborne Ln. assessment district. Add this note to the plat.
3) Show 30' Sewer Easement.

<u>Informational and Procedural Comments</u>

Development Services – Planning
Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

1) Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This plat is not affected by the City's Major Transportation Plan.
3) The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1) No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1) No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1) No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1) No Comments

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1) No Comments

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1) No Comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

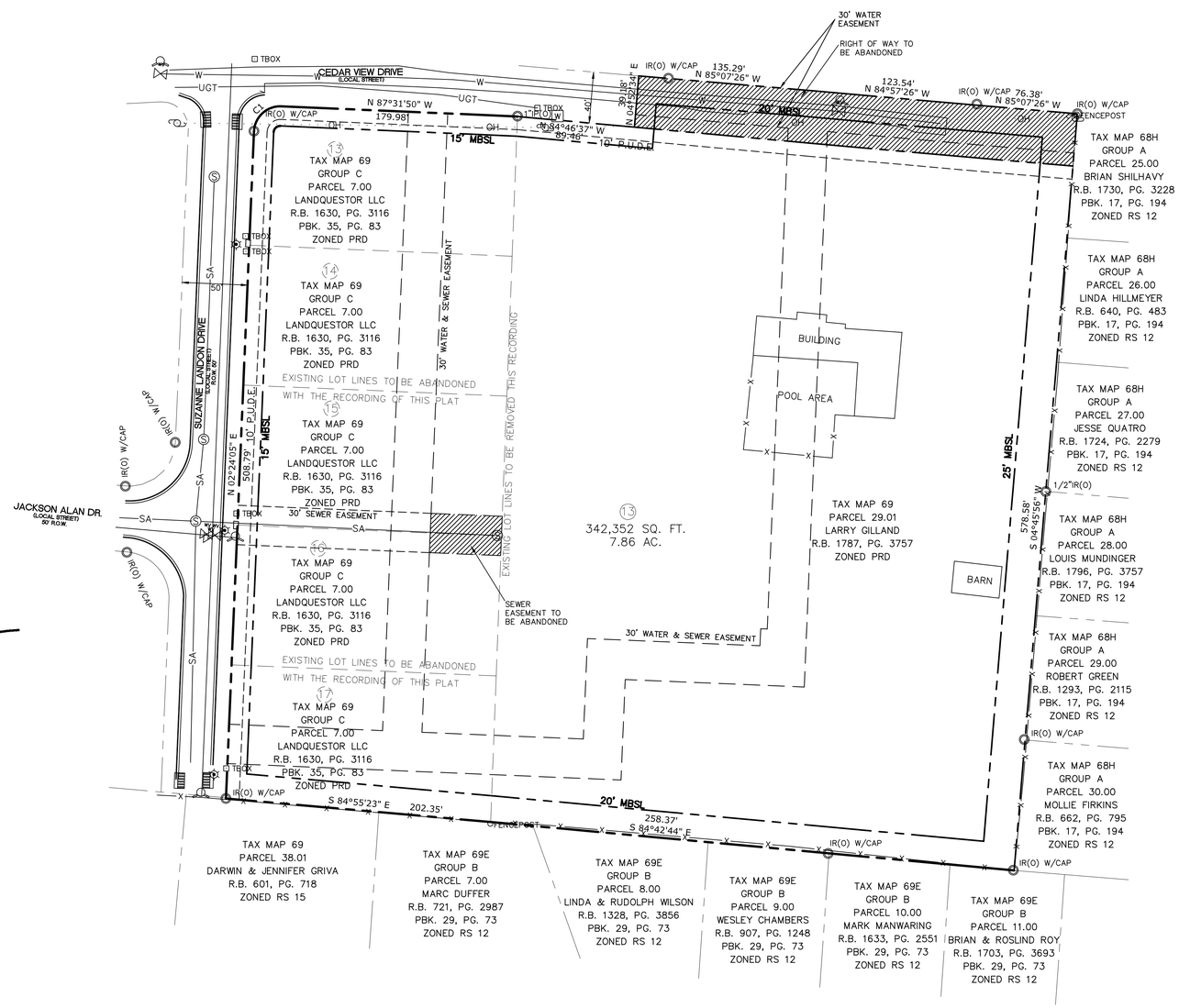
Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

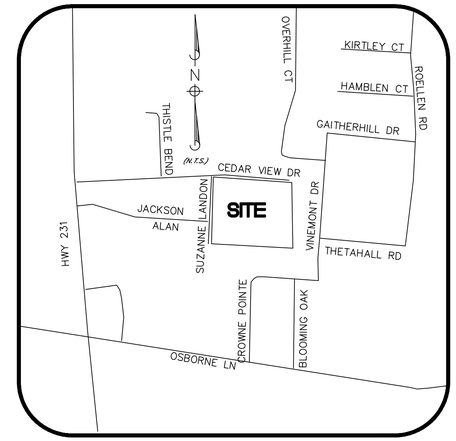
1) No Comments

LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- BOUNDARY LINE
- EXTRUDED CURB
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM SEWER
- WATER VALVE
- SANITARY SEWER MANHOLE

0 50 100 150





VICINITY MAP

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1988.
9. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
10. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 47149C1145H EFFECTIVE DATE JANUARY 1, 2007, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN ZONE X.
12. ALL LOT CORNERS ARE TO BE MARKED WITH A 1/2" CAPPED IRON RODS
13. NO BUILDINGS OR STRUCTURES WILL BE PERMITTED IN ANY EASEMENT.
14. THE PURPOSE OF THE PLAT IS TO RESUBDIVIDE LOTS 13-17 TO CREATE 1 LOT OF RECORD AND TO RECORD EASEMENTS AND TO RECORD EASEMENTS AND ABANDON RIGHT OF WAY AS SHOWN.
15. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 13-17 THE FINAL PLAT OF REGAL SQUARE AS RECORDED IN BOOK 35, PAGE 83, ROSC, TN.
16. THE PROPERTY IS WITHIN THE OSBORNE LN. ASSESSMENT DISTRICT.
17. UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION TO BE SET AT OR ABOVE THE TOP OF CASTING 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 THE COMPLIANCE WITH THIS REQUIREMENT.
18. PRD SETBACKS:
    FRONT YARD: 15 FT
    SIDE YARD: 20 FT
    REAR YARD: 25 FT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.44'	20.00'	90°04'08"	S 47°26'06" W	28.30'

DATE OF RECORDING:_____
TIME OF RECORDING:_____
PLATBOOK/RECORD BOOK:_____
PAGE:_____

Certificate of Approval for Electric Power - I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the Owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

Date _____ Murfreesboro Electric Department Official _____

Certificate of Approval of Sewer Systems - I hereby certify that: (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date _____ Murfreesboro Water Resources Department _____

Certificate of Ownership and Dedication - I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted. [Note: this certification shall include the deed book and page numbers of deeds and shall include for corporations and partnerships the company name and the titles of the individuals authorized to execute documents].

Date _____ Larry Gilliland _____

Date _____ LandQuestor, LLC _____

Certificate of Accuracy - I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

Date _____ Surveyor _____
Tennessee Reg. No. 2219

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of the City of Murfreesboro - I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the Tennessee

Date _____ Mufreesboro Water Resources Department _____

Certificate of Approval of Streets and Drainage - I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications, or
(2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date _____ City Engineer _____

Certificate of Approval for Recording - I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register Of Deeds provided that it is so recorded within one year of this date.

Date _____ Planning Commission Secretary _____

FINAL PLAT RESUBDIVISION OF REGAL SQUARE
SUBDIVISION LOTS 13-17

SUZANNE LANDON DRIVE & CEDAR VIEW DRIVE

CITY OF MURFREESBORO, 9TH CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

TOTAL ACRES = 7.86 ±	TOTAL LOTS = 1
2018-430 REGAL SQUARE SUBD.	CIVIL DISTRICT: 9TH
OWNER: LARRY GILLILAND	CITY OF MURFREESBORO
SCALE: 1"=50'	JOB #20-018
SURVEYOR: JASON J. STIVERS	STATE OF TENNESSEE
RUTHERFORD COUNTY	
DATE: MARCH 31 , 2020	SHEET NO. 1 OF 1

STIVERS LAND SURVEYING
1134 LAKEWOOD DR., GALLATIN TN. 37066
615-939-1171
stiverslandsurveying@gmail.com

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: JAFAR WARE

5.c. Enterprise Car Sales [2020-1007] preliminary plat for 1 lot on 4.86 acres zoned CH located along Franklin Road, Enterprise Holdings, Inc. developer.

This is the preliminary plat review for 1 lot on 4. acres zoned CH. The purpose of this plat is to create a 1-lot residential subdivision. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.

Staff Comments

Development Services – Planning (615) 893-6441
Jafar Ware jware@murfreesborotn.gov

1. Label Franklin Road/SR 96, in the location map.
2. Label new street name. Coordinate naming with developer of Race Trac property.

Development Services – Engineering
Jim Luebbering, 615.893.6441, jluebbering@murfreesborotn.gov

1. No Comments.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.1403, tstevens@murfreesborotn.gov

1. No Comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
William Steele, 615.663.1441, wsteele@cudrc.com

1. Submit Water Service Availability Request to CUD to obtain Will Serve Letter.
2. Submit full set of plans to CUDengineering@cudrc.com for further review.
3. If building will be fire sprinklered, show scaled 7'x13' fire meter vault and above ground backflow preventer on plans.
4. Show scaled 3'x5' domestic meter vault and above ground backflow preventer on plans.
5. Field locate CUD water main (call TN 811 Call Before You Dig) and show correct location of CUD water main along Franklin Road.
6. Show existing fire hydrant along Franklin Road and verify with MFRD if additional hydrant(s) will be required. If additional hydrants are required, show proposed fire hydrant location(s).
7. Show 30' CUD water line easement along existing 20" water line along Franklin Road.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. No Comments.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the sewer.
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. MWRD must receive contract & surety prior to signing the plat.

Informational and Procedural Comments

Development Services – Planning 615-893-6441
Jafar Ware, jware@murfreesborotn.gov

1. Per the engineer's certification on this plan, this parcel lies in Zone X and is not included in areas designated as "Special Flood Hazard."
2. This site plan is not affected by the City's Major Transportation Plan.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Jim Luebbering, 615.893.6441, jluebbering@murfreesborotn.gov
Prior to final plat submission to the Planning and Engineering Dept for signatures, submit:

1. An Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
2. A Stormwater Facilities Operation and Maintenance Plan.
3. A signed stormwater post-construction BMP maintenance agreement.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments.

Building and Codes Department
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

1. No Comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.1403, tstevens@murfreesborotn.gov

1. No Comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
William Steele, 615.663.1441, wsteele@cudrc.com

1. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

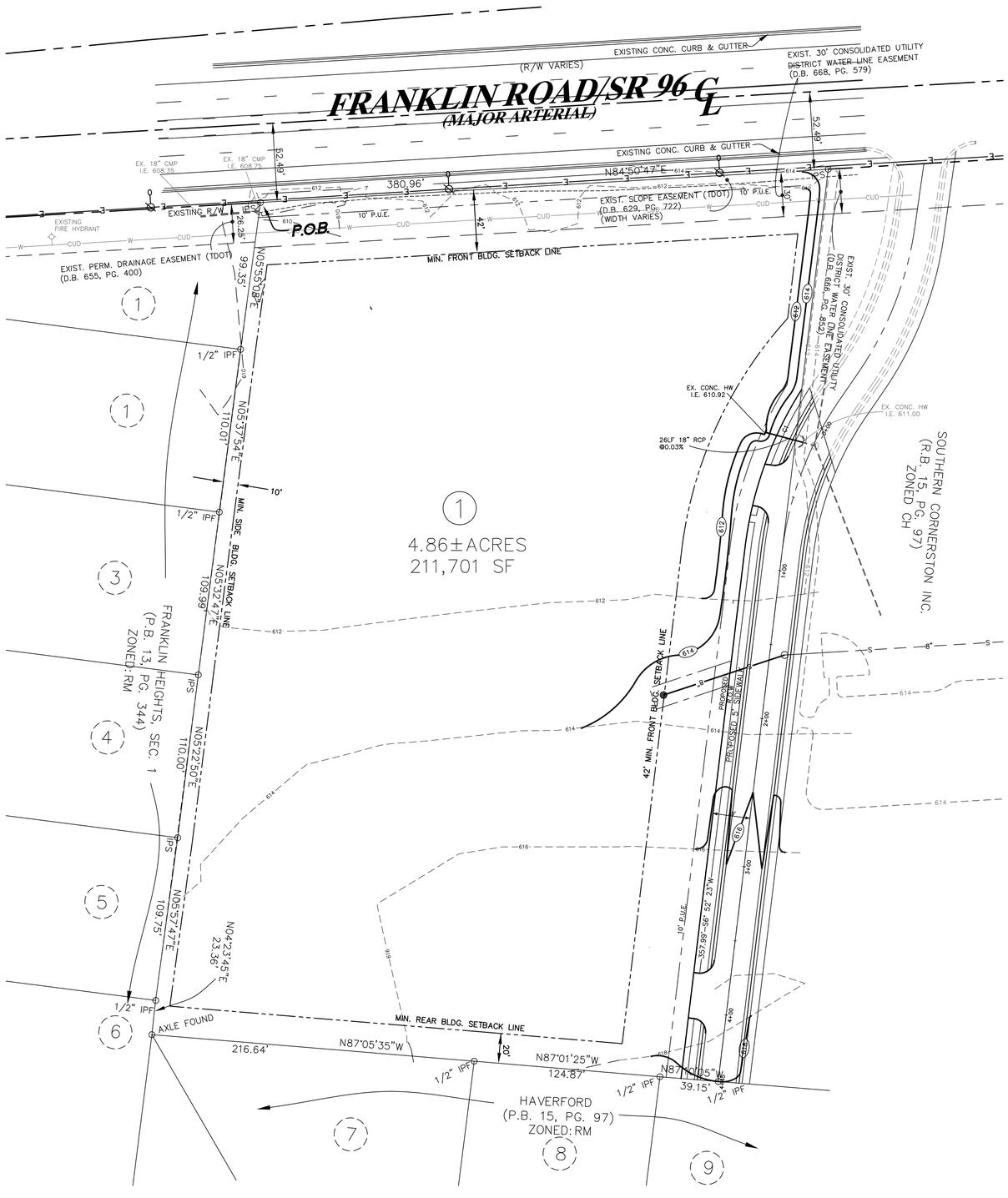
1. No Comments.

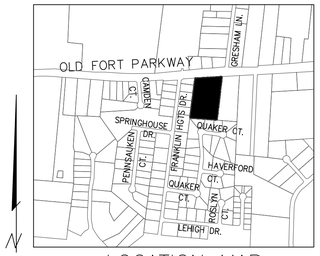
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. No Comments.





LOCATION MAP

N.T.S.

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

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
- —00— Existing Contours
- —00— 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
- —C—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

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.

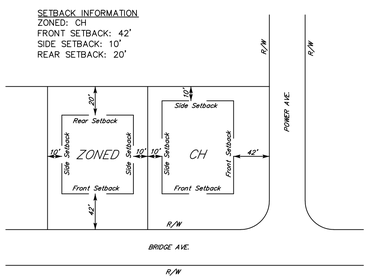
Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve 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.

N
W MAGNETIC E
S

40' 0 40'

1 LOT – 4.86 ACRES±

SETBACK INFORMATION
ZONED: CH
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL

N.T.S.

NOTE: THE MINIMUM SIDE YARD SHALL APPLY ONLY IF THE PROPERTY ABUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED.

DEVELOPER: ENTERPRISE HOLDINGS, INC.
ADDRESS: 600 CORPORATE PARK DRIVE
ST. LOUIS, MO 63105
TAX MAP 920, GROUP B, PARCEL 2.00

FLOOD MAP PANEL: 47149C0255H ZONE: 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.

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

REVISIONS

NO.	DATE	DESCRIPTION
1	03/12/20	ORIGINAL ISSUE
2	04/01/20	REVISED PER CITY STAFF
3		

FOR REVIEW ONLY

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 615-893-4084 FAX: 615-893-0080

PRELIMINARY PLAT

ENTERPRISE CAR SALES

OLD FORT PARKWAY/FRANKLIN ROAD

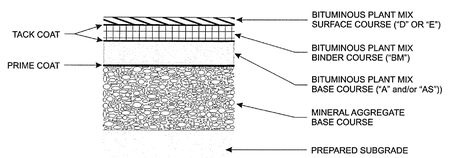
13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MARCH, 2020 | SCALE 1"=40' | SH. 1 OF 2

COMBINATION ASPHALT CONCRETE AND AGGREGATE BASE (MINIMUM REQUIRED THICKNESS *)

CLASSIFICATION	MINERAL AGGREGATE BASE COURSE	ASPHALT PAVEMENT					TOTAL THICKNESS
		BASE/BINDER			SURFACE COURSE		
		"AS"	"A"	"BM"	"D"	"E"	
RESIDENTIAL COLLECTORS, SUB-COLLECTORS AND LOCAL STREETS	6"	-	-	2.5"	-	1.5"	10"
COMMUNITY COLLECTORS AND COMMERCIAL COLLECTORS	8"	-	3"	2"	1.5"	-	14.5"
MAJOR ARTERIALS AND MINOR ARTERIALS	8"	3"	3"	2"	1.5"	-	17.5"

* THE CITY ENGINEER MAY REQUIRE PERFORMANCE GRADE ASPHALT BASED ON PROJECTED TRAFFIC LOADINGS. ADDITIONAL THICKNESS OR A DETAILED PAVEMENT DESIGN BASED ON A GEOTECHNICAL ANALYSIS MAY ALSO BE REQUIRED.



REVISIONS | DATE

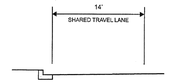
TYPICAL PAVEMENT THICKNESS

DRAWING NO. ST-9 | DATE July 2009

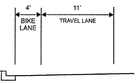
City of MURFREESBORO TENNESSEE

THREE LANE COMMERCIAL/COMMUNITY COLLECTOR *OR MINOR ARTERIAL STREET*
(MINIMUM RIGHT-OF-WAY WIDTH = 60' *)

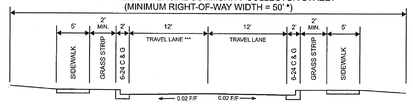
** SHARED BIKE LANE OPTION
(MINIMUM ROW 66' *)



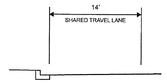
** SEPARATE BIKE LANE OPTION
(MINIMUM ROW 68' *)



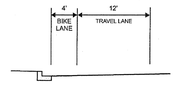
TWO LANE COMMERCIAL/COMMUNITY COLLECTOR STREET
(MINIMUM RIGHT-OF-WAY WIDTH = 50' *)



*** SHARED BIKE LANE OPTION
(MINIMUM ROW 54' *)



*** SEPARATE BIKE LANE OPTION
(MINIMUM ROW 56' *)



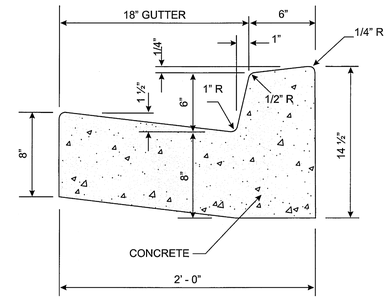
* A UTILITY EASEMENT MAY BE REQUIRED OUTSIDE OF ROW. DIMENSIONS SHOULD BE CONSIDERED MINIMUMS. CONSTRUCTION EASEMENTS MAY ALSO BE REQUIRED.

REVISIONS | DATE

COMMERCIAL AND COMMUNITY COLLECTOR

DRAWING NO. ST-4 | DATE July 2009

City of MURFREESBORO TENNESSEE



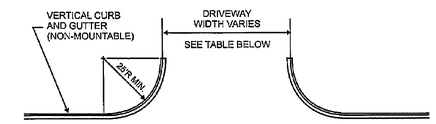
Note: This drawing will be amended to show a flat bottom on the curb instead of a gentle slope.

REVISIONS | DATE

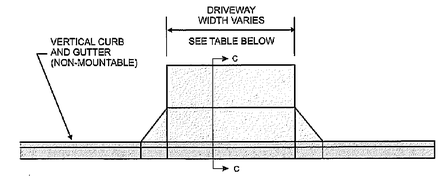
CONCRETE CURB AND GUTTER
(TYPE 6-24)

DRAWING NO. ST-12 | DATE July 2009

City of MURFREESBORO TENNESSEE

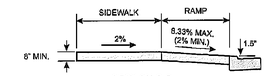


COMMERCIAL DRIVE WITH RADIUS RETURN (PAVED ENTRANCE)



COMMERCIAL DRIVE WITH SIDE FLAIRS

ENTRANCE WIDTHS	
ONE-WAY DRIVE	TWO-WAY DRIVE
20' MIN.	25' MIN.
25' MAX.	38' MAX.



SECTION C-C

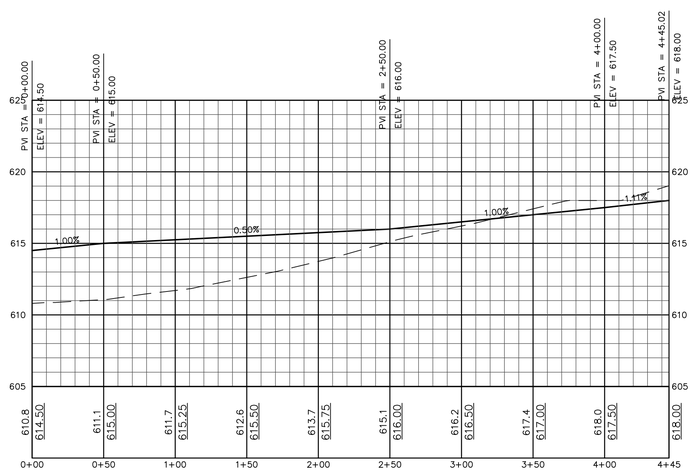
REVISIONS | DATE

COMMERCIAL DRIVE

DRAWING NO. DW-4 | DATE July 2009

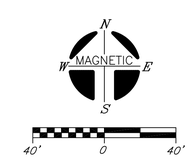
City of MURFREESBORO TENNESSEE

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 casting 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.



GRESHAM LANE EXTENSION

SCALE 1"=50'



1 LOT – 4.86 ACRES±

REVISIONS		
NO.	DATE	DESCRIPTION
1	03/12/20	ORIGINAL ISSUE
2	04/01/20	REVISED PER CITY STAFF
3		

DEVELOPER: ENTERPRISE HOLDINGS, INC.
ADDRESS: 600 CORPORATE PARK DRIVE
ST. LOUIS, MO 63105
TAX MAP 920, GROUP B, PARCEL 2.00
FLOOD MAP PANEL: 47149C0255H ZONE: 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.

FOR REVIEW ONLY

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 615-893-4084 FAX: 615-893-0080

ROAD PROFILE & DETAILS

ENTERPRISE CAR SALES

OLD FORT PARKWAY/FRANKLIN ROAD

13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MARCH, 2020 | *N.T.S.* | *SH. 2 OF 2*

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: JAFAR WARE

5.d. Salem Landing, Section 1 [2020-2025] final plat for 117 lots on 30.71 acres zoned RS-6 located along New Salem Highway, Salem Land Company, LLC developer.

This is the final plat review for the creation of 117 lots on 30.71 acres zoned RS-6, located along New Salem Highway. The purpose of this plat is to create 117 lots, dedicate rights-of-way, and easements. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

Development Services – Planning (615) 893-6441
Jafar Ware jware@murfreesborotn.gov

1. Label Stormy Lane as a "local **street**;" not "local."

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. No Comments.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.1403, tstevens@murfreesborotn.gov

1. No Comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
William Steele, 615.663.1441, wsteele@cudrc.com

1. Submit plat directly to CUDengineering@cudrc.com for further review.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. No Comments.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Add the Release & Covenant Not to Sue note to the plat:
    - 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 casting 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.

2. MWRD must receive surety prior to signing the plat.

Informational and Procedural Comments

Development Services – Planning 615-893-6441
Jafar Ware, jware@murfreesborotn.gov

1. Per the engineer's certification on this plan, this parcel lies in Zone X and is not included in areas designated as "Special Flood Hazard."
2. This site plan is affected by the City's Major Transportation Plan. New Salem Highway is on the Major Transportation Plan to be widened to 5 lanes.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. New Salem Highway is on the Major Transportation Plan to be widened to 5 lanes.
2. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments.

Building and Codes Department
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

1. No Comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.1403, tstevens@murfreesborotn.gov

1. No Comments.

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com
William Steele, 615.663.1441, wsteele@cudrc.com

1. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
2. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.
3. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.

Murfreesboro Electric Department

Engineering Division, 615.893.5514, engineering@medtn.com

1. No Comments.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. No Comments.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

SALEM LANDING COMPANY, LLC

Date

Tim McClure; Owner

Record Book 1849, Page 3906

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register Of Deeds provided that it is so recorded within one year of this date.

Date

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

Date

MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date

MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify

(1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with city codes and specifications, or the specifications of the Consolidated Utility District of Rutherford County if they are more stringent, and the Tennessee Department of Environment and Conservation,Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the Consolidated Utility District of Rutherford County to assure completion of same.

Date

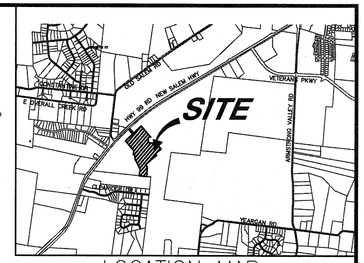
Consolidated Utility District Official

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

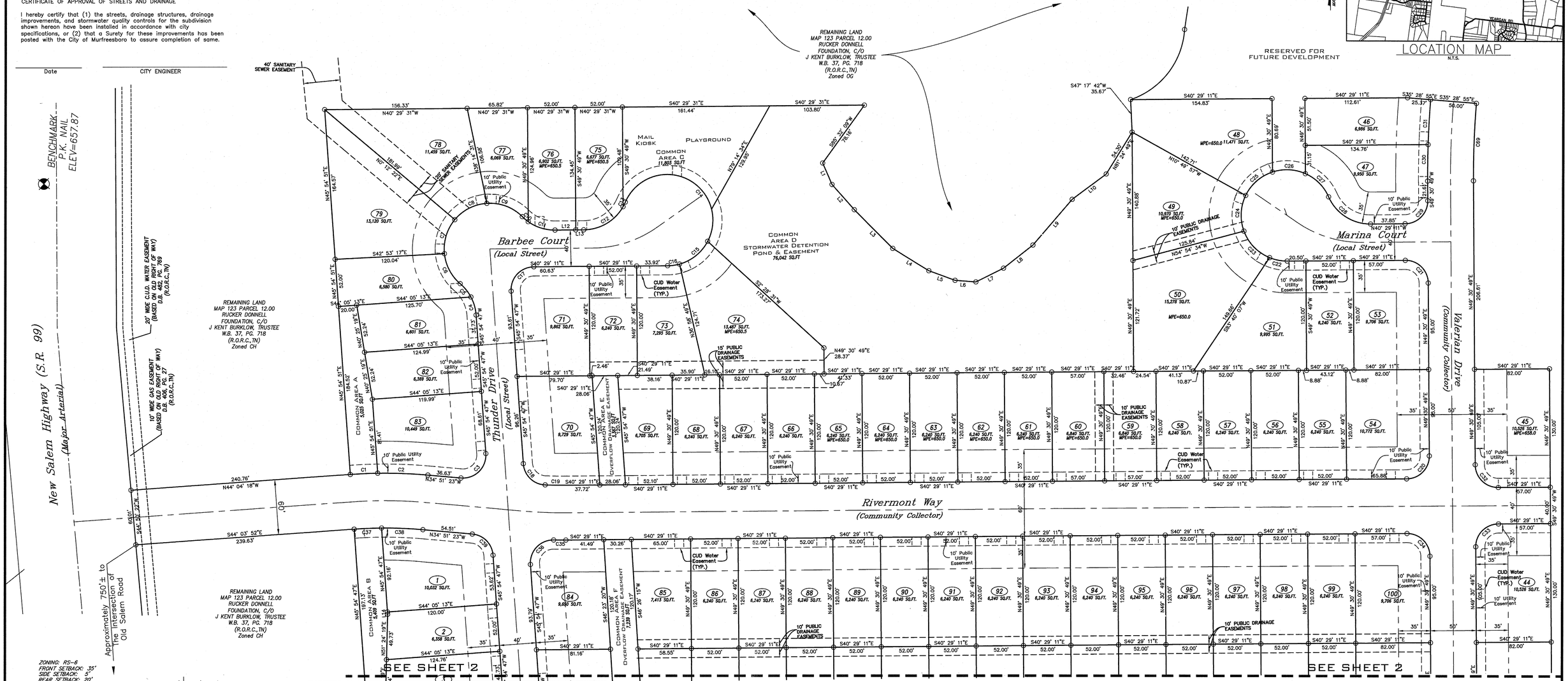
I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date

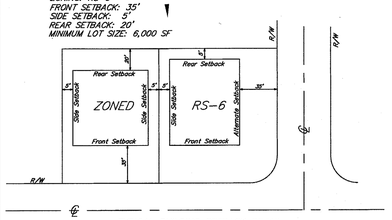
CITY ENGINEER



LOCATION MAP
N.T.S.



ZONING: RS-6
FRONT SETBACK: 35'
SIDE SETBACK: 9'
REAR SETBACK: 20'
MINIMUM LOT SIZE: 6,000 SF



TYPICAL BUILDING SETBACK DETAIL
NTS

Footnotes:

1. Per the City of Murfreesboro, in the RS-6 district where the minimum side yard may be five feet on one side of the structure, the sum of the two side yards shall be no less than fifteen feet, except where two single-family dwelling units share a property line.
2. Per the City of Murfreesboro, in the RS-6 district, the facades of principal structures shall consist primarily of one or more of the following materials: brick, stone, or cementitious siding. Other building materials such as EIFS, vinyl siding, and wood siding may be used for decorative or accent purposes and may constitute no more than 25 percent of any facade.
3. Per the City of Murfreesboro, in the RS-6 district, a garage attached to a single-family dwelling shall have a minimum front setback of 35 feet. the remaining portion of the structure shall have a minimum front setback of 25 feet. The driveway of an attached or detached garage in the RS-6 district shall have sufficient width and depth to accommodate four vehicles. A single-family dwelling unit that has no garage shall have a minimum front setback of 35 feet.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	3°14'36"	530.00'	30.00'	30.00'	N42°26'34"W
C2	5°57'53"	530.00'	55.18'	55.15'	N37°50'19"W
C3	99°13'50"	25.00'	43.30'	38.09'	S84°28'18"E
C4	23°54'40"	50.00'	20.87'	20.72'	N33°57'27"E
C5	21°39'42"	50.00'	18.90'	18.79'	N11°10'16"E
C6	43°40'15"	50.00'	38.11'	37.19'	S22°10'32"W
C7	45°50'07"	50.00'	40.00'	38.94'	S66°55'42"W
C8	46°22'02"	50.00'	40.46'	39.37'	N66°58'13"W
C9	48°52'24"	50.00'	42.65'	41.37'	N19°21'00"W
C10	9°41'46"	50.00'	8.46'	8.45'	S01°14'19"W
C11	35°52'37"	50.00'	31.31'	30.80'	S22°32'53"E
C12	59°58'16"	50.00'	52.33'	49.98'	S70°28'19"E
C13	6°27'02"	50.00'	5.63'	5.63'	N76°19'02"E
C14	142°58'50"	50.00'	124.77'	656.88'	N35°25'04"W
C15	46°44'12"	50.00'	40.79'	39.66'	S79°01'19"E
C16	15°10'01"	50.00'	13.24'	13.20'	S48°04'12"E
C17	93°36'02"	50.00'	40.84'	36.45'	N87°17'12"W
C18	83°41'41"	25.00'	36.52'	33.36'	S4°03'57"W
C19	2°42'17"	470.00'	22.19'	22.19'	S39°08'02"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C20	89°59'59"	25.00'	39.27'	35.36'	S85°29'10"E
C21	89°59'59"	25.00'	39.27'	35.36'	N4°30'48"E
C22	22°36'57"	50.00'	19.74'	19.61'	S29°10'43"E
C23	47°34'59"	50.00'	41.52'	40.34'	S5°55'15"W
C24	45°53'22"	50.00'	40.05'	38.98'	S52°39'26"W
C25	45°53'22"	50.00'	40.05'	38.98'	N81°27'12"W
C26	42°15'56"	50.00'	36.88'	36.05'	N37°22'33"W
C27	42°10'42"	50.00'	36.81'	35.98'	N4°50'47"E
C28	66°25'19"	50.00'	57.96'	54.77'	S7°16'32"E
C29	90°00'00"	25.00'	39.27'	35.36'	S85°29'11"E
C30	2°14'37"	1025.00'	40.14'	40.13'	S50°38'08"W
C31	2°45'39"	1025.00'	49.39'	49.39'	S53°08'16"W
C32	90°00'00"	25.00'	39.27'	35.36'	S4°30'49"W
C33	90°00'00"	25.00'	39.27'	35.36'	N85°29'11"W
C34	90°00'00"	25.00'	39.27'	35.36'	N4°30'49"E
C35	1°27'05"	530.00'	13.43'	13.43'	S39°45'38"E
C36	95°03'07"	25.00'	41.47'	36.88'	N86°33'39"W
C37	3°39'35"	470.00'	30.02'	30.02'	N42°14'04"W
C38	5°32'54"	470.00'	45.51'	45.50'	N37°37'50"W
C39	80°46'10"	25.00'	35.24'	32.40'	N5°31'42"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°33'54"W	25.72'
L2	S8°38'40"W	36.88'
L3	S5°09'52"W	59.71'
L4	S8°13'29"E	46.42'
L5	S19°46'45"E	30.62'
L6	S35°42'23"E	22.99'
L7	S66°31'27"E	33.89'
L8	S78°09'11"E	41.04'
L9	S89°30'34"E	65.88'
L10	S76°44'30"E	46.20'

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

117 Residential Lots and 9 Common Area Lots On 30.71 Acres

50' 0 50'

OWNER/ DEVELOPER: SALEM LAND COMPANY, LLC
ADDRESS: 262 ROBERT ROSE DRIVE, SUITE 300
MURFREESBORO, TN 37129

TAX MAP 123, PART OF PARCEL 12.00
RECORD BOOK 1849, PAGE 3906

THESE LOTS ARE NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149, PANEL NO. 0285 H, ZONE: X, DATED: 01/05/07.

I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.

JOHNNIE H. LEONARD III
REGISTERED LAND SURVEYOR
No. 2189
STATE OF TENNESSEE
3-31-2020
TENNESSEE No. 2189

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 0080

DATE OF RECORDING:_____
TIME OF RECORDING:_____
PLAT BOOK:_____, PAGE:_____.

FINAL PLAT
SECTION I
SALEM LANDING SUBDIVISION

12TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

DATE: MARCH 2020 | SCALE: 1"=50' | SHEET: 1 OF 2

C:\Civil 3D Projects\Salem Landing\dwg\Section 1.dwg, Final, 3/31/2020 9:21:39 AM, ACAD204

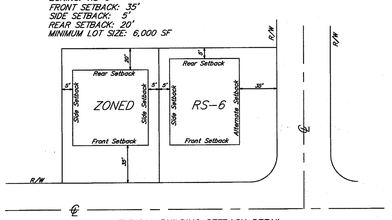
PLAT NOTES:

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 aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence 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. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. This survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
6. Boundary information taken from a survey by SEC, Inc. Dated 06-20-19 titled "Alta/NSPS Land Title Survey of a portion of the Rucker-Donnell Property". Existing topographic information shown was provided in CAD format From SEC, Inc.
7. Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
8. Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
9. Per Murfreesboro Water Resources Department (M.W.R.D.), this property is located within the Rockvale and Overall Creek Sewer Assessment Districts.
10. Per the City of Murfreesboro, the final plat will not be signed for each section until the amenities included in the respective sections are constructed and pass inspection.
11. Per the City of Murfreesboro, all landscaping depicted on the construction plans must be installed and pass inspection prior to signing the final plat.
12. Per the City of Murfreesboro, HOA documents demonstrating perpetual maintenance of all common areas must be submitted for Planning Department review and approval prior to the signing of the final plat. The approved version of the HOA documents must be recorded prior to the release of building permits.
13. Per the City of Murfreesboro, sidewalks will be responsibly of lot owner/builder in accordance with subdivision regulations. Sidewalks adjacent to Common Areas shall be installed by the subdivision developer prior to final plat being recorded.
14. Per the City of Murfreesboro, fill must be placed under supervision of a Geotechnical Engineer. Compaction reports will be required.
15. Wetlands indicated for removal shall be performed under the conditions of ARAP NRS 19.084.
16. The purpose of this plat is to create 117 residential lots and 9 common area lots.
17. Per the City of Murfreesboro, Lots 10-14 and 28-36 may have difficulty in locating accessory structures on the site, due to drainage easements.
18. Per the City of Murfreesboro, plot plans must be submitted with building permit applications for all corner lots.
19. Per the City of Murfreesboro, Lots 27, 28, 33, 34, 47, 49, 50, 59, 60, 78, and 79 will require a certified Land Surveyor to lay-out the footing and to provide written confirmation that there are no encroachments into setbacks or easements.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C40	4°53'48"	50.00'	4.27'	4.27'	N48°21'41"E
C41	49°59'29"	50.00'	43.63'	42.25'	N75°48'19"E
C42	24°11'09"	50.00'	21.11'	20.95'	S88°42'29"W
C43	45°58'38"	50.00'	40.12'	39.05'	S53°37'36"W
C44	45°50'36"	50.00'	40.01'	38.95'	S7°42'59"W
C45	46°07'39"	50.00'	40.25'	39.18'	S38°16'08"E
C46	16°02'32"	50.00'	14.00'	13.95'	S69°21'14"E
C47	36°53'18"	50.00'	32.19'	31.64'	N58°55'51"W
C48	90°00'00"	25.00'	39.27'	35.36'	N4°30'49"E
C49	41°24'35"	50.00'	36.14'	35.36'	N70°13'06"E
C50	20°06'24"	50.00'	17.55'	17.46'	S80°52'12"W
C51	45°50'31"	50.00'	40.00'	38.95'	S47°53'44"W
C52	45°55'57"	50.00'	40.08'	39.02'	S2°00'30"W
C53	51°44'31"	50.00'	45.15'	43.63'	S46°49'44"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C54	25°01'39"	50.00'	21.84'	21.67'	N60°11'10"W
C55	32°14'47"	50.00'	28.14'	27.77'	N31°32'57"W
C56	14°40'34"	210.00'	53.79'	53.64'	N8°05'17"W
C57	6°24'44"	210.00'	23.50'	23.49'	N2°27'22"E
C58	90°00'00"	25.00'	39.27'	35.36'	S50°39'44"W
C59	90°00'00"	25.00'	39.27'	35.36'	S39°20'16"E
C60	1°06'47"	250.00'	4.86'	4.86'	N5°06'20"E
C61	10°32'19"	250.00'	45.98'	45.92'	N0°43'12"W
C62	11°33'56"	250.00'	50.46'	50.38'	N11°46'20"W
C63	9°22'28"	250.00'	40.90'	40.86'	N22°14'31"W
C64	76°26'34"	25.00'	33.35'	30.94'	S11°17'32"W
C65	90°00'00"	25.00'	39.27'	35.36'	N85°29'11"W
C66	90°00'00"	25.00'	39.27'	35.36'	S4°30'49"W
C67	90°00'00"	25.00'	39.27'	35.36'	S85°29'11"E
C68	86°23'58"	25.00'	37.70'	34.23'	S2°42'48"W

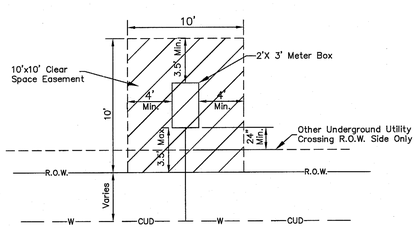
ZONING: RS-6
FRONT SETBACK: 35'
SIDE SETBACK: 5'
REAR SETBACK: 20'
MINIMUM LOT SIZE: 6,000 SF



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

Footnotes:

1. Per the City of Murfreesboro, in the RS-6 district where the minimum side yard may be five feet on one side of the structure, the sum of the two side yards shall be no less than fifteen feet, except where two single-family dwelling units share a property line.
2. Per the City of Murfreesboro, in the RS-6 district, the facades of principal structures shall consist primarily of one or more of the following materials: brick, stone, or cementitious siding. Other building materials such as EIFS, vinyl siding, and wood siding may be used for decorative or accent purposes and may constitute no more than 25 percent of any facade.
3. Per the City of Murfreesboro, in the RS-6 district, a garage attached to a single-family dwelling shall have a minimum front setback of 35 feet. the remaining portion of the structure shall have a minimum front setback of 25 feet. The driveway of an attached or detached garage in the RS-6 district shall have sufficient width and depth to accommodate four vehicles. A single-family dwelling unit that has no garage shall have a minimum front setback of 35 feet.



NOTES:
1. Clear Space to be void of drainage facilities, structures, driveways, mailboxes, sidewalks, trees, public utilities and utility service connections.
2. Sewer service and trees to be located a minimum 10 feet away from water service.
3. Other underground utility crossings shall comply with separation requirements outlined in C.U.D. Technical Specifications.

SINGLE FAMILY RESIDENTIAL
METER CLEAR SPACE REQUIREMENT
N.T.S.

117 Residential Lots and 8 Common Area Lots On 30.71 Acres

50' 0 50'

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

OWNER/ DEVELOPER: SALEM LAND COMPANY, LLC
ADDRESS: 262 ROBERT ROSE DRIVE, SUITE 300
MURFREESBORO, TN 37129

TAX MAP 123, PART OF PARCEL 12.00
RECORD BOOK 1849, PAGE 3906

THESE LOTS ARE NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149, PANEL NO. 0265 H, ZONE: X, DATED: 01/05/07.

I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.

JOHNNIE H. LEONARDI III
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2189
3-31-2020

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

DATE OF RECORDING:_____
TIME OF RECORDING:_____
PLAT BOOK:_____, PAGE:_____.

FINAL PLAT
SECTION I
SALEM LANDING SUBDIVISION

12TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

DATE: MARCH 2020 | SCALE: 1"=50' | SHEET: 2 OF 2

C:\Civil 3D Projects\Salem Landing\dwg\Section I.dwg, Final, 3/31/2020 9:21:01 AM, ACAD204

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.89	S81°48'47"E
L2	30.48	S81°22'29"E
L3	30.33	S82°00'12"E
L4	11.87	S82°17'37"E

Certificate of Ownership and Dedication
I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

Date _____ BROOKS, KLEDA, A (OWNER)

Deed Book: 305 Parcel and Tax Map: 113C B 00700

Page: 189

Certificate of Ownership and Dedication
I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

Date _____ BROOKS, KLEDA, A (OWNER)

BROOKS, KELLY (OWNER)

Deed Book: 811

Page: 3940 BROOKS, GREG (OWNER)

Parcel and Tax Map: 113C B 00301

LANE, ANNETTE (OWNER

Certificate of Approval for Recording
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register Of Deeds provided that it is so recorded within one year of this date.

Date Planning Commission Secretary

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of the City of Murfreesboro
I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with the city codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date Murfreesboro Water Resources Official

Certificate of Approval of Sewer Systems
I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

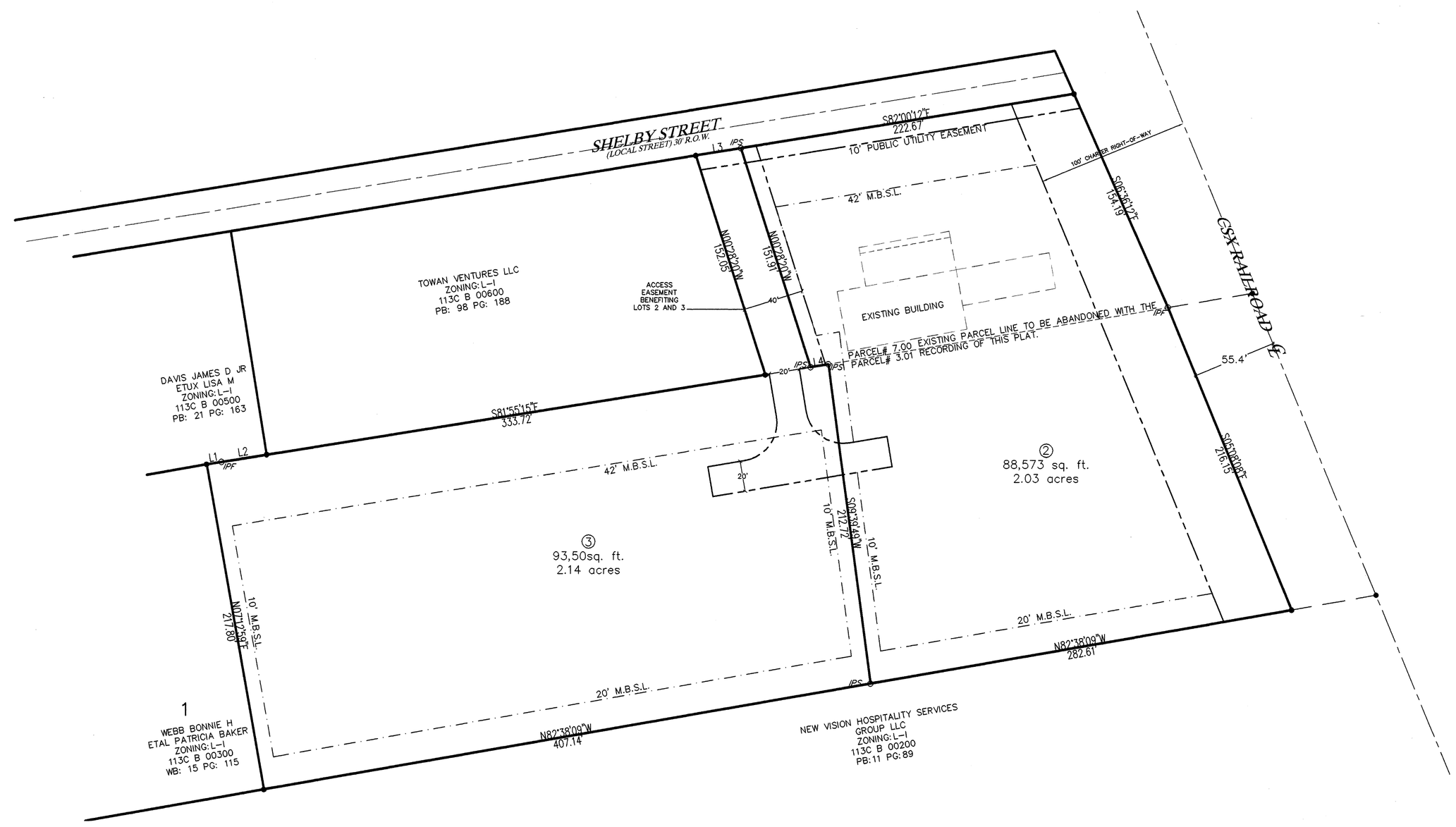
Date Murfreesboro Water Resources Official

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power have been met.

Date: Murfreesboro Electric Department Official

Certificate of Approval of Streets and Drainage
I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date City Engineer



LOCATION MAP

N.T.S.

STANDARD NOTES:

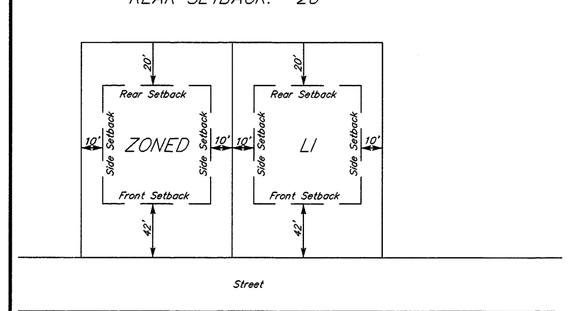
1. IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES 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.
2. 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.
3. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE DEVELOPMENT SERVICES DIVISION. A SEPERATE LAND DISTURBANCE PERMIT APPLICATION SHALL BE MADE WITH THE OFFICE OF THE DEVELOPMENT SERVICES DIVISION FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
4. 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 DEVELOPMENT SERVICES DIVISION PRIOR TO CONSTRUCTION COMMENCEMENT.
5. NO IMPERVIOUS CALCULATIONS NEEDED DUE TO THE TOTAL SQUARE FOOTAGE BEING ADDED/ALTERED TOTALS TO 7,040 SQFT WHICH IS LESS THAN 10,000 SQFT.
6. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE PREVIOUS RECORDINGS OF LOT 2 CRACKER BARREL OLD COUNTRY STORE AS RECORDED IN PLAT BOOK 33 PAGE 217. ALL OTHER INFORMATION ON SAID PLAT REMAINS THE SAME.
7. 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 CASTING 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 AGAINS THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE BUILDER AND OR HOMEOWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.

NOTE: THE CITY OF MURFREESBORO WILL NOT PROVIDE SOLID WASTE SERVICE TO THIS COMMERCIAL PROPERTY, SOLID WASTE FROM THIS SITE WILL HAVE TO BE COLLECTED BY A PRIVATE HAULER.

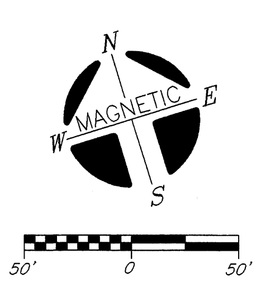
NOTE:
DEVELOPER IS RESPONISIBLE FOR WATER AND SEWER SERVICES TO ALL LOTS

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE ONE LOT OF RECORD INTO 2 LOTS AND TO RECORD EASEMENTS AS SHOWN.

ZONING: LI
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL



2 Lot - 4.17± Acres TOTAL
Lot 2: 2.03± Acres
Lot 3: 2.14± Acres
ZONED: L-1

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

TAX MAP: 113 C "B" 007.00
OWNER: KLEDA BROOKS
ADDRESS: 1045 WARRIOR DR.
MURFREESBORO, TN 37128
DEED BOOK; 305, PAGE 189
TAX MAP: 113 C "B" 003.01
OWNER: KLEDA BROOKS
OWNER: GREG BROOKS
OWNER: KELLY BROOKS
OWNER: AINNETTE LANE
ADDRESS: 1045 WARRIOR DR.
MURFREESBORO, TN 37128
DEED BOOK; 811, PAGE 3940
THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 47149 C 026 H ZONE: X
DATED: JANUARY 5, 2007

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS

WILLIAM H. HUDDLESTON
REGISTERED LAND SURVEYOR
No. 1088
TENNESSEE No.

DATE OF RECORDING:_____
TIME OF RECORDING:_____
PLAT BOOK:_____, PAGE:_____.

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

FINAL PLAT

RESUBDIVISION OF LOT 2

CRACKER BARREL OLD COUNTRY STORE SUBDIVISION

(A PORTION OF BLOCK G, CARTER SLOAN ADDITION)
13th CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: JANUARY 2020	SCALE 1"=50'	SH. 1 OF 1

\\ACAD\305\and Projects 2006\Cracker Barrel\dwg\BUILLSITE PAVIN AND GUN MARCH 2020.dwg, FINAL PLAT, 4/9/2020 2:19:33 PM, ACAD\305\ACAD\30

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: BRAD BARBEE

5.e. Cracker Barrel Old Country Store, Resubdivision of Lot 2 [2020-2001] final plat for 2 lots on 4.17 acres zoned L-I located along Shelby Street, Kleda Brooks developer.

This is the final plat review for the Cracker Barrel Old Country Store Subdivision. The property is zoned L-I. The purpose of this plat is to resubdivide one lot of record into two lots and to record easements as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. The front and side MBSL on lot 3 should be continuous. They should not stop at the access easement.
2. Increase the font size of **all of the MBSL labels**. Eastern side of Lot 3.
3. An 8ft wide planting yard is required along the western property line of lot 3 adjacent to the drive isle. Provide a landscape plan showing the required yard space and plantings.
4. Revise the purpose note to read, " The purpose of this plat is to resubdivide one lot of record into two lots and to record easements as shown".

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

No Comments

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

No Comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No comments

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. ADD NOTE: Developer is responsible for water & sewer services to all lots.

Informational and Procedural Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
Matthew Blomeley, 615.893.6441, mblomeley@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov
No comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
No Comments

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
No Comments

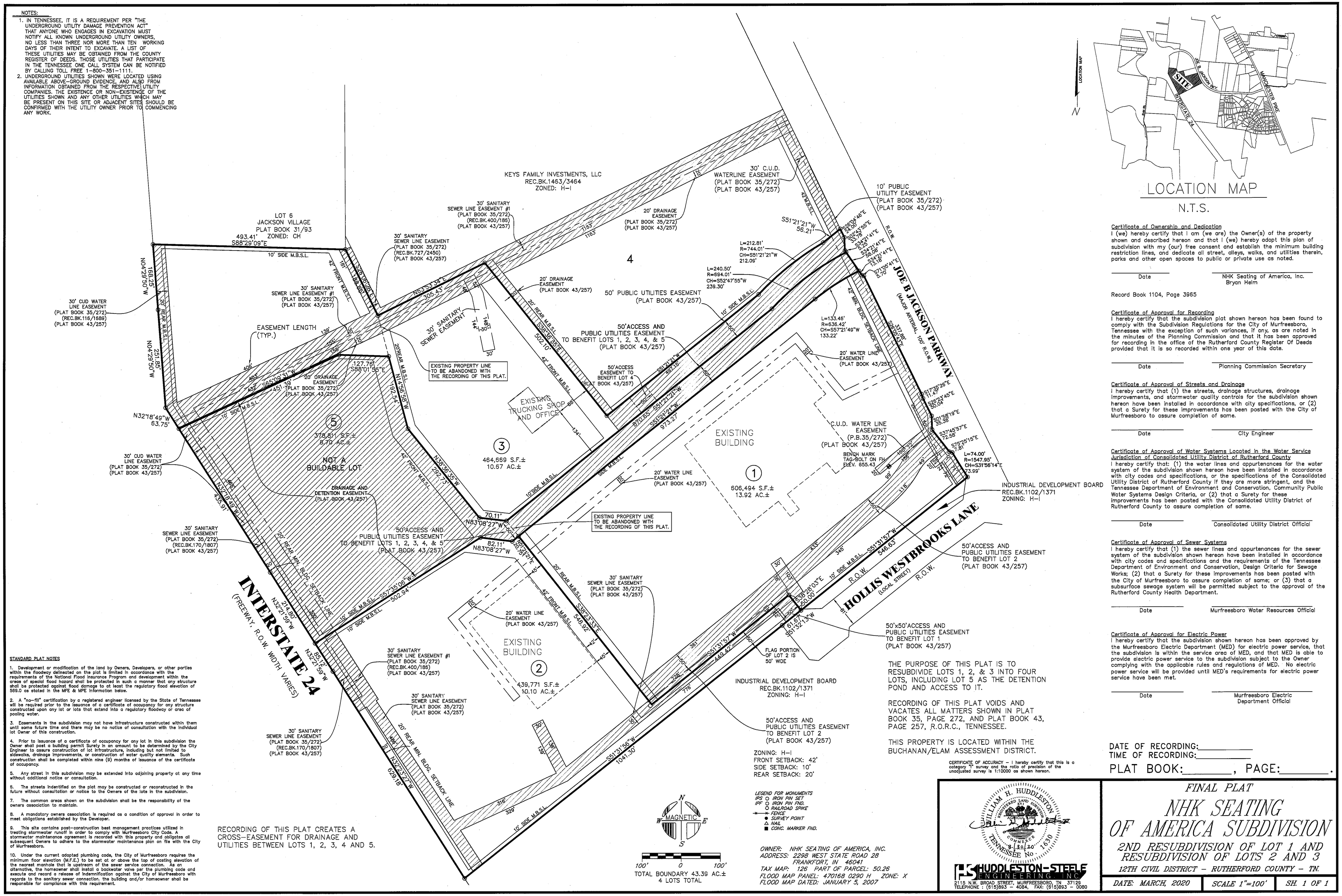
Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com
No Comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
No comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov
No comments

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.



STANDARD PLAT NOTES

1. Development or modification of the land by Owners, Developers, or other parties within the floodway delineated on the plat is limited in accordance with the requirements of the National Flood Insurance Program and development within the areas of special flood hazard shall be protected in such a manner that any structure shall be protected against flood damage to at least the regulatory flood elevation of 599.0 as stated in the MFE & MPE information below.

2. A "no-fill" certification by a registered engineer licensed by the State of Tennessee will be required prior to the issuance of a certificate of occupancy for any structure constructed upon any lot or lots that extend into a regulatory floodway or area of pooling water.

3. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice of consultation with the individual lot Owner of this construction.

4. Prior to issuance of a certificate of occupancy for any lot in this subdivision the Owner shall post a building permit Surety in an amount to be determined by the City Engineer to assure construction of lot infrastructure, including but not limited to sidewalks, drainage improvements, or construction of water quality elements. Such construction shall be completed within nine (9) months of issuance of the certificate of occupancy.

5. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation.

6. The streets indentified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.

7. The common areas shown on the subdivision shall be the responsibility of the owners association to maintain.

8. A mandatory owners association is required as a condition of approval in order to meet obligations established by the Developer.

9. This site contains post-construction best management practices utilized in treating stormwater runoff in order to comply with Murfreesboro City Code. A stormwater maintenance agreement is recorded with this property and obligates all subsequent Owners to adhere to the stormwater maintenance plan on file with the City of Murfreesboro.

10. 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 casting 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 building and/or homeowner shall be responsible for compliance with this requirement.

LOCATION MAP

N.T.S.

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and establish the minimum building restriction lines, and dedicate all street, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

Date _____ NHK Seating of America, Inc. Bryan Helm _____

Record Book 1104, Page 3965

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Murfreesboro, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register Of Deeds provided that it is so recorded within one year of this date.

Date _____ Planning Commission Secretary _____

Certificate of Approval of Streets and Drainage

I hereby certify that (1) the streets, drainage structures, drainage improvements, and stormwater quality controls for the subdivision shown hereon have been installed in accordance with city specifications, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same.

Date _____ City Engineer _____

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of Consolidated Utility District of Rutherford County

I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with city codes and specifications, or the specifications of the Consolidated Utility District of Rutherford County if they are more stringent, and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the Consolidated Utility District of Rutherford County to assure completion of same.

Date _____ Consolidated Utility District Official _____

Certificate of Approval of Sewer Systems

I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation, Design Criteria for Sewage Works; (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

Date _____ Murfreesboro Water Resources Official _____

Certificate of Approval for Electric Power

I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department (MED) for electric power service, that the subdivision is within the service area of MED, and that MED is able to provide electric power service to the subdivision subject to the Owner complying with the applicable rules and regulations of MED. No electric power service will be provided until MED's requirements for electric power service have been met.

Date _____ Murfreesboro Electric Department Official _____

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1, 2, & 3 INTO FOUR LOTS, INCLUDING LOT 5 AS THE DETENTION POND AND ACCESS TO IT.

RECORDING OF THIS PLAT VOIDS AND VACATES ALL MATTERS SHOWN IN PLAT BOOK 35, PAGE 272, AND PLAT BOOK 43, PAGE 257, R.O.R.C., TENNESSEE.

THIS PROPERTY IS LOCATED WITHIN THE BUCHANAN/ELAM ASSESSMENT DISTRICT.

CERTIFICATE OF ACCURACY – I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

WILLIAM H. HUDDLESTON REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE No. 1630 3/30/20

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 – 4084, FAX: (615)893 – 0080

DATE OF RECORDING:_____
TIME OF RECORDING:_____
PLAT BOOK:_____, PAGE:_____.

FINAL PLAT

NHK SEATING OF AMERICA SUBDIVISION

2ND RESUBDIVISION OF LOT 1 AND RESUBDIVISION OF LOTS 2 AND 3

12TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MARCH, 2020	SCALE 1"=100'	SH. 1 OF 1

C:\Land Projects 2004\NHK SEATING - JOE B JACKSON PKWY\dwg\NHK SEATING RESUB PLAT OCT2019.dwg, ACAD108, KIP 7770 No. 3,
1:100

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: BRAD BARBEE

5.f. NHK Seating of America, 2nd Resubdivision of Lot 1 and Resubdivision of Lots 2 and 3 [2020-2022] final plat for 4 lots on 43.39 acres zoned H-I located along Joe B Jackson Parkway and Hollis Westbrooks Lane, NHK Seating of America, Inc. developer.

This is the final plat review for the NHK Seating of America Subdivision. The property is zoned H-I. The purpose of this plat is to resubdivide lots 1, 2, and 3 into four lots, including lot 5 as the detention pond and access to it. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Who is proposed to own Lot 5 and who is proposed to be responsible for its maintenance? Staff feels that making this a common area and setting up an owner's association for the management and upkeep of this space is the most practical option for this lot, since it is not a developable lot. However, absent an owner's association, a perpetual agreement for the maintenance and upkeep of lot 5 and the drainage easement contained thereon will be required prior to signing this plat.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

No Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No Comments

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. Submit plat directly to CUDengineering@cudrc.com for further review.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

No Comments

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No comments

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

No Comments

Informational and Procedural Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
Matthew Blomeley, 615.893.6441, mblomeley@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

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No comments

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No Comments

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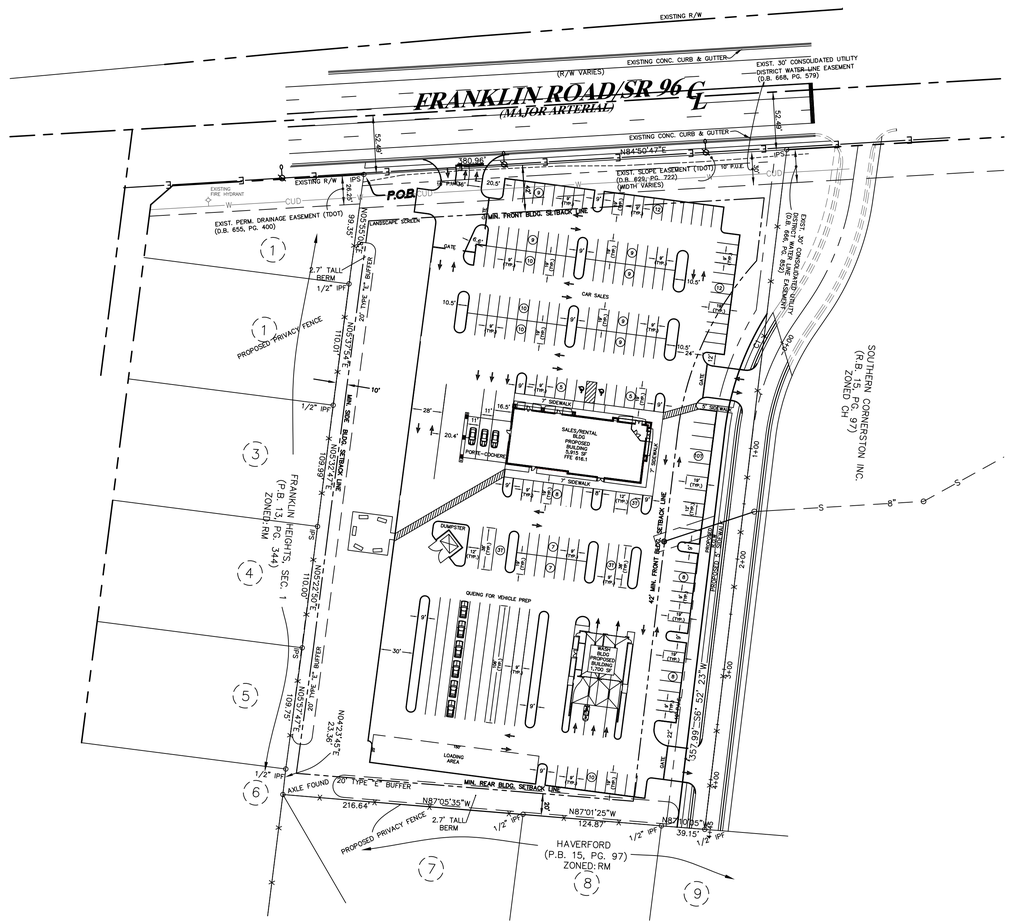
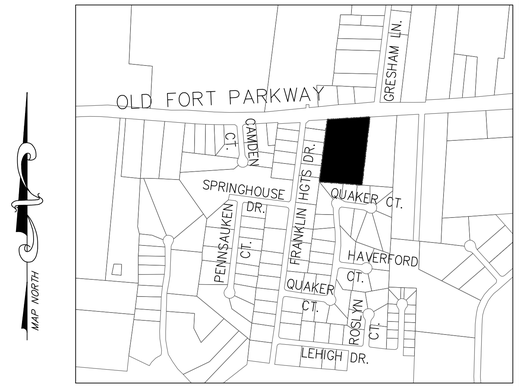
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

No comments

ENTERPRISE CAR SALES
SITE PLAN





LOCATION MAP
N.T.S.

SHEET INDEX

1. EXISTING CONDITIONS
2. CONSTRUCTION FACILITIES PLAN
3. SITE PLAN
4. OPEN SPACE PLAN
5. UTILITY PLAN
6. GRADING PLAN
7. LANDSCAPING PLAN
8. LANDSCAPING DETAILS
9. DETAILS
10. DETAILS
11. DETAILS
T1. TRUCK TEMPLATE
S1. SITE TRIANGLE

SITE DATA
AREA: 4.86±ACRES OR 211,701±S.F.

TOTAL PERVIOUS/IMPERVIOUS:
PERVIOUS=67,053 S.F.
IMPERVIOUS=144,648 S.F.

PROPOSED USE: MOTOR VEHICLE SALES OR SERVICE

PARKING DATA:
PARKING SPACES REQUIRED:
2 FOR EACH INDOOR SERVICE STALL PROVIDED ON THE PREMISES OR 1 FOR EACH 500 SQUARE FEET OF F.A., WHICHEVER IS GREATER

5,915/500 = 12 SPACES
TOTAL PARKING REQUIRED = 12 SPACES

PARKING SPACES PROVIDED:
185 SPACES PROVIDED
2 H.C. SPACES PROVIDED

BUILDING HEIGHT:
1 STORY, (22' FEET)

MURFREESBORO, TENNESSEE
MARCH 2020

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
PHONE: 893 – 4084, FAX: 893 – 0080

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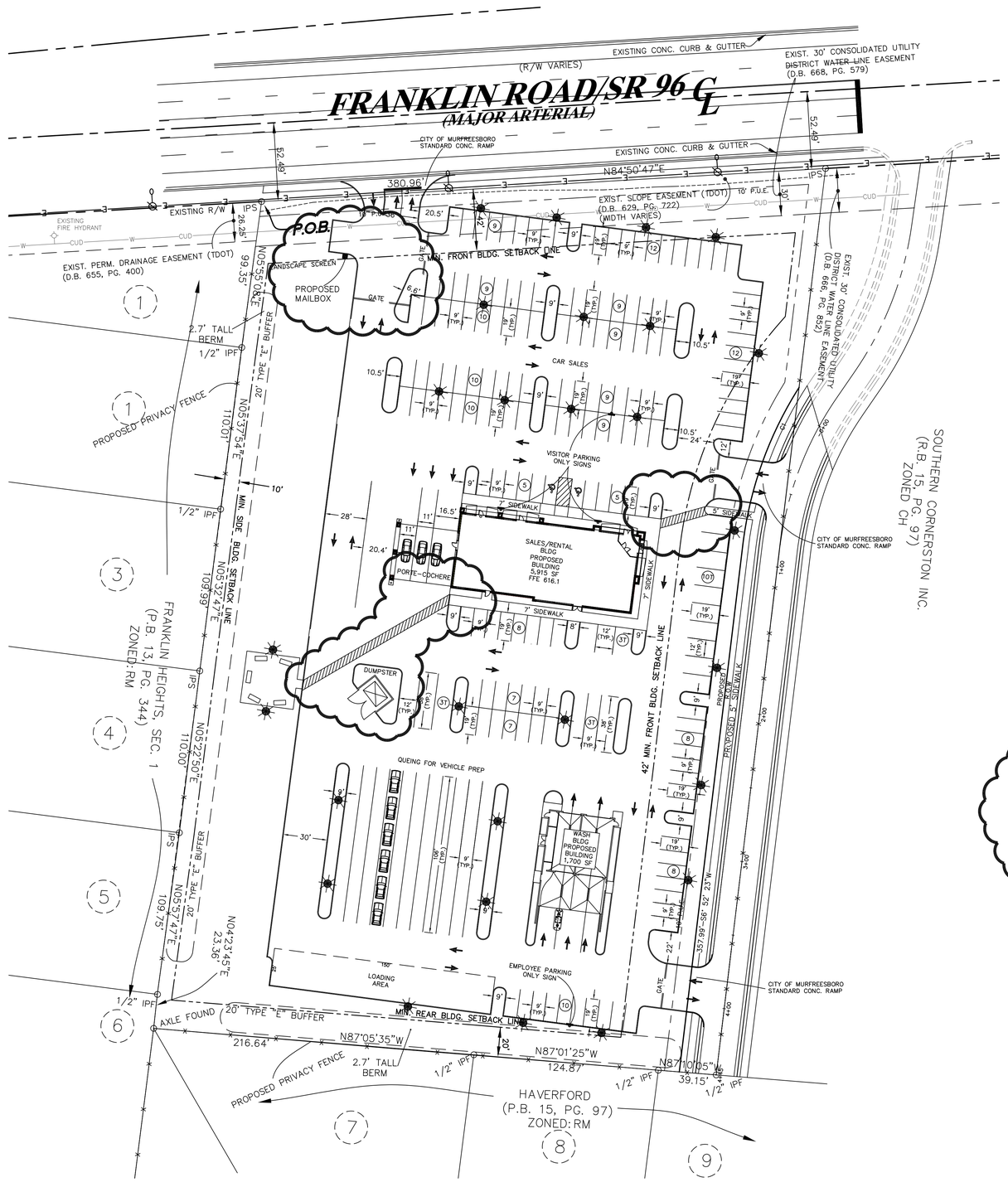
5,915/500 = 12 SPACES
TOTAL PARKING REQUIRED = 12 SPACES

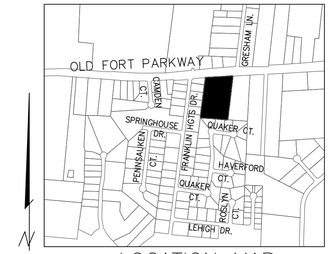
PARKING SPACES PROVIDED:
185 SPACES PROVIDED
[illegible] SPACES PROVIDED

CAR SALES INVENTORY – 100 SPACES
CAR RENTAL – 15 SPACES
TRUCK RENTAL – 16 SPACES
CAR STORAGE – 23 SPACES
TRUCK STORAGE – 3
VISITOR – 18 SPACES
EMPLOYEE – 10 SPACES

BUILDING HEIGHT:
1 STORY (22' FEET)

ALL PROPOSED GATES ARE TO HAVE YELP MODE





LOCATION MAP
N.T.S.

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

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
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- CD Sewer Line Check Dam
- —00— Existing Contours
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- 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
- —T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe
- LIGHT POLE

NOTES:
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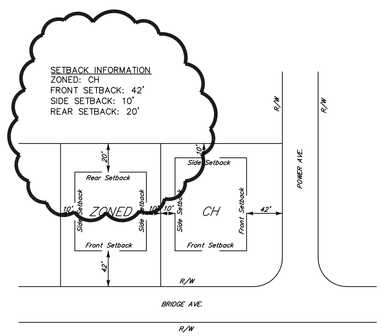
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE–GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON–EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

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 casting 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.

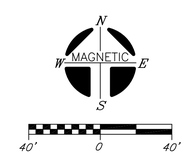
Board of Zoning Appeals (BZA) Conditions of Approval:
a. The design of the gates will be subject to final review and approval of the Planning Department to ensure that there are adequate turnaround areas of vehicles and to ensure that vehicles will not be forced to back out into the public right–of–way.
b. A privacy fence shall be required along the south and west property lines. The privacy fence shall not be a substitute for any of the standard Type E buffer yard plantings; rather it shall be in addition to the standard Type E buffer yard plantings.
c. The landscape screening plan for the overhead doors that are proposed to face the new public street shall be subject to final review and approval of the Planning Department prior to the issuance of building permits.

SITE NOTES:
1. SOLID WASTE SERVICE WILL BE PROVIDED BY A PRIVATE HAULER.



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

NOTE: THE MINIMUM SIDE YARD SHALL APPLY ONLY IF THE PROPERTY ABUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED.



1 LOT – 4.86 ACRES±

This survey is a TOPOGRAPHIC SURVEY for INFORMATION ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C9	25°35'53"	254.99'	113.92'	112.98'	S19°39'18"W

REVISIONS

NO.	DATE	DESCRIPTION
1	03/12/20	ORIGINAL ISSUE
2	04/01/20	REVISED PER STAFF COMMENTS
3		

DEVELOPER: ENTERPRISE HOLDINGS, INC.
ADDRESS: 600 CORPORATE PARK DRIVE
ST. LOUIS, MO 63105
TAX MAP 920, GROUP B, PARCEL 2.00

FLOOD MAP PANEL: 47149C0255H ZONE: 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.

FOR REVIEW ONLY

HUDDLESTON–STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 615–893–4084 FAX: 615–893–0080

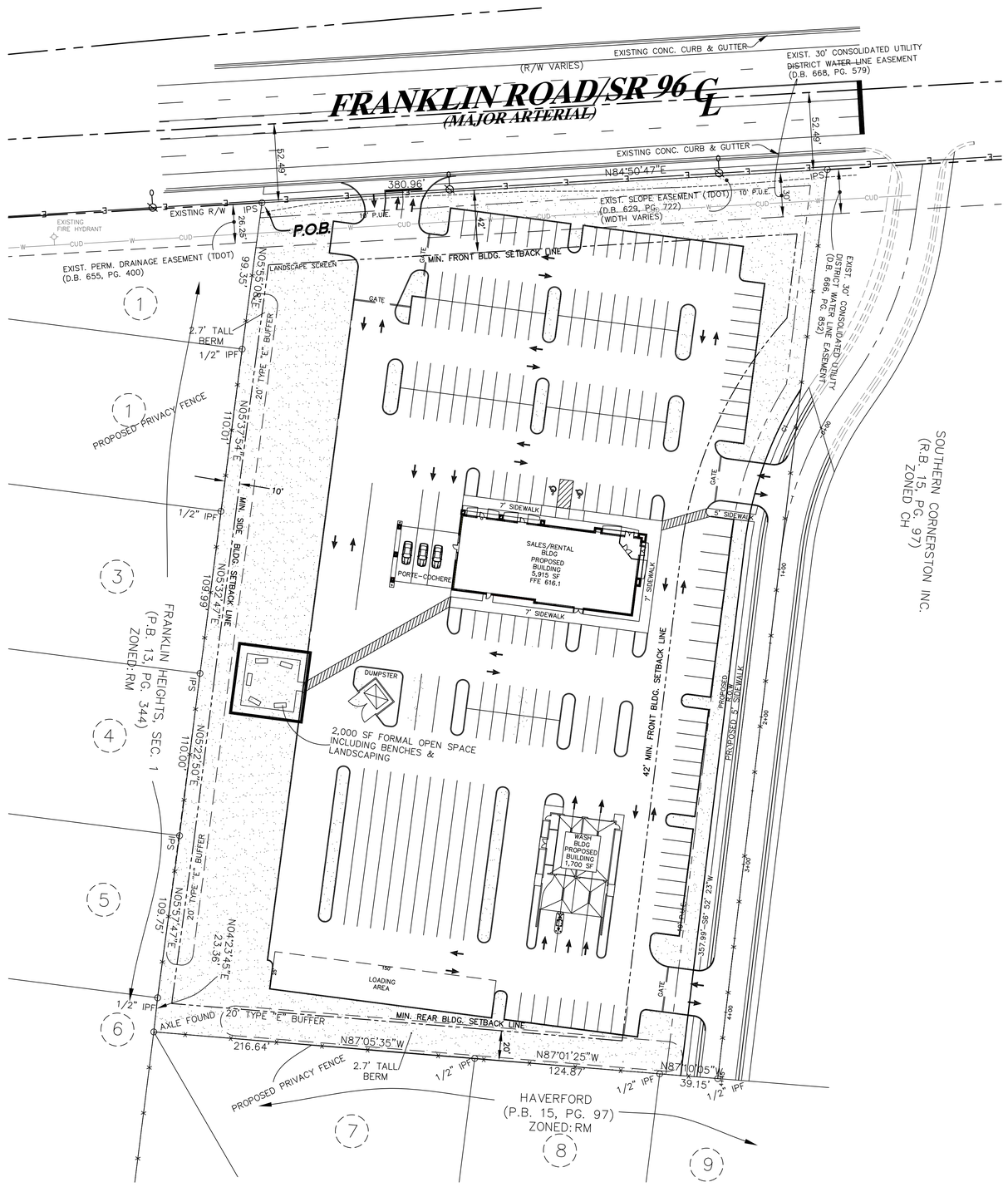
SITE PLAN

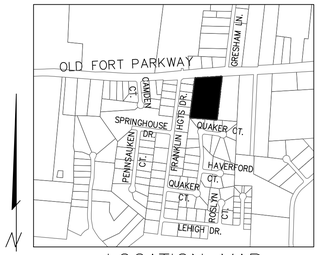
ENTERPRISE CAR SALES

OLD FORT PARKWAY/FRANKLIN ROAD

13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MARCH, 2020 | SCALE 1"=40' | SH. 3 OF 11





LOCATION MAP

N.T.S.

OPEN SPACE

OPEN SPACE
20% OPEN SPACE REQUIRED
211,701 SF X 20% = 42,340 SF

67,053 SF OF OPEN SPACE PROVIDED

FORMAL OPEN SPACE

FORMAL OPEN SPACE
2,000 SF FORMAL OPEN SPACE REQUIRED

2,000 SF FORMAL OPEN SPACE PROVIDED

INCLUDES: ENHANCED LANDSCAPING & BENCHES

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

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
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- —W— Existing Water Line
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N
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40' 0 40'

1 LOT – 4.86 ACRES±

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ST. LOUIS, MO 63105
TAX MAP 920, GROUP B, PARCEL 2.00

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TELEPHONE: 615-893-4084 FAX: 615-893-0080

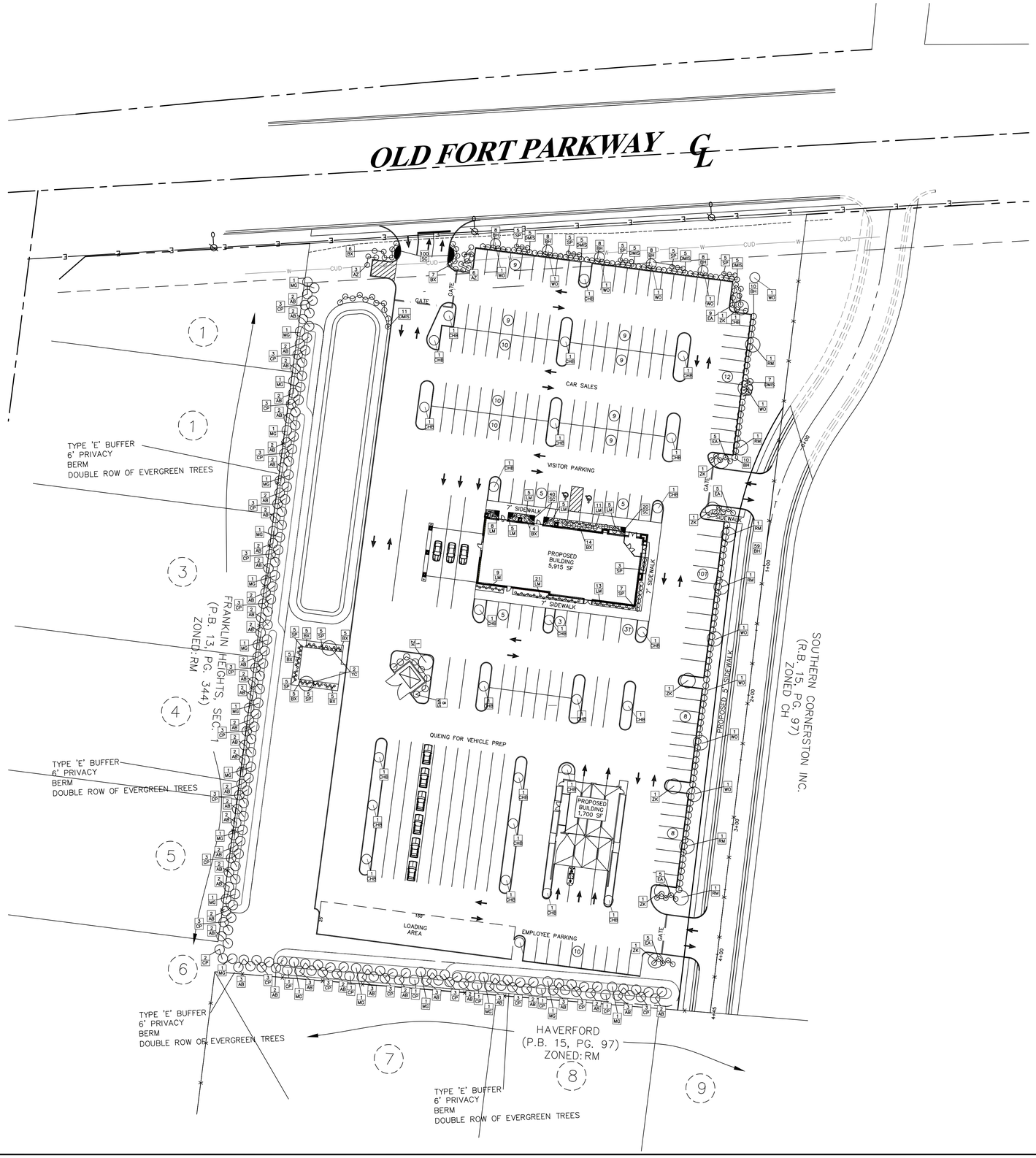
OPEN SPACE PLAN

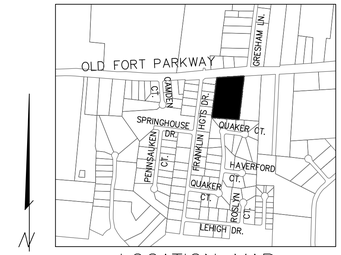
ENTERPRISE CAR SALES

OLD FORT PARKWAY/FRANKLIN ROAD

13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MARCH, 2020 | SCALE 1"=40' | SH. 4 OF 11





LOCATION MAP

N.T.S.

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
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- —W— Existing Water Line
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N MAGNETIC E W S

40' 0 40'

1 LOT – 4.86 ACRES±

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TAX MAP 920, GROUP B, PARCEL 2.00

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2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 615-893-4084 FAX: 615-893-0080

LANDSCAPING PLAN

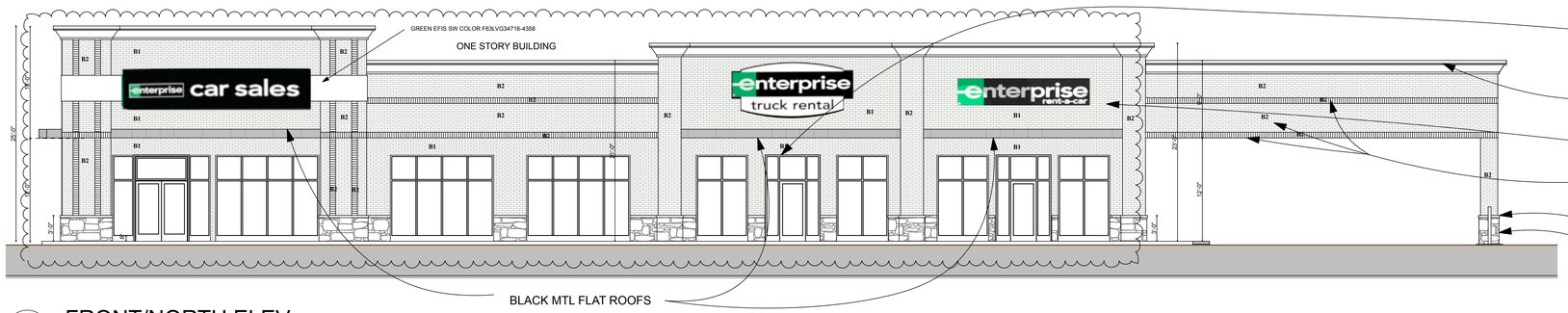
ENTERPRISE CAR SALES

OLD FORT PARKWAY/FRANKLIN ROAD

13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MARCH, 2020 | SCALE 1"=40' | SH. 7 OF 11

Enterprise Rent A Car
Old Fort Parkway
Murfreesboro, TN 37129



DARK BRONZE ALUM FRAMES, CLEAR INSUL GLASS

EIFS CORNICE
MATCH SW 7005 PURE WHITE

BODY BRICK (B1)
REDLAND LIGHT BUFF MODULAR SMOOTH

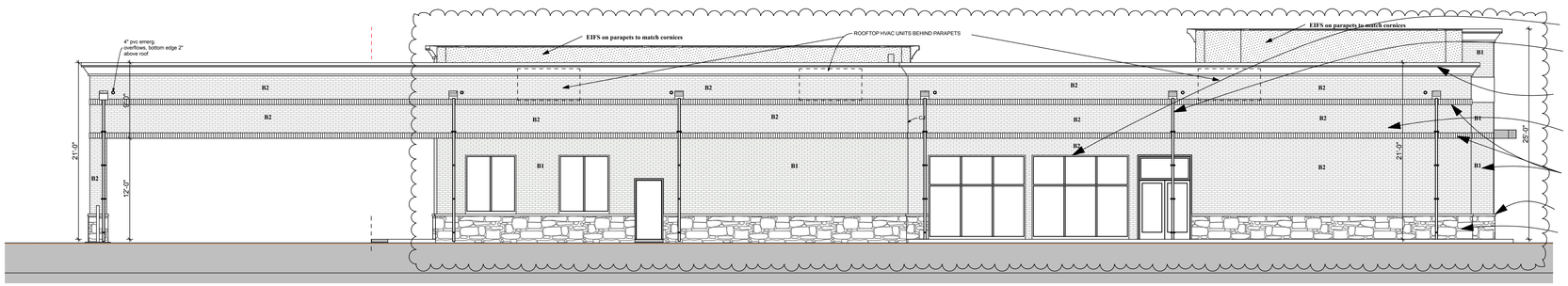
ACCENT BRICK (B2)
CHEROKEE MS VELOUR LIGHT GRAY

CULTURED STONE CAP COURSE

CULTURED STONE
CENTURION, **Pattern #150 Ledgestone, color #260 Kentucky.**

3 FRONT/NORTH ELEV
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS:



DARK BRONZE ALUM FRAMES, CLEAR INSUL GLASS

DOWNSPOUTS/SCUPPER HEADS
DARK BRONZE

EIFS CORNICE
MATCH SW 7005 PURE WHITE

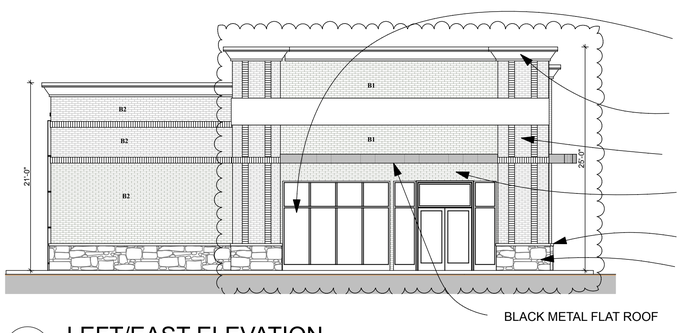
BODY BRICK (B1)
REDLAND LIGHT BUFF MODULAR SMOOTH

ACCENT BRICK (B2)
CHEROKEE MS VELOUR LIGHT GRAY

CULTURED STONE CAP COURSE

CULTURED STONE
CENTURION, **Pattern #150 Ledgestone, color #260 Kentucky.**

4 REAR/SOUTH ELEV
SCALE: 1/8" = 1'-0"



DARK BRONZE ALUM FRAMES, CLEAR INSUL GLASS

DOWNSPOUTS/SCUPPER HEADS
DARK BRONZE

EIFS CORNICE
MATCH SW 7005 PURE WHITE

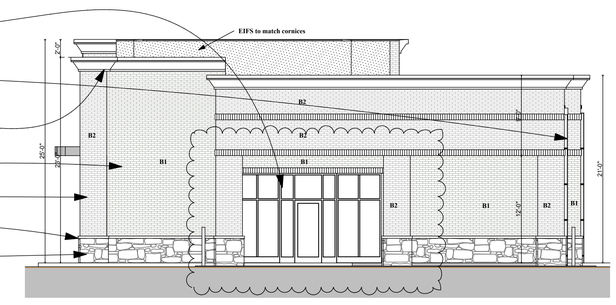
BODY BRICK (B1)
REDLAND LIGHT BUFF MODULAR SMOOTH

ACCENT BRICK (B2)
CHEROKEE MS VELOUR LIGHT GRAY

CULTURED STONE CAP COURSE

CULTURED STONE
CENTURION, **Pattern #150 Ledgestone, color #260 Kentucky.**

2 LEFT/EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 RIGHT/WEST ELEVATION
SCALE: 1/8" = 1'-0"

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

PRESTON H. QUIRK
REGISTERED ARCHITECT
AMERICA
NO. 19849
STATE OF TENNESSEE
3/29/20

New Buildings

Enterprise Rent A Car
Old Fort Parkway
Murfreesboro, TN 37129

DATE: 3/6/20
REVISION 3/29/20

PROJECT NO: 19-100

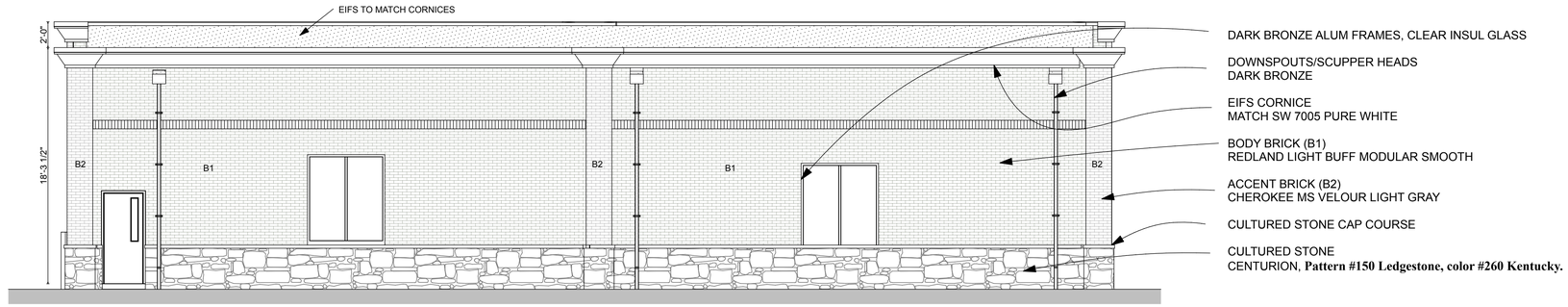
COPYRIGHT 3/29/20
QUIRK DESIGNS

ELEV'S - SALES/
RENTAL BLDG

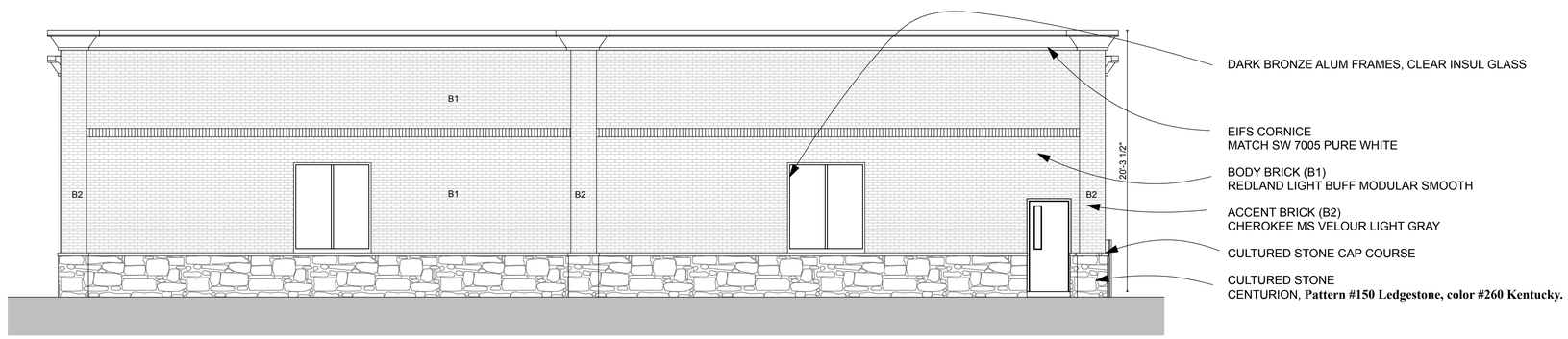
A1

/CAD FILES/WORK 2019/Enterprise Murfreesboro rent:sales 19-100/mboro sales 6.pln

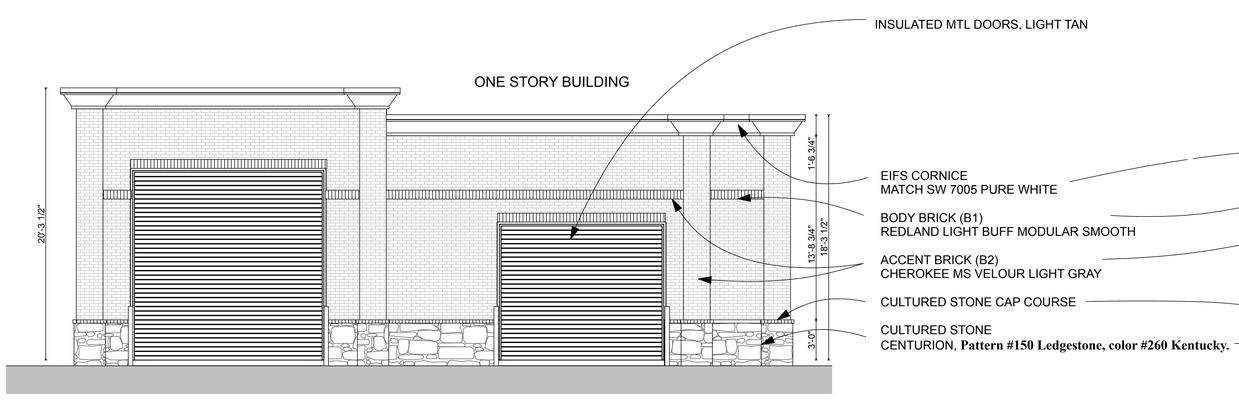
Enterprise Rent A Car
Old Fort Parkway
Murfreesboro, TN 37129



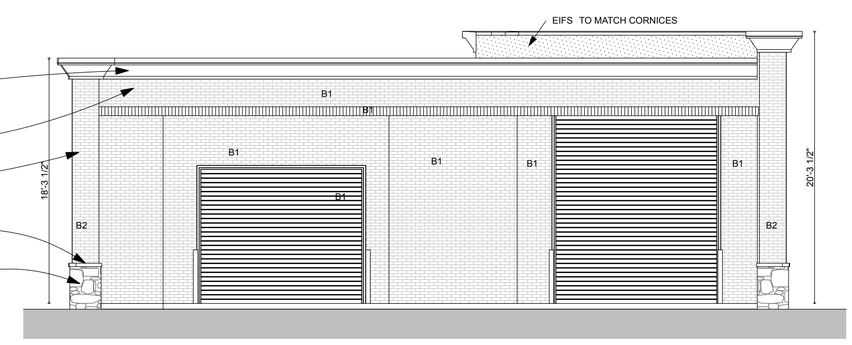
1 RIGHT/WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 LEFT/EAST ELEVATION (1)
SCALE: 3/16" = 1'-0"



3 FRONT/ N. ELEV - WASH BLDG
SCALE: 3/16" = 1'-0"



2 REAR/S ELEV - WASH BLDG
SCALE: 3/16" = 1'-0"

PRESTON H. QUIRK
REGISTERED ARCHITECT
NO. 19849
STATE OF TENNESSEE
3/29/20

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

New Buildings
Enterprise Rent A Car
Old Fort Parkway
Murfreesboro, TN 37129

DATE: 3/6/20
REVISION 3/29/20

PROJECT NO: 19-100

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QUIRK DESIGNS

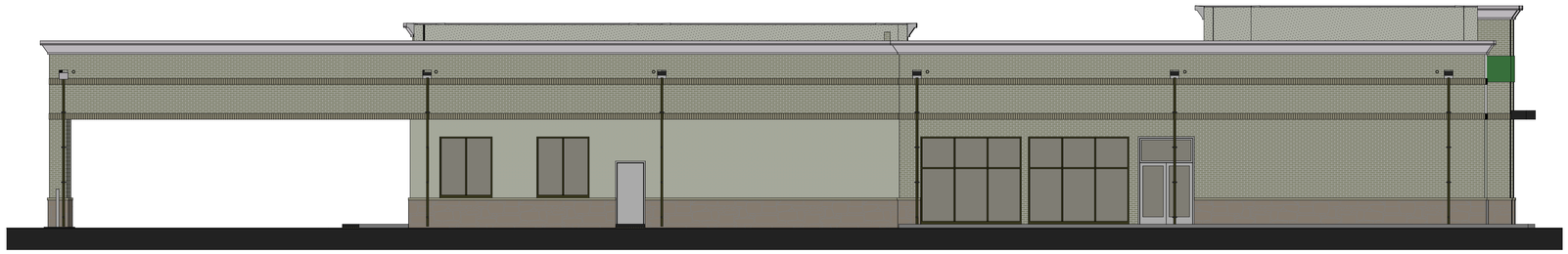
ELEV - WASH BLDG

A2

/CAD FILES/WORK 2019/Enterprise Murfreesboro rent.sales. 19-100/mboro sales 6.pln

Enterprise Rent A Car
Old Fort Parkway
Murfreesboro, TN 37129

1 FRONT/NORTH ELEV
SCALE: 1/8" = 1'-0"



2 REAR/SOUTH ELEV
SCALE: 1/8" = 1'-0"

SEE A1 FOR MATERIALS & COLORS

4 RIGHT/WEST ELEV
SCALE: 1/8" = 1'-0"

3 LEFT/EAST ELEV.
SCALE: 1/8" = 1'-0"

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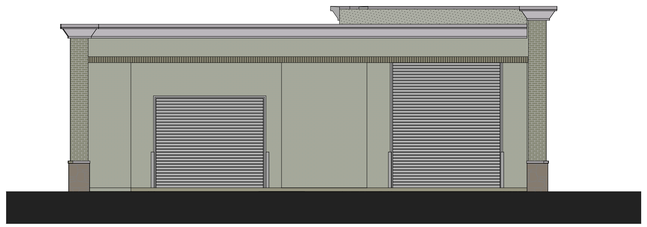
COLOR ELEV - SALES/
RENTAL BLDG

A3

/CAD FILES/WORK 2019/Enterprise Murfreesboro rent sales. 19-100/mboro sales 6.pln

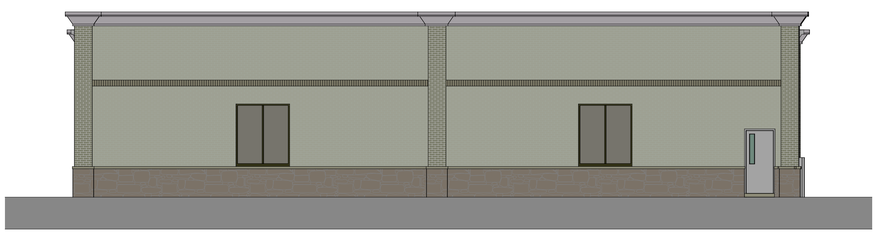
Enterprise Rent A Car
Old Fort Parkway
Murfreesboro, TN 37129



4 REAR/SOUTH ELEV
SCALE: 1/8" = 1'-0"

3 FRONT/NORTH ELEV
SCALE: 1/8" = 1'-0"

SEE A2 FOR MATERIALS & COLORS



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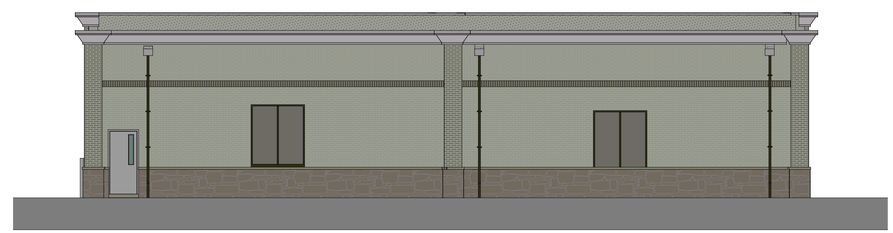

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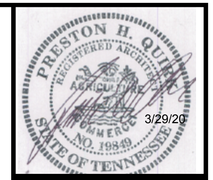

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REVISION 3/29/20

PROJECT NO: 19-100

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QUIRK DESIGNS

COLOR ELEV. - WASH BLDG

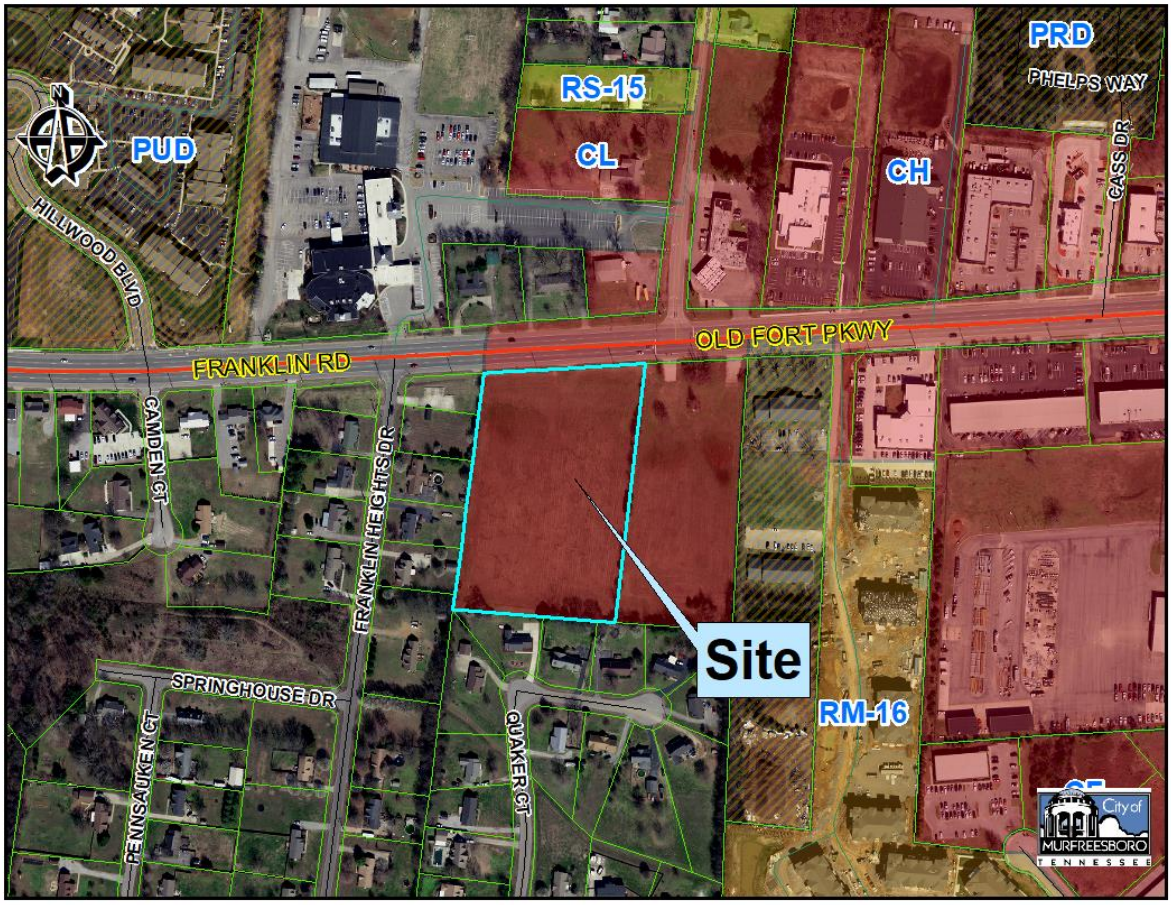
A4

/CAD FILES/WORK 2019/Enterprise Murfreesboro rent sales 19-100/mboro sales 6.pln

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: MARINA RUSH

5.g Enterprise Car Sales [2020-3034] site plan for 5,915 sf2 vehicle rental and sales office and 1,700 sf2 carwash on 4.86 acres zoned CH located along Franklin Road, Enterprise Holdings, Inc. developer.

This is the site plan review for a new 5,915 square foot motor-vehicle sales office and rental building and 1,700 square foot carwash building. The site will have direct access to Franklin Road. The property is zoned CH (Highway Commercial). Chart 1 of the City of Murfreesboro Zoning Ordinance allows motor vehicle sales uses in the CH district only after the issuance of a Special Use Permit by the Board of Zoning Appeals. In addition, the Zoning Ordinance Section 9(D)(2)(ffff) sets forth standards for motor vehicle sales uses in addition to the Standards of General Applicability Section 9(C). The Board of Zoning Appeals approved the Special Use Permit, subject to conditions of approval, on February 26, 2020. Staff has reviewed the attached site plan, and it complies with the BZA approval and applicable zoning ordinance standards. Staff recommends any approval of this site plan be made subject to all staff comments.



Staff Comments

Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. Incorporate all the BZA Conditions of Approval into your Site Plan documents.

   Board of Zoning Appeals (BZA) Conditions of Approval:

   a. The design of the gates will be subject to the final review and approval of the Planning Department to ensure that there are adequate turnaround areas of vehicles and to ensure that vehicles will not be forced to back out into the public right-of-way.

   b. A privacy fence shall be required along the south and west property lines. The privacy fence shall not be a substitute for any of the standard Type E buffer yard plantings; rather it shall be in addition to the standard Type E buffer yard plantings.

   c. The landscape screening plan for the overhead doors that are proposed to face the new public street shall be subject to final review and approval of the Planning Department prior the issuance of building permits.

2. Provide signage on site for the designated parking areas: "Visitor" and "Employee" to differentiate from the sales and rentals parking areas. Depict location of signs on Site Plan and detail drawing.
3. Sorry, please relocate dumpster to other end of parking aisle same as the BZA approved site plan. Staff was not aware of the BZA approved location.
4. Provide landscaping at the base of building.
5. Provide sight triangles.
6. Building and monument signs require an application and approval by the Murfreesboro Building and Codes Department.
7. All landscaping features, including hardscape, furniture, etc. shall be operational and maintained in a well-kept manner.
8. Property signs require a separate application and permit through the Murfreesboro Building and Codes Department.
9. City of Murfreesboro will not provide solid waste service to commercial development.
10. All site utilities shall be underground. Developer shall contact utilities early in the process to determine size needs for underground boxes and equipment locations with other underground utilities.
11. Include light details and pole height.
12. Contact Amy Hawkins, with the USPS at amy.m.hawkins@usps.gov to discuss provisions for mail service and mail kiosk.
13. Staff may require additional clarification and/or new comments following review of resubmitted plans.

Development Services – Engineering
Jim Lubbering, 615.893.6441, jlubbering@murfreesborotn.gov

1. Existing Conditions plan sheet should avoid depicting "proposed" improvements such as entrances, sidewalks, privacy fence, etc.
2. Submittal is lacking public and private profile details for:
    a. Typical pavement/subgrade surface and base course thickness detail
    b. Parking striping
    c. Privacy fence
    d. Drive gate
3. Plans lack adequate **public street** improvement plan.
    a. Show grading of public r.o.w. to accommodate sidewalk connections across driveway access points.
    b. All improvements, to existing roads, to be approved by PW Engineering
4. Show anti-seep measures (ie: cutoff trench w/ anti-seep collar) for pipe through pond embankment.
5. Lacks stormwater pipe chart & details to verify contributing discharges and capacity.

6. Provide a construction phasing and implementation plan indicating the proposed progression of work from initial activities to completion. Can be a chronological "bullet list" such as: *staking/flagging, establish limits of clearing, establish perimeter EPSC, controlled construction entrance, excavate sediment basins, manage topsoil, grading work, excavating for utilities, fine grading, constructing improvements, cleaning/maintaining storm inlets and construction exits, and removing EPSC after site stabilized and established healthy stand of grass…*

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations.
2. Revise the landscape plan to provide the correct number of canopy trees in the frontage yards. Canopy trees should be provided 1 for every 40 linear feet.
3. Revise the landscape plan to provide canopy trees to originate and terminate each row of parking and in each required landscape island. **Columnar trees may only be substituted for canopy trees when located in perimeter yards they are not permitted in required landscape islands.**
4. Revise the frontage yard along the eastern side of the property to provide the required number of trees. Canopy trees should be spaced not further than 40ft from another canopy tree. Please revise. Trees located in the parking lot areas may not be counted toward the perimeter planting yard requirement.
5. Revise the landscape plan to provide base of building landscaping along the front and two sides of each building. This lot has two frontages and two sides. The 1,700 square foot building has no base of building planting areas or plantings, please revise.

6. Revise the materials schedule to specify the Japanese Cedar by height and specify the tree as “Full to Base”. Evergreen trees are not specified by caliper and should not be called out as clear trunk.
7. Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://tn-murfreesboro2.civicplus.com/DocumentCenter/View/8570/Standard-Tree-Specifications. *Choose the correct specification for the type of tree proposed and revise.*
8. Landscape islands should be the same width and length as the adjacent parking stall. Revise the landscape island along the future road that contains a sidewalk to 12ft of unobstructed greenspace.
9. Provide a detail of the proposed fence on the landscape details sheet.
10. Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system. An approved irrigation plan will be required prior to the issuance of permits.

Building and Codes Department
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov
No comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
No comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. Submit Water Service Availability Request to CUD to obtain Will Serve Letter.
2. Submit full set of plans to CUDengineering@cudrc.com for further review.
3. If building will be fire sprinklered, show scaled 7’x13’ fire meter vault and above ground backflow preventer on plans.
4. Show scaled 3’x5’ domestic meter vault and above ground backflow preventer on plans.
5. Field locate CUD water main (call TN 811 Call Before You Dig) and show correct location of CUD water main along Franklin Road.
6. Show existing fire hydrant along Franklin Road and verify with MFRD if additional hydrant(s) will be required. If additional hydrants are required, show proposed fire hydrant location(s).

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.
2. Show existing electric.
3. Show proposed MED electric design.
4. Provide an Electric easement for Electric not in public right of way (ROW)
    a. Overhead – 40ft. 20ft either side of nearest power pole
    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length
5. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Show existing fire hydrant locations.
2. Please contact Fire Marshal Carl Peas directly at the phone number or email address above for MRFD comments.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the sewer.
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet. Revise plans accordingly. Dedicated public main extension may be required.
5. All canopy trees must be located 10' minimum from all public water/sewer main(s).
6. Show the MWRD approved detail for on-site cleanouts. On-site private cleanouts must use the details found at: http://www.murfreesborotn.gov/DocumentCenter/View/279
7. Submit a copy of the final Photometric Plan to MWRD.
8. Submit a copy of the final Landscaping/Planting Plan to MWRD.
9. Submit a copy of the final Grading & Drainage Plan to MWRD.
10. Submit a copy of the final Electric Utility Plan to MWRD.
11. ADD NOTE: A maximum of 2 – 6" (6 in.) 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.
12. ADD NOTE: The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an

inline 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.

13. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
14. ADD NOTE IN **BOLD** PRINT:
    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.
15. Show oil separator.
16. Manhole must be 5 feet clear of new curb & gutter.
17. Per MWRD policies & procedures, sanitary sewer may be required to extend to west property line.
18. All Fire Hydrants are public utilities. No other utilities, public or private, can be with water or sewer easements.
19. No cross connection in vaults.
20. If fuel station & car wash are attended, restrooms may be required.

Informational and Procedural Comments

Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. This site plan is not affected by the City's Major Thoroughfare Plan.
2. Per the engineer's certification on this plan, this parcel lies in Zone X and is not included in areas designated as "Special Flood Hazard."
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.
6. In accordance with City of Murfreesboro, Zoning Ordinance, Appendix A, Planning Commission Site Plan Review Checklist, please add the following standard notes to the Site Plan:

a. For any work proposed in the public right-of-way, the following note should be added to the plans: *"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."*

b. The following standard note shall appear on all site plans that are not exempt from providing a Stormwater Management Plan*: "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."*

c. The following standard note shall appear on all site plans: *"An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy."*

d. The following standard note shall appear on all site plans: *"A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit."*

e. The following standard note shall appear on all site plans: *"A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit."*

f. The following standard note shall appear on all site plans*: "The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy."*

Development Services – Engineering
Jim Lubbering, 615.893.6441, jlubbering@murfreesborotn.gov

1. Prior to final plat submission to the Planning and Engineering Dept for signatures, submit:
    a. An Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
    b. A Stormwater Facilities Operation and Maintenance Plan.
    c. A signed stormwater post-construction BMP maintenance agreement.
2. City r.o.w. permits are required for work in our city r.o.w. Open cuts to city streets require the City Engineer's approval.
3. Every sheet of each plan set must be professionally stamped, signed, and dated by a registered architect or engineer per state law.
4. An LDP is required before any site work including soil disturbance. The LDP application is submitted to the Engineering Dept. and approved by the City Engineer.
5. Prior to the issuance of an LDP:
    a. Provide evidence of acquiring a State of Tennessee Stormwater Permit.
    b. For 1+ acre developments, provide evidence to the City of acquiring a State of Tennessee Construction General Permit prior to construction commencement
    c. For 1+ acre developments, submit a **SWPPP** for the City Engineer's approval. Include provisions for E&SC with details in general compliance with TDEC's *Erosion and Sediment Control Handbook 4th Edition*.

6. Prior to submitting the Final Plat to the Planning and Engineering Dept. for signatures:
    a. Submit a Stormwater Facilities Operation and Maintenance Plan.
    b. Submit a signed stormwater post-construction BMP Maintenance Agreement.
7. A completed *SW Management Record Sheet* is due prior to application for building permits.
8. Prior to issuance of certificate of occupancy, submit an *Engineer's Certification* of the construction of the public infrastructure and stormwater management facilities in accordance with the *Subdivision Regulations* and *Stormwater Management Ordinance*.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No comments.

Building and Codes Department

Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

No comments.

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No comments.

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
2. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
3. The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.
4. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@cudrc.com.
5. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to CUDengineering@cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
6. All main water line taps are to be made by CUDRC.
7. Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to CUDengineering@cudrc.com.
8. All backflow preventers are to be located outside and in an aboveground hotbox.

9. Owner(s) must submit a completed CUDRC Developer's Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
10. Owner(s) must submit a notary signed CUDRC Release and Hold Harmless Agreement Related To Permeable Surface Materials if such materials are located within a CUDRC Easement.
11. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign within a CUDRC Easement cannot be within ten feet of a CUDRC water line.
12. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.
13. All canopy trees are to be located a minimum of ten feet from water lines.
14. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
   A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
   B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.

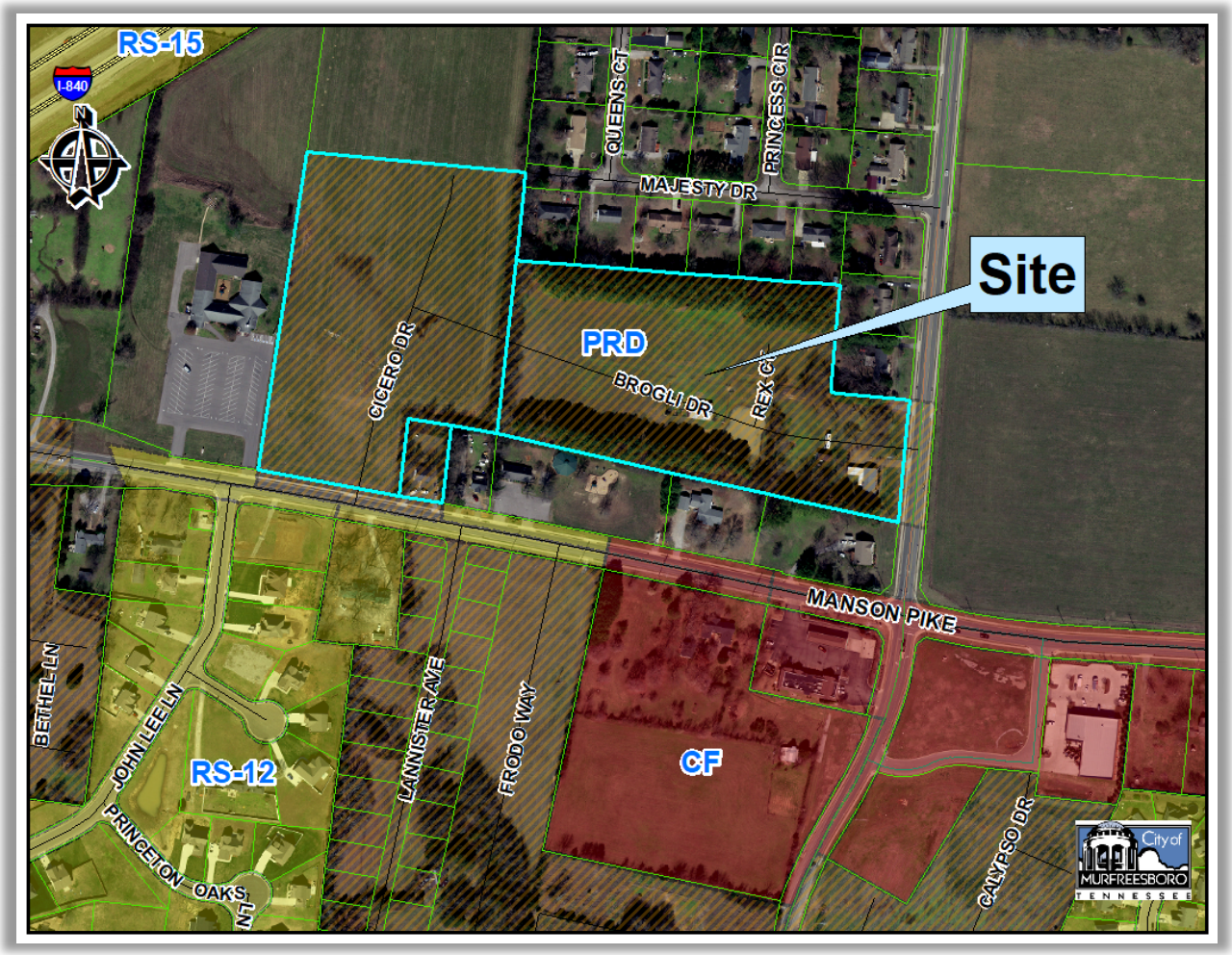
C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.

D. The FOG applications must be completed and submitted to MWRD.

6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
8. Owner/developer must sign a repurified water application.
9. Backflow prevention must be upgraded to meet current standards.
10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.
11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020

5.h. Mandatory Referral [2020-707] for installation of irrigation lines in public right-of-way in the Blackman Village development, SEC, Inc. applicant.



Blackman Village is a single-family residential development located west of Florence Road and north of Manson Pike. It is currently under development. Much like the Tuscany development on the north side of Murfreesboro, Blackman Village consists of single-family detached homes in a horizontal property regime. All areas outside of the dwelling units are common areas.

In this mandatory referral, the Planning Commission is being asked to consider allowing irrigation lines in the public rights-of-way within this development, so that the various common areas can be irrigated. If approved, the developer will enter

into a license agreement with the City pertaining to these irrigation lines. A similar mandatory referral was approved for the Blackman Station development just to the south of Blackman Village. Additional information can be found in the attached memo from Deputy City Attorney David Ives.

Staff recommends that the Planning Commission recommend approval of this request to the City Council.

MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT

TO: Chair Jones and Members of the Planning Commission

CY: Greg McKnight, Matthew Blomeley

FROM: David A. Ives

DATE: April 10, 2020

RE: Installation of Irrigation Facilities under City Streets

MANDATORY REFERRAL

In order to provide for irrigation facilities in common area landscaping, the developer of Blackman Village has requested a License from the City for installation of sleeves in the ROW, under public roads, in the development.

The developer has agreed to enter into a License Agreement containing substantially the same terms and conditions as other License Agreements allowing irrigation and other such facilities within the ROW.

A copy of the proposed License Agreement, with drawings depicting the location of the irrigation sleeves, is attached.

I will be happy to answer any questions.

City of Murfreesboro
Mandatory Referral Application

111 W Vine Street • Murfreesboro, TN 37130 • 615-893-6441

Mandatory Referral Fees:

Mandatory Referral, **INCLUDING** abandonment of right-of-way..... $350.00
Mandatory Referral, **NOT INCLUDING** abandonment of right-of-way..... $150.00

Property Information:

Tax Map/Group/Parcel: Map 78 Parcels 16.03, 16.08, 17.01

Address (if applicable): Along Manson Pike & Florence Rd

Street Name (if abandonment of ROW):

Type of Mandatory Referral: License Agreement for Installation & Maintenance in R.O.W.

Applicant Information:

Name of Applicant: Dan Bobo

Company Name (if applicable): Blackman Village LLC

Street Address or PO Box: 262 Robert Rose Drive

City: Murfreesboro

State: TN

Zip Code: 37129

Email Address: dbobo@olesouth.com

Phone Number: 615-896-0019

Required Attachments:

☒ Letter from applicant detailing the request

☒ Exhibit of requested area, drawn to scale

☐ n/a Legal description (if applicable)

Applicant Signature

Date

SEC, Inc.

SITE ENGINEERING CONSULTANTS
Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

March 31, 2020

Mr. Matthew Blomeley
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: Blackman Village
License Agreement for Installation &
Maintenance in Right-of-Way Request
Murfreesboro, Tennessee

Dear Mr. Blomeley:

Please accept this as our formal request for the City of Murfreesboro to grant Blackman Village, LLC a License Agreement for Installation and Maintenance in Right-of-Way. This request will allow for three(3) irrigation sleeves to cross Cicero Drive and Brogli Drive in the Blackman Village development. Furthermore, the attached exhibits highlight the areas.

These right-of-ways are proposed and will be platted with the Blackman Village project. These will be installed as a normal part of construction for the development and will not require any road closures.

If you should have any questions concerning this letter, please feel free to call me at (615) 890-7901 or via email at mtaylor@sec-civil.com

Sincerely,

Matt Taylor

Matt Taylor, P.E.
Vice-President
SEC, Inc

Prepared by and to be
Returned to after recording to:

David A. Ives, Asst. City Attorney
111 West Vine Street
Murfreesboro TN 37130

Tax Map 78 Parcels 16.03, 16.08, and 17.01

LICENSE AGREEMENT FOR INSTALLATION AND MAINTENANCE IN ROW

The **CITY OF MURFREESBORO**, a municipal corporation located in Rutherford County, Tennessee ("City"), and **Blackman Village, LLC**, its successors and assigns ("Owner") agree as follows:

RECITALS

A. Owner owns approximately 17.52 acres of real property being developed as Blackman Village located in the Northwest quadrant of the intersection of Manson Pike and Florence Road in the City of Murfreesboro, Tennessee (as depicted on attached **Exhibit A**, the "Property"). The Final Plat of the Property is of record at Plat Cabinet ____ pg _____, RORC.

B. Owner desires to construct, install and maintain an irrigation system and related facilities (altogether, "Facilities") for the benefit of the Property within the ROW of Brogli Drive at the intersection with the walking trail crossing and at the intersection with Florence Road, and within the ROW of Cicero Drive at the intersection with Manson Pike (substantially as shown on **Exhibit B,** pages 1 and 2), and all as is shown or will be shown on Landscaping Plans on file with the Planning Department, which Facilities may also be within water, sanitary sewer, drainage, and / or utility easements which have been or will be created (all such right-of-way and easements together and separately, as applicable, the "ROW").

AGREEMENT

NOW, THEREFORE, in consideration of the premises, the mutual promises made herein, the mutual benefits to be derived herefrom, and other good and valuable consideration, the receipt and sufficiency of which is hereby irrevocably acknowledged and confirmed, the parties hereto agree as follows:

1. City consents to the installation and maintenance of the Facilities within the ROW, including the installation and maintenance of water lines for the irrigation system under the ROW, provided that Owner shall submit a Landscaping Plan to the City Planning Department for its review and approval prior to beginning any installation. The Landscaping Plan shall include detailed construction plans and methods for the location and depth of the Facilities, along with proposed methods for and protection of and separation from existing utilities. Upon approval by the Planning Department and the City Engineer, the City will issue an Installation Permit to Owner and Owner will be authorized to begin work.

(a) Owner will install utility vaults or boxes on each side of the ROW as visual evidence of the location of the Facilities.

(b) Owner will provide an "as built" survey to the City promptly after completion of construction and will cause the locations to be listed with Tennessee One Call.

(c) Except in the event of an emergency, Owner will apply for and receive an appropriate ROW Work Permit from the City Engineer prior to undertaking any future repairs or modifications within the ROW or any City Easement. In the event of an emergency, Owner will so notify the City Engineer and will apply for a ROW Work Permit as soon as reasonably practical, but in any event now more that 72 hours after the event.

2. Owner agrees that City shall have the right to limit or totally withdraw its permission to place and maintain Facilities within the ROW if the City determines that such is reasonably necessary for the preservation or protection of the health, safety or welfare of the residents or guests of the City or for the protection or preservation of City property, utilities or infrastructure. In the event of withdrawal of permission by the City, Owner shall relocate the Facilities to a mutually agreeable location at Owner's sole cost and expense.

3. City reserves the right for it or its authorized contractor, at any time, to perform work deemed necessary or appropriate by City within the ROW or Easements, specifically including work on any utilities, and City shall have no liability to Owner for any damage to the Facilities by reason of such work; provided, however, City shall reasonably cooperate with Owner to minimize damage to the Facilities resulting from such work and shall use reasonable efforts to minimize any such damage.

4. Owner shall, at its sole cost and expense, maintain the Facilities in accordance with all City standards. Owner agrees to replace any of the Facilities as reasonably necessary within a reasonable amount of time.

5. Owner shall defend, indemnify and hold City harmless from any liability to any person or entity arising out of or relating to installation or maintenance of the Facilities within the ROW, except for liability resulting from City's own negligence or intentional actions. Owner shall maintain insurance against third party claims that may be covered by this defense, indemnity and hold harmless.

6. Owner shall comply with all City codes and ordinances regarding use of City ROW in installation and maintenance of the Facilities, including the obtaining of all necessary permits, including but not limited to the following, as applicable:

a. Street Cut Permit and Bond pursuant to City Code § 28-101 et seq.
b. Maintenance of sight-distance triangle pursuant to City Code Appendix A – § 27(P).
c. Tree removal permit prior to removal of any tree or trees pursuant to City Code Appendix A – Zoning, §27(R).

7. This License Agreement shall be for an initial term of 15 years from the date hereof and shall be automatically renewed for successive terms of 15 years each unless either party, in its sole option and discretion, gives written notice to the other party within the final six months of this License Agreement, that it is electing not to renew this License Agreement. Unless

otherwise agreed by the City, Owner shall remove all of the Facilities upon the termination of this License Agreement, and shall repair any damage or injury caused to the property of City or others by such removal.

8. This License Agreement shall be governed by the laws of the State of Tennessee, and jurisdiction and venue for any litigation arising hereunder shall be in the Circuit Court for Rutherford County, Tennessee. In the event of any such litigation, the prevailing party shall recover, in addition to any other legal or equitable relief granted by the Court, reasonable attorney fees and all costs of court including but not limited to discovery, witness and expert fees.

9. Any notice or demand which either party may or must give to the other hereunder shall be in writing and delivered personally, by reputable overnight courier, or sent by certified mail - return receipt requested addressed, if to Owner, as follows:

To City:	City of Murfreesboro, Development Services Division 111 W. Vine Street Murfreesboro, Tennessee 37130
With a copy to:	City Attorney City of Murfreesboro 111 West Vine Street Murfreesboro, Tennessee 37130
To Owner:	Blackman Village, LLC 262 Robert Rose Drive Murfreesboro TN 37129

Either party may, by notice in writing, direct that future notices or demands be sent to a different address. All notices hereunder shall be deemed given upon receipt (or, if rejected, upon rejection) or three (3) business days after being mailed, by certified mail, postage pre-paid to the above addresses.

10. Owner, for itself and any successors or assigns, agrees that if the Facilities are not maintained to City standards, or otherwise become unsightly or appear to the City Planning Director to be a danger to public health, safety and welfare, and if such condition is not properly remedied within five (5) days of written notice delivered to Owner and Owner's successor or assign, if any, that City may then take all such steps as it deems appropriate, including but not limited to the removal of all of the Facilities. If the City deems it necessary to take action pursuant to this Section 10, it will send an invoice for labor, equipment and materials expended, plus an amount equal to 50% of the total labor, equipment and materials expended for administrative costs, to Owner and Owner's successor or assign, if any. Any such Invoice shall be paid within 30 days of the date of the invoice. If Owner fails to pay any such Invoice within 30 days, the City may file an appropriate lien to secure payment.

11. This License Agreement shall inure to the benefit of and be binding on the successors and assigns of Owner and City and shall run with the land. This License Agreement may be

executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

12. (If applicable) _____ ("Creditor") is the holder of a promissory note dated _____ in the original principal amount of $_____ secured by a Deed of Trust of record at Record Book _____ page _____ , Register's Office of Rutherford County, Tennessee. Creditor hereby joins herein solely for the purpose of subordinating, and does hereby subordinate, the lien of said Deed of Trust to this LICENSE AGREEMENT FOR INSTALLATION AND MAINTENANCE IN ROW in favor of the City; but said Deed of Trust shall not be otherwise affected hereby, and shall continue in full force and effect as before the execution and delivery hereof, subject and subordinate only to said LICENSE AGREEMENT FOR INSTALLATION AND MAINTENANCE IN ROW

IN WITNESS WHEREOF, City and Owner have set forth their hands and seals below as of the date as of the date of the last party to sign.

CITY OF MURFREESBORO

By: _____
Craig Tindall, City Manager
Date**:**_____

BLACKMAN VILLAGE, LLC

By: _____
Printed name _____
Its _____
Date: _____

APPROVED AS TO FORM:

By: _____
Adam F. Tucker, City Attorney

CREDITOR:

_____

By: _____
Name: _____
Title: _____

APPROVED BY PLANNING COMMISSION: _____

APPROVED BY CITY COUNCIL: _____

NOTARY BLOCKS ON FOLOWING PAGE

STATE OF TENNESSEE)
: ss
COUNTY OF RUTHERFORD)

Before me, _____, a Notary Public of said County and State, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of **Blackman Village, LLC**, a Tennessee _____, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of **Blackman Village, LLC** in his capacity as such.

Witness my hand and seal, at Office, this ___ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
: ss
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **CRAIG TINDALL**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon their oath acknowledged himself to be the City Manager of the **City of Murfreesboro**, and that he as such City Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office, this ___ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
: ss
COUNTY OF _____)

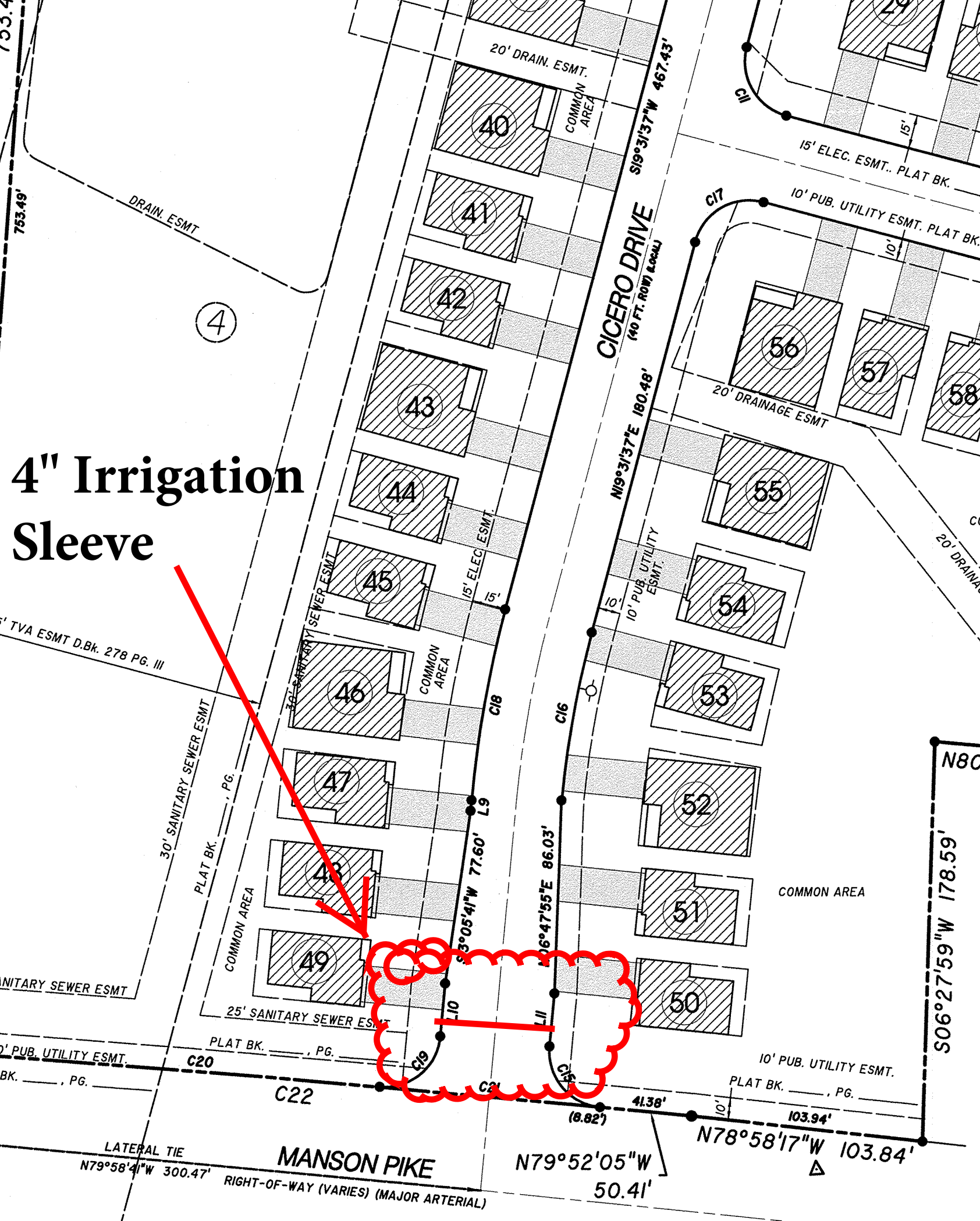
Before me, the undersigned notary public, personally appeared _____ , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president, or other officer authorized to execute the instrument, of _____, the within named creditor, and that such person as such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the financial institution in such person's capacity as such officer.

Witness my hand and seal, at Office, this ___ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

4" Irrigation Sleeve



4" Irrigation Sleeves

TYPICAL MINIMUM BUILDING SETBACKS (SEE DETAIL BELOW)

COMMON AREA

15' ELEC. ESMT.
PLAT BOOK _____,
PAGE _____

OWNER/DEVELOPER:
BLACKMAN VILLAGE LLC
262 ROBERT ROSE DRIVE, SUITE
MURFREESBORO, TN 37129
CONTACT: DAN BOBO

DEED REFERENCE:
TAX MAP 78, PARCELS 16.03, 16.
RECORD BOOK 1777, PAGE 1026

ZONING: PRD

TOTAL AREA = 17.52± ACRES

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK _____, PAGE _____

MAP 078E, A, PARCEL 8.00
JOHN McKAY
D.BK. 335, PG. 2794
ZONED: RM

MAP 078E, A, PARCEL 7.00
BRUCE E. NAKINS
D.BK. 558, PG. 338
ZONED: RM

S04°49'24"W 245.09'

IPF

S85°11'55"E 174.90'

REX COURT
(40 FT. ROW) (LOCAL)

20' DRAINAGE ESMT

VARIABLE DRAINAGE ESMT

15' ELEC. ESMT.

DRAIN. ESMT

30' SAN. SEWER ESMT

63.54'

S04°40'59"W 162.54'

60' R/W (PUBLIC) (MINOR ARTERIAL)

FLORENCE ROAD

C3 L4 S88°27'54"E 81.35' 81.35'

C14 L3 N82°10'08"W 82.86' 79.53' L1 L2 C2

3.33'

BROGLI DRIVE
(40 FT. ROW) (LOCAL)

10' PUB. UTILITY ESMT.

20' DRAINAGE ESMT

30' SEWER ESMT

S05°06'36"W 134.27'

IPF/ H&S

N77°36'19"W 228.81'

MAP 078, PARCEL 19.00
PATRICK A. HARRIS
R.BK. 939, PG. 2129
ZONED: RM

67.33' N77°36'19"W

61.59' N77°36'01"W

IPF/ H&S

MAP 078, PARCEL 19.01
BRIAN T. GRUBER
P.BK. 392, PG. 564
ZONED: RM

N77°39'46"W

BLACKMAN VILLAGE SUBDIVISION
PLAT .BK. _____, PG._____
ZONED: RM

COMMON AREA

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: MARINA RUSH

5.i Veterans Plaza [2020-3029] site plan for fueling station and convenience market 5,000 sf2 (Lot 1) and commercial center 13,437 sf2 (Lot 2) on 3.36 acres zoned CH located at the northwest corner of Veterans Parkway and Franklin Road, Veterans Commons, GP developer.

This is a site plan for a fueling station with convenience market and a commercial center that will be developed in two phases each on a separate parcel. Site access will be via two driveways Veterans Parkway and one off of Franklin Road. The fueling station, convenience market, and retail commercial center are permitted uses in the CH district. Staff recommends any approval of this site plan be made subject to all staff comments.

Staff Comments

Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. A final plat to create these two lots must be reviewed prior to the issuance of a building permit and must be recorder prior to the issuance of a Certificate of Occupancy.
2. Add Cover Sheet. Provide page index and move data tables/notes to Cover Sheet.
3. Provide Data Table for each parcel on the Cover Sheet. Include parcel acreage, building area, parking required based on zoning ordinance, parking provided include HC spaces, impervious area, open space area totals.
4. Provide for and obtain shared access to the property to the north for future development and internal access.
5. Building elevations shall be stamped and signed by an architect registered in Tennessee. Elevation plan sheets shall be 24 x 36 sheet size and included in the stapled plan set at resubmittal.
6. Include elevations for market and fueling canopy. All buildings and all elevation sides shall be included for both parcels.
7. All building elevations shall include the following information.
    a. Please indicate the building height and materials and include any visible roof projections, and description of all proposed exterior materials.
    b. Please include breakdown of the percentage of exterior building materials for each side of the buildings.
    c. Please include location of all mechanical equipment on elevations, ground or roof mounted. Roof mounted mechanical equipment shall be screened by parapet walls. Please depict location and height of roof mounted mechanical equipment (dashed-in).
    d. Provide a note on the elevations that the backs of parapet walls shall be finished to match building material and color.
8. Provide calculation for amount of void (glass or other) area per building elevation.
9. Identify and label all buildings on the architectural elevations and site plans, make sure the buildings match and each building are uniquely identified.
10. Provide color and material board with samples that shall be permanently mounted and submitted on rigid boards and durable construction, no larger than 28” x 24”.

11. Per Design Guidelines, utilize berms and plantings to screen parking from right-of-way views.
12. Prove Type “D” Buffer along property lines adjacent to residential along the north and west.
13. Commercial lots under 5 acres shall provide Formal Open Space of a minimum of 2,000 sq ft. Provide this on each parcel and depict details of FOS design and elements proposed. This area should be visible and attractive, shall not be located behind the building(s).
    a. The FOS should include planters and plantings in an attractive design.
    b. The FOS proposed is all hardscape. Hardscape features shall also be formal designed feature to the comply with the Design Guidelines requirements, and incorporate items such as: fountain with benches, pavers, colored and stamped concrete, play structure, artwork, etc.
14. Trash enclosure, curbing, travel lanes, queuing lane conflict. Relocate trash enclosure to ensure no conflicts with travel lane. Must have adequate clearance with enclosure doors in the open condition without impeding travel lane. **This comment was not addressed with resubmittal.**
15. Show locations of any exterior sales and display areas. This includes, but is not limited to—tire pumps, ice machines, wood/kindling stacks, propane cages, etc. All exterior sales and display areas shall be screened.
16. Building and monument signs require an application and approval by the Murfreesboro Building and Codes Department.
17. Lighting plan shows location of light poles and wall packs; however, it is missing the photometric study. Photometric plan shall not exceed 0.5 foot candle at property line.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Impervious areas draining to pavers should not exceed 2 times the area of the pavers. - Make all parking stalls pavers to better address this issue.
2. A left and right turn lane should be provided from Franklin Road. Turn lane improvements are not visible due to the setback diagram.
3. Grading plan shows catch basins at full access drive on Veterans Pkwy that do not match with the proposed site plan. – Catch basin is still shown on the utility plan sheet.
4. Area drains cannot discharge to the rock storage under the pavers. Additional area of pavers will be required. A perforated pipe was added where one inlet drains to the pavers but not the other.
5. A junction box will be required anywhere there is a change in pipe size, shape and direction.
6. Provide inverts and pipe material for the 18” perforated pipe under pavers. Ensure that there is adequate cover over the pipe.
7. Show the locations of roof drains and where that runoff will be directed.

8. A preliminary and final plat will be required to divide this property.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. It appears that the landscape design is not consistent with the City of Murfreesboro's Design Guidelines. **The Landscape Designer should review the Guidelines and revise the landscape plan. Calculations have not been provided for the required caliper %. Shrubs have not been identified on the landscape plan, etc.**
2. Please revise the landscape plan to provide the required ******Type D****** Buffer where CF abuts single family zoning.
3. Please provide landscape calculations to demonstrate compliance with the 4" and 3" caliper tree requirements. Show calculations. A statement that it has been provide is not adequate.
4. Please revise the landscape plan to specify how all landscape islands will be treated. i.e. turf, ground covers, shrubs.
5. Please revise the landscape plan to provide the minimum required 8' planting yard across the frontage of Franklin Road. Provide a dimension at the most narrow point.
6. Please revise the landscape plan to provide a continuous row of 24" evergreen shrubs in order to screen the parking lot from the public ROW. ***Identify the shrubs on the landscape plan. Use a call out, a label, or a symbol that is identified.***
7. Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system. An approved irrigation plan will be required prior to the issuance of permits.
8. Staff is concerned with future visibility issues of building and signs with current proposed landscape design. Staff suggests use groupings of trees in the frontage to open views sheds to the building and signs. Informational Comment.

Building and Codes Department
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

No comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. Submit Water Service Availability Request to CUD to obtain Will Serve Letter.
2. Submit plans directly to CUDengineering@cudrc.com for further review.

3. Proposed locations of water meters shown on the plans are not acceptable to CUD. Developer and Engineer to contact CUD to arrange a pre-design meeting to discuss meter and backflow locations.
4. Field locate CUD water main locations (call TN 811 Call Before You Dig) and show correct location of CUD water mains on plans.
5. Submit CUD meter application and plumbing plans to CUD for review, tap fee calculation and meter sizing.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.
2. Show existing electric.
3. Show proposed MED electric design.
4. Provide an Electric easement for Electric not in public right of way (ROW)
    a. Overhead – 40ft. 20ft either side of nearest power pole
    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length
5. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Please contact Fire Marshal Carl Peas directly at the phone number or email address above for MRFD comments.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the sewer
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. MWRD must receive contract & surety prior to approving the plans.
5. All canopy trees must be located 10’ minimum from all public water/sewer main(s).
6. Submit a copy of the final Photometric Plan to MWRD.
7. Submit a copy of the final Landscaping/Planting Plan to MWRD.
8. Submit a copy of the final Grading & Drainage Plan to MWRD.

9. Submit a copy of the final Electric Utility Plan to MWRD.
10. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
11. Show grease interceptors.

Informational and Procedural Comments

Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. This site plan is not affected by the City's Major Thoroughfare Plan.
2. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
3. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.
5. In accordance with City of Murfreesboro, Zoning Ordinance, Appendix A, Planning Commission Site Plan Review Checklist, please add the following standard notes to the Site Plan:
   a. For any work proposed in the public right-of-way, the following note should be added to the plans: *"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."*
   b. The following standard note shall appear on all site plans that are not exempt from providing a Stormwater Management Plan*: "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."*
   c. The following standard note shall appear on all site plans: *"An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy."*
   d. The following standard note shall appear on all site plans: *"A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit."*
   e. The following standard note shall appear on all site plans: *"A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit."*

f. The following standard note shall appear on all site plans*: "The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy."*

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Both city and TDOT permits and sureties will be required for this project. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
2. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
3. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
4. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
5. Prior to Certificate of Occupancy being issued, a long term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No comments.

Building and Codes Department

Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

No comments.

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No comments.

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. Water service [domestic and fire is provided by CUDRC.

2. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
3. The owner/developer, for budget purposes, should contact CUDRC for related fees pertaining to the project which may be substantial.
4. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@cudrc.com.
5. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to CUDengineering@cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
6. All main water line taps are to be made by CUDRC.
7. Owner(s) must submit a completed CUDRC Developer's Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
8. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign within a CUDRC Easement cannot be within ten feet of a CUDRC water line.
9. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.
10. All canopy trees are to be located a minimum of ten feet from water lines.
11. Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to CUDengineering@cudrc.com.
12. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

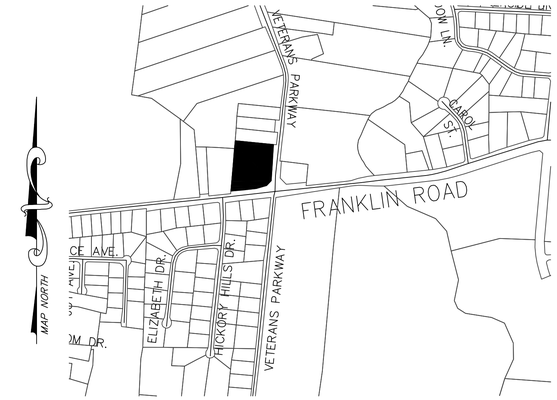
No comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.

2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
    A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
    B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
    C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.
    D. The FOG applications must be completed and submitted to MWRD.
6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
8. Owner/developer must sign a repurified water application.
9. Backflow prevention must be upgraded to meet current standards.
10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.
11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.

VETERANS PLAZA
SITE PLAN



LOCATION MAP
N.T.S.

SHEET INDEX

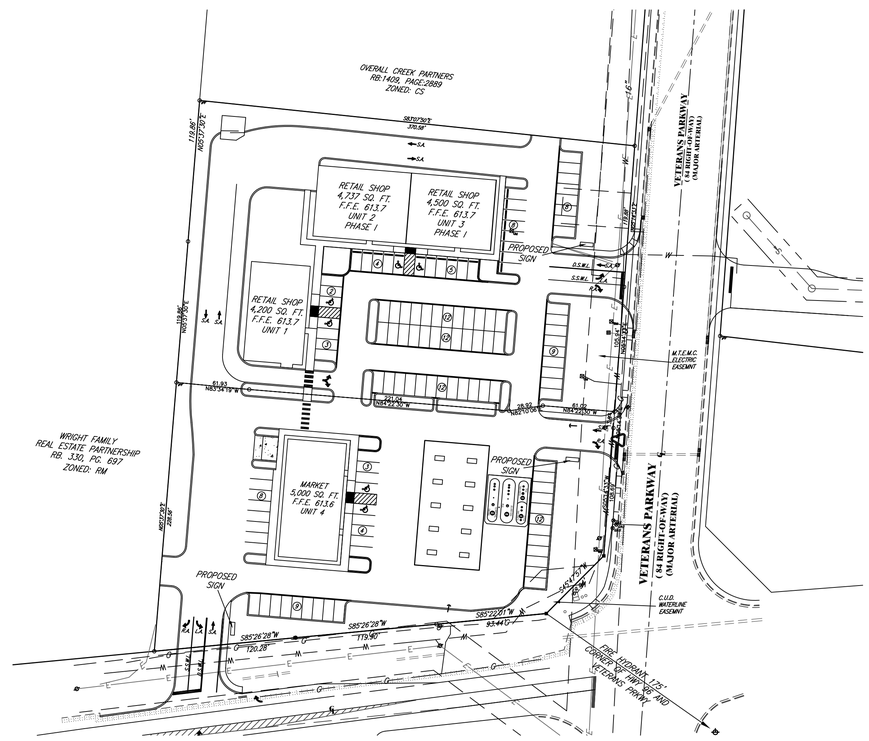
1. EXISTING CONDITIONS
2. SITE PLAN
3. CONSTRUCTION FACILITIES PLAN
4. UTILITY PLAN
5. SEWER PROFILE
6. GRADING PLAN
7. LANDSCAPING PLAN
8. OPAN SPCAE PLAN
9. LIGHTING PLAN
10. DETAILS
C1. CURB PLAN
T1. TRUCK TEMPLATE
R1. ROADWAY PLAN

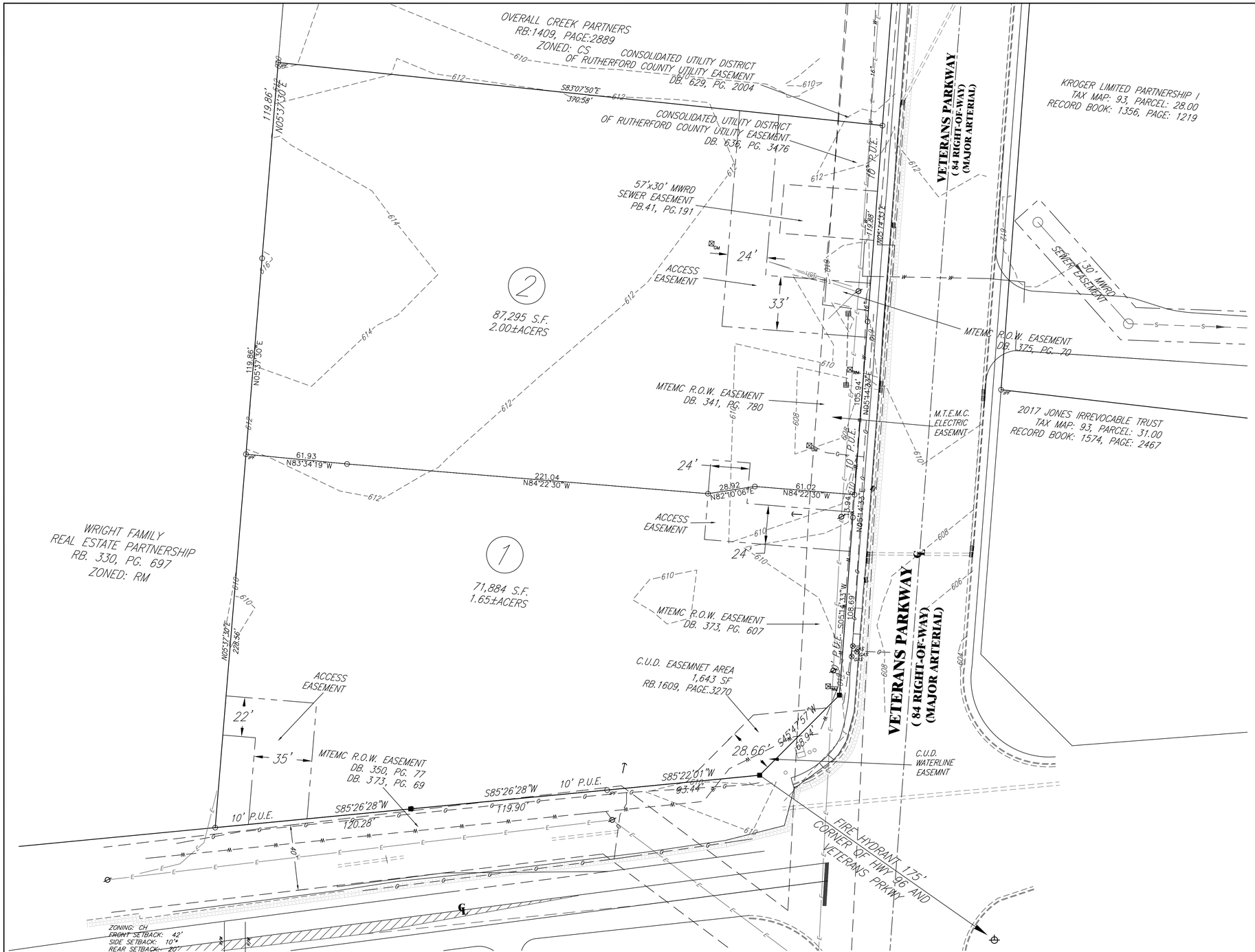
LOT 1 SITE DATA
BUILDING AREA: 5,000 S.F.±
PROPOSED USE: CONVENIENCE MARKET
BUILDING HEIGHT: 1 STORY, (18 FEET)
HVAC UNITS WILL BE ROOF-MOUNTED.

PARKING DATA: CONVENIENCE MARKET
PARKING SPACES REQUIRED: 1 SPACE PER 300 S.F. FLOOR
5,000/300= 16.67= 17 SPACES
PARKING SPACES PROVIDED:
36 SPACES PROVIDED
2 H.C. SPACES PROVIDED

LOT 2 SITE DATA
BUILDING AREA: 13,437 S.F.±
PROPOSED USE: COMMERCIAL CENTER
BUILDING HEIGHT: 1 STORY, (18 FEET)
HVAC UNITS WILL BE ROOF-MOUNTED.

PARKING DATA: COMMERCIAL CENTER
PARKING SPACES REQUIRED: 1 SPACE PER 225 S.F. FLOOR
13,737/225= 59.72= 60 SPACES
PARKING SPACES PROVIDED:
75 SPACES PROVIDED
4 H.C. SPACES PROVIDED


OVERALL CREEK PARTNERS
RB:1409, PAGE:2889
ZONED: CS
RETAIL SHOP
4,737 SQ. FT.
F.F.E. 613.7
UNIT 2
PHASE 1
RETAIL SHOP
4,500 SQ. FT.
F.F.E. 613.7
UNIT 3
PHASE 1
RETAIL SHOP
4,200 SQ. FT.
F.F.E. 613.7
UNIT 1
MARKET
5,000 SQ. FT.
F.F.E. 613.6
UNIT 4
PROPOSED SIGN
PROPOSED SIGN
PROPOSED SIGN
WRIGHT FAMILY
REAL ESTATE PARTNERSHIP
RB. 130, PG. 697
ZONED: RM
VETERANS PARKWAY
(ALTERNATE ROAD)
(MAJOR ARTERIAL)
VETERANS PARKWAY
(RIGHT-OF-WAY)
(MAJOR ARTERIAL)
M.T.E.M.C.
ELECTRIC
EASEMNT
C.U.D.
WATERLINE
EASEMNT
N85°37'30"E
S85°26'28"W
S85°22'01"W
S85°26'28"W
S85°26'28"W
119.40'
120.28'
93.44'
N04°34'32"W
N85°34'19"W
N85°34'19"W
N85°34'19



LOCATION MAP

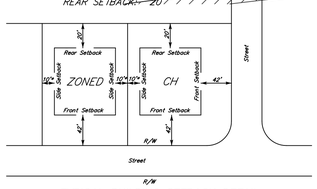
N.T.S.

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. MAIN LINE WATER TAPS WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.
4. THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
5. CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
6. ROADS SHALL BE BROUGHT TO SUBGRADE PRIOR TO WATER & SEWER INSTALLATION.

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
- 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—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe



TYPICAL BUILDING SETBACK DETAIL

N.T.S.

THE MINIMUM YARD SHALL APPLY ONLY IF THE PROPERTY ABUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE NO SIDE YARD IS REQUIRED.

Tennessee 811
Know what's below.
Call before you dig.

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'

1 LOT-3.64±ACRES

OWNER: VETERANS COMMONS GP
ADDRESS: 500 SNOW MILLS AVE
TUSCALOOSA, AL 35406

TAX MAP: 93N GROUP: "B" PARCEL: 001.00

FLOOD MAP PANEL: 47149 C 0255H ZONE: X
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.

This 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-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
PHONE: 893 - 4084, FAX: 893 - 0080

REVISIONS

NO.	DATE	DESCRIPTION
1	08/30/18	ORIGINAL ISSUE
2	01/16/19	INCREASED BUIDLING SIZE
3	02/12/2020	DECREASED BUIDLING SIZE

EXISTING CONDITIONS

VETERANS PLAZA

MURFREESBORO, TENNESSEE

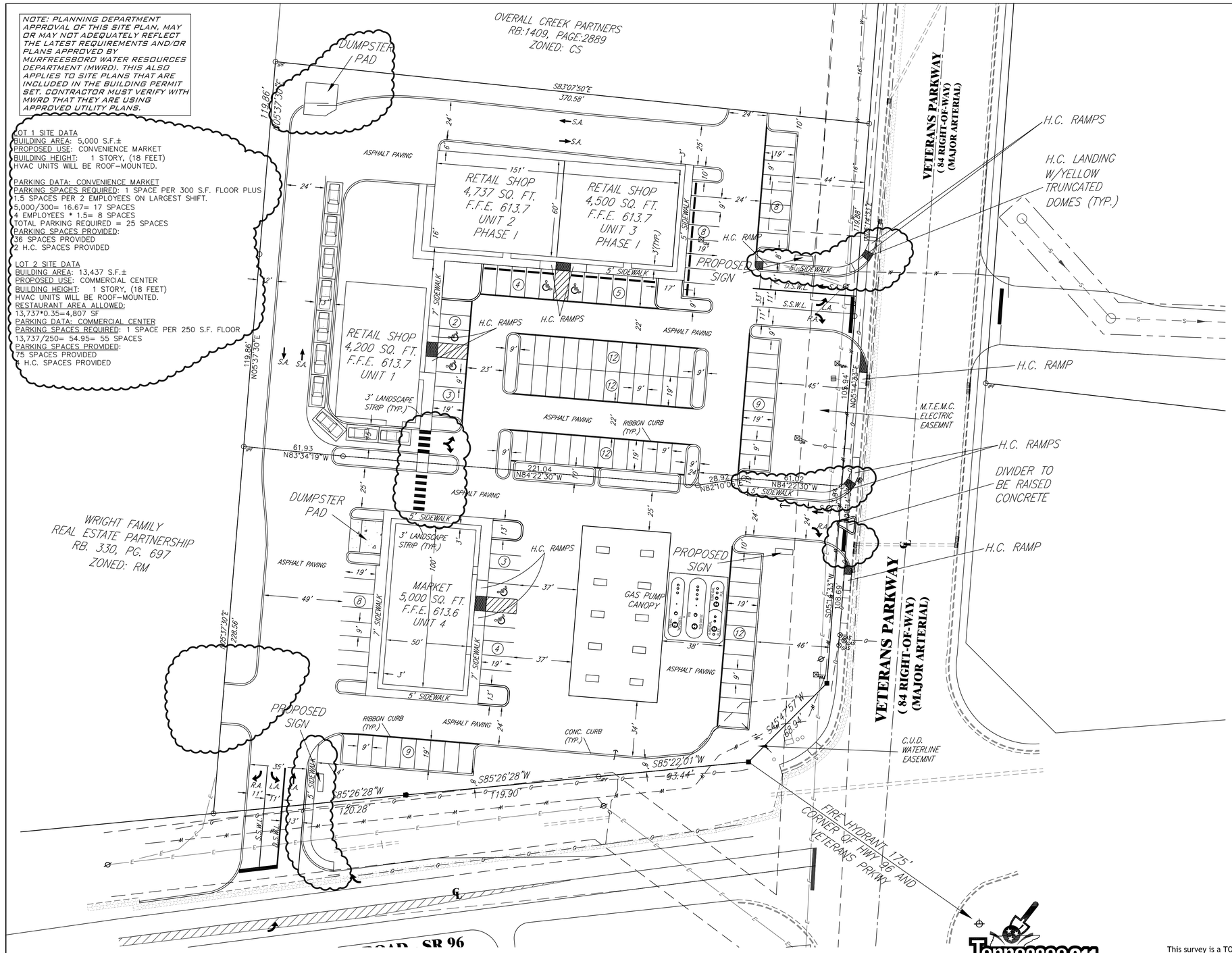
DATE: JANUARY, 2019 | SCALE: 1"=30' | SHEET 1 OF 10

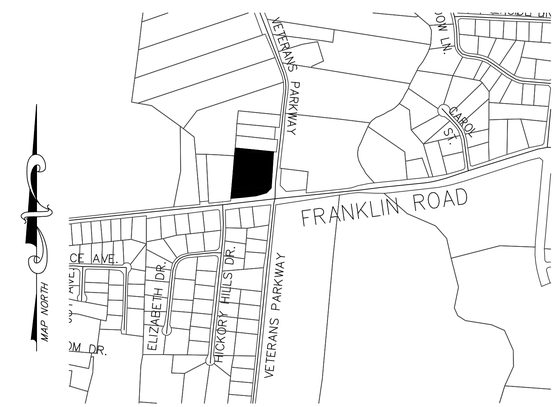
NOTE: PLANNING DEPARTMENT APPROVAL OF THIS SITE PLAN, MAY OR MAY NOT ADEQUATELY REFLECT THE LATEST REQUIREMENTS AND/OR PLANS APPROVED BY MURFREESBORO WATER RESOURCES DEPARTMENT (MWRD). THIS ALSO APPLIES TO SITE PLANS THAT ARE INCLUDED IN THE BUILDING PERMIT SET. CONTRACTOR MUST VERIFY WITH MWRD THAT THEY ARE USING APPROVED UTILITY PLANS.

LOT 1 SITE DATA
BUILDING AREA: 5,000 S.F.±
PROPOSED USE: CONVENIENCE MARKET
BUILDING HEIGHT: 1 STORY, (18 FEET)
HVAC UNITS WILL BE ROOF-MOUNTED.

PARKING DATA: CONVENIENCE MARKET
PARKING SPACES REQUIRED: 1 SPACE PER 300 S.F. FLOOR PLUS 1.5 SPACES PER 2 EMPLOYEES ON LARGEST SHIFT.
5,000/300= 16.67= 17 SPACES
4 EMPLOYEES * 1.5= 8 SPACES
TOTAL PARKING REQUIRED = 25 SPACES
PARKING SPACES PROVIDED:
36 SPACES PROVIDED
2 H.C. SPACES PROVIDED

LOT 2 SITE DATA
BUILDING AREA: 13,437 S.F.±
PROPOSED USE: COMMERCIAL CENTER
BUILDING HEIGHT: 1 STORY, (18 FEET)
HVAC UNITS WILL BE ROOF-MOUNTED.
RESTAURANT AREA ALLOWED:
13,737*0.35=4,807 SF
PARKING DATA: COMMERCIAL CENTER
PARKING SPACES REQUIRED: 1 SPACE PER 250 S.F. FLOOR
13,737/250= 54.95= 55 SPACES
PARKING SPACES PROVIDED:
75 SPACES PROVIDED
4 H.C. SPACES PROVIDED





LOCATION MAP
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
- CD1 Sewer Line Check Dam
- —00— Existing Contours
- —00— 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—T— Existing Telephone & Electric Line
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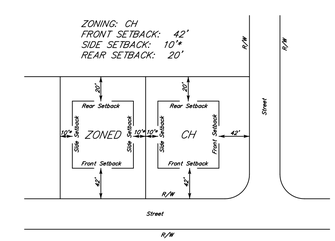
- —RCP— Reinforced Concrete Pipe



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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NOTE: ALL ENTRIES ARE TO BE MURFREESBORO CITY STANDARD CONCRETE RAMPS

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

N MAGNETIC W E S
30' 0 30'
1 LOT–3.64±ACRES

Tennessee811
Know what's below. Call before you dig.

OWNER: VETERANS COMMONS GP
ADDRESS: 500 SNOW MILLS AVE
TUSCALOOSA, AL 35406

TAX MAP: 93N GROUP: "B" PARCEL: 001.00

FLOOD MAP PANEL: 47149 C 0255H ZONE: X
DATED: JANUARY 5, 2007

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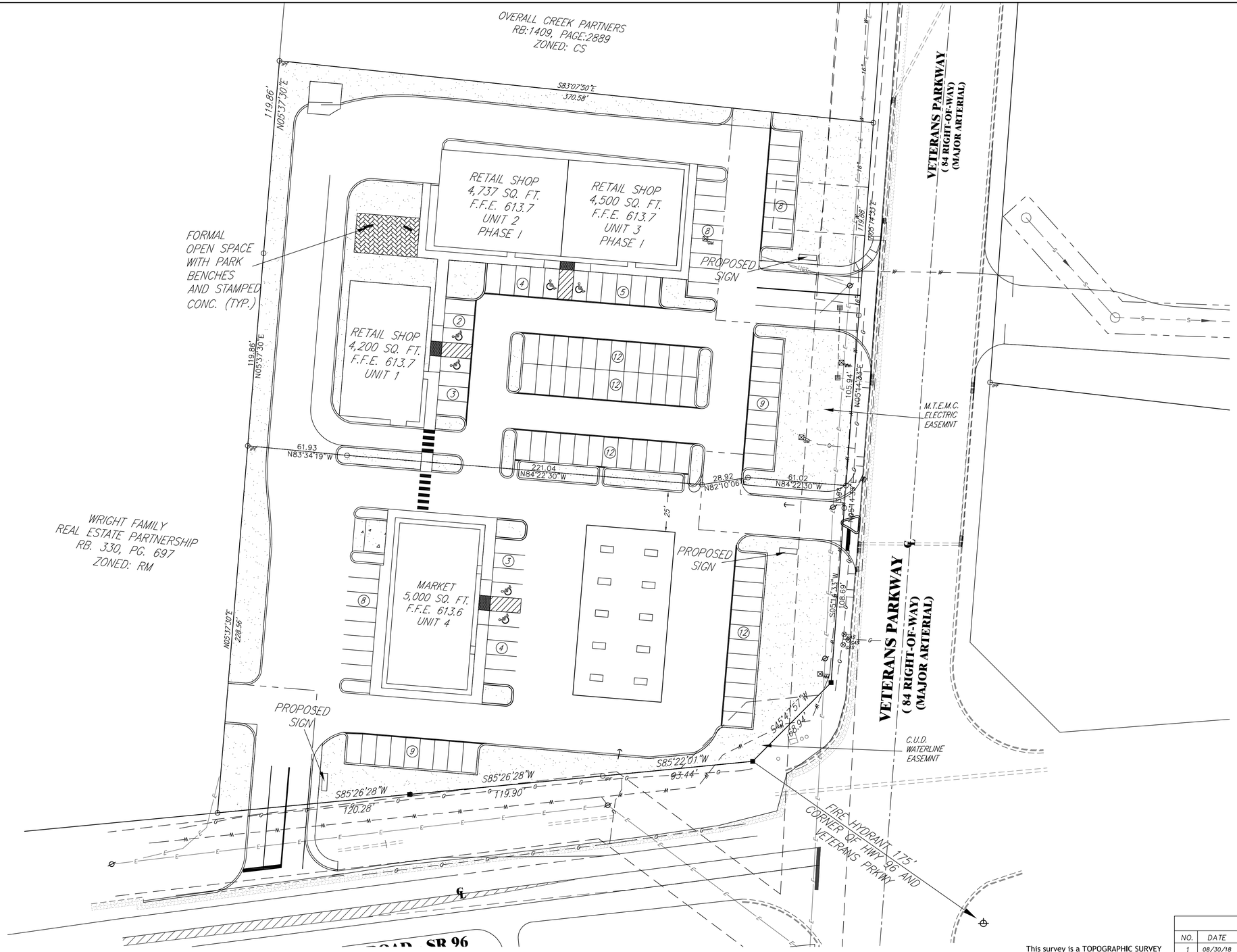
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
PHONE: 893 – 4084, FAX: 893 – 0080

SITE PLAN

VETERANS PLAZA

MURFREESBORO, TENNESSEE

DATE: JANUARY, 2019 | SCALE: 1"=30' | SHEET 2 OF 10



LEGEND

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OPEN SPACE

OPEN SPACE
20% OPEN SPACE REQUIRED
158,558 SF X 20% = 31,711 SF

33,344 SF OF OPEN SPACE PROVIDED

FORMAL OPEN SPACE

FORMAL OPEN SPACE
2,000 SF OPEN SPACE REQUIRED (PER GUIDELINES)
2,116 SF OF OPEN SPACE PROVIDED

Tennessee811
Know what's below.
Call before you dig.

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

N
W MAGNETIC E
S
30' 0 30'
1 LOT–3.64±ACRES

OWNER: VETERANS COMMONS GP
ADDRESS: 500 SNOW MILLS AVE
TUSCALOOSA, AL 35406

TAX MAP: 93N GROUP: "B" PARCEL: 001.00

FLOOD MAP PANEL: 47149 C 0255H ZONE: X
DATED: JANUARY 5, 2007

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3	02/12/2020	DECREASED BUIDLING SIZE

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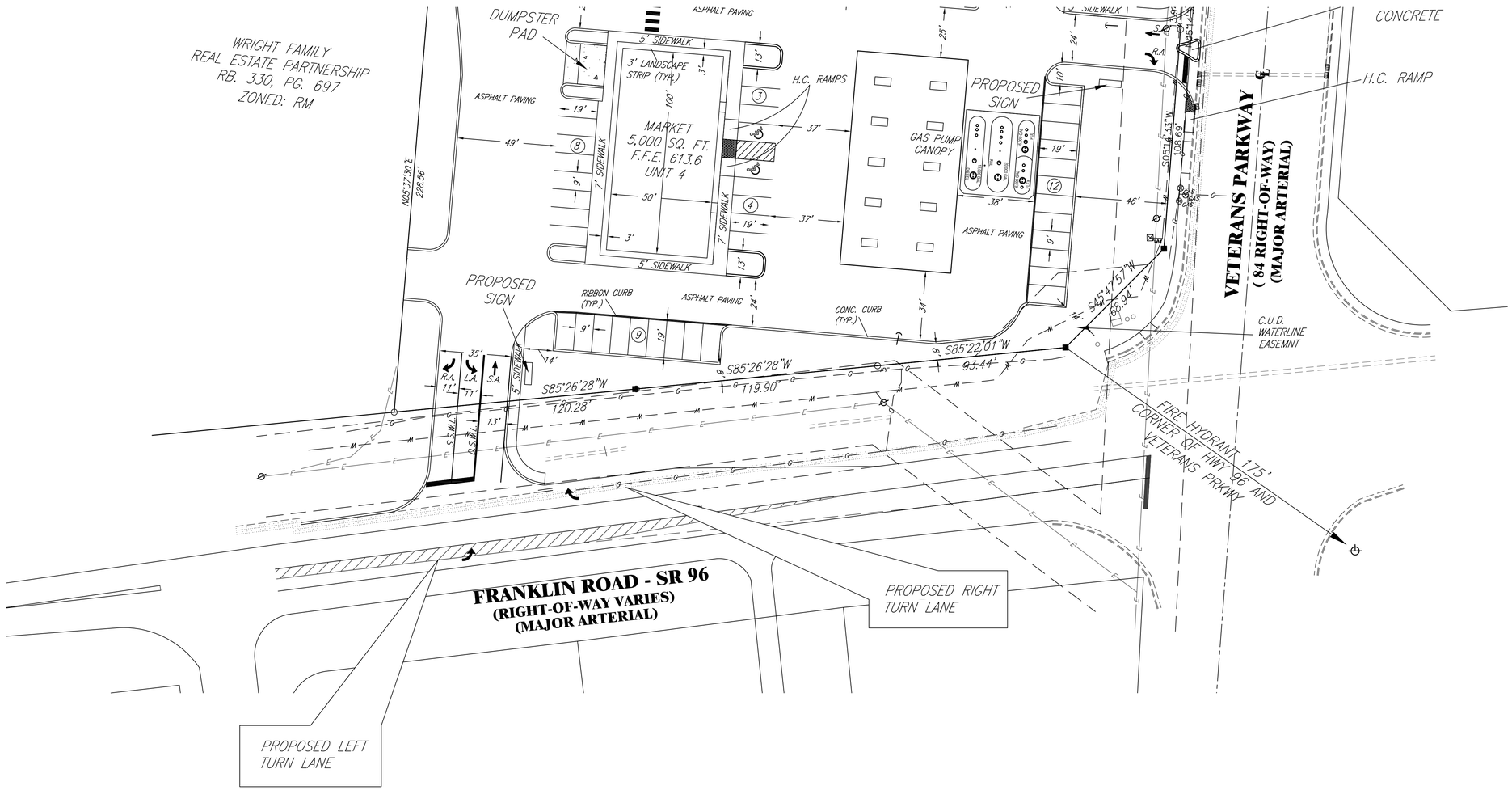
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
PHONE: 893 – 4084, FAX: 893 – 0080

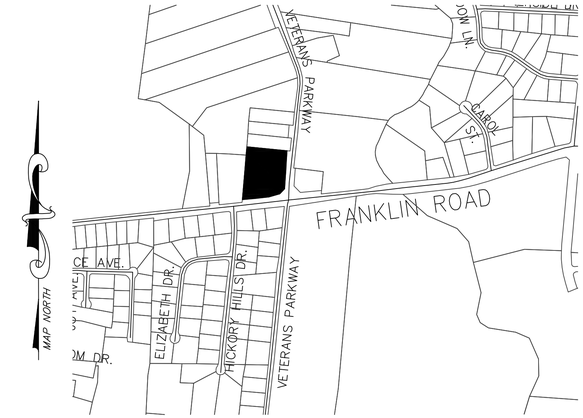
OPEN SPACE PLAN

VETERANS PLAZA

MURFREESBORO, TENNESSEE

DATE: JANUARY, 2019 | SCALE: 1"=30' | SHEET 8 OF 10





LOCATION MAP

N.T.S.

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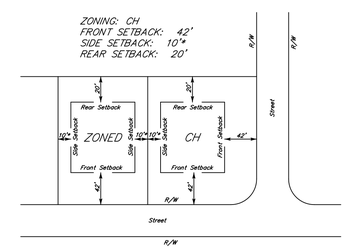

TYPICAL BUILDING SETBACK DETAIL

N.T.S.

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

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30' 0 30'

1 LOT–3.64±ACRES

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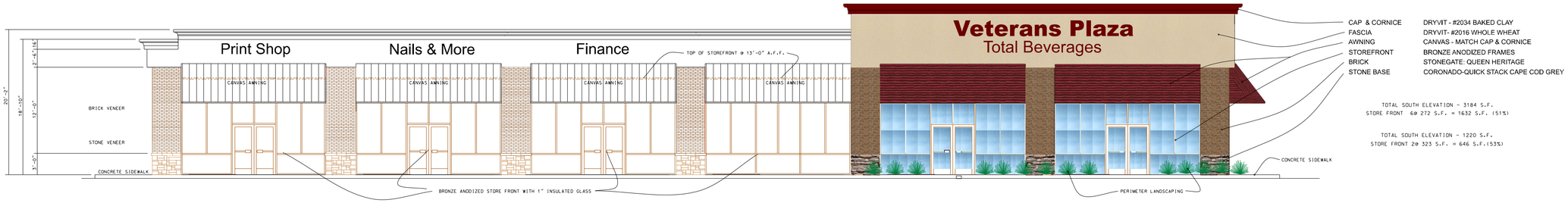
PHONE: 893 – 4084, FAX: 893 – 0080

ROADWAY PLAN

VETERANS PLAZA

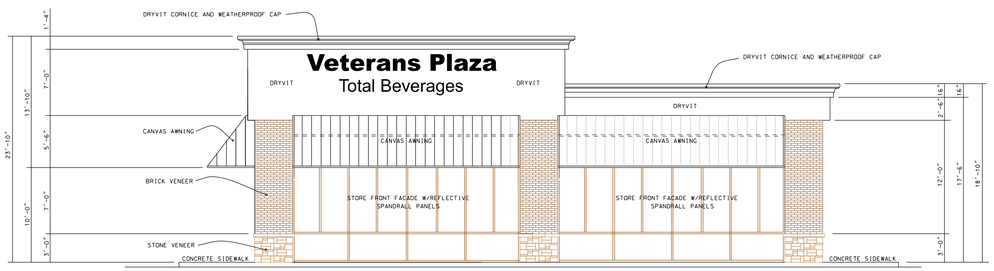
MURFREESBORO, TENNESSEE

DATE: JANUARY, 2019 | SCALE: 1"=30' | SHEET R1 OF R1



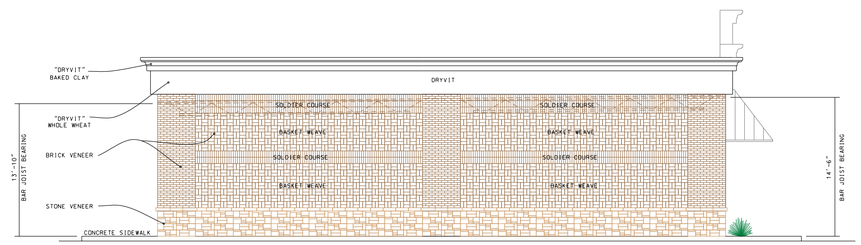
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



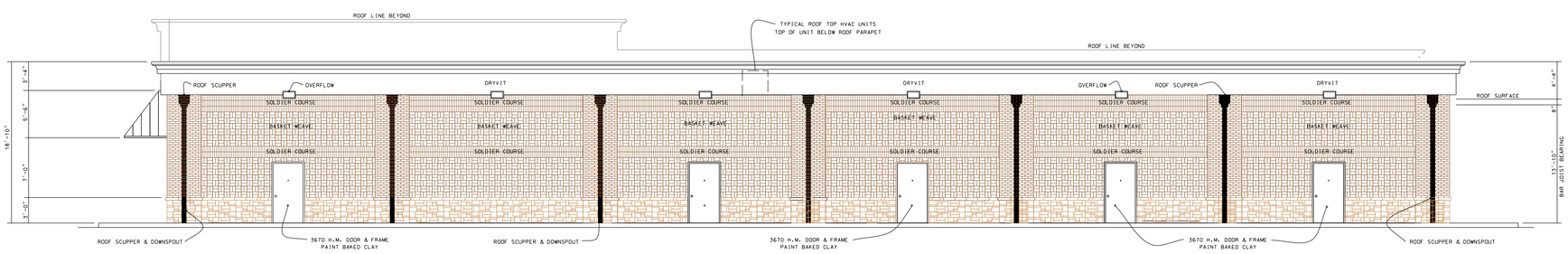
EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

BRIAN D. OLIVER
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 102327
STATE OF TENNESSEE
3/30/2020

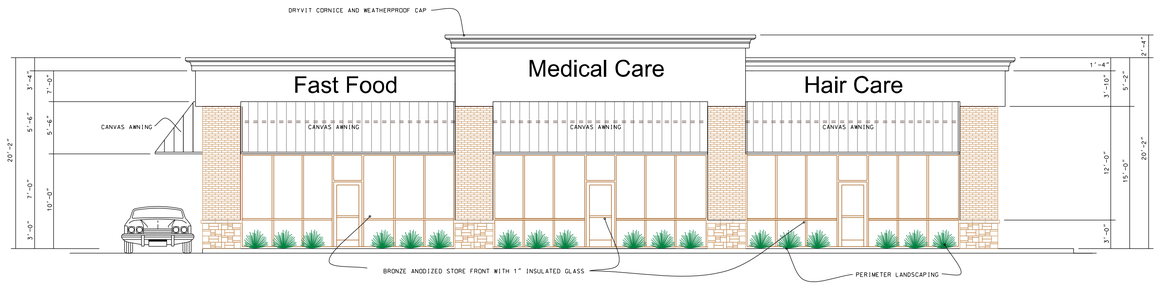
REVISION		
NO.	DATE	DESCRIPTION
1		

STEVENS DESIGN-CONSULTING
6413 Fischer Court
Brentwood, Tennessee 37027
615-337-0809 Fax 615-373-3368

Veterans Plaza
Total Beverage
Highway 96 @ Veterans Parkway
Murfreesboro, Tennessee

Map:
Parcel:
Zoning:
Checked By: Per App #
DATE: 2-20-20 Bldg Per #

A-1.0

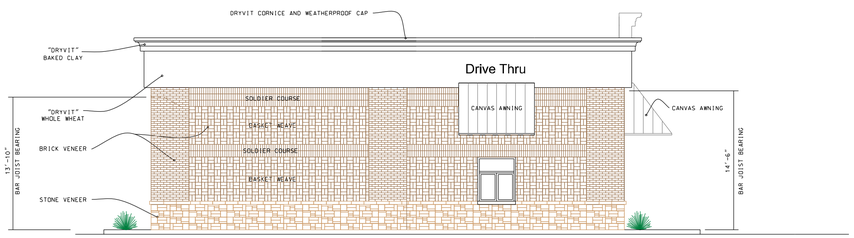


EAST ELEVATION

SCALE 1/8" = 1'-0"

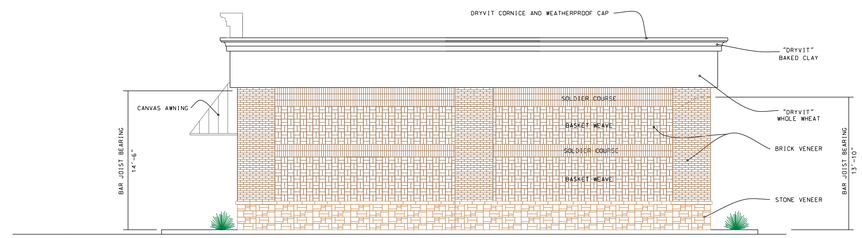
CAP & CORNICE	DRYVIT - #2034 BAKED CLAY
FASCIA	DRYVIT- #2016 WHOLE WHEAT
AWNING	CANVAS - MATCH CAP & CORNICE
STOREFRONT	BRONZE ANODIZED FRAMES
BRICK	STONEGATE: QUEEN HERITAGE
STONE BASE	CORONADO-QUICK STACK CAPE COD GREY

TOTAL EAST ELEVATION - 1778 S.F.
STORE FRONT 3@ 305 S.F. = 915 S.F. (51%)



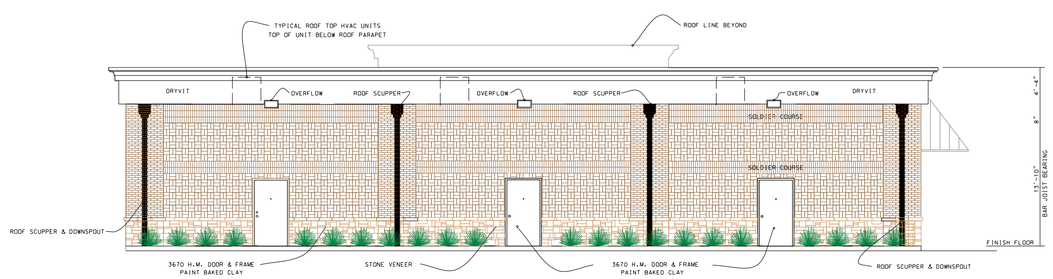
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

BRIAN D. OLIVER
LICENSED ARCHITECT
AGRICULTURE
COMMERCE
No. 102371
STATE OF TENNESSEE
3/30/2020

REVISION

NO.	DATE	DESCRIPTION
1		

STEVENS DESIGN-CONSULTING
6413 Fischer Court
Brentwood, Tennessee 37027
615-337-0809 Fax 615-373-3368

Veterans Plaza -B

Total Beverage

Highway 96 @ Veterans Parkway
Murfreesboro, Tennessee

Map:
Zoning: Parcel:
Checked By: Per App #
DATE: 2-20-20 Bldg Per #

A-1.1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020

PROJECT PLANNER MARGARET ANN GREEN

6.a. Saint Thomas Rutherford Hospital [2019-3081 & 2020-6007] initial/final design & site plan review for 813 ft^2 CT scan addition on 68.4 acres zoned L-I & GDO-3 located at 1700 Medical Center Parkway, Middle Tennessee Medical Center developer.

This is the initial design review for an addition to the existing hospital located along Medical Center Parkway, Gateway Boulevard and Arnhart Drive. The existing use is permitted by right within the Light Industrial district. The proposed building is a two story structure (18-feet tall) with two colors brick (Canyon & Beacon Gray). The Planning Commission approved a CT Scan addition in 2019; the request is to enlarge that addition by approximately 813 square feet, for a total of 2,135 square feet. Staff recommends that the Planning Commission review this project for both Initial Design Review and Final Design Review concurrently. Staff also recommends any approval of the be made subject to all staff comments.

GDO Comments

Planning- Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Development Services with seventy-two hours advance written notice. The staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. ***Informational comment*.**

2) Submission of utility drawings. At the end of the construction period, by phase, the owner shall submit to the Planning Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system. ***Informational comment*.**

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. No comments.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format
2. Show existing electric.
3. Show proposed MED electric design.
4. Provide an Electric easement for Electric not in public right of way (ROW)
    a. Overhead – 40ft. 20ft either side of nearest power pole
    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length
5. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

Informational and Procedural Comments

Development Services – Planning
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner / lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.
2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.
3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.

4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a competed and recorded City of Murfreesboro revocable license agreement with easement holders.
5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.

2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

SITE DEVELOPMENT PLANS FOR

ST. THOMAS RUTHERFORD HOSPITAL

CT ADDITION

1700 MEDICAL CENTER PARKWAY
MURFREESBORO, TENNESSEE 37129
GRESHAM SMITH PROJECT NO. 43692.01

Drawn By: —
Checked By: —
Approved By: —

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C101	EXISTING CONDITIONS
C102	DEMOLITION PLAN
C200	SITE AND UTILITY
C300	GRADING AND DRAINAGE
C400	INITIAL EPSC & CONSTRUCTION PLAN
C401	FINAL EPSC
C901	SITE DETAILS
C902	SITE DETAILS
L201	LANDSCAPE PLAN

OWNER/DEVELOPER:

MIDDLE TENNESSEE MEDICAL CENTER, INC.
2204 LAKESHORE DRIVE
BIRMINGHAM, AL 35209

DESIGN PROFESSIONAL CONTACTS:

CIVIL ENGINEER: ROB WHITSON, P.E.
rob.whitson@greshamsmith.com

LANDSCAPE ARCHITECT: TERRY MULVANEY, RLA
terry.mulvaney@greshamsmith.com

ARCHITECT: JOSE E SALAZAR, LEED AP
jose.salazar@greshamsmith.com

GRESHAM, SMITH AND PARTNERS
222 2nd AVE. S., SUITE 1400
NASHVILLE, TN 37201
615.770.8100

PROJECT PARCEL ID: 92-017.00-002 (1800 MEDICAL CENTER PKWY)
TOTAL LOT AREA: 68.40 ACRES
TOTAL PROJECT AREA: 0.08 ACRES

BUILDING FOOTPRINT SQUARE FOOTAGE:
EXISTING: 167,857 S.F.
PROPOSED: 2,135 S.F.
TOTAL: 171,147 S.F.
BUILDING HEIGHT:
EXISTING: 140'-2" (9 FLOORS)
PROPOSED: 140'-2" (9 FLOORS)

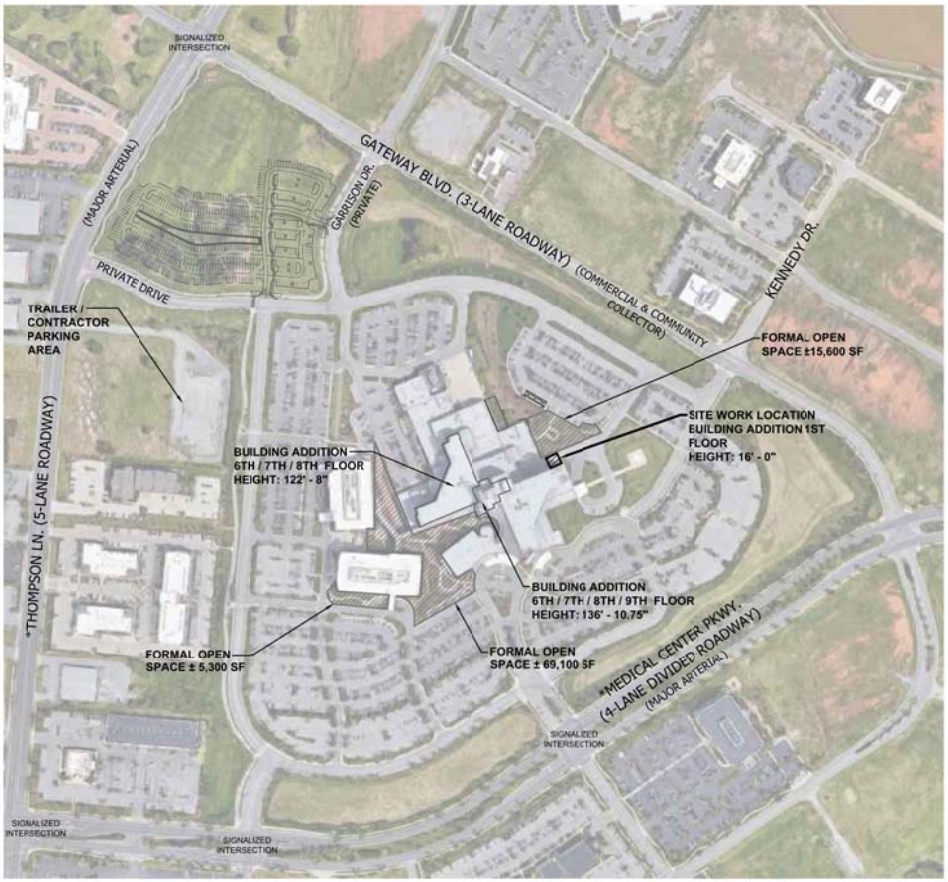
WATER PROVIDER: MURFREESBORO WATER AND SEWER

ZONING
PRESENT ZONING: LI W/ GDO-3 OVERLAY
PROPOSED ZONING LI W/ GDO-3 OVERLAY
PROPOSED USE: HOSPITAL AND OFFICE FACILITIES (TO REMAIN)

MINIMUM SETBACKS:
FRONT: 42 FEET
SIDE: 10 FEET
REAR: 20 FEET

FORMAL OPEN SPACE REQUIRED: 2.85 AC. (3% OF SITE)
FORMAL OPEN SPACE PROVIDED: 2.07 AC. (3% OF SITE)
OPEN SPACE REQUIRED: 13.68 AC. (20% OF SITE)
OPEN SPACE PROVIDED: 33.7 AC. (50% OF SITE)
PARKING REQUIRED, HOSPITAL: 1.5 SP/BED @ 358 HOSPITAL BEDS =537 SPACES
PARKING REQUIRED, MEDICAL OFFICE: 1 SP / 200 SF @ 247,853 SF =1,240 SPACES
PARKING REQUIRED (TOTAL): 1,777 SPACES
EXISTING PROVIDED: 2,094 SPACES

FLOOD NOTE:
THIS SITE IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" (HAVING LESS THAN 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 47149C0260H, WITH A DATE OF IDENTIFICATION OF JANUARY 5, 2007, FOR COMMUNITY NO. 470168, PANEL 0260 IN MURFREESBORO, RUTHERFORD COUNTY, STATE OF TENNESSEE.



*INCLUDED IN THE MURFREESBORO GATEWAY STREETCAR MASTER PLAN

LOCATION MAP
N.T.S.

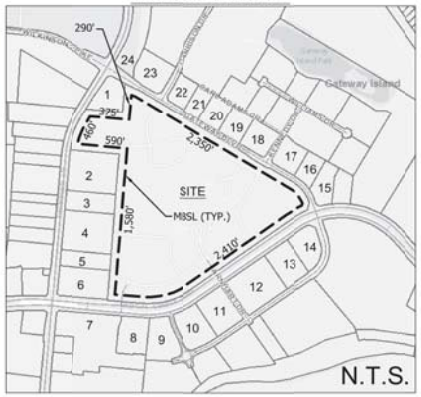
NORTH

Know what's below. Call before you dig

OPEN SPACE DIAGRAM

N.T.S.

PARCEL MAP



N.T.S.

1. MIDDLE TENNESSEE MEDICAL CENTER
2. HCA HEALTH SERVICES OF TENNESSEE
3. DHRAI HOSPITALITY LLC
4. SWANSON DEVELOPMENTS LP
5. DJL PARTNERS LLC
6. LITTLE ACORN LLC
7. OAKSRETAIL PARTNERS GP
8. OAKSRETAIL PARTNERS GP
9. THORE OAK LLC
10. PHYSICIANS PLAZA OF MURFREESBORO II, LLC
11. GATEWAY 1 GC LLC
12. STONEGATE CORPORATE CENTER LLC
13. GATEWAY LAND INVESTMENT LLC
14. GATEWAY REAL ESTATE PARTNERS LLC
15. D AND M PROPERTIES LLC
16. BRANCH BANKING AND TRUST CO.
17. WILSON BANK AND TRUST
18. MOTORIST COMMERCIAL MUTUAL INSURANCE CO.
19. PIRTLE MARK GATEWAY LLC
20. PIRTLE MARK GATEWAY LLC
21. FIRST NATIONAL BANK
22. PIRTLE MARK GATEWAY LLC
23. CITY OF MURFREESBORO
24. CITY OF MURFREESBORO

BUILDING SQUARE FOOTAGE

SF	EXISTING TO REMAIN	EXISTING SHELL SPACE	PROPOSED ADDITION SPACE	PROPOSED RENOVATED SPACE
1st	167,857	0	2,135	1,155
2nd	123,759	0	-	-
3rd	69,005	0	-	-
4th	58,066	0	-	-
5th	58,066	0	-	-
6th	58,157	0	-	-
7th	58,157	0	-	-
8th	13,965	22,890	-	-
9th	1,822	0	-	-
ENERGY PLANT	15,270	0	-	-
CANOPIES & SHFITS	2,272	0	-	-
MOB CONNECTOR	1,349	0	-	-
Total	604,855	22,890	2,135	1,155
	629,880			

Gresham Smith
GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

CT Addition
Ascension Health
1700 Medical Center Pkwy,
Murfreesboro, TN, 37129

Nelson R. Whitson
Digitally signed by Nelson R. Whitson
Date: 2020.02.05 18:41:17-06'00'

Revision		
No.	Date	Description
1	07/02/2019	CITY COMMENTS
2	02/05/2020	BI-PLANE ADDITION

COVER SHEET

C000

PROJECT: 43692.01
DATE: 06.13.2019

LINE IS 3 INCHES WHEN PRINTED FULL SIZE
FULL SHEET SIZE = 24"X36"

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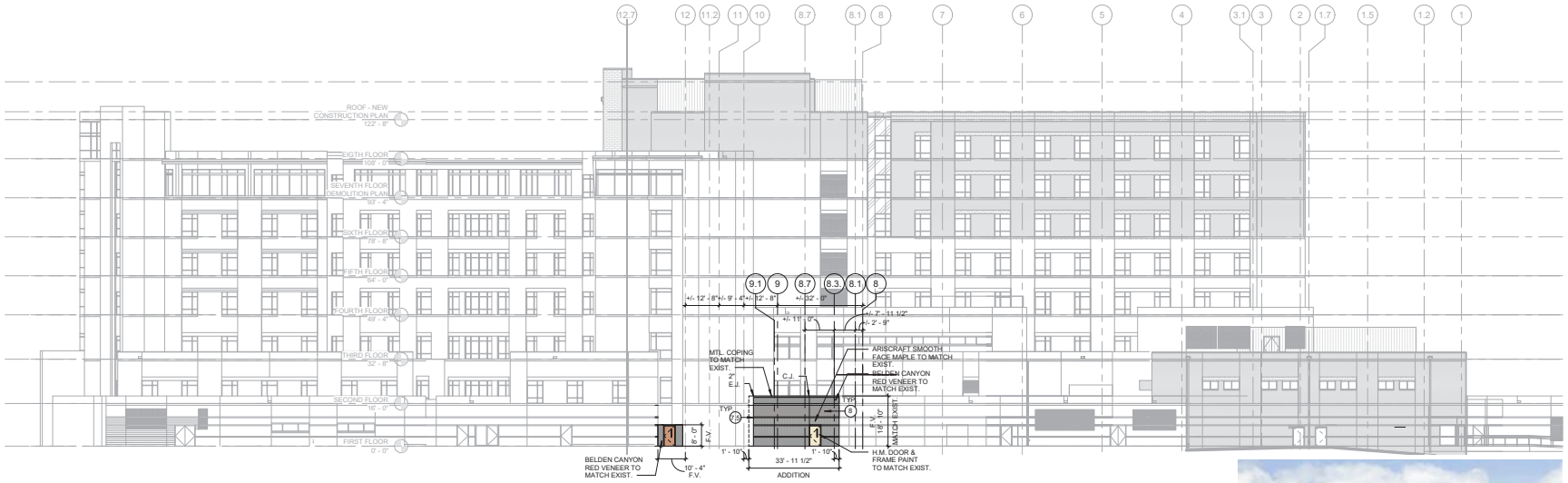


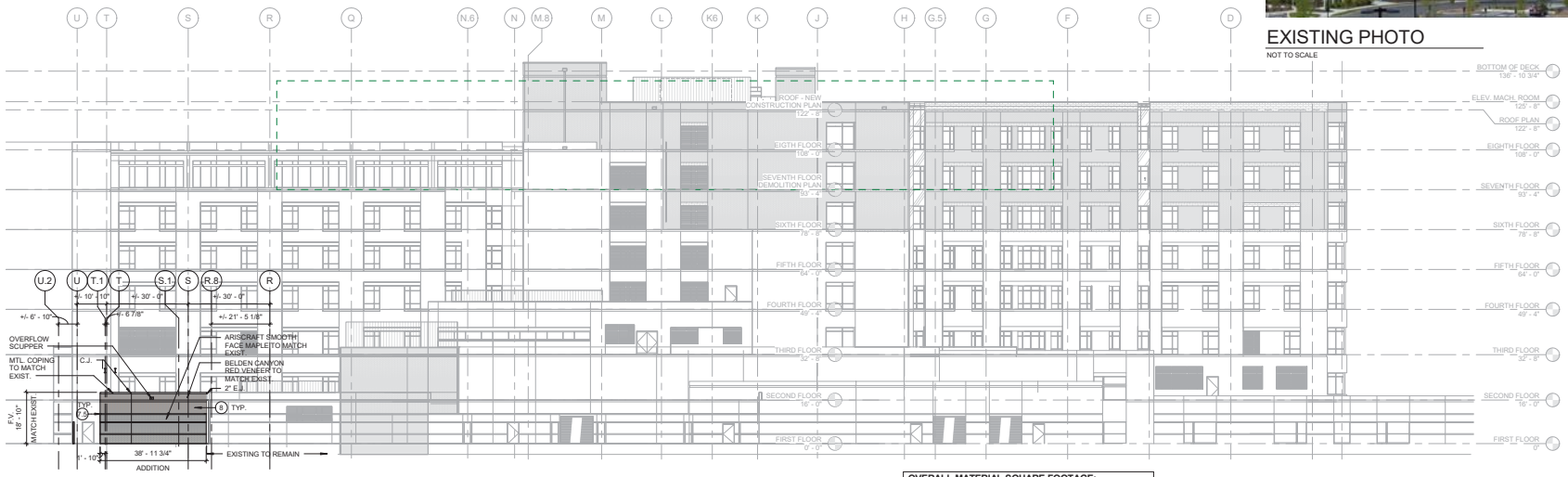
1 EAST ELEVATION.

1" = 20'-0"

OVERALL MATERIAL SQUARE FOOTAGE:
BRICK: 591 SF = 100%

EXISTING PHOTO

NOT TO SCALE



2 NORTH ELEVATION.

1" = 20'-0"

OVERALL MATERIAL SQUARE FOOTAGE:
BRICK: 714 SF = 100%

Gresham Smith

GreshamSmith.com

222 2nd Avenue South
Suite 1400
Nashville, TN 37201-2308
615.770.8100

CT Addition

1700 Medical Center Pkwy.
Murfreesboro, TN 37129

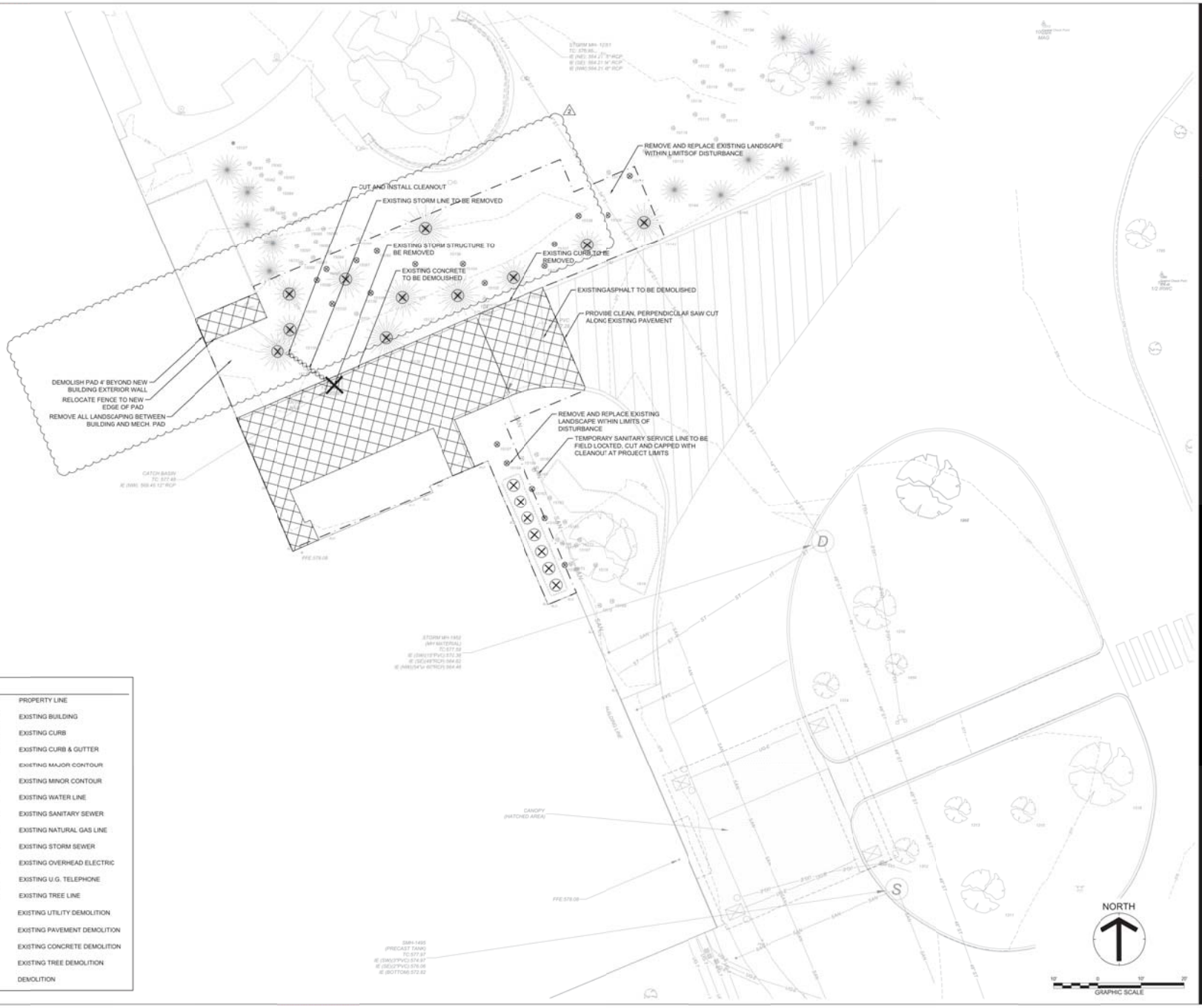
Revision		
No.	Date	Description

EXTERIOR ELEVATIONS

A3.10

PROJECT: 43692.01
DATE: June 13, 2019

Drawn By: —
Checked By: —
Approved By: —



LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EXISTING CURB
	EXISTING CURB & GUTTER
500	EXISTING MAJOR CONTOUR
500	EXISTING MINOR CONTOUR
W W	EXISTING WATER LINE
SAN	EXISTING SANITARY SEWER
G G	EXISTING NATURAL GAS LINE
ST ST	EXISTING STORM SEWER
OH-I	EXISTING OVERHEAD ELECTRIC
UG-T	EXISTING U.G. TELEPHONE
	EXISTING TREE LINE
	EXISTING UTILITY DEMOLITION
	EXISTING PAVEMENT DEMOLITION
	EXISTING CONCRETE DEMOLITION
⊗	EXISTING TREE DEMOLITION
×	DEMOLITION

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Gresham Smith
GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CT Addition
Ascension Health

1700 Medical Center Pkwy,
Murfreesboro, TN, 37129

Nelson R. Whitson
Digitally signed by Nelson R. Whitson
Date: 2020.02.05 18:41:01-06'00'

Revision		
No.	Date	Description
1	07/02/2019	CITY COMMENTS
2	02/05/2020	BI-PLANE ADDITION

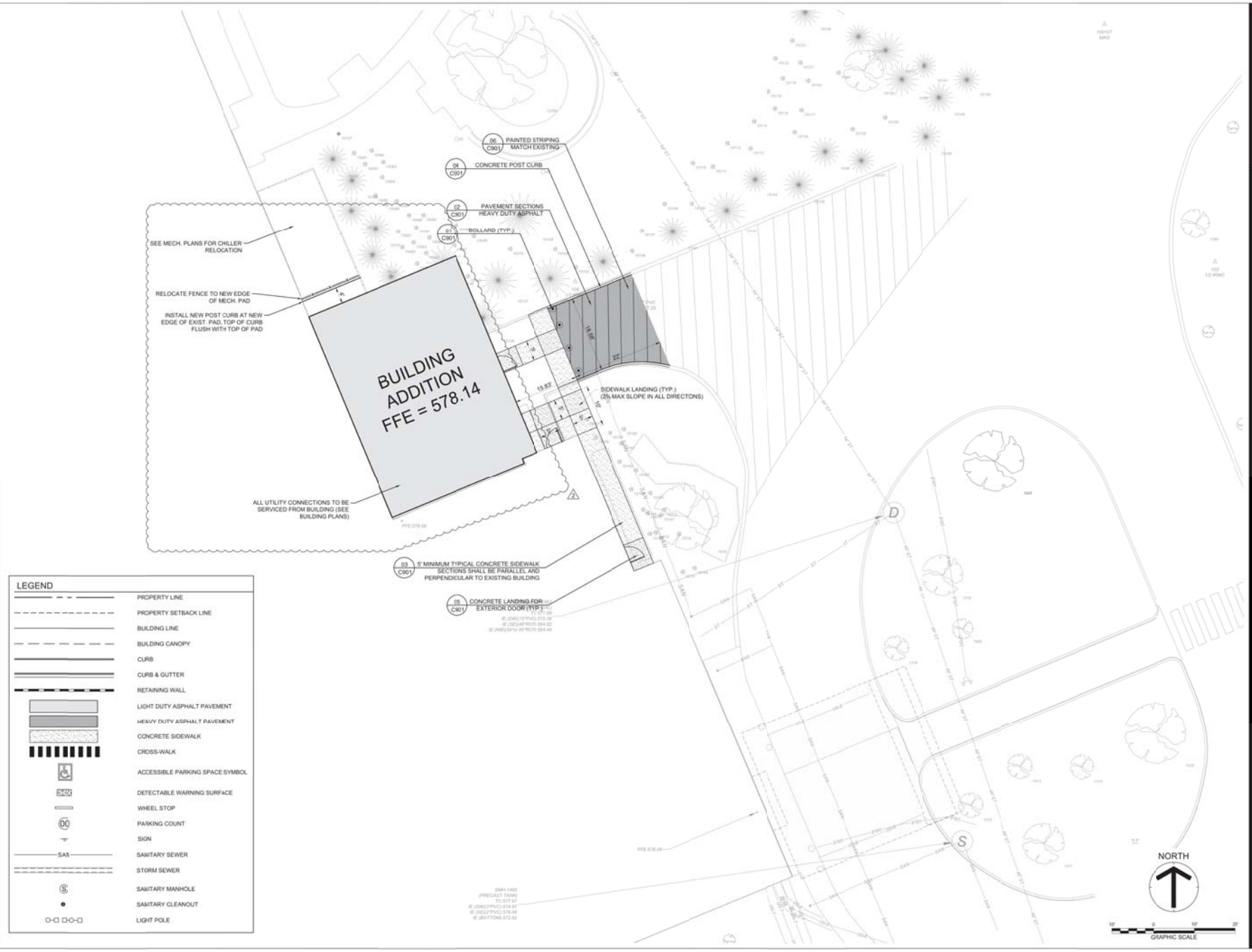
DEMOLITION PLAN

C102

PROJECT: 43692.01
DATE: 06.13.2019

LINE IS 3 INCHES WHEN PRINTED FULL SIZE
FULL SHEET SIZE = 24"X36"

Drawn By: —
Checked By: —
Approved By: —



LEGEND

	PROPERTY LINE
	PROPERTY SETBACK LINE
	BUILDING LINE
	BUILDING CANOPY
	CURB
	CURB & GUTTER
	RETAINING WALL
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CROSS-WALK
	ACCESSIBLE PARKING SPACE SYMBOL
DW	DETECTABLE WARNING SURFACE
	WHEEL STOP
DC	PARKING COUNT
	SIGN
SAN	SANITARY SEWER
	STORM SEWER
S	SANITARY MANHOLE
	SANITARY CLEANOUT
	LIGHT POLE

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Gresham Smith
GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CT Addition
Ascension Health

1700 Medical Center Pkwy,
Murfreesboro, TN. 37129

NELSON ROBERT WHITSON
REGISTERED ENGINEER
No. 115895
STATE OF TENNESSEE

Nelson R. Whitson

Digitally signed by Nelson R. Whitson
Date: 2020.02.05 18:40:44-06'00'

Revision

No.	Date	Description
1	07/02/2019	CITY COMMENTS
2	02/05/2020	BI-PLANE ADDITION

SITE AND UTILITY

C200

PROJECT: 43692.01
DATE: 06.13.2019

LINE IS 3 INCHES WHEN PRINTED FULL SIZE
FULL SHEET SIZE = 24"X36"

Drawn By: —
Checked By: —
Approved By: —

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
CER CAN	Cercis canadensis	Eastern Redbud	B & B	2"Cal	1	single 4` clear trunk, evenly branched, full symmetrical crown, matched by branching, height, caliper branch spread and structure plus overall crown shape
CRY JAP	Cryptomeria japonica `Yoshino`	Yoshino Cryptomeria	B & B	6` ht. (2" cal.)	7	full to base
ILE NEL	Ilex x `Nellie R Stevens`	Nellie Stevens Holly	B & B	6` ht. (2" cal.)	5	full to base
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**QTY**	**REMARKS**
ABE GRA	Abelia x grandiflora `Rose Creek`	Dwarf Abelia	container	18" spr.	5	full
ITE VIR	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	container	24" ht.	17	full
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**QTY**	**REMARKS**
LIR MUS	Liriope muscari `Big Blue`	Big Blue Lilyturf	cont.	4" pot	572	plant 12" o.c..
MIS SIN	Miscanthus sinensis `Morning Light`	Eulalia Grass	cont.	4" pot	35	plant 24" o.c.

NOTE: PROJECT CONSISTS OF REPLACING PLANT MATERIALS DISPLACED BY GRADING AND DRAINAGE IMPROVEMENTS. NO CHANGE TO OVERALL CAMPUS OPEN SPACE OR FORMAL OPEN SPACE IS PROPOSED.

AREA TO BE SODDED WITH TURF TYPE FESCUE

LANDSCAPE NOTES

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
   - A. SAND SHALL BE CLEAN MASONRY SAND.
   - B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
   - C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING. PREPARED SOD BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

    PLANTING DATES
    SPRING: MARCH 1 - MAY 1
    FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

NORTH

10' 0 10' 20'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

CT Addition Ascension Health

1700 Medical Center Pkwy.
Murfreesboro, TN. 37129

7/2/19

Revision		
No.	Date	Description

CONCEPTUAL LANDSCAPE PLAN

L201

PROJECT: 43692.01
DATE: 06.13.2019

LINE IS 3 INCHES WHEN PRINTED FULL SIZE
FULL SHEET SIZE = 24"X36"

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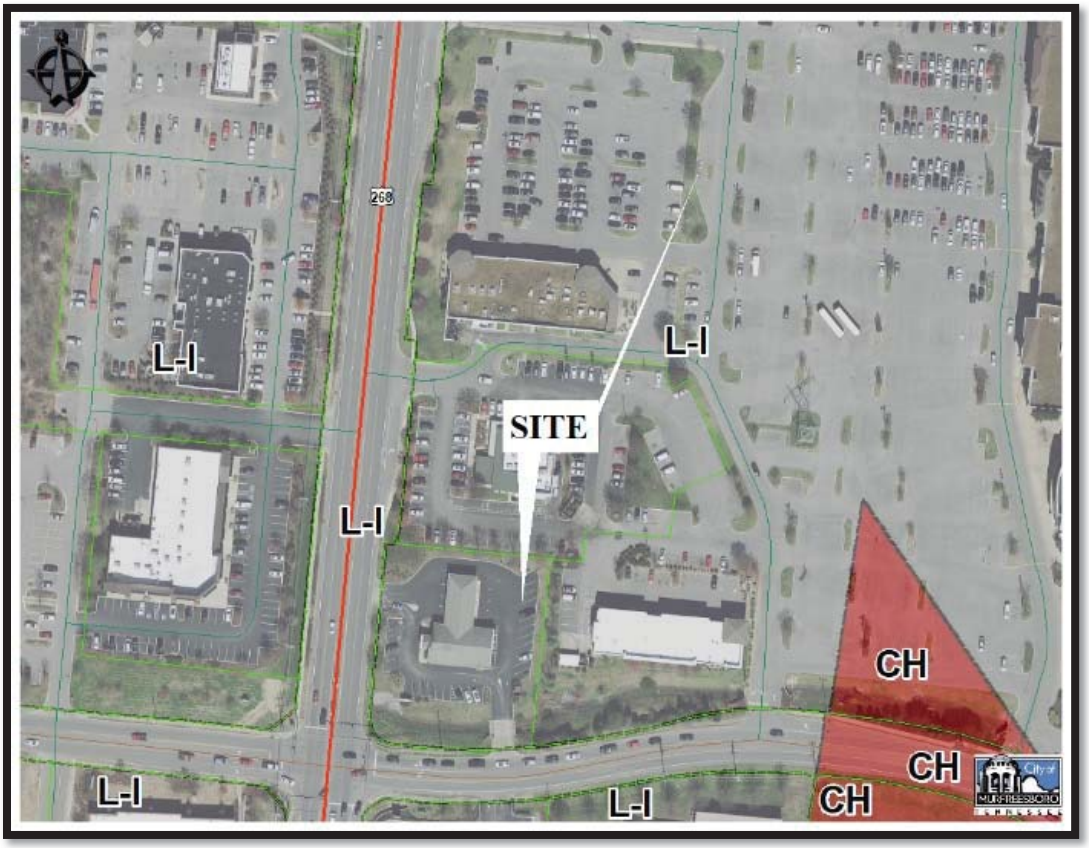
MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020

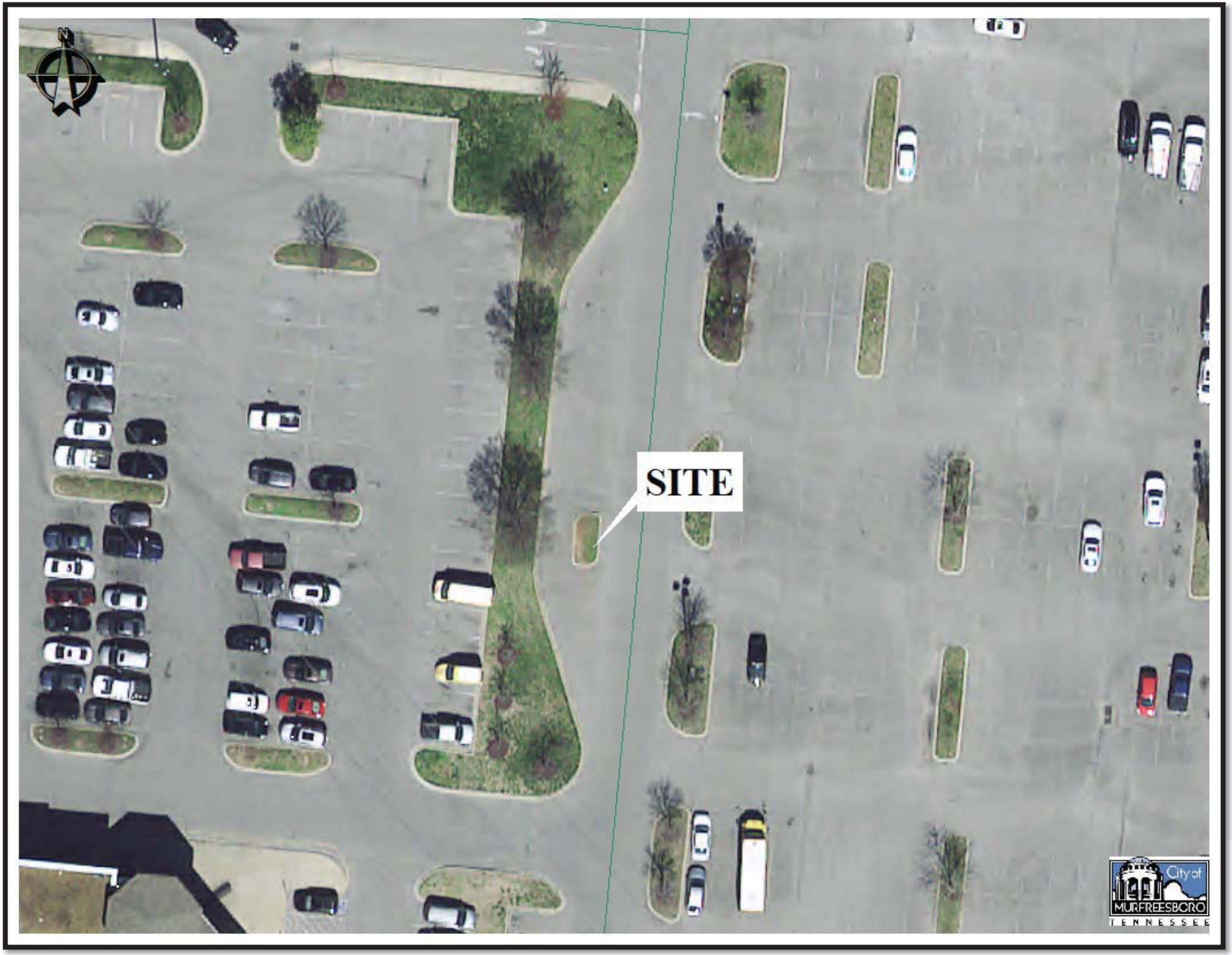
PROJECT PLANNER MARGARET ANN GREEN

6.b. Regions ATM [2020-3042 & 2020-6002] initial design review for accessory structure (ATM) on 19.3 acres zoned L-I & GDO-1 located along North Thompson Lane and Robert Rose Drive, Regions Bank developer.

This is the initial design review for a proposed ATM to be located within the Oaks shopping center located along North Thompson Lane, Robert Rose Drive and Medical Center Parkway. The ATM is an accessory use to the existing Regions Bank located on the corner of Robert Rose Drive and North Thompson Lane. The use is permitted within the Light Industrial district and Gateway Design Overlay District. The disturbed area is 0.07 acres of a 19.3 acre site. The proposed structure is approximately 45 square feet, has stone columns and a flat roof. Staff has provided recommends any approval of the be made subject to all staff comments.

The design team and the developer should address all GDO comments prior to initial design review at the Planning Commission. Staff recommends any approval of the initial design review be made subject to all staff comments.




SITE
City of
MURFREESBORO
TENNESSEE

GDO Comments

Planning- Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1) The Planning Commission should consider the proposed color renderings to determine it is in keeping with GDO standards.

   a. Primary materials shall be Brick, Pre-cast architectural concrete, or Natural stone-limestone granite or cultured stone.

   b. Buildings shall have a defined base and cap.

   c. Roof forms shall be appropriate to the building's design and scale

2) Provide a description of all proposed exterior materials on the color elevation. ***Please send the PDF of this to staff***.

3) The site must comply with the Gateway Streetscape Master Plan. ***Fees-in-lieu of construction may be accepted prior to the issuance of building permits.***

4) Prior to final design review, provide a lighting and photometric plan with specifications of site lighting layout, fixture selection, fixture height, and fixture photometric. White light is required and low-sodium lighting is prohibited. All lighting fixtures and poles will be reviewed for aesthetic quality and compatibility. ***The maximum permitted lighting levels cannot exceed 0.5 foot-candle beyond the property lines- please extend the photometric plan until the levels reach the property lines or until the the levels reach 0.5. .***

5) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Development Services with seventy-two hours advance written notice. The staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. ***Informational comment***.

6) Submission of utility drawings. At the end of the construction period, by phase, the owner shall submit to the Planning Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system. ***Informational comment***.

Staff Comments

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Please specify woody ornamental shrubs as container (no gallon sizes) or B&B and specify a minimum height.

Building and Codes Department
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

1. No comments.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format
2. Show existing electric.
3. Show proposed MED electric design.
4. Provide an Electric easement for Electric not in public right of way (ROW)
    a. Overhead – 40ft. 20ft either side of nearest power pole
    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length
5. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

Murfreesboro Fire & Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. No comments

Informational and Procedural Comments

Development Services – Planning
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. This ATM is an accessory use to the existing Regions Bank located at the intersection of Robert Rose Drive and Thompson Lane. This developer will be required to participate in sidewalk improvements along that site with the payment of fees in lieu of construction in an amount to be determined by city staff.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner / lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

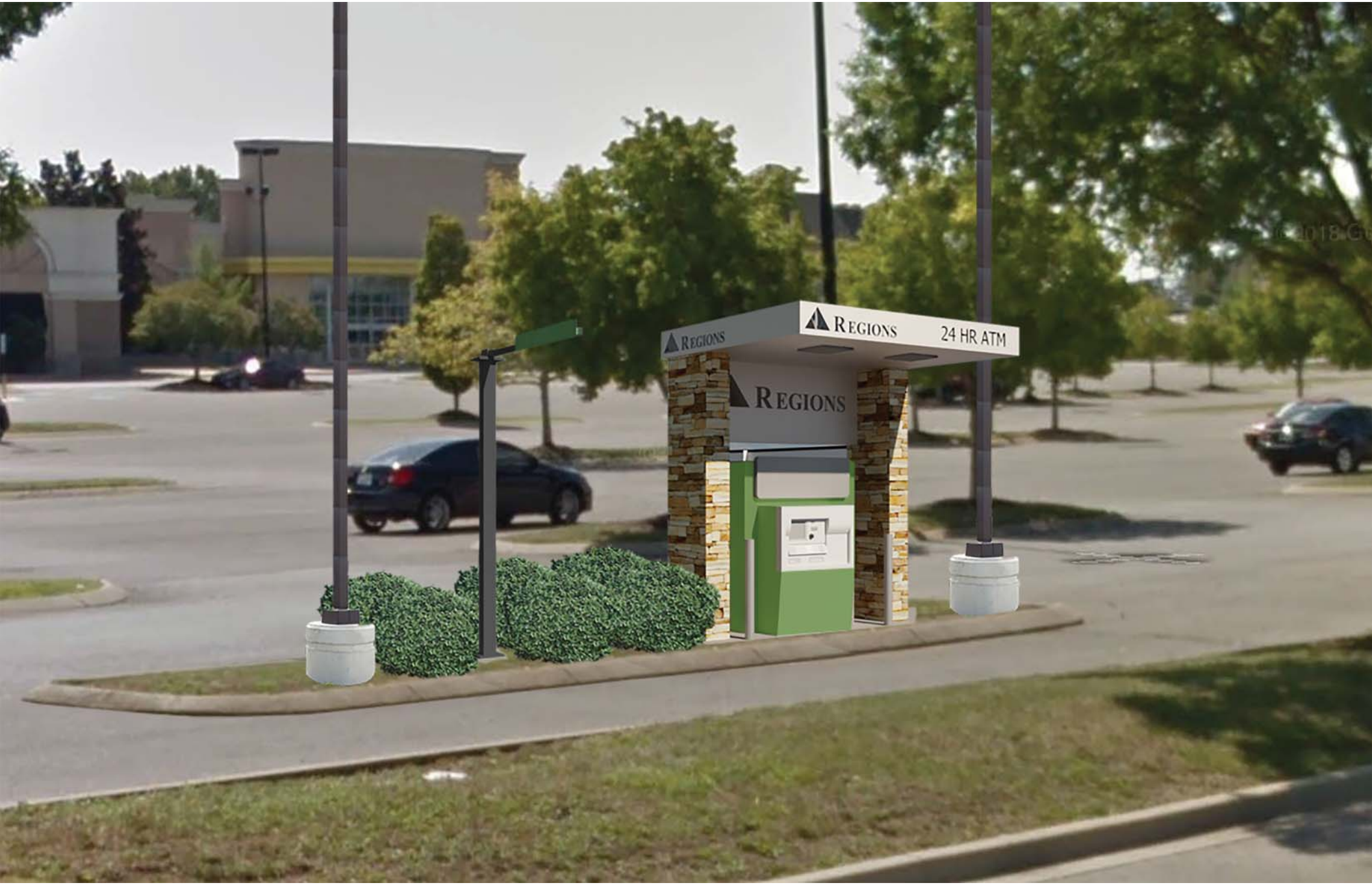
1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.

2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.
3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.
4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a competed and recorded City of Murfreesboro revocable license agreement with easement holders.
5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.

2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.


REGIONS
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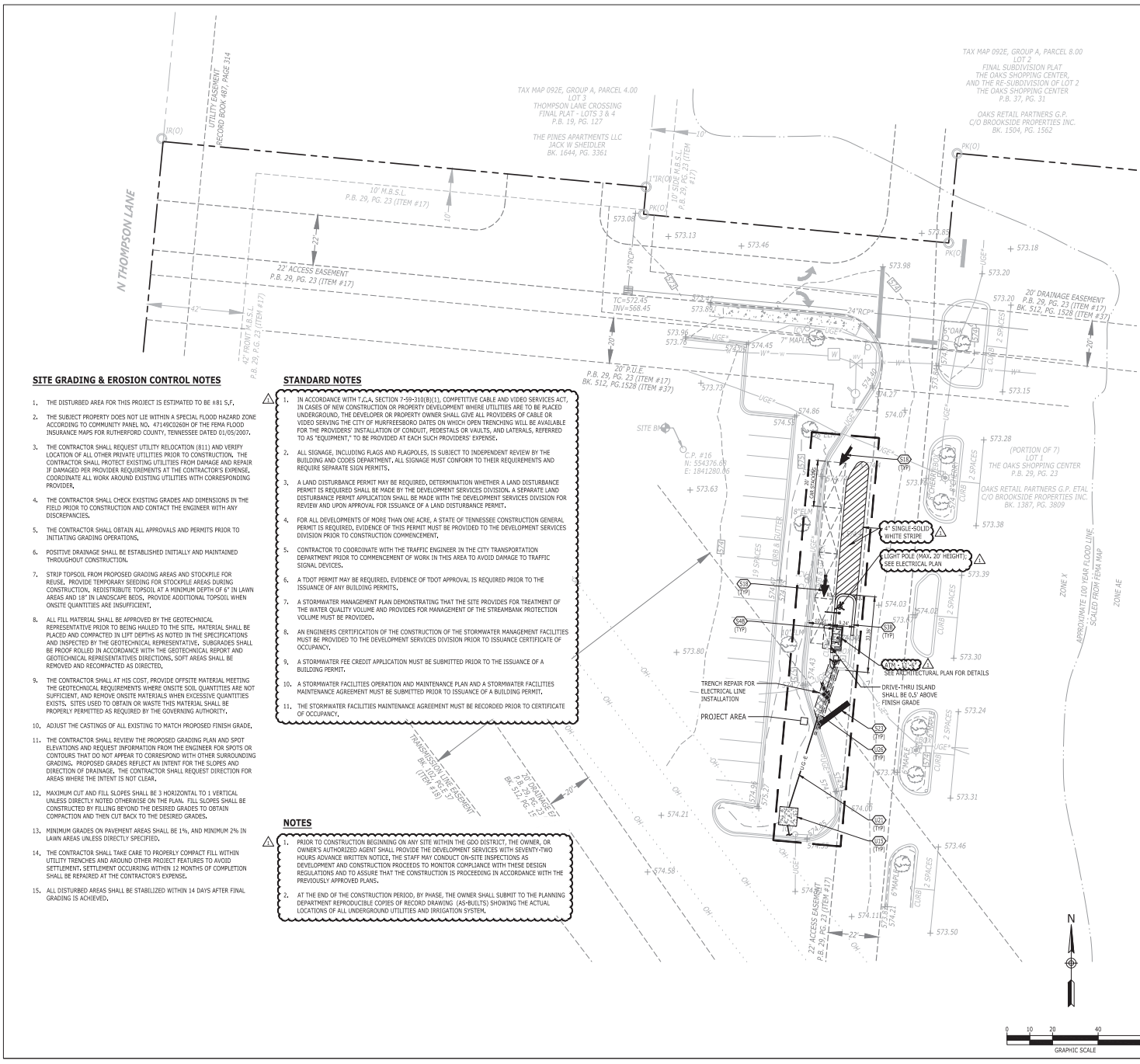
24 HR ATM
REGIONS



SITE DATA

PARCEL ID.:	092E A 00700
SITE ADDRESS:	536 N. THOMPSON LANE MURFREESBORO, TN 37129
PROPOSED USE:	BANK
SITE ACREAGE:	19.33 AC.
PROJECT AREA:	0.07 AC. (3,009 S.F.)
EXISTING ZONING:	GDO, GATEWAY DESIGN OVERLAY DISTRICT

PARKING SUMMARY
NO CHANGES TO PARKING PROPOSED

CLIENT NAME: ADDRESS:	REGIONS FINANCIAL CORPORATE REAL ESTATE 250 RIVERCHASE PARKWAY BIRMINGHAM, AL 35244
PHONE NO.:	205-560-5277
CONTACT NAME:	JOHN EARLY
CONTACT E-MAIL ADDRESS:	john.early@regions.com
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5016 CENTENNIAL BLVD., SUITE 300 NASHVILLE, TN 37209
PHONE NO.:	615.866.2410
CONTACT NAME:	PHILLIP PIERCY
CONTACT E-MAIL ADDRESS:	ppiercy@catalyst-dg.com

RECORDED DOCUMENTS: DEED BOOK 29 PAGE 23

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47149C0260H, 01/05/2007, RUTHERFORD COUNTY TENNESSEE.

GENERAL NOTES

1. SUBJECT PROPERTY SHOWN AS TAX MAP 92E, GROUP A, AS PARCEL 7 OF THE RUTHERFORD COUNTY TAX MAPS.
2. SITE EXISTING CONDITIONS TAKEN FROM SURVEY BY S&ME DATED 12/17/2019. CATALYST DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR OMISSIONS OF THE EXISTING CONDITIONS OR ERRORS RESULTING FROM THESE ITEMS.
3. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO CONSTRUCTION AND MAKE THE ENGINEER AWARE OF ANY INCONSISTENCIES BETWEEN THE SITE CONDITIONS AND EXISTING CONDITION PLAN.
4. DIMENSIONS PROVIDED ON THE PLAN ARE TAKEN TO THE FACE OF CURBS, EDGE OF CONCRETE OR EDGE OF BUILDING.
5. SITE CONTROL SHALL BE BASED OFF THE REFERENCE POINTS PROVIDED. SEE THE ARCHITECTURAL PLANS FOR LAYOUT CONTROL OF BUILDING ADDITIONS.
6. CATALYST DESIGN GROUP RECOMMENDS THAT CONSTRUCTION STAKING BE PROVIDED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
7. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR UTILITIES LOCATIONS (CALL 811) AND HAVE THE UTILITIES MARKED BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE FAMILIAR WITH THE UTILITY LOCATIONS, PROTECT UTILITIES WHICH REMAIN IN SERVICE AND REPAIR ANY DAMAGE TO UTILITY SYSTEMS PER THE UTILITY PROVIDER REQUIREMENTS.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO PERMIT REQUIREMENTS AS WORK PROCEEDS.
9. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO PUBLIC ROADWAYS, CURBS AND SIDEWALKS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY WORK UNACCEPTABLE TO THE OWNER REPRESENTATIVE OR GOVERNING AGENCIES AT CONTRACTOR'S EXPENSE.
11. WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL AND STATE REQUIREMENTS.
12. ON SITE ASPHALT PAVEMENT MATERIALS SHALL BE PER LOCAL AND STATE SPECIFICATIONS.
13. THE CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS AND PRECAUTIONS.

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S18	ASPHALT PAVEMENT - HEAVY DUTY	1 / C-520
S19	CONCRETE EXTRUDED CURB	2 / C-520
S48	CONCRETE SIDEWALK WITH TURN DOWN CURB	4 / C-520
S15	UTILITY PAD	6 / C-520
S18	DIRECTIONAL ARROWS	5 / C-520
S73	PAINTED STOP BAR (2')	3 / C-520

UTILITY KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
U31	UNDERGROUND ELECTRIC LINE	.
U26	CONDUIT SLEEVES (TWIN 4" SCH 40 PVC) FOR IRRIGATION	.

PROPOSED FEATURES LEGEND

CONCRETE SIDEWALK
CONCRETE CURB

SITE GRADING & EROSION CONTROL NOTES

1. THE DISTURBED AREA FOR THIS PROJECT IS ESTIMATED TO BE ±81 S.F.
2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47149C0260H OF THE FEMA FLOOD INSURANCE MAPS FOR RUTHERFORD COUNTY, TENNESSEE DATED 01/05/2007.
3. THE CONTRACTOR SHALL REQUEST UTILITY RELOCATION (811) AND VERIFY LOCATION OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
4. THE CONTRACTOR SHALL CHECK EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER WITH ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO INITIATING GRADING OPERATIONS.
6. POSITIVE DRAINAGE SHALL BE ESTABLISHED INITIALLY AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. STRIP TOPSOIL FROM PROPOSED GRADING AREAS AND STOCKPILE FOR REUSE. PROVIDE TEMPORARY SEEDING FOR STOCKPILE AREAS DURING CONSTRUCTION. REDISTRIBUTE TOPSOIL AT A MINIMUM DEPTH OF 6" IN LAWN AREAS AND 18" IN LANDSCAPE BEDS. PROVIDE ADDITIONAL TOPSOIL WHEN ONSITE QUANTITIES ARE INSUFFICIENT.
8. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL REPRESENTATIVE PRIOR TO BEING HAULED TO THE SITE. MATERIAL SHALL BE PLACED AND COMPACTED IN LIFT DEPTHS AS NOTED IN THE SPECIFICATIONS AND INSPECTED BY THE GEOTECHNICAL REPRESENTATIVE. SUBGRADES SHALL BE PROOF ROLLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND GEOTECHNICAL REPRESENTATIVES DIRECTIONS. SOFT AREAS SHALL BE REMOVED AND RECOMPACTED AS DIRECTED.
9. THE CONTRACTOR SHALL AT HIS COST, PROVIDE OFFSITE MATERIAL MEETING THE GEOTECHNICAL REQUIREMENTS WHERE ONSITE SOIL QUANTITIES ARE NOT SUFFICIENT, AND REMOVE ONSITE MATERIALS WHEN EXCESSIVE QUANTITIES EXISTS. SITES USED TO OBTAIN OR WASTE THIS MATERIAL SHALL BE PROPERLY PERMITTED AS REQUIRED BY THE GOVERNING AUTHORITY.
10. ADJUST THE CASTINGS OF ALL EXISTING TO MATCH PROPOSED FINISH GRADE.
11. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND SPOT ELEVATIONS AND REQUEST INFORMATION FROM THE ENGINEER FOR SPOTS OR CONTOURS THAT DO NOT APPEAR TO CORRESPOND WITH OTHER SURROUNDING GRADING. PROPOSED GRADES REFLECT AN INTENT FOR THE SLOPES AND DIRECTION OF DRAINAGE. THE CONTRACTOR SHALL REQUEST DIRECTION FOR AREAS WHERE THE INTENT IS NOT CLEAR.
12. MAXIMUM CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL UNLESS DIRECTLY NOTED OTHERWISE ON THE PLAN. FILL SLOPES SHALL BE CONSTRUCTED BY FILLING BEYOND THE DESIRED GRADES TO OBTAIN COMPACTION AND THEN CUT BACK TO THE DESIRED GRADES.
13. MINIMUM GRADES ON PAVEMENT AREAS SHALL BE 1%, AND MINIMUM 2% IN LAWN AREAS UNLESS DIRECTLY SPECIFIED.
14. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY COMPACT FILL WITHIN UTILITY TRENCHES AND AROUND OTHER PROJECT FEATURES TO AVOID SETTLEMENT. SETTLEMENT OCCURRING WITHIN 12 MONTHS OF COMPLETION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
15. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER FINAL GRADING IS ACHIEVED.

STANDARD NOTES

1. 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 PROVIDERS' EXPENSE.
2. 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.
3. A LAND DISTURBANCE PERMIT MAY BE REQUIRED, DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE DEVELOPMENT SERVICES DIVISION. A SEPARATE LAND DISTURBANCE PERMIT APPLICATION SHALL BE MADE WITH THE DEVELOPMENT SERVICES DIVISION FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
4. 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 DEVELOPMENT SERVICES DIVISION PRIOR TO CONSTRUCTION COMMENCEMENT.
5. 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.
6. A TDOT PERMIT MAY BE REQUIRED. EVIDENCE OF TDOT APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
7. 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.
8. AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE DEVELOPMENT SERVICES DIVISION PRIOR TO ISSUANCE OF OCCUPANCY.
9. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

NOTES

1. PRIOR TO CONSTRUCTION BEGINNING ON ANY SITE WITHIN THE GDO DISTRICT, THE OWNER, OR OWNER'S AUTHORIZED AGENT SHALL PROVIDE THE DEVELOPMENT SERVICES WITH SEVENTY-TWO HOURS ADVANCE WRITTEN NOTICE, THE STAFF MAY CONDUCT ON-SITE INSPECTIONS AS DEVELOPMENT AND CONSTRUCTION PROCEEDS TO MONITOR COMPLIANCE WITH THESE DESIGN REGULATIONS AND TO ASSURE THAT THE CONSTRUCTION IS PROCEEDING IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PLANS.
2. AT THE END OF THE CONSTRUCTION PERIOD, BY PHASE, THE OWNER SHALL SUBMIT TO THE PLANNING DEPARTMENT REPRODUCIBLE COPIES OF RECORD DRAWING (AS-BUILTS) SHOWING THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES AND IRRIGATION SYSTEM.

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200

bdg architects
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Birmingham, AL 35203
P: 205 - 252- 8222
F: 205 - 252 - 8899
W: www.bdgllc.com

REGIONS

MURFREESBORO ATM
536 N. THOMPSON LANE
MURFREESBORO, TN
REGIONS PROJECT #TNNO193179ER

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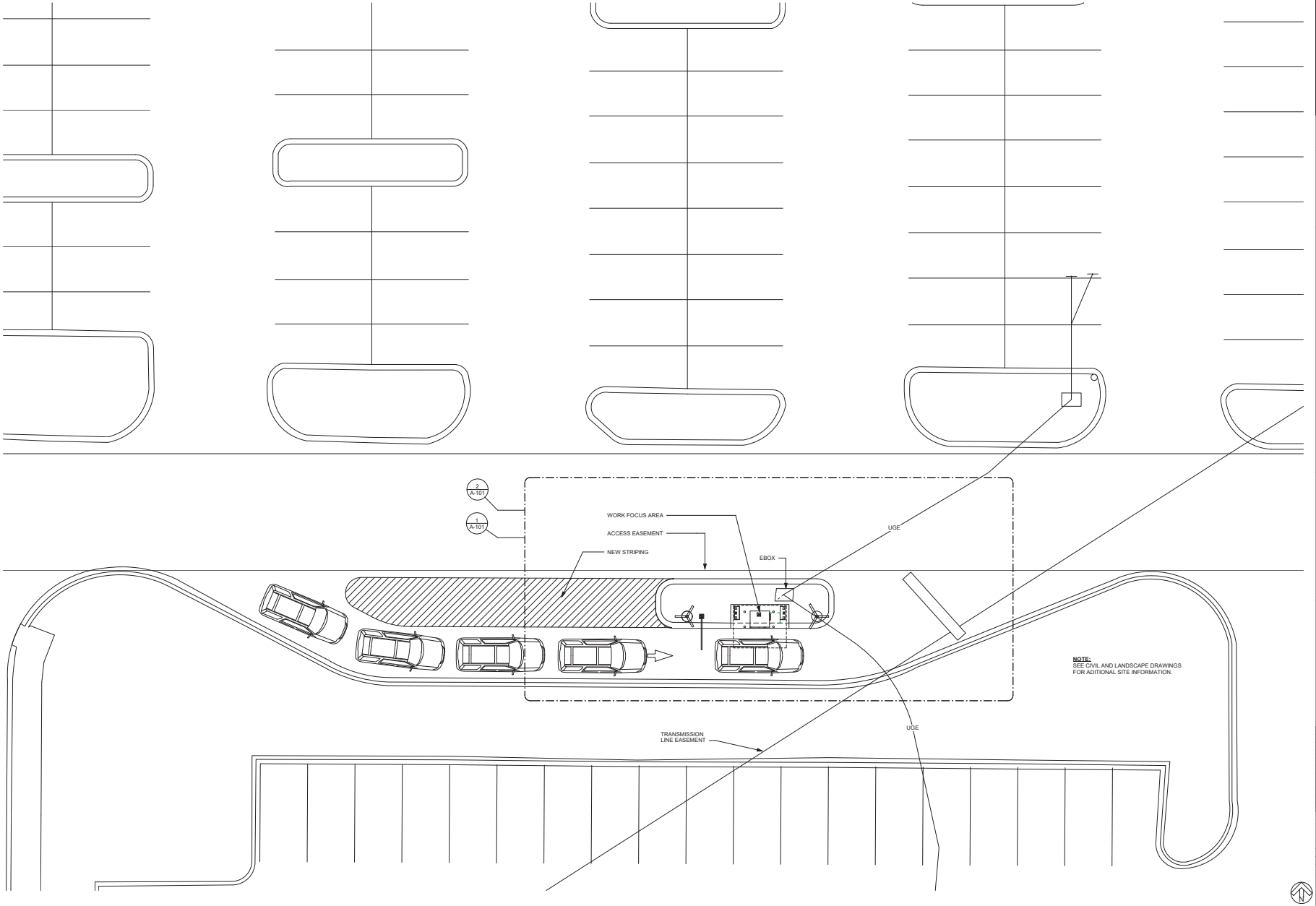
Revision Number	BY	DATE	DESCRIPTION
1	EH	04/01/2020	CITY_COMMENTS

PROJECT INFORMATION BLOCK

JOB #	193300
DATE:	01/20/20
DRAWN BY:	EAH
CHECKED BY:	DPP

SHEET TITLE
LAYOUT PLAN

SHEET NUMBER
C-130



NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.

OVERALL SITE PLAN | SCALE 1/8" = 1'-0" | 1

bdg architects
2100 1st Ave. N., Ste. 100
Birmingham, AL 35203
P: 205 - 252 - 8222
W: www.bdglip.com

REGIONS

MURFREESBORO ATM
536 N. THOMPSON LANE
MURFREESBORO, TN 37129
REGIONS PROJECT #TNNO193179ER

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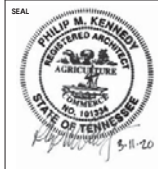
SEAL



ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

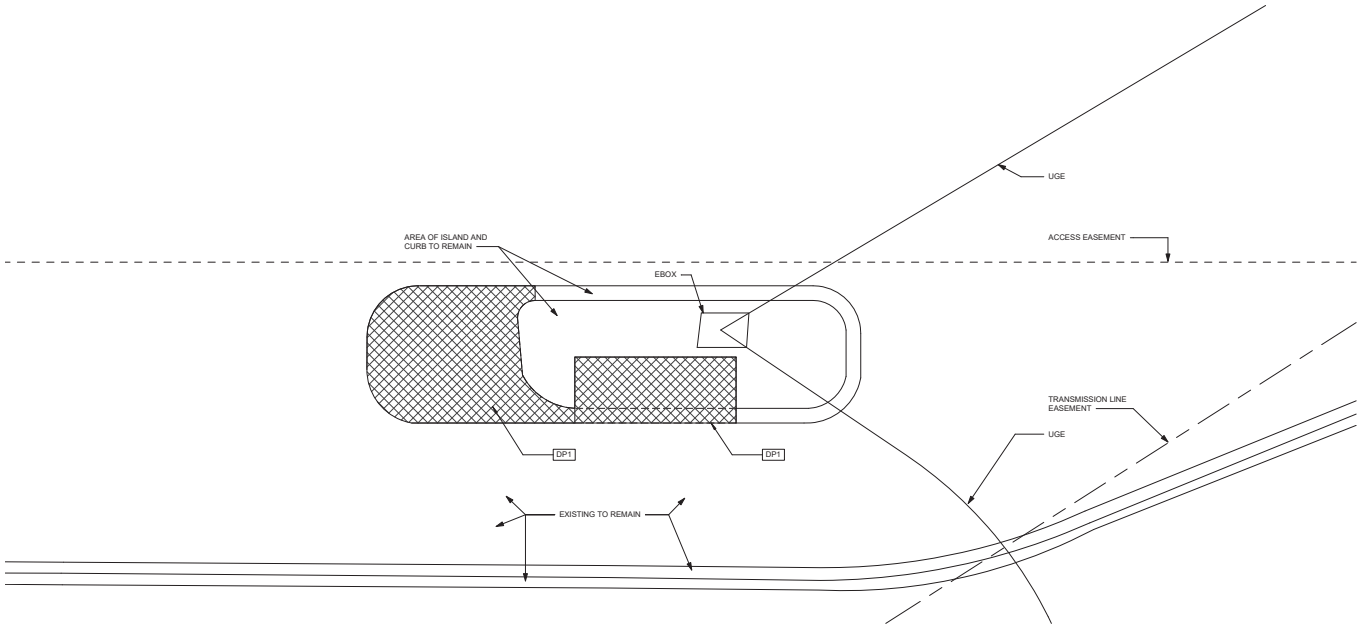
JOB #	193300
DATE:	01/20/2020
DRAWN BY:	OWM
CHECKED BY:	JTM

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-100



LARGE SCALE PLAN - DEMOLITION | SCALE 1/4" = 1'-0" | 1

DEMOLITION LEGEND

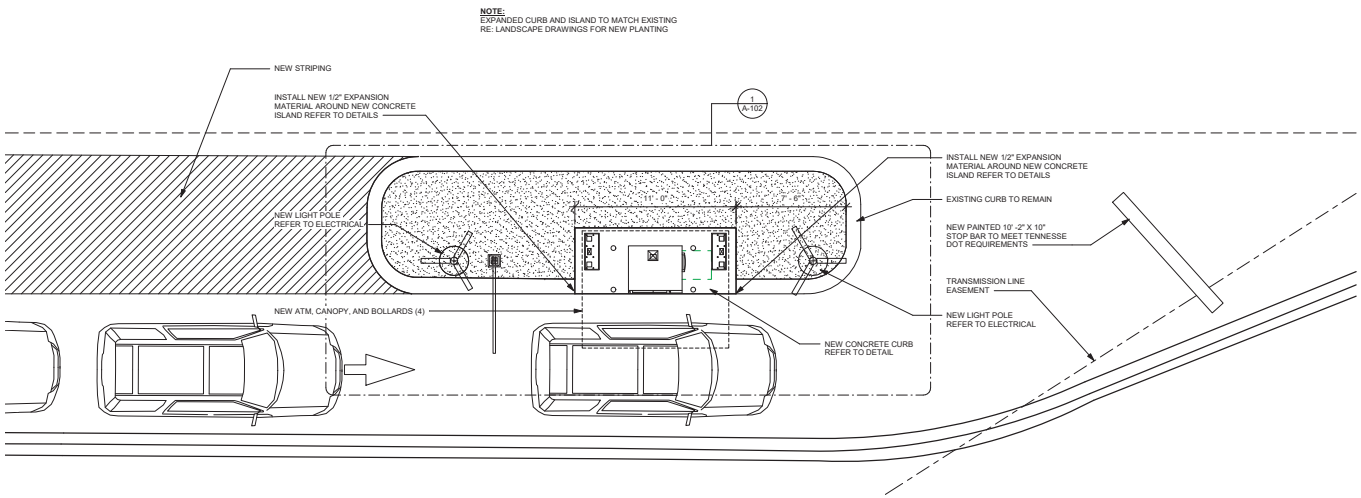
- WALLS TO BE REMOVED
- WALLS TO REMAIN
- EXISTING ASPHALT PAVING TO BE REMOVED

DEMOLITION GENERAL NOTES

1. IF ANY EXISTING LANDSCAPING, PARKING SURFACES, BUILDING SURFACES, AND OTHER MISCELLANEOUS ITEMS ARE TO REMAIN, IF DAMAGED OR DISTURBED, CONTRACTOR TO PATCH AND REPAIR AS REQUIRED TO MATCH EXISTING CONDITIONS.
2. CONTRACTOR TO NOTE THAT ANY NEW WORK THAT WOULD DISRUPT THE NORMAL TRAFFIC FLOW AND/OR THE OPERATIONS OF ANY ADJACENT BUSINESSES IN EXISTING RETAIL CENTER, SHOULD BE DONE AFTER HOURS.
3. COORDINATE WITH LANDLORD, ANY NEW WORK, IN PARTICULAR, THE TRENCHING AND/OR BORING REQUIRED FROM EXISTING BUILDING SERVICE TO NEW DRIVE-UP ATM.
4. TRENCHING/BORING ROUTE SHOWN IS FOR REFERENCE ONLY. CONTRACTOR MAY RE-ROUTE BORING AT HIS OR HER DISCRETION BASED ON COST, ACCESSIBILITY, OR ANY OTHER SITE SPECIFIC CIRCUMSTANCES DISCOVERED IN FIELD. REFER TO ELECTRICAL DRAWINGS.

DEMOLITION PLAN KEY NOTES

	DESCRIPTION
DP1	CONTRACTOR TO SAW CUT EXISTING ASPHALT PAVEMENT TO EXTENTS SHOWN ON DRAWINGS AS REQUIRED FOR CONSTRUCTION OF NEW ATM CONCRETE ISLAND



LARGE SCALE PLAN AT NEW ATM ISLAND - NEW WORK | SCALE 1/4" = 1'-0" | 2

CONSTRUCTION PLAN - GENERAL NOTES

1. CONTRACTOR TO VERIFY WITH REGIONS BANK PROJECT MANAGER THE ADDITION OF ANY EXISTING BANK MARKETING ITEMS, ATM/VTM SIGNAGE, OR DIRECTIONAL SIGNAGE.
2. ALL NEW CONCRETE FILLED PIPE BOLLARDS TO BE INSTALLED BY CONTRACTOR. VERIFY EXACT BOLLARD PLACEMENTS WITH ATM/VTM VENDOR. ALL BOLLARDS TO RECEIVE BOLLARD SLEEVES.
3. NEW ATM/VTM AND ATM/VTM CANOPY IS TO BE PROVIDED BY REGIONS BANK AND INSTALLED BY EQUIPMENT VENDOR.
4. EXISTING LIGHT POLE AND LIGHT POLE BASES ARE TO REMAIN UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF NEW CONCRETE ISLAND, CONCRETE CURBS, CONCRETE FILLED PIPE BOLLARDS, AND RUNNING OF NEW CONDUIT FOR NEW ATMS/VTMS. BOLLARD COVERS, ATMS/VTMS, AND ATM/VTM CANOPY ARE INSTALLED BY BANK EQUIPMENT VENDORS.
6. ALL NEW DIRECTIONAL ARROW PAINT, STOP BAR, AND STRIPPING TO COMPLY WITH ALL REQUIREMENTS SET FORTH BY STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.

X — WALL TYPE	ROOM XXX — ROOM TAG	1 A1.0 — DETAIL TAG	
# — REVISION NUMBER	101A — DOOR TAG	N W A1.0 E S — INTERIOR ELEVATION TAG	
FINISH — FINISH TAG	8 — WINDOW TAG	1 A1.0 — EXTERIOR ELEVATION TAG	
X — KEYNOTE	ELEVATION 0'-0" — ELEVATION DATUM TAG	1 A1.0 — BUILDING / WALL SECTION TAG	
X — GRID BUBBLE	1 A1.0 — PLAN DETAIL TAG		

SYMBOL LEGEND
12" = 1'-0"

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REGIONS

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REGIONS PROJECT #TNNO193179ER

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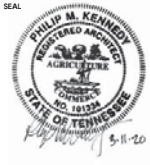
SEAL



ISSUE	BY	DATE	DESCRIPTION
1			

PROJECT INFORMATION BLOCK

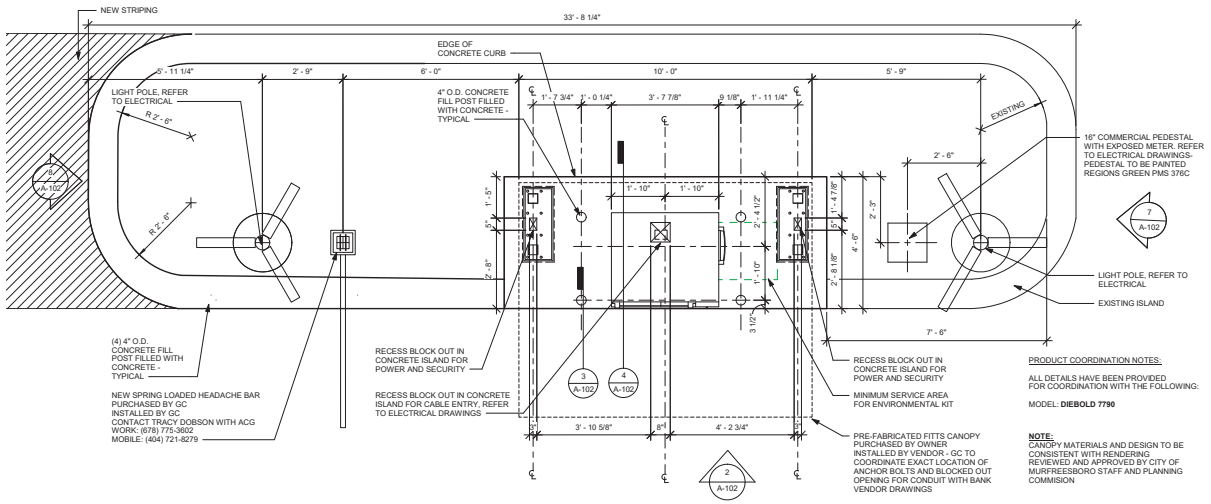
JOB #	193300
DATE:	01/20/2020
DRAWN BY:	OWM
CHECKED BY:	JTM

SHEET TITLE

LARGE SCALE DEMO AND NEW PLAN

SHEET NUMBER

A-101



PRODUCT COORDINATION NOTES:

ALL DETAILS HAVE BEEN PROVIDED FOR COORDINATION WITH THE FOLLOWING:

MODEL: **DIEBOLD 7790**

NOTE:
CANOPY MATERIALS AND DESIGN TO BE CONSISTENT WITH RENDERING REVIEWED AND APPROVED BY CITY OF MURFREESBORO STAFF AND PLANNING COMMISION

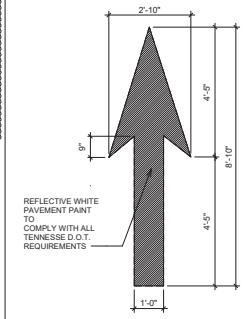
ATM PLAN | SCALE 1/2" = 1'-0" | 1

MATERIALS

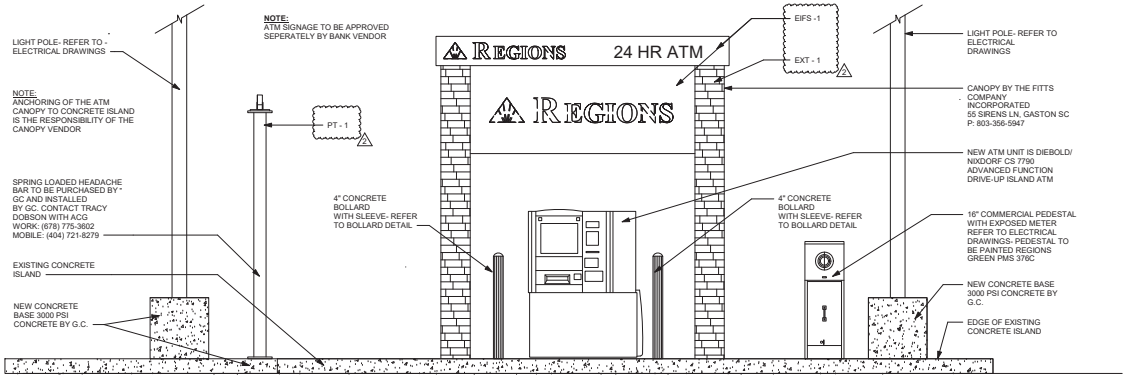
EIFS - 1 — EXTERIOR INSULATION FINISH SYSTEM
- IDENTIFICATION: EIFS NO.1
- MANUFACTURER: FINESTONE
- COLOR: LIMESTONE FINISH - FS-111 PRAIRE CLAY

EXT - 1 — EXTERIOR STONE
- IDENTIFICATION: STACK STONE
- MANUFACTURER: VENEER STONE
- COLOR: TEXAS CREAM
- PATTERN: LINEAR
- APPLICATION: DRY STACKED OR MORTARED

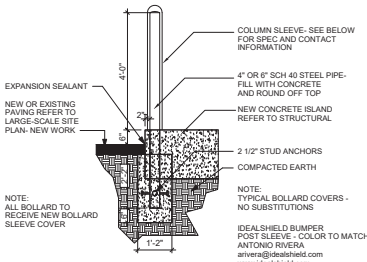
PT - 1 — HEADACHE BAR
- COLOR: DARK BRONZE FINISH TO MATCH EXISTING DEVELOPMENT



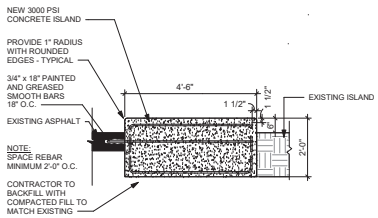
ARROW DETAIL | SCALE 1/2" = 1'-0" | 6



ATM ELEVATION | SCALE 1/2" = 1'-0" | 2



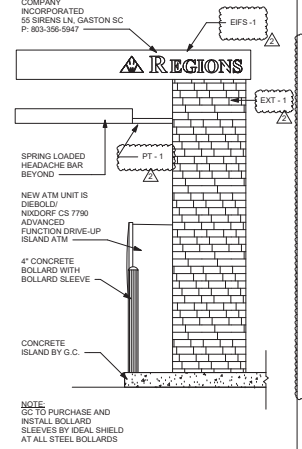
ISLAND DETAIL | SCALE 1/2" = 1'-0" | 3



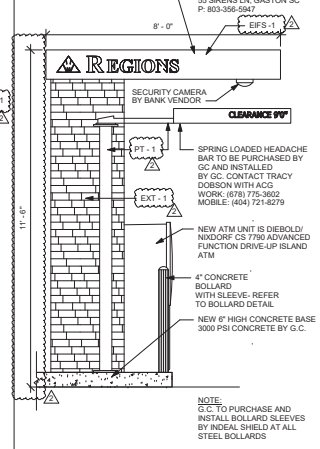
NOTE:
SMOOTH BARS SHALL BE INSTALLED IN EXISTING PAVEMENT BY DRILLING HOLES 1/8" LARGER THAN BAR DIAMETER TO A REQUIRED DEPTH 1/2 THE BAR LENGTH. THE HOLES SHALL BE DRILLED AND FILLED IN ACCORDANCE WITHH LOCAL SPECIFICATIONS FOR ROADS AND BRIDGES BEFORE INSERTION OF DOWEL BARS

NOTE:
NEW CONCRETE ISLAND AT ATM SHALL BE STANDARD WEIGHT (150 PCF) 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. THE CONCRETE SLUMP SHALL BE 4" TO 6". RE-BAR TO BE GRADE 60.

ISLAND DETAIL | SCALE 1/2" = 1'-0" | 4



ATM WEST ELEVATION | SCALE 1/2" = 1'-0" | 7



ATM EAST ELEVATION | SCALE 1/2" = 1'-0" | 8

GENERAL NOTES:

1. CABLE ENTRY: CABLES ENTER THE ATM OR VTM THROUGH A HOLE IN THE BASE OF THE SECURITY ENCLOSURE. THERE SHOULD BE A CONDUIT HOLE IN THE ISLAND OF SUFFICIENT SIZE TO ALLOW THE CABLE TO BE BROUGHT INTO THE SECURITY ENCLOSURE.
2. GC TO ENSURE THE ISLAND CONDUIT HOLE IS FREE FROM ANY MATERIALS THAT MAY IMPEDE THE CABLES. THE HOLE SHOULD NOT BE SEALED OR FILLED WITH CONCRETE.
3. THE ACTUAL CONDUIT HOLE MAY BE LARGER THAN SHOWN DEPENDING ON THE INSTALLATION.
4. DISTRIBUTION BOXES AND ANY POWER AND WIRING CONDUITS MUST NOT PROTRUDE ABOVE THE SURFACE OF THE ISLAND.
5. BOLLARD COVERS TO BE PROVIDED AT ALL BOLLARDS. MANUFACTURE: IDEALSHIELD
   TYPE: BUMPER POST SLEEVE
   COLOR: COLOR TO MATCH LIGHT POLE
   CONTACT: ANTONIO RIVERA
   PHONE: (313) 842-7290

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1	OM	3/12/2020	CLARIFICATIONS
2	OM	3/30/2020	CITY COMMENTS

PROJECT INFORMATION BLOCK

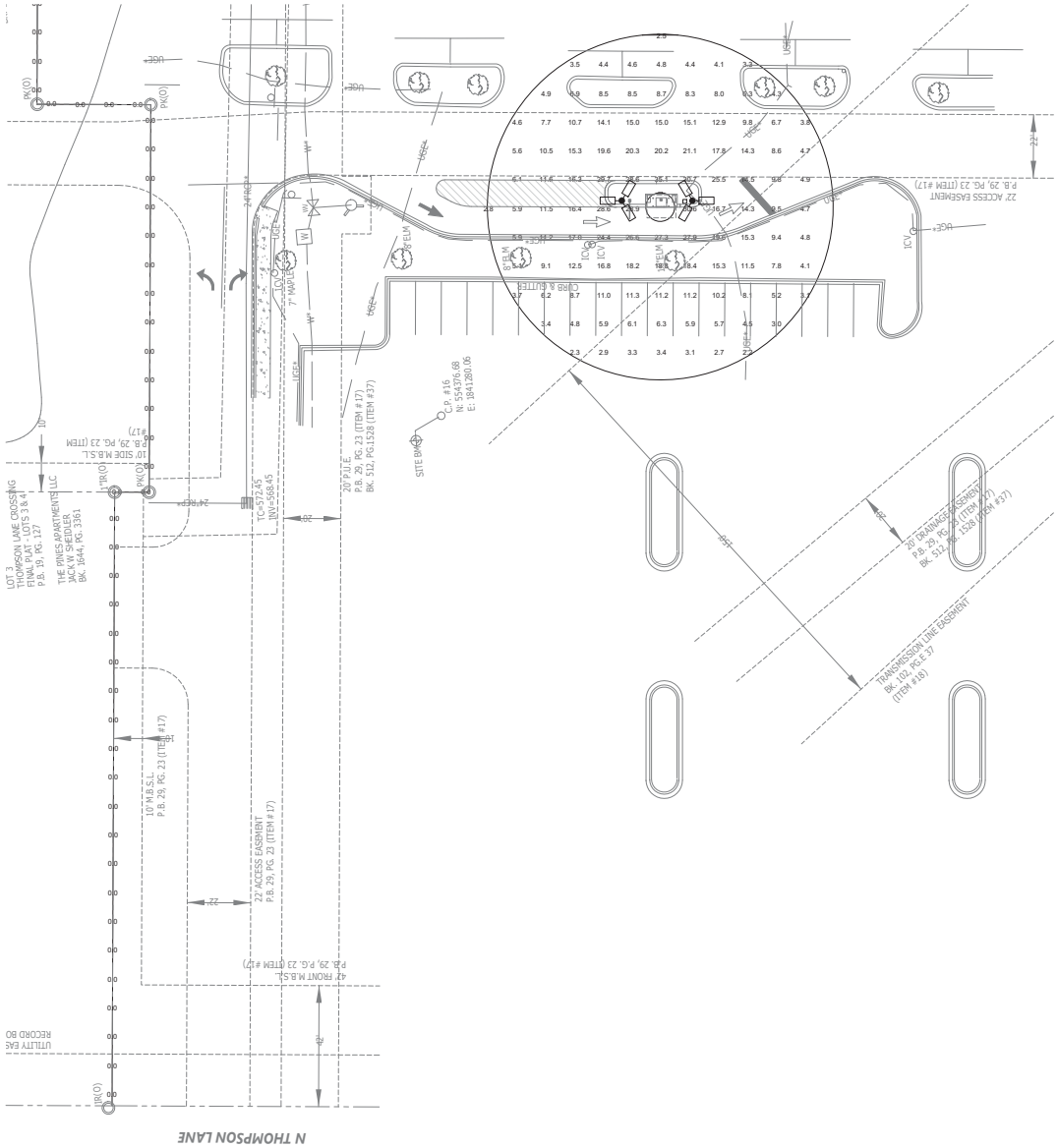
JOB #	193300
DATE:	01/20/2020
DRAWN BY:	OWM
CHECKED BY:	JTM

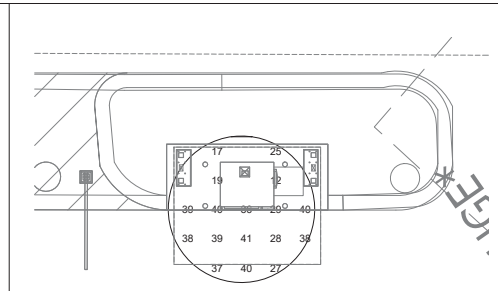
SHEET TITLE

LARGE SCALE ATM CANOPY PLAN AND ELEVS.

SHEET NUMBER

A-102





PHOTOMETRIC ATM/VTM PLAN | SCALE 1/4" = 1'-0" | 2

ALL POLE AND CANOPY FIXTURES ARE FULL CUT-OFF AND NO DROP LENS.
FIXTURE CUT SHEETS, SEE SHEET E-500.

1

60' SECURITY AREA
110 points at z=3, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	11.2
Maximum	35.1
Minimum	2.2
Avg:Min	5.10
Max:Min	15.95
Coef Var	0.70
UnifGrad	2.11

ATM

LSI INDUSTRIES XSL2-5A-LED-50-SS-CW
LSI INDUSTRIES test report no. LED-3909
lamp(s): XXX
candela file 'Fitts Canopy XSL2-5A-LED-50-SS-CW.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.850, watts per luminaire = 60
mounting height= 10 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

5' ATM/VTM AREA #1
17 points at z=3, sp 2ft by 2ft
HORIZONTAL FOOTCANDLES

Average	32
Maximum	41
Minimum	12
Avg:Min	2.67
Max:Min	3.42
Coef Var	0.28
UnifGrad	2.42

S1-ATM

Lithonia Lighting DSX1 LED P8 40K TFTM MVOLT
SCALED PHOTOMETRY test report no. ISF 34057P23
lamp(s): LED
ballast: LED DRIVER
3 luminaires per location, candela file 'Type S1_DSX1_LED_P8_40K_TFTM_MVOLT.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 207
Outreach (from mounting axis to photometric center)= 36 in
mounting height= 20 ft
number locations= 2, number luminaires= 6
kw all locations= 1.2

PROPERTY LINE
49 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00

PHOTOMETRIC SITE PLAN | SCALE 1" = 20'-0" | 1

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		3/30/2020	CITY COMMMENTS

PROJECT INFORMATION BLOCK

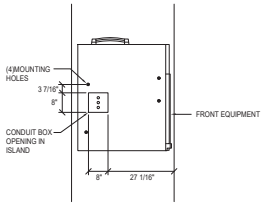
JOB #	193300
DATE:	1/20/2020
DRAWN BY:	PCW
CHECKED BY:	JET
EEI PROJECT #:	BHM20003.01

SHEET TITLE

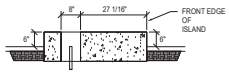
PHOTOMETRIC SITE PLAN

SHEET NUMBER

E-011



PLAN VIEW



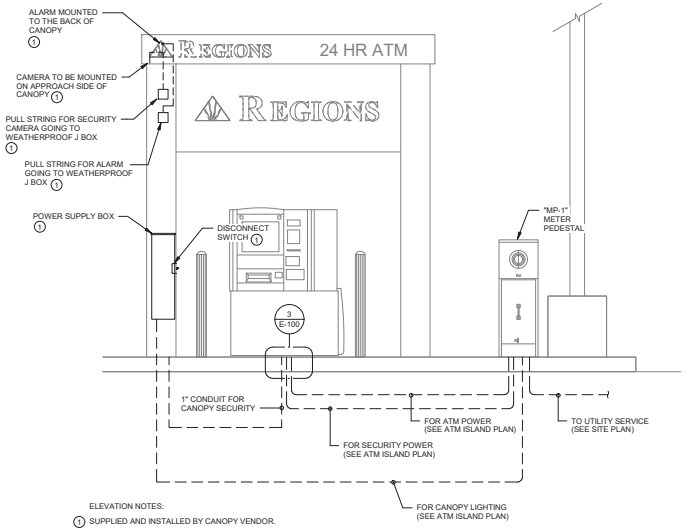
SECTION VIEW

ELEVATION VIEW

NOTES:

1. REFER TO VENDOR DETAILS FOR ALL FINAL DIMENSIONS
2. REFER TO ARCHITECTURAL ISLAND DETAILS FOR EXACT SPECIFICATIONS AND REQUIREMENTS.

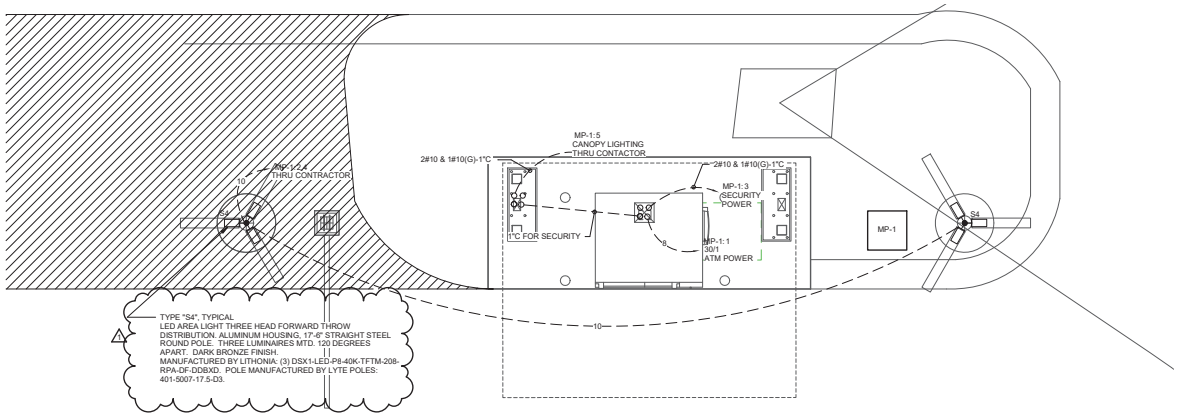
ENLARGE ISLAND AT DIEBOLD ATM/VTM | SCALE 1/2" = 1'-0" | 3



ELEVATION NOTES:

1 SUPPLIED AND INSTALLED BY CANOPY VENDOR.

FRONT ATM CANOPY ELEVATION | SCALE 1/2" = 1'-0" | 2



ELECTRICAL - ATM ISLAND PLAN | SCALE 1/2" = 1'-0" | 1

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REGIONS

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		3/30/2020	CITY COMMMENTS

PROJECT INFORMATION BLOCK

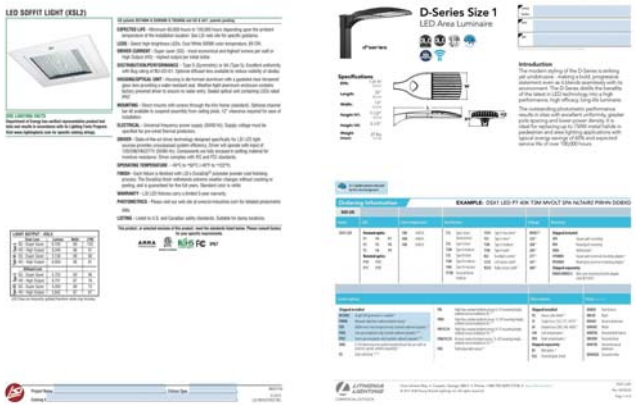
JOB #	193300
DATE:	1/20/2020
DRAWN BY:	PCW
CHECKED BY:	JET
EEI PROJECT #:	BHM20003.01

SHEET TITLE

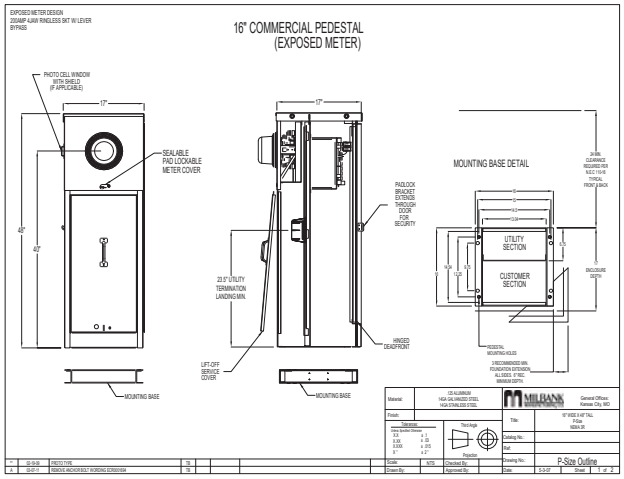
ELECTRICAL - ATM ISLAND PLAN

SHEET NUMBER

E-100

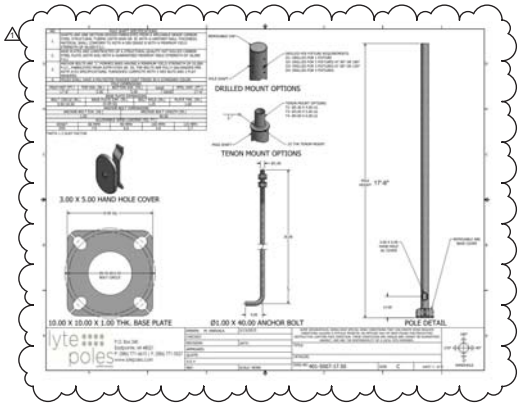


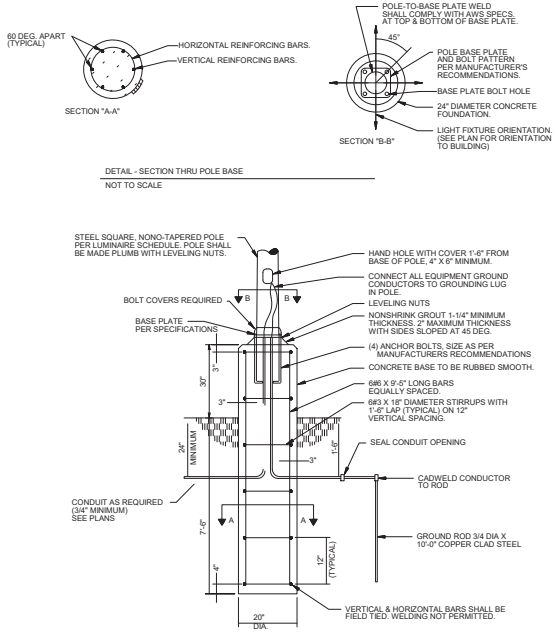
FIXTURE CUT SHEETS | SCALE NO SCALE | 5



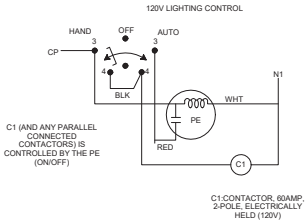
MP-1 (120/240V 1PH 3W) MILBANK 16" COMMERTCIAL PEDESTAL (EXPOSED METER)	
QTY	DESCRIPTION
1	CP-16PDMNT-CALT (16 IN PAD MNT BASE)
1	CP3B5110P22G6SL1
	CP3B5110P22G6SL1
	16"W x 17"D x 48"H
	TYPE 3R ENCLOSURE
	MEG APPROVED LABEL INSTALLED "CP3B5P"
	22K SCCR
	120/240V 1PH 3W
	SWITCH LOAD SETUP
	EXPOSED METER DESIGN
	200AMP 4JAW RINGLESS SKT W/ LEVER BYPASS
	UNSWITCHED SECTION
	16 CIRCUIT LOADCENTER
	60AMP 2P MAIN C/B(BACKFED)-22KAIC
	(1) 30A 1P C/B-EQUIPMENT
	(1) 20A 1P C/B-EQUIPMENT 1
	(1) 20A 1P C/B-SECURITY POWER 1
	(1) 20A 1P C/B-PE CONTROL
	(1) 60A 2P C/B-SWITCHED LC CONTROL (SEE BELOW *)
	HOA SWITCH
	PE SOCKET
	(PE CONTROL SUPPLIED BY CONTRACTOR)
	(1) 60A 2P E/H CONTACTOR
	* SWITCHED SECTION
	16 CIRCUIT LOADCENTER
	(1) 20A 1P C/B-CANOPY LIGHTING
	(1) 20A 2P C/B-SITE POLES
	(2) 20A 1P C/B-SPARE
	STEEL CONSTRUCTION PAINTED GREY.
	TOTAL CONNECTED LOAD (AMPS): 28.09

DETAIL METER PEDESTAL MP-1 | SCALE NO SCALE | 4

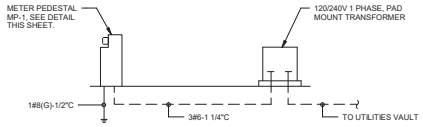




POLE BASE FOR LIGHTING STANDARD | SCALE NO SCALE | 3



LIGHTING CONTROL DIAGRAM | SCALE NO SCALE | 2



ELECTRICAL RISER DIAGRAM | SCALE NO SCALE | 1

bdg architects
2100 1st Ave. North
Ste. 100
Birmingham, Al 35203
P: 205 - 252 - 8222
W: www.bdgllp.com

REGIONS

MURFREESBORO ATM
536 N. THOMPSON LANE
MURFREESBORO, TN
REGIONS PROJECT #TBD

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		3/30/2020	CITY COMMMENTS

PROJECT INFORMATION BLOCK

JOB #	193300
DATE:	1/20/2020
DRAWN BY:	PCW
CHECKED BY:	JET
EEI PROJECT #:	BHM20003.01

SHEET TITLE

ELECTRICAL DETAILS

SHEET NUMBER

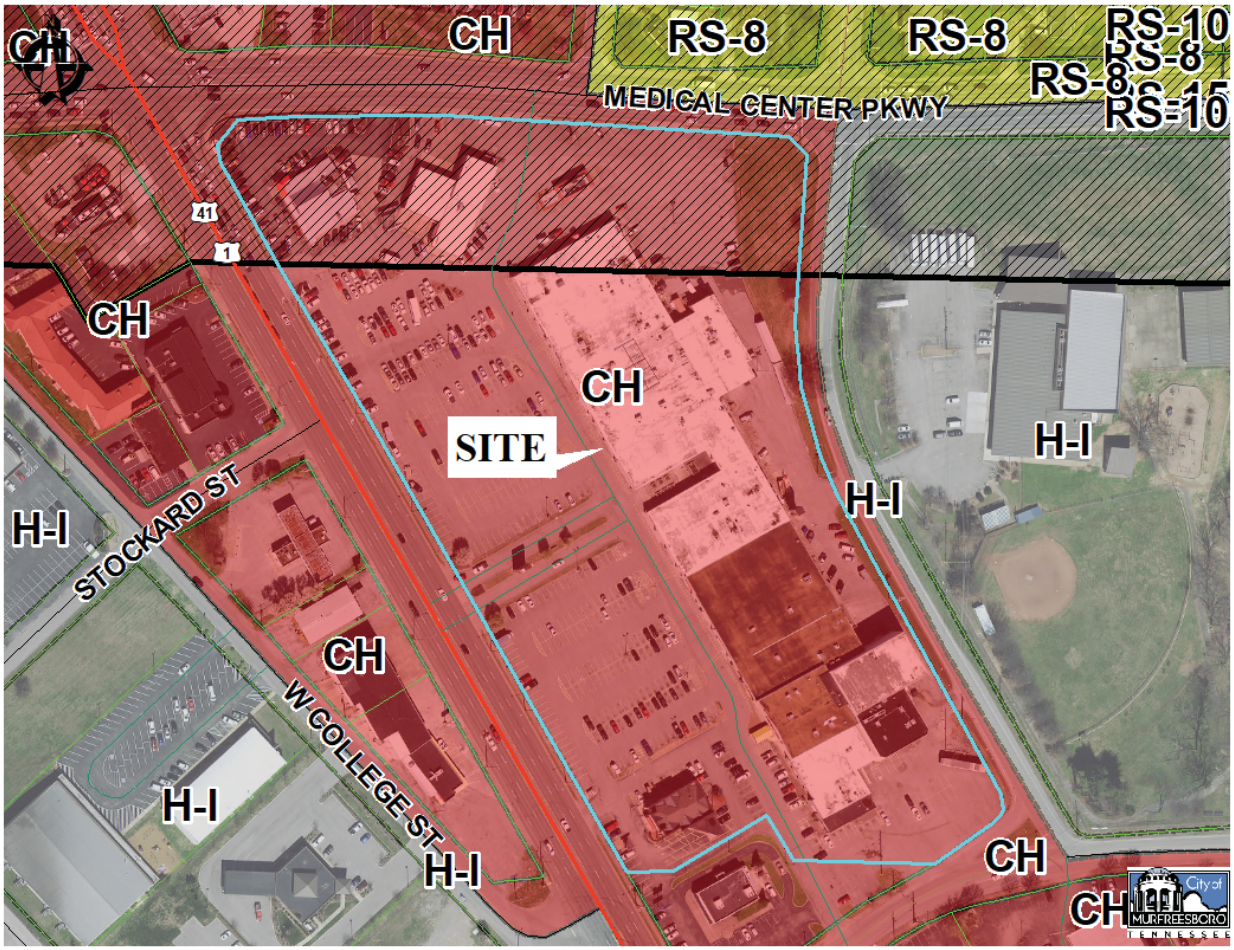
E-500

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020

PROJECT PLANNER MARGARET ANN GREEN

6.c. Jackson Heights Shopping Center [2020-3019 & 2020-6007] initial/final design & site plan review for changes to building façade, addition of canopy and landscaping on 11.8 acres zoned CH & GDO-4 located at 810 NW Broad Street, Harris Building Group, Inc. developer.

This is the initial design review for an modifications being made to the existing Jackson Heights shopping center located along Medical Center Parkway and NW Broad Street. The existing use "community shopping center" is permitted by right within the Commercial Highway district. A portion of this property is located within the Gateway Design Overlay district, as shown in the hatch pattern on the map below. Staff recommends that the Planning Commission review this project for both Initial Design Review and Final Design Review concurrently.



GDO & Staff Comments

Planning- Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1) Provide drawings and/or visual aids showing all exterior lighting, and site furniture.

2) Is the Dumpster located adjacent to suite 274 as discussed in the pre-application meeting? If so, provide a detail of the proposed solid waste enclosure and the new location.

3) Staff suggests adding benches along the façade of the commercial businesses.

4) Outdoor display or sale of merchandise is prohibited. ***No outdoor display of merchandise is shown on the plans***

5) Is lighting being added? If yes, then provide a lighting and photometric plan with specifications of site lighting layout, fixture selection, fixture height, and fixture photometric.

6) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Development Services with seventy-two hours advance written notice. The staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. ***Informational comment*.**

7) Submission of utility drawings. At the end of the construction period, by phase, the owner shall submit to the Planning Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system. ***Informational comment*.**

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Provide a to scale site plan of the entire site clearly showing what work will be completed in this project. The site plan should include drive aisle dimensions and how vehicles will circulate the site. The area around the proposed canopy should be included.
2. Canopy height should be clearly identified on the site plan.
3. Proposed landscaped areas should be curbed. Provide a detail for the curb type to be used.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No comments.

Building and Codes Department
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

1. No comments.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. No comments.

Murfreesboro Fire & Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Please contact Fire Marshal Carl Peas directly at the phone number or e-mail address above for MFRD comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. No comments.

Informational and Procedural Comments

Development Services – Planning
Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is affected by the City's Major Transportation Plan, as Jones Boulevard is to be improved to a 3-lane street with curbs, gutters and sidewalks.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

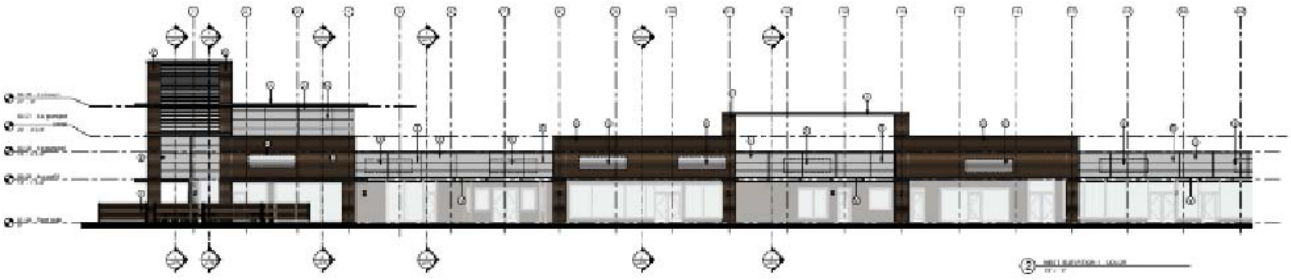
Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner / lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

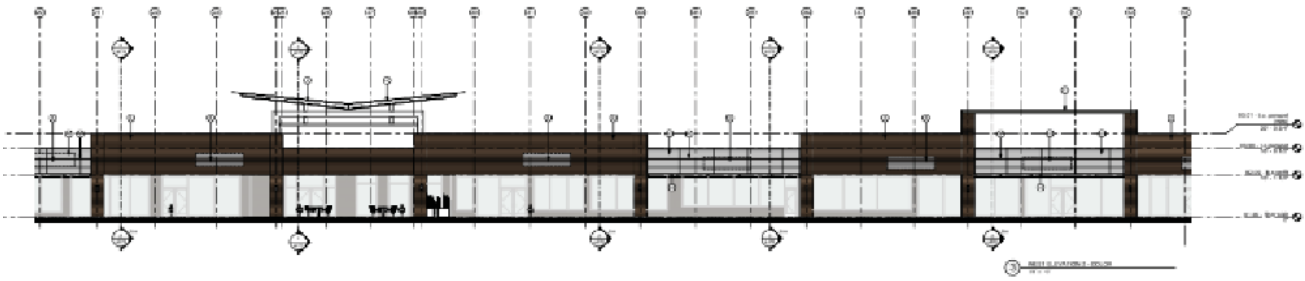
Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.
2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.
3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.
4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a competed and recorded City of Murfreesboro revocable license agreement with easement holders.
5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

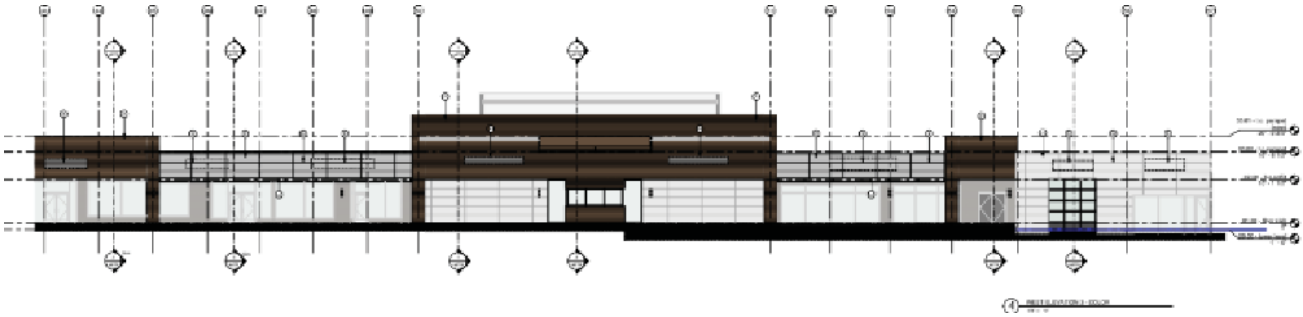
Colored Elevations
Jackson Commons Shopping Center 810 NW Broad St, Murfreesboro
Front (Broad St) View



Front (Broad St) View



Front (Broad St) View



North End (Medical Center pkwy) view

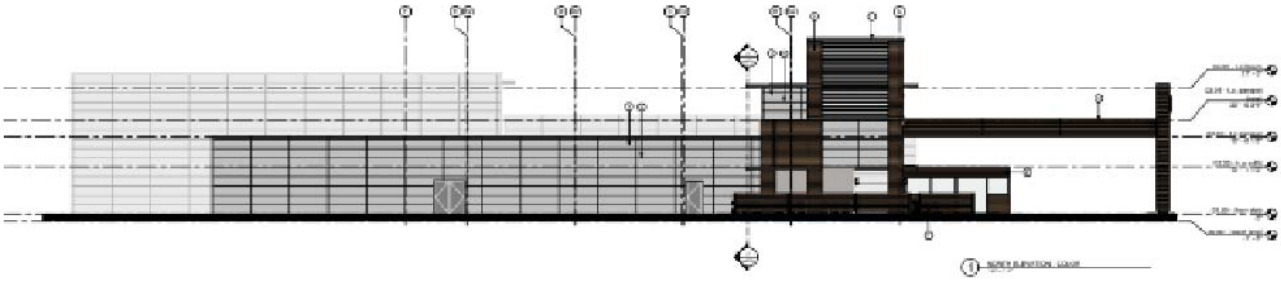
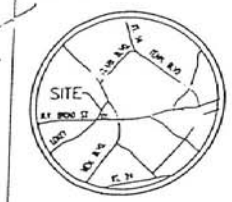


EXHIBIT A



SITE LOCATION MAP

SITE AREA

528,274 s.f.
12.1 acres

BUILT AREA

upper	108,552 s.f.
lower	82,266 s.f.
pads	15,442 s.f.
total	206,260 s.f.

PARKING

692 spaces

STORE	TENANT	SIZE
1	ASSOCIATES FINANCE	3,070 s.f.
1A	CHERRY BLOSSOM	2,755 s.f.
2	H & R BLOCK	2,517 s.f.
3	J.C. PENNY	3,726 s.f.
4	DOLLAR GENERAL	7,200 s.f.
5	MEDICINE SHOP	1,161 s.f.
6	VACANT	1,900 s.f.
7	TOP HATS	1,616 s.f.
8	STAN'S	3,750 s.f.
9	VACANT	3,700 s.f.
10	COTTON PATCH	8,551 s.f.
11	PIGG & PARSONS	2,931 s.f.
12	JUST IMAGINE	1,388 s.f.
13	BADCOCK HOME FURNISHINGS	16,534 s.f.
14	NOT USED	

STORE	TENANT	SIZE
15A	NOT USED	
15B	PIECE GOODS SHOP	8,234 s.f.
16	OUTREACH THRIFT CENTER	3,950 s.f.
17	FABULOUS FRIDS HAIR SALON	2,600 s.f.
18	MARTIN'S THEATER	17,110 s.f.
19	BALDWIN APPLIANCE	5,758 s.f.
20	CRUISERS TRAVEL	1,170 s.f.
21	TACO PRONTO	N.A.
22	GOODYEAR	7,301 s.f.
23	TOOTS	N.A.
24	KEY SHOP	N.A.
25	DOMINION BANK	N.A.
39	CHIROPRACTOR	1,500 s.f.
40	DENTIST OFFICE	1,800 s.f.
41	VACANT	2,100 s.f.
	TOTAL, UPPER LEVEL	108,552 s.f.

First Washington Management, Inc.
1000 Northchase, Suite 205
Goodlettsville, TN 37072 (615)859-7671

DATE ISSUED 1-26-94

JACKSON HEIGHTS
MURFREESBORO, TN

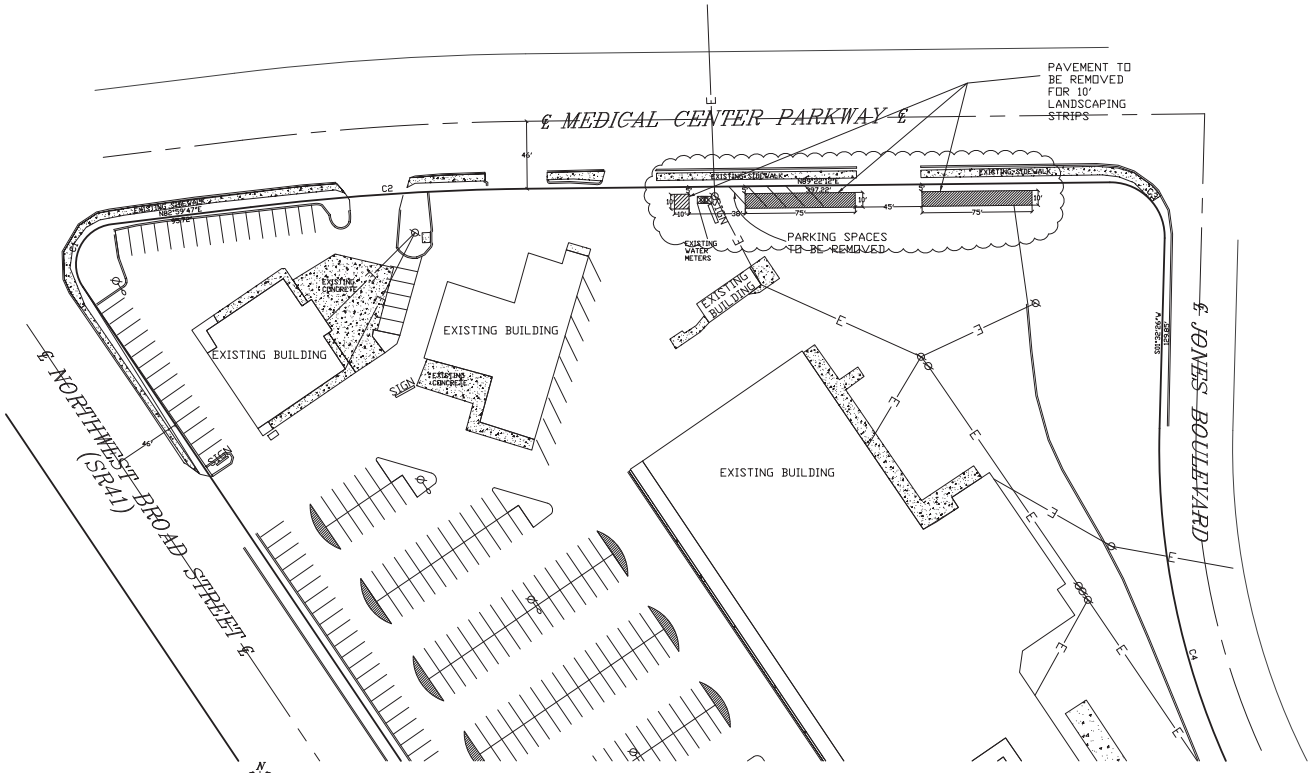
LEASING PLAN
UPPER LEVEL

PLAN NORTH

SCALE
0 50' 100'

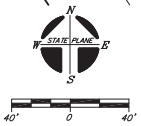
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	56.11'	27.50'	116°53'58"	S24°33'19"W	46.87'
C2	189.01'	1699.50'	6°22'19"	S86°11'02"W	188.91'
C3	59.52'	37.00'	92°10'33"	N44°32'43"W	53.31'
C4	315.61'	520.87'	34°43'00"	S15°49'13"E	310.80'
C5	29.53'	20.00'	84°35'53"	N10°16'28"E	26.92'

LOCATION MAP
N.T.S.



LEGEND

- Power Pole
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Reducer
- Gate Valve & Box
- Wall Mounted Light
- Light Pole
- 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
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- —SF— Sitation 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—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe
- —G— GAS LINE
- —ET— OVERHEAD ELECTRIC AND TELEPHONE

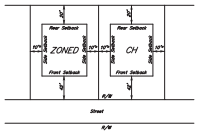


1 LOT: 11.93± ACRES

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET

- ○ RAILROAD SPIKE
- FENCE
- ● SURVEY POINT
- △ NAIL
- ■ CONC. MARKER FND.

ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 10'*
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

*The minimum side yard shall only apply if the property abuts or is adjacent to property zoned or used for residential purposes or the residential portion of an approved planned development. Otherwise, no side yard is required.

OWNER: NANCY B. COOKE

ADDRESS: 802–860 NORTHWEST BROAD STREET
MURFREESBORO, TN 37129
TAX MAP: 091F / GROUP: J / PARCEL: 1.00
ZONING: CH

RECORD BOOK: 813, PAGE 1879
FLOOD MAP PANEL: 47149 C0260H ZONE:X
FLOOD MAP DATED: JANUARY 05, 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.

SURVEY INFORMATION FROM J. MARK CANTRELL ON 12–3–2007

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 0080

#	DATE	
1	4/1/2020	SUBMITTAL – ORIGINAL ISSUE
2		
3		

EXISTING CONDITIONS

JACKSON HEIGHTS SHOPPING CENTER

13th CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MARCH, 2020 | SCALE 1"=40' | SH. 1 OF 2

\\ACAD\0030\Land Projects 2019\Jackson Heights Hotel\Jackson Heights Landscape Hotel\ 2020.dwg, Existing Conditions, 3/26/2020 1:57:22 PM, ACAD0030\ACAD0030

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	56.11′	27.50′	116°53′58″	S24°33′19″W	46.87′
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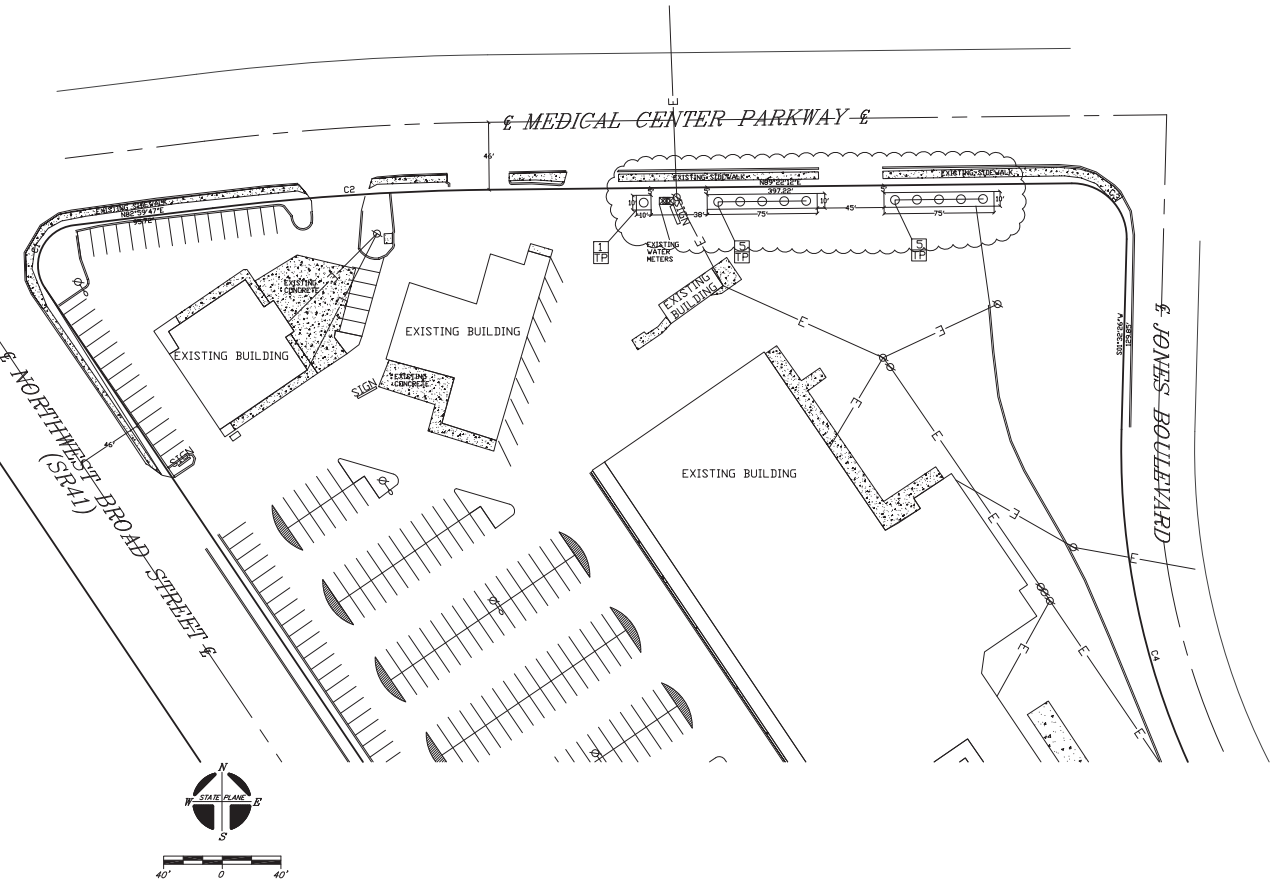
C5	29.53′	20.00′	84°35′53″	N10°16′28″E	26.92′

PLANTING NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
2. SHOULD THE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANT MATERIALS TO BE INSTALLED, CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION. OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
3. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
5. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PARKING LOT LANDSCAPE ISLAND AND MEDIAN AREAS ARE TO BE EXCAVATED TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF ASPHALT PAVEMENT ELEVATION. EXCAVATED MATERIAL IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OF OFFSITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALTIC CONSTRUCTION TRASH AND/OR MATERIALS ARE TO BE LEFT IN THE TOPSOIL AND PLANTING MIX BACKFILL AND /OR SUBGRADE OF ANY PROPOSED PARKING AREA ISLANDS AND/OR PLANTING MEDIANS AND STRIPS. PARKING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH TOPSOIL AND COMPACTED PER THE DETAILS AND PROJECT SPECIFICATIONS AND TO THE ELEVATION INDICATED ON THE GRADING PLANS. FINISHED GRADE CONDITIONS OF SODDED AND SEEDED LAWN AREAS BEHIND CURBS SHALL BE FLUSH WITH OR ONE INCH HIGHER THAN THE TOP OF CURB. ELEVATION AFTER SETTLEMENT AND INSTALLATION OF SOD OR SEED.
6. IN AREAS OF INORGANIC FILL OR WHERE SUBGRADE IS UNACCEPTABLE FOR PLANTING, THE WIDTH OF THE PLANT PIT SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER OF THE ROOT BALL. INSTALL BACKFILL PLANTING MIX AND PLANT MATERIALS AS SPECIFIED IN THE DETAILS.
7. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS AND AS INDICATED ON THE LANDSCAPE PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD SPECIFIED IN THE PROJECT MANUAL. THE CONTRACTOR SHALL PROMPTLY MAKE AL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. ALL PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATED (PRIOR TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

GENERAL NOTES

1. EXISTING TREE SURVEY AND BASE INFORMATION WAS TAKEN FROM THE SITE PLAN FOR THIS PROPOSED PROJECT, ROUNTREE AND ASSOCIATES, AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL UTILITIES, GEOTHERMAL LINES AND IRRIGATION LINES PRIOR TO COMMENCING ANY WORK. SAFEGUARD EXISTING UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT NO ADDITIONAL EXPENSE TO THE OWNER. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES FOR THIS DISTRICT. NOTIFY TENNESSEE ONE-CALL 72 HOURS PRIOR TO PRECEDING WITH ANY EXCAVATION. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
4. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF PUBLIC WORKS.
5. THE CONTRACTOR IS TO VERIFY THE TREE PLANTING REQUIREMENTS OF THE UTILITY AGENCIES FOR THIS DISTRICT PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL THE WORK IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER, LANDSCAPE ARCHITECT AND ENGINEER FROM LIABILITY AT THE SITE THROUGHOUT THE INSTALLATION PROCESS.
7. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE INSTALLATION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, PROTECTIVE SHOES, ETC. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES BUT IS NOT LIMITED AND ANTIQUITIES.
11. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT AND PICK UP ALL SCRAP, DEBRIS, AND WASTE MATERIAL.
12. PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.



1 LOT: 11.93± ACRES

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET

○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

LOCATION MAP
N.T.S.

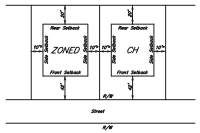
LEGEND

- Power Pole
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Reducer
- Gate Valve & Box
- Wall Mounted Light
- Light Pole
- 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
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- —SF— Sitation 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—T— Existing Telephone & Electric Line
- -UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe
- — G — GAS LINE
- — ET — OVERHEAD ELECTRIC AND TELEPHONE

TREE PROTECTION NOTES

1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STAKE THE LIMITS OF CLEARING, GRADING, AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.
2. THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF 4' HT. CHAIN LINK FENCING WITH POSTS INSTALLED A MAX OF 10'O.C. AS INDICATED ON THE TREE PROTECTION DETAIL IN THE LANDSCAPE PLANS. TREE PROTECTION FENCING SHALL BE INSTALLED IN LOCATIONS SHOWN ON THE LANDSCAPE PLANS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITIES TO PREVENT CONSTRUCTION ACTIVITIES WITHIN DRIP LINES OF TREES TO BE PROTECTED.
4. ALL GRADING WITHIN PROTECTED-ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITHIN 24 HOURS. COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.
6. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.
7. WHENEVER GRADING OF EXCAVATION IS DIRECTED WITHIN THE CANOPY COVERAGE AREA OF A TREE TO BE PRESERVED, FIRST CUT ROOTS USING A "DITCH WITCH" OR SIMILAR DEVICE TO PROVIDE CLEAN CUT OF ROOTS AT LIMITS OF ACTIVITY (PRIOR TO USE OF BACKHOE OR BULLDOZER). DO NOT ALLOW HEAVY EQUIPMENT WITHIN THE AREA BETWEEN CUT LINE AND TRUNK OF TREE. TRENCHES TO BE BACKFILLED AND TAMPERED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL ENCROACH ON AREAS TO BE PAVED UNTIL PAVING AND/OR GRADE ADJUSTMENT ACTIVITIES BEGIN. ONLY THEN SHALL BARRICADES BE MOVED TO THE MAXIMUM ALLOWABLE PROTECTED ROOT SAVE ZONE THAT WILL NOT ENCROACH ON THE PLANNED CONSTRUCTION. REMOVAL OF BARRICADE SHALL OCCUR ONLY AFTER PAVING IS COMPLETED AND CURBING IS INSTALLED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. PROVIDE WATERING OF PROTECTED TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE PROTECTED ROOT ZONE FOR FOUR HOURS EACH.
10. ROOT AREA OF TREES WHERE SOIL HAS BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITY SHALL BE VERTICALLY MULCHED (AERATED) AT DIRECTION OF THE QUALIFIED PROFESSIONAL. THIS SHALL BE ACCOMPLISHED BY AUGURING THE SOIL IN A 2 FOOT GRID PATTERN TO WITHIN 3 FEET OF TRUNK AND TO 10 FEET BEYOND THE DRIP LINE. A 2 INCH TO 3 INCH HAND-OPERATED AUGUR SHALL BE USED TO DRILL HOLES TO A MINIMUM DEPTH OF 12 INCHES. TYPE OF BACKFILL WILL BE DETERMINED BY THE QUALIFIED PROFESSIONAL.
11. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITY MAY OCCUR ON THE SURFACE OF TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE QUALIFIED PROFESSIONAL.
12. REMOVAL OF ALL TREE PROTECTION FENCING, SILT FENCING AND SIGNAGE WILL BE DONE BY THE GENERAL CONTRACTOR WHEN PERMITTED BY THE LOCAL CODE ENFORCEMENT OFFICIALS. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING AND OR SIGNAGE WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

ZONING: CH
FRONT SETBACK: 42′
SIDE SETBACK: 10′*
REAR SETBACK: 20′



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

*The minimum side yard shall only apply if the property abuts or is adjacent to property zoned or used for residential purposes or the residential portion of an approved planned development. Otherwise, no side yard is required.

TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	DETAILS
11	(TP)	THUJA PLICATE	GREEN GIANT ARBROVITAE	6′ H.T.	B&B	FULL SYM.

OWNER: NANCY B. COOKE

ADDRESS: 802-860 NORTHWEST BROAD STREET
MURFREESBORO, TN 37129
TAX MAP: 091F / GROUP: J / PARCEL: 1.00
ZONING: CH

RECORD BOOK: 813, PAGE 1879
FLOOD MAP PANEL: 47149 C0260H ZONE:X
FLOOD MAP DATED: JANUARY 05, 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.

WILLIAM H. HUDDLESTON III
REGISTERED ENGINEER
No. 101000
STATE OF TENNESSEE
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

#	DATE	
1	4/1/2020	ORIGINAL ISSUE
2		
3		

LANDSCAPE PLAN

JACKSON HEIGHTS SHOPPING CENTER

13th CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

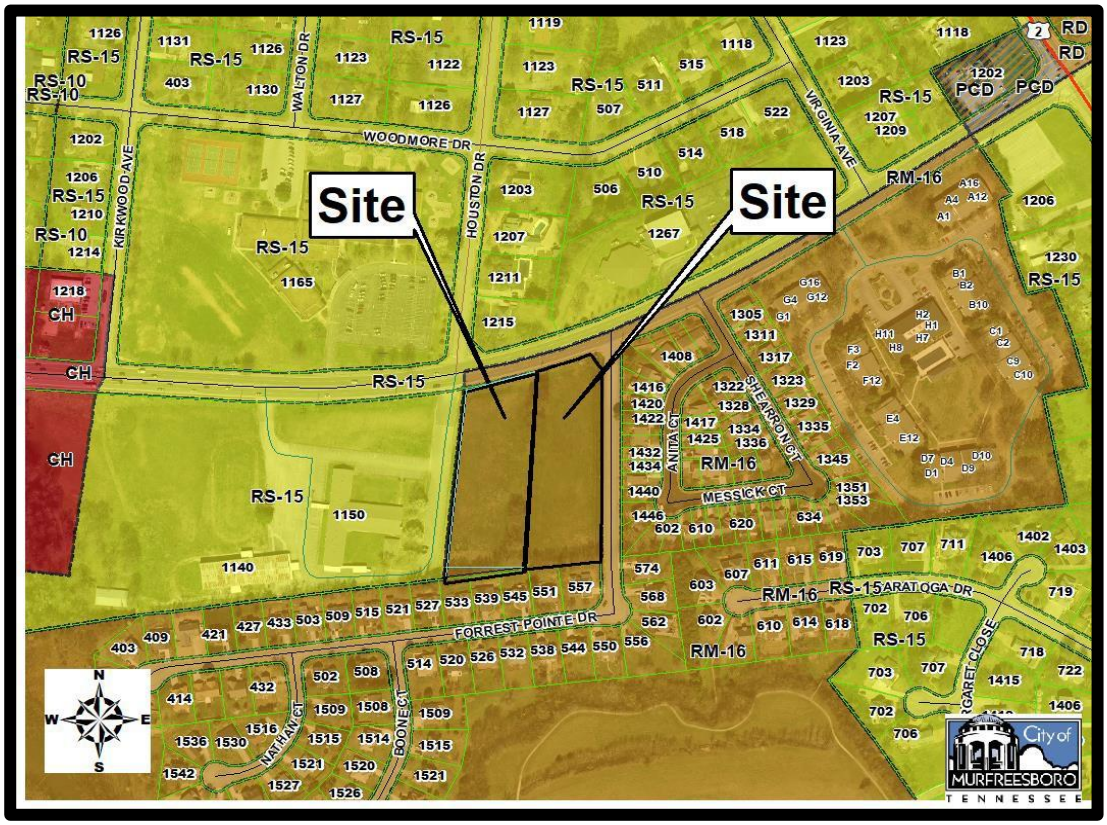
DATE: MARCH, 2020 | SCALE 1"=40′ | SH. 2 OF 2

\\ACAD\Dwg\Land Projects 2004\Jackson Heights Hutt\Jackson Heights Landscape Hitch 2020.dwg, Landscape Plan, 3/26/2020 1:29:08 PM, ACAD18p.CTB

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS PAGE 1
APRIL 29, 2020
(PROJECT PLANNER; AMELIA KERR)

7.a. Forrest Pointe Townhomes [2020-3003] site plan for 63 single-family attached dwellings units (townhomes) on 4.98 acres zoned RM-16 located along the south side of Middle Tennessee Boulevard west of Forrest Pointe Drive, Advent Capital Partners developer. (project planner: Amelia Kerr)

This is a site plan review for Forrest Pointe Townhomes a residential development for 63 single-family attached dwelling units. Property is zoned RM-16 and consists of 2 lots located along Middle Tennessee Boulevard identified as a portion of Tax Map 102L Group B Parcel 1.00 and Tax Map 102L Group B Parcel 1.01. The site is 4.98 acres and has two access locations on Forrest Point Drive. The development will consist of 63 three-story, three-bedroom, single-family dwelling units with 1 car garages. Building materials are brick and cementitious siding. All remaining staff comments will be addressed with the design team upon Planning Commission approval.



Staff Comments

Development Services – Planning- 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. Preserve street trees, (PC comment)
2. Required parking is 208 spaces the development has provided 208 parking stalls; 56- 9' parking spaces nd 63- 9' garage spaces the remaining 90 spaces are 8.5'.
3. Revise architectural elevations to include wall mount brackets at the front entry porch to match the columns of the balconies relating to that unit.
4. The front porch on the architectural color rendering and architectural plans do not match.
5. Add a note to the architectural plans that the brick wall to shield the HVAC units are to match the adjoining building unit.
6. A subdivision plat must be submitted for review and approval. Plat must be recorded prior to the issuance of the first building permit.
7. Submitted HOA documents must be revised and resubmitted to include "on-site patrol will be provided for the development.
8. Provide details for all amenities within the formal open space, pergola, outdoor kitchen, fire pits etc.
9. There are details in the plans on sheet #6 for picnic tables and benches, show on the site plan where these items will be located.
10. On sheet #A4.0 the brick on the solid waste enclosure is labeled as "red brick" revise the solid waste enclosure to use same colors as the buildings.
11. Add a base and a cap and label material for solid waste enclosure utilizing the building materials colors.
12. Contact Sandy Alsman with the USPS at sandy.l.alsman@usps.gov or (865) 292-5741 or Amy Hawkins with USPS at amy.hawkins@usps.gov or (615) 274-6205 to discuss provisions for mail service. The USPS will require a cluster box unit (CBU) instead of individual mailboxes, the plans may need to be revised prior to their approval to accommodate a CBU or multiple CBUs. Provide email correspondence approval from USPS.
13. Provide street names for the private drives that are internal to the site. Provide evidence of E-911 approval of all new street names.
14. Provide a materials board for Planning Commission review.
15. Provide elevations for "office" or Remove "office" from the site plan.
16. Contact Teresa Stevens in the Building & Codes Department 615-893-3750 to discuss signage Planning Department does not approve signage.
17. Any approval of this plan should be conditioned upon Staff's final review and approval of the architecture prior to the issuance of the permits.
18. Any future re-submittals must be accompanied with a pdf version of the plan set.

Development Services – Engineering
Jim Luebbering, 615.893.6441, julebbering@murfreesborotn.gov

None

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Please cloud all changes.
2. Staff acknowledges the receipt of an irrigation areas plan. The plan must be revised to cover all parking lot area plantings (island between units 6 & 7). A diagrammatic plan is required prior to the issuance of permits.
3. Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations. *The lighting locations shown on the landscape plan do not match those shown on the lighting plan. Please reconcile to show the actual lighting locations that will be installed on the property. The light pole locations on the lighting plan do not match those shown on the landscape plan. As resubmitted, he lighting plan does not match the site plan or landscape plan.*
4. Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://tn-murfreesboro2.civicplus.com/DocumentCenter/View/8570/Standard-Tree-Specifications. *Revise Redbud & Yoshino Cherry.*

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

None

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the water & sewer.
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. MWRD must receive contract prior to approving the plans.
5. Show the MWRD approved detail for on-site cleanouts. On-site private cleanouts must use the details found at: http://www.murfreesborotn.gov/DocumentCenter/View/279
6. Water service is by MWRD. Revise plans accordingly.
7. Submit a copy of the final Photometric Plan to MWRD.
8. Submit a copy of the final Landscaping/Planting Plan to MWRD.
9. Submit a copy of the final Grading & Drainage Plan to MWRD.
10. Submit a copy of the final Electric Utility Plan to MWRD.
11. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
12. ADD NOTE IN **BOLD** PRINT:

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.

13. Submit an on-site utility plan, showing water and/or sewer service sizes, the desired number and size of meter(s), and any irrigation meters that are required or requested by the owner.
14. Show gang boxes.
15. Show MWRD clear space detail for meter vaults and easements.

Informational and Procedural Comments

Development Services – Planning 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Jim Luebbering 615.893.6441, jluebbering@murfreesborotn.gov

1. All improvements to existing roads to be approved by PW Engineering.
2. Every sheet of each plan set must be professionally stamped, signed, and dated by a registered architect or engineer per state law.
3. An LDP is required before any site work including soil disturbance. The LDP application is submitted to the Engineering Dept. and approved by the City Engineer.
4. Prior to the issuance of an LDP:
    a. Provide evidence of acquiring a State of TN Stormwater Permit.
    b. Submit a stormwater pollution prevention plan (SWPPP) for the City Engineer's approval. Include provisions for E&SC with details in general compliance with TDEC's *Erosion and Sediment Control Handbook Fourth Edition*.
    c. A long-term stormwater O&M plan and associated agreement must be approved by the engineering department. Include maintenance tasks, frequency, responsible parties, access, and safety issues.
5. A completed *Stormwater Management Record Sheet* is due prior to application for building permits.
6. Prior to issuance of certificate of occupancy, submit an *Engineer's Certification* of the construction of the public infrastructure and stormwater management facilities in accordance with the *Subdivision Regulations* and *Stormwater Management Ordinance*.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.

2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
   A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.

   B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.

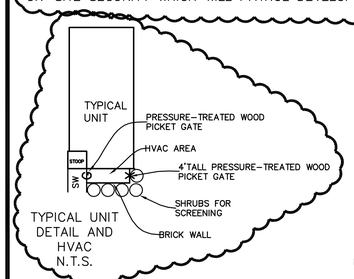
   C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.

   D. The FOG applications must be completed and submitted to MWRD.

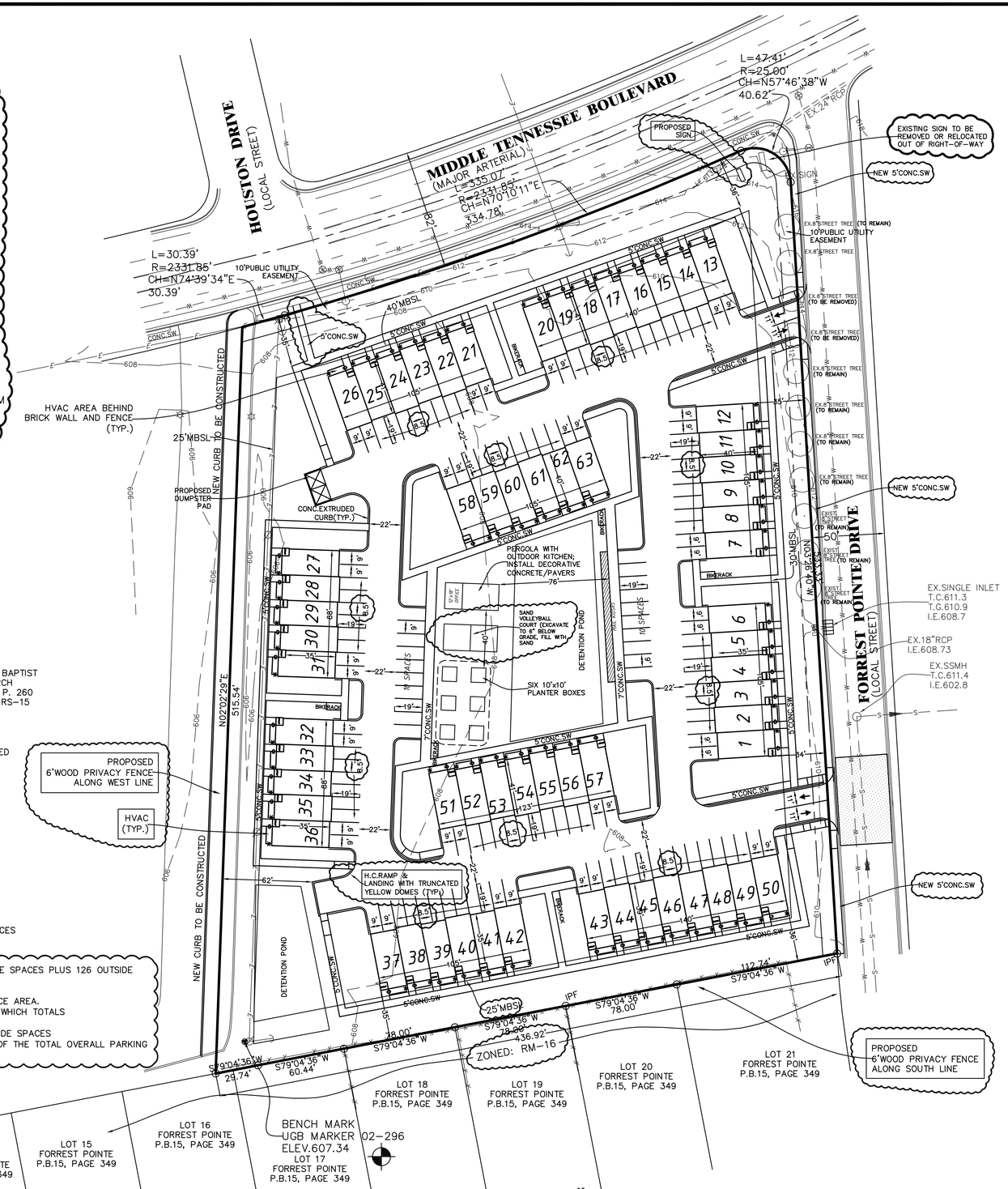
6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
8. Owner/developer must sign a repurified water application.
9. Backflow prevention must be upgraded to meet current standards.
10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.
11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.

SPECIAL NOTES:
1. GARAGES MUST BE AVAILABLE FOR THE PARKING OF A VEHICLE AT ALL TIMES AND MAY NOT BE USED PRIMARILY FOR HOUSEHOLD STORAGE.
2. THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT 63-UNIT MULTI-FAMILY DEVELOPMENT.
3. THIS PROPERTY WILL BE A HORIZONTAL PROPERTY REGIME.
4. SOLID WASTE WILL BE COLLECTED BY A PRIVATE HAULER.
5. LOCATION OF BUILDINGS ARE TO BE PLACED BY A REGISTERED TENNESSEE SURVEYOR.

SECURITY PLAN FOR FORREST POINTE TOWNHOMES:
FORREST POINTE TOWNHOMES WILL ASPIRE TO THE HIGHEST LEVEL OF SECURITY AS RECOMMENDED BY THE CITY OF MURFREESBORO. THE FOLLOWING ARE THE SECURITY MEASURES BEING TAKEN:
1. 180° PEEPHOLES IN ALL FRONT DOORS
2. ONE-INCH DEADBOLTS ON ALL EXTERIOR DOORS
3. THREE-INCH SCREWS IN STRIKE PLATES AND AT LEAST ONE IN EACH DOOR HINGE
4. LIFT AND SLIDE PROTECTION ON ALL ACCESSIBLE WINDOWS
5. HINGES PINNED (OUTWARD OPENING DOORS)
6. ADEQUATE SECURITY LIGHTING IN WORKING ORDER
7. CLEARLY VISIBLE ADDRESS/BUILDING NUMBERS
8. PROPERLY TRIMMED LANDSCAPING
9. ALL SUITES ARE TO BE LEASES; NO LEASE BY ROOM OPTION
10. SURVEILLANCE CAMERAS WILL BE INSTALLED AND UTILIZED IN THIS DEVELOPMENT
11. THE DEVELOPER HAS COMMITTED TO PROVIDING ON-SITE SECURITY WHICH WILL PATROL DEVELOPMENT.



TYPICAL UNIT DETAIL AND HVAC
N.T.S.



ZONING: RM-16

TOTAL UNITS ALLOWED: (4.98 AC.)(16 UNITS/AC.) = 80 UNITS ALLOWED

TOTAL UNITS PROPOSED: 63 UNITS

GROSS FLOOR AREA: 53120 S.F.±

TOTAL LAND AREA: 4.98 AC., 216929 S.F.±

FLOOR AREA RATIO: 53120 / 216929 = 0.24

TOTAL OPEN SPACE: (216929 S.F. – 53120 S.F.) = 163809 S.F.±

OPEN SPACE RATIO: 163809 / 216929 = 75.5

PAVING & CONC. AREA: 53173 + 19894 = 75067 S.F.±

TOTAL PARKING SPACES REQUIRED:
1.1 SPACES PER BEDROOM: 63-3BR UNITS = [63(3)]x1.1 SPACES = 208 SPACES

TOTAL SPACES REQUIRED: 208 SPACES

TOTAL PARKING SPACES PROVIDED: 209 TOTAL (INCLUDING 63 GARAGE SPACES PLUS 126 OUTSIDE SPACES FOR THE UNITS PLUS 20 EXTRA OUTSIDE SPACES)

THERE ARE TWENTY 9'-WIDE SPACES AROUND THE MIDDLE OPEN SPACE AREA.
EACH TOWNHOME BUILDING HAS TWO 9'-WIDE SPACES AT EACH END, WHICH TOTALS THIRTY-SIX 9'-WIDE SPACES.
ALL GARAGE SPACES ARE 9' WIDE, WHICH TOTALS SIXTY-THREE 9'-WIDE SPACES
SO TOTAL 9'-WIDE SPACES = 20 + 36 + 63 = 119, WHICH IS 57% OF THE TOTAL OVERALL PARKING COUNT.

MAXIMUM BUILDING HEIGHT: 42'-7 11/32"

IMPERVIOUS AREA: 138,006 S.F.±

PERVIOUS AREA: 78,497 S.F.±

FOOTPRINT SQUARE FEET PER UNIT: 775 S.F.±

DENSITY PER ACRE: (63 UNITS / 4.98 ACRES) = 12.7

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 ERROR, 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.

STANDARD NOTES:
1. 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.
2. 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.
3. 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 SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
4. 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.
5. 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.
6. AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO CERTIFICATE OF OCCUPANCY.
7. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
10. 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 CASTING 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.

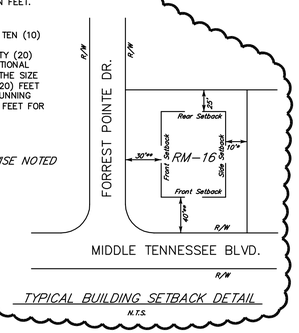
LEGEND

- 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
- —00— Existing Contours
- —00— 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—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

**CHART 2, FOOTNOTE 1 FROM ZONING ORDINANCE:
1. THE MINIMUM YARD SET FORTH ON CHART 2 SHALL BE REQUIRED UNLESS THE PROPERTY ABUTS A MAJOR ARTERIAL ROAD (IDENTIFIED AS SUCH BY THE MURFREESBORO MAJOR THOR-OUGHFARE PLAN AS ADOPTED AND AS IT MAY BE AMENDED FROM TIME TO TIME, IN WHICH CASE THE MINIMUM FRONT YARD FOR A RESIDENTIAL STRUCTURE SHALL BE THAT SET FORTH ON CHART 2 PLUS AN ADDITIONAL TEN FEET.

*SIDE SETBACK NOTE:
THE SIZE OF THE REQUIRED SIDE YARD SHALL BE TEN (10) FEET FOR SINGLE STORY BUILDINGS THAT ARE PERPENDICULAR TO THE SIDE LOT LINE AND TWENTY (20) FEET FOR TWO STORY STRUCTURES PLUS AN ADDITIONAL FIVE (5) FEET FOR EACH STORY OVER TWO (2). THE SIZE OF THE REQUIRED SIDE YARD SHALL BE TWENTY (20) FEET FOR ONE AND TWO STORY BUILDINGS THAT ARE RUNNING PARALLEL WITH THE SIDE LOT LINE PLUS FIVE (5) FEET FOR EACH ADDITIONAL STORY OVER TWO (2).

ZONING: RM-16
*FRONT SETBACK: 30'**, UNLESS OTHERWISE NOTED*
SIDE SETBACK: 10'
REAR SETBACK: 25'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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.

#	DATE	REVISION DESCRIPTION
1	02/03/20	ADDRESSED CITY STAFF COMMENTS
2	03/10/20	REDUCED BUILDING SIZES PER DEVELOPER
3	03/30/20	ADDRESSED CITY STAFF COMMENTS

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

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

DEVELOPER: ADVENT CAPITAL PARTNERS
ADDRESS: 2305 CRUZEN STREET
NASHVILLE, TN 37211
TAX MAP: 102L GROUP: B PARCEL: 1.01
PORTION OF TAX MAP: 102L GROUP: B PARCEL: 1.00
FLOOD MAP PANEL: 470168 260H ZONE: 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.

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

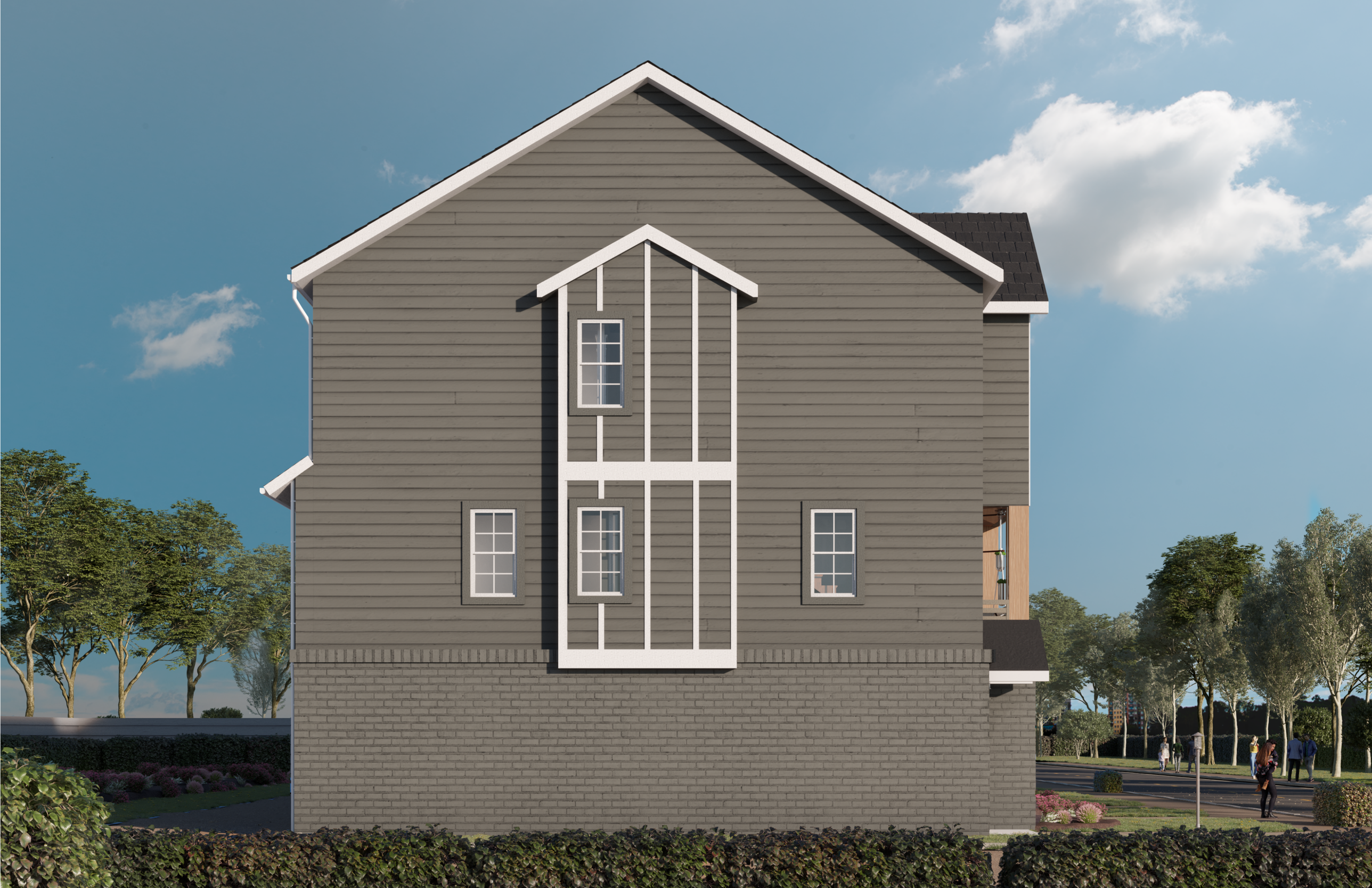
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 – 4084, FAX: (615)893 – 0080

SITE LAYOUT PLAN

FORREST POINTE TOWNHOMES

MIDDLE TENNESSEE BOULEVARD
13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: JANUARY, 2020 | *SCALE 1"=40'* | *SH. 2 OF 9*



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NOTE: WINDOWS TO ALIGN WITH WINDOWS ABOVE AND BELOW
WINDOWS AT 3RD FLOOR TO BE EVENLY SPACED AND ON CENTER WITH PEAK OF ROOF ABOVE WHERE APPLICABLE

EXTERIOR COLOR NOTES:
Units 2 and 4:
Felted Wool SW-9171 for the brick and railing.
Worldly Gray SW-7043 for the upper body, columns, and front door.
Snowbound White SW-7004 trim

Units 1,3,5:
Grizzle Gray SW-7068 for the body, brick, window trim, door trim, and soffit.

All windows: Anderson 1500, white.

EXTERIOR MATERIALS

BRICK =	580 SF	20%
GLASS =	550 SF	19%
FIBER CEMENT SIDING =	1720 SF	61%

NASH LS TENN
LEGACY SOUTH BUILDERS

Forrest Pointe Townhomes
Murfreesboro, Tn

It is the responsibility of the owner and/or contractor to verify that the plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

NOT FOR CONSTRUCTION

No.	Revision Description	Date
1	Initial Concept	12/2/19
2	Planning Commission	3/10/20a
3	P.C. Resubmittal	3/30/20

Front Elevation

Drawing Status	Permit Set - Rev. 1
Date	12/2/19
Drawn by	J. Kurkimilis

A2.0

Scale 3/16" = 1'-0"

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1 Rear
3/16" = 1'-0"

EXTERIOR MATERIALS

GARAGE DOOR =	280 SF	11%
GLASS =	230 SF	9%
FIBER CEMENT SIDING =	2070 SF	80%

EXTERIOR COLOR NOTES:

Units 2 and 4:
Felted Wool SW-9171 for the brick and railing.
Worldly Gray SW-7043 for the upper body, columns, and front door.
Snowbound White SW-7004 trim

Units 1,3,5:
Grizzle Gray SW-7068 for the body, brick, window trim, door trim, and soffit.

All windows: Anderson 1500, white.

NASH LS TENN
LEGACY SOUTH BUILDERS

Forrest Pointe Townhomes
Murfreesboro, Tn

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NOT FOR CONSTRUCTION

No.	Revision Description	Date
1	Initial Concept	12/2/19
2	Planning Commission	3/10/20a
3	P.C. Resubmittal	3/30/20

Rear Elevation

Drawing Status	Permit Set - Rev. 1
Date	12/2/19
Drawn by	J. Kurkimilis

A2.1

Scale 3/16" = 1'-0"

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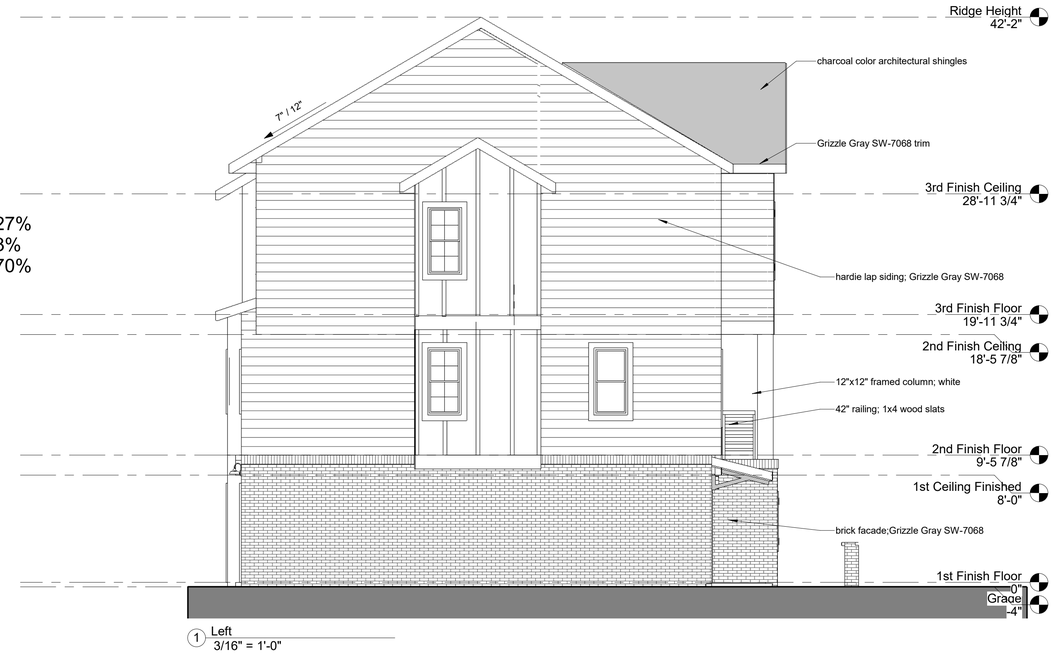
UNIT 1



1 Left
3/16" = 1'-0"

EXTERIOR MATERIALS

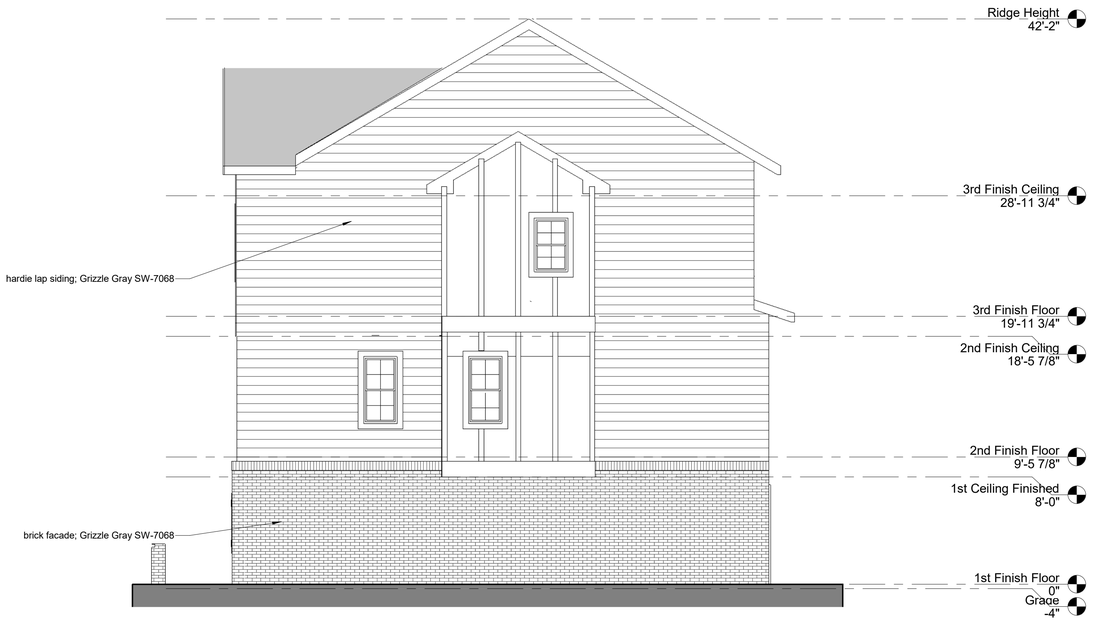
BRICK =	370 SF	27%
GLASS =	40 SF	3%
FIBER CEMENT SIDING =	970 SF	70%

EXTERIOR COLOR NOTES:
Units 2 and 4:
Felted Wool SW-9171 for the brick and railing.
Worldly Gray SW-7043 for the upper body, columns, and front door.
Snowbound White SW-7004 trim

Units 1,3,5:
Grizzle Gray SW-7068 for the body, brick, window trim, door trim, and soffit.

All windows: Anderson 1500, white.

UNIT 5



2 Right
3/16" = 1'-0"

EXTERIOR MATERIALS

BRICK =	370 SF	27%
GLASS =	40 SF	3%
FIBER CEMENT SIDING =	970 SF	70%

NASH LS TENN
LEGACY SOUTH BUILDERS

Forrest Pointe Townhomes
Murfreesboro, Tn

It is the responsibility of the owner and/or contractor to verify that the plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

NOT FOR CONSTRUCTION

No.	Revision Description	Date
1	Initial Concept	12/2/19
2	Planning Commission	3/10/20a
3	P.C. Resubmittal	3/30/20

Side Elevations

Drawing Status	Permit Set - Rev. 1
Date	12/2/19
Drawn by	J. Kurkimilis

A2.2

Scale 3/16" = 1'-0"

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: AMELIA KERR

7.b. 611 Fairview Avenue Townhomes [2020-3038] site plan for an existing single-family detached dwelling unit and the addition of 4 multi-family dwelling units on 0.47 acres zoned RM-16 located along the west side of Fairview Avenue north of Ewing Boulevard, Eric Blum developer. (Project Planner: Amelia Kerr)

This is a site plan review for 611 Fairview Avenue, a residential development of an existing single-family detached dwelling unit and the addition of four (4) multi-family attached dwelling units. The property is zoned RM-16 and consists of 1 lot located along the west side of Fairview Avenue identified as Tax Map 90I Group C Parcel 13.00. The site is 0.47 acres and has one access location on Fairview Avenue. The development will consist of an existing detached single-family dwelling unit and the addition of four (4) two-story, two-bedroom, multi-family dwelling units. Building material is brick on all elevations with rear patios. Staff will continue to work with the design team to resolve any outstanding staff comments upon Planning Commission approval.

Staff Comments

Development Services – Planning- 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. A subdivision plat must be submitted for review and approval. Plat must be recorded prior to the issuance of the first certificate of occupancy.
2. Eliminate mail kiosk and replace with 5 curb boxes per USPS.
3. Any future re-submittals must be accompanied with a pdf version of the plan set.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. A right of way permit will be required prior to the issuance of any building permit.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

None

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

None

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Septic system for existing home must be completely on lot 1 or connect to sanitary sewer prior to plat execution.
2. Resubmit two sets of plans to MWRD for the review of the water & sewer.
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. MWRD must receive contract prior to approving the plans.
5. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
6. Show gang box and clearances.
7. Water service is by MWRD. Revise plans accordingly.
8. Submit a copy of the final Photometric Plan to MWRD.
9. Submit a copy of the final Landscaping/Planting Plan to MWRD.
10. Submit a copy of the final Grading & Drainage Plan to MWRD.
11. Submit a copy of the final Electric Utility Plan to MWRD.

Informational and Procedural Comments

Development Services – Planning 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Katie Noel 615.893.6441, knoel@murfreesborotn.gov

1. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
2. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

3. Prior to the LDP being issued, a long term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

None

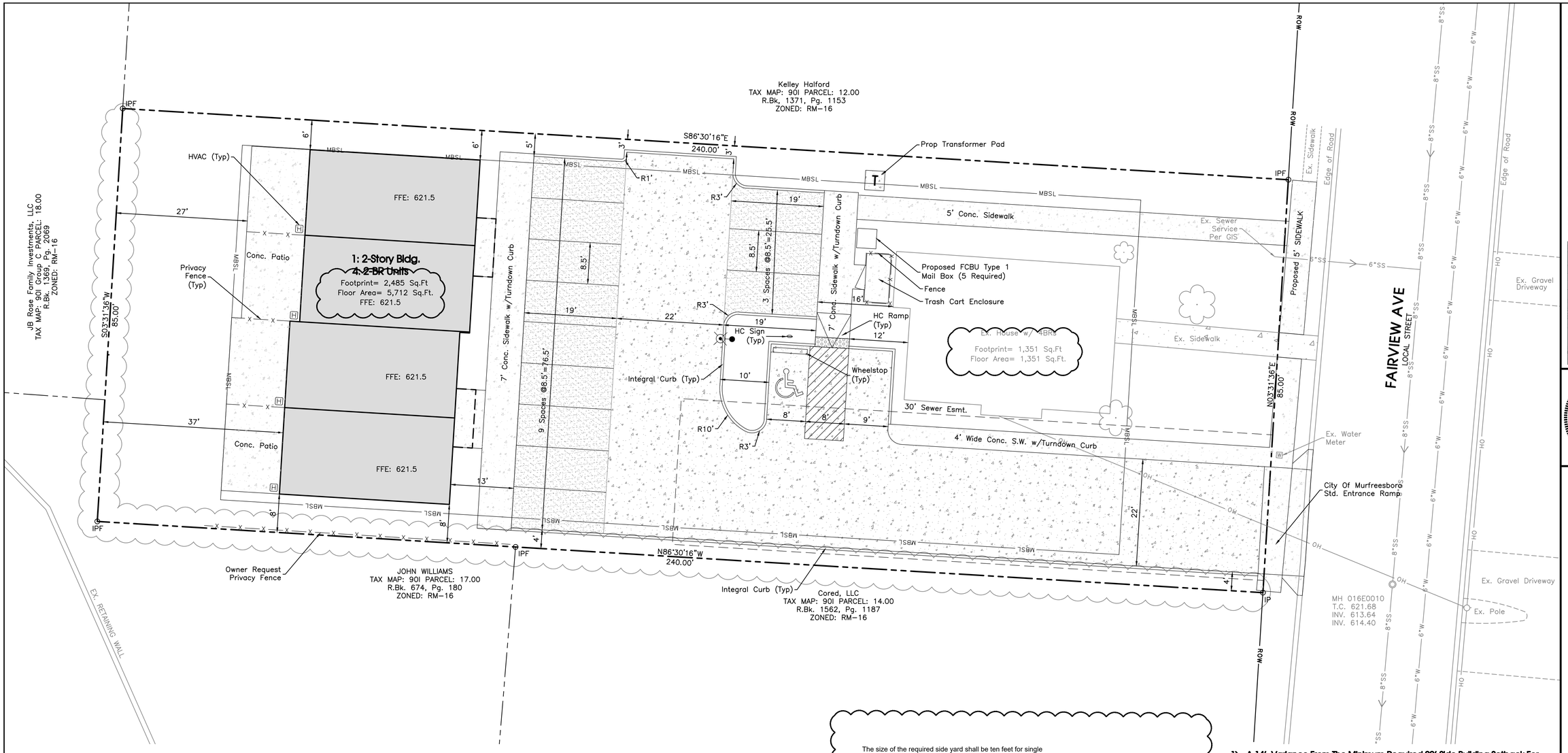
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

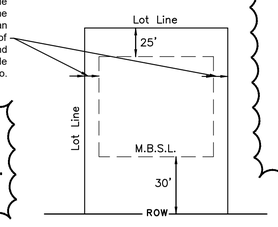
1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.

3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
    A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
    B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
    C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.
    D. The FOG applications must be completed and submitted to MWRD.
6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
8. Owner/developer must sign a repurified water application.
9. Backflow prevention must be upgraded to meet current standards.
10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.
11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.



1) A 14' Variance From The Minimum Required 20' Side Building Setback For 2-Story Multiple-Family Dwellings.
2) A 3' Variance From Section 27(J) Of The City Of Murfreesboro Zoning Ordinance, Which Requires A Minimum 5'-Wide Side Planting Yard Where The Site Is One (1) Acre Or Less.
3) A 3' Variance Form Section 27(K)(3)(a) Of The City Of Murfreesboro Zoning Ordinance, Which Requires A Minimum 3'-Wide Landscape Strip Along The Side Of The Base Of The Building.

The size of the required side yard shall be ten feet for single story buildings that are perpendicular to the side lot line and twenty feet for two story structures plus an additional five feet for each story over two. The size of the required side yard shall be twenty feet for one and two story buildings that are running parallel with the side lot line plus five feet for each additional story over two.



Minimum Building Setback Detail

N.T.S.

Note:

1) ~~Solid Waste Service Will Be Provided By A Private Hauler.~~
2) Townhomes Will Be Available For Rent.

Pavement Hatch Legend

- Concrete Pavement
- Porous Concrete Pavement

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
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	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W W
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET	EXISTING FENCELINE	X X X X		
EXIST. GAS RISER		CURB & GUTTER		WATER METER		AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE		TRAFFIC ARROW		GAS METER		HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER		TURN LANE ARROWS		GREASE TRAP		WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE		REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE- X- HEADWALL	EXISTING STORM	STM		

N

10' 0 10' 20'

SCALE: 1"= 10'

Know what's **below.** **Call** before you dig.

Owner/Developer:
Kurt & Rosemarie Blum
1535 W. Northfield, STE 7
Murfreesboro, TN 37129
Contact: Eric Blum
Deed Reference:
Tax Map 90I Group C Parcel 13.00
Plat: D.Bk. 68, Pg. 398
R.Bk. 731, Pg. 3158
Yard Requirements:
Front: 30'
Side: The size of the required side yard shall be ten feet for single story buildings that are perpendicular to the side lot line and twenty feet for two story structures plus an additional five feet for each story over two. The size of the required side yard shall be twenty feet for one and two story buildings that are running parallel with the side lot line plus five feet for each additional story over two.
Rear: 25'

Intended Use: 5 Multiple Family Dewl**ings**
Land Use Data:
Zoned: RM-16
Proposed: (1) 2-Story Building ; Existing 1 $\frac{1}{2}$ Story
Building Ht.: 25'-2"
Total Floor Area: 5,712 Sq.Ft. Proposed + 1,351 Sq.Ft. Existing = 7,063 Sq.Ft.
1 Lot on: 0.468± Acres (20,399 Sq.Ft.)
FAR: 7,063/20,399 = 0.35
Density: 10.7 D.U./AC < 16 D.U./AC
Area/D.U.: 4,079 Sq.Ft./D.U. > 3000 Sq.Ft./D.U.
Lot Coverage: (8,712 Sq.Ft. / 20,473 Sq.Ft.) x 100 = 42.6%
Open Space: 0.306 Ac (13,336 Sq.Ft.)
Livability Space: 0.149 AC (6,532 Sq.Ft.)
Parking Requirement:
$\frac{1.5 \text{ Spaces}}{1 \text{ Unit}}$ x($\frac{2 \text{ BR}}{\text{Unit}}$ x 4 Units)+4 Ex. BR) = 13 Spaces Required
Provided: 13 Regular + 1 H.C. = 14 Total Spaces Provided
Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0280H & 47149C0260H dated January 5, 2007.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SECINC.COM FAX: (615) 895-2567

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in strict accordance with the specifications and requirements of the governing authorities. Failure to do so will be at the owner's/developer's sole responsibility in the assurance that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR
STATE OF TENNESSEE
REVIEW SET
(Not Intended For Construction)

611 Fairview Ave. Townhomes

Murfreesboro, Tennessee

REVISED: 4-1-2020: Staff Comments

DRAWN: SJA/CFB3
DATE: 3-12-20
CHECKED: MAT
FILE NAME: 20034project
SCALE: 1"=10'
JOB NO. 20034

Site Plan

SHEET: C2.0

Proposed Front Elevation

Proposed Left Side Elevation

Proposed Right Side Elevation

Proposed Rear Elevation

Contact: Chris Turner, C.P.B.D., N.C.B.D.C.
Chief Executive Officer

Elite Concepts and Design, LLC
Since 1996
www.3Dhomeplans.net
Homeplans, Architectural Renderings and Videos
615-896-5911 O.
615-533-6109 M.

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REVIEW SET
(Not Intended For Construction)

611 Fairview Ave.
Townhomes
Murfreesboro, Tennessee

REVISED: 04-01-2020: Staff Comment

DRAWN: SWL
DATE: 03/12/2020
CHECKED: MAT
FILE NAME: 19288projec
SCALE: N/A
JOB NO. 19288

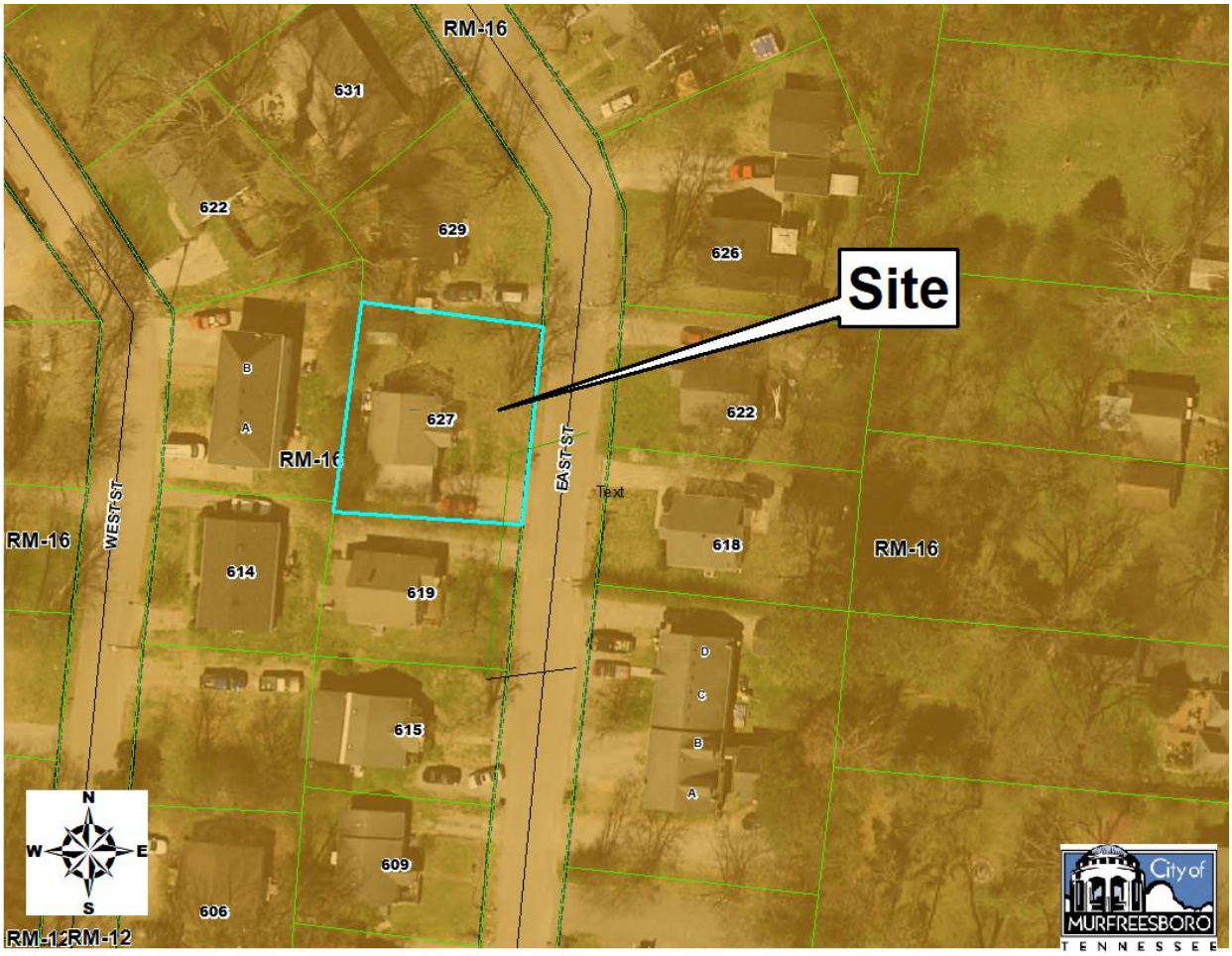
Architectural Characteristics

SHEET: A1.0

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: AMELIA KERR

7.c. 627 East Street [2020-3038] site plan for a duplex on 0.16 acres zoned RM-16 located along the west side of East Street north of Ewing Boulevard, Kurt Blum developer. (Project Planner: Amelia Kerr)

This is a site plan review for 627 East Street, a residential development for duplex and the demolition of one existing dwelling unit. The property is zoned RM-16 and consists of 1 lot located along East Street identified as Tax Map 90I Group B Parcel 13.00. The site is 0.16 acres and has one access location on East Street. The development will consist of 2 two-story, two-bedroom, dwelling units. Building material is brick on all elevations with rear patios. Staff will work with the design team to resolve any outstanding staff comments upon Planning Commission approval.



Staff Comments

Development Services – Planning- 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. A subdivision plat must be submitted for review and approval. Plat must be recorded prior to the issuance of the first certificate of occupancy.
2. Any future re-submittals must be accompanied with a pdf version of the plan set.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. A right of way permit will be required prior to the issuance of any building permit.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Provide a hose bib that is available for the irrigation of landscaping, on the landscape plan.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

None

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

None

Informational and Procedural Comments

Development Services – Planning 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Katie Noel 615.893.6441, knoel@murfreesborotn.gov

1. Work will be permitted by a cost of construction site work permit. Plans will need to receive final approval prior to Land Disturbance permit and site work permit being issued.
2. As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.
3. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
4. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

None

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
   A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.

B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.

C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.

D. The FOG applications must be completed and submitted to MWRD.

6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.

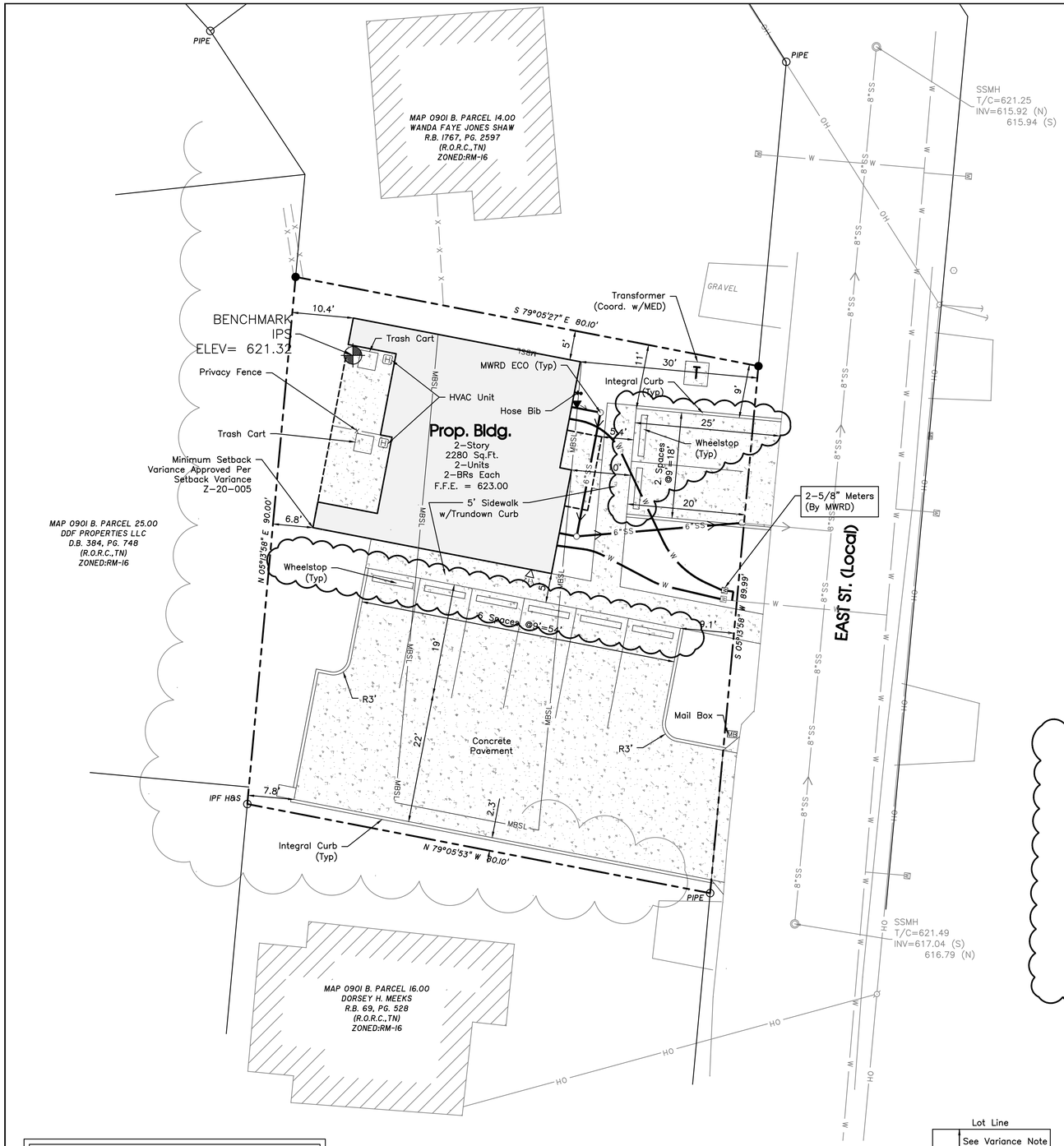
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).

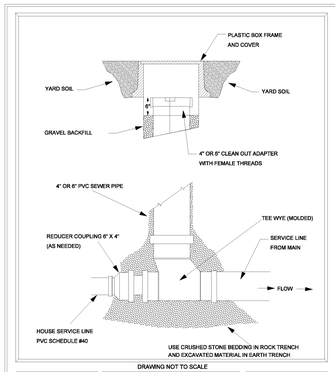
8. Owner/developer must sign a repurified water application.

9. Backflow prevention must be upgraded to meet current standards.

10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.

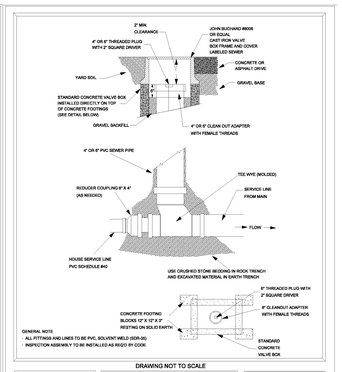
11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.





OCTOBER 1, 2004 DRAWN BY: KMC APPROVED BY: VHS	EXTERIOR SEWER SERVICE CLEANOUT DETAIL FOR GREEN SPACE AREAS	STANDARD DRAWING NO. P-1

MURFREESBORO WATER & SEWER DEPARTMENT



APRIL 24, 2006 DRAWN BY: RMC APPROVED BY: GH	EXTERIOR SEWER SERVICE CLEANOUT DETAIL	STANDARD DRAWING NO. P-3

MURFREESBORO WATER & SEWER DEPARTMENT

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.

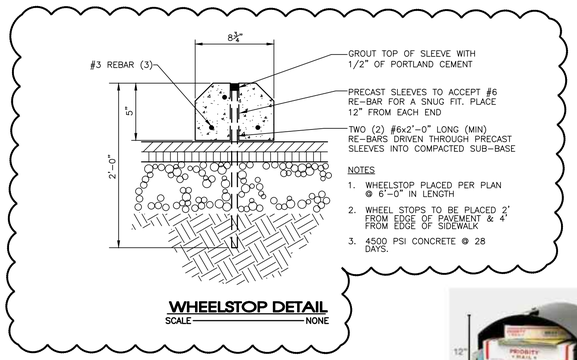
Electrical Legend:

- Commercial Vault
- Transformer

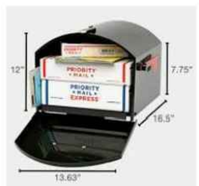
Pavement Hatch Legend

- Concrete Pavement

The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information.



WHEELSTOP DETAIL
SCALE NONE



The Next Generation Mailb...
usps.com

2 Next Generation Mailboxes Mounted On A Single Post

APPROVED FOR CONSTRUCTION
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE
MURFREESBORO WATER RESOURCES 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.

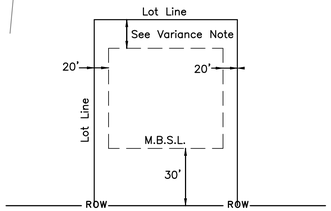
THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL DATE _____
APPROVAL EXPIRES IN 12 MONTHS

BY _____

Note:
1) Solid Waste Service Will Be Provided By A Private Hauler.
2) Townhomes Are For Rent
3) Buildings Must Be Staked By Licensed Surveyor Prior To Any Permits & Footer Located Prior To Framing Permit.

Proposed Impervious Area: 5,147 Sq.Ft. (0.12± Acres)



Minimum Building Setback Detail
N.T.S.

N

10' 0 10' 20'
SCALE: 1"= 10'

Know what's **below.**
Call before you dig.

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	SF
EROSION EEL		E E E	
EXISTING TREELINE			
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM	
PROPOSED STORM		STM	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	W
PROPOSED WATER		W	W

Owner/Developer:
Kurt Blum
1535 W. Northfield Blvd. STE 7
Murfreesboro, TN 37129
Deed Reference:
Tax Map 90I, Group B, Parcel 15.00
R.Bk. 731, Pg. 3158
D.Bk. 88, Pg. 310, Lot 41
Yard Requirements:
Front: 30'
Side: The size of the required side yard shall be ten feet for single story buildings that are perpendicular to the side lot line and twenty feet for two story structures plus an additional five feet for each story over two. The size of the required side yard shall be twenty feet for one and two story buildings that are running parallel with the side lot line plus five feet for each additional story over two.
Rear: 25' *See Variance Note
Variances:
Board of Zoning Appeals Approved One Variance For This Site On February 26, 2020. Case # Z-20-005
To 25' Rear Building Setback Reduced To 6'
Intended Use:
2 Family Dwelling
Land Use Data:
Total Units: 2
1 2-Story Buildings
Building Ht.: 25'-2"
Total Floor Area: 2,280 Sq.Ft.
1 Lot on: 0.16± Acres (7,173 Sq.Ft.)
FAR: 0.33
Density: 12.5 D.U./AC < 16 D.U./AC
Area/D.U.: 3,485 Sq.Ft./D.U. > 3000 Sq.Ft./D.U.
Lot Coverage: (1,209 Sq.Ft. / 7,173 Sq.Ft.) x 100 = 16.9%
Open Space: 0.04 Ac (2,026 Sq.Ft.)
Livability Space: 0.054 AC (2,348 Sq.Ft.)
Parking Requirement:
~~1 Space~~ x 2 Units = 8 Spaces Required
Provided: 8 Total Spaces Provided
Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0260H dated January 5, 2007.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 895-7772 FAX (615) 895-7773 EMAIL SEC@SECINC.NET

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MATTHEW A. TAYLOR
STATE OF TENNESSEE
REVIEW SET
(Not Intended For Construction)

627 East Street
Murfreesboro, Tennessee

REVISED: 4-1-2020: Staff Comments

DRAWN: SJA/CFB3
DATE: 3-12-20
CHECKED: MAT
FILE NAME: 19288project
SCALE: 1"=10'
JOB NO. 19288

Site & Utility Plan

SHEET: C2.0

Proposed Front Elevation

Proposed Left Side Elevation

Proposed Right Side Elevation

Proposed Rear Elevation

Contact: Chris Turner, C.P.B.D., N.C.B.D.C.
Chief Executive Officer

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Since 1996
www.3Dhomeplans.net
Homeplans, Architectural Renderings and Videos
615-896-5911 O.
615-533-6109 M.

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PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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REVIEW SET
(Not Intended For Construction)

627 East Street
Murfreesboro, Tennessee

REVISED: 04-01-2020 - Staff Comment

DRAWN: SWL
DATE: 03/12/2020
CHECKED: MAT
FILE NAME: 19288projec
SCALE: N/A
JOB NO. 19288

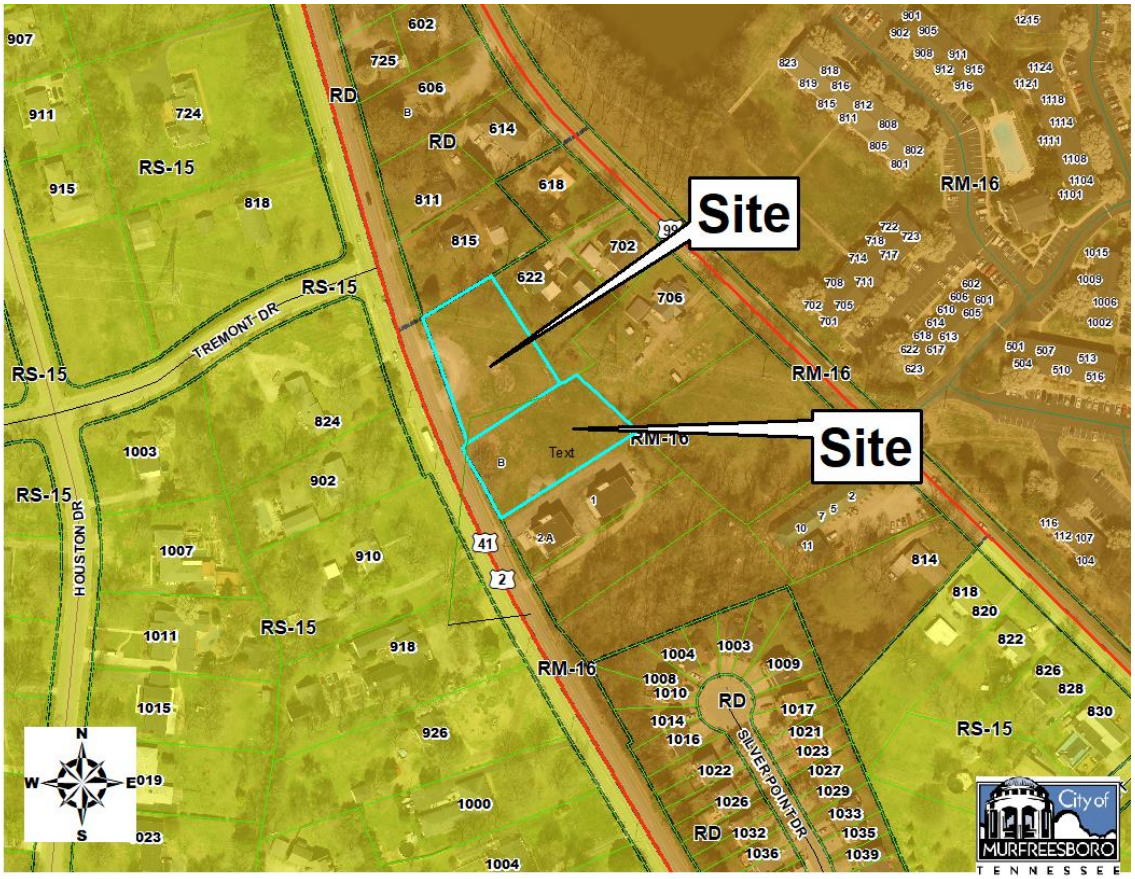
Architectural Characteristics

SHEET: A1.0

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER: AMELIA KERR

7.d. The Flats at 905 SE Broad Street [2020-3043] site plan for multi-family apartment complex with 22 dwelling units on 1.42 acres zoned RM-16 located along the east side of Southeast Broad Street, Xian "John" Zhang developer. (Project Planner: Amelia Kerr)

This is a site plan review for The Flats at 905 SE Broad Apartments a residential development for 22 multi-family dwelling units. Property is zoned RM-16 and consists of 2 lots located along SE Broad Street identified as Tax Map 102E Group C Parcels 46.00 and 47.00. The site is 1.42 acres and has one on-site access location on Southeast Broad and an access easement onto the adjoining property to the south. The development will consist of one three-story building with 22 two-bedroom, multi-family dwelling units. Building materials are brick and cementitious siding. There are several outstanding staff comments that the design team will need to address upon Planning Commission approval.



Staff Comments

Development Services – Planning- 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. A subdivision plat must be submitted for review and approval. Plat must be recorded prior to the issuance of the first building permit. Prior to the signing of the plat, a draft of the HOA docs must be provided to Staff for review. The HOA docs should demonstrate perpetual maintenance of all common elements and common area.
2. Revise the site plan to add and label an access easement at the rear of the property onto 917 SE Broad Street
3. Prior to the first certificate of occupancy, the HOA docs must be provided to staff for review.
4. Provide a response sheet for all staff comments and revisions noted and/or identified on the plan.
5. Include a Setback table with typical diagram with correct setbacks and specified front setbacks for SE Broad with footnotes. Revise typical setback diagram, this is not a corner lot and the setback numbers are not correct. Should have foot notes #1 and #3 and the northwest side setback line is 25' not 8'.
6. Provide pervious and impervious calculations. On the cover page why is the disturbed area 1.5 acres and the total lot area 1.42 acres?
7. The Trash Cart enclosure may be considered an accessory structure although it will need to be 5' from the building and 5' from the east property line, otherwise it is considered a portion of the building and may not extend into the MBSL.
8. Provide solid waste enclosure location with details and elevations. Not provided
9. Provide color architectural elevations for the solid waste enclosure. Per the Design Guidelines, they must be a minimum of 8' or 1' over solid waste container, it must be of masonry construction, and it must contain a base and a cap and an opaque gate.
10. Provide per unit square foot. On the cover page it states each unit is 2,812 ft2 per unit, this may be a typo.
11. Architectural building elevations for buildings 5,000 s.f. or greater shall be prepared by a registered architect licensed in the State of Tennessee.
12. Provide color renderings of the building.
13. Provide materials board for PC workshop
14. Contact Sandy Alsman with the USPS at sandy.l.alsman@usps.gov or (865) 292-5741 or Amy Hawkins with USPS at amy.hawkins@usps.gov or (615) 274-6205 to discuss provisions for mail service. The USPS will require a cluster box unit (CBU) instead of individual mailboxes, the plans may need to be revised prior to their approval to accommodate a CBU or multiple CBUs. Provide email correspondence approval from USPS.
15. Submit material manufactures name and colors, include a material/color chart.
16. Provide details for amenities with pergola with outdoor kitchen, swings/benches etc within the formal open space.
17. Contact Sergeant Harry Haigh (615-201-5574 or 0367@murfreesborotn.gov) in the Murfreesboro Police Department for guidance on Crime Prevention through Environmental Design (CPTED) and provide information of how MPD recommendations were utilized.

18. Any approval of this plan should be conditioned upon Staff's final review and approval of the architecture prior to the issuance of the permits.
19. Any future re-submittals must be accompanied with a pdf version of the plan set.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

None

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

None

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.

2. Show existing electric.

3. Show proposed MED electric design.

4. Provide an Electric easement for Electric not in public right of way (ROW)
    a. Overhead – 40ft. 20ft either side of nearest power pole
    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length

5. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

None

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the water & sewer.
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. MWRD must receive contract prior to approving the plans.
5. All canopy trees must be located 10' minimum from all public water/sewer main(s).
6. Submit a copy of the final Photometric Plan to MWRD.
7. Submit a copy of the final Landscaping/Planting Plan to MWRD.
8. Submit a copy of the final Grading & Drainage Plan to MWRD.
9. Submit a copy of the final Electric Utility Plan to MWRD.
10. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.

Informational and Procedural Comments

Development Services – Planning 615-893-6441
Amelia Kerr, aekerr@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is affected by the City's Major Transportation Plan. Southeast Broad is projected to be widened to five (5) lanes.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

Development Services – Engineering
Katie Noel 615.893.6441, knoel@murfreesborotn.gov

1. Both city and TDOT right of way permit will be required for new driveway entrances.
2. Retaining wall plan is required to be stamped by a structural engineer. The plans will need to be submitted prior to final site plan approval and the issuance of the building permit.
3. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
4. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
5. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
6. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
7. Prior to the LDP being issued, a long term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

None

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.

2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

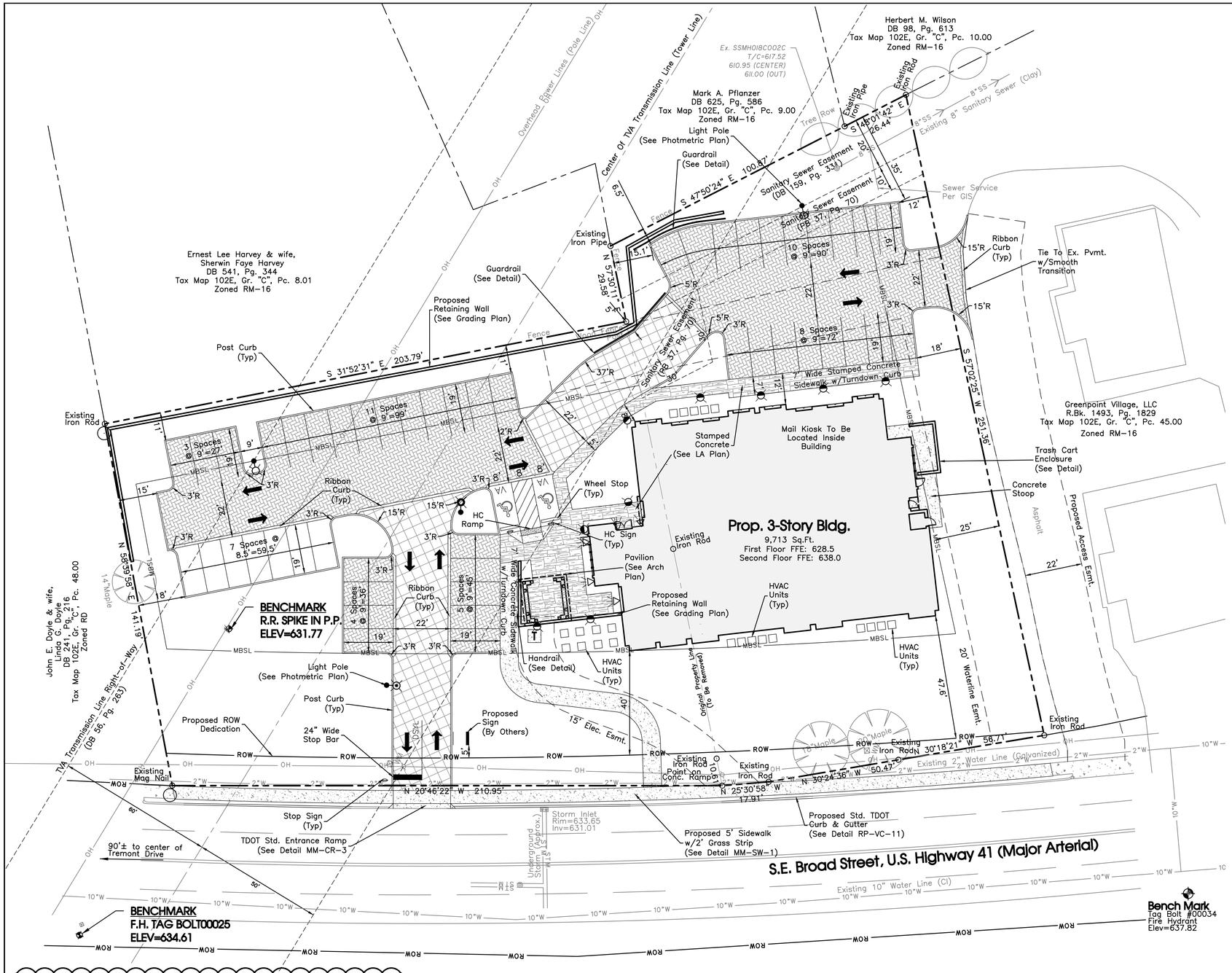
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

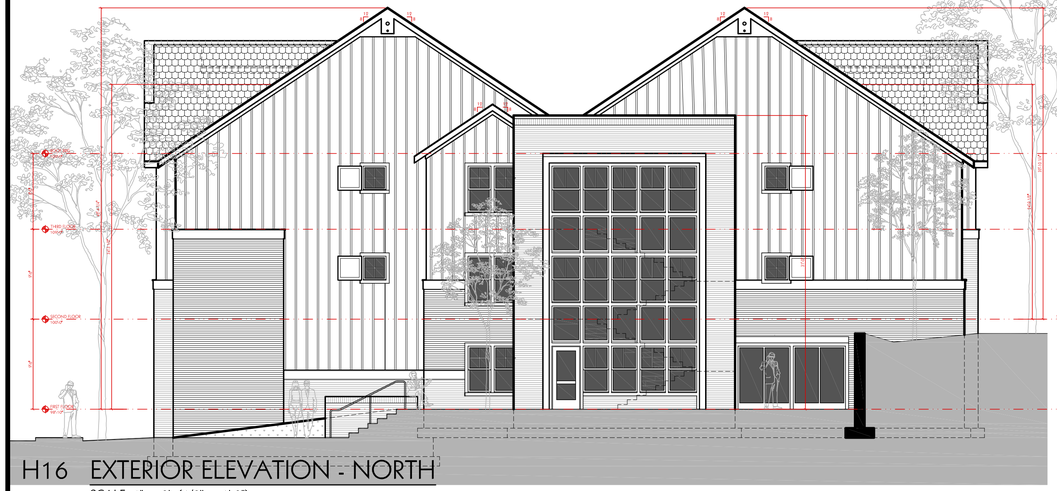
None

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
   A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
   B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
   C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.
   D. The FOG applications must be completed and submitted to MWRD.
6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
8. Owner/developer must sign a repurified water application.
9. Backflow prevention must be upgraded to meet current standards.

10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.
11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.


Herbert M. Wilson
DB 98, Pg. 613
Tax Map 102E, Gr. "C", Pc. 10.00
Zoned RM-16
Mark A. Pflanzer
DB 625, Pg. 586
Tax Map 102E, Gr. "C", Pc. 9.00
Zoned RM-16
Ernest Lee Harvey & wife,
Sherwin Faye Harvey
DB 541, Pg. 344
Tax Map 102E, Gr. "C", Pc. 8.01
Zoned RM-16
Greenpoint Village, LLC
R.Bk. 1493, Pg. 1829
Tax Map 102E, Gr. "C", Pc. 45.00
Zoned RM-16
John E. Doyle & wife,
Linda G. Doyle
DB 241, Pg. 216
Tax Map 102E, Gr. "C", Pc. 48.00
Zoned RD
Prop. 3-Story Bldg.
9,713 Sq.Ft.
First Floor FFE: 628.5
Second Floor FFE: 638.0
BENCHMARK
R.R. SPIKE IN P.P.
ELEV=631.77
BENCHMARK
F.H. TAG BOLT00025
ELEV=634.61
Bench Mark
Tag Bolt #00034
Fire Hydrant
Elev=637.82
S.E. Broad Street, U.S. Highway 41 (Major Arterial)
90'± to center of Tremont Drive
Mail Kiosk To Be Located Inside Building
Stamped Concrete (See LA Plan)
7' Wide Stamped Concrete Sidewalk w/Turndown Curb
Proposed Retaining Wall (See Grading Plan)
Pavilion (See Arch Plan)
HVAC Units (Typ)
Trash Cart Enclosure (See Detail)
Concrete Stoop
Proposed Access Easmt.
20' Waterline Easmt.
15' Elec. Esmt.
Proposed Sign (By Others)
24" Wide Stop Bar
Proposed ROW Dedication
Stop Sign (Typ)
TDOT Std. Entrance Ramp (See Detail MM-CR-3)
Proposed 5' Sidewalk w/2' Grass Strip (See Detail MM-SW-1)
Proposed Std. TDOT Curb & Gutter (See Detail RP-VC-11)
Existing Iron Rod Point on Conc. Ramp
Existing Mag Nail
Storm Inlet Rim=633.65 Inv=631.01
Underground Storm Pipe (Approx.)
Existing 10" Water Line (CI)
Existing 2" Water Line (Galvanized)
Sanitary Sewer Easement (DB 159, Pg. 33)
Sanitary Sewer Easement (PB 37, Pg. 70)
Sanitary Sewer Easement (PB 37, Pg. 70)
Center Of TVA Transmission Line (Tower Line)
Overhead Power Lines (Pole Line)
TVA Transmission Line Right-of-Way (DB 56, Pg. 263)
Existing 8" Sanitary Sewer (Clay)
Sewer Service Per GIS
Ribbon Curb (Typ)
Tie To Ex. Pvmt. w/Smooth Transition
Wheel Stop (Typ)
HC Ramp
HC Sign (Typ)
Handrail (See Detail)
Light Pole (See Photometric Plan)
Post Curb (Typ)
Guardrail (See Detail)
Proposed Retaining Wall (See Grading Plan)
Existing Iron Pipe
Existing Iron Rod
Original Property Line (To be Removed)
Proposed Access Easmt.
Existing Iron Rod
Existing Iron Rod
Existing Iron Rod
Existing Iron Rod
Existing Iron Rod
Existing Iron Rod
Existing Iron Pipe
Existing Iron Rod
Existing Iron Rod
Existing Iron Rod
Existing Iron Rod
Existing Iron Rod
Existing Iron Rod



H16 EXTERIOR ELEVATION - NORTH

SCALE: 1" = 8' (1/8" = 1'-0")

H08 EXTERIOR ELEVATION - SOUTH

SCALE: 1" = 8' (1/8" = 1'-0")

ELEVATION KEYNOTES

1. CONCRETE SIDEWALK - 4" CONCRETE WITH WWM ON 4" COMPACTED GRAVEL BASE ON COMPACTED OR UNDISTURBED EARTH.
2. CAST STONE BASE - 12" HIGH BY 24" LONG BY 4" THICK RUSTICATED FACE CAST STONE WITH 4" CAP STONE. INSTALL PER MANUFACTURERS INSTRUCTIONS.
3. FIELD BRICK VENEER - BRICK VENEER ON AIR SPACE WITH TWO PIECE ADJUSTABLE BRICK TIES AT 32" OC VERTICALLY AND 48" OC HORIZ. ON VAPOR BARRIER ON 1" RIGID INSULATION ON EXTERIOR SHEATHING ON 6" METAL STUDS AT 16" OC. WITH R19 BATT INSULATION WITH ⅝" GYPSUM BOARD INTERIOR FINISH.
4. ACCENT BRICK VENEER - BRICK VENEER ON AIR SPACE WITH TWO PIECE ADJUSTABLE BRICK TIES AT 32" OC VERTICALLY AND 48" OC HORIZ. ON VAPOR BARRIER ON 1" RIGID INSULATION ON EXTERIOR SHEATHING ON 6" METAL STUDS AT 16" OC. WITH R19 BATT INSULATION WITH ⅝" GYPSUM BOARD INTERIOR FINISH.
5. BRICK SOLDIER COURSE(S) IN ACCENT BRICK COLOR.
6. INSULATED METAL PANEL - ARCHITECTURAL GRADE PANELS (2" THICK 'METAL SPAN' CFA HORIZONTAL PANELS - PREMIUM II METALLIC COLORS - OR APPROVED EQUIVALENTS) ON 6" METAL STUDS AT 16" OC. WITH R19 BATT INSULATION WITH ⅝" GYPSUM BOARD INTERIOR FINISH.
7. INSULATED METAL PANEL - ARCHITECTURAL GRADE PANELS (4" THICK 'METAL SPAN' CFA HORIZONTAL PANELS - PREMIUM II METALLIC COLORS - OR APPROVED EQUIVALENTS) ON METAL PURLINS.
8. NON-INSULATED METAL WALL PANELS (SCREEN WALL) ON METAL PURLINS PER MANF. INSTRUCTIONS. COLOR TO MATCH INSULATED METAL PANELS.
9. STOREFRONT SYSTEM - THERMALLY BROKEN FRAMES WITH 1" INSULATED GLASS (LOW 'E'). INSTALL PER MANUFACTURERS INSTRUCTIONS.
10. TUBE STEEL WINDOW SUPPORT - REFER TO DETAIL AXX - A8.10
11. METAL PARAPET CAP FLASHING. COLOR TO MATCH INSULATED WALL PANELS.
12. OVERHEAD GARAGE DOOR - REFER TO DOOR SCHEDULE(S).
13. MAN DOOR - REFER TO DOOR SCHEDULE(S)
14. SIGNAGE - WALL MOUNTED LIGHTED SIGN BY OWNER.
15. GUTTER AND DOWNSPOUTS - COLOR TO MATCH INSULATED METAL PANELS.
16. STANDING SEAM METAL ROOF.

E13 EXTERIOR ELEVATION - WEST

SCALE: 1" = 8' (1/8" = 1'-0")

A13 EXTERIOR ELEVATION - EAST

SCALE: 1" = 8' (1/8" = 1'-0")

GREEN VALLEY Apartments

903 SOUTHEAST BROAD ST.
MURFREESBORO, TN

PROJ. NO.: 2020004

DATE: 03.02.20

A	PLANNING COMMISSION	03.31.20

PICKLESIMER ROBERTS INC
ARCHITECTURE

NOT FOR CONSTRUCTION REVIEW PURPOSES ONLY

615.893.7200 (o)
PRARCHITECTURE.COM
1817 HOLLOWAY CIRCLE
MURFREESBORO, TN 37127

EXTERIOR ELEVATIONS

A4.10

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H16 EXTERIOR ELEVATION - NORTH

SCALE: 1" = 8' (1/8" = 1'-0")

H08 EXTERIOR ELEVATION - SOUTH

SCALE: 1" = 8' (1/8" = 1'-0")

E12 EXTERIOR ELEVATION - WEST

SCALE: 1" = 8' (1/8" = 1'-0")

CEMENT FIBER BOARD - BOARD & BATTEN - SAGE GREEN

A16 MATERIAL SAMPLES

NOT TO SCALE

E12 EXTERIOR ELEVATION - EAST

SCALE: 1" = 8' (1/8" = 1'-0")

GREEN VALLEY Apartments

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EXTERIOR ELEVATIONS COLOR

A4.20

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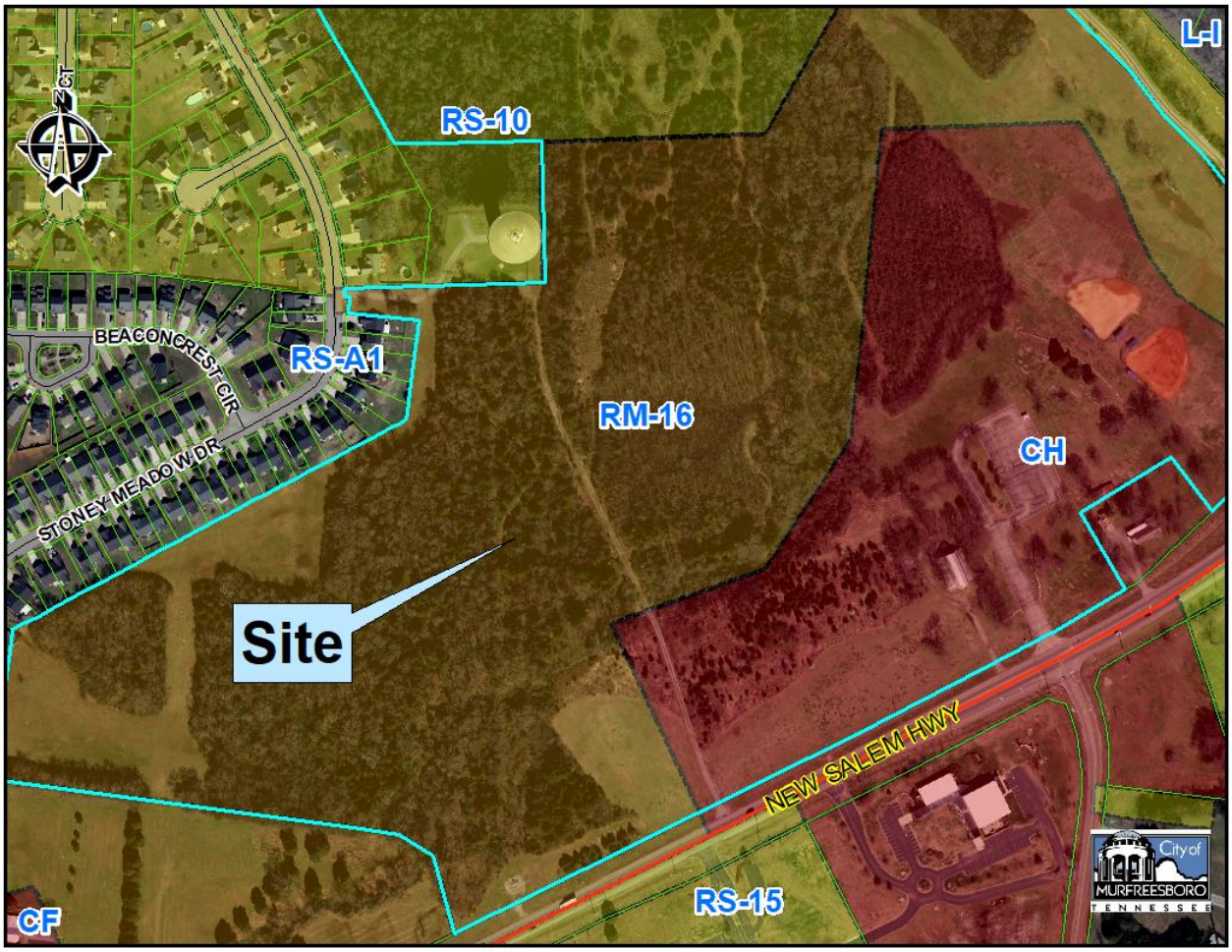
MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER, MARINA RUSH

7.e Shalom Farms Apartments [2020-3046] site plan for 348-unit apartment complex on 32.33 acres zoned RM-16 located along New Salem Highway, World Outreach Church developer.

This is the site plan review for Shalom Farms Apartments, located along the north side of New Salem Highway and west of Barfield Road. The property is 32.33 acres in size and zoned RM-16 (multiple-family residential – 16 units/acre). The number of apartment units proposed is 348, which is a density of 10.8 du/acre. The primary entrance into the site will be from Barfield Road and the secondary access will be a driveway extending from the property north to Stoney Meadow Drive.



The proposed development consists of the following:

- Ten 3-story residential buildings = 478,407 sq. ft. total, 35.5 feet height;
- One carwash/maintenance building = 827 sq. ft., 10.25 feet height;
- Eight garage buildings = 12,290 sq. ft. total, 10.25 feet height;
- One clubhouse building = 5,187 sq. ft., 13.75 feet height;
- One pool house building = 283 sq. ft., 11.6 feet height;
- One mail kiosk building = 113 sq. ft.;
- One pavilion structure = 400 sq. ft.
- Parking spaces = 720 spaces plus 32 HC spaces
- Amenities = clubhouse, pool with pool house, pavilion, dog park with benches, water station and waste station, playground, play field, and pedestrian paths.

The proposed development complies with the required Murfreesboro Zoning Ordinance standards, including: building setbacks (front = 30 feet, side = 25 feet, and rear = 25 feet), building height (45 feet), and parking spaces based on the bedroom count (697). The buildings will be constructed primarily of brick veneer, cementitious siding as secondary material, standing seam metal awnings, clad windows, and fiberglass shingle roofing.

Per the Murfreesboro Design Guidelines, the required Open Space is 6.5 acres (20% of 32.3 acres = 6.5 acres) and the amount provided is 22.07 acres, of which 1.25 acres is considered Formal Open Space area. Included in the open space is a Type “D” Buffer and six-foot tall fence along the north property line to buffer the proposed apartment use from the adjacent the single-family residences, located along Stoney Meadow Drive. Lastly, there is an existing wetland area near the Barfield Road entrance, which will remain undisturbed. Staff recommends any approval of the site plan be made subject to all staff comments.

Staff Comments

Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. A mandatory referral for the transfer of that property must be approved by the Planning Commission and City Council and the land transferred prior to the issuance of permits.
2. Apply for a subdivision plat creating the lot of record for the apartments and the new lot for the pump station must be approved and recorded.
3. All landscaping features, including hardscape, furniture, etc. shall be operational and maintained in a well-kept manner.
4. Property signs require a separate application and permit through the Murfreesboro Building and Codes Department.
5. City of Murfreesboro will not provide solid waste service to multi-family residential development.
6. All site utilities shall be underground. Developer shall contact utilities early in the process to determine size needs for underground boxes and equipment locations with other underground utilities.
7. Provide building elevations for Building Type C, missing the Rear and Right Side Elevations.
8. Contact Amy Hawkins, with the USPS at amy.m.hawkins@usps.gov to discuss provisions for mail service and mail kiosk.
9. Staff may require additional clarification and/or new comments following review of resubmitted plans.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

No comments.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Staff acknowledges the receipt of an irrigation zones plan. A diagrammatic landscape irrigation plan will be required prior to the issuance of permits.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

No comments.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1) Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.
2) Show existing electric.
3) Show proposed MED electric design.
4) Provide an Electric easement for Electric not in public right of way (ROW)
    a. Overhead – 40ft. 20ft either side of nearest power pole
    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length
5) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Additional Fire hydrants may be required for the site
2. Contact Assistant Chief/Fire Marshal Carl Peas at MFRD administration regarding further information or explanation at (615) 893-1422.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Property is within the Salem / Barfield assessment district. Add this note to the plan.
3. Resubmit two sets of plans to MWRD for the review of the water & sewer.
4. MWRD must receive contract & surety prior to approving the plans.
5. All canopy trees must be located 10' minimum from all public water/sewer main(s).
6. Submit a copy of the final Photometric Plan to MWRD.
7. Submit a copy of the final Landscaping/Planting Plan to MWRD.
8. Submit a copy of the final Grading & Drainage Plan to MWRD.
9. Submit a copy of the final Electric Utility Plan to MWRD.
10. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
11. Show MWRD clear space detail for meter vaults and easements.

Informational and Procedural Comments

Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1) This site plan is not affected by the City's Major Thoroughfare Plan.
2) Flood Map: per the engineer certificate, a portion of this site lies within the Zone AE, in the 100-year flood zone per Map 47149C0260H, dated January 5, 2007.
3) The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4) Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
5) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.
6) In accordance with City of Murfreesboro, Zoning Ordinance, Appendix A, Planning Commission Site Plan Review Checklist, please add the following standard notes to the Site Plan:
   a. For any work proposed in the public right-of-way, the following note should be added to the plans: *"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."*
   b. The following standard note shall appear on all site plans that are not exempt from providing a Stormwater Management Plan*: "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."*
   c. The following standard note shall appear on all site plans: *"An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy."*
   d. The following standard note shall appear on all site plans: *"A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit."*
   e. The following standard note shall appear on all site plans: *"A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit."*
   f. The following standard note shall appear on all site plans*: "The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy."*

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.

2. ARAP permit required for grading in the WQPA prior to the issuance of the LDP.
3. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
4. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
5. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
6. Prior to the LDP being issued, a long term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No comments.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com

No comments.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1) Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
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    B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
    C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.
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7) Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
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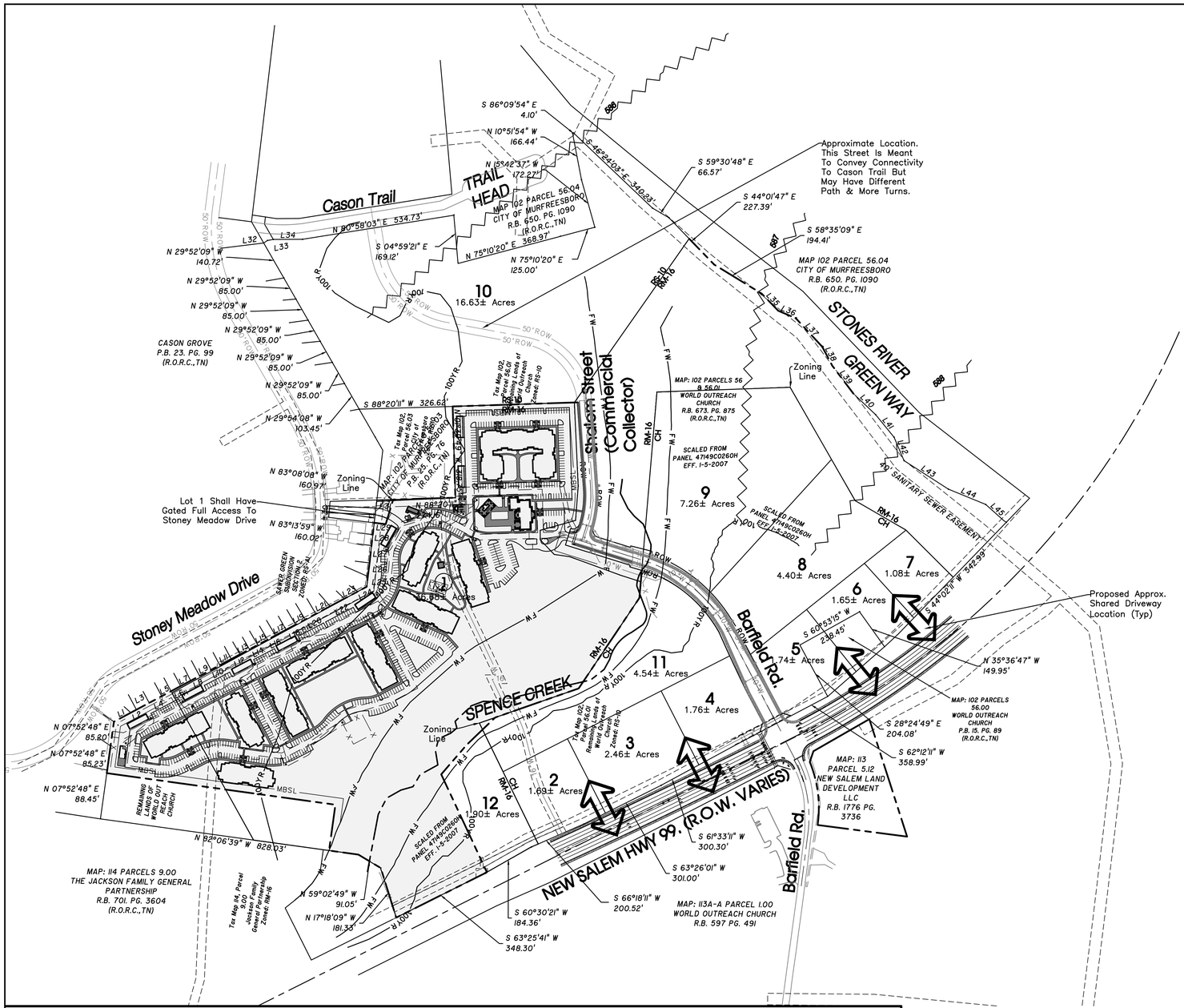
10) Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.
11) All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.



Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	ST M ST M
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS SS
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS SS
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	EXISTING WATER	W W
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN	EXISTING TREELINE			
T	EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET	EXISTING FENCELINE	X X X X		
G	EXIST. GAS RISER		CURB & GUTTER	W	WATER METER		AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
E	ELECTRICAL ENCLOSURE		TRAFFIC ARROW	G	GAS METER		HEADWALL	PHASE BOUNDARY			
W	EXIST. WATER METER		TURN LANE ARROWS		GREASE TRAP		WINGED HEADWALL	EXISTING GAS LINE	GAS		
	EXIST. UTILITY POLE	1	REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE	PROPOSED GAS LINE	GAS		
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE- X- HEADWALL	EXISTING STORM	ST M ST M		

Notes:

1. Lots 2, 3, & 4 Shall Have Cross Connectivity To Access Barfield Rd.
2. Lots 5, 6, & 7 Shall Have Cross Connectivity To Access Barfield Rd.
3. Sidewalks will be Constructed by Individual Site Plans.
4. All Striping to be Thermoplastic.
5. Stormwater Requirements to be Met at Site Plan Level.
6. A Detailed Master Plan Will Be Required For RS-10 Portion

N

200' 0 200' 400'

SCALE: 1"= 200'

Know what's **below.** **Call** before you dig.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
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SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615)893-7395 FAX: (615)893-7397 EMAIL: CIVIL@SECINC.NET

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MATTHEW A. TAYLOR STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Shalom Farms Apartments

Murfreesboro, Tennessee

REVISED: 4-1-2020: Staff Comments

DRAWN: CFB3

DATE: 3-12-20

CHECKED: MAT

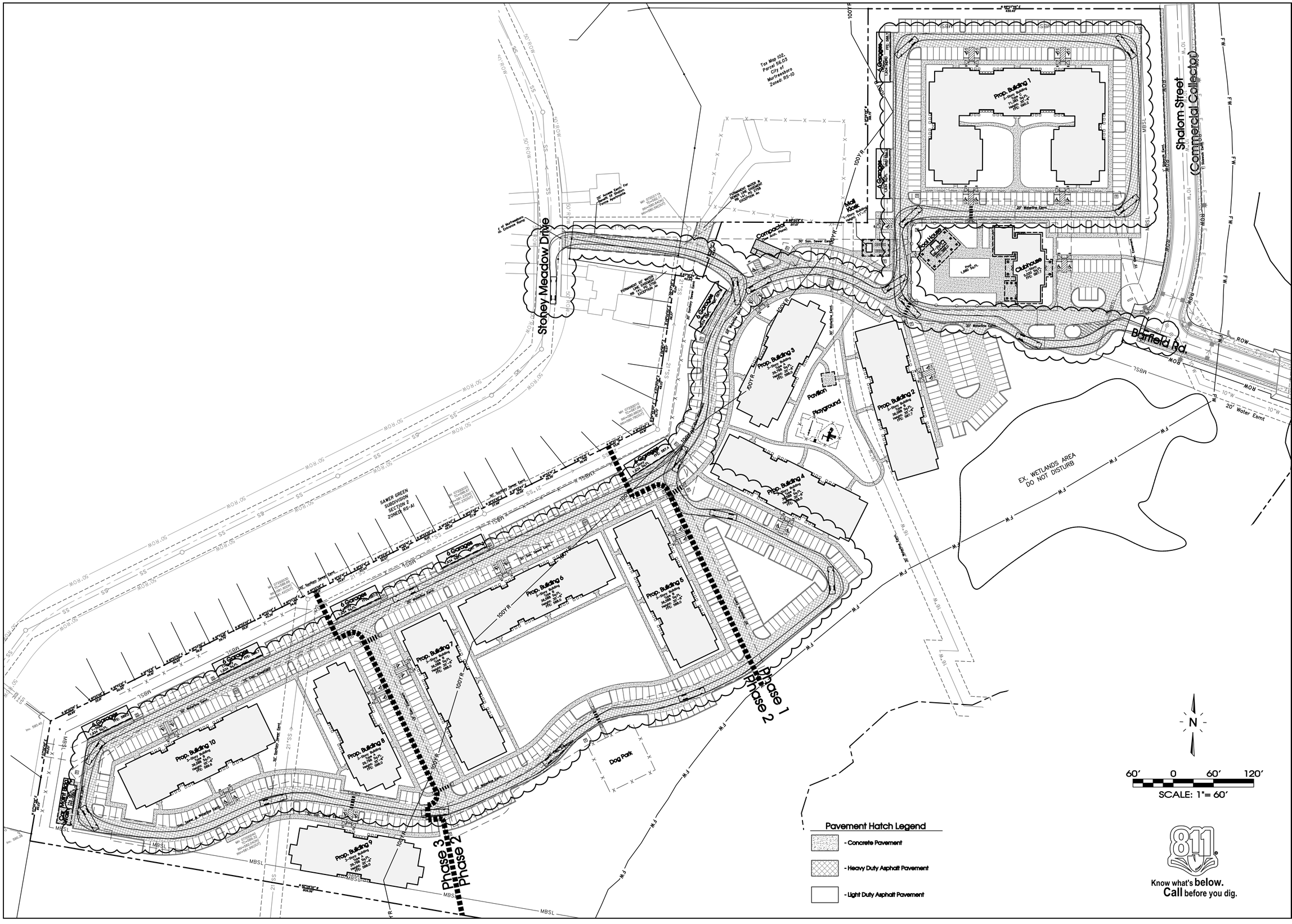
FILE NAME: 99174Shalom

SCALE: 1"=200'

JOB NO. 99174

Master Plan

SHEET: C0.2



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MATTHEW A. TAYLOR
STATE OF TENNESSEE

REVIEW SET
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Shalom Farms Apartments

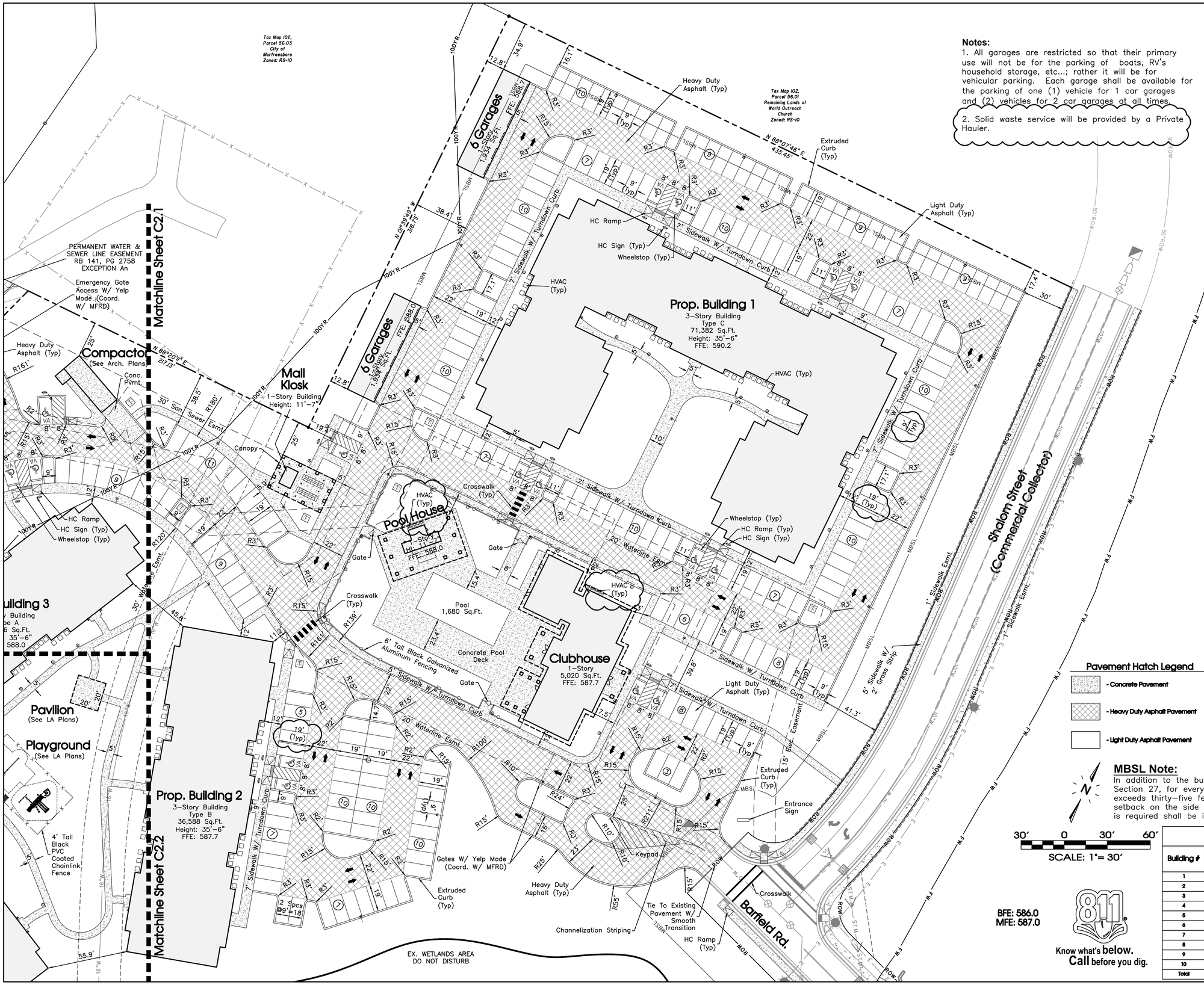
Murfreesboro, Tennessee

REVISED: 4-1-2020: Staff Comments

DRAWN: CFB3
DATE: 3-12-20
CHECKED: MAT
FILE NAME: 99174Shalom
SCALE: 1"=60'
JOB NO. 99174

Site Master Plan

SHEET: C0.3



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1. All garages are restricted so that their primary use will not be for the parking of boats, RV's household storage, etc...; rather it will be for vehicular parking. Each garage shall be available for the parking of one (1) vehicle for 1 car garages and (2) vehicles for 2 car garages at all times.
2. Solid waste service will be provided by a Private Hauler.

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
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	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

Pavement Hatch Legend

- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement

MBSL Note:

In addition to the buffer yard requirements established in Section 27, for every one foot that any proposed building exceeds thirty-five feet in height, the required building setback on the side of the property where the buffer yard is required shall be increased an additional on foot in width.

Bedrooms

Building #	# of 1 BR Units	# of 2 BR Units	# of 3 BR Units	Total # of Bedrooms
1	12	20	18	106
2	24	12	0	48
3	0	18	6	54
4	24	12	0	48
5	24	12	0	48
6	24	12	0	48
7	24	12	0	48
8	0	18	6	54
9	0	18	6	54
10	24	12	0	48
Total	156	146	36	556

SITE ENGINEERING CONSULTANTS
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www.SECinc.com

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MATTHEW A. TAYLOR STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

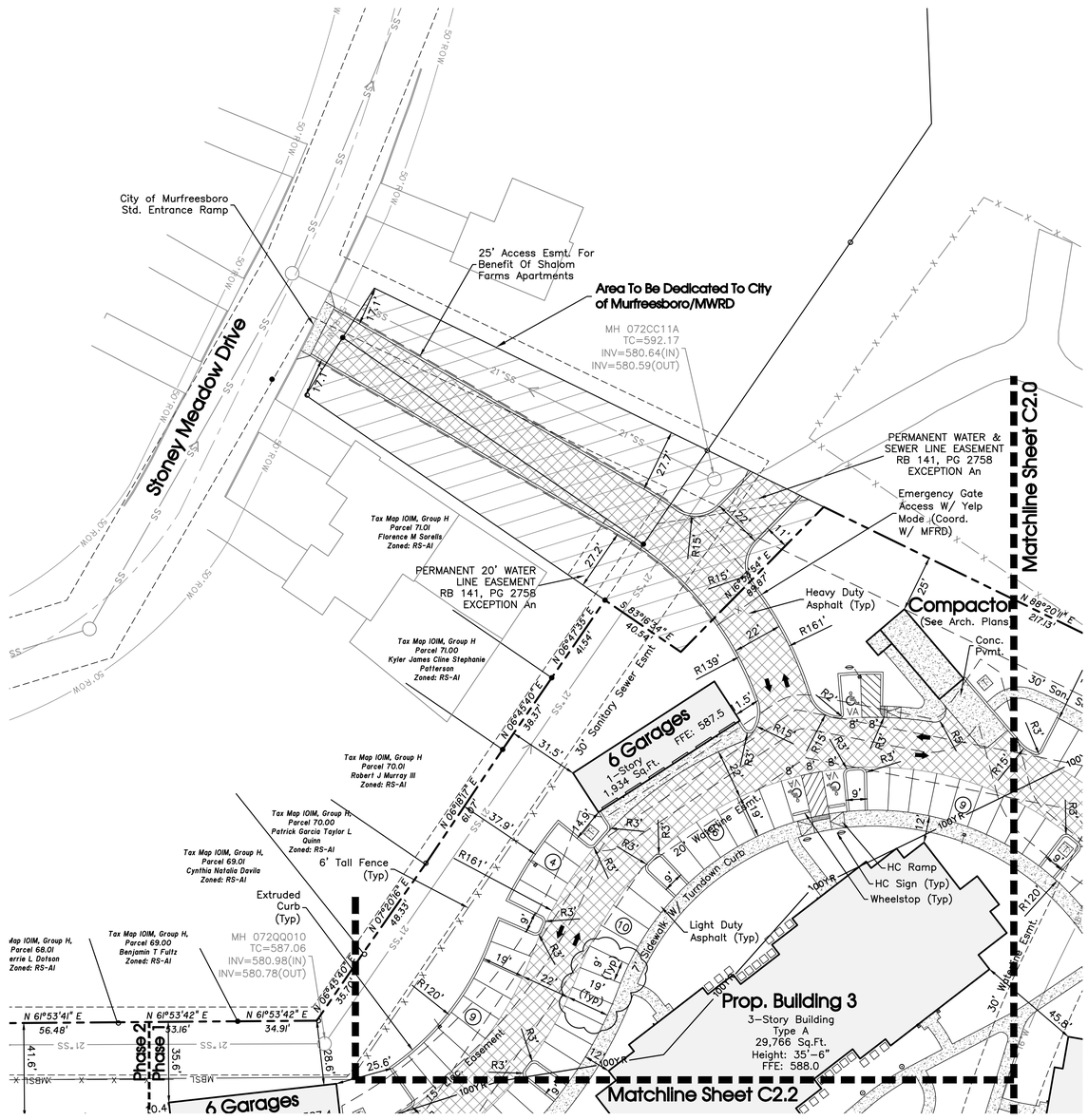
Shalom Farms Apartments

Murfreesboro, Tennessee

REVISED: 4-1-2020: Staff Comments

DRAWN: CFB3
DATE: 3-12-20
CHECKED: MAT
FILE NAME: 99174Shalom
SCALE: 1"=30'
JOB NO. 99174
SHEET: C2.0

Site Plan



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- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement

BFE: 586.0
MFE: 587.0

N

30' 0 30' 60'

SCALE: 1"= 30'

Know what's **below.** **Call** before you dig.

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
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	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
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G	EXIST. GAS RISER		CURB & GUTTER
E	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
W	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE	1	REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
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	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
	EXISTING PHONE	PH	
	EXISTING ELECTRIC	OH	
	PROPERTY LINE		
	EASEMENTS		
	RIGHT OF WAY	ROW	
	EROSION CONTROL SILT FENCE	SF SF SF	
	EROSION EEL	E E E	
	EXISTING TREELINE		
	EXISTING FENCELINE	X X X X	
	MINIMUM BUILDING SETBACK LINE		
	PHASE BOUNDARY		
	EXISTING GAS LINE	GAS	
	PROPOSED GAS LINE	GAS	
	EXISTING STORM	STM STM	
	PROPOSED STORM	STM STM	
	EXISTING CONTOUR LINES	601	
	PROPOSED CONTOUR LINES	601	
	EXISTING SANITARY SEWER	SS SS	
	PROPOSED SANITARY SEWER	SS SS	
	EXISTING WATER	W W	
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9	0	18	6	54
10	24	12	0	48
Total	156	146	36	556

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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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MATTHEW A. TAYLOR
STATE OF TENNESSEE
REVIEW SET
(Not Intended For Construction)

Shalom Farms Apartments

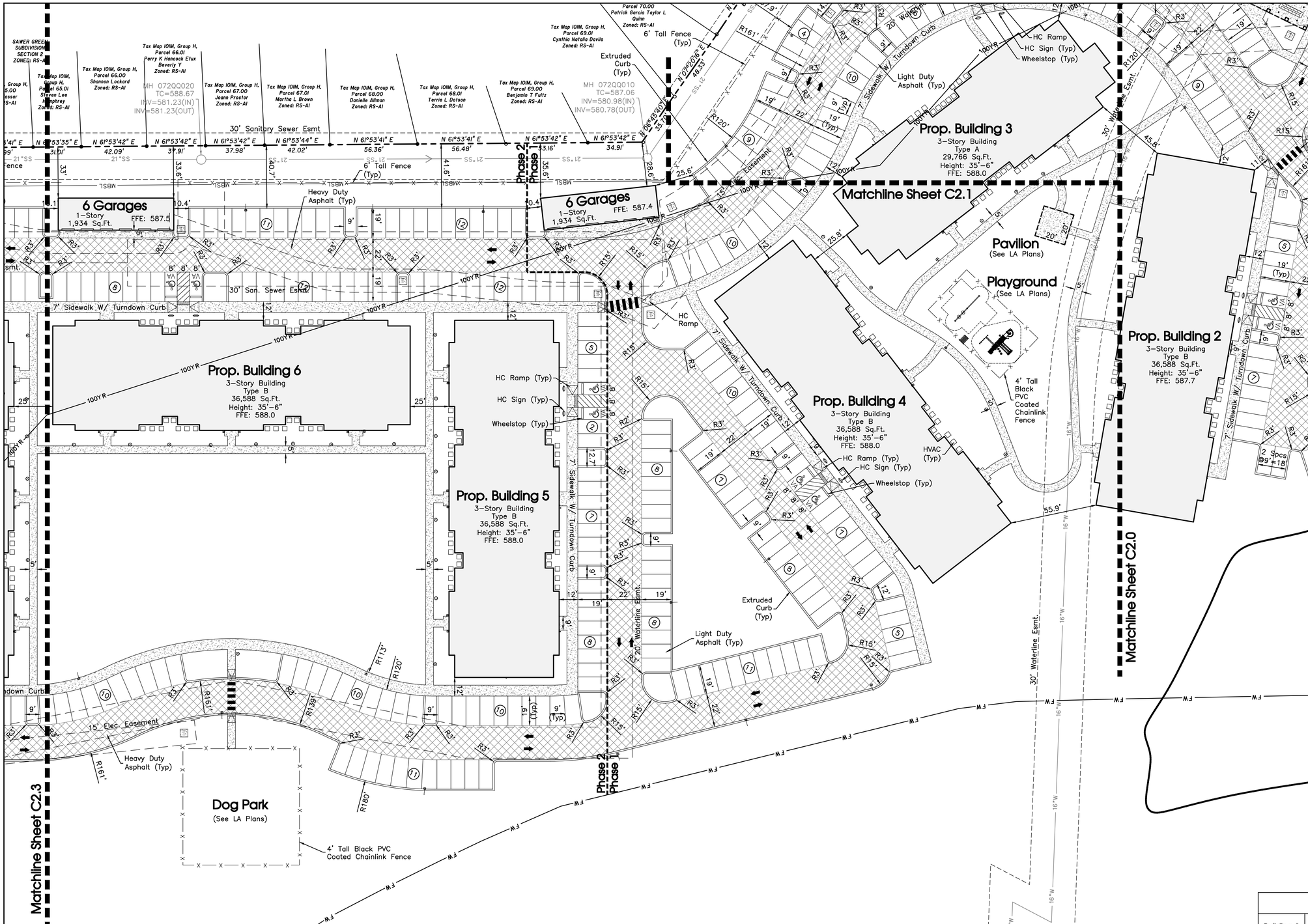
Murfreesboro, Tennessee

REVISED: 4-1-2020: Staff Comments

DRAWN: CFB3
DATE: 3-12-20
CHECKED: MAT
FILE NAME: 99174Shalom
SCALE: 1"=30'
JOB NO. 99174

Site Plan

SHEET: C2.1



Legend:

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	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
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EROSION EEL		E E E	
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MBSL Note:

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MFE: 587.0

30' 0 30' 60'
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MATTHEW A. TAYLOR
STATE OF TENNESSEE
LICENSED PROFESSIONAL ENGINEER

REVIEW SET
(Not Intended for Construction)

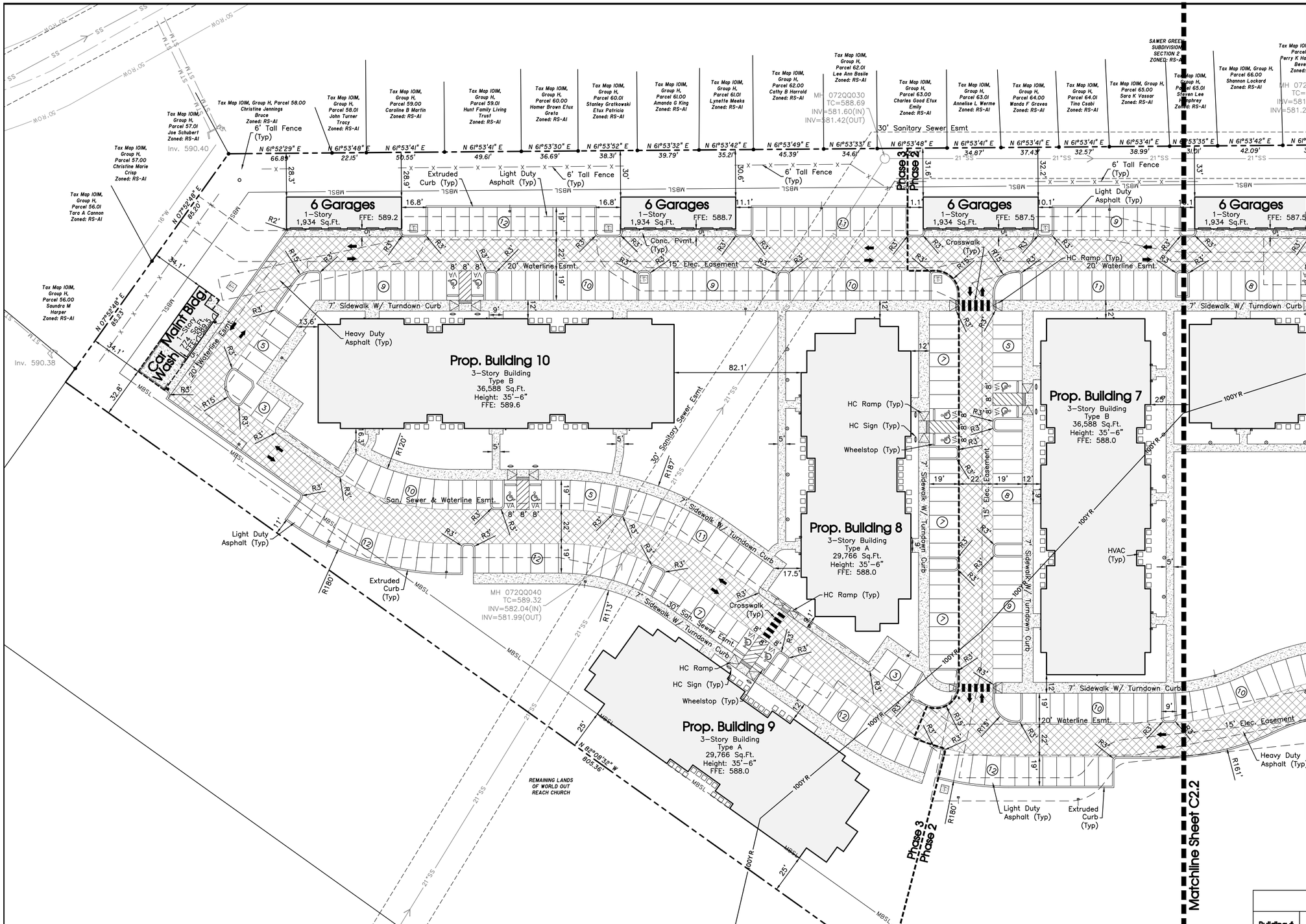
Shalom Farms Apartments

Murfreesboro, Tennessee

REVISED: 4-1-2020, Staff Comments

DRAWN: CFB3
DATE: 3-12-20
CHECKED: MAT
FILE NAME: 99174Shalom
SCALE: 1"=30'
JOB NO. 99174
SHEET: C2.2

Site Plan



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EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM STM		
PROPOSED STORM	STM STM		
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BFE: 586.0
MFE: 587.0

30' 0 30' 60'
SCALE: 1"= 30'

Know what's **below.**
Call before you dig.

Bedrooms

Building #	# of 1 BR Units	# of 2 BR Units	# of 3 BR Units	Total # of Bedrooms
1	12	20	18	106
2	24	12	0	48
3	0	18	6	54
4	24	12	0	48
5	24	12	0	48
6	24	12	0	48
7	24	12	0	48
8	0	18	6	54
9	0	18	6	54
10	24	12	0	48
Total	156	146	36	556

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 890-7567

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site as shown on these construction drawings. The engineer assumes no liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR
STATE OF TENNESSEE
REVIEW SET
(Not Intended for Construction)

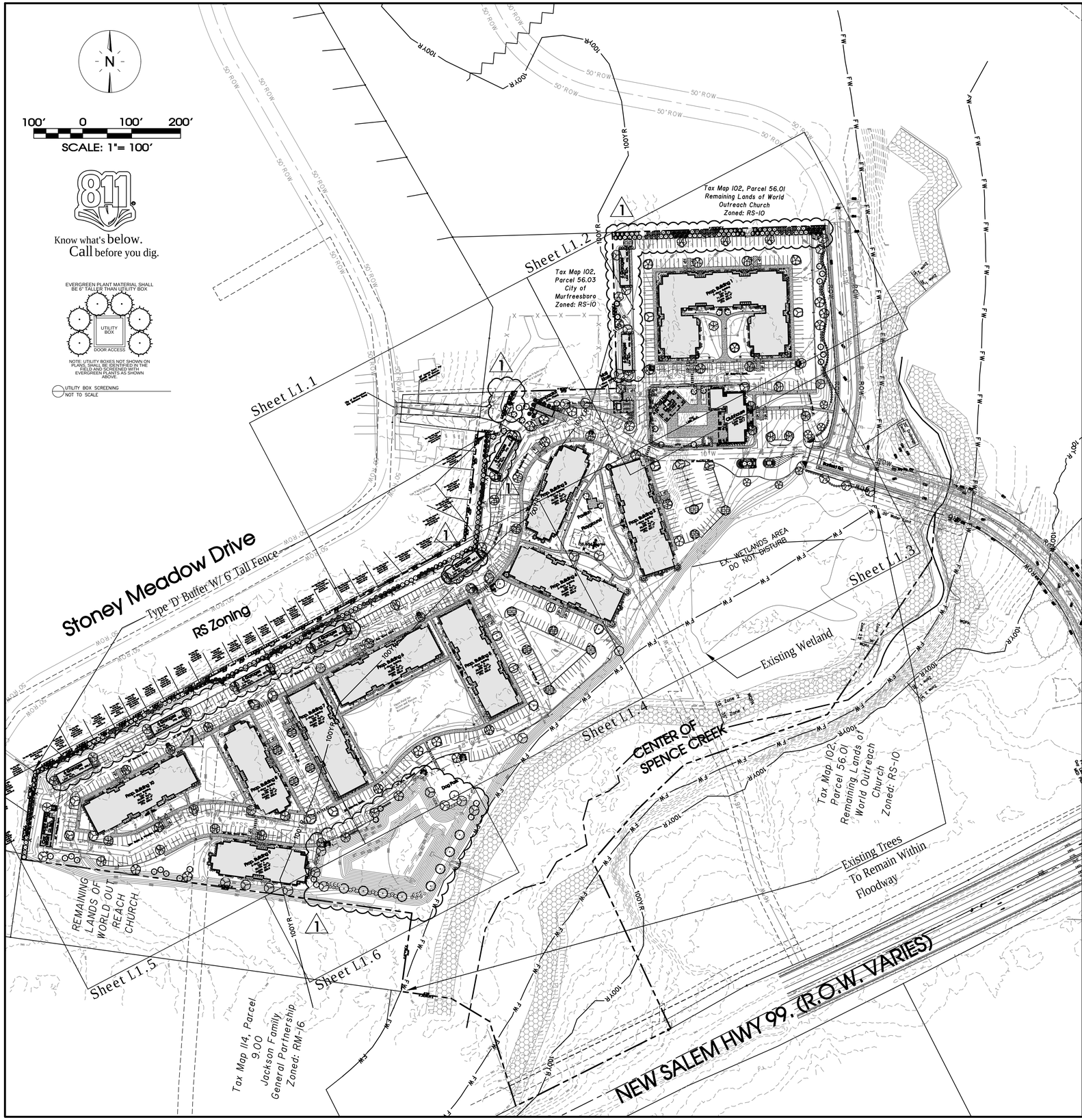
Shalom Farms Apartments

Murfreesboro, Tennessee

REVISED: 4-1-2020: Staff Comments

DRAWN: CFB3
DATE: 3-12-20
CHECKED: MAT
FILE NAME: 99174Shalom
SCALE: 1"=30'
JOB NO. 99174
SHEET: C2.3

Site Plan



S□□□□ F□r□ □A□□r□ □□□

LANDSCAPE PLAN

SITE DATA
SITE AREA: ±32.3 ACRES
SITE ZONING: RM-16

OPEN SPACE REQUIREMENTS

DEVELOPABLE AREA
32.3 ACRES - 7.92 (FLOODWAY) = 24.38
OPEN SPACE:
REQUIRED: (20%)(32.3 ACRES) = 6.46 ACRES (281,398 SQ.FT.)
PROVIDED: = 22.07 ACRES (961,369 SQ.FT.)\
FORMAL OPEN SPACE
REQUIRED: (5%)(24.38 ACRES) = 1.22 ACRES (53,143 SQ.FT.)
PROVIDED: = 1.25 ACRES (54,470 SQ.FT.)

ACTIVE AREA REQUIREMENTS

ACTIVE AREA REQUIRED FOR GREATER THEN 8 D.U.A. ON 32.3 AC = (32.3)(4%) PROVIDED IN A MINIMUM OF 2 AREAS

REQUIRED AREA 32.3 AC X 4 = ±1.29 AC
ACTIVE AREA PROVIDED = ±2 AC
ACTIVE SPACES PROVIDED = 4 (+2 OVER REQUIRED)

LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

REQUIRED PERIMETER LANDSCAPING

	REQUIRED	PROVIDED
Perimeter West of Building '1'		
318.75 LF		
1 SHADE TREE/ 40 LF OF PERIMETER	8 TREES	8 TREES
Perimeter North of Building '1'		
424.42 LF Class 'D' Buffer Option 1		
1 SHADE TREE/ 40 LF OF PERIMETER	6 TREES	0 TREES (BUFFER REQUIREMENTS)
Perimeter East of Building '1'		
528.49 - 29 = 499.49		
1 SHADE TREE/ 40 LF OF FRONTAGE	12 TREES	13 TREES
1 SHRUB PER 5 LF OF FRONTAGE	100 SHRUBS	108 SHRUBS
Perimeter South of Main Entry Road		
147.27 LF		
1 SHADE TREE/ 40 LF OF FRONTAGE	4 TREES	4 TREES
1 SHRUB PER 5 LF OF FRONTAGE	30 SHRUBS	30 SHRUB
East Perimeter Along Floodway		
1,420.95 LF		
1 SHADE TREE/ 40 LF OF PERIMETER	36 TREES	0 TREES (EXISTING TREES TO REMAIN)
South Perimeter		
805.36 LF		
1 SHADE TREE/ 40 LF OF PERIMETER	25 TREES	25 TREES
Northwest Perimeter (ADJACENT TO RS ZONING)		
1,000 LF		
1 SHADE TREE/ 40 LF OF PERIMETER	25 TREES	00 TREES (BUFFER REQUIREMENTS)
Perimeter West of Building '3'		
334.4 LF - CLASS 'D' BUFFER		
1 SHADE TREE/ 40 LF OF PERIMETER	8 TREES	0 TREES (BUFFER REQUIREMENTS)
Perimeter North of Building '3'		
243.73 LF		
1 SHADE TREE/ 40 LF OF PERIMETER	6 TREES	6 TREES

PARKING LOT REQUIREMENTS
ONE SHADE TREE OR TWO ORNAMENTAL TREES PER 12.5 PARKING STALLS TO BE PLANTED IN LANDSCAPE ISLANDS.
704 SURFACE PARKING SPACES PROVIDED = 56 TREES REQUIRED
102 TREES PROVIDED IN ISLANDS

DESIGN GUIDELINES LANDSCAPE REQUIREMENTS

	TREES REQUIRED	TREES PROPOSED
REQUIRED PERIMETER/PARKING TREES:	124	205 (SURPLUS DUE TO PARKING ISLAND TREE REQUIREMENTS)
10% REQUIRED 4" CALIPER:	12	13
15% REQUIRED 3" CALIPER:	19	142
75% REQUIRED 2.5" CALIPER:	93	44

PLAN NOTES:
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED.
5. ALL SHRUBS TO BE 3' BACK OF CURB.
6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
7. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)
8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

PLANTING SCHEDULE NOTES
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF MURFREESBORO PLANNING DEPARTMENT 615-893-6441 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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The site as shown on these construction drawings is intended to achieve specific design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

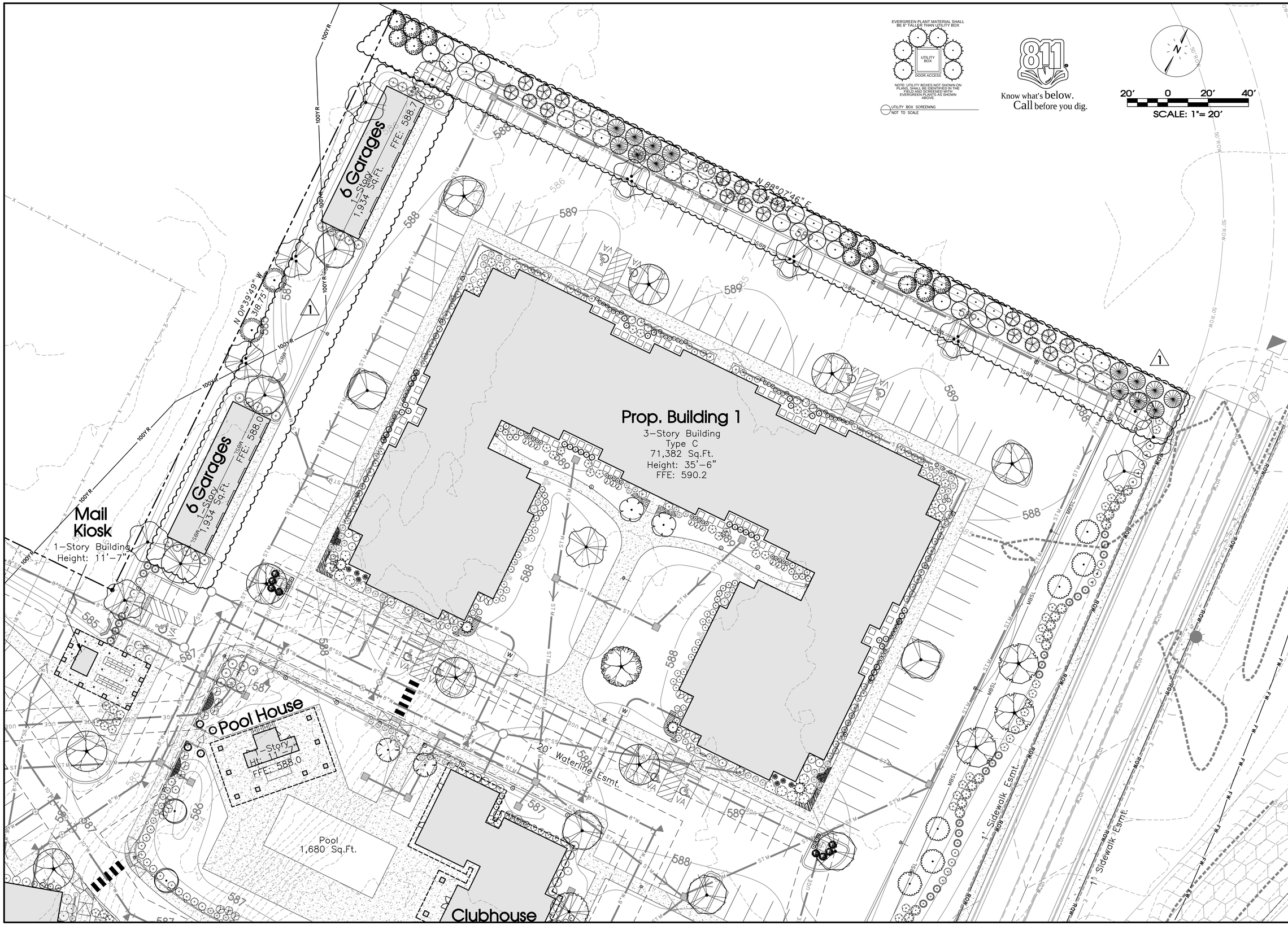
Shalom Farms Apartments
Murfreesboro, Tennessee

REVISED:
1 04-01-2020: Staff Comments

DRAWN: BPG
DATE: 03-12-2020
CHECKED: RSM
FILE NAME: 99174Shalom_LA
SCALE: 1" = 100'
JOB NO. 99174

Landscape Plan

SHEET: L1.0



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LANDSCAPE ARCHITECTURE

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STEVEN S. MOLCHAN, REGISTERED ENGINEER
No. 101810
STATE OF TENNESSEE
04-01-20
REGISTERED LANDSCAPE ARCHITECT
No. 1287
STATE OF TENNESSEE

Shalom Farms Apartments

Murfreesboro, Tennessee

REVISED:
1 04-01-2020- Staff Comments

DRAWN: BPG
DATE: 03-12-2020
CHECKED: RSM
FILE NAME: 99174Shalom_LA
SCALE: 1" = 20'
JOB NO. 99174

Landscape Plan

SHEET: L1.1

City of Murfreesboro
Std. Entrance Ramp

25' Access Esmt. For
Benefit Of Shalom
Farms Apartments

PERMANENT WATER &
SEWER LINE EASEMENT
RB 141, PG 2758
EXCEPTION An

Type 'D' Buffer Option 2
W/ 6' Tall Fence

PERMANENT 20' WATER
LINE EASEMENT
RB 141, PG 2758
EXCEPTION An

Type 'D' Buffer Option 2
W/ 6' Tall Fence

Compactor
(See Arch. Plans)

6 Garages
1-Story
1,934 Sq.Ft.
FFE: 587.5

30' Sanitary Sewer Esmt.

30' San. Sewer Esmt.

20' Waterline Esmt.

30' Waterline Esmt.

30' Sanitary Sewer Esmt

4 Spaces
@ 9'=36'

10 Spaces
@ 9'=90'

6 Spaces
@ 9'=54'

9 Spaces
@ 9'=81'

Prop. Building 3
3-Story Building

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

NOTE: UTILITY BOXES NOT SHOWN ON PLANS MUST BE LOCATED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE

811
Know what's below.
Call before you dig.

N

20' 0 20' 40'
SCALE: 1"= 20'

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
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ROBERT S. MOLCHAN, REGISTERED ENGINEER, STATE OF TENNESSEE, No. 102101

ROBERT A. SHORT, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE, No. 1287

Shalom Farms Apartments

Murfreesboro, Tennessee

REVISED:
1 04-01-2020: Staff Comments

DRAWN: BPG
DATE: 03-12-2020
CHECKED:
RSM
FILE NAME:
99174Shalom_LA
SCALE:
1" = 20'
JOB NO.
99174

Landscape Plan

SHEET:
L1.2

3–Story Building
Type A
29,766 Sq.Ft.
Height: 35'–6"
FFE: 588.0

Pavilion

Playground

Prop. Building 2
3–Story Building
Type B
36,588 Sq.Ft.
Height: 35'–6"
FFE: 587.7

1,680 Sq.Ft.

Clubhouse
1–Story
5,020 Sq.Ft.
FFE: 587.7

Spaces
9'=54'

#39
#38

20' Waterline Esmt.

15' Elec. Easement

30' Waterline Esmt.

20' Wate

Existing Wetland

EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

NOTE: UTILITY BOXES NOT SHOWN ON PLANS, SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE

811
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Call before you dig.

20' 0 20' 40'
SCALE: 1"= 20'

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JOSEPH S. MOLCHAN, III
REGISTERED
No. 101823
STATE OF TENNESSEE
LANDSCAPE ARCHITECT
04-01-20

Shalom Farms Apartments

Murfreesboro, Tennessee

REVISED:
1 04–01–2020: Staff Comments

DRAWN: BPG
DATE: 03–12–2020
CHECKED: RSM
FILE NAME: 99174Shalom_LA
SCALE: 1" = 20'
JOB NO. 99174
SHEET: L1.2

Landscape Plan

Type 'D' Buffer Option 2
W/ 6' Tall Fence

6 Garages
1-Story
1,934 Sq.Ft.
FFE: 587.5

6 Garages
1-Story
1,934 Sq.Ft.
FFE: 587.4

15' Elec. Easement

20' Waterline Esmt.

30' San. Sewer Esmt.

Prop. Building 7
3-Story Building
Type B
36,588 Sq.Ft.
Height: 35'-6"
FFE: 588.0

Prop. Building 6
3-Story Building
Type B
36,588 Sq.Ft.
Height: 35'-6"
FFE: 588.0

Prop. Building 5
3-Story Building
Type B
36,588 Sq.Ft.
Height: 35'-6"
FFE: 588.0

Prop. Building 4
3-Story Building
Type B
36,588 Sq.Ft.
Height: 35'-6"
FFE: 588.0

Open Field for Active and Passive Recreation 1

20' Waterline Esmt.

Waterline Esmt.

15' Elec. Easement

Dog Park

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX
DOOR ACCESS

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UTILITY BOX SCREENING
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811
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20' 0 20' 40'
SCALE: 1"= 20'

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STEVEN S. MOLCHAN, REGISTERED ENGINEER, No. 101810, STATE OF TENNESSEE
REGISTERED ENGINEER
REGISTERED LANDSCAPE ARCHITECT, No. 291, STATE OF TENNESSEE

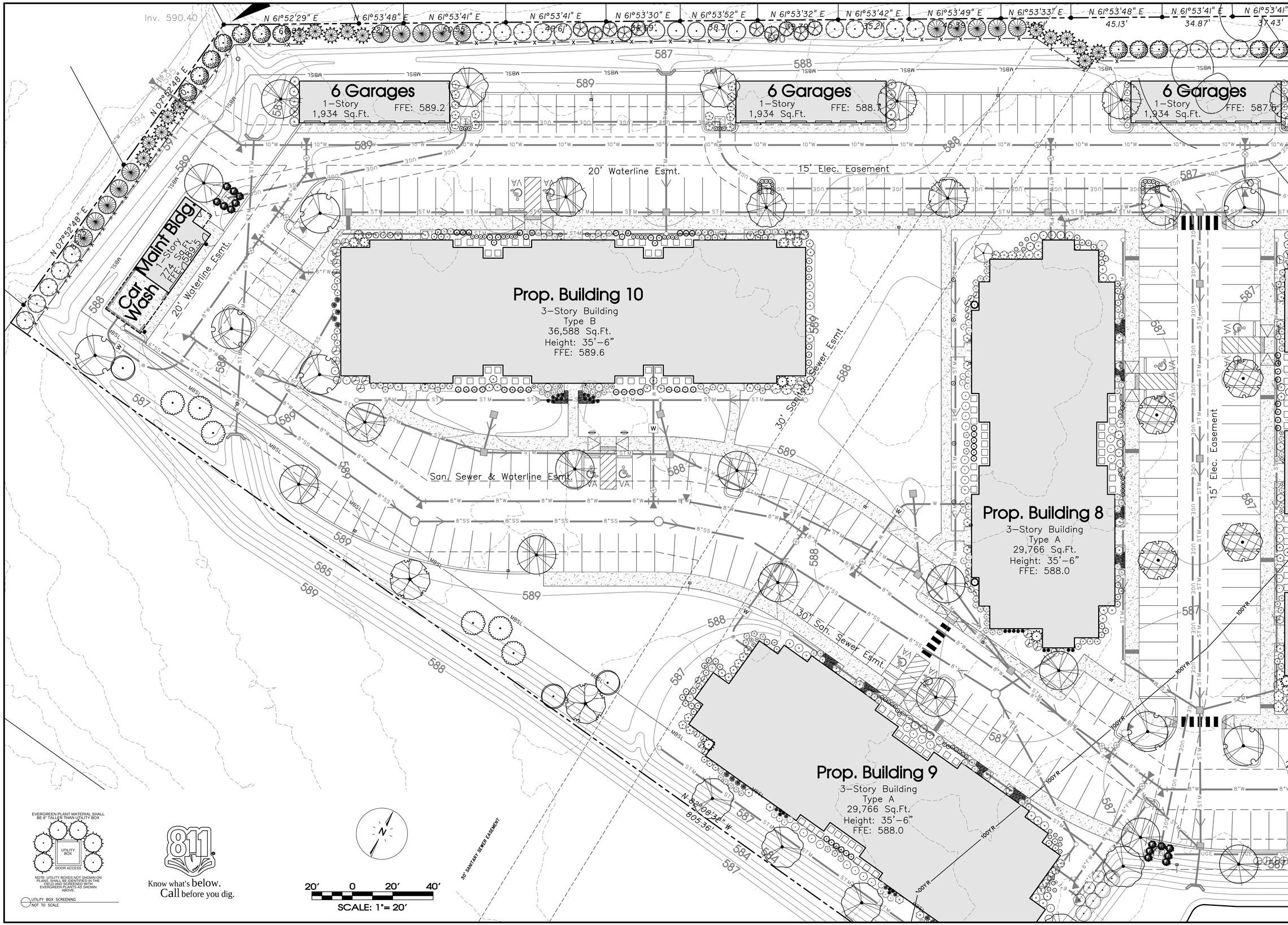
Shalom Farms Apartments

Murfreesboro, Tennessee

REVISED:
1 04-01-2020: Staff Comments

DRAWN: BPG
DATE: 03-12-2020
CHECKED: RSM
FILE NAME: 99174Shalom_LA
SCALE: 1" = 20'
JOB NO. 99174
SHEET: L1.4

Landscape Plan



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BRENT S. MOLCHAN, REGISTERED ENGINEER, No. 112000, STATE OF TENNESSEE

BRENT A. SCOTT, REGISTERED LANDSCAPE ARCHITECT, No. 1587, STATE OF TENNESSEE

Shalom Farms Apartments

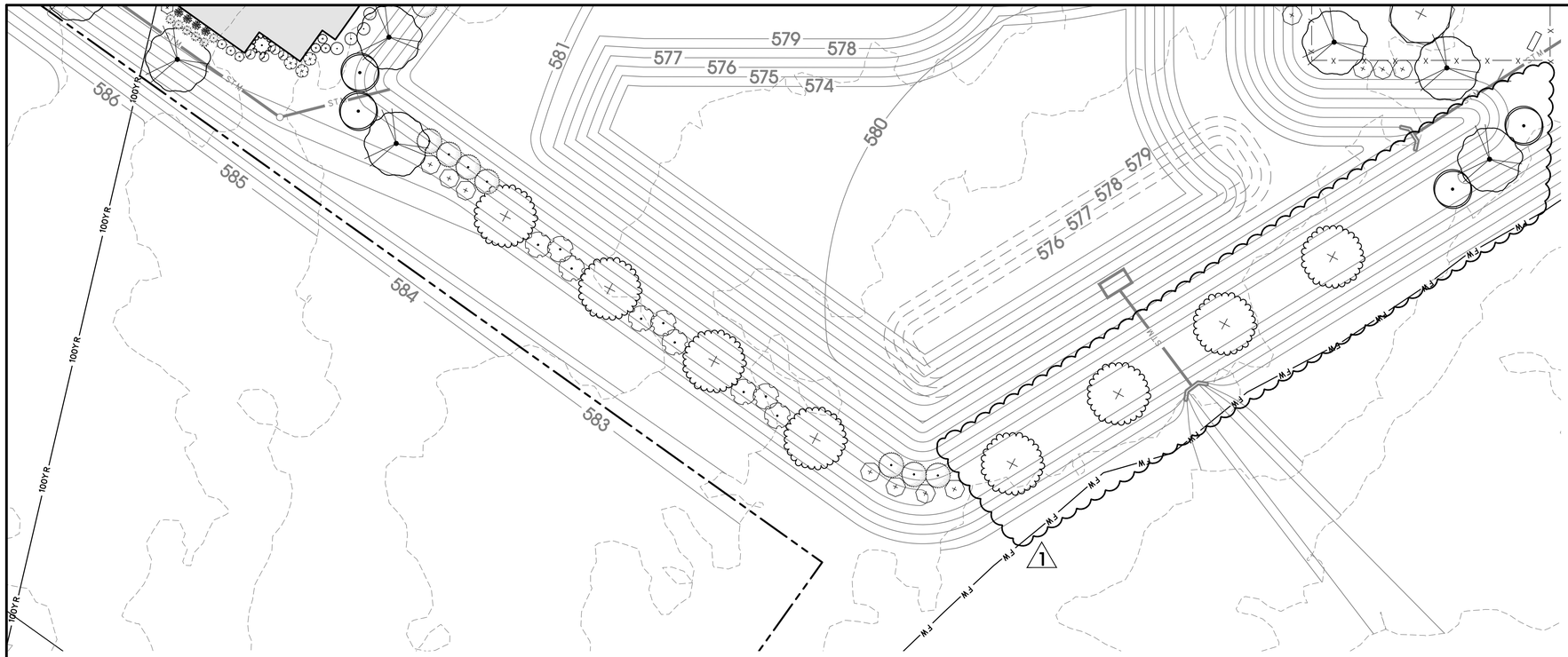
Murfreesboro, Tennessee

REVISED:
1 04-01-2020: Staff Comments

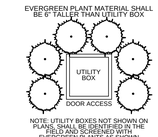
DRAWN: BPG
DATE: 03-12-2020
CHECKED: RSM
FILE NAME: 99174Shalom_LA
SCALE: 1" = 20'
JOB NO. 99174

Landscape Plan

SHEET: L1.5



EVERGREEN PLANT MATERIAL SHALL BE 8' TALLER THAN UTILITY BOX



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UTILITY BOX SCREENING
NOT TO SCALE

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20' 0 20' 40'
SCALE: 1"= 20'

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PETER S. MOLCHAN, REGISTERED ENGINEER, TENNESSEE No. 102 01/01/2020

REGISTERED LANDSCAPE ARCHITECT, TENNESSEE No. 187 01/01/2020

Shalom Farms Apartments

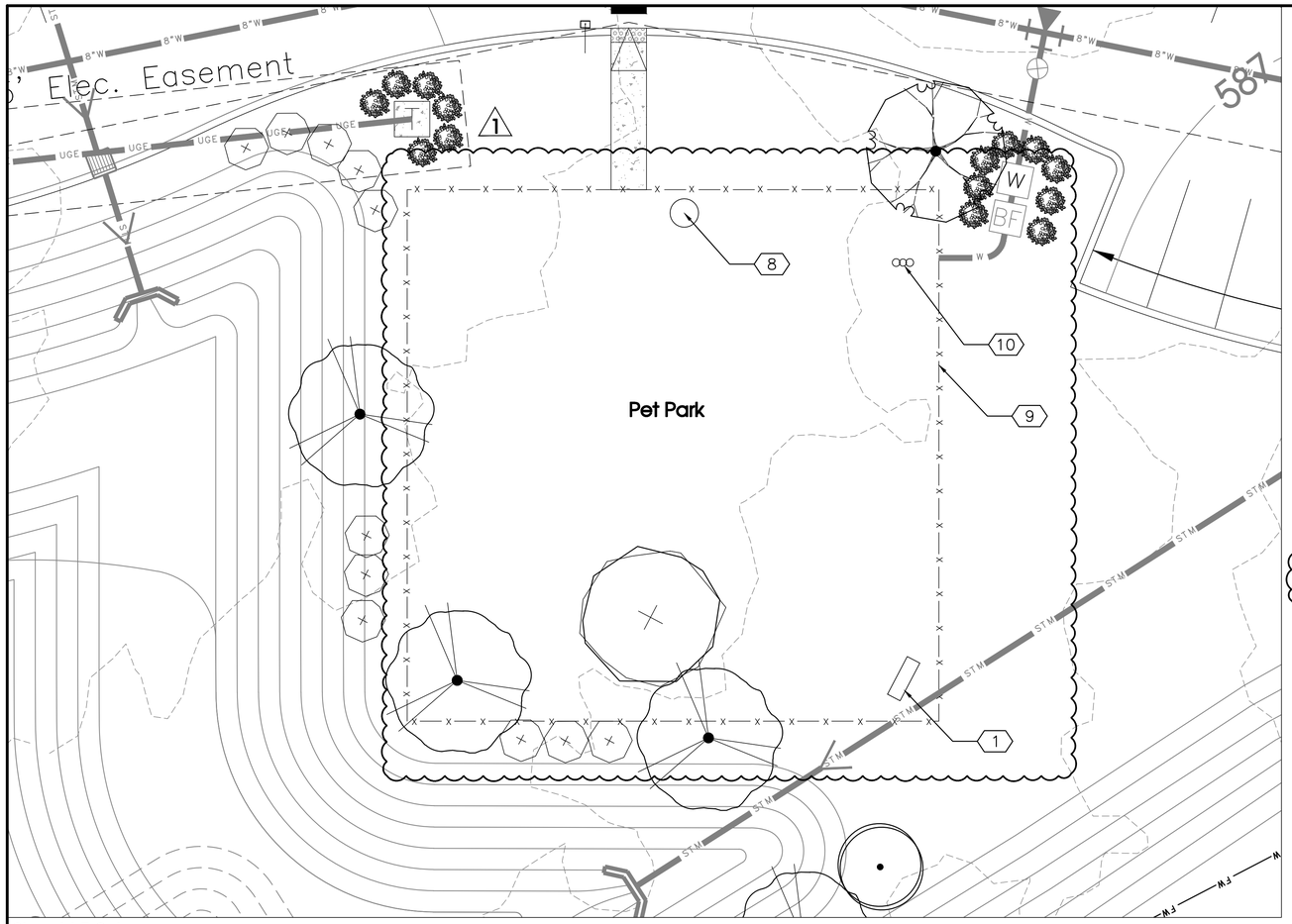
Murfreesboro, Tennessee

REVISED:
1 04-01-2020: Staff Comments

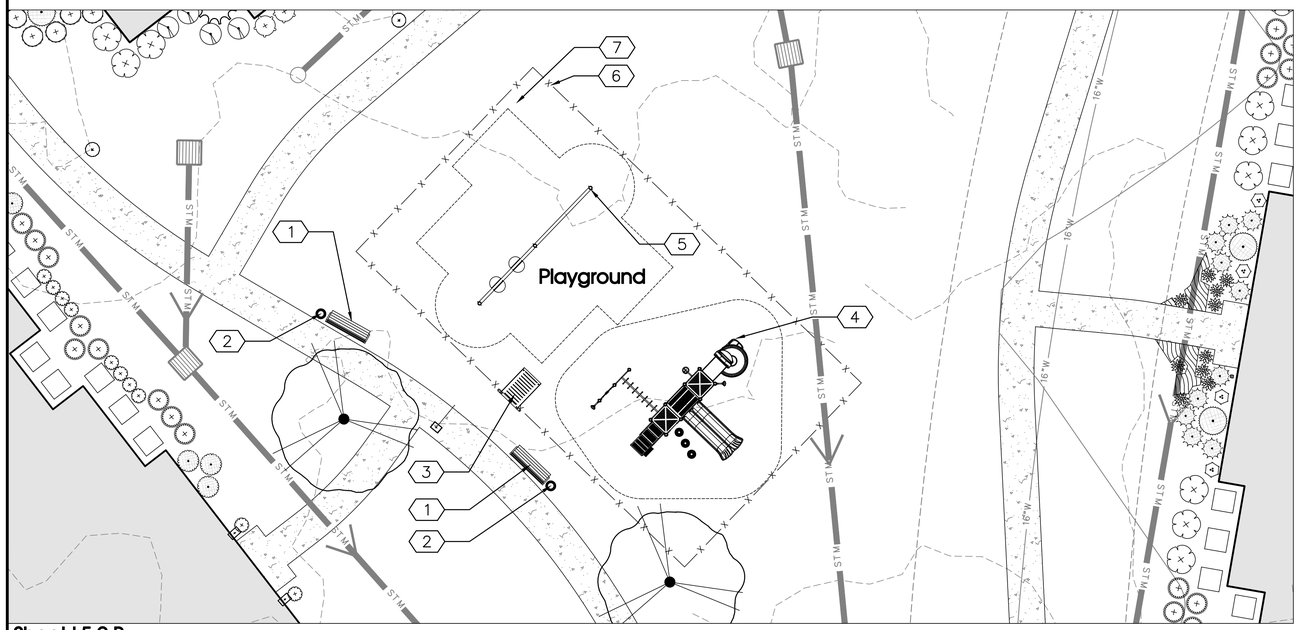
DRAWN: BPG
DATE: 03-12-2020
CHECKED: RSM
FILE NAME: 99174Shalom_LA
SCALE: 1" = 20'
JOB NO. 99174

Landscape Plan

SHEET: L1.6



Sheet L5.0 A



Sheet L5.0 B

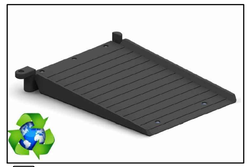
MATERIAL CALLOUTS:

1. SAM-BWB1010-GREEN BENCH BY CHILDFORMS®
   STYLE: BACKED BENCH, 24" DEPTH, 72" WIDTH, 32-5/12" HEIGHT, SURFACE MOUNT, WITHOUT SEAT DIVIDERS
   COLOR: GREEN
2. SAM-TRS01-GREEN-SM LITTER RECEPTACLE BY CHILDFORMS®
   STYLE: 32 GAL., 25" DIAMETER 23-1/2" WITH 28-5/8" HEIGNT
   COLOR: GREEN
3. FLUSH RAMP SYSTEM ADA-00005-BLK BY CHILDFORMS®
   STYLE: MOLDED POLYETHYLENE
   COLOR: BLACK
4. FUN PLAY STRUCTURE STR-353207-BN BY CHILDFORMS®
   STYLE: 18'-9" X 20'-11"
   AGE GROUP: 5-12
5. SWG-00034-BN TWO BAY 5" POST SWING BY CHILDFORMS®
   COLOR: BROWN – POWDER COATED
6. FTB-00003 FUNTIMBER AND SPIKE MATERIALS BY CHILDFORMS®
   STYLE: 9" HEIGHT WITH GALVANIZED STEEL GROUND SPIKE
   COLOR: BLACK
7. PLAYGROUND MULCH
   STYLE: ENGINEERED WOOD FIBER MULCH OR APPROVED EQUAL
   COLOR: NATURAL
8. DOG-00020 DOGGY WASTE STATION BY CHILDFORMS®
   STYLE: POWDER COATED ALUMINUM
   COLOR: GREEN
   PRE-FAB: INSTALL PER MANUFACTURES GUIDELINES
9. CHAIN LINK FENCE AND GATES
   STYLE: MINIMUM 5' HIGH COATED STEEL
   COLOR: GREEN
10. DOG WATERING STATION FROM DOG·ON·IT PARKS®
    STYLE: DUAL BOWL
    COLOR: GREEN

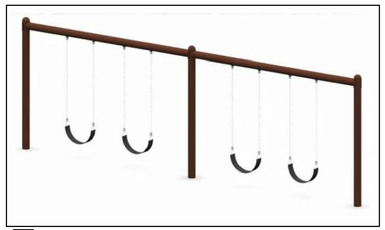
MATERIALS PLAN VISUAL AIDS:

1 BENCH

2 LITTER RECEPTACLE


3 PLAYGROUND ACCESSIBILITY RAMP

4 PLAY STRUCTURE


5 SWING SET

6 FUN TIMBER

7 Playground Mulch

8 WASTE STATION

9 Chain link Fence

10 Watering Station

Know what's below.
Call before you dig.

10' 0 10' 20'
SCALE: 1"= 10'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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The site as shown on these construction drawings is intended to achieve specific design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

PETER S. MOLCHAN, JR. REGISTERED ENGINEER No. 121 STATE OF TENNESSEE
GREG ALAN SMITH REGISTERED LANDSCAPE ARCHITECT No. 1291 STATE OF TENNESSEE

Shalom Farms Apartments
Murfreesboro, Tennessee

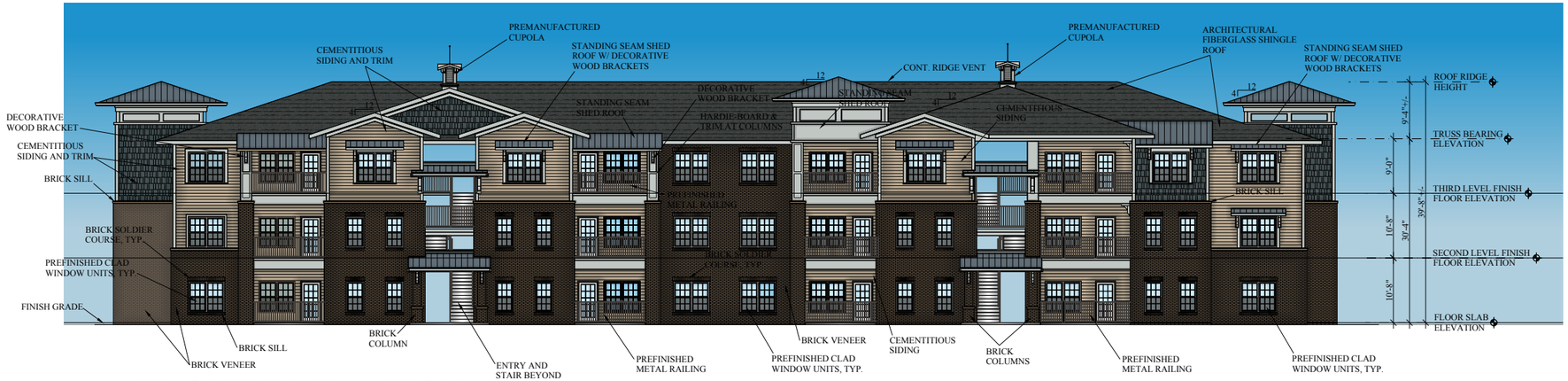
REVISED:
1 04-01-2020: Staff Comments

DRAWN: BPG
DATE: 03-12-2020
CHECKED: RSM
FILE NAME: 99174Shalom_LA
SCALE: 1" = 10'
JOB NO. 99174

Materials Plan

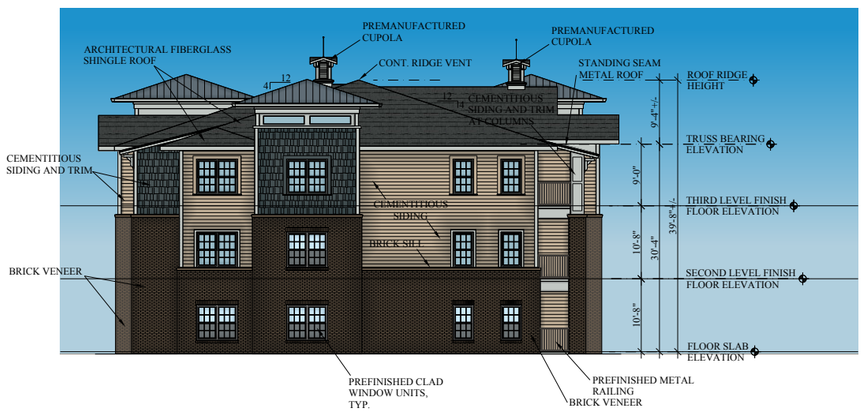
SHEET: L5.0

BUILDING TYPE A - ELEVATIONS



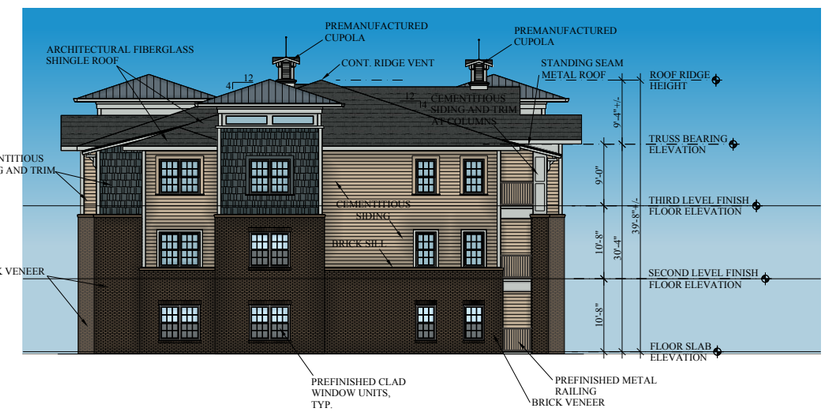
FRONT ELEVATION

SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

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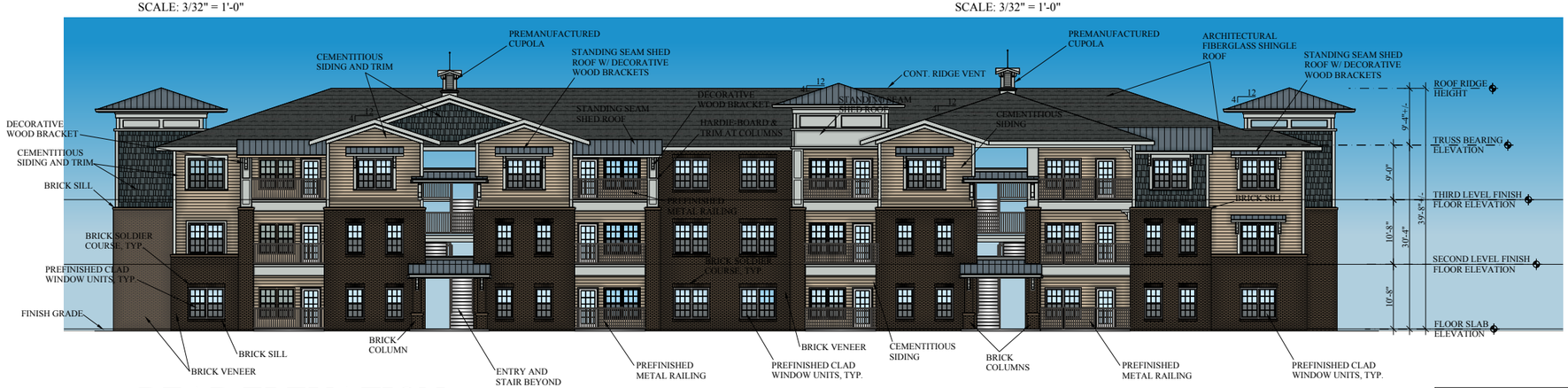
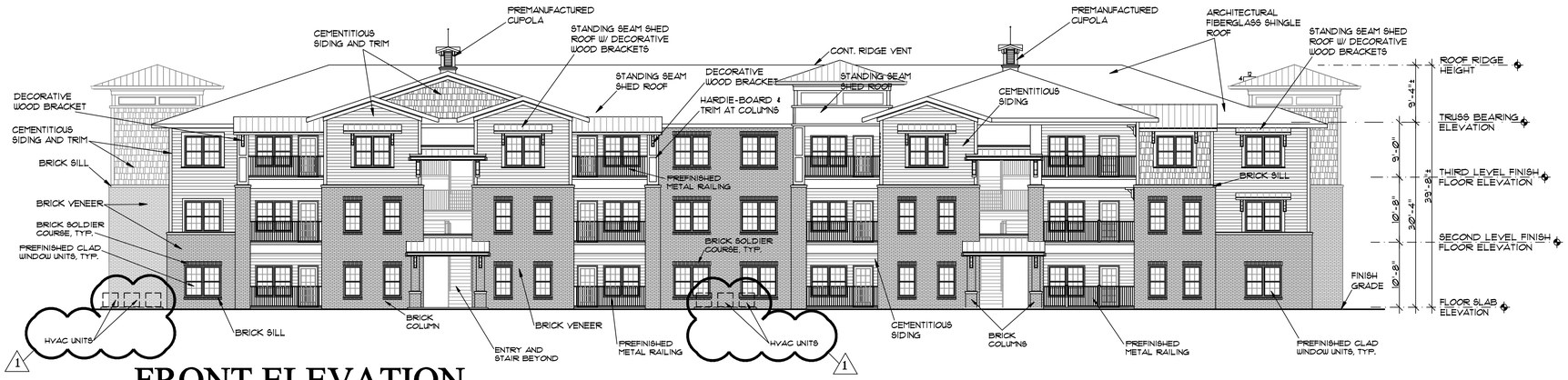


REAR ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING TYPE A				
	FINISH MATERIAL		GLAZING	
	BRICK	CEMENTITIOUS SIDING	WINDOWS	DOORS
FRONT ELEVATION	2,083 SF	2,293 SF	1,116 SF	276 SF
REAR ELEVATION	2,083 SF	2,293 SF	1,116 SF	276 SF
RIGHT SIDE ELEVATION	799 SF	857 SF	279 SF	0 SF
LEFT SIDE ELEVATION	799 SF	857 SF	279 SF	0 SF
BUILDING TOTAL	5,764SF	6,300 SF	2,790 SF	552 SF

BUILDING TYPE A - ELEVATIONS



FRONT ELEVATION

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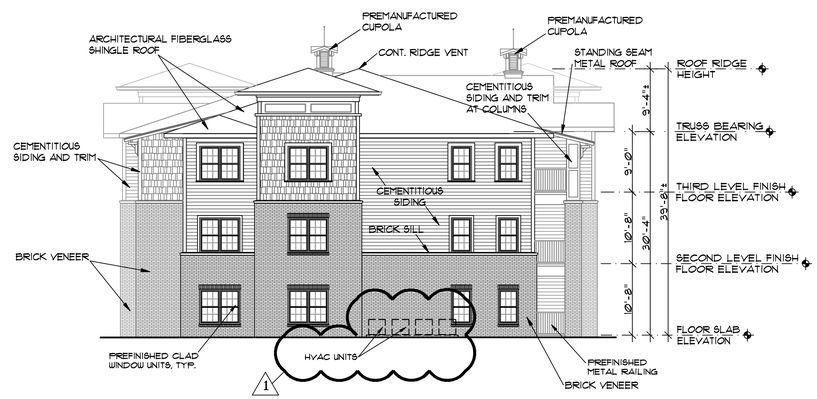
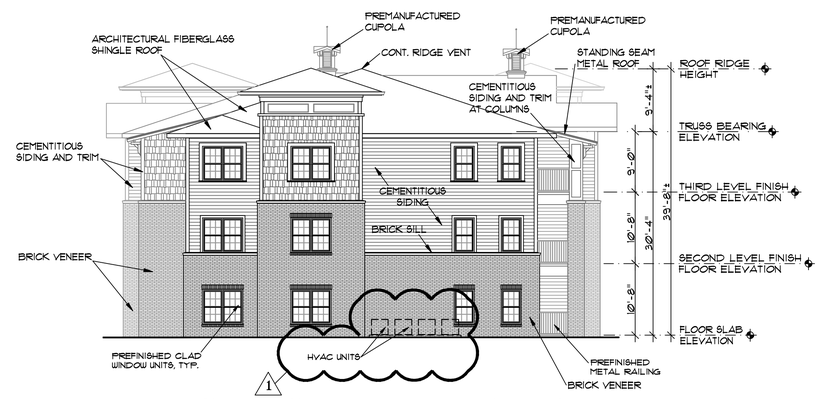


LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

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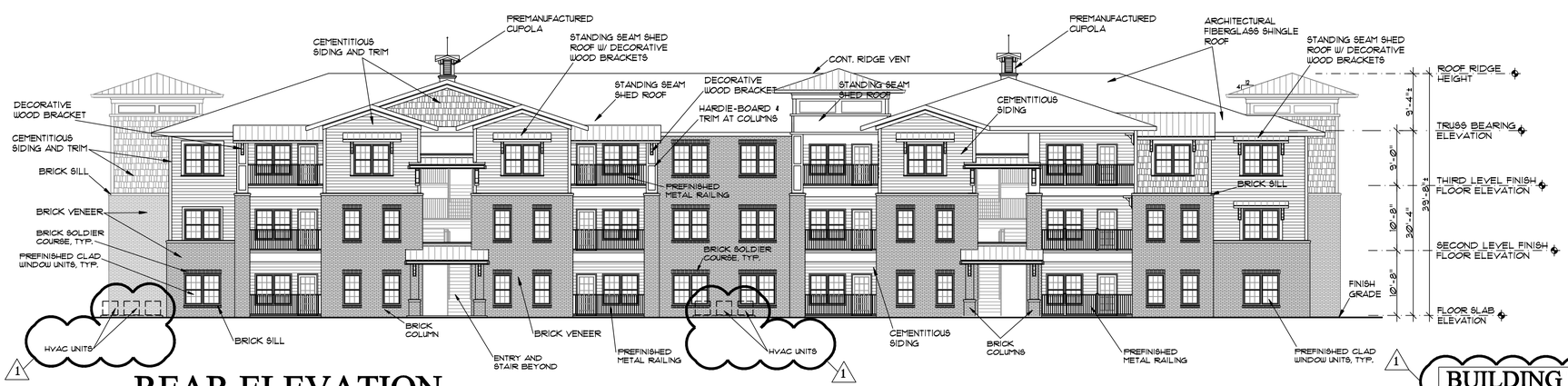

REAR ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING TYPE A

	FINISH MATERIAL				GLAZING			
	BRICK		CEMENTITIOUS SIDING		WINDOWS		DOORS	
FRONT ELEVATION	2,083 SF	36%	2,293 SF	40%	1,116 SF	19%	276 SF	5%
REAR ELEVATION	2,083 SF	36%	2,293 SF	40%	1,116 SF	19%	276 SF	5%
RIGHT SIDE ELEVATION	799 SF	41%	857 SF	44%	279 SF	15%	0 SF	0%
LEFT SIDE ELEVATION	799 SF	41%	857 SF	44%	279 SF	15%	0 SF	0%
BUILDING TOTAL	5,764SF	38%	6,300 SF	42%	2,790 SF	17%	552 SF	3%

New Apartment Development

Shalom Farms Apartments

New Salem Road
Murfreesboro, Tennessee

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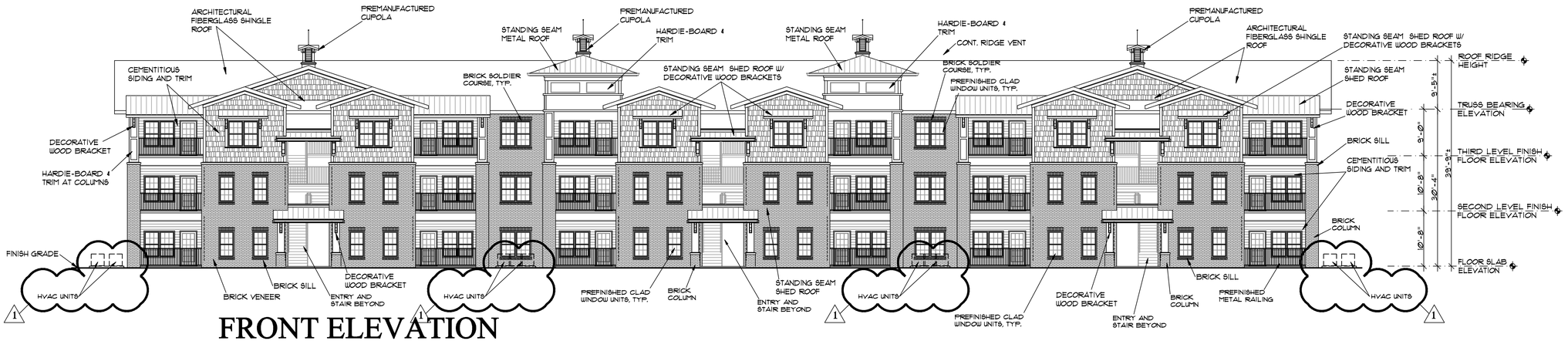
A4.1A

File #: 1233-A4.1A.dwg
Dwg. Name: BUILDING TYPE A EXTERIOR ELEVATIONS
Date: 03/11/2020
Drawn By: JDM

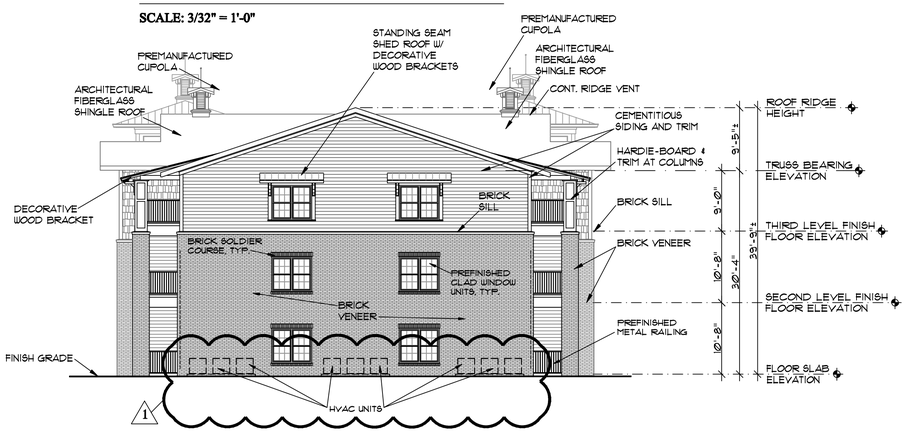
PETER H. METTS REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 20298 STATE OF TENNESSEE
03/11/2020

BUILDING TYPE B - ELEVATIONS



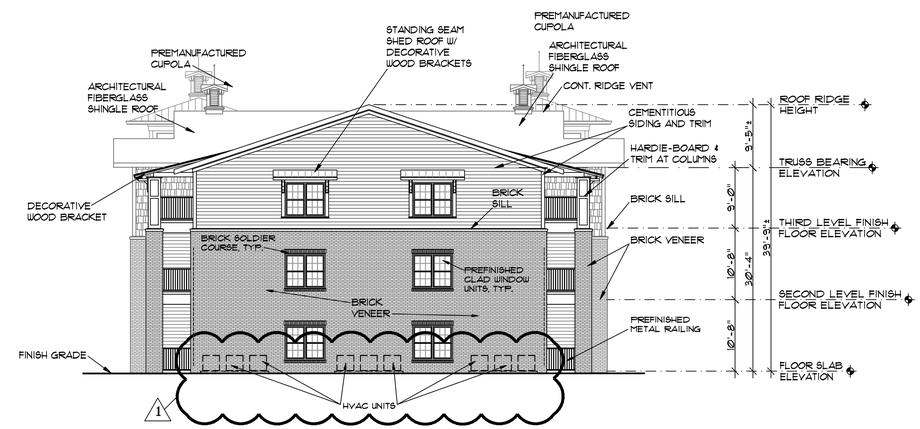
FRONT ELEVATION

SCALE: 3/32" = 1'-0"



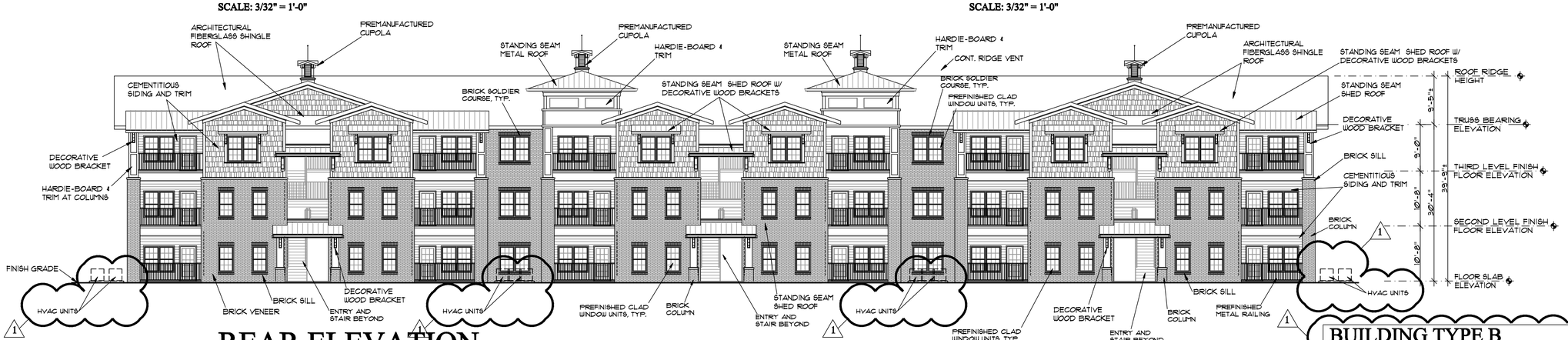
LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING TYPE B

	FINISH MATERIAL				GLAZING			
	BRICK		CEMENTITIOUS SIDING		WINDOWS		DOORS	
FRONT ELEVATION	2,310 SF	34%	2,754 SF	41%	1,302 SF	19%	414 SF	6%
REAR ELEVATION	2,310 SF	34%	2,754 SF	41%	1,302 SF	19%	414 SF	6%
RIGHT SIDE ELEVATION	1,319 SF	55%	864 SF	37%	186 SF	8%	0 SF	0%
LEFT SIDE ELEVATION	1,319 SF	55%	864 SF	37%	186 SF	8%	0 SF	0%
BUILDING TOTAL	7,258 SF	45%	7,236 SF	39%	2,976 SF	13%	828 SF	3%

New Apartment Development

Shalom Farms Apartments

New Salem Road

Murfreesboro, Tennessee

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A4.1B

File #: 1233-A4.1B.dwg

Dwg. Name: BUILDING TYPE B EXTERIOR ELEVATIONS

Date: 03/11/2020

Drawn By: JJM

PETER H. METTS REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 20298 STATE OF TENNESSEE

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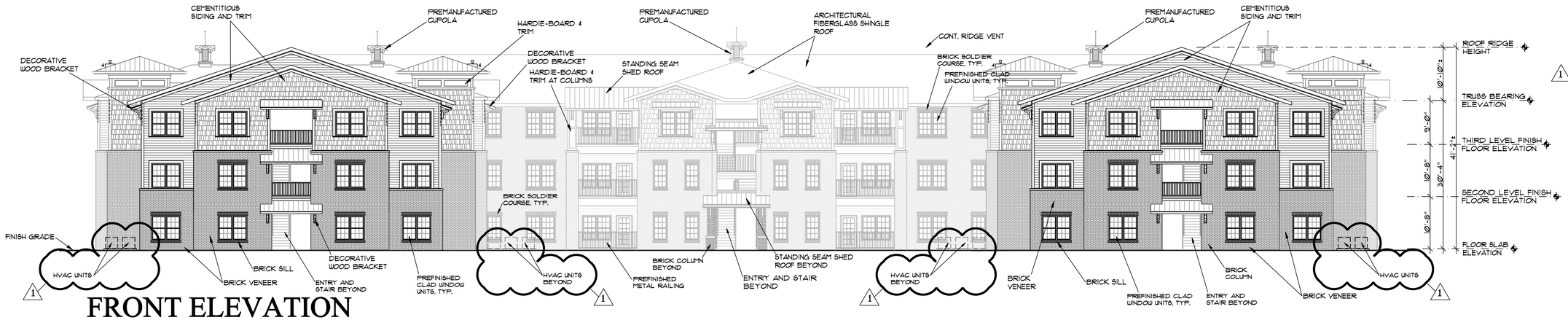
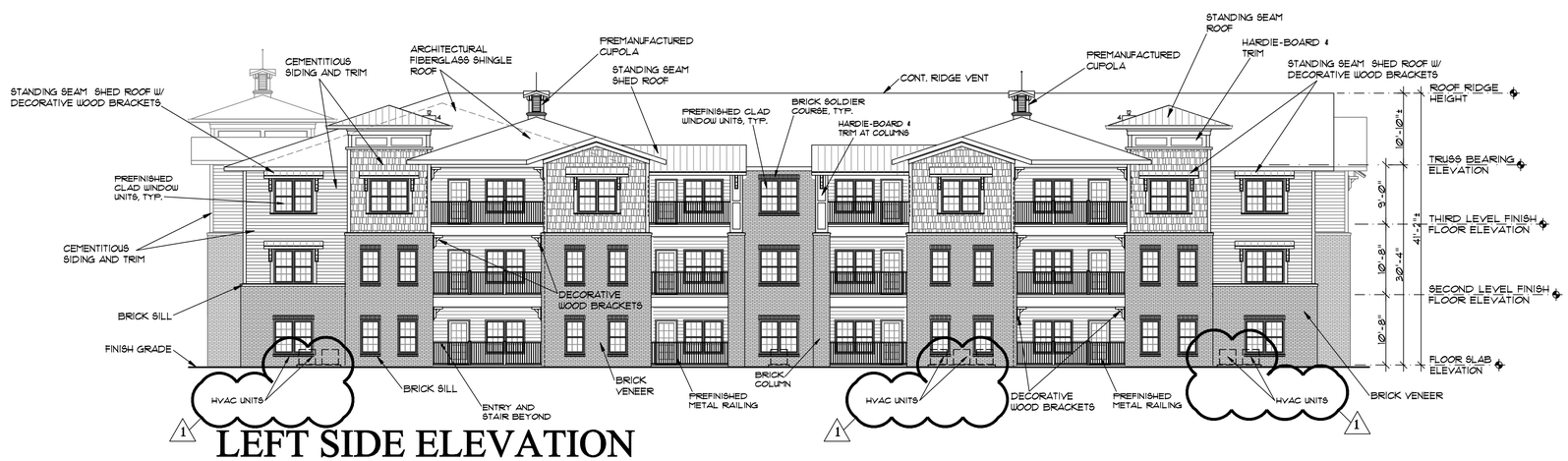
BUILDING TYPE C - ELEVATIONS



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/32" = 1'-0"

1

BUILDING TYPE C

	FINISH MATERIAL				GLAZING			
	BRICK		CEMENTITIOUS SIDING		WINDOWS		DOORS	
FRONT ELEVATION	2,180 SF	46%	1,806 SF	38%	744 SF	16%	0 SF	0%
FRONT ELEVATION (BEYOND)	2,052 SF	40%	1,580 SF	31%	1,209 SF	24%	276 SF	5%
REAR ELEVATION	3,048 SF	42%	2,388 SF	33%	1,581 SF	21%	276 SF	4%
LEFT SIDE ELEVATION	1,719 SF	32%	2,220 SF	43%	1,023 SF	20%	276 SF	5%
LEFT SIDE ELEVATION (INTERIOR)	741 SF	30%	1,110 SF	45%	465 SF	19%	138 SF	6%
RIGHT SIDE ELEVATION	1,719 SF	32%	2,220 SF	43%	1,023 SF	20%	276 SF	5%
RIGHT SIDE ELEVATION (INTERIOR)	741 SF	30%	1,110 SF	45%	465 SF	19%	138 SF	6%
BUILDING TOTAL	12,200SF	36%	12,434 SF	40%	6,510 SF	20%	1,380 SF	4%

New Apartment Development

Shalom Farms Apartments

New Salem Road
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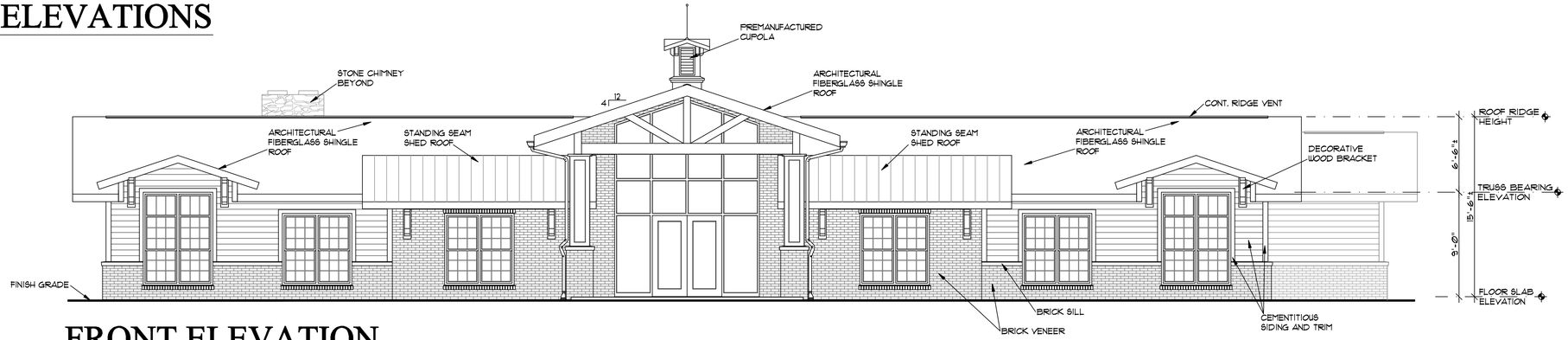
A4.1C

File #: 1233-A1.1C.dwg
Dwg. Name: BUILDING TYPE C EXTERIOR ELEVATIONS
Date: 03/11/2020
Drawn By: JJM

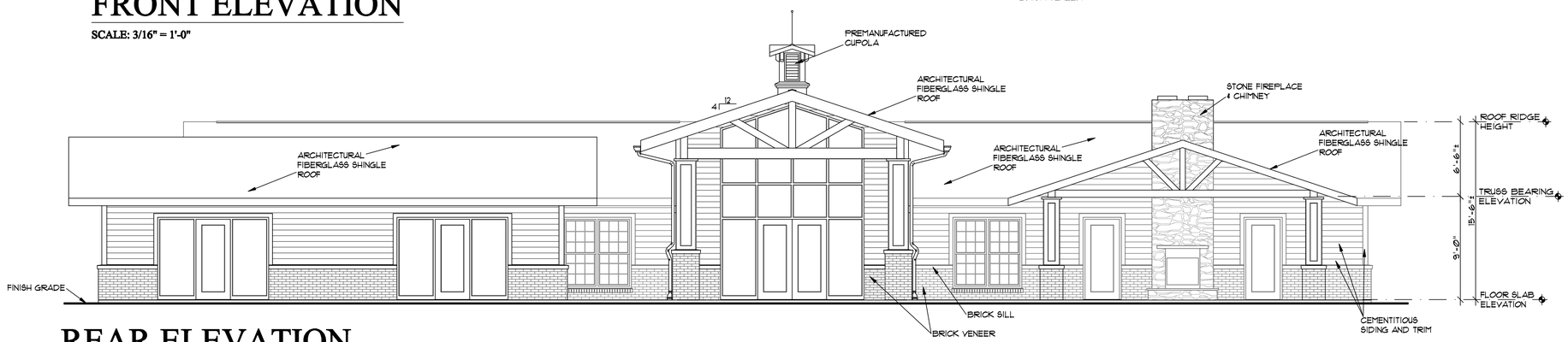
PETER H. METTS
REGISTERED ARCHITECT
AGRICULTURE COMMERCE
No. 20860
STATE OF TENNESSEE
03/11/2020

CLUBHOUSE - ELEVATIONS



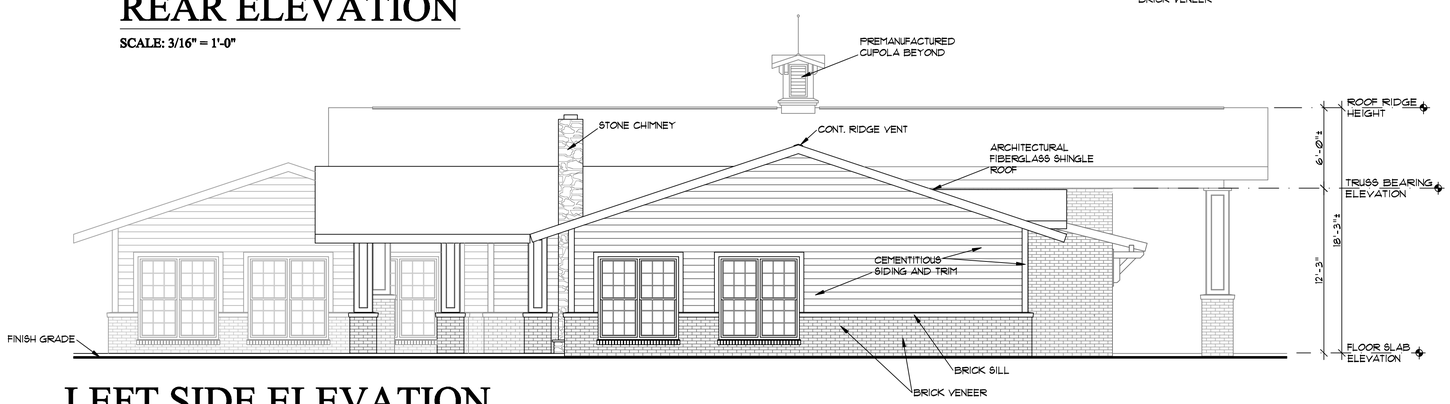
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



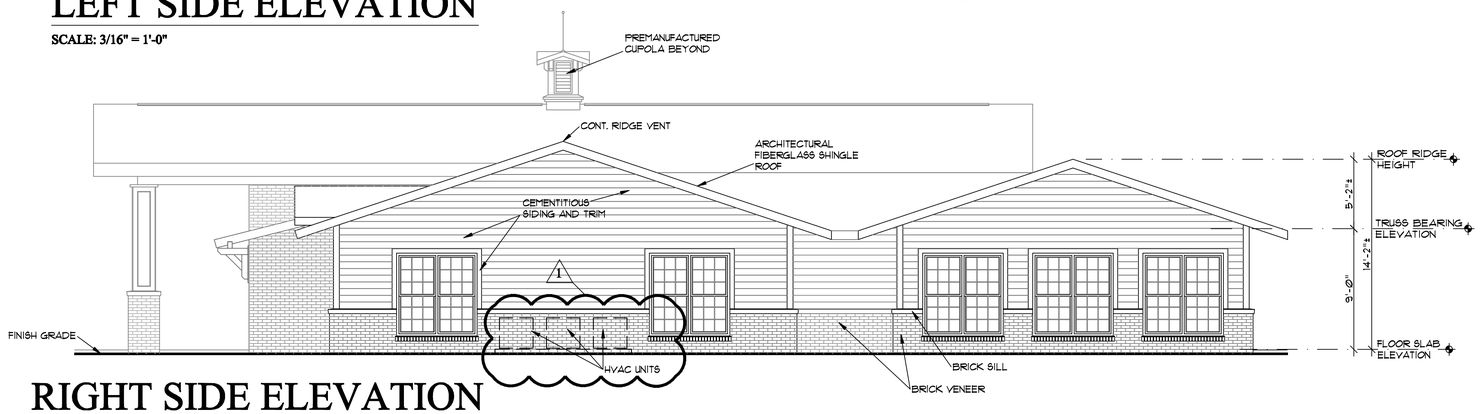
REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

1

CLUBHOUSE	FINISH MATERIAL				GLAZING			
	BRICK		CEMENTITIOUS SIDING		WINDOWS		DOORS	
FRONT ELEVATION	425 SF	39%	220 SF	20%	402 SF	37%	42 SF	4%
REAR ELEVATION	175 SF	18%	400 SF	43%	232 SF	25%	126 SF	14%
RIGHT SIDE ELEVATION	230 SF	28%	410 SF	49%	185 SF	23%	0 SF	0%
LEFT SIDE ELEVATION	220 SF	27%	410 SF	50%	185 SF	23%	0 SF	0%
BUILDING TOTAL	1,050 SF	28%	1,440 SF	41%	1,004 SF	27%	168 SF	4%

1

New Apartment Development
Shalom Farms Apartments
New Salem Road
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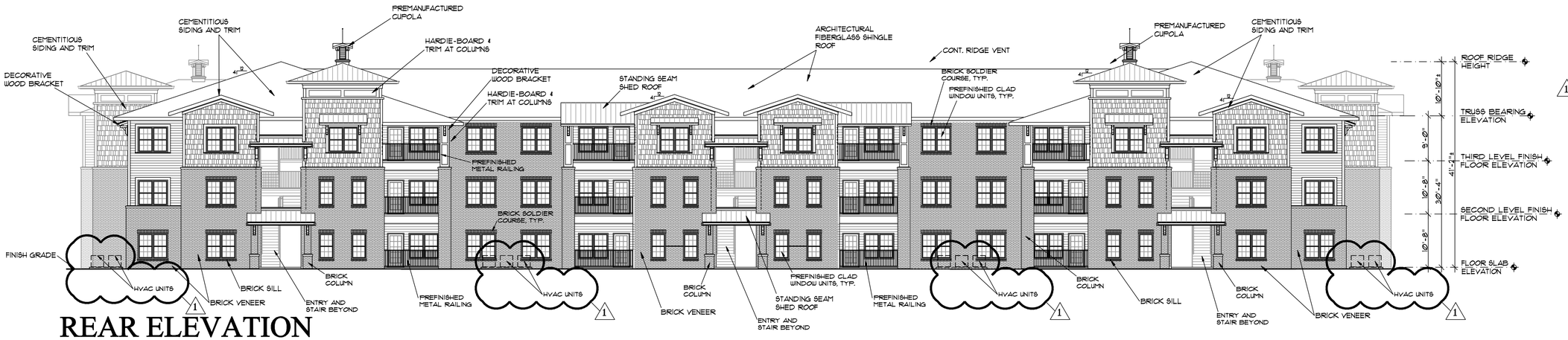
A4.1D

File #: 1223-A1.1D.dwg
Dwg. Name: CLUBHOUSE
EXTERIOR ELEVATIONS
Date: 03/11/2020
Drawn By: JJM

PETER H. METIS
REGISTERED ARCHITECT
AGRICULTURE COMMERCE
No. 20981
STATE OF TENNESSEE
03/11/2020

BUILDING TYPE C - ELEVATIONS



REAR ELEVATION

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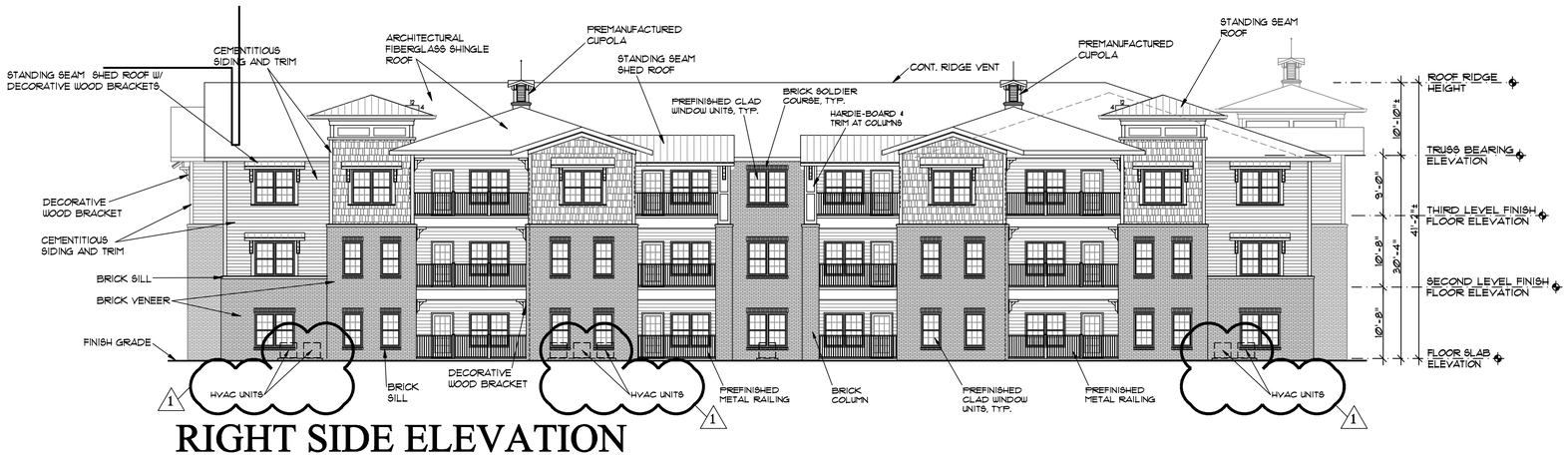

RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"

New Apartment Development

Shalom Farms Apartments

New Salem Road
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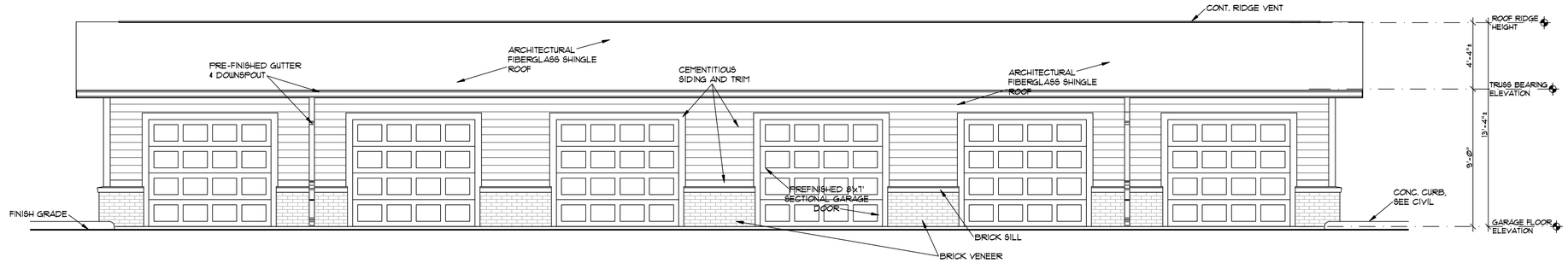
A4.2C

File #: 1233-A1.1C.dwg
Dwg. Name: BUILDING TYPE C EXTERIOR ELEVATIONS
Date: 03/11/2020
Drawn By: JJM

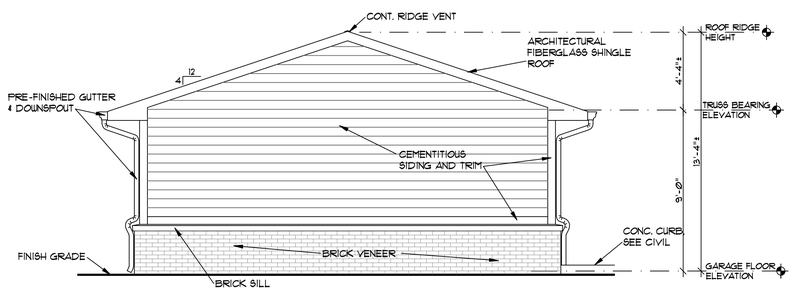
PETER H. METTS REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 20868 STATE OF TENNESSEE
03/11/2020

PARKING GARAGE - ELEVATIONS



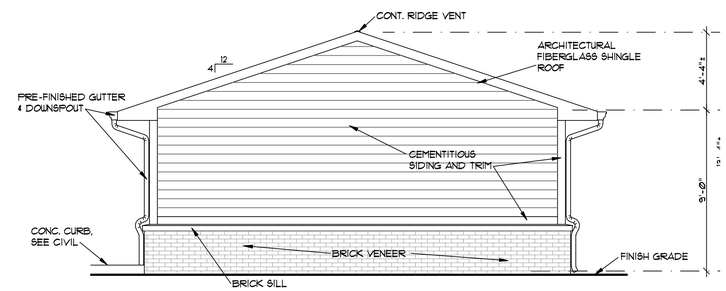
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



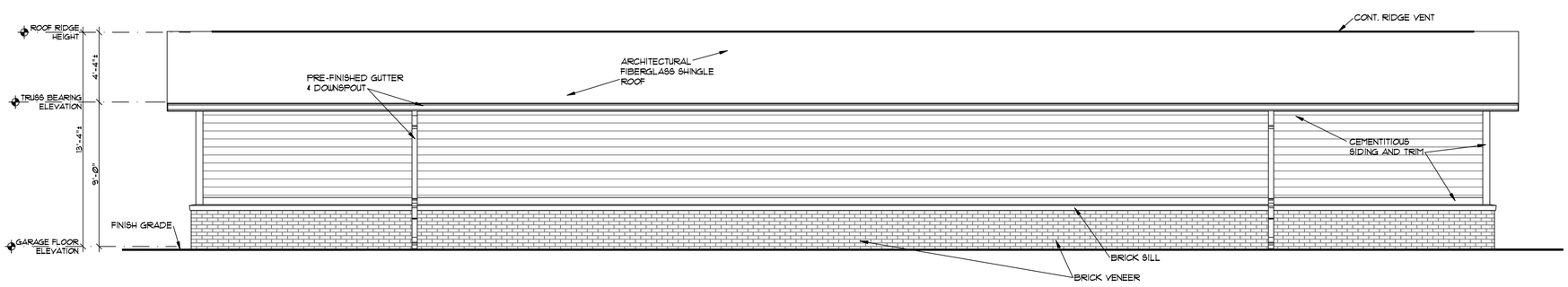
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

1

GARAGE

	FINISH MATERIAL				GLAZING			
	BRICK		CEMENTITIOUS SIDING		WINDOWS		DOORS	
FRONT ELEVATION	64 SF	32%	142 SF	68%	0 SF	0%	0 SF	0%
REAR ELEVATION	199 SF	32%	416 SF	68%	0 SF	0%	0 SF	0%
RIGHT SIDE ELEVATION	64 SF	27%	178 SF	73%	0 SF	0%	0 SF	0%
LEFT SIDE ELEVATION	64 SF	27%	178 SF	73%	0 SF	0%	0 SF	0%
BUILDING TOTAL	391 SF	30%	914 SF	70%	0 SF	0%	0 SF	0%

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New Apartment Development
Shalom Farms Apartments
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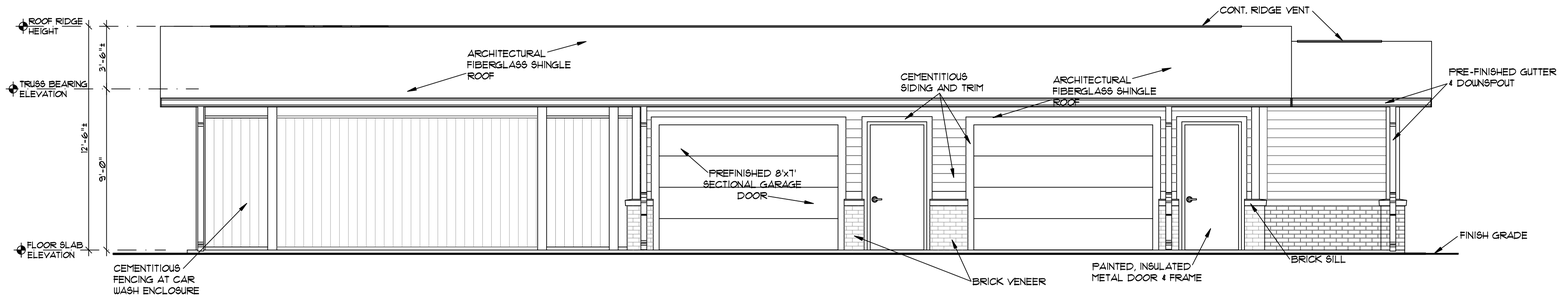
A4.1E

File #: 1233-A1.1E.dwg
Drwg. Name: PARKING GARAGE EXTERIOR ELEVATIONS
Date: 03/11/2020
Drawn By: JDM

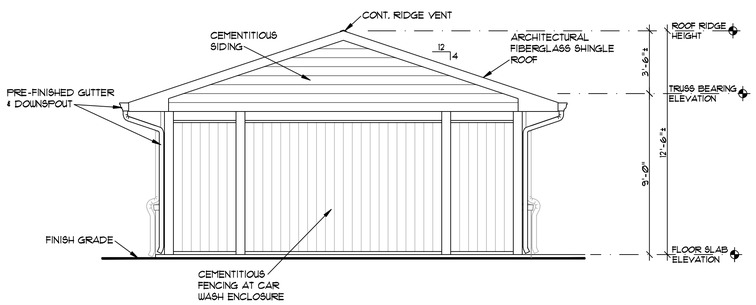
PETER H. METTS REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 20993 STATE OF TENNESSEE
03/11/2020

CAR WASH & MAINTENANCE SHOP - ELEVATIONS



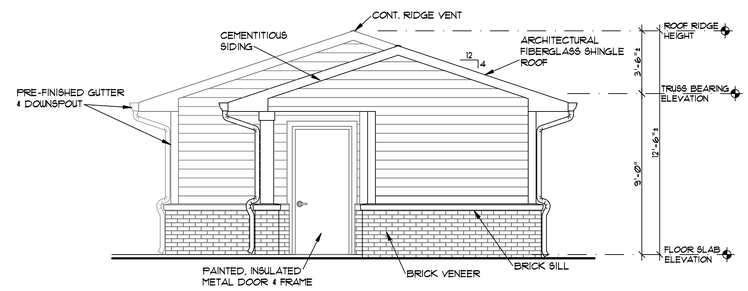
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



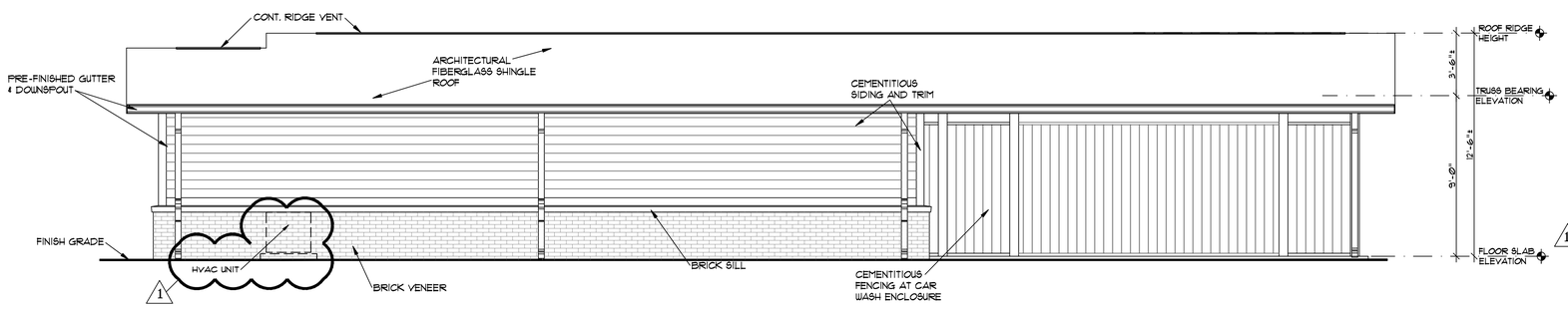
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CAR WASH & MAINTENANCE SHOP

	FINISH MATERIAL				GLAZING			
	BRICK		CEMENTITIOUS SIDING		WINDOWS		DOORS	
FRONT ELEVATION	31 SF	22%	115 SF	78%	0 SF	0%	0 SF	0%
REAR ELEVATION	117 SF	37%	198 SF	63%	0 SF	0%	0 SF	0%
RIGHT SIDE ELEVATION	45 SF	25%	133 SF	75%	0 SF	0%	0 SF	0%
LEFT SIDE ELEVATION	56 SF	28%	151 SF	72%	0 SF	0%	0 SF	0%
BUILDING TOTAL	249 SF	28%	597 SF	72%	0 SF	0%	0 SF	0%

New Apartment Development
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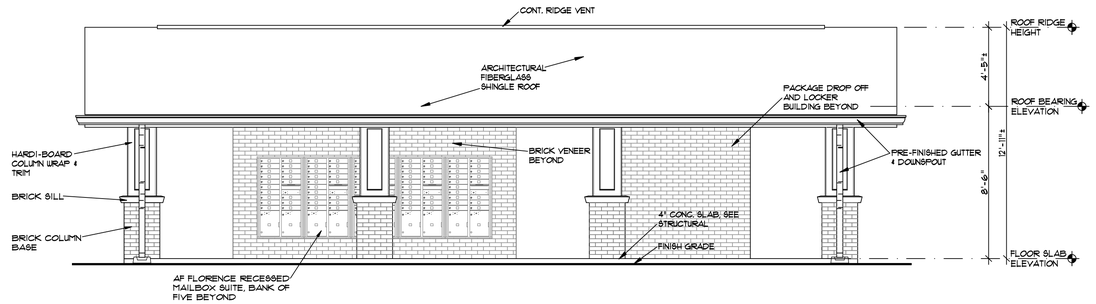
File #: 1223-A1.1F.dwg
Dwg. Name: CAR WASH/MAINTENANCE SHOP EXTERIOR ELEVATIONS
Date: 03/11/2020
Drawn By: JJM

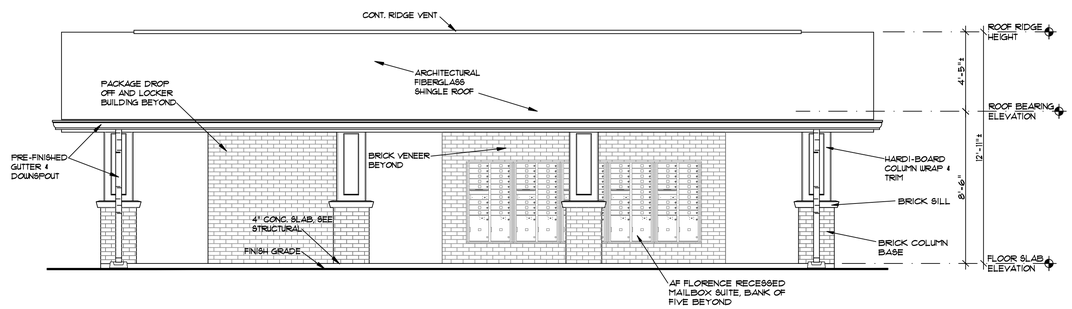
PETER H. METTS REGISTERED ARCHITECT ARCHITECTURE CERTIFICATE No. 20981 STATE OF TENNESSEE
03/11/2020

MAIL KIOSK - ELEVATIONS



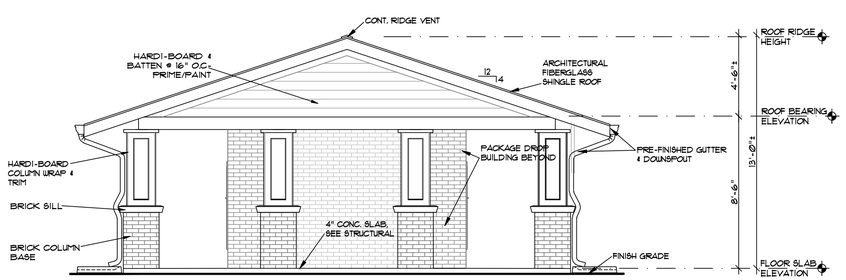
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



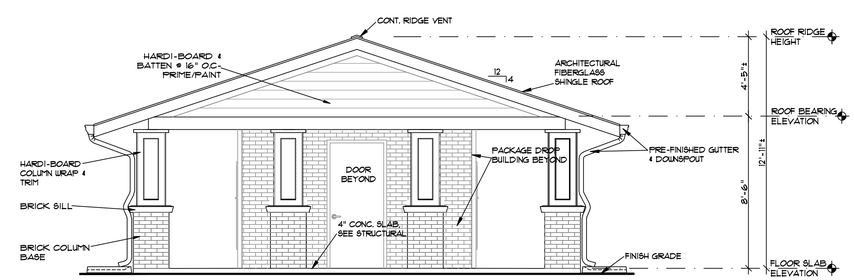
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

1

New Apartment Development

Shalom Farms Apartments

New Salem Road

Murfreesboro, Tennessee

REVISIONS

1 04/01/2020 CITY OF MURFREESBORO PLANNING RESUBMITTAL

A . E . I

ARCHITECTS ENGINEERS PLANNERS

57 WEST BROAD SUITE 200

COOKEVILLE, TENNESSEE 38501

PH: (931) 528-5291 FAX: (931) 528-3748

WWW.ARCHENGINC.COM

A4.1G

File #: 1233-A1.1G.dwg

Dwg. Name: MAIL KIOSK EXTERIOR ELEVATIONS

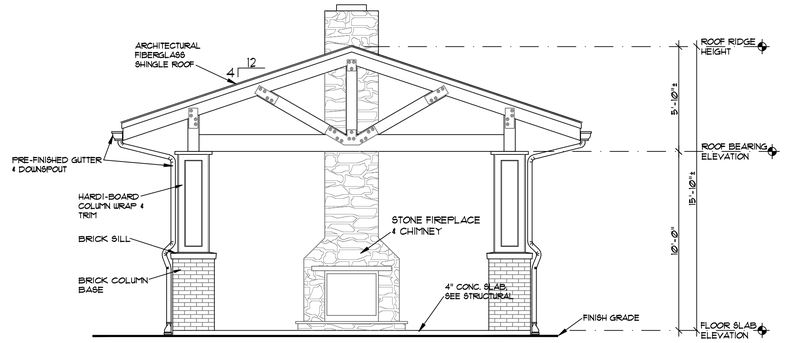
Date: 03/11/2020

Drawn By: JJM

PETER H. METTS REGISTERED ARCHITECT AGRICULTURE No. 20595 STATE OF TENNESSEE

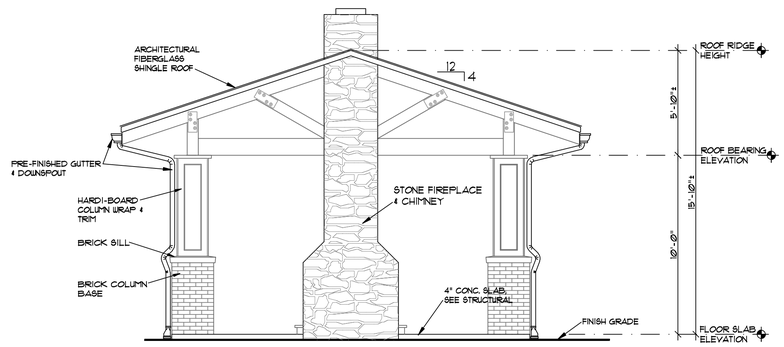
03/11/2020

PAVILLION - ELEVATIONS



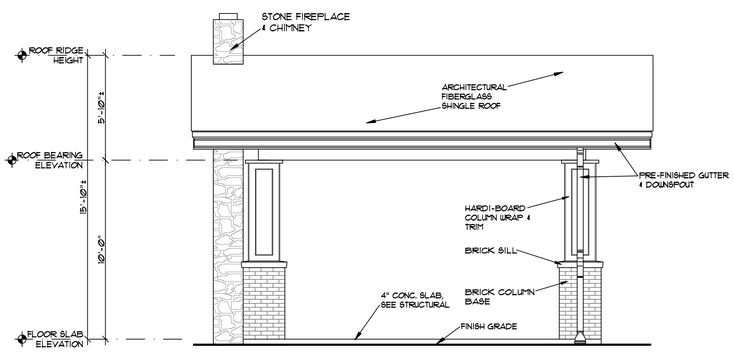
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



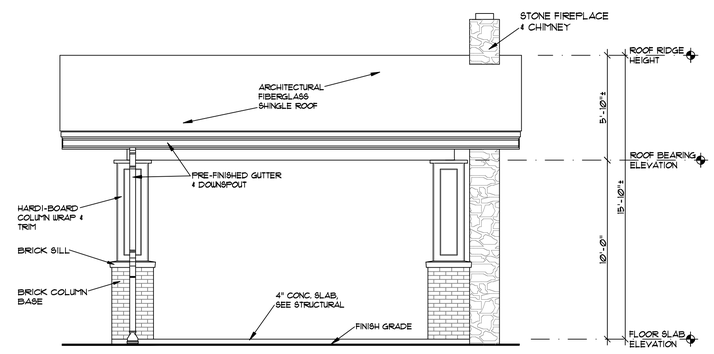
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

1

New Apartment Development

Shalom Farms Apartments

New Salem Road

Murfreesboro, Tennessee

REVISIONS

1 04/01/2020 CITY OF MURFREESBORO PLANNING RESUBMITTAL

A . E . I

ARCHITECTS ENGINEERS PLANNERS

57 WEST BROAD SUITE 200

COOKEVILLE, TENNESSEE 38501

PH: (931) 528-5151 FAX (931) 528-5153

WWW.ARCHENGINC.COM

A4.1J

File #: 1223-A1.1J.dwg

Dwg. Name: PAVILLION EXTERIOR ELEVATIONS

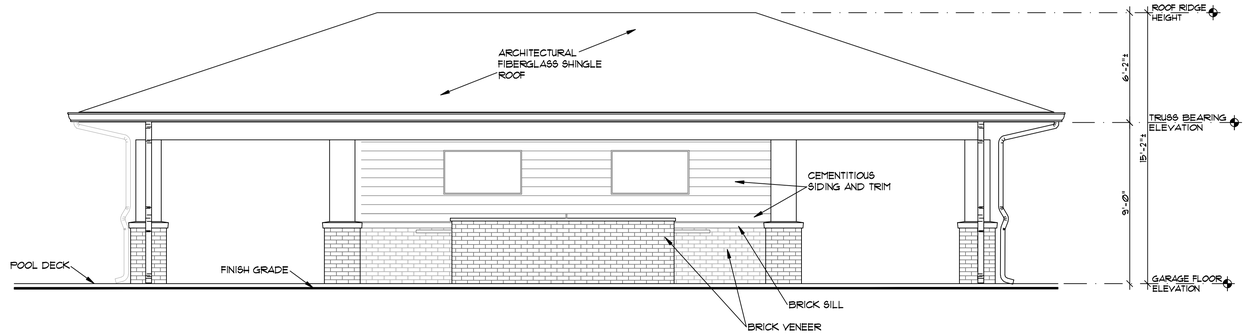
Date: 03/11/2020

Drawn By: JIM

PETER H. METTS REGISTERED ARCHITECT AGRICULTURE TENNESSEE No. 20993 STATE OF TENNESSEE

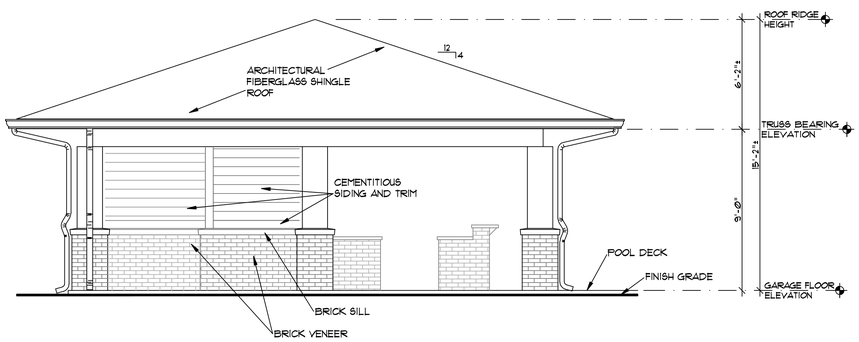
03/11/2020

POOL HOUSE - ELEVATIONS



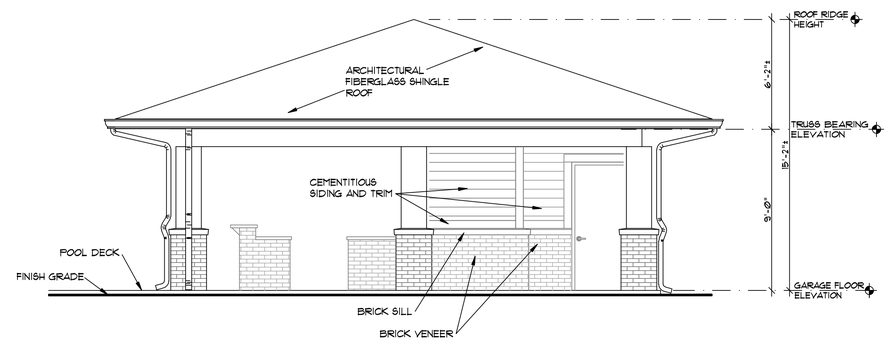
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



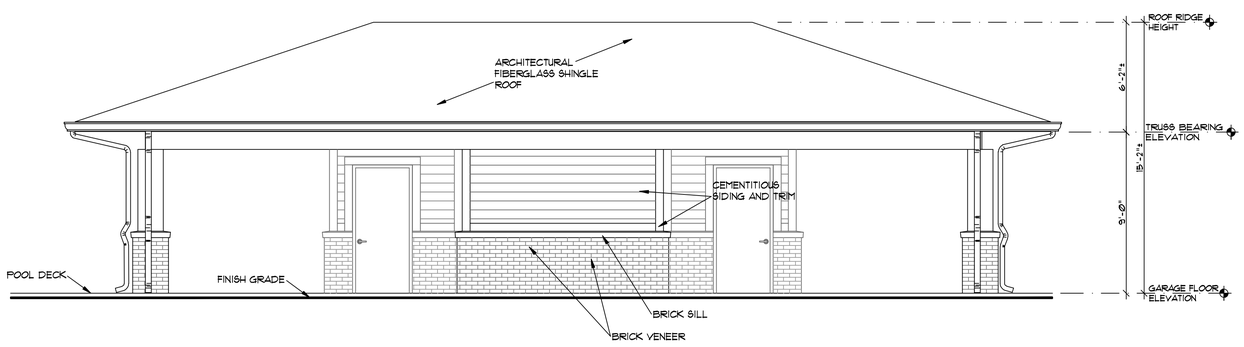
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

1

POOL HOUSE	FINISH MATERIAL				GLAZING			
	BRICK		CEMENTITIOUS SIDING		WINDOWS		DOORS	
FRONT ELEVATION	80 SF	40%	120 SF	60%	0 SF	0%	0 SF	0%
REAR ELEVATION	60 SF	40%	90 SF	60%	0 SF	0%	0 SF	0%
RIGHT SIDE ELEVATION	40 SF	40%	60 SF	60%	0 SF	0%	0 SF	0%
LEFT SIDE ELEVATION	40 SF	40%	60 SF	60%	0 SF	0%	0 SF	0%
		40%		60%				
BUILDING TOTAL	220 SF	40%	330 SF	60%	0 SF	0%	0 SF	0%

1

New Apartment Development
Shalom Farms Apartments
New Salem Road
Murfreesboro, Tennessee

REVISIONS
1 04/01/2020 CITY OF MURFREESBORO PLANNING RESUBMITTAL
2
3

A . E . I
ARCHITECTS ENGINEERS PLANNERS
■ COOKEVILLE OFFICE 2385 01 ■
■ COOKEVILLE, TENNESSEE 38501 ■ 528-3748 ■
■ PH: (931)528-6516 ■ FAX: (931)528-3748 ■
■ WWW.ARCHENGINC.COM ■

A4.2D

File #: 1233-A1.1D.dwg
Dwg. Name: POOL HOUSE
EXTERIOR ELEVATIONS
Date: 03/11/2020
Drawn By: DM

PETER H. METTS
REGISTERED ARCHITECT
AGRICULTURE COMMERCE
No. 20981
STATE OF TENNESSEE
03/11/2020

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
APRIL 29, 2020
PROJECT PLANNER, MARINA RUSH

7.f Costco Wholesale [2020-3033] site plan for 154,134 sf2 wholesale club building, fueling station, and 4,745 sf2 car wash building on 18.64 acres zoned L-I located along Beasie Road and Warrior Drive, Costco Corporation developer.

This is the site plan review for Costco Wholesale, located along the west side of Beasie Road and north of Warrior Drive, as depicted on the map below. The property is 18.64 acres in size and zoned L-I (Light Industrial), which allows wholesale establishments, retail, vehicle wash, and gasoline sales as uses permitted by right within this zoning district. The site will be accessed via Beasie Road and Warrior Drive.

The proposed development consists of the wholesale club building (154,134 sq. ft.), carwash building (4,745 sq. ft.) and fueling station. The proposed site design complies with the Murfreesboro Zoning Ordinance for the required setbacks, building height and parking. The proposed parking is 720 spaces, sized 10 feet by 20 feet, plus 17 accessible spaces. This far exceeds the minimum parking spaces required by the Zoning Ordinance based on 1 space per 300 sf of building area or 513 spaces. In addition, the amount of proposed open space is 23% of the site (4.31 acres) of which .51 acre will be formal open space. The formal open space areas include enhanced landscaping beds, benches and a picnic table outdoor seating area.

The building materials are metal panels with variations in color and texture, masonry split face block along the building base, metal cornice and metal roll up doors. The main entrance includes a column structure that wraps around the building corner and materials on this structure include transform glass along the top and split face block. The Murfreesboro Design Guidelines for a commercial uses requires building materials be brick, cast stone or other stone as the primary material and architectural metal panels as a secondary material, but also states that materials not listed may be considered for use is samples and supporting information are provided to the Planning staff and Planning Commission. Other Design Guidelines not met are the 35% glass and void area and building façade variations on the wall plane.

Costco submitted a document outlining the energy efficiency of this building design through use of all metal buildings, stating “Costco prefers full metal buildings in order to use the maximum amount of recycled material and reduce construction and maintenance costs.” document is included in the staff report attachments for reference. In addition, a full material and color board was provided with this site plan application for reference.

Staff recommends any approval of the site plan be made subject to all staff comments.

SITE PLAN COMMENTS:

Development Services – Planning
Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. All landscaping features, including hardscape, furniture, etc. shall be operational and maintained in a well-kept manner.
2. Property signs require a separate application and permit through the Murfreesboro Building and Codes Department.
3. City of Murfreesboro will not provide solid waste service to commercial development.
4. All site utilities shall be underground. Developer shall contact utilities early in the process to determine size needs for underground boxes and equipment locations with other underground utilities.

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Sidewalk should be provided on all sides of the building where there are exterior doors to provide refuge from oncoming vehicles. Making the drive aisles wider is not an adequate solution as it does not stop a vehicle from entering that space.
2. Fuel truck template shows a failure as it goes over the curb at the entrance closest to Beasie Road.

Development Services – Landscaping
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Submit the required irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system (full coverage). An approved irrigation plan will be required prior to the issuance of permits. *A landscape irrigation plan nor irrigation areas plan was provided with this submittal. Irrigation must cover all landscaped and turf areas. Staff acknowledges that a note was added to the landscape plan regarding irrigation of landscaped areas.*
2. Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://tn-murfreesboro2.civicplus.com/DocumentCenter/View/8570/Standard-Tree-Specifications *The landscape architect should select the correct specification for the type of tree proposed on the landscape plan (Excurrent or Decurrent structure). All evergreen tree should be specified as even canopy, full to base.*
3. Please specify woody ornamental shrubs as container **(no container sizes)** or B&B and specify a minimum height. *Please remove the container size. This causes confusion for the installer as to which specification must be met. (height or container size)*

4. Revise the plant materials schedule to provide a minimum of 10% 4" caliper trees and a minimum 15% 3" caliper trees. *Staff has located the columns on sheet on sheet L2.0. The plant materials schedule only identifies one 4" caliper tree species, the Shumard Oak. The table says that that tree is 8% of the required trees (10% is required). Where are the remaining 9.1% of 4" caliper trees located on the materials schedule?*

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
No comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
No comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
No comments.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.
2. Show existing electric.
3. Show proposed MED electric design.
4. Provide an Electric easement for Electric not in public right of way (ROW)
    a. Overhead – 40ft. 20ft either side of nearest power pole
    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length
5. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
No comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the water & sewer.
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. MWRD must receive contract & surety prior to approving the plans.

5. The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet. Revise plans accordingly. Dedicated public main extension may be required.
6. All canopy trees must be located 10' minimum from all public water/sewer main(s).
7. Show the MWRD approved detail for on-site cleanouts. On-site private cleanouts must use the details found at: http://www.murfreesborotn.gov/DocumentCenter/View/279
8. Submit an on-site utility plan, showing water and/or sewer service sizes, the desired number and size of meter(s), and any irrigation meters that are required or requested by the owner.
9. Submit a copy of the final Photometric Plan to MWRD.
10. Submit a copy of the final Landscaping/Planting Plan to MWRD.
11. Submit a copy of the final Grading & Drainage Plan to MWRD.
12. Submit a copy of the final Electric Utility Plan to MWRD.
13. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
14. ADD NOTE IN **BOLD** PRINT:
    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.
15. ADD NOTE: Existing sanitary sewer services that are not utilized with this project must be exposed at the mainline and capped at the wye or removed from the manhole. The manhole then must be sealed and tested. The mainline must be videoed afterwards.
16. Show MWRD clear space detail for meter vaults and easements.
17. Water & Sewer easements shall be exclusive to water & sewer only; other parallel utilities must be outside easement.
18. No doghouse manholes.
19. Storm structures must be located outside the water/sewer easement(s).
20. All drains to sanitary sewer must be protected from stormwater entry.

Informational and Procedural Comments

Development Services – Planning, Marina Rush, 615.893.6441, mrush@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is affected by the City's Major Transportation Plan as Warrior Drive is to be improved.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. Unkempt sites

shall not be permitted and may be subject to stop-work orders.

5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of 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 such providers' expense.

6. If the height of the wall for of the pond is four (4) or higher it will require a structural engineering design and review. Calculations and design stamped and wet signed by a licensed structural engineer should be submitted prior to issuance of a building permit

Development Services – Engineering
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. A City Right of Way permit will be required for all work taking place in the public ROW.
2. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
3. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
4. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
5. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
6. Prior to the LDP being issued, a long term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department.

Development Services – Landscaping
Brad Barbee, 615.893.6441,

bbarbee@murfreesborotn.gov No comments.

Building and Codes Department
Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov
No comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
No comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
No comments.

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422,
cpeas@murfreesborotn.gov No comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
   A. Any future tenants that are food service type must have a minimum of a 1000- gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.

   B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.

   C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.

   D. The FOG applications must be completed and submitted to MWRD.

6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.

7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
8. Owner/developer must sign a repurified water application.
9. Backflow prevention must be upgraded to meet current standards.
10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning

Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.

11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.

Sustainability to Costco Wholesale is achieving a balance between remaining a profitable business while doing the right thing. The following principles and responsibilities will help us sustain our business for the long term as we continue to grow globally.

Our Sustainability Principles

- For Costco to thrive, the world needs to thrive. We are committed to doing our part to help.
- We focus on issues related to our business and where we can contribute to real, results-driven positive impact.
- We do not have all the answers, but we are learning as we go and seek continuous improvement.

Our Sustainability Responsibilities

- Take care of our employees.
- Support the communities where our employees and members live and work.
- Operate efficiently and in an environmentally responsible manner.
- Strategically source our merchandise in a sustainable manner.

Costco's sustainability document can be viewed by all at Costco.com. It is well over 40 pages and contains hundreds of links to additional information throughout the statement. It is organized as follows:

-Employees
-Communities
-Operations
  a) Buildings
  b) Transportation & Logistics
  c) Waste Stream Management
  d) Greenhouse Gas Emissions
-Merchandising
  a) Kirkland Signature
  b) Human Rights
  c) Animal Welfare
  d) Chemical Management
  e) Sustainable Fisheries
  f) Environmental Impacts
  g) Packaging

Please peruse the entire document at your convenience. I will highlight the "building" portion of document:

Sustainable Design

Costco is aware of its responsibility to design and construct its sites and buildings in an energy-efficient, sustainable and environmentally responsible manner. Costco's warehouse designs are consistent with the requirements of Leadership in Energy and Environmental Design (LEED), an internationally accepted benchmark for green building design and construction. I

Costco continues to improve the design and construction of its buildings, as technological advancements in these areas and building materials improve. Improved engineering and design have resulted in the use of less materials, such as columns and I-beams, while providing more strength. Costco prefers full metal buildings in order to use the maximum amount of recycled material and reduce construction and maintenance costs

Recycled Materials

To reduce the use of virgin resources, materials are selected that utilize high percentages of recycled content. Examples include:

- The prefabricated structural steel system is comprised of 80% recycled content. These pre-engineered buildings are specifically designed for each location taking into consideration climate (wind, snow loads, etc.), underlying soil conditions, local building code requirements, hurricane and earthquake provisions. This creates buildings that are neither over built (potentially wasting materials) or under built (potentially dangerous). All the material for the structure that is delivered to the site is utilized, thus creating little waste or double handling of product. Also, the process allows Costco to open within 110 days after building construction commencement.
- Exterior materials are Engineered Architectural Metal Panels that are made from recycled material and the wall system provides excellent insulation value (R-value) for the building compared to other materials. The Panels come with a 25-year warranty, are easy to maintain, keep their color and are extremely durable.
- Metal building insulation utilizes ECOSE® Technology, which contains an average of 76.98% recycled content.
- Recycled asphalt is used in some new parking lots with recycled concrete as a base material.

Other Sustainable Features

When and where it makes sense, Costco incorporates other features into its buildings to reduce the use of resources and to save money, such as:

- Roofs maintain a reflectance rating of .68, emittance of .25 and SRI of 63, lessening the heat gain on the roof.
- The erection efficiency of the structural system and envelope reduces the overall construction duration, saving time and money.
- High-efficiency restroom fixtures save 40% more water.
- Mechanical heat from refrigeration systems is captured to preheat hot water tanks.

Comprehensive Water Management Systems

Since 2008, Costco has partnered with APANA™ to implement an Intelligent Water Management System. Costco continues to drive operational efficiency by using this program to lower overall operating costs through the elimination of waste in water and sewer use.

Ultimately, this reduces related energy and maintenance costs. Using the APANA program, Costco is able to monitor real-time water use, detect inefficient consumption, and guide operators to quickly identify and reduce waste.

APANA Water Management Systems are currently installed in every warehouse in North America and Japan. Costco has plans to expand APANA systems to Australia, Asia and Europe.

By installing Apana water metering systems, Costco locations can now:

- Detect, in real-time, mechanical failures that can be resolved quickly and can now better track operational water waste to allow more efficient water use and/or reduced water usage
- Use less water so that less energy is needed to operate water systems, which in turn reduces Costco's carbon footprint and expenses
- Create an enhanced awareness of water use and stewardship throughout all facets of operations

Car Washes

Costco exceeds the requirements and is a member of WaterSavers®, a designation by the International Car Wash Association awarded to car washes that meet strict water usage criteria. When Costco began monitoring daily water usage in 2015, significant reductions in water used per wash were realized immediately. The net result was a 50% reduction as a result of:

- Installing simple digital water meters to help graph gallons used per wash and spikes to identify leaks or equipment malfunctions that are wasting water
- Installing water main shut-off valves after recognition of discrepancies between closing and next-day opening readings that indicated a significant amount water use when the car wash was closed

Continuous Improvement Through Technology and Collaborative Learning

Costco continues to implement new and improved systems and technologies in order to save energy and reduce its carbon footprint throughout our locations worldwide. Examples include:

- Energy Management and Lighting Management Systems are used throughout North America to allow operators complete control of heating and cooling set points, lighting schedules, and system troubleshooting.
- Since 2017, facilities have been installing high-volume, low-speed fans to ceilings on the sales floor and in the tire shop. These fans work in conjunction with existing HVAC systems to decrease temperatures in the summer by up to 10 degrees. In the winter months, warm air is circulated from the HVAC lessening run time.
- In FY19, Mexico implemented a new energy measurement project that provides real-time monitoring showing energy savings for refrigeration, HVAC and lighting.

In order to stay abreast of changes, Costco:

- Participates in the U.S. Department of Energy's Better Building Alliance, the National Renewable Energy Lab and other conferences to evaluate and share new energy efficient technologies with both government and private industry.

- Held training sessions worldwide in 2019 to share and learn from each other best practices, to increase awareness about the importance of climate change, and to learn how to reduce our carbon footprint and save energy, all of which in turn save money.

Lighting Systems

As of the end of FY19, the conversion to LED in older U.S. buildings that began in 2016 is mostly completed, with an estimated energy savings of over 235 million kWh per year. In addition, LED conversions continue for locations outside of the U.S. All lighting in new construction utilizes LED technology.

Refrigerant Management

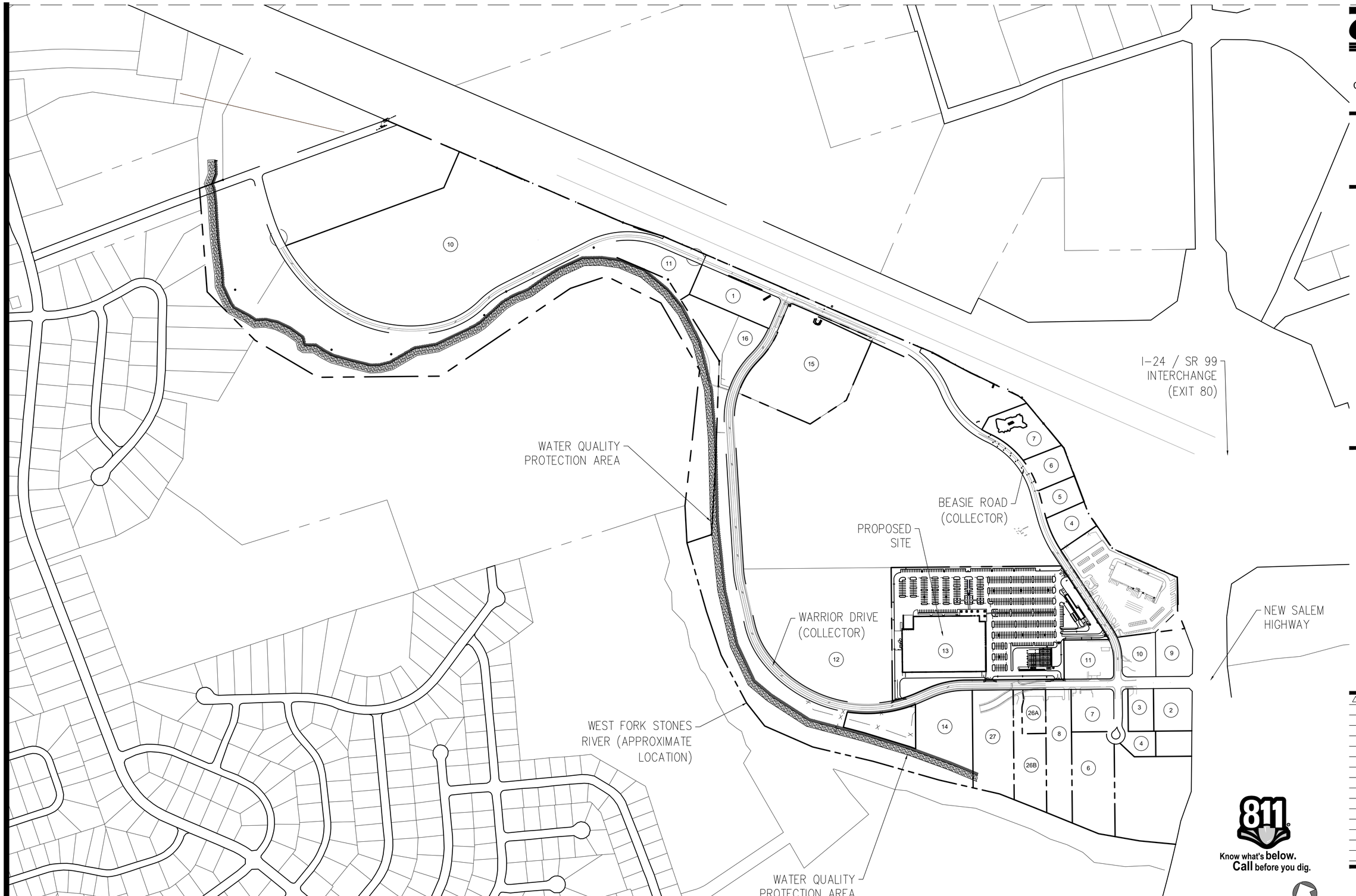
Costco recognizes that refrigerants have a major impact on the warmth of the atmosphere and is exploring ways to do our part to reduce the temperature of the planet and the depletion of the ozone layer. Here are some examples:

- Continue to explore new refrigerant technologies and carefully select refrigerants that further reduce the Global Warming Potential (GWP) and GHG emissions and do not contain ozone depleting chemicals
- Migrate to CO2 refrigerants where it is operationally viable and as of the end of FY19, CO2 is currently in use in locations in Canada, Spain, the UK and Iceland
- Ceased using HCFC refrigerant in new and replacement refrigeration in commercial equipment and air conditioning systems
- Continue to improve the efficiency of HVAC and refrigeration systems through new technologies such as variable speed drives and more efficient motors, while meeting more stringent requirements for heating, cooling and humidity control
- Adhere to best management practices in the installation, maintenance and decommissioning of equipment to reduce leakages and impact on the environment
- Installed insulated doors to the walk-in refrigeration point of sale coolers. These doors allow the POS coolers to maintain temperature more easily while putting less stress on the refrigeration system. The estimated annual savings is 95,000 kWh per location

Environmental Compliance

- Costco continually works to enhance and streamline its compliance with environmental regulations, including an Environmental Compliance Executive Team, that together with regional compliance managers and field auditors, oversees compliance programs in the U.S. To remain attentive to any issues or changes in regulations, the Compliance Managers meet regularly.

  The Executive Team comes together three to four times a year. These meetings include representatives from numerous departments in the company and the meetings are used to review and implement programs and policies – and to continually improve training programs, procedures and communication.



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CITY OF MURFREESBORO
RUTHERFORD COUNTY

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ENGINEERS SEAL:

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AGRICULTURE
04-07-2020
121101
STATE OF TENNESSEE

OVERALL MASTER PLAN

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811
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LANDSCAPE DESIGNED BY: SLR, BDR
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DATE: 02-08-2019

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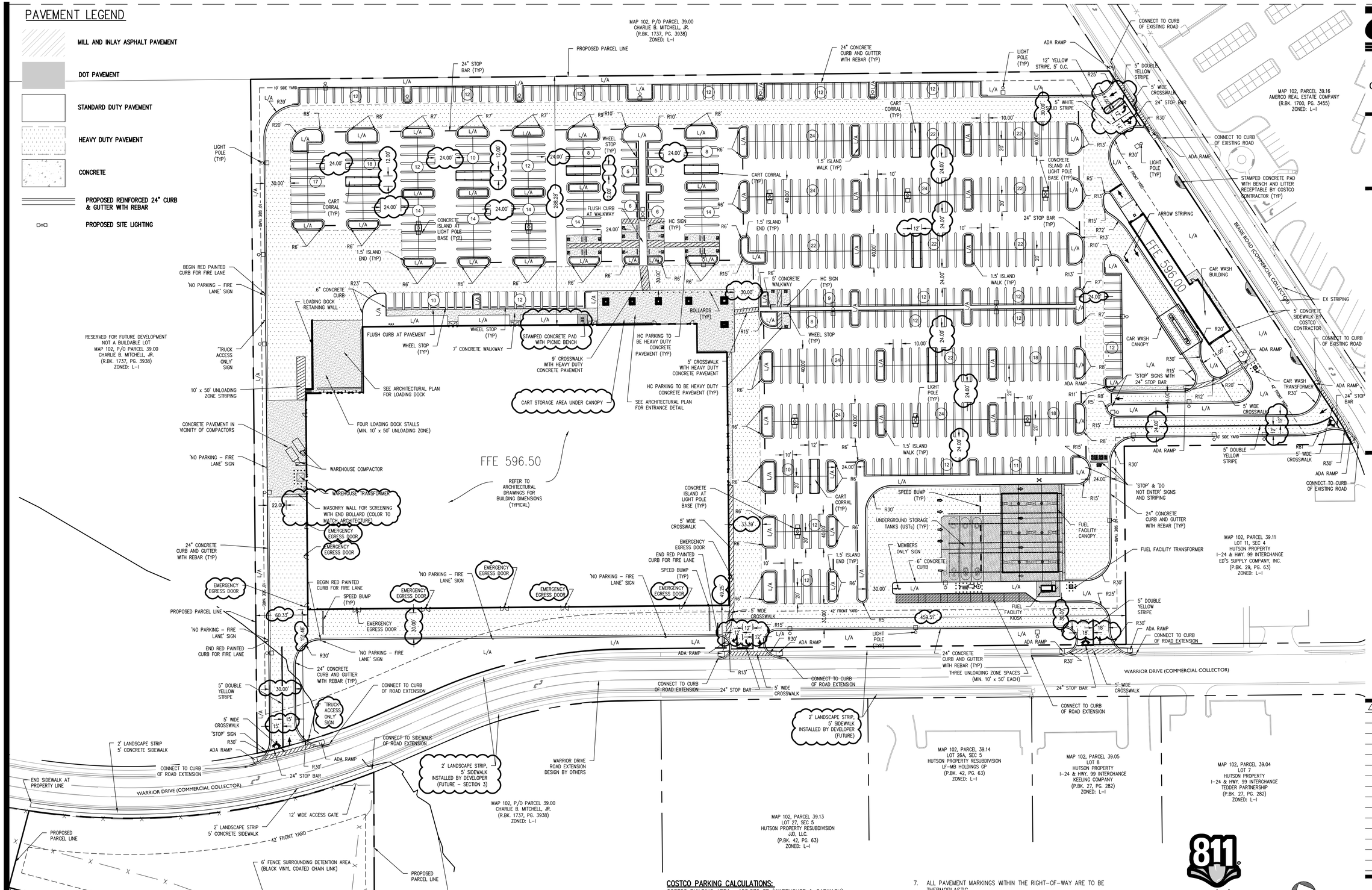
C3.0

M:\2019 JOBS\19-4301 Costco Murfreesboro - West Point\Civil\19-4301 Costco Murfreesboro BASE B01.dwg, 4/2/2020 12:03:05 PM, jjw, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

PAVEMENT LEGEND

- MILL AND INLAY ASPHALT PAVEMENT
- DOT PAVEMENT
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE
- PROPOSED REINFORCED 24" CURB & GUTTER WITH REBAR
- PROPOSED SITE LIGHTING



COSTCO PARKING CALCULATIONS:

COSTCO BUILDING AREA: 158,879 SF (WAREHOUSE & CARWASH)
REQUIRED PARKING: 530 SPACES (1 SPACE PER 300 SF)
PARKING PROVIDED: 737 SPACES (INCLUDES 17 HC SPACES)

LAYOUT NOTES:

1. SITE LIGHTING DESIGN BY TEI, INC. REFER TO PLANS BY TEI, INC. FOR EXACT LIGHT POLE LOCATIONS AND UNDERGROUND WIRING.
2. TYPICALLY PARKING DIMENSIONS ARE FROM FACE OF CURB (FOC) UNLESS OTHERWISE NOTED.
3. TYPICALLY DRIVE AISLES DIMENSIONS ARE FROM FACE OF CURB (FOC) OR EDGE OF STRIPING UNLESS OTHERWISE NOTED.
4. RADII ARE 3' MEASURED FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. L/A = LANDSCAPE AREA.
6. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND MUTCD COMPLIANT.
7. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY ARE TO BE THERMOPLASTIC.
8. ALL HC SPACES AND RAMPS TO COMPLY WITH A117.1 REQUIREMENTS.
9. ALL SIDEWALK LOCATIONS SHALL BE COORDINATED WITH UTILITY PROVIDERS. ELIMINATION OF CONFLICTS IS THE RESPONSIBILITY OF THE DEVELOPER.
10. A CITY RIGHT OF WAY PERMIT WILL BE REQUIRED FOR ALL WORK TAKING PLACE IN THE PUBLIC ROW.

OPEN SPACE REQUIREMENTS:

COSTCO SITE AREA: 18.64 ACRES
REQUIRED OPEN SPACE (20% OF SITE): 3.73 AC
PROVIDED OPEN SPACE: 4.31 ACRES (23%)

COSTCO DEVELOPABLE AREA: 17.17 ACRES (POND PARCEL EXCLUDED)
REQUIRED FORMAL OPEN SPACE (3% OF SITE): 0.515 AC
PROVIDED FORMAL OPEN SPACE: 0.605 ACRES (3.52%)

Know what's **below.** **Call** before you dig.

NORTH

50 0 50 100

Scale 1" = 50'

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AGRICULTURE
04-07-2020
STATE OF TENNESSEE

SITE LAYOUT PLAN

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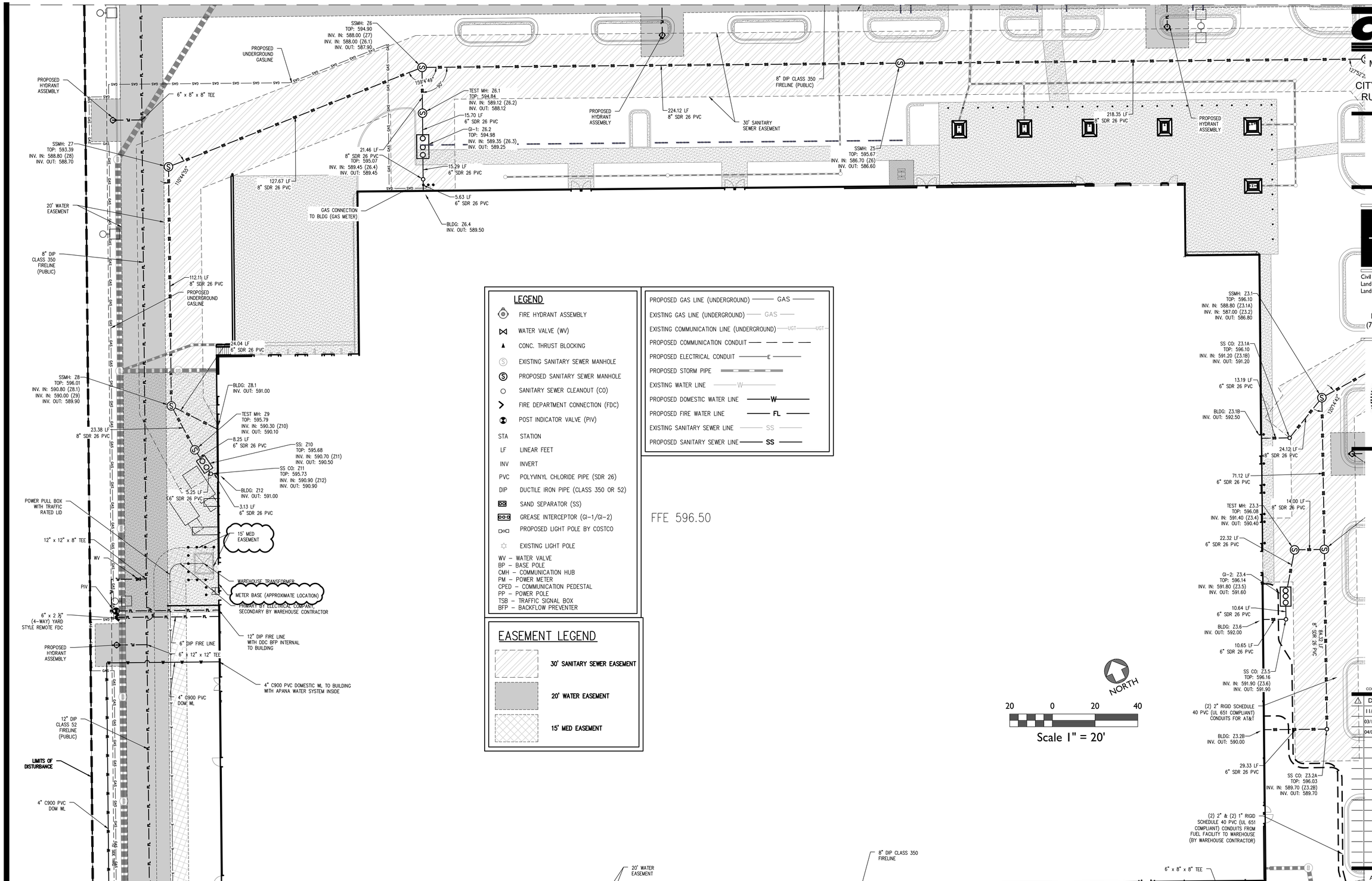

LEGEND

	FIRE HYDRANT ASSEMBLY
	WATER VALVE (WV)
	CONC. THRUST BLOCKING
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT (CO)
	FIRE DEPARTMENT CONNECTION (FDC)
	POST INDICATOR VALVE (PIV)
STA	STATION
LF	LINEAR FEET
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE (SDR 26)
DIP	DUCTILE IRON PIPE (CLASS 350 OR 52)
	SAND SEPARATOR (SS)
	GREASE INTERCEPTOR (GI-1/GI-2)
	PROPOSED LIGHT POLE BY COSTCO
	EXISTING LIGHT POLE

WV – WATER VALVE
BP – BASE POLE
CMH – COMMUNICATION HUB
PM – POWER METER
CPED – COMMUNICATION PEDESTAL
PP – POWER POLE
TSB – TRAFFIC SIGNAL BOX
BFP – BACKFLOW PREVENTER

PROPOSED GAS LINE (UNDERGROUND)	GAS
EXISTING GAS LINE (UNDERGROUND)	GAS
EXISTING COMMUNICATION LINE (UNDERGROUND)	UCT UCT
PROPOSED COMMUNICATION CONDUIT	
PROPOSED ELECTRICAL CONDUIT	E
PROPOSED STORM PIPE	
EXISTING WATER LINE	W
PROPOSED DOMESTIC WATER LINE	W
PROPOSED FIRE WATER LINE	FL
EXISTING SANITARY SEWER LINE	SS
PROPOSED SANITARY SEWER LINE	SS

EASEMENT LEGEND

- 30' SANITARY SEWER EASEMENT
- 20' WATER EASEMENT
- 15' MED EASEMENT

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DETAILED SITE UTILITY PLAN - BUILDING

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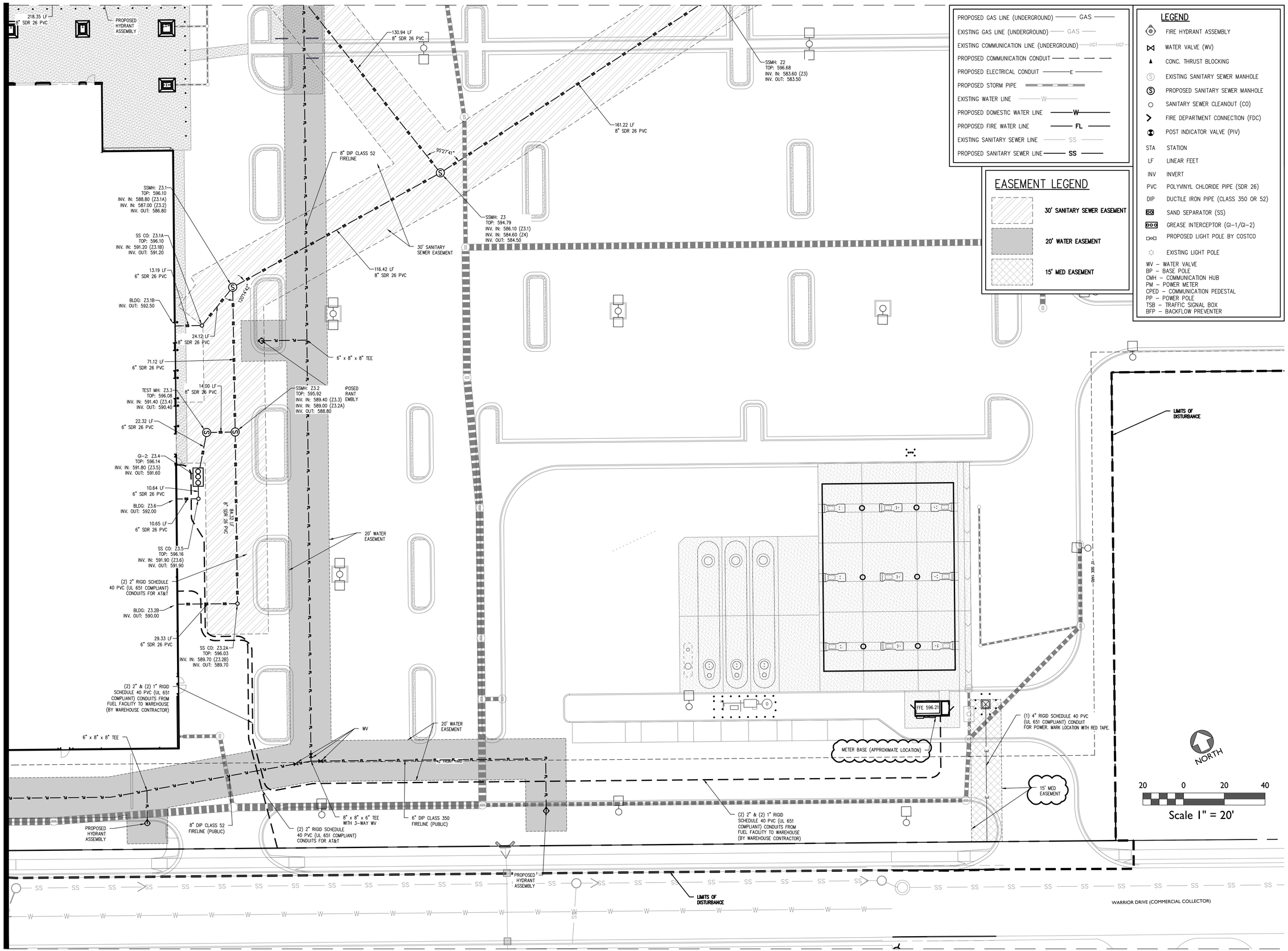

PROPOSED GAS LINE (UNDERGROUND)	GAS
EXISTING GAS LINE (UNDERGROUND)	GAS
EXISTING COMMUNICATION LINE (UNDERGROUND)	UGT
PROPOSED COMMUNICATION CONDUIT	
PROPOSED ELECTRICAL CONDUIT	E
PROPOSED STORM PIPE	
EXISTING WATER LINE	W
PROPOSED DOMESTIC WATER LINE	W
PROPOSED FIRE WATER LINE	FL
EXISTING SANITARY SEWER LINE	SS
PROPOSED SANITARY SEWER LINE	SS

EASEMENT LEGEND

- 30' SANITARY SEWER EASEMENT
- 20' WATER EASEMENT
- 15' MED EASEMENT

LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER VALVE (WV)
- CONC. THRUST BLOCKING
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT (CO)
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)

STA	STATION
LF	LINEAR FEET
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE (SDR 26)
DIP	DUCTILE IRON PIPE (CLASS 350 OR 52)
	SAND SEPARATOR (SS)
	GREASE INTERCEPTOR (GI-1/GI-2)
	PROPOSED LIGHT POLE BY COSTCO
	EXISTING LIGHT POLE

WV – WATER VALVE
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DETAILED SITE UTILITY PLAN - FUEL FACILITY

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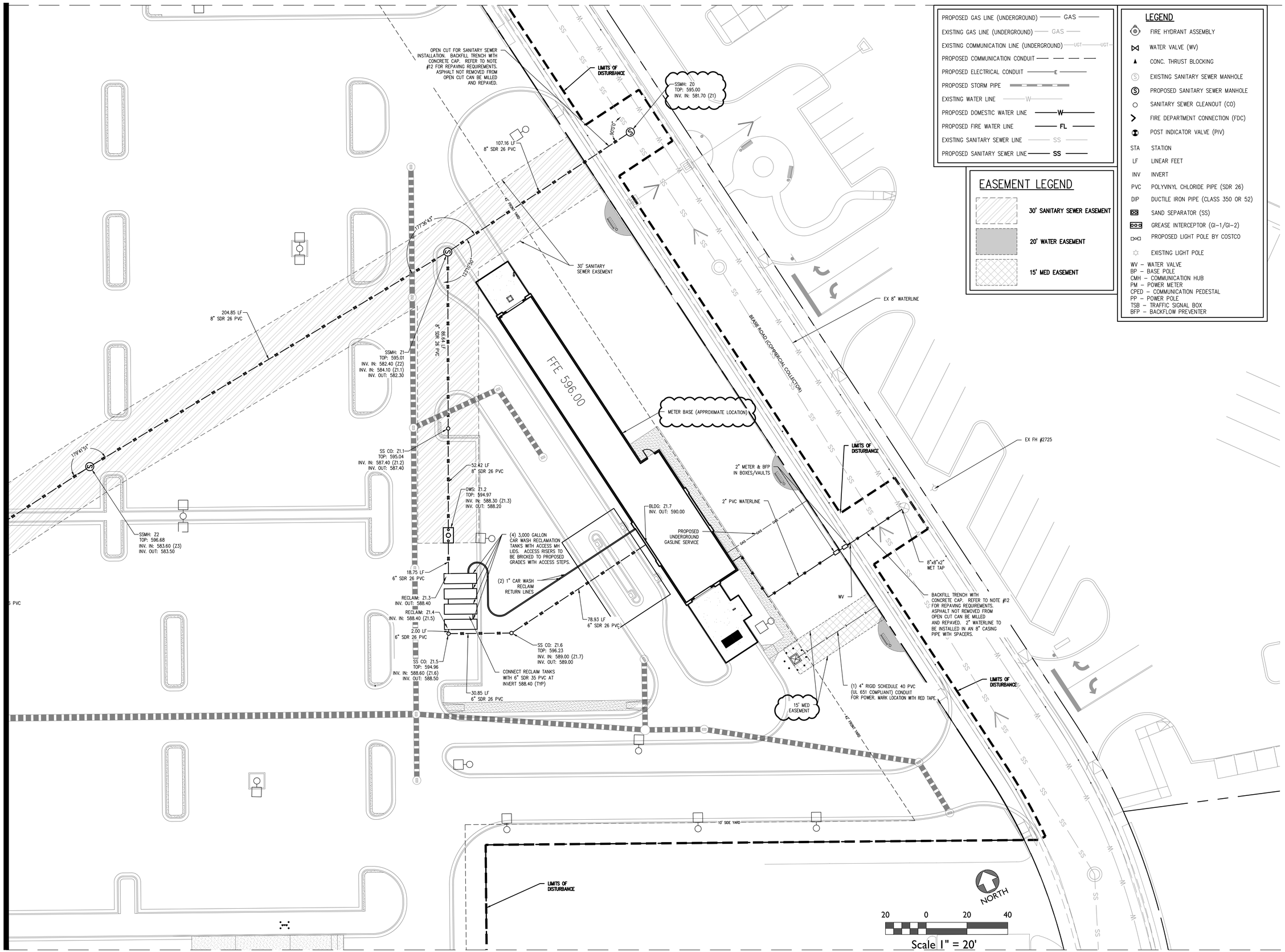

PROPOSED GAS LINE (UNDERGROUND) — GAS
EXISTING GAS LINE (UNDERGROUND) — GAS
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PROPOSED COMMUNICATION CONDUIT
PROPOSED ELECTRICAL CONDUIT — E
PROPOSED STORM PIPE
EXISTING WATER LINE — W
PROPOSED DOMESTIC WATER LINE — W
PROPOSED FIRE WATER LINE — FL
EXISTING SANITARY SEWER LINE — SS
PROPOSED SANITARY SEWER LINE — SS

EASEMENT LEGEND

- 30' SANITARY SEWER EASEMENT
- 20' WATER EASEMENT
- 15' MED EASEMENT

LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER VALVE (WV)
- CONC. THRUST BLOCKING
- EXISTING SANITARY SEWER MANHOLE
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- POST INDICATOR VALVE (PIV)

STA STATION
LF LINEAR FEET
INV INVERT
PVC POLYVINYL CHLORIDE PIPE (SDR 26)
DIP DUCTILE IRON PIPE (CLASS 350 OR 52)
SAND SEPARATOR (SS)
GREASE INTERCEPTOR (GI-1/GI-2)
PROPOSED LIGHT POLE BY COSTCO
EXISTING LIGHT POLE

WV – WATER VALVE
BP – BASE POLE
CMH – COMMUNICATION HUB
PM – POWER METER
CPED – COMMUNICATION PEDESTAL
PP – POWER POLE
TSB – TRAFFIC SIGNAL BOX
BFP – BACKFLOW PREVENTER

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STATE OF TENNESSEE

DETAILED SITE UTILITY PLAN - CARWASH FACILITY

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HYDROLOGY NOTE:
PROPOSED STORMWATER MANAGEMENT FOR THE PROPOSED COSTCO SITE WILL BE PROVIDED BY ONE (1) MASTER STORM WATER POND, WHICH IS LOCATED IN A SEPARATE PARCEL TO THE SOUTH.

LIMIT OF DISTURBANCE NOTE:
THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN REPRESENTS THE LIMIT OF THE LAND DISTURBANCE PERMIT (LDP) FOR THE COSTCO WHOLESALE AND ITS ASSOCIATED INFRASTRUCTURE.

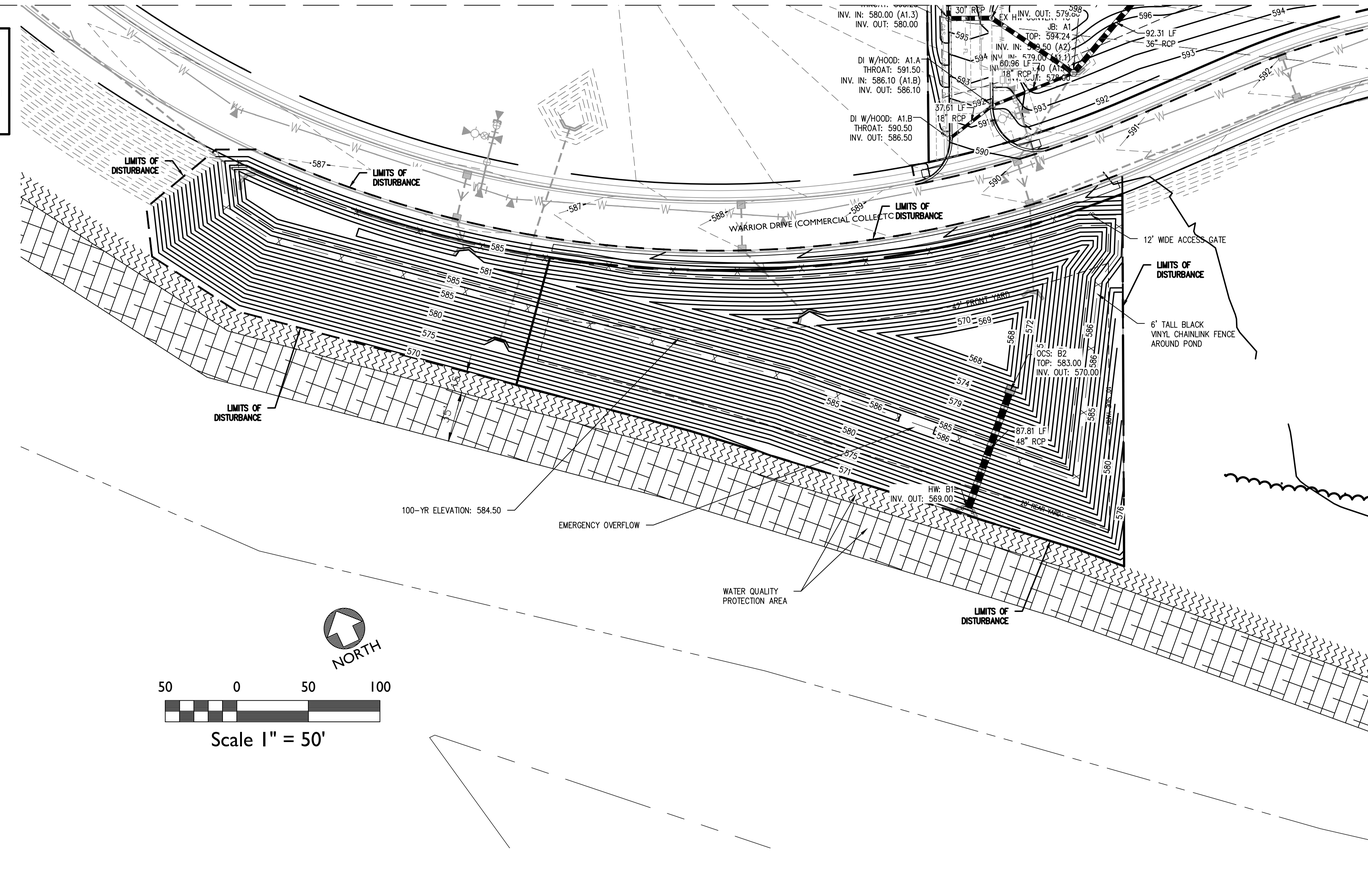
PLAN, DETAIL, AND PROFILE NOTES:
DISCREPANCIES BETWEEN PLAN AND PROFILES MAY BE ENCOUNTERED. IF A DISCREPANCY OR INFORMATION OUT OF THE ORDINARY OCCURS ON ANY PLANS, PROFILES OR DETAILS THE GENERAL CONTRACTOR IS TO CONTACT THE PROJECT ENGINEER FOR CLARIFICATION PRIOR TO ANY INSTALLATION.

GRADING AND STORM DRAINAGE NOTES:
1. SEE STORM GRATE DETAIL. MAXIMUM GRATE OPENING IS 1".
2. SEE SHEETS D3.0–D3.1 FOR STORM DRAINAGE DETAILS.
3. **ALL STORM CLEAN OUTS WITHIN PAVEMENT AREAS TO HAVE TRAFFIC RATED BOXES.**
4. **STORM STRUCTURES TO BE PER COSTCO AND TDOT STANDARDS.**
5. **ALL MANHOLES TO BE FLUSH WITH FINAL ASPHALT ELEVATION.**

GRADING LEGEND

- EXISTING CONTOUR
- DEVELOPER PROPOSED CONTOUR
- COSTCO PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE

DETENTION NOTE:
1. DETENTION POND (POND 2) DESIGN BY SEC, INC.
2. COSTCO CONTRACTOR TO COORDINATE WITH ROAD EXTENSION CONTRACTOR FOR TIMING ON WARRIOR DRIVE EXTENSION, DETENTION POND CONSTRUCTION AND STORM PIPE INSTALLATION.



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DETAILED SITE GRADING AND DRAINAGE PLAN - DETENTION POND

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C6.4

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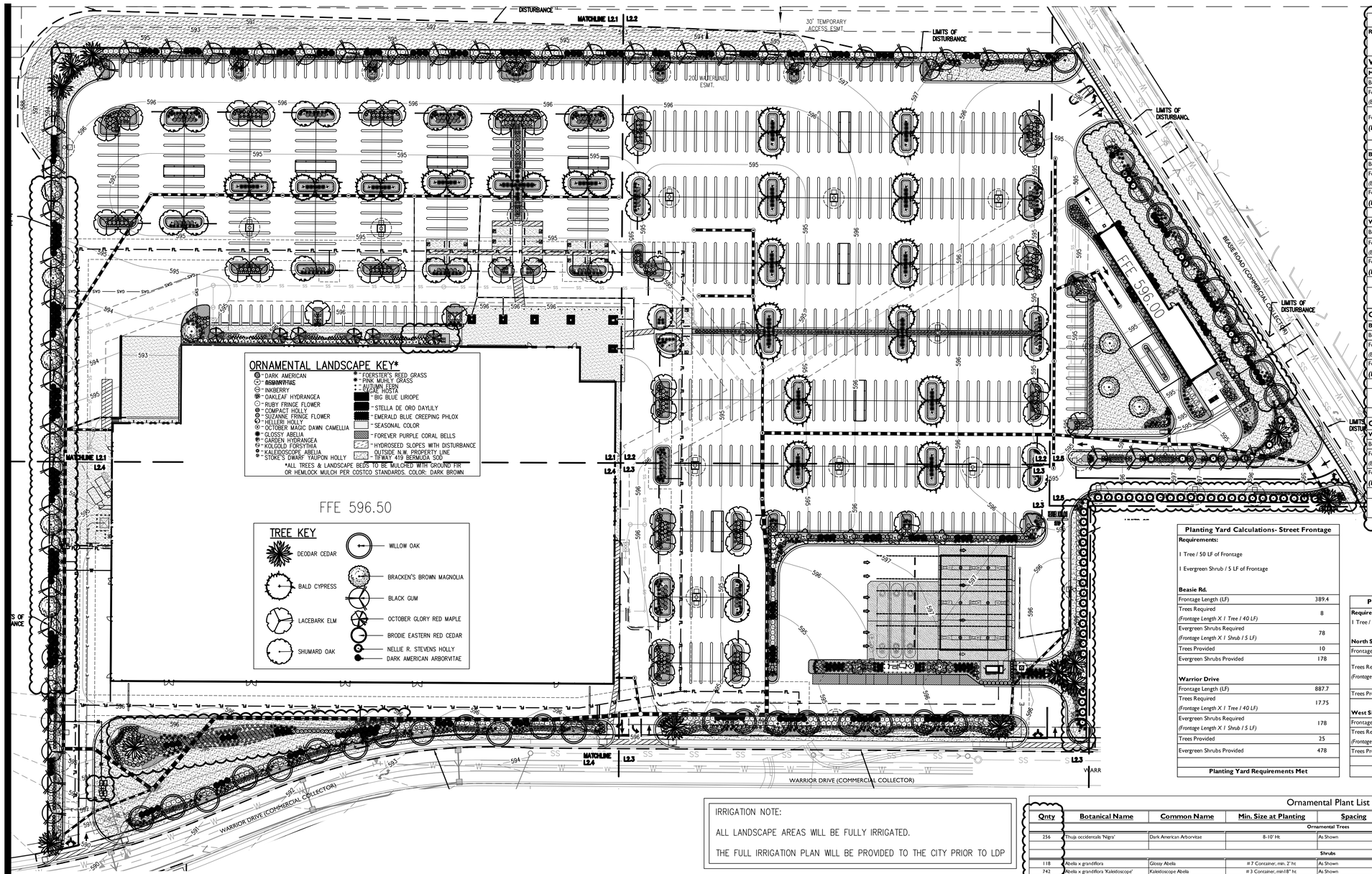

ORNAMENTAL LANDSCAPE KEY*

- DARK AMERICAN ARBORVITAE
- INKBERRY
- OAKLEAF HYDRANGEA
- RUBY FRINGE FLOWER
- COMPACT HOLLY
- SUZANNE FRINGE FLOWER
- HELLERI HOLLY
- OCTOBER MAGIC DAWN CAMELLIA
- GLOSSY ABELIA
- GARDEN HYDRANGEA
- KOLGOLD FORSYTHIA
- KALEIDOSCOPE ABELIA
- STOKE'S DWARF YAUPON HOLLY
- FOERSTER'S REED GRASS
- PINK MUHLY GRASS
- AUTUMN FERN
- LAKE HOSTA
- BIG BLUE LIRIOPE
- STELLA DE ORO DAYLILY
- EMERALD BLUE CREEPING PHLOX
- SEASONAL COLOR
- FOREVER PURPLE CORAL BELLS
- HYDROSEED SLOPES WITH DISTURBANCE
- OUTSIDE N.W. PROPERTY LINE TIFWAY 419 BERMUDA SOD

*ALL TREES & LANDSCAPE BEDS TO BE MULCHED WITH GROUND FIR OR HEMLOCK MULCH PER COSTCO STANDARDS. COLOR: DARK BROWN

TREE KEY

- DEODAR CEDAR
- BALD CYPRESS
- LACEBARK ELM
- SHUMARD OAK
- WILLOW OAK
- BRACKEN'S BROWN MAGNOLIA
- BLACK GUM
- OCTOBER GLORY RED MAPLE
- BRODIE EASTERN RED CEDAR
- NELLIE R. STEVENS HOLLY
- DARK AMERICAN ARBORVITAE

Building Foundation Planting Calculations

Requirements:
3' Width Planting Bed At Building Foundation Along Road Frontage

Warehouse	
Main Entrance	
Building Length at Frontage (LF)	301.36
Foundation Bed Required (Sq Ft) *(Building Frontage Length X 3' width)*	904.08 sf
Foundation Bed Provided (Sq Ft) ***(Provided with Fundation Planting at building-10' width)***	2926.68 sf
Beasie Rd.	
Building Length at Frontage (LF)	222.34
Foundation Bed Required (Sq Ft) *(Building Frontage Length X 3' width)*	667.02 sf
Foundation Bed Provided (Sq Ft) ***(Provided with Planting of Five Adjacent Landscape Islands-width***	2032.75 sf
Warrior Dr.	
Building Length at Frontage (LF)	427.24
Foundation Bed Required (Sq Ft) *(Building Frontage Length X 3' width)*	1281.72 sf
Foundation Bed Provided (Sq Ft) ***(Provided with Planting of Adjacent Landscape Berm)***	1428.70 sf
Warehouse Building Foundation Planting Requirements Met	
Car Wash	
Beasie Rd.	
Building Length at Frontage (LF)	169.69
Foundation Bed Required (Sq Ft) *(Building Frontage Length X 3' width)*	509.07 sf
Foundation Bed Provided (Sq Ft) ***(Provided with Fundation Planting at Building)***	749.43 sf
Car Wash Building Foundation Planting Requirements Met	
Gas Kiosk	
Warrior Dr.	
Building Length at Frontage (LF)	17.00
Foundation Bed Required (Sq Ft) *(Building Frontage Length X 3' width)*	51.00 sf
Foundation Bed Provided (Sq Ft) ***(Provided with Fundation Planting at Kiosk)***	88.06 sf
Warehouse Building Foundation Planting Requirements Met	

Planting Yard Calculations- Street Frontage

Requirements:

1 Tree / 50 LF of Frontage

1 Evergreen Shrub / 5 LF of Frontage

Beasie Rd.	
Frontage Length (LF)	389.4
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	8
Evergreen Shrubs Required *(Frontage Length X 1 Shrub / 5 LF)*	78
Trees Provided	10
Evergreen Shrubs Provided	178
Warrior Drive	
Frontage Length (LF)	887.7
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	17.75
Evergreen Shrubs Required *(Frontage Length X 1 Shrub / 5 LF)*	178
Trees Provided	25
Evergreen Shrubs Provided	478
Planting Yard Requirements Met	

Planting Yard Calculations- Perimeter

Requirements:

1 Tree / 40 LF of Frontage

North Side Yard	
Frontage Length (LF)	961.64
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	24.04
Trees Provided	24
West Side Yard	
Frontage Length (LF)	774.9
Trees Required *(Frontage Length X 1 Tree / 40 LF)*	19.37
Trees Provided	20
Planting Yard Requirements Met	

IRRIGATION NOTE:

ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED.

THE FULL IRRIGATION PLAN WILL BE PROVIDED TO THE CITY PRIOR TO LDP

Ornamental Plant List

Qnty	Botanical Name	Common Name	Min. Size at Planting	Spacing	Specifications
			Ornamental Trees		
256	Thuja occidentalis 'Nigra'	Dark American Arborvitae	8-10' Ht	As Shown	Single-Straight Central leader, Evenly Branched Full Canopy to Base, Symmetrical Form, Free of pests and disease
			Shrubs		
118	Abelia x grandiflora	Glossy Abelia	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
742	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	# 3 Container, min18" ht	As Shown	Free of Pests and Disease
5	Camellia japonica 'April Dawn'	April Dawn Japanese Camellia	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
23	Forsythia x intermedia 'Kolgold'	Magical Gold Forsythia	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
6	Hydrangea quercifolia	Oakleaf Hydrangea	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
44	Hydrangea macrophylla 'Balmer'	Endless Summer Garden Hydrangea	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
272	Ilex crenata 'Compacta'	Compacta Holly	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
115	Ilex glabra 'Compacta'	Compact Inkberry	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
624	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	# 3 Container, min18" ht	As Shown	Free of Pests and Disease
29	Ilex crenata 'Helleri'	Helleri Holly	# 3 Container, min18" ht	As Shown	Free of Pests and Disease
433	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
303	Loropetalum chinensis 'Suzanne'	Suzanne Fringe Flower	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
9	Osmanthus fragrans	Fragrant Tea Olive	# 7 Container, min. 2' ht	As Shown	Free of Pests and Disease
			Ferns/Grasses		
93	Miscanthus sinensis 'Gracillimus'	Maiden Grass	7 Gal.	As Shown	Free of Pests and Disease
479	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	7 Gal.	As Shown	Free of Pests and Disease
613	Muhlenbergia capillaris	Pink Muhly Grass	7 Gal.	As Shown	Free of Pests and Disease
69	Dryopteris erythrosora	Autumn Fern	3 Gal.	As Shown	Free of Pests and Disease
			Perennial/Groundcover		
81	Hosta x 'Sugar'	Hosta	3 Gal.	As Shown	Free of Pests and Disease
116	Heuchera x 'TNHEUFP'	Forever Purple Coral bells	1 Gal.	24" OC x 24" Stag Rows	Free of Pests and Disease
2167	Hemerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
3959	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
345	Phlox subulata 'Emerald Blue'	Emerald Blue Creeping Phlox	1 Gal.	24" OC x 24" Stag Rows	Free of Pests and Disease
777	Seasonal Color	Seasonal Color	4" Pot	12" OC x 12" Stag. Rows	Free of Pests and Disease
	Tifway 419 Bermuda sod	Tifway 419 Bermuda sod	sod		Free of Pests and Disease
	Mulch	Ground Fir or Hemlock Mulch per Costco Standards	Mulch	3" Depth	Dark Brown Color
	Hydroseed	Specified slope areas outside property line	Hydroseed	See Civil Plans for Specifications	See Civil Plans for Specifications

*CONTRACTOR TO FIELD VERIFY SOD & MULCH QUANTITIES BASED ON DISTURBED LIMITS

Proposed Tree List

Proposed Tree Qnty	Botanical Name	Common Name	Min. Size at Time of Planting	% Of Trees Total*	% Of 3" Cal. Trees** (15% min.)	% Of 4" Cal. Trees*** (10% Min.)	Specifications
Parking Lot & Perimeter Trees							
49	Nyssa sylvatica	Black Gum	2.5" Cal.	14.0%			Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. 5ft Clear trunk. Free of pests and disease
28	Quercus shumardii	Shumard Oak	4" Cal.	8.0%		17.1%	Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. 5ft Clear trunk. Free of pests and disease
36	Taxodium distichum	Bald Cypress	3" Cal.	10.3%	22.0%		Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. 5ft Clear trunk. Free of pests and disease
42	Ulmus parvifolia 'Athena'	Athena Lacebark Elm	2.5" Cal.	12.0%			Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. 5ft Clear trunk. Free of pests and disease
3	Cedrus deodara	Deodar Cedar	8-10' Ht	0.9%			Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. Matched. Free of pests and disease
6	Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	8-10' Ht	1.7%			Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. Matched. Free of pests and disease
164					**22.0%**	**17.1%**	
Pond Screening Trees							
45	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8-10' Ht	12.9%			Single-Straight Central leader, Evenly Branched Full Canopy to Base, Symmetrical Crown. Matched. Free of pests and disease
18	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	8-10' Ht	5.2%			Single-Straight Central leader, Evenly Branched Full Canopy to Base, Symmetrical Crown. Matched. Free of pests and disease
1	Cedrus deodara	Deodar Cedar	8-10' Ht	0.3%			Single-Straight Central leader, Evenly Branched Full Canopy to Base, Symmetrical Crown. Matched. Free of pests and disease
Remaining Site Trees							
6	Acer griseum	Paperbark Maple	2.5" Cal.	1.7%			Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. 4ft Clear trunk. Free of pests and disease
9	Cedrus deodara	Deodar Cedar	8-10' Ht	2.6%			Single-Straight Central leader, Evenly Branched Full Canopy to Base, Symmetrical Crown. Matched. Free of pests and disease
56	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8-10' Ht	16.0%			Single-Straight Central leader, Evenly Branched Full Canopy to Base, Symmetrical Crown. Matched. Free of pests and disease
8	Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle	2.5" Cal.	2.3%			Three uniform leaders minimum, Evenly Branched Full Canopy, Symmetrical Crown. 4ft Clear trunk. Free of pests and disease
4	Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	8-10' Ht	1.1%			Single-Straight Central leader, Evenly Branched Full Canopy to Base, Symmetrical Crown. Matched. Free of pests and disease
5	Nyssa sylvatica	Black Gum	2.5" Cal.	1.4%			Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. 5ft Clear trunk. Free of pests and disease
33	Quercus phellos	Willow Oak	2.5" Cal.	9.5%			Single-Straight Central leader, Evenly Branched Full Canopy, Symmetrical Crown. 5ft Clear trunk. Free of pests and disease
349	**Total trees**			**100.0%**			

*NO MORE THAN 60% OF ALL TREES PLANTED ARE OF ANY ONE SPECIES

**NO LESS THAN 15% OF ALL PARKING LOT & PERIMETER TREES PLANTED ARE 3" CALIPER

***NO LESS THAN 10% OF ALL PARKING LOT & PERIMETER TREES PLANTED ARE 4" CALIPER

SYMBOL KEY

- 10' RADIUS LIGHT POLE CLEARANCE
- 5' RADIUS HYDRANT & METER CLEARANCE

50 0 50 100

Scale 1" = 50'

Know what's **below.** **Call** before you dig.

NORTH

COSTCO WHOLESALE

MURFREESBORO, TN

CITY OF MURFREESBORO
RUTHERFORD COUNTY

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STEVEN L. ROWE REGISTERED AGRICULTURE ARCHITECT

LANDSCAPE PLAN- OVERALL

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△	DATE	DESCRIPTION
	11/15/19	GREEN INK PRICING
	03/12/2020	PLAN REVIEW SUBMITTAL
	04/07/2020	PLAN REVIEW RESUBMITTAL

AEC JOB #: 19-4301.00
CIVIL DRAWN BY: JWM
CIVIL DESIGNED BY: JWM, MDV
LANDSCAPE DRAWN BY: JAP
LANDSCAPE DESIGNED BY: SLR, BDR
CHECK BY: CJF
DATE: 02-08-2019

SHEET NUMBER

L2.0

M:\2019 JOBS\19-4301 Costco Murfreesboro - West Point\Landscape\19-4301 Costco Murfreesboro LANDSCAPE 00.dwg, 4/2/2020 12:11:23 PM, jjw, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

P-1 ENTRANCE

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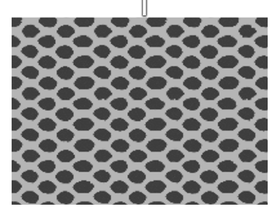
MURFREESBORO, TN
APRIL 2, 2020

COSTCO WHOLESALE

1. WALL - METAL PANEL
Finish - Pre-Finished
Manufacturer: Metal Sales
Color: ***"METALLIC CHAMPAGNE"***

2. WALL - METAL PANEL
Finish - Pre-Finished
Manufacturer: Metal Sales
Color: ***"SANDSTONE"***

3. TRANSOM GLAZING - GLASS
Finish - ANODIZED ALUMINUM

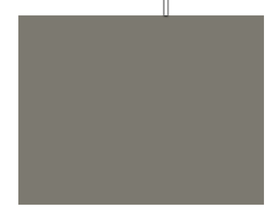


4. WALL - PERFORATED PANEL
Finish - Stainless Steel
27% OPEN AREA

5. WALL - CMU
Finish- Split Face
Manufacturer: Echelon
Color: ***"ANTIQUE WHITE"***

6. CANOPY FRAME-STEEL
Finish- Paint
Color: SW 7076
"CYBERSPACE"

7. CORNICE
Manufacturer: Butler
Color: ***"COOL HARVEST"***



8. WALL - METAL PANEL
Finish - Pre-Finished
Manufacturer: Metal Sales
Color: ***"MISTIQUE PLUS"***

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MATERIAL BOARD

COSTCO WHOLESALE

P-2 ENTRANCE LOOKING NORTHEAST

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P-3 TIRE CENTER - WEST ELEVATION

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P-4 SOUTH ELEVATION

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P-5 ENTRANCE AT DUSK

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P-6 ENTRANCE FROM WARRIOR DR

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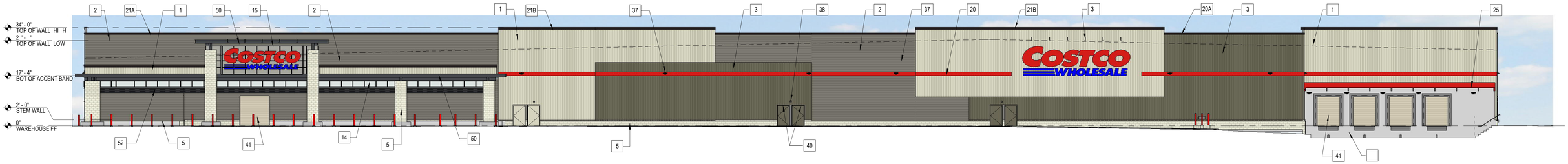
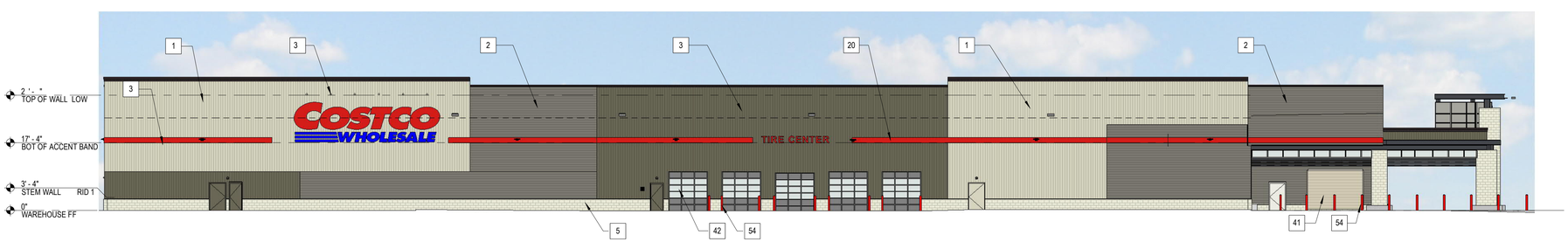


1 NORTH FRONT, BEASIE RD I-24 ELE ATION

SCALE: 1/1 " 1'-0"

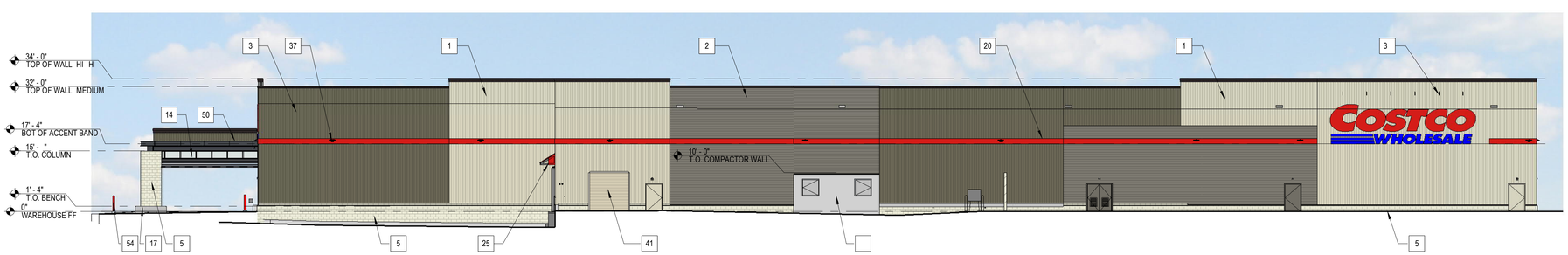
2 SOUTH WARRIOR DR ELE ATION

SCALE: 1/1 " 1'-0"



3 EAST BEASIE RD ELE ATION

SCALE: 1/1 " 1'-0"



4 WEST SIDE ELE ATION

SCALE: 1/1 " 1'-0"

#	ITEM	MATERIAL	FINISH	COLOR	MFR \ NOTES
1	METAL PANELS - IC72	METAL - VERTICAL	PRE-FINISHED	SANDSTONE	1
2	METAL PANELS - IC72	METAL - HORIZONTAL	PRE-FINISHED	MISTIQUE PLUS	1
3	METAL PANELS - R-PANEL	METAL - VERTICAL	PRE-FINISHED	METALLIC CHAMPAGNE	1
5	MASONRY SPLIT-FACE	CMU	WATER REPELLANT		
9	CONCRETE CAST IN-PLACE	ARCHITECTURAL FINISH	WATER REPELLANT	NATURAL	
14	TRANSOM WALL GLAZING	ALUMINUM	PRE-FINISHED		
15	PERFORATED METAL PANEL	ALUMINUM	PRE-FINISHED		
16	WALL CURB	CONCRETE	WATER REPELLANT		
17	COLUMN PLINTH / BENCH	CONCRETE	WATER REPELLANT		
18	WALL CONTROL JOINT				SEE D1/A701
20	ACCENT BAND	METAL	PRE-FINISHED	SAFETY RED	1
21A	COPING 1X4	METAL	PRE-FINISHED	COOL HARVEST	1
21B	COPING 1X6	METAL	PRE-FINISHED	COOL HARVEST	1
#	ITEM	MATERIAL	FINISH	COLOR	MFR \ NOTES
25	STANDING SEAM VSR	METAL	PRE-FINISHED		1
30	SCUPPER	SHEET METAL	PAINT BY GC		1, 4
36	SIGN LIGHTING FIXTURE	METAL	PRE-FINISHED		
37	WALL PACK FIXTURE	METAL	PRE-FINISHED		
38	EMERGENCY LIGHT FIXTURE	METAL	PRE-FINISHED		
40	DOOR AND FRAME	STEEL	PAINT BY GC	MATCH WALL COLOR	2
41	ROLLING SERVICE DOOR	STEEL	PRE-FINISHED	TAN OR GRAY	1
42	GLAZED SECTIONAL DOOR	ALUMINUM	PRE-FINISHED	BRONZE	1
50	TRELLIS	STEEL	PAINT BY G.C.		1
54	BOLLARD	STEEL PIPE CONCRETE FILL	PLASTIC SLEEVE	RED	

COSTCO WHOLESALE

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BUILDING ELEVATIONS

DD31-02

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BUILDING ELEVATIONS

MURFREESBORO, TN

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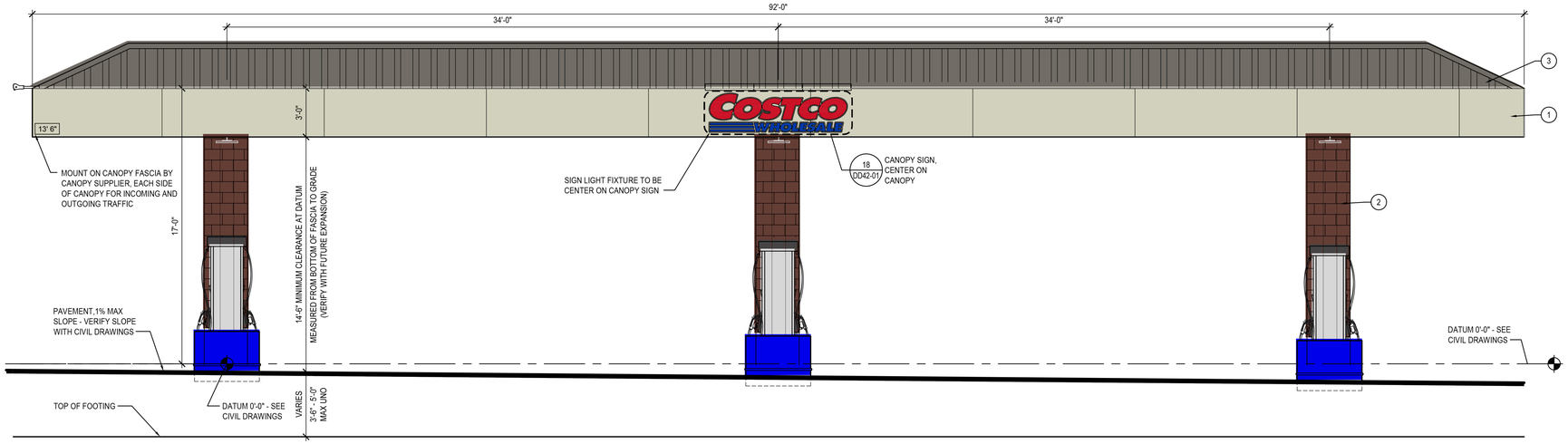
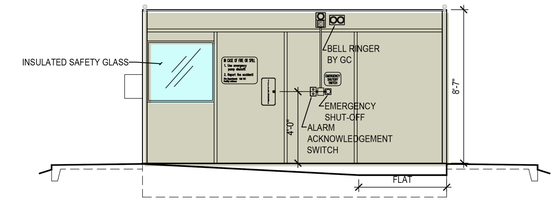


1 CANOPY AND DISPENSER ISLANDS

SCALE: 1/4" = 1'-0" 0415

#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER \ NOTES
1	FASCIA	METAL	KYNAR 500	GREYSTONE PCTT20154	BY PPG
2	COLUMN WRAP	QUIK BRIK	SPLIT FACE	MAROUS	ECHELON MASONRY
3	CANOPY ROOF	METAL	PAINT BY GC	COLOR TO MATCH MISTIQUE PLUS	BY MBS
4	CONTROLLER ENCLOSURE	METAL	POWDER COATED	GRAYSTONE PCTT20154	BY PPG

EXTERIOR FINISH SCHEDULE



16 SIDE FACING CANOPY

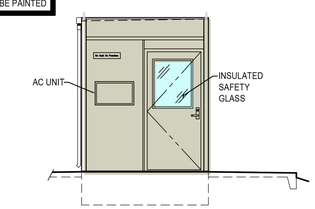
SCALE: 1/4" = 1'-0" 1215

6 CANOPY AND DISPENSER ISLANDS

SCALE: 1/4" = 1'-0" 0615

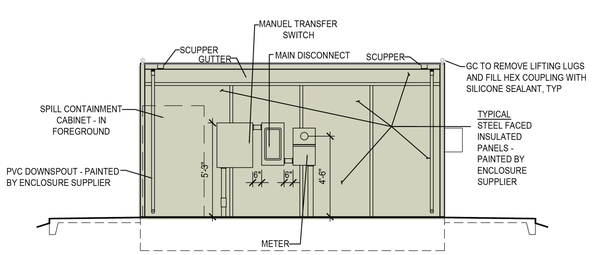
CONTROLLER ENCLOSURE FINISH:
PPG: IVORY
NUMBER: PU92262

NOTE:
ALL EXPOSED METAL TO BE PAINTED



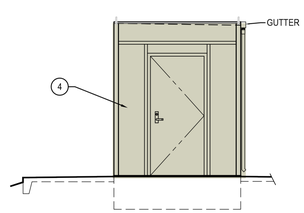
17 ENCLOSURE ENTRY

SCALE: 1/4" = 1'-0" 0616



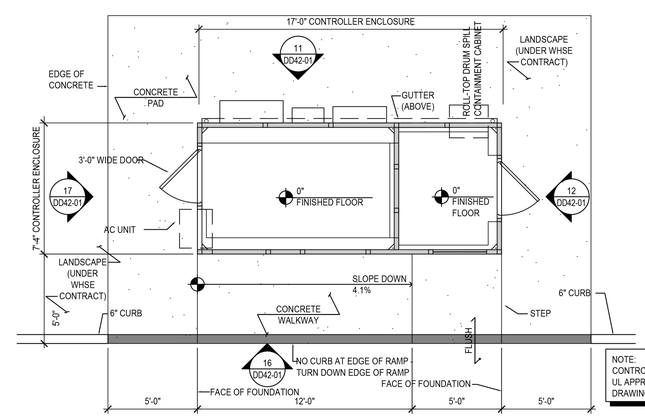
11 SIDE FACING AWAY FROM CANOPY

SCALE: 1/4" = 1'-0" 0616



12 STORAGE ENTRY

SCALE: 1/4" = 1'-0" 0616



NOTE:
CONTROLLER ENCLOSURE IS PREFABRICATED, PRE-ENGINEERED, UL APPROVED - PROFESSIONALLY ENGINEERED, WET STAMPED DRAWINGS AND CALCULATIONS AVAILABLE UPON REQUEST

13 CONTROLLER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0" 1215

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ELEVATIONS

DD42-02

COSTCO WHOLESALE FUEL FACILITY ELEVATIONS

MURFREESBORO, TN

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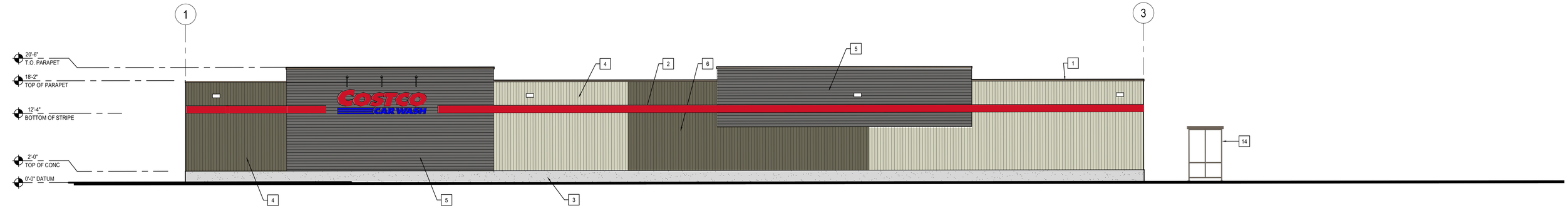
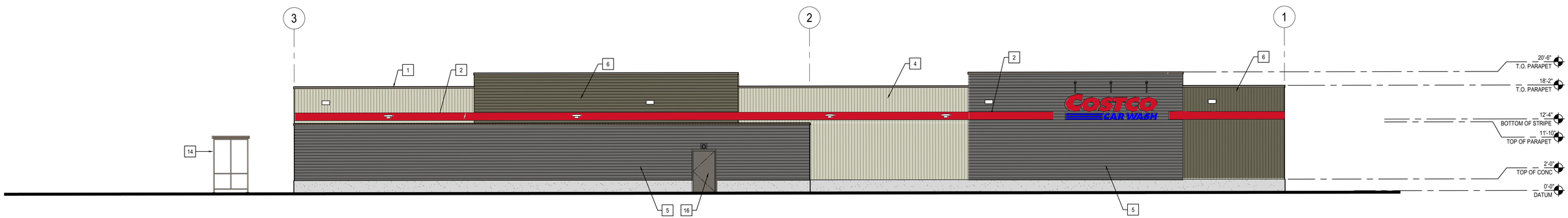


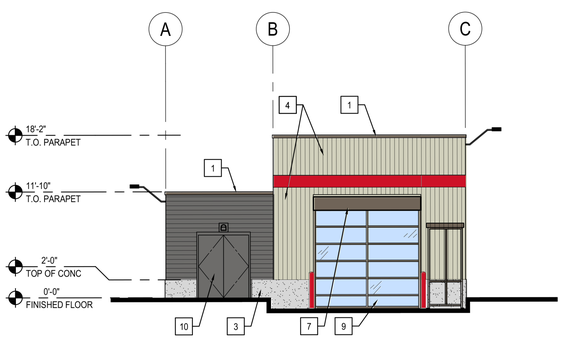
1 WEST ELEVATION

SCALE: 1/8" = 1'-0" 0120



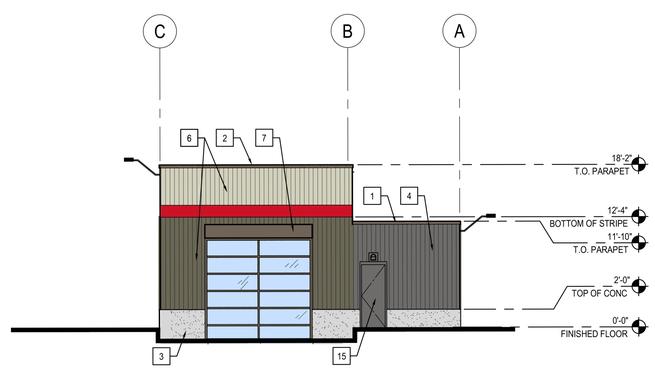
6 EAST ELEVATION

SCALE: 1/8" = 1'-0" 0120



11 NORTH ELEVATION

SCALE: 1/8" = 1'-0" 0120



13 SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 0120

EXTERIOR FINISH SCHEDULE

	#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER \ NOTES
WALLS	1	COPING	METAL	PRE-FINISHED		
	2	ACCENT BAND	PRE-FINISHED METAL	KYNAR 500		
	3	STEM WALL	CONCRETE SMOOTH FINISHED	WATER REPELLENT		
	4	WALL SIDING	METAL PANEL	PRE-FINISHED	SANDSTONE	
	5	WALL SIDING	METAL PANEL	PRE-FINISHED	MISTIQUE PLUS	
	6	WALL SIDING	METAL PANEL	PRE-FINISHED	METALLIC CHAMPAGNE	
	7	16" HIGH ACCENT CHANNEL	STEEL	PAINTED		
MISCELLANEOUS	9	OVERHEAD DOOR	ALUMINUM POLYCARBONATE	MILL, SEALED		
	10	ACCESS DOOR	STEEL	PAINTED		
	11	WALL MOUNTED LIGHTING FIXTURE	METAL	PRE-FINISHED		
	12	SIGNAGE LIGHTING FIXTURE	METAL	PRE-FINISHED		
	13	VENT LOUVRE	METAL	PAINTED		
	14	ATTENDANT ENCLOSURE	METAL	PAINTED		
	15	ACCESS DOOR	STEEL	PAINTED		
	16	ACCESS DOOR	STEEL	PAINTED		

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ELEVATIONS

DD52-02

COSTCO WHOLESALE

CAR WASH ELEVATIONS

MURFREESBORO, TN

APRIL 2, 2020

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MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 11, 2020

CITY HALL **6:00 P.M.**

MEMBERS PRESENT
Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Eddie Smotherman
Ronnie Martin
Warren Russell
Chase Salas
Jennifer Garland

STAFF PRESENT
Greg McKnight, Planning Director
Matthew Blomeley, Asst. Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Amelia Kerr, Planner
Austin Cooper, Planner
Carolyn Jaco, Recording Assistant
David Ives, Deputy City Attorney
Roman Hankins, Assistant City Attorney
Sam Huddleston, Dev. Services Exec. Director

Chair Kathy Jones called the meeting to order after determining there was a quorum. Continuing, Chair Kathy Jones announced, as of today, Mr. Greg McKnight has been officially appointed as our Planning Director.

New Business

Zoning application [2019-447] to amend the Old Fort Plaza PUD for approximately 5.4 acres located along Old Fort Parkway in order to modify the site and building design, Autumn Plaza Partners applicant. Ms. Marina Rush summarized the zoning amendment application from the staff report, which had been provided to the Planning Commission in the agenda packet.

Ms. Rush explained the changes that were being made included the of number of beds for the one-bedroom units and two-bedroom units. These changes would affect the number of parking spaces. Overall, the changes as presented for the two buildings would reduce the parking from 136 parking spaces to 126 parking spaces. This allows more room for buildings and improvements to the buffer along the west property line. Continuing, Ms. Rush explained the revision being made to the architecture would be predominantly brick materials. Staff feels the new architecture is an improved design and would be compatible with the existing building which is currently being

completed on this site. In addition, this amendment is consistent with the future land use map and it would not make any changes to the zoning or land use.

Mr. Eric Brock of Wiser Company was in attendance to represent the applicant. He came forward to explain the original zoning which had been approved in 2016. Since then, there had been changes made to the architecture, which produced changes to the shape of the buildings, and the ratio of the bedrooms. He explained how they are working with staff to address changes to the buffer, landscaping, amenities, drainage, and all other staff comments. Mr. Brock made known they would take as much care as possible in preserving the existing mature trees located on this property. In addition, all the proposed buildings would have full access onto Autumn Towne Way.

Chair Kathy Jones commented on the applicant's pattern book on page 13, is the driveway for this site on adjoining property, or is it a public road? Mr. Brock stated the driveway is a private driveway with the existing Autumn Wood Apartments. There is a gate at the end of the driveway for the apartments which includes a joint access easement. Chair Jones wanted to know if the landscaping to be placed in front of the Assisted Living building is on the subject property. In the applicant's pattern book, it appears to be on the adjoining property. Mr. Brock explained the landscaping would be on their property. With their site plan they would be submitting landscaping plans which would provide additional details. Ms. Marina Rush requested for the landscaping to be addressed and revised in the applicant's pattern book. Mr. Brock agreed.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the zoning application; therefore, Chair Kathy Jones closed the public hearing.

Vice-Chairman Ken Halliburton made a motion to approve the zoning application subject to all staff comments, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.

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Zoning application [2020-401] for approximately 0.36 acres located along East Vine Street and South Bilbro Avenue to be rezoned from RS-8 to PRD (Bilbro & Vine Towns PRD), Gregg Stanley applicant. Ms. Amelia Kerr summarized the zoning application from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Clyde Rountree of Huddleston-Steele Engineering, Mr. Gregg Stanley, and Mr. Michael Picklesimer, the architect, were in attendance to represent the application. Mr. Clyde Rountree came forward to begin a PowerPoint presentation from the pattern book. He explained the style of the development would be like the existing properties within this area. Continuing, Mr. Rountree make known they had discussions with the property owner who resides north of this project to address their concerns such as the scale of the building, the lighting, the formal open space area, and the dog run. Mr. Rountree stated the dog run area may be removed to prevent any issues regarding noise with the residential properties. Also, they have made the commitment for the garages to be used for vehicular use only. The parking area would be enclosed with a perimeter fence for privacy. The landscaping in front of the structure would be pulled away from the foundation towards the road with a boxwood hedge.

Mr. Michael Picklesimer came forward to address the proposed architecture. He began to describe the front of the building facing Bilbro and that it was designed to appear similar as the larger homes along East Main Street instead of as traditional townhomes. The materials include a stone base and two different primary brick colors with offsets across the front. Along the backside of the building above the garages would be fiber cement board siding. Along the north side of the building they have scaled down to two stories to be similar to the existing adjoining residential property.

Chair Kathy Jones opened the public hearing.

1. **Mr. Ron Taylor, 816 East Main Street** – came forward to make known he loved the proposal and welcomed this type development in their neighborhood. He hopes this will begin a positive impact to development within the downtown area. He thanked the Planning Department and the Planning Commission for their approval of this request.

Chair Kathy Jones closed the public hearing.

Mr. Eddie Smotherman made a motion to approve the zoning application, seconded by Mr. Ronnie Martin. The motion carried by unanimous vote in favor.

Zoning application [2019-434] for approximately 2.42 acres located along East College Street, North Spring Street, East Lytle Street, and North Church Street to be rezoned from OG-R to PUD (One East College PUD), 705 4th Avenue South Holding Company applicant.

Ms. Amelia Kerr summarized the zoning application from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Matt Taylor (the design engineer), Mr. Brian Davis (the applicant's representative), Mr. Bart Kline (the project architect), Mr. Jeff Reed (the applicant's attorney), and Mr. John Harney (the applicant's representative) were in attendance to represent the application. Mr. Matt Taylor came forward to begin a PowerPoint presentation form the pattern book. He stated that this project had been discussed for several years since the City of Murfreesboro purchased the property from the previous owners. Continuing, Mr. Taylor provided the following additional details:

- 490,000 square-feet proposed buildings on 2.42 acres
- Pedestrian Plazas
- 627 Parking Spaces
- Parking Garage
- Limited Access Points
- Office/Retail Building
- 110 Room Hotel
- 156 Residences
- Existing Church Building to Remain
- Owners' Association

Mr. Taylor discussed the building design that would include the following:

- Materials would include brick, stone veneer, fiber cement panel, EIFS, storefront windows.
- Features include defined entryways, multiple planes, and 145-foot maximum building height.
- The amenities with this proposal include location to local restaurants in the downtown area, public areas such as the courthouse and the new judicial building. Also, this proposal would include restaurants and entertainment venues that would contribute to the whole downtown area and the City.
- An outdoor plaza area would be located near the former church that could be used for potential outdoor activities such as artwork.
- A full list of allowable uses has been provided in the pattern book. This includes a mix of residential, commercial, and entertainment uses, hotel, police precinct, retail, offices, restaurant, etc.

Mr. Taylor stated a neighborhood meeting had been conducted for this proposal on Monday, March 9, 2020, at First Presbyterian Church. They had mailed over 430 letters about the neighborhood meeting and approximately 70-75 people attended. There were concerns made regarding the impact during construction, which they have made known the impact would be kept to a minimum. There were a couple of disagreements regarding the architecture. Overall, they felt the project had been received well at the neighborhood meeting. Mr. Taylor said that this is a very attractive project that will be very successful, and the City will be very proud of it for years to come.

Vice-Chairman Ken Halliburton asked on page 16 in the applicant's pattern book, what is the view looking down from the penthouse windows? Mr. Taylor answered it is the parking garage. Ms. Jennifer Garland wanted additional information regarding the parking. Mr. Matt Taylor stated the parking table would have to be updated stating the total parking would be 627 spaces. These parking spaces would be regulated for the residences, the hotel, and retail uses. Mr. Bart Kline came forward stating they would continue to work on the parking garage parking spaces for the residential use.

Mr. Warren Russel inquired about the phasing for this project. Mr. Matt Taylor explained, after demolition the phasing would be

1) Garage
2) Office/Retail
3) Hotel
4) Residential
5) Church restoration could occur at any time. This would be a 2-3 year project.

Chair Kathy Jones opened the public hearing.

1. **Mr. Keith Beckman – owner of Beckman's Prescription Shop at 120 East College Street** – came forward to voice his concerns regarding that his patients and customers would need to have access to his store during the construction. This is a good project, but he wants to make certain there is safe access for his patients and customers to gain entry and exit at the drive-thru and parking lot area.

2. **Mr. Bob Woods - 411 Lytle Street** – made known his concerns regarding the parking spaces in the downtown area.

3. **Ms. Charlene Taylor – 813 East Main Street** – made known her concerns regarding the architecture for this project and that it lacks the design and the poetry of downtown Murfreesboro.

Chair Kathy Jones closed the public hearing.

The Planning Commission began discussing the proposed parking which Mr. Matthew Blomeley explained the formulas for the parking calculations. He provided information for the project from the Zoning Ordinance and the requirements from the City Core Overlay. Mr. Matt Taylor came forward to make known the overlap in time for the shared parking would include:

- The hotel would not be at full capacity during certain times of the day.

- Staggering of all of the proposed uses were made available in the pattern book. It explains there would be a surplus of 77 parking spaces during certain times of the day.
- Shared parking is normal for urban downtown elements.
- The downtown area is a walkable environment which the public would be parking at the courthouse square, city garage, and the Judicial Center parking garage.

Chair Kathy Jones stated that she had received numerous telephone calls and emails after the neighborhood meeting on Monday night. The architecture and style of the building being presented had upset the historic downtown area. Continuing, Chair Jones commented that after seeing the material boards with the textures, the colors of the brick material makes known how the building would actually look. She requested for the design team for this project to continue to choose materials that would elevate the character of this project that everyone will be very proud of.

Mr. Matt Taylor made known their commitment on the selection of materials and the construction to make decisions through the process to be a good neighbor to the downtown area. There will be times that deliveries will be made that will shut down part of a street; not the whole street. These will be very limited instances. These instances would be coordinated with the City for timing due to this being a very sensitive matter.

Vice-Chairman Halliburton made known he liked the project, and he is proud being part of it. This development will become a game changer to the City of Murfreesboro.

Vice-Chairman Halliburton made a motion to approve the zoning application subject to all staff comments, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.

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Annexation plan of services and annexation petition [2020-501] for approximately 26.8 acres located along New Salem Highway and Barfield Road, New Salem Land Development, LLC applicant. Ms. Marina Rush summarized the zoning application from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Matt Taylor was in attendance to represent the applicant.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the annexation petition; therefore, Chair Kathy Jones closed the public hearing.

Mr. Eddie Smotherman made a motion to approve the annexation plan of services and annexation petition; seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

Zoning application [2020-402] for approximately 26.8 acres located along New Salem Highway and Barfield Road to be zoned CH simultaneous with annexation and approximately 1.1 acres to be rezoned from RS-15 to CH, New Salem Land Development, LLC applicant. Ms. Marina Rush summarized the zoning application from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Matt Taylor was in attendance to represent the applicant. Mr. Taylor stated at this time they do not have any plans for development. This proposal is consistent with the other properties in this area.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the zoning application; therefore, Chair Kathy Jones closed the public hearing.

Mr. Eddie Smotherman made a motion to approve the zoning application, seconded by Mr. Chase Salas. The motion carried by unanimous vote in favor.

Zoning Ordinance amendment [2020-801] for outdoor storage, temporary and accessory structures and uses, review time limits, lighting, and yard encroachments, City of Murfreesboro Planning Department applicant. Ms. Margaret Ann Green summarized the Zoning Ordinance amendment from the staff report, which had been provided to the Planning Commission in the agenda packet.

Chair Kathy Jones opened the public hearing. No one came forward to speak for or against the Zoning Ordinance amendment; therefore; Chair Kathy Jones closed the public hearing.

Mr. Ronnie Martin made a motion to approve the Zoning Ordinance amendment, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

Staff Reports and Other Business

Mandatory Referral [2020-706] dedication of sanitary sewer easement on Siegel Soccer Park property on Cherry Lane. Mr. David Ives began by making known Siegel Landing Townhomes is a project to be developed off of Cherry Lane and across from the Siegel Soccer Park. In order to provide sanitary sewer to the project, the City needs to extend a sanitary sewer line and easement across the parking lot area of the Siegel Soccer Park. A drawing had been provided for the Planning Commission's review. This project would have minimal impact to the parking lot area. Mr. Ives made known the Murfreesboro Parks and Recreation and Water Resources Departments recommend approval of this request. Therefore, he asked for the Planning Commission to consider for approval and make a recommendation to send forward to City Council.

Vice-Chairman Halliburton made a motion to approve, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.

Mandatory Referral [2020-704] City of Murfreesboro Sale of 154+/- acres of land to Rutherford County Schools along Franklin Road. Mr. David Ives began by making known in 2017 the City acquired the two referenced parcels of land totaling 154 +/- acres along Franklin

Road about 1.25 miles west of Veterans Parkway. This was a potential location for a full-service park on the west side of the City. After additional study and analysis, the City Administration and Parks and Recreation Departments have determined that a west side park would be better placed in another location. Other potential sites are actively under consideration.

Rutherford County Schools has approached the City about acquiring these parcels for a County School site and a contract to sell the property to Rutherford County is in negotiation.

Staff requests that the Planning Commission consider this proposed sale and forward with a recommendation to the City Council.

The Planning Commission began discussion their concerns with the sale of property without additional information. Mr. Eddie Smotherman made known the property had been purchased for a park at a reasonable price. Since then, Rutherford County has been searching for property to build a high school. The City is willing to pass the savings to the County. At this time, the best use for this property is for the use as school property. Currently, there is no urgency to search for a park or have immediate plans for a park. Mr. David Ives stated there is a possibility this property could remain as a park. However, the City feels there is a better place for a park on the west side of the City.

Mr. Ronnie Martin made known he would be abstaining from the vote due that he is not certain what his vote may be with City Council regarding this proposal. Ms. Jennifer Garland wanted to know if the Parks and Recreation Department and Commission approved the sale of this property. Mr. David Ives answered he was not certain if they had approved this request. Mr. Smotherman made known he was on the Parks and Recreation Commission. He stated there are a couple of other properties on the west side which would be a better opportunity for a park on the west side. Chair Jones asked if the it could be approved subject to the negotiations with the County being approved by City Staff and City Council.

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Vice-Chairman Halliburton made a motion to approve the mandatory referral subject to the approval of negotiations to sell the property to Rutherford County by City Staff and City Council, seconded by Mr. Warren Russell. The motion carried by a vote of 6-0 with one abstention (Mr. Martin).

Lastly, Mr. Matthew Blomeley acknowledged Ms. Marina Rush, Ms. Margaret Ann Green, and Ms. Amelia Kerr for the items that that have been presented at this meeting. Each worked very hard with the developers and the public. Mr. Blomeley stated that it shows in their work and he wanted to make certain the Planning Commission knew the effort that they put into these applications.

There being no further business the meeting adjourned at 8:25 p.m.

_____

Chairman

_____

Secretary

GM: cj

MINUTES OF THE MURFREESBORO PLANNING COMMISSION MARCH 18, 2020

1:00 p.m. **CITY HALL**

MEMBERS PRESENT
Kathy Jones, Chair
Ken Halliburton, Vice-Chair
Eddie Smotherman
Ronnie Martin
Warren Russell
Jennifer Garland
Chase Salas

STAFF PRESENT
Greg McKnight, Planning Director
Matthew Blomeley, Asst. Planning Director
Margaret Ann Green, Principal Planner
Marina Rush, Principal Planner
Amelia Kerr, Planner
Carolyn Jaco, Recording Assistant
Jafar Ware, Planner
Katie Noel, Project Engineer
Teresa Stevens, Sign Administrator
Adam Tucker, City Attorney
David Ives, Deputy City Attorney
Sam Huddleston, Dev. Services Exec. Director

Chair Kathy Jones called the meeting to order after determining there was a quorum.

Mr. Warren Russell made a motion to approve the minutes of the February 5, 2020 Planning Commission meeting, seconded by Mr. Chase Salas. The motion carried by unanimous vote in favor.

Consent Agenda

Chair Kathy Jones announced there were revised staff comments for the Marymont Springs, Section 3 final plat. Mr. Matthew Blomeley had copies provided to the Planning Commission for their review and indicated that they supersede the staff comments for this item included in the agenda packet. Continuing, Chair Jones read the following items to be considered for approval.

The Crossings of Three Rivers, Section 1, Phase 2 [2020-2012] final plat for 25 lots on 7.88 acres zoned PRD located along Hospitality Lane, Three Rivers Rutherford, LLC developer.

Marymont Springs, Section 3 [2020-2018] final plat for 49 lots on 13.57 acres zoned PUD located along Attleboro Drive and Rucker Lane, Alcorn Properties, Inc. developer.

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Chestnut Hill, Resubdivision of Lot 63 [2020-2008] final plat for 1 lot on 1.44 acres zoned RS-15 located along County Farm Road, Believers Tabernacle, Inc. developer.

Don Hall Subdivision [2020-2009] final plat for 2 lots on 6.52 acres zoned RS-15 located along Compton Road, Don and Sara Hall developer.

The Patterson Point Land Subdivision, Resubdivision of Lots 71-82 [2020-2013] final plat for 1 lot on 1.43 acres zoned RM-16 located along Southeast Broad Street, Elite Development Associates, LLC developer.

Mankin Pointe, Section 2, Phase 1 [2020-2017] final plat for 39 lots on 8.07 acres zoned PRD located along Hollis Drive, Mankin Pointe, LLC developer.

Lytle Industrial Addition to Murfreesboro, 2nd Resubdivision of Section 8 [2020-2010] final plat for 2 lots on 2.43 acres zoned H-I located along West College Street, Scott Street, and Ridgely Road, Johns Enterprises, LLC developer.

Spring Creek Townhomes, Lot 1 [2020-2019] final plat for 1 lot on 66.9 acres zoned PRD located along Asbury Lane and Portwood Drive, Beazer Homes developer.

General's Landing, Section 2 [2020-2014] final plat for 6 lots on 1.85 acres zoned PRD located along McChrystal Drive, Blue Sky Construction, Inc. developer.

General's Landing Townhomes, Phase 2A [2020-2015] horizontal property regime plat for 13 residential units and final plat for 2 lots on 2.2 acres zoned PRD located along McChrystal Drive and Magruder Drive, Blue Sky Construction, Inc. developer.

Shelton Square, Section 3, Phases 1 & 2 [2020-1005] preliminary plat for 37 lots on 14.67 acres zoned PRD located along Blackman Road and Hopetown Way, Shelton Square, LLC developer.

Shelton Square, Section 4, Phases 1 & 2 [2020-1006] preliminary plat for 62 lots on 12.75 acres zoned PRD located along Hopetown Way and Bridgemore Boulevard, Shelton Square, LLC developer.

Wash and Roll Auto Wash [2020-3020] site plan for 2,504 ft2 vehicle wash on approximately 1 acre zoned CH located at the northeast corner of New Salem Highway and West Main Street, WNRI Holdings, LLC developer.

Chair Kathy Jones made known the site plan Wash and Roll had been removed from the consent agenda because it had qualified for administrative approval.

Mr. Ronnie Martin made a motion to approve the consent agenda as presented, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

Staff Reports and Other Business

Mandatory Referral [2020-705] to consider the proposed sale of assets of Murfreesboro Electric Department (MED) to Middle Tennessee Electric Membership Corporation (MTEMC), Murfreesboro Legal Department applicant. City Attorney Adam Tucker stated that State law requires a mandatory referral be brought to the Planning Commission for the approval of the sale of real property owned by the City. An asset purchase agreement establishing the terms and conditions of the sale of MED to MTEMC was approved by the City Council on January 9, 2020. Continuing, Mr. Tucker explained this sale would include 10 parcels, as well as some substation easements, and some electric utility easements. There would not be any change to the use of the properties. Mr. Tucker requested for this sale to be considered for approval by the Planning Commission.

Mr. Eddie Smotherman made a motion to approve, seconded by Ms. Jennifer Garland. The motion carried by a vote of 6-0 with one abstention (Mr. Martin).

Planning Commission calendar changes. Mr. Matthew Blomeley stated that in light of our current health situation limiting public gatherings due to COVID-19, there needed to be changes

made to the current Planning Commission calendar. He requested for the April Planning Commission meetings be rescheduled towards the later part of the month. He requested that the April 8, 2020 night meeting be rescheduled to April 22, 2020. In addition, the April 15, 2020 day meeting should be rescheduled to April 29,2020. Continuing, Mr. Blomeley explained the sewer allocation ordinance deadline for April 15, 2020 will be postponed so that plans approved at the April 29, 2020 will still be eligible for the sewer allocation ordinance exemption. Due to COVID-19, the April 15, 2020 deadline can be delayed by the City Council.

Vice-Chairman Halliburton wanted to confirm the sewer allocation ordinance exemption delay would be until April 29, 2020, not indefinitely. Mr. Matthew Blomeley answered that is correct. **Mr. Eddie Smotherman made a motion to approve the noted changes to the Planning Commission calendar, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.**

Plats and Plans

RaceTrac [2020-3023] site plan for 16,371 ft2 gas station/convenience market on 2.8 acres zoned CH located along Northwest Broad Street and North Thompson Lane, RaceTrac Petroleum, Inc. developer. Ms. Margaret Ann Green summarized the site plan request from the staff report, which had been provided to the Planning Commission in the agenda packet. Ms. Green explained the applicant had purchased additional property for this project which could allow the following services:

- Allow the sale of diesel fuel.
- The convenience store had been shifted to include an area that would allow small diesel box trucks. The area has been designed not to be used by larger transfer trucks.
- The applicant has a new design for access onto Northwest Broad Street and North Thompson Lane. This design would have to meet the Tennessee Department of Transportation requirements.
- The new diesel canopy would be the a same as the convenience store canopy.

- The convenience store property would include an outdoor seating area on the east side of the building.
- The applicant has incorporated a pedestrian connection to the adjacent City greenway.

Mr. Matt Taylor and the applicant's design team were in attendance for the meeting. Mr. Matt Taylor explained the design for this site would include a clockwise truck circulation pattern. This would allow trucks to enter this site from North Thompson Lane and exit onto Northwest Broad Street. Continuing, Mr. Taylor made known they had performed a traffic study for this site which included different types of trucks entering and exiting from this property. They are requesting full access to North Thompson Lane for this site due to the decrease of traffic in this area at certain hours of the day. They feel that 22 hours of the day it does not have a large amount of traffic; only during peak hours would it be difficult to turn left out of the site. The site does not prohibit large trucks; however, due to the difficulty to maneuver on this site, they feel larger trucks would not be purchasing fuel at this location.

The Planning Commission began discussing the proposal making known this was a challenging site; therefore, they requested for the following items be considered:

- Signage should be added to discourage large trucks into this site.
- Right-turn only from this site onto North Thompson Lane due to the proximity of the Northwest Broad Street intersection.
- Make certain there is enough land to provide future right-of-way for the possibility of a bridge to be constructed over Northwest Broad Street.

Mr. Allen Bell of RaceTrac came forward stating the design for this property was to allow traffic to turn left from their site onto North Thompson Lane when it was not during peak hour traffic. They feel this is a safe outlet for those who want to head towards Northwest Broad Street.

Mr. Chase Salas asked for additional information regarding the gas station across the street which had been allowed to only have right-in/right-out access onto North Thompson Lane. He made

known his concerns with a left turn onto North Thompson Lane from this site. Ms. Katie Noel came forward to explain the design of the property across the street from this site is affected by the location of the double left-turn lanes on North Thompson Lane and that this project is positioned differently from that development. She would meet with the City's Traffic Department for additional information. Also, the access points onto North Thompson Lane and Northwest Broad Street, which are both state routes, would be required to have TDOT's approval.

Mr. Matt Taylor came forward to explain their original site plan had been approved in 2019. Now, the additional property which had been purchased and designed for full access onto North Thompson Lane is identical to the 2019 approved site plan. With the original plan, they had to address TDOT's comments regarding increasing the distance of the access location on Northwest Broad Street to the intersection of Broad and Thompson.

Mr. Eddie Smotherman commented this is a good project; however, there are issues with this property being close to a busy intersection. In addition, the gas station across the street has a right-in/right-out access and a full access but the full access drive is further away from Northwest Broad Street. At this time, he is not in favor for a left-turn lane to be provided onto North Thompson Lane. Mr. Matt Taylor stated that TDOT had approved the access points from their original design. However, they have not seen this new site plan. Mr. Taylor requested for a deferral so they can meet with the City's Traffic Engineer for further information regarding peak hours of the day and the other 22 hours of the day that would make this an acceptable left-turn onto North Thompson Lane. He said that he would have additional information at the April 29, 2020 day meeting.

Mr. Warren Russell made a motion to defer, seconded by Vice-Chairman Halliburton. The motion carried by unanimous vote in favor.

Salem Landing, Section 2 [2020-1004] master plan amendment and preliminary plat for 245 lots on 63.19 acres zoned RS-6 located along New Salem Highway, Salem Land Company, LLC developer. Mr. Jafar Ware summarized the master plan amendment and preliminary plat

request from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Eddie Smotherman wanted to know if there was any density change from the original master plan approval. Mr. Blomeley answered there may be a difference of 2-3 lots but that he is not sure. Overall, this request is showing changes to the different locations of the street stubs, changes in the street network, and a shift to the location of the amenity areas. Staff is comfortable with these changes.

Mr. Ronnie Martin made a motion to approve subject to all staff comments, seconded by Mr. Chase Salas. The motion carried by unanimous vote in favor.

717 & 719 Crestland Avenue [2020-3030] site plan for 10 single-family attached dwellings units (townhomes) on 0.70 acres zoned RM-16 located along the west side of Crestland Avenue south of Division Street, Eric Blum developer. Ms. Amelia Kerr summarized the site plan request from the staff report, which had been provided to the Planning Commission in the agenda packet. This project would include all brick exterior materials and rear patios.

Mr. Matt Taylor was in attendance to represent the applicant.

Ms. Jennifer Garland made a motion to approve subject to all staff comments, seconded by Vice-Chairman Halliburton. The motion carried by unanimous vote in favor.

Tommy Car Wash [2019-3114] site plan for a 5,200 ft2 vehicle wash on 0.99 acres zoned CH located along Memorial Boulevard, Tommy Car Wash Systems developer. Ms. Margaret Ann Green summarized the site plan request from the staff report, which had been provided to the Planning Commission in the agenda packet.

Ms. Green explained the applicant had not met minimum standards from the Design Guidelines. The applicant has requested to be exempt from the minimum standards in the Design Guidelines. Ms. Green made known Staff could not grant the applicant's exemption request administratively.

She provided images of an approved site the applicant had constructed along Franklin Road. The applicant's car wash had been approved several years ago. Ms. Green then provided several images of car washes that had been approved since the adoption of the Design Guidelines. Continuing, Ms. Green made known the Design Guidelines descriptive requirements include the following:

- A 24-inch brick or stone base
- Prohibit corrugated metal
- Primary materials including brick and cast stone materials
- Primary colors
- Break up long walls
- Void area calculations
- Define cap with cornice or molding
- Screen back of the parapet

Mr. Steve Steele, Mr. Scott Findlay, and Mr. Robert Freeze were in attendance representing the application. Mr. Steve Steele came forward to make known their intentions were not to skirt the City's Design Guidelines. Their intentions are to try to revise the Tommy's Car Wash corporate image to blend with the other car washes in Murfreesboro. What is being proposed is the exact same building as the existing car wash located off of Franklin Road, which was approved over a year ago. Mr. Steele provided photos from the approved Tommy's Car Wash off of Franklin Road.

Mr. Eddie Smotherman wanted to know if the exceptions being considered are the same as the Franklin Road project. Ms. Green answered the Franklin Road project had been approved before the City's Design Guidelines had gone into effect.

Chair Kathy Jones made known other projects have been denied recently that had previously had other sites approved before the Design Guidelines had gone into effect. She remembers the site plan being approved for Tommy's Car Wash on Franklin Road which had addressed staff's

concerns with the corporate image. The applicant had modified their design that had been different from the corporate image before the Design Guidelines.

Mr. Scott Findlay came forward describing that the pre-fabricated building cannot be symmetrical. The corporate colors had been dressed down to comply with the City. He and his wife feel they have done what has been requested with their previous project and requested this identical project be approved. They have invested in the community and the service of their business is first class. Their intentions for the future are to build other car wash businesses here in Murfreesboro, one on Memorial and another on South Church Street. He requested that this proposal be approved.

Mr. Eddie Smotherman commented that he likes the look of the building and feels like this family-owned business would be good for the area and it would work well on the property. His only concern would be how this would affect the city sewer capacity. Also, could this be a project where the Planning Commission could deviate from the Design Guidelines? He is in favor of supporting a small business owner.

Ms. Jennifer Garland complimented the applicant for working with City Staff on the original project on Franklin Road before the Design Guidelines went into effect. Buying into a corporation knowing that the Design Guidelines are in effect had been considered. Ms. Garland compared the original corporate image with the approved project on Franklin Road and wanted to know why this proposal did not meet the Design Guidelines. Ms. Garland stated this project needs to be reviewed at another level of expectations. The previous project had been approved well beyond the approval of the Design Guidelines. Now is the time to make known what is not right with the building so the applicant can come back with their ideas that would meet the minimum standards.

Ms. Margaret Ann Green stated that the applicant's response had been they wanted to be exempt from the Design Guidelines. The specific information she had requested regarding the specific exemptions from the Design Guidelines was not provided. Therefore, the request for this project,

and possibly other future buildings in the City, is to request to be exempt from the Design Guidelines. Ms. Green went over the minimum standards from the Design Guidelines.

The Planning Commission began discussing the proposal and encouraged the applicant to provide specific responses to Staff's comments and possibly provide percentages which would provide necessary information regarding the pre-fabricated building. Vice-Chairman Halliburton suggested for the items that do not meet the minimum Design Guidelines that information should be provided on specifically how far off they are from meeting the guidelines. The Design Guidelines had been put into place for a reason and, in order to make a compromise, he would need to know how far off it is from the requirements in order to determine if he would be comfortable with it. Mr. Ronnie Martin made known he was not in opposition to the project, but the Planning Commission may feel differently. Mr. Warren Russell complimented the project; however, he said that the Planning Commission cannot set a precedent where someone can ask for wholesale approval and bypass the process. The Planning Commission has to go through the process and the applicant needs to continue working on a way for this project to work. Mr. Chase Salsa agreed and said that he would need to know the specific requirements that they are requesting exemptions on.

Chair Kathy Jones encouraged the applicant to continue working with the Planning Staff to work on the items that had been discussed. There can be responses made to make known the differences to address staff comments so that this project can move forward.

Vice-Chairman Halliburton made a motion to defer, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

New Business

Zoning application [2019-435] for approximately 1.44 acres located at the northeast corner of Gold Valley Drive and North Rutherford Boulevard to be rezoned from PCD to PRD (Rutherford Corner PRD), Masterson Homes, Inc. applicant. Ms. Amelia Kerr summarized

the zoning application request from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Matt Taylor was in attendance to represent the applicant. Mr. Taylor explained they had attempted to mimic the architecture of Stratford Hall which is across the street.

Mr. Eddie Smotherman made a motion to schedule the public hearing on April 22, 2020, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

Mandatory Referral and Right-of-way abandonment [2020-702] to consider abandonment of a portion of Titans Circle right-of-way and the abandonment of drainage, detention, and utility easements, Huddleston-Steele Engineering, Inc. applicant. Ms. Marina Rush summarized the mandatory referral and right-of-way abandonment request from the staff report, which had been provided to the Planning Commission in the agenda packet.

Mr. Bill Huddleston was in attendance to represent the applicant.

Ms. Jennifer Garland made a motion to schedule the public hearing on April 22, 2020, seconded by Mr. Chase Salas. The motion carried by unanimous vote in favor.

Zoning Request [2020-403] for PSO (Planned Signage) Overlay District zoning for New Vision Baptist Church for approximately 30 acres along North Thompson Lane, West College Street, and West Northfield Boulevard, New Vision Baptist Church applicant. Ms. Teresa Stevens summarized the PSO request from the staff report, which had been provided to the Planning Commission in the agenda packet.

Ms. Regina Thompson and the design team were in attendance to represent the application. Ms. Regina Thompson explained they would be improving this site with proper signage which would improve the entranceway into the church building and for the entire property.

Mr. Eddie Smotherman made a motion to schedule the public hearing on April 22, 2020, seconded by Vice-Chairman Halliburton. The motion carried by unanimous vote in favor.

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Zoning amendment [2020-404] for property located along Veterans Parkway to amend the Westlawn PUD zoning, Saint Thomas Rutherford Hospital applicant. Mr. Matthew Blomeley began by making known there is one item that would need to be scheduled for public hearing at the May 6, 2020 night meeting. The applicant is requesting an amendment of the Westlawn PUD. The proposed change would be to amend a portion of the PUD to allow a hospital as a permitted use. Due to the changes that have been made to the Planning Commission calendar, he requested that the Planning Commission vote to schedule the public hearing for this request on May 6, 2020. **Vice-Chairman Halliburton made a motion to schedule the public hearing on May 6, 2020, seconded by Mr. Ronnie Martin. The motion carried by unanimous vote in favor.**

There being no further business the meeting adjourned at 2:50 p.m.

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Chair

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Secretary

GW: cj

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