CITY OF MURFREESBORO
PLANNING COMMISSION
AGENDA

City Hall, 111 W. Vine Street, Council Chambers

MAY 20, 2020
1:00 PM

Kathy Jones
Chair

1. **Call to order**

2. **Determination of a quorum.**

3. **Old Business:**

   a. RaceTrac [2020-3023] site plan for 16,371 ft^2 gas station/convenience market on 2.8 acres zoned CH located along NW Broad Street and N Thompson Lane, RaceTrac Petroleum Inc developer. (Project Planner: - Margaret Ann Green)

   b. Tommy Car wash [2019-3114] site plan for a 5,200 ft^2 vehicle wash on 0.99 acres zoned CH located along Memorial Boulevard, Tommy Car Wash Systems developer. (Project Planner: Margaret Ann Green)

4. **Consent Agenda:**

   a. Valley Farms, Section 2 [2020-1009] preliminary plat for 32 lots on 6.52 acres zoned PUD in unincorporated Rutherford County and served as an outside the City sewer customer located along Red Barn Road and Pinyon Street, Valley Farms Group, LLC developer. (Project Planner: Brad Barbee)

   b. Westwind Reserve, Section 2 [2020-1008] preliminary plat for 45 lots on 10.6 acres zoned RS-6 located east of Armstrong Valley Road, Cornerstone Development developer. (Project Planner: Jafar Ware)

   c. American Plumbing [2020-2031] final plat for 1 lot on 5.78 acres zoned H-I located along South Molloy Lane, Joseph Miller developer. (Project Planner: Jafar Ware)

   d. Harrison and Black, Lot 214 [2020-2028] final plat for 1 lot on 0.47 acres zoned RM-16 located along Fairview Avenue, Kurt E. and Rosemarie Blum developers. (Project Planner: Brad Barbee)

e. Harrison and Black, Resubdivision of Lots 158 and 159 [2020-2030] final plat for 1 lot on 0.7 acres zoned RM-16 located along Crestland Avenue south of Division Street, Eric Blum developer. (Project Planner: Brad Barbee)

f. Parks and Holden Addition, Resubdivision of lot 41 [2020-2029] final plat for 1 lot on 0.17 acres zoned RM-16 located along East Street, Kurt E. and Rosemarie Blum developers. (Project Planner: Brad Barbee)

g. Shelton Square Common Area/Amenity Lot [2020-2034] final plat for 1 lot on 7.35 acres zoned PRD located along Blackman Road and Shelton Boulevard, Shelton Square, LLC developer. (project planner: Austin Cooper)

h. Liberty Valley, Section 7 [2020-2033] final plat for 24 lots on 8.18 acres zoned PRD located along General Yeager Drive, Liberty Heights, LLC developer. (Project Planner: Austin Cooper)

i. Brick Way, Resubdivision of Lot 11 [2020-2026] final plat for 2 lots on 2.84 acres zoned RS-15 located along Pitts Lane, Peggy H. Moore developer. (Project Planner: Austin Cooper)

j. Buchanan Estates, Section 8, Phase 1 [2020-2032] final plat for 51 lots on 33.63 acres zoned RM in the unincorporated County and served as an outside of the City sewer customer located along Dusenburg Drive and Volta Road, Jones Construction Co. developer. (Project Planner: Austin Cooper)

k. Warrior Drive Self-Storage, Phases 1 and 2 [2019-3030] site plan for 41,900 ft^2 storage facility on 4.6 acres zoned CH located along Warrior Drive south of New Salem Highway, Stuart Conway developer. (Project Planner: Marina Rush)

5. Plats and Plans:

a. Greenway Estates [2020-1010] preliminary plat for 24 lots on 12.7 acres zoned RS-10 located along Cason Trail east of Stoney Meadow Drive, Blue Sky Construction developer. (Project Planner: Jafar Ware)

b. Pinnacle Bank [2020-3051] site plan for a temporary drive-thru facility and demolition of an existing 44,055 ft^2 building on 1.08 acres zoned CBD located at the northeast corner of North Maple Street and West College Street, Pinnacle Financial developer. (Project Planner: Amelia Kerr)

c. 840 Storage Solutions [2019-3148] site plan for 32,130 ft^2 self-service storage facility on 8.2 acres zoned PUD located along Florence Road and Santana Street, The Downs Group LLC developer. (Project Planner: Margaret Ann Green)

6. New Business:

a. Zoning application [2020-408] for approximately 0.54 acres located along South Maney Avenue north of East Castle Street to be rezoned from CH and CCO to PUD (Maney Station PUD) and CCO, Rhett Kelton applicant. (Project Planner: Amelia Kerr)

b. Zoning application [2020-406] for approximately 5.09 acres located along Robert Rose Drive to amend the North Thompson Place PUD (also known as Gateway Village) to expand the uses permitted, Swanson Development LP applicant. (Project Planner: Margaret Ann Green)

7. Staff Reports and Other Business:

a. Proposed amendments to the Zoning Ordinance [2020-803] to Section 26: Off-Street Parking, Queuing, and Loading, regarding off-site parking agreements, joint parking agreements, and other miscellaneous items, City of Murfreesboro Planning Department applicant.

b. Hear report from Staff regarding modified language for temporary signage and consider request from Legal Department to modify the Planning Commission's conditions of approval, both pertaining to the Zoning Request [2020-403] for PSO (Planned Signage Overlay) zoning for approximately 30 acres located along North Thompson Lane, West College Street, and West Northfield Boulevard, New Vision Baptist Church applicant.

8. Adjourn.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020

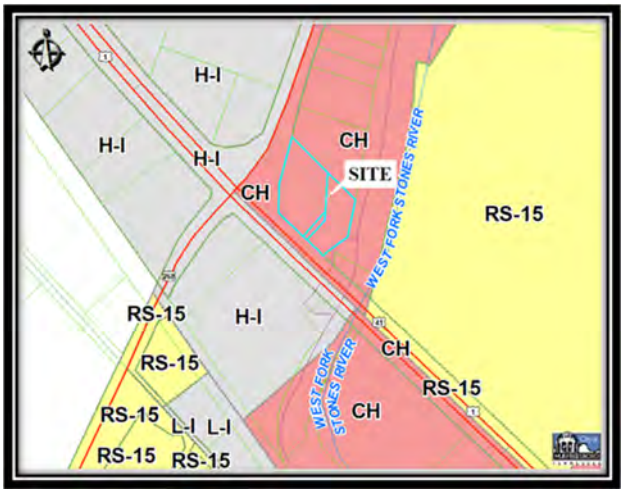
PROJECT PLANNER MARGARET ANN GREEN

3.a. RaceTrac [2019-3033] site plan for 16,371 ft^2 convenience sales/gasoline station on 2.8 acres zoned CH located along NW Broad Street and North Thompson Lane, RaceTrac developer.

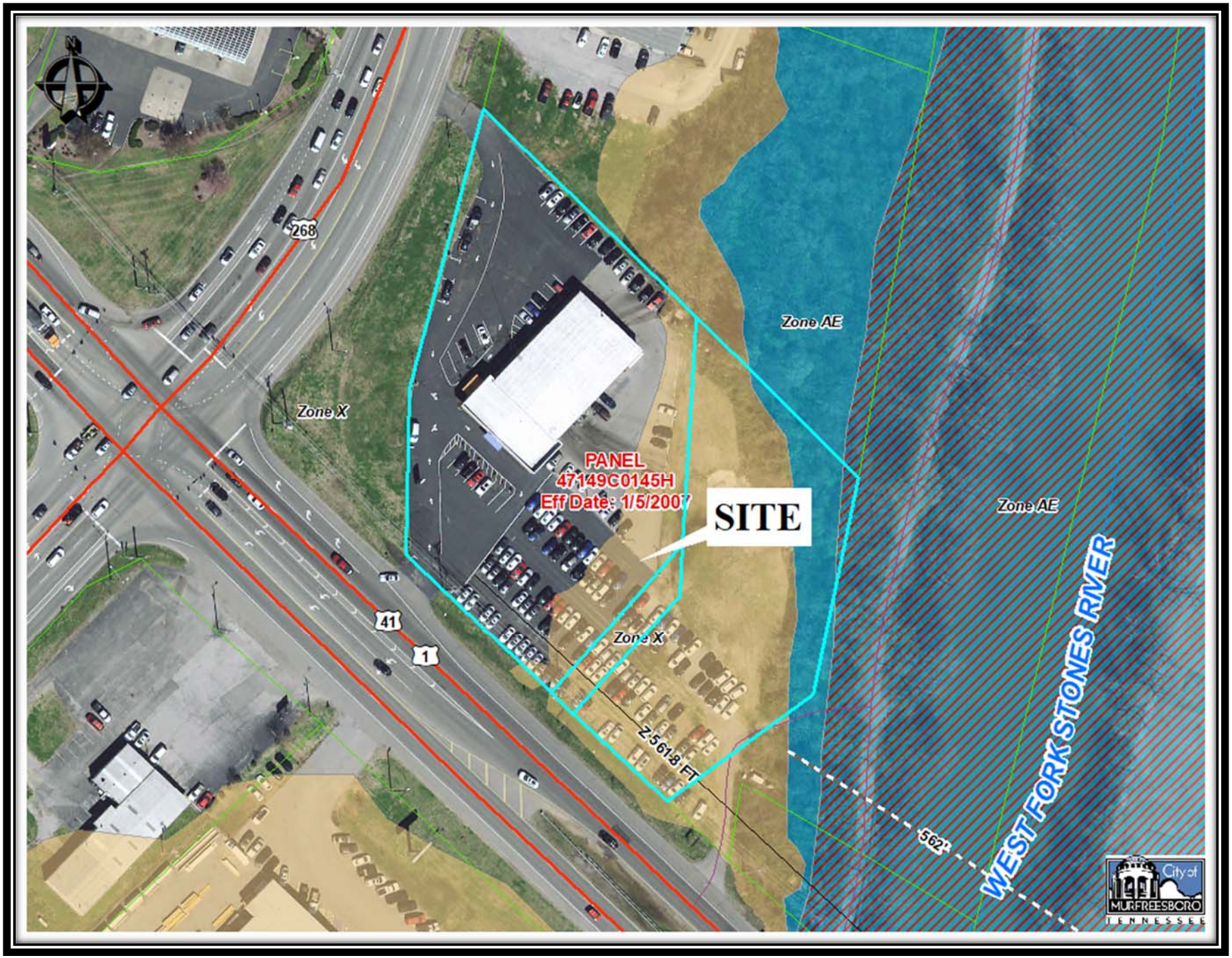
The site plan for the RaceTrac on NW Broad Street was reviewed at the March 18, 2020, Planning Commission meeting. The item was deferred to allow more time to study the site access and circulation. At the March 18th meeting, the Planning Commission requested for the following items be considered:

- 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.

This is site plan review for a 5,111 square foot convenience market, a 8,806 square foot gasoline canopy and 2,160 square foot diesel canopy on 2.8 acres located at the intersection of NW Broad Street and North Thompson Lane, along the West Fork Stones River. The property is zoned CH. The proposed RaceTrac requires the resubdivision of two lots of record and the removal of a substandard drive. The site plan proposes two access points- a full access to North Thompson Lane (Highway 268) and a right-in/right-out onto NW Broad Street (Highway 41). The City's Major Transportation Plan identifies transportation improvements that affect this property, including a bridge over NW Broad Street similar to the one at Memorial Boulevard and NW Broad Street. The proposed building is one story (23-feet tall') with brick base and exteriors and a flat roof. The Planning Commission conditionally approved a site plan on this site in 2019. The developer wishes to provide diesel service at this location and is proposing to add a diesel fuel canopy and modify the site circulation.



Mr. Taylor met with the City's Traffic Engineer for further information regarding parking and access. According to Mr. Balachandran, generally, time-of-day prohibitions and restrictions are not very effective and creates other unintended problems. If full access on Thompson Lane from the Racetrac site is not allowed, motorist will not be able to get back to Broad St heading south-east without making illegal U-turns or left turns. There are no other cross streets close-by that connects back to Broad St. During the Planning Commission meeting, there were some discussions about making it a right-in right-out entrance similar to the existing BP site across the street. The BP site is a little different because there is a full access just north of the right-in right-out entrance. If the full access was not granted when we approved several years ago, motorist would be facing a similar situation. Traffic from the BP site will not be able to head north-east on Thompson Ln.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Eff Date: 1/5/2007
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Zone AE
Zone AE
41
1
Zone X
562'
WEST FORK STONES RIVER
City of
MURFREESBORO
TENNESSEE

Staff Comments

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

1) A final plat to create this lot must be recorded prior to the issuance of a Certificate of Occupancy.

2) Add a note to the subdivision plat committing to the access drive. The final language will need to be approved by the City's Legal department.

3) Complete the info in the site summary table and include the square feet of all three structures (individually) in addition to total square feet.

4) The parking calculation should reflect this is a convenience market and gasoline sales.

5) The diesel fuel canopy has a 7.5-foot space between the northern property line and pump. This area is not wide enough for vehicular access. Staff suggest incorporating this area within the perimeter planting yard to reduce misuse or abuse. Please refer to revised design as discussed with Victor Sutapaha.

6) Some of the areas being identified as open space do not constitute open space (along the frontage of the building to the south, the covered dining area, etc.). Prior to the issuance of a building permit, the plans must be revised to correctly identify these areas and updated calculations provided.

7) Sidewalks must maintain a 5-foot unobstructed width behind the bollard. Revise the plan so that the sidewalk behind the bollards is minimum width of 5-feet. Provide these dimensions.

8) The northern property line exceeds the maximum 0.5 foot-candles beyond the property line.

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

1. This property is affected by the City of Murfreesboro Major Transportation plan. North West Broad Street is anticipated to be a 7 lane section and an interchange is planned for the intersection of N. W. Broad and Thompson Lane. It is anticipated that Right of Way will be needed along Thompson Lane. Access to this property will also be effected.
2. Driveway width at the northern side of the site is wider than typically allowed by TDOT.
3. Dimension fueling lane widths under the main fuel canopy from the edge of the concrete island.

4. Retaining wall will require the design of a structural engineer prior to the issuance of any building permits for this project.
5. Remove all unnecessary details that do not apply to this project.
6. Provide a stub to the property to the north for future cross access when the adjoining property redevelops.

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
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. Contact 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. Cover sheet shows a net increase of impervious areas of 0.48 acres. This site will need to comply with all stormwater quality regulations.
2. This property is affected by the City of Murfreesboro Major Transportation plan. North West Broad Street is anticipated to be a 7 lane section and an interchange is planned for the intersection of N. W. Broad and Thompson Lane. It is anticipated that Right of Way will be needed along Thompson Lane. Access to this property will also be effected.
3. To receive full TSS removal credit for water quality units, the design configuration should match the configuration used during testing with a solid top, one inflow pipe and one outflow pipe.
4. Design configuration for water quality unit does not match the details provided.
5. Remove concrete curb backing from the right of way.
6. Driveway width at the northern side of the site is wider than allowed.
7. Dimension fueling lane widths under the canopy from the edge of the concrete island.
8. Drive aisle width between corner of canopy and the curbing should be at least 22'.
9. A right turn lane into the site should be provided on North West Broad.
10. Provide top of wall and bottom of wall elevations on the site plan sheet.
11. Remove all unnecessary details that do not apply to this project.

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 AE & X, inside 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 improvement for NW Broad Street and N Thompson Lane, both state highways, have been identified. Reference STI #18, STI #10 and the proposed interchange at the intersection of these two streets.
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.

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

1. This property is affected by the City of Murfreesboro Major Transportation plan. North West Broad Street is anticipated to be a 7 lane section and an interchange is planned for the intersection of N. W. Broad and Thompson Lane. It is anticipated that Right of Way will be needed along Thompson Lane. Access to this property will also be effected.
2. Both City and TROT right of way permits will be required for both entrances.
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 Land Disturbance Permit 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.

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.

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.

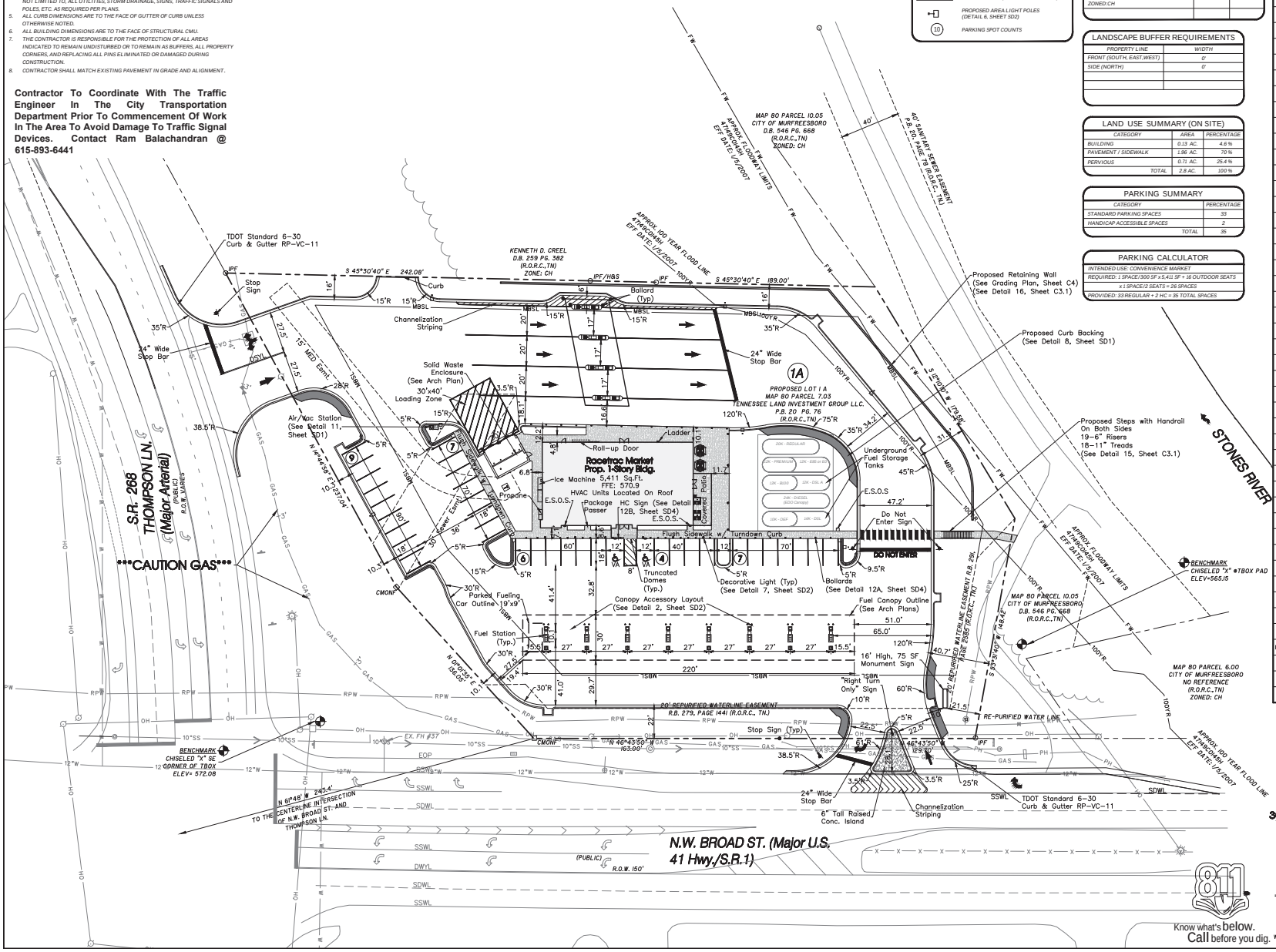
5. Grease
   A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
   B. All kitchen waste including the floor drains are to be routed 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.

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH RUTHERFORD COUNTY AND/OR CITY OF MURFREESBORO REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, AND UTILITY ENTRANCES.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
5. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.
6. ALL BUILDING DIMENSIONS ARE TO THE FACE OF STRUCTURAL CMU.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.

Contractor To Coordinate With The Traffic Engineer In The City Transportation Department Prior To Commencement Of Work In The Area To Avoid Damage To Traffic Signal Devices. Contact Ram Balachandran @ 615-893-6441

Note: Except at Entrances, Directional Arrows Are Informational Only And Shall Not Be Installed. Arrows At Site Entrances Shall Be Installed.


S.R. 268
THOMPSON LN.
(Major Arterial)
(PUBLIC)
R.O.W. VARIES
CAUTION GAS
N.W. BROAD ST. (Major U.S. 41 Hwy./S.R.1)
(PUBLIC)
R.O.W. 150'
STONES RIVER
Racetrac Market
Prop. 1-Story Bldg.
Ice Machine 5,411 Sq.Ft.
FFE: 570.9
HVAC Units Located On Roof
Package HC Sign (See Detail 12B, Sheet SD4)
Roll-up Door
Flush Sidewalk w/ Turndown Curb
Truncated Domes (Typ.)
Decorative Light (Typ) (See Detail 7, Sheet SD2)
Bollards (See Detail 12A, Sheet SD4)
Canopy Accessory Layout (See Detail 2, Sheet SD2)
Fuel Canopy Outline (See Arch Plans)
Fuel Station (Typ.)
Parked Fueling Car Outline
16' High, 75 SF Monument Sign
"Right Turn Only" Sign
Stop Sign (Typ)
Do Not Enter Sign
DO NOT ENTER
Proposed Retaining Wall (See Grading Plan, Sheet C4) (See Detail 16, Sheet C3.1)
Proposed Curb Backing (See Detail 8, Sheet SD1)
Proposed Steps with Handrail On Both Sides 19-6" Risers 18-11" Treads (See Detail 15, Sheet C3.1)
Underground Fuel Storage Tanks
Solid Waste Enclosure (See Arch Plan)
30'x40' Loading Zone
Air/Vac Station (See Detail 11, Sheet SD1)
Channelization Striping
24" Wide Stop Bar
Stop Sign
TDOT Standard 6-30 Curb & Gutter RP-VC-11
PROPOSED LOT 1 A
MAP 80 PARCEL 7.03
TENNESSEE LAND INVESTMENT GROUP LLC.
P.B. 20 PG. 76
(R.O.R.C.,TN)
KENNETH D. CREEL
D.B. 259 PG. 382
(R.O.R.C.,TN)
ZONE: CH
MAP 80 PARCEL 10.05
CITY OF MURFREESBORO
D.B. 546 PG. 668
(R.O.R.C.,TN)
ZONED: CH
MAP 80 PARCEL 6.00
CITY OF MURFREESBORO
NO REFERENCE
(R.O.R.C.,TN)
ZONED: CH
APPROX. FLOODWAY LIMITS
APPROX. 100 YEAR FLOOD LINE
47480C0461J
EFF DATE: 1/6/2007
40' SANITARY SEWER EASEMENT
P.B. 20, PAGE 78 (R.O.R.C., TN)
20' REPURIFIED WATERLINE EASEMENT
R.B. 279, PAGE 141 (R.O.R.C., TN.)
RE-PURIFIED WATER LINE
BENCHMARK
CHISELED "X" SE CORNER OF TBOX
ELEV= 572.08
BENCHMARK
CHISELED "X" ●TBOX PAD
ELEV=565.15
TO THE CENTERLINE INTERSECTION OF N.W. BROAD ST. AND THOMPSON LN.
N 60°49' W 243.4'
N 46°43'50" W 163.00'
N 46°43'50" W 129.70'
S 45°30'40" E 242.08'
S 45°30'40" E 189.00'
S 62°16'10" W 179.96'
S 45°30'40" W 142.2'
N 44°44'58" E 237.04'
N 60°05'15" E 156.05'
1A
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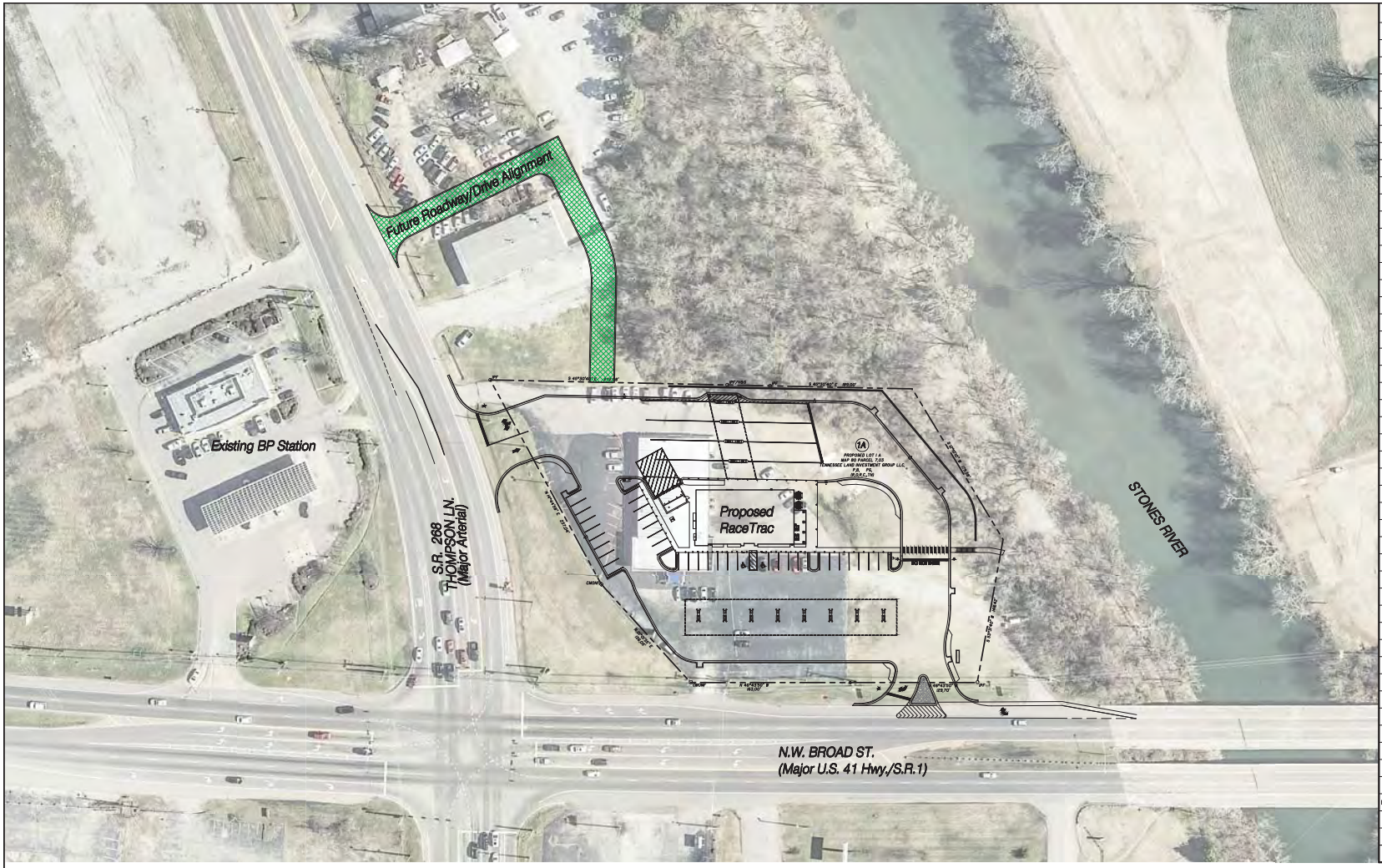

Legend:

	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

Mutual Cross Access Easement Over Driveways:
Each party shall grant to the other a non-exclusive perpetual easement in favor of the other party's property for ingress and egress over and upon any driveways located from time to time on the granting party's property for purposes of providing access to and from the grantee's property and NW Broad St. and Thompson Lane; provided, however, (a) the foregoing shall not obligate a party to construct, or prevent a party from modifying, relocating and/or closing, any such driveways from time to time, and (b) in no event shall such driveways include any areas above any underground storage tanks or below any motor fuel canopy which may be located on grantor's property from time to time.

50' 0 50' 100'
SCALE: 1"= 50'

Know what's below. Call before you dig.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

NO.	DATE

REVIEW SET
(Not Intended For Construction)

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RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

SITE PLAN
Project #1374 - "Thompson Lane"
1950 Northwest Broad Street
Murfreesboro, Tennessee
Rutherford County

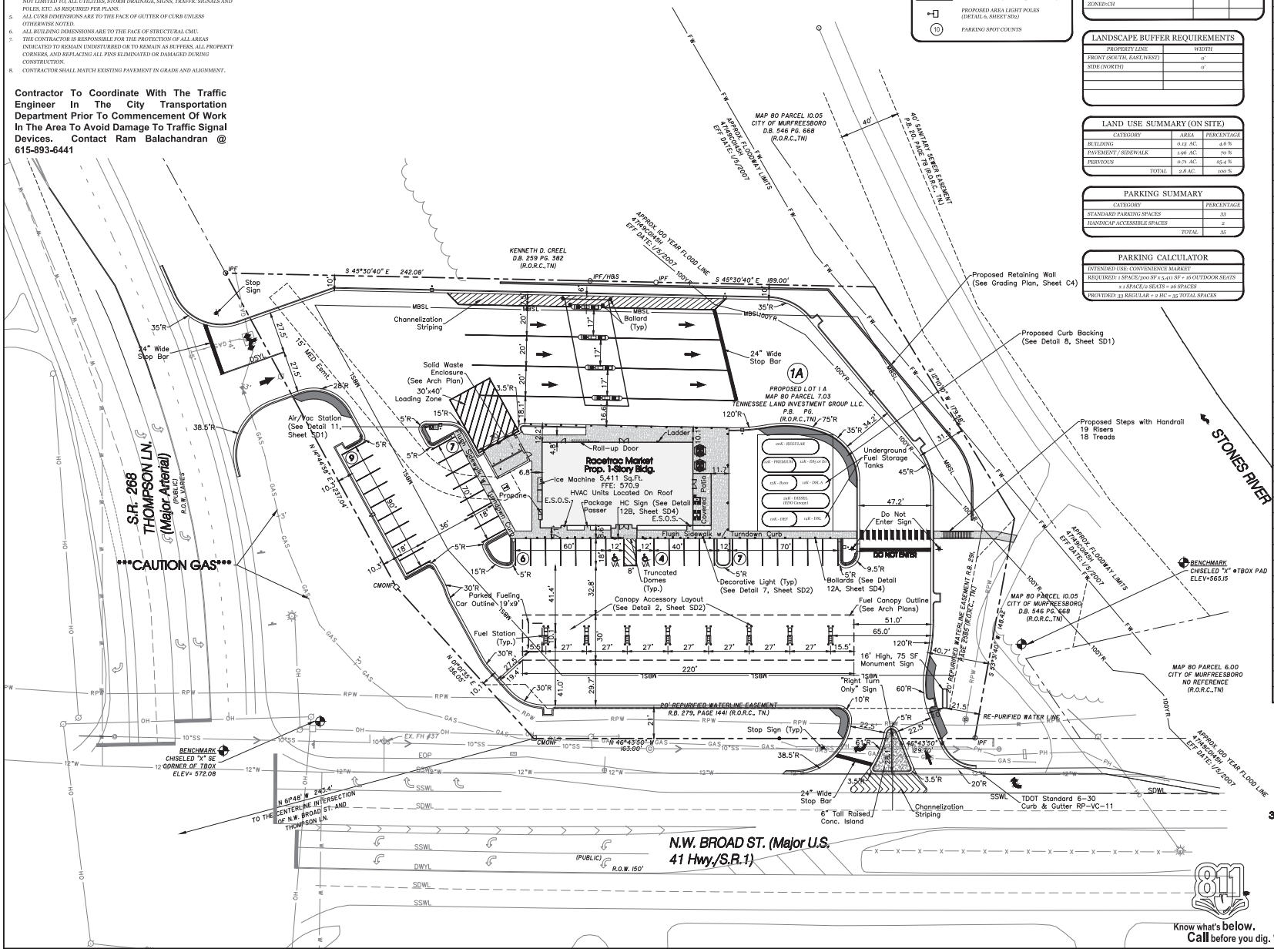
DRAWN-BY	SJA/CFB3
DATE	4/21/2020
SCALE	1"=50'
DRAWING NAME:	18224aerial.dwg
SHEET NO.	C3
VERSION	

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH RUTHERFORD COUNTY AND/OR CITY OF MURFREESBORO REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, AND UTILITY ENTRANCES.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
5. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.
6. ALL BUILDING DIMENSIONS ARE TO THE FACE OF STRUCTURAL CMU.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.

Contractor To Coordinate With The Traffic Engineer In The City Transportation Department Prior To Commencement Of Work In The Area To Avoid Damage To Traffic Signal Devices. Contact Ram Balachandran @ 615-893-6441

Note: Except at Entrances, Directional Arrows Are Informational Only And Shall Not Be Installed. Arrows At Site Entrances Shall Be Installed.



LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED BOLLARD
- PROPOSED DECORATIVE LIGHT POLES (DETAIL 7, SHEET SD2)
- CURB BACKING (DETAIL 4, SHEET SD1)
- PROPOSED AREA LIGHT POLES (DETAIL 6, SHEET SD2)
- (10) PARKING SPOT COUNTS

SITE DESIGN STANDARDS

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (ALONG NW BROAD)	42'	142'
FRONT (ALONG NORTH THOMPSON)	42'	105'
SIDE (EAST)	0'	195'
REAR (NORTH)	20'	107'
SIGN SETBACK	REQUIRED	PROVIDED
FRONT (SOUTH)	5'	
SIDE, STREET (WEST)	5'	
ZONED:CH		

LANDSCAPE BUFFER REQUIREMENTS

PROPERTY LINE	WIDTH
FRONT (SOUTH, EAST,WEST)	0'
SIDE (NORTH)	0'

LAND USE SUMMARY (ON SITE)

CATEGORY	AREA	PERCENTAGE
BUILDING	0.13 AC.	4.6 %
PAVEMENT / SIDEWALK	1.96 AC.	70 %
PERVIOUS	0.71 AC.	25.4 %
TOTAL	2.8 AC.	100 %

PARKING SUMMARY

CATEGORY	PERCENTAGE
STANDARD PARKING SPACES	33
HANDICAP ACCESSIBLE SPACES	2
TOTAL	35

PARKING CALCULATOR

INTENDED USE: CONVENIENCE MARKET
REQUIRED: 1 SPACE/300 SF x 5,411 SF + 16 OUTDOOR SEATS
x 1 SPACE/2 SEATS = 26 SPACES
PROVIDED: 33 REGULAR + 2 HC = 35 TOTAL SPACES

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		DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE		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

NO.	COMMENTS	DATE
1	PC COMMENTS	3-2-2020

REVIEW SET
(Not Intended for Construction)

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RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY NW
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

SITE PLAN
Project #1374 - "Thompson Lane"
1950 Northwest Broad Street
Murfreesboro, Tennessee
Rutherford County

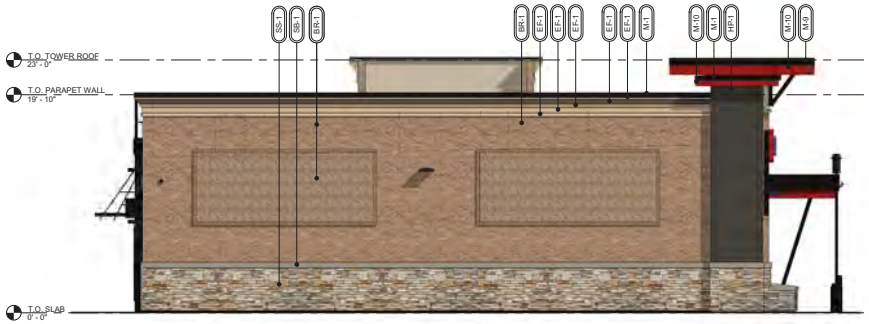
DRAWN-BY	SJA/CFB
DATE	3/3/2020
SCALE	1"=30'
DRAWING NAME:	1822.gproject EDO Option.dwg
SHEET NO.	C3
VERSION	

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

4 RIGHT ELEVATION
3/16" = 1'-0"

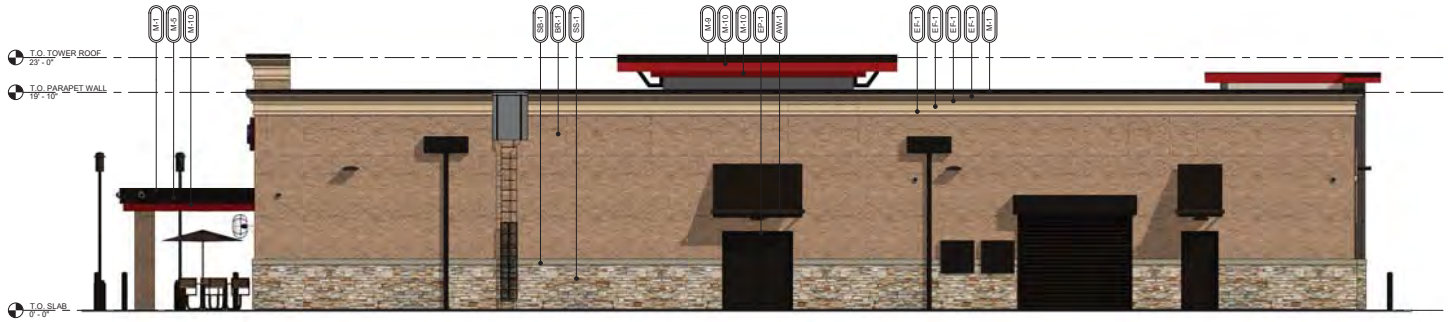
RIGHT ELEVATION (ENTRY)		1,200 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	198	16%
BRICK	669	56%
EIFS	112	9%
GLAZING	90	8%
METAL	131	11%
WOOD	0	0%



3 LEFT ELEVATION
3/16" = 1'-0"

LEFT ELEVATION (NON-ENTRY)		1,203 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	272	23%
BRICK	693	57%
EIFS	99	8%
GLAZING	0	0%
METAL	64	5%
WOOD	75	7%

ELEVATION	SIGNAGE	DIMENSIONS	AREA
FRONT	RT PARALLELOGRAM	13'-5/8" X 3'-0"	40 SF
	BANNER	7'-8" X 5'-6"	42 SF



2 REAR ELEVATION
3/16" = 1'-0"

REAR ELEVATION		2,111 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	374	17%
BRICK	1,204	57%
EIFS	182	9%
GLAZING	0	0%
METAL	336	16%
WOOD	15	1%

1 FRONT ELEVATION
3/16" = 1'-0"

FRONT ELEVATION		2,163 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	421	19%
BRICK	849	40%
EIFS	181	8%
GLAZING	331	15%
METAL	170	8%
WOOD	211	10%

EXTERIOR MATERIAL SCHEDULE

AWNING			
AW-1		ALUMINUM AWNING	SELECTED BY RACETRAC
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
CAST STONE			
CS-1	CONTINENTAL CAST STONE OR APPROVED OTHER	MATCH BORAL TUSCAN LINTEL CHAMPAGNE	COLOR 1102 NATURAL STONE; MORTAR COLOR "LIGHT BUFF". SEAL WITH (SL-5) SEALANT.
CEMENT BOARD			
HP-1	JAMES HARDIE	ARTISAN V-GROOVE SIDING	PAINT SHERWIN WILLIAMS SEALSKIN #7675. BLIND FASTEN AND STAGGER PLANKS PER MANUFACTURER'S RECOMMENDATION
EIFS			
EF-1	STO	STO THERM CI	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #6141 "SOFTER TAN"
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE
GL-2		1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR SATIN ETCH #3) OR APPROVED ALTERNATE
METAL			
M-1		PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2		COLOR DARK BRONZE.	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-M22C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-9		PREFINISHED 8" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-10	ALCOA	REYNOBOND PE	DURAGLOSS 3000 "PROGRAM RED"
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
ROOFING			
DURO	DUROLAST	50 MIL MEMBRANE ROOFING SYSTEM	WHITE; MECHANICALLY FASTENED SYSTEM
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"
TREX			
TX-1	SELECT COMPOSITE	1/2" THICKNESS	WOODLAND BROWN
WINDOW FILM			
WF-1		WINDOW FILM: 3M PRESTIGE 70 SOLAR FILM	SEE A600 FOR WINDOW FILM LOCATIONS
WF-2		WINDOW FILM: OPAQUE	SEE A600 FOR WINDOW FILM LOCATIONS

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DESIGN PROFESSIONALS

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/22/2019	PRELIMINARY SUBMITTAL
05/14/2019	PRELIMINARY SUBMITTAL
03/10/2020	PRELIMINARY SUBMITTAL

RaceTrac.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

THOMPSON LANE

TENNESSEE
1950 THOMPSON LANE
MURFREESBORO, TN 37129

RACETRAC STORE NUMBER

#1374

PROTOTYPE SERIES 5.5K 2.0
2020 RH MO 0113

PLAN MODIFICATION NOTICE

SPB NO. 0113 DATE 02/18/20

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

03/10/2020

PROJECT NUMBER
19.704.00

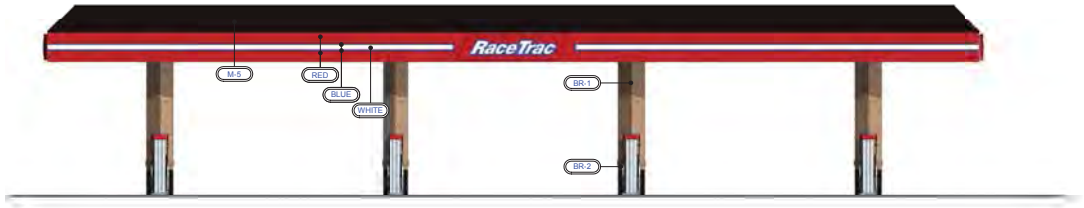
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A300

PRELIMINARY SUBMITTAL



2 CANOPY FRONT ELEVATION
1/8" = 1'-0"

1 CANOPY ELEVATION
1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
BR-2	BORAL	MT. RUSHMORE	MORTAR COLOR "LIGHT BUFF"
FASCIA			
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
METAL			
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

RaceTrac

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
042219	PRELIMINARY SUBMITTAL

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

THOMPSON LANE

TENNESSEE
1950 THOMPSON LANE
MURFREESBORO TN 37129

RACETRAC STORE NUMBER

#1374

PROTOTYPE SERIES 5.5K 2.0
2019 LH MO 0105

PLAN MODIFICATION NOTICE

SPB NO. 0105 **DATE** 02/19/19

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

04/22/19

PROJECT NUMBER
19.716.00

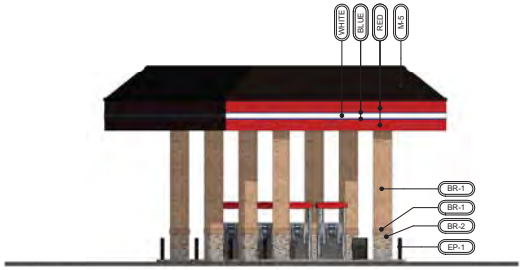
SHEET TITLE

FUEL CANOPY ELEVATIONS

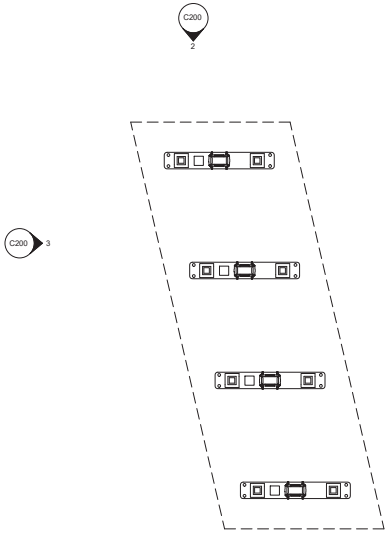
SHEET NUMBER

C100

PRELIMINARY SUBMITTAL



2 CANOPY ELEVATION
1/8" = 1'-0"



1 CANOPY PLAN
3/32" = 1'-0"

3 CANOPY ELEVATION
1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
BR-2	BORAL	MT. RUSHMORE	MORTAR COLOR "LIGHT BUFF"
FASCIA			
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
METAL			
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

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DESIGN PROFESSIONALS

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
2020.01.24	PRELIMINARY SUBMITTAL

RaceTrac

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

THOMPSON LANE

TENNESSEE
1950 NW BROAD STREET
MURFREESBORO, TN 37129

RACETRAC STORE NUMBER

#1374

PROTOTYPE SERIES 5.5K 2.0
2019 LH MO 0414

PLAN MODIFICATION NOTICE

SPB NO. 0414 **DATE** 08/20/19

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PROFESSIONAL SEAL

01/24/2020

PROJECT NUMBER
19.704.00

SHEET TITLE

EDO FUEL CANOPY ELECATIONS

SHEET NUMBER

C200

PRELIMINARY SUBMITTAL

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

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020

PROJECT PLANNER MARGARET ANN GREEN

3.b. Tommy Car wash [2019-3114] site plan for a 5,200 ft^2 vehicle wash on 0.99 acres zoned CH located along Memorial Boulevard, Scott Findlay with Tommy Car Wash Systems developer.

This is the site plan review for a new 5,200 square foot automated vehicle wash and accessory structures on 0.99 acres zoned Commercial Highway District (CH). The site is located along Memorial Boulevard (Highway 231), just east of Middle Tennessee Christian School. The property is the previous location of a self-service vehicle wash that was demolished in 2012. The proposed use is permitted within the CH district and is within the ability of staff to review administratively. After initial review of the plans, staff was unable to approve the project as it is in violation of the *Murfreesboro Design Guidelines*. Notably, the architectural elevations do not demonstrate compliance with the design principals, objectives, guidelines or design standards established within *Section V. Architectural Design*.

The Planning Commission considered this matter at the March 18, 2020 Planning Commission meeting. The item was deferred as the Planning Commission did not want to set a precedent where someone can ask for wholesale approval and bypass the process. The Planning Commission asked the applicant to provide the specific requirements for which an exception is requested.

Staff Comments

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

1) A final plat to create this lot must be recorded prior to the issuance of a Certificate of Occupancy. ***Informational comment- Prior to C of O***

2) The site plan has shapes on the service stalls; please clearly call out what these structure are proposed to be on the site plan. A detail sheet may be provided within the civil plans with this information. It is not acceptable to submit multiple loose sheets of paper from various manufacturers. As stated, a separate detail sheet in the Civil plans with the specific call-outs for each of the features needs to be provided. ***To be provided prior to issuance of Permit***

3) Show the location of the outdoor vending (i.e. air freshener, cleaning clothes, etc) ***on the site plan***. ***To be provided prior to issuance of Permit***

4) The canopy lights must be flush-mounted or recessed. Please add this note **on the lighting and photometric plan.** The proposed flood lights should be removed as they do not comply with light-fixture cut-off shield requirements. All proposed lights need to be included on the lighting and photometric plan to be considered for approval. ***To be provided prior to issuance of Permit***

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

1. Call out and provide a detail the material to be used for the bypass route.
2. Dimension the drive aisle by the vacuums.
3. Sidewalk at the vacuums should have a 5' clear walkable area. The sidewalk shown is 7' but the vacuum system takes up space such that there is not a 5' clear area.

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

1. No comments.

Architecture comments:

The Murfreesboro Planning Commission considered this item at the March 18, 2020 Planning Commission meeting. The item was deferred to allow the applicant more time to identify any specific exceptions to the Murfreesboro Design Guidelines architectural standards being requested and to make changes to the architecture be more in-line with the standards.

Below are the staff comments and listed response.

1) The building elevations submitted by the applicant do not demonstrate compliance with the City's minimum design standards as set forth in the Murfreesboro Design Guidelines. Provide information demonstrating that the proposed elevations are consistent with standards found in *Section V. Architectural Design* of the ***Murfreesboro Design Guidelines***.

We are asking for an exception in order to be consistent in the market with our current store located at 5313 Franklin Rd Murfreesboro TN 37128.

RESPONSE: Noted. We are looking to keep the Brand of our company consistent from location to location. We are making some modifications to stay close to the look of our Brand while taking into consideration the City guidelines.

2) The preliminary architectural elevations must demonstrate the proposed building materials is consistent with the Murfreesboro Design Guidelines. **The architect needs to provide a breakdown of the amount, in percentage, of all exterior building materials proposed for this project (brick, stone, stucco, glass). Please note that the information must be provided for the overall project as well as for each elevation.**
   a. PRIMARY MATERIALS- brick, cast stone, natural or synthetic stone.
   b. SECONDARY MATERIALS- EIFS, Split-face/ground-face or polished-face concrete masonry (integrally colored), Architectural metal panels with durable finish and defined profile, Composite panels, Cementations siding or panels, fabric awnings. Provide materials breakdown for the building.
   c. Tertiary materials: metal copings, flashings and trim, wood or Cementous trim
   d. PROHIBITED MATERIALS- smooth-face concrete masonry, corrugated metal panels

The breakdowns for each elevation and the entire building is provided on the color 11x17 version of the building elevation A201 attached. We are asking for an exception in order to be consistent in the market with our current store located at 5313 Franklin Rd Murfreesboro TN 37128.

RESPONSE: Our Primary material consists of Brick. We have 69 percent coverage on our Front elevation, 62 percent on our Entry elevation, 52 percent our Exit elevation and 58 percent on our Back elevation.

We have eliminated the secondary material Split-faced CMU and replaced it with brick.

Our Tertiary materials consists of metal trim and metal coping. We have 14 percent metal trim and 5 percent Cornice on our Front elevation, 32 percent metal trim and 6 percent cornice on our Entry elevations, 43 percent metal trim and 6 percent cornice on our Exit elevation, and 27 percent metal trim and 6 percent cornice on our Back elevation.

We have eliminated the use of Corrugated metal panels as architectural accent pieces on our elevations

In the City guideline, there are no stated percentages to follow in terms of percentages to be used of these materials, therefore we believe we meet this section.

3) The primary building materials may contain up to 3 colors and shall not be bright or vibrant colors. The secondary building materials can consist of three colors which may be brighter

than that which is used on the primary materials. The tertiary building materials may have up to three colors and may be brighter than that which is used on the primary materials. Provide color elevations that demonstrate compliance with the Design Guidelines. It would be helpful to provide a breakdown in the proposed material/colors.

Color renderings (8½ x 11) entitled "Exterior Material Selections", "Tommy's Express Model B-2", and "Scott Findlay, 1810 memorial Boulevard" are attached.

RESPONSE: With our primary Brick material, we are using three colors; Stone Gray, Urban Gray and Charcoal.

Our Tertiary materials of metal trim and metal accents have three colors. Those colors are Silver, Ebony Black and a Brite Red.

For the breakdown on materials and color locations, please reference Architectural Drawing A201.

4) Corrugated metal is not a permitted material. This material is identified on the exterior materials legend on page A201.

We are asking for an exception in order to be consistent in the market with our current store located at 5313 Franklin Rd Murfreesboro TN 37128.

RESPONSE: Corrugated metal panels have been removed to follow the City guidelines. We have replaced it with Brick material.

5) Acrylic "Cool Blue" is identified on the exterior material selections however it is not shown on the color elevations. Please reconcile the information.

Acrylic "Cool Blue" roofing is now indicated on "Building Elevations Sheet A201" (Item R-1) and "Exterior Material Selection, Tommy's Exterior Model B2" (Item J) attached.

RESPONSE: The color for the roof is Cool Blue White; it is now labeled on the Exterior Elevations A201 as R-1 and added to the Building Material legend.

6) Provide appropriate massing for intended use. Moderate building massing by:
   - Stepping back building height
   - Varying visual height
   - Varying front plane of building

RESPONSE: Our building design complies with the stepping back building height as our Towers vary in heights as compared to the main wash tunnel space. The varying heights of the Towers is large enough to show up from all sides of the building, creating a visual varying of heights.

7) The facade of the building shall be divided into distinct sections no more than 40-feet in width and each section taller than it is wide. Large expanses of blank walls are prohibited.

RESPONSE: We have distinct sections of varying sections of materials that break up the façade of the building. These sections consist of towers and steps in the fascia to create sections no larger than forty feet.

8) Windows, columns, and other elements shall be used to reinforce the verticality of the facade. Incorporate cornices, pediments, varying roof lines, windows, entrances and projecting canopies. **RESPONSE: Our building design does comply with these requirements.**

9) For ground level commercial uses, the facade surface area shall incorporate a minimum of 35% window or void area. **Provide void calculations**.

"Building Elevations Sheet A201" has been updated with the current calculations. We are asking for an exception in order to be consistent in the market with our current store located at 5313 Franklin Rd Murfreesboro TN 37128.

RESPONSE: We have included void calculations for each elevation in the table called

Building Portion Calculations-Voids. We do not meet the 35 percent guide minimum on all four elevations. The front elevation calculates to a 36 percent which complies. The Entry elevation calculates to 18 percent. The Exit elevation calculates to 17 percent. The Back elevation calculates to 41 percent which complies.

10) All buildings shall incorporate a "base, body and cap."

- The base may be established by use of different material or color. The base may be a minimum of 24" for a single level building. **Label heights of the proposed base**.
- The body of the building should be a minimum of 50% of the area of the facade.
- The cap may be established with a cornice or a molding. **Identify the cap on the plans**

Please see the dimensions now indicated on the "Exit End Elevation" of Sheet A201 attached.

RESPONSE: Our building does incorporate the 'base, body and cap' requirement. For the base, identified as M-1 on the elevations, most of our building elements exceed the 24 inch requirement. The only area that we do not meet this requirement is at the wash tunnel walls that are 1 foot-6 inches high, 6 inches different from the guideline. If wall heights were increased at these two locations, it would require total re-engineering of building foundation and footprint of building would grow in order to conceal sloped columns that are prototypical and part of the Tommy brand and patent in the car wash market. If an average of base material were taken across the entire perimeter of façade, we would meet this requirement.

The body of the building meets the requirement of the 50 percent of the area of the façade. There is a cap on all sides of the elevation and identified on the elevations as PC-1.

11) All roof mounted equipment, including HVAC units, fans, ductwork, antennas, etc. shall be screened from public view by parapets, roof mounted screen walls or other approved methods. *Compliant*

RESPONSE: This requirement is met as the parapet walls are 6 feet-0 inches tall and screen any and all roof top equipment. There is roof top equipment on Tower A and it is now dashed in on the elevations.

12) Parapets and towers that project above other portions of the building shall be finished on all visible sides with materials similar to the presentation side.

Compliant

RESPONSE: We comply with finished parapet walls at the Tower locations on all four sides of the Towers.

13) The exterior materials legend on Sheet A201 does not clearly identify symbology of the 7 listed materials. There may be a problem with the printing or reproduction of this document.

Please see the updated and revised Sheet A201 attached.

RESPONSE: All materials are called out on the elevation tags that correspond with Building Material legend on the drawing. The graphical legend for materials includes the corresponding tags as well.

14) The plans identify the materials with letter/number callouts however there is no key to interpret the intent (ex. MP-1, PC-1, AC-1).

Please see the updated and revised Sheet A201 attached.

RESPONSE: The key to interpret the call outs (ex. MP-1, PC-1, AC-1) are listed in the first column of the large material table located on Drawing A201 of the exterior elevations, under the TAG column.

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. 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. 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.
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. 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.
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.
12. Easement to be 10 feet from proposed water main.
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...

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. 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..

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 Steven 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.

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.

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.

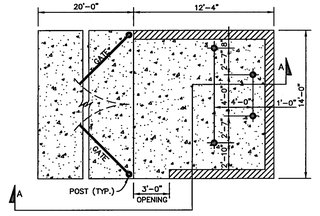
The Planning Commission began discussing the proposal and encouraged the applicant to provide specific responses to Staff's comments and possibly provide percentages which would provide necessary information regarding the pre-fabricated building. Vice-Chairman Halliburton suggested for the items that 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.

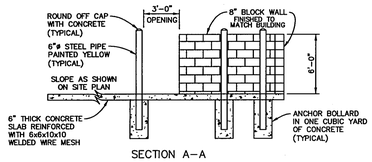
Vice-Chairman Halliburton made a motion to defer, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

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



PLAN VIEW

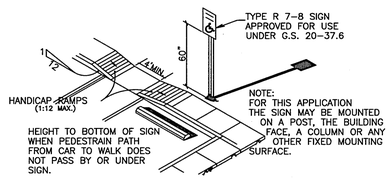


SECTION A–A

TOP COURSE OF BLOCK TO BE FILLED WITH MORTAR
CONCRETE BLOCK TO BE PAINTED TO MATCH FACE OF THE BUILDING

ENCLOSED DUMPSTER PAD w/WALK THRU & GATE

N.T.S.



H.C. SIGN AND RAMP DETAILS

N.T.S.

STANDARD MURFREESBORO WATER RESOURCE DEPARTMENT NOTES:

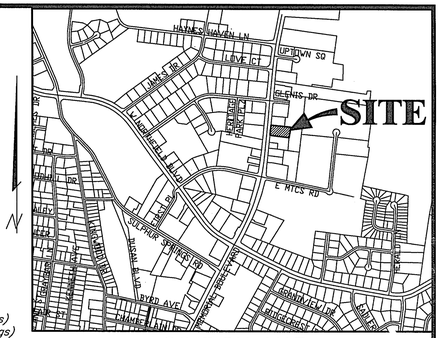
1. Complete specifications for the water lines, "Water Line Specifications and Drawings", February 2019 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at http://www.murfreesboroth.gov/ default.aspx?mkmenu=42&id=6123.
2. Complete specifications for the sewer lines, "Sewer Line Specifications and Drawings", February 2019 Ed., are on file at the Murfreesboro Water Resource Department Engineering Annex and can also be found online at http://www.murfreesboroth.gov/ default.aspx?mkmenu=42&id=6123
3. Complete specifications for the repurified water lines, "Repurified Water Specifications and Drawings", February 2019 Ed., are on file at the Murfreesboro Water Resource Department Engineering Annex and can also be found online at http://www.murfreesboroth.gov/ default.aspx?mkmenu=42&id=6123
4. (Water / Sewer / Repurified water) construction must be in accordance with all MWRD specifications and drawings.
5. Concerning (water / repurified water) line construction, restraints such as rods or kickers shall be installed at any change in direction where fittings are required, at all dead-ends, and at any location as directed by the Water Resource Department.
6. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
7. All main line (water / repurified water) taps will be made by the Murfreesboro Water Resource Department.
8. 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.
9. Trench check dams, as called out in the MWRD Specifications, are to be installed at the discretion of the Water Resource Department.
10. The existing sewer mains and/or manholes must be (tested / televised) before and after construction. Should the sewer not be (tested / televised) prior to construction any defects found after construction will be the responsibility of the contractor to repair at his or her expense.
11. All proposed manholes must be wrapped in a Conseal, or an approved equal, 12" minimum water and soil barrier wrap at each manhole section joint and at any other manhole component as directed by MWRD.
12. No more than 25 percent of the dollar amount of the Contract may be awarded to subcontractors
13. 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.
14. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via an In-line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Company's (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor .

STANDARD CITY OF MURFREESBORO 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 application 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. 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 will 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 City Engineer prior to issuance certificate 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.
12. Parking lot striping must be white and in conformance with MUTCD.

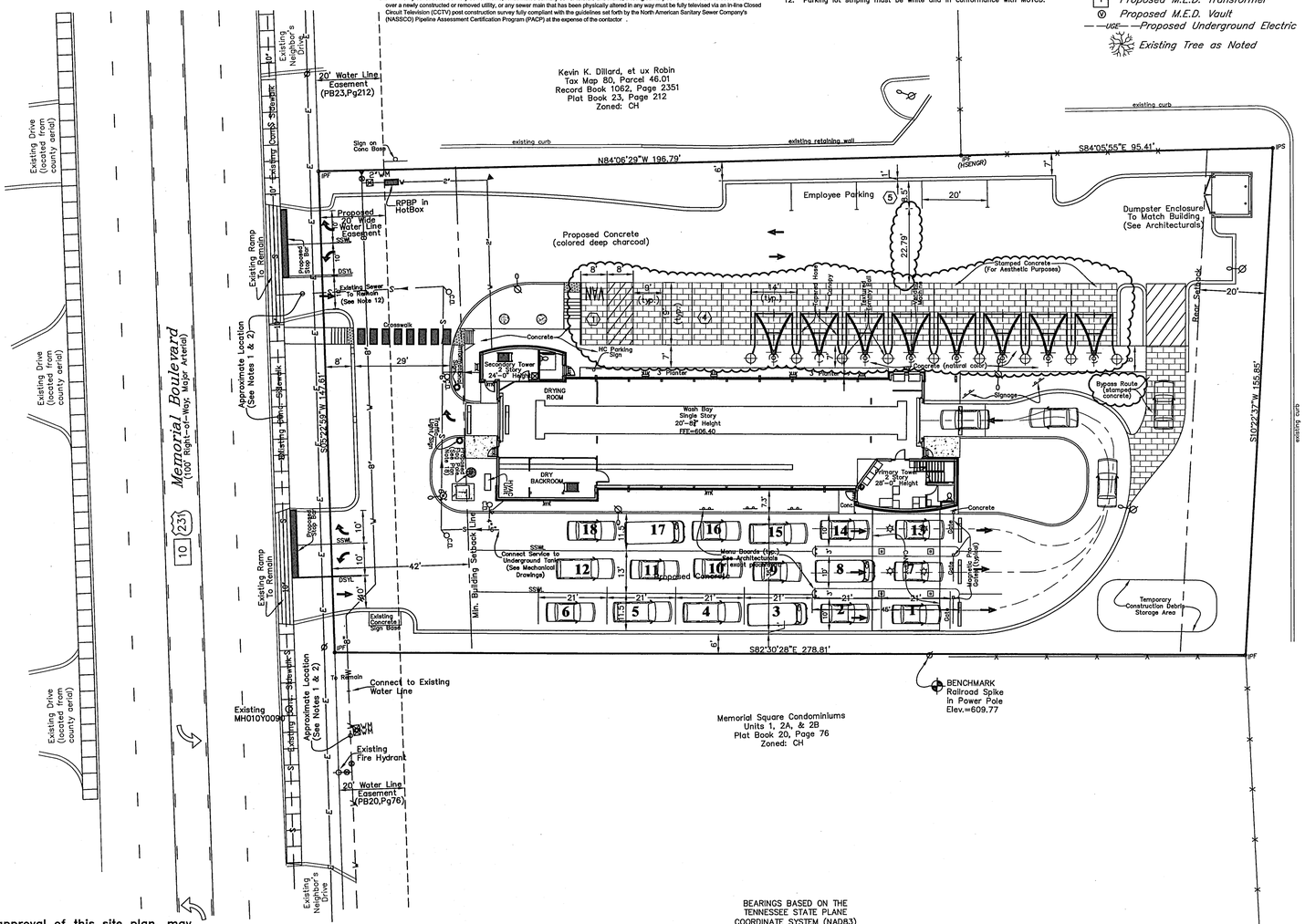
LEGEND

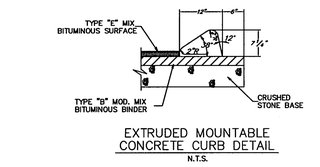
- Existing Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- 00 Sewer Line Check Dam
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Proposed Light Pole
- Proposed Wall Pack Light Fixture
- Proposed Flood Light
- WM Proposed Water Meter
- IM Proposed Irrigation Meter
- SSWL Single Solid White Line (Pavement Markings)
- DSYL Double Solid Yellow Line (Pavement Markings)
- Traffic Flow Arrow (Pavement Markings)
- T Proposed M.E.D. Transformer
- V Proposed M.E.D. Vault
- —UGE— Proposed Underground Electric
- Existing Tree as Noted



LOCATION MAP

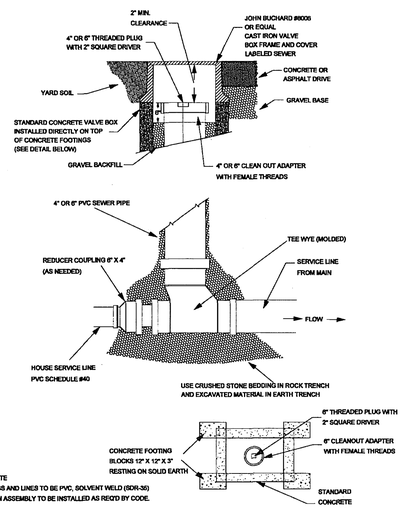
N.T.S.





EXTRUDED MOUNTABLE CONCRETE CURB DETAIL

N.T.S.



GENERAL NOTE
- ALL FITTINGS AND LINES TO BE PVC, SOLVENT WELD (SDR-35)
- INSPECTION ASSEMBLY TO BE INSTALLED AS REQ'D BY CODE.

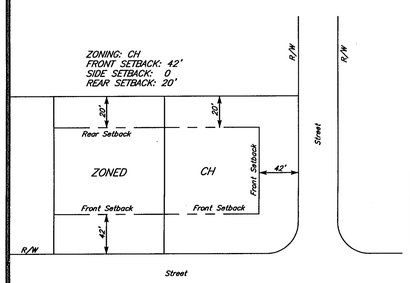
SANITARY SEWER CLEANOUT DETAIL

N.T.S.

PLAN 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 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. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
6. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Planning and Engineering Department and must be approved by the City Engineer.
7. An erosion prevention and sediment control plan will be required with an application for a Land Disturbance Permit.
8. Construction Plans will be subject to review and approval by the City Engineer and Murfreesboro Water and Sewer Department.
9. Final approval subject to approval of construction drawings and hydraulic calculations by M.W.S.D.
10. Per the City of Murfreesboro, 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.
11. Per the City of Murfreesboro, both TDOT and City Right–of–Way permits will be required for this project. A State of Tennessee Stormwater permit is required. Evidence of this permit must be provided prior to the city issuing a Land Disturbance Permit.
12. Per Murfreesboro Water Resource Dept. (MWRD) the existing sanitary sewer service on this lot must be tested and approved or replaced.
13. No work within the right–of–way of Memorial Blvd. (aka US 231) without the prior written approval by the Tennessee Dept. of Transportation (TDOT).
14. Any signage will require a separate permit.
15. Per the City of Murfreesboro (C.O.M.), a final plat to create this lot must be reviewed prior to the issuance of a building permit and must be recorded prior to the issuance of a Certificate of Occupancy.
16. Per the City of Murfreesboro, the owner shall coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
17. 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.
18. The proposed flag will be 15' x 20', the proposed pole height is 50' and a foundation plan must be submitted to the Murfreesboro Codes Department prior to permits. The setback requirements for flagpoles are established in the Sign Ordinance. Contact Teresa Stevens, 615–893–3750, tstevens@murfreesboroth.gov with questerions regarding the Sign Ordinance.
19. All areas not receiving pavements, building, or landscaping coverage shall either be sodded or seeded and strawed.
20. Per the City of Murfreesboro, canopy lights must be flush–mounted or recessed.
21. Per the City of Murfreesboro, existing pedestrian accessible routes will need to comply with PROWAG. Cross Slope at driveways should be improved to provide a leveled pedestrian route across the driveway apron.

NO.	DATE	DESCRIPTION
0	08–15–19	Initial Issue
1	09–04–19	Revised per Staff Comments
2	09–13–19	Revised per Tommy Car Wash
3	10–02–19	Revised per Staff Comments
4	10–29–19	Adjusted Lighting per Photometric Plan
5	02–12–20	Revised per Staff Comments
6	03–04–20	Revised per Staff Comments
7	04–29–20	Revised per Staff Comments



TYPICAL BUILDING SETBACK DETAIL

N.T.S.

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.

	Minimum Lot Requirements		Minimum Yard Requirements(6,11)				Land Use Intensity Ratios			
	Area (Sq.Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Maximum Height14 (Ft.)	Maximum Gross Density(1) (D.U./Acre)	Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	Maximum Lot Coverage (percent)
CH DISTRICT 1. All Uses	none	none(13)	42	10(8)	20	75	none	none	none	none	none

6. 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.
13. Flag lots may be allowed as warranted by physical conditions of land form, existing lot pattern, unusual size or shape of the parcels or as approved by the Planning Commission. The narrow strip of land connecting the main portion of a flag lot to the street shall be not less than thirty feet wide at any point. The narrow portion (the flag pole) shall not be considered to satisfy the minimum lot area requirement of the zoning district. Provided, however, no lot shall be permitted along a major arterial road identified as such on Figure 6 of the Major Street Plan adopted September, 1990, which identified funtional classification of street, unless the lot has a minimum street frontage of fifty feet.

SITE DATA

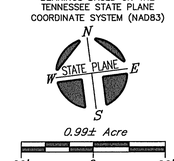
LOT SIZE: 43,266 Sq.Ft. = 0.99± Acres
EXISTING IMPERVIOUS AREA = 37,823 Sq.Ft.
PROPOSED IMPERVIOUS AREA = 31,533 Sq.Ft.

PROPOSED USE: Vehicle Wash – Conveyor Autowasher
PARKING REQUIRED: 5 plus 1 for each employee on largest shift plus 5 queue spaces for each wash bay
PARKING PROVIDED: 5 Spaces plus 4 Employee plus 1 Handicap plus 18± Queue Spaces

PROPOSED BUILDING SIZE = 5,200 Sq.Ft.
TOTAL PAVEMENT/CONCRETE/SIDEWALKS = 26,333 Sq.Ft.
TOTAL LOT COVERAGE (Impervious) = 31,533 Sq.Ft. (72.88%)

REQUIRED OPEN SPACE= 20% X 43,266 Sq.Ft. = 8,653 Sq.Ft.
TOTAL OPEN SPACE (Landscape & Grass) = 11,733 Sq.Ft. (27.12%)

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



LEGEND FOR MONUMENTS
- IRON PIN SET (1/2" rebar with HSENGR cap)
- IPF IRON PIN FND.
- RAILROAD SPIKE
- FENCE
- SURVEY POINT
- NAIL
- CONC. MARKER FND.

DEVELOPER: Tommy Car Wash Systems
c/o: Scott Findlay
ADDRESS: 6885 Williams Road
Christiana, TN 37037

OWNER: Peoples Bank of Middle Tenn.
ADDRESS: 1122 North Main Street
Shelbyville, TN 37160

Tax Map 80, Parcel 47.00
Record Book 1392, Page 2256

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAPS 47149C0260H, ZONE: X, DATED 01–05–07.

STEPHEN A. SCHUDDLESTON — 4-29-2020 — STATE OF TENNESSEE — COMMERCE — CERTIFICATE No. 1905

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

SITE – UTILITY PLAN

TOMMY CAR WASH

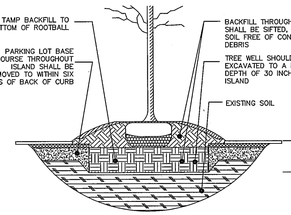
1810 Memorial Boulevard, Murfreesboro, TN

13th Civil District of Rutherford County, Tennessee

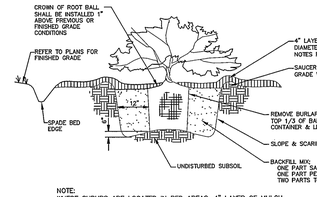
Date: August, 2019 | Scale: 1"=20' | Sheet 1 of 4

\\ACAD2019\Land Projects 3\Tommy's Car Wash-Memorial Blvd\dwg\Tommy's Site Plan-June 2019.dwg, 4/29/2020 3:25:58 PM, ACAD19

1.0 General
1.1 Scope: This work includes providing labor, equipment, materials, installation and maintenance services to complete all landscape installation as indicated in construction documents.
A. Providing and installing all plantings including trees, shrubs, ground cover, turf grass, planting soil mix and mulch
B. Guarantee Period: All landscape plant material shall remain alive and in healthy condition for one full year from time of final acceptance of completed work. Contractor shall replace any dead or unhealthy plant material during the one year guarantee period at no additional cost to the owner.
C. Specified Maintenance Period: Contractor shall fully maintain all landscape material for the duration of the project until final acceptance by the owner. This includes watering, weeding, fertilizing and mowing of grass and general upkeep of all landscape beds. Should any plant material be damaged die or defoliate during this period it shall be replaced immediately with plant material of the same size, species and quality as orignally specified.
D. It is the responsibility of the landscape contractor to confirm all material quantities. In the event of a discrepancy, the quantities shown on the plan shall take precedence over the material schedule.
E. 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 or owner's representative. All substitutions shall be reviewed and approved with the owner's representative and the applicable municipal or state reviewing agency.
F. Contractor shall be required to obtain all permits relative to landscape installation. Any work in municipal or state right of way or utility easements may require a permit from the governing agency.
1.2 Inspection and approval:
A. All plant material may be subject to inspection and approval by the landscape architect or the owners representative in the field or nursery before digging, or at the site before planting or planing or at any other time. Attach secure, durable, legible waterproof labels, stating correct botanical and common names as specified, to at least one shrub or perennial in a grouping and to each tree on site. All labels to be completely removed by contractor at time of final acceptance.
1.3 Job Conditions:
A. Examine conditions under which work is to be performed and notify the Landscape Architect of unsatisfactory conditions or any potential field adjustments.Should the landscape contractor encounter unsatisfactory surface or other subsurface drainage conditions, inadequate soil depth, latent soils, hard pan, utility lines or other conditions that will jeopardize the health and vigor of the plants, adjustment must be made by the contractor to insure suitable conditions for proper growth and development of the plants to be installed.
B. Determine locations of underground utilities and perform work in manner which will avoid all possible damage. It is a requirement per the Tennessee "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 1-800-351-1111. Hand excavate to avoid damage to existing utilities if required.
C. Contractor to remove any debris on site and clear and grub all landscape planting areas prior to grading and planting as part of contract All planting and seeding areas shall be free from weeds prior to planting and mulching. No plant material shall be planted prior to completion of finish grade. Herbicide and or mechanical removal of weeds may be required to insure complete weed removal. Any herbicide applications must be done a minimum of 2 weeks or more prior to time of planting..
2.0 Materials
2.1 Topsoil:
A. All topsoil shall be stripped and stored for reuse on site prior to grading and excavation work.
B. Topsoil stripped and stored on site, or hauled in for use on site shall meet the following criteria before being spread on site or used in landscape beds or planting mix.
1) To be Fertile, friable naturally occurring topsoil, free of stones, subsoil, clay lumps, hardpan, roots, stumps, branches sticks and other debris larger than one and one half inch in any dimension, free of noxious weeds, grasses, seeds, plants, extraneous matter and any substance harmful to plant growth:
2) Ph range of 5.5 to 7.0
3) Organic matter 5% to 10%
4) Topsoil shall contain a maximum of 35% clay
5) Topsoil shall contain a minimum of 20% sand
2.2 Planting Mix: Shall be thoroughly mixed in proportions specified for plant pits and planting beds
A. 40% Approved material excavated from the pits (If rock or heavy clay is encountered provide 70% topsoil in mix)
B. 30% Topsoil (as defined in 2.1 herein)
C. 30% Organic compost consisting of peat moss, mushroom compost or worm castings. All organic compost must be well aged. No raw wood or other unaged material shall be permitted as part of compost blend.
D. Add 3 lbs of 6-12-12 fertilizer to each cubic yard of topsoil mix during the mixing process, for all plants.
E. All planting mix shall be inoculated with a mycorrhizal fungal product. Mycorrhiza inoculation may be applied with a powder or liquid application. Follow manufacturers directions for proper amount and methods of application.
2.5 Plant Materials:
A. Shall conform to state and federal requirements for disease and insect control, shall be in accordance with American Standard for Nursery Stock, ANSI Z-60.1 (latest approved edition) and shall be subject to approval of owner's representative. Dimensions listed for heights, spread and trunk specifications on the plant material schedule are a guide for the minimum required size of each plant.
B. All plant material must be free from bark damage, well foliated and have a well established root system, without circling roots or root bound pots.
C. First class representatives of their species or variety and true to name and size. Plants that are not of highest quality will be rejected. All plants shall have a well-formed canopy (head) with minimum caliper, height and spread as shown on the plant list. Trunks and canopy shall be shaped be typical of the species. Trees of the same species shall have the following characteristics: matched by branching height, caliper, height of tree, spread of branches and branching structure, and overall canopy shape.
2.6 Seed. Seed shall be delivered to site in original sealed package bearing the producers guaranteed analysis for percentages of mixtures, purity, germination, weedseed content and inert material. All seed must be fresh, clean and from current seasons seed crop.
A. Variety Premium Tall Fescue blend (drought tolerant variety)
B. Purity 95% minimum
C. Percent Germination: 90% minimum
D. Maximum weed seed content: 0.5%
2.7 Sod. Sod shall be premium Bermuda grass. Sod shall strongly rooted and free of weeds, disease and pests. All sod shall be cut and delivered with uniform thickness with no less than 1" soil.
2.8 Mulch: 100% Shredded and Aged Hardwood Mulch or Pine Straw (owners choice as specified on plans) to cover all tree, plant and ground cover pits and landscape beds.
2.9 Fertilizer: Fertilizer shall have a ratio of 6% nitrogen, 12% phosphorus and 12% potassium. Fertilizer shall be granular and mixed into planting mix at the rates as specified in 2.2 herein and at the manufacturers rate for turf grass areas.
3.0 Execution
3.1 Finish Grade and Landscape Bed Preparation
A. Finish grading to be completed by General Contractor. Fine grade soil to eliminate irregularities and ponding from finish grades and to form smooth, consistent grade with positive drainage away from all buildings and structures. All landscape beds are to be tilled to a minimum depth of 8" and covered with fertile topsoil to a minimum depth of 4".
3.2 Topsoil Placement
A. Finish grading to be completed by General Contractor. Fine grade soil to eliminate irregularities and ponding from finish grades and to form smooth, consistent grade with positive drainage away from all buildings and structures.
B. If planting and mulching is not commenced immediately, protect spread topsoil from erosion by force of wind, water or other force, and reestablish eroded, rutted or settled grades to proper finished grade.
C. Spreading of topsoil: All landscape beds and turf grass areas shall have a minimum depth of 4" of topsoil established prior to planting, seeding, sodding or mulching. All topsoil stripped from the site shall be utilized on site to establish the 4" minimum depth required for landscape areas. All excess topsoil beyond the 4" minimum depth shall be evenly spread throughout landscape and turf grass planting areas.
3.3 Planting of Trees, Shrubs and Perennials
A. Do not prune plants without direction and approval of Landscape Architect.
B. Prepare planting mix as specified in 2.2 herein. Place as backfill for all trees, shrubs, and ground cover beds as drawn and detailed.
C. Plant all material as drawn and detailed.
D. Tree Pit Drainage: All trees and shrubs shall be placed in well drained planting pits. If standing water occurs in planting holes the contractor shall provide proper subsurface drainage to insure the plants survival and / or plant material shall be placed in elevated bermed areas to provide proper aeration of root balls.
E. All trees are to be equipped with 20 gallon capacity watering bags to be used during the construction period and left in place for the owners use after final acceptance of the project.
F. If roots is encountered during planting operations, landscape berms or alternated planting locations should be evaluated by landscape architect prior to planting.
G. It is the responsibility of the landscape contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil and installing trees or shrubs. If the soil at a given area does not drain properly, a p v c drain or gravel sump shall be installed, or plantings shall be placed on a berm of planting mix to keep plants out of standing water.
3.4 Seed: Provide an acceptable stand of seed, defined as no bare areas more than 4" square. Provide seed bed preparation with fertilizer, limestone and straw mulch. Maintain seeded areas until final acceptance by Owner or owners representative. Grass shall have at least one mowing before receiving final acceptance.
3.5 Sod
A. Sod shall be installed within 24 hours of delivery to site. No sod shall remain on pallets for longer than 24 hours after delivery.
B. All areas to receive sod shall be racked to finish grade to eliminate irregularities and ponding and to form smooth, consistent grade with positive drainage. Prepare topsoil with lime and fertilizer as needed.
C. All areas to receive sod shall be racked free of all rocks and debris prior to sod placement.
D. Areas to receive sod shall be slightly moistened immediately prior to laying sod. Sod shall be watered thoroughly after laying.
E. Lay sod tightly with no visible open joints and no overlapping between sod panels. Stagger end joints a minimum of 12" . Cut sections of sod should be uniform and should not exceed 2 feet in width and 10 feet in length.
F. Roll sod after sod has dried from watering to insure a good bond between sod and soil and to level sod areas. Roller shall not exceed 150 lbs.
3.6 Establishment of grass: All disturbed areas of the site are to be seeded and/or sodded to insure protection from erosion and to insure a well established stand of turf grass with no bare patches of exposed soil.

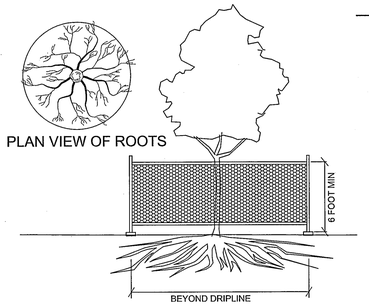


LANDSCAPE ISLAND OR MEDIAN DETAIL
NTS



NOTE:
WHERE SHRUBS ARE LOCATED IN BED AREAS, 4" LAYER OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED AREA AS INDICATED ON THE LANDSCAPE PLANS.

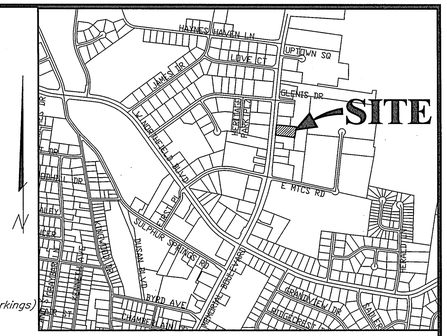
SHRUB PLANTING DETAIL
NTS



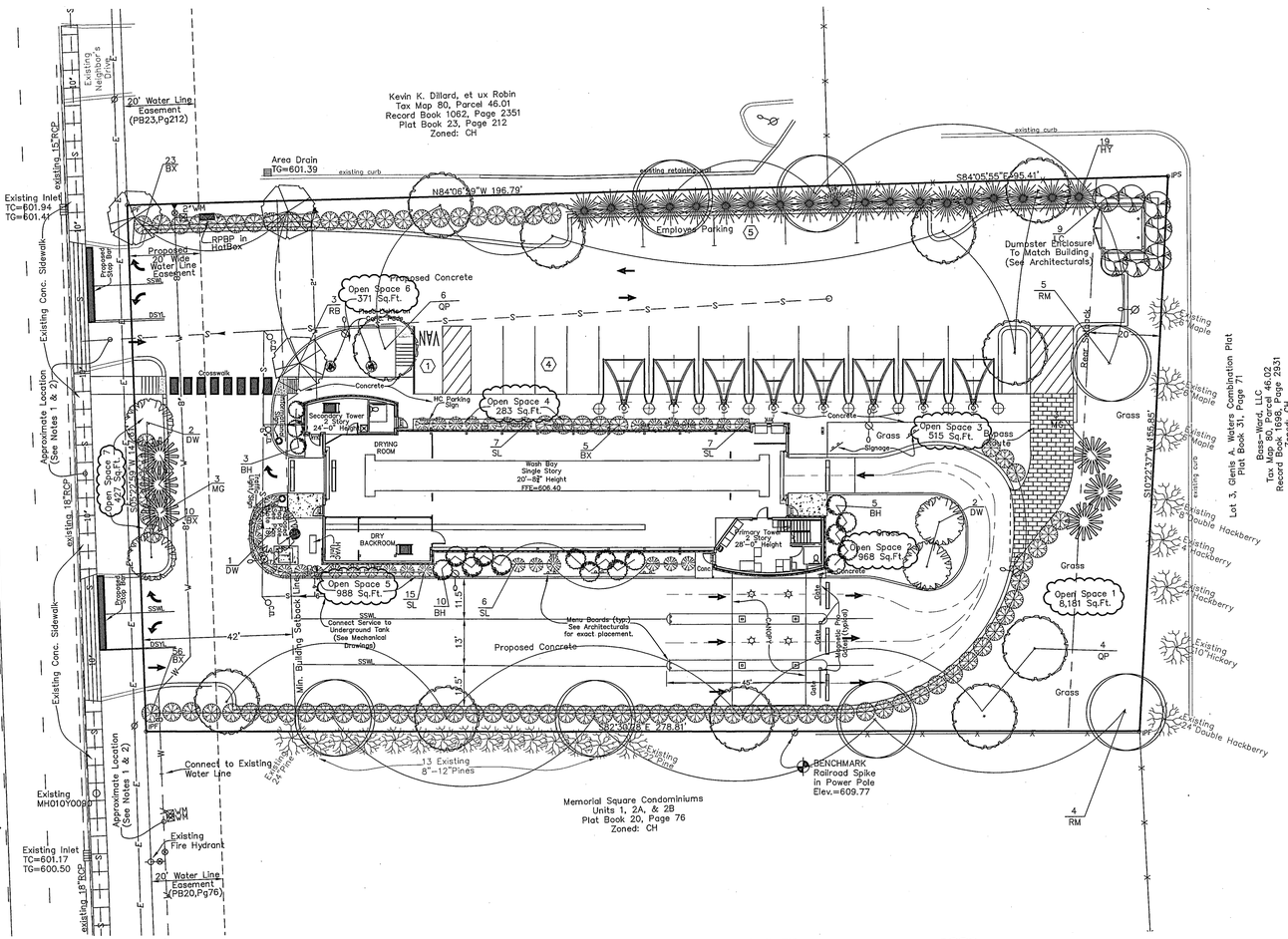
TREE PROTECTION
NOT TO SCALE

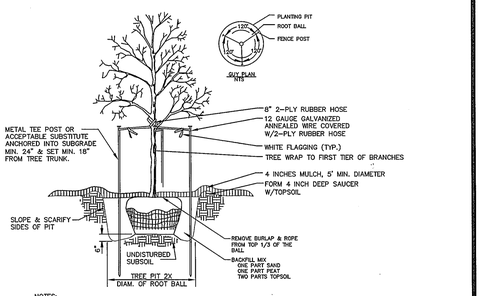
LEGEND

- Existing 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
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Proposed Light Pole
- Proposed Wall Pack Light Fixture
- WM Proposed Water Meter
- IM Proposed Irrigation Meter
- SSWL Single Solid White Line (Pavement Markings)
- T Proposed M.E.D. Transformer
- V Proposed M.E.D. Vault
- —UGE— Proposed Underground Electric
- Existing Tree as Noted



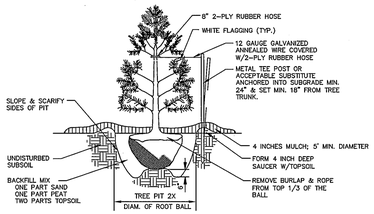
LOCATION MAP
N.T.S.





NOTES:
1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.
2. TREE SHALL STAND PLUMB.
3. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
4. STAKING GUY WIRE TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

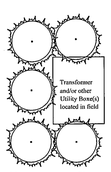
TREE PLANTING DETAIL
NTS



NOTES:
1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.
2. TREE SHALL STAND PLUMB.
3. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STANE
4. STAKING GUY WIRE TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

CONIFER PLANTING DETAIL
NTS

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.



Utility Box Screening
Not To Scale

NOTE: All service areas, mechanical equipment, trash containers, and field set above-ground utility boxes must be screened from the public ROW on three sides (leaving door access open) with required evergreen plant material. Utility boxes not shown on plans shall be identified in the field and screened with evergreen plant material as noted on the plant list

Landscape Calculations:
Total Number of Non-Buffer Trees on Site=28
4" Caliper Trees Required=(0.1)*28=2.8=3
4" Caliper Trees Provided=9
3" Caliper Trees Required=(0.15)*28=4.2=5
3" Caliper Trees Provided=9

NOTE: The property owner is responsible for maintaining all landscaping materials, including turf, and irrigation materials both on site and inside the R.O.W.

PLANT SCHEDULE

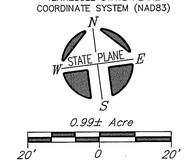
Tag	Qty	Botanical Name	Common Name	Size	Typ. Spacing	Notes
RM	9	Zelkova	Zelkova	4" Cal.	as shown on plans	5 ft. Clear Trunk, Single Straight
QP	12	Quercus Rubra	Red Oak	3" Cal.	as shown on plans	Central Leader, Full Canopy
LC	7	Cupressus x leylandii	Leyland Cypress	6' Hgt	as shown on plans	Full Symmetrical, Evenly Branched, Full to Base
RB	3	Cercis canadensis 'Appalachian red'	Appalachian Red Redbud	2.5" Cal.	as shown on plans	4 ft. Clear Trunk, Full Canopy
DW	5	Cornus florida	Dogwood	2.5" Cal.	as shown on plans	4 ft. Clear Trunk, Full Canopy
BH	18	Ilex cornuta 'Dward Burford'	Chinese Holly	18"Hgt.	as shown on plans	Full Symmetrical Shape
BX	91	Buxus "Green Velvet"	Boxwood "Green Velvet"	24"Hgt.	as shown on plans	Full Symmetrical Shape
MG	6	Magnolia grandiflora Alta	Alta Southern Magnolia	6' Ht.	as shown on plans	Full Symmetrical Shape, Full to Base
SL	35	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	24"Hgt.	as shown on plans	Full Symmetrical Shape
HY	19	Taxus x media 'Hicksii'	Hicks Yew	24"Hgt.	as shown on plans	Full Symmetrical Shape

All plant materials to be nursery grown and to comply with the American Standard for Nursery Stock and ANSI Z60.1-2004 or latest revision, for size and quality.

NOTES:
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.).

All landscaping will be irrigated utilizing an automated underground irrigation system.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



LEGEND FOR MONUMENTS
- IRON PIN SET (1/2" rebar with HSENGR cap)
- IPF IRON PIN FND.
- RAILROAD SPIKE
- FENCE
- SURVEY POINT
- NAIL
- CONC. MARKER FND.

REQUIRED OPEN SPACE= 20% X 43,266 Sq.Ft. = 8,653 Sq.Ft.
TOTAL OPEN SPACE PROVIDED (Landscape & Grass) = 11,733 Sq.Ft. (27.12%)

DEVELOPER: Tommy Car Wash Systems
c/o: Scott Findlay
ADDRESS: 6885 Williams Road
Christiana, TN 37037

OWNER: Peoples Bank of Middle Tennessee
ADDRESS: 1122 North Main Street
Shelbyville, TN 37160

Tax Map 80, Parcel 47.00
Record Book 1392, Page 2256

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAPS 47149C0260H, ZONE: X, DATED 01-05-07.

NO.	DATE	DESCRIPTION
0	08-15-19	Initial Issue
1	09-04-19	Revised per Staff Comments
2	09-13-19	Revised per Tommy Car Wash
3	10-02-19	Revised per Staff Comments
4	02-12-20	Revised per Staff Comments
5	03-04-20	Revised per Staff Comments

STEPHEN A. SCHEUNEMANN REGISTERED ENGINEER COMMERCIAL CERTIFICATE No. 115 STATE OF TENNESSEE
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

LANDSCAPE PLAN

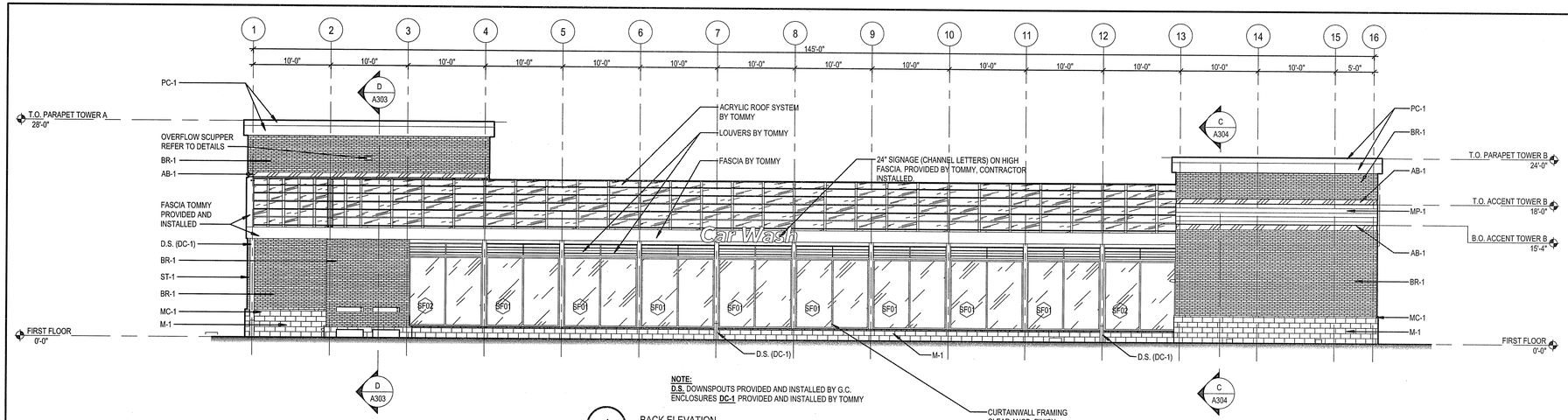
TOMMY CAR WASH

1810 Memorial Boulevard, Murfreesboro, TN

13th Civil District of Rutherford County, Tennessee

Date: August, 2019 | Scale: 1"=20' | Sheet 4 of 4

\\ACAD2019\Land Projects 31\Tommy's Car Wash-Memorial Blvd\dwg\Tommy's Site Plan-June 2019.dwg, 3/3/2020 4:55:17 PM, ACAD139

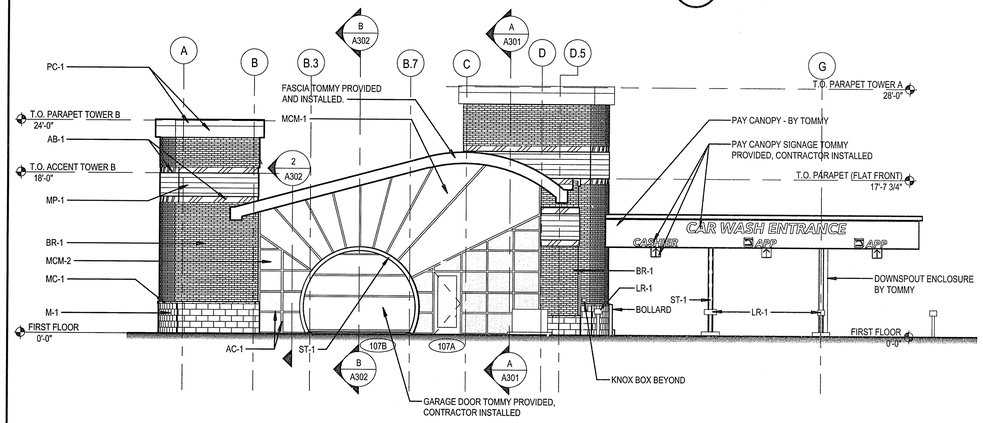


NOTE:
D.S. DOWNSPOUTS PROVIDED AND INSTALLED BY G.C.
ENCLOSURES DC-1 PROVIDED AND INSTALLED BY TOMMY

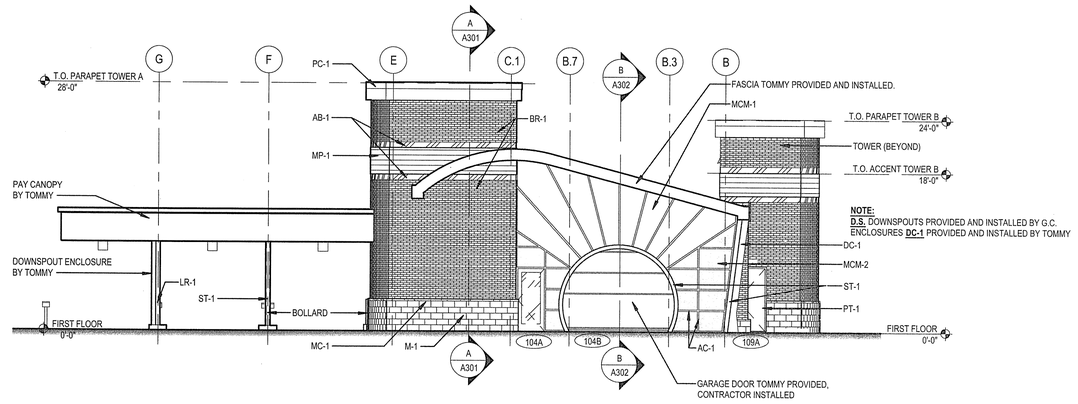
1 BACK ELEVATION
A101 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- PREFINISHED METAL COPING
- ALUM. FLAT STOCK (BLACK)
- CORRUGATED METAL PANEL
- MCM PANEL (BLACK)
- GLAZING
- BRICK VENEER
- SPLIT FACED CONCRETE MASONRY UNIT



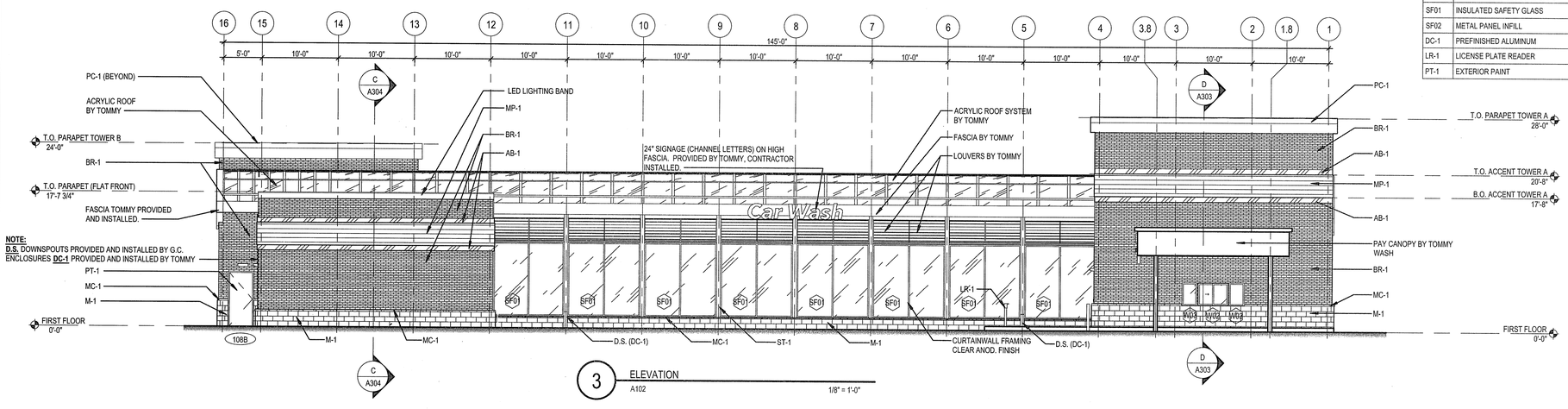
4 EXIT END ELEVATION
A101 1/8" = 1'-0"



NOTE:
D.S. DOWNSPOUTS PROVIDED AND INSTALLED BY G.C.
ENCLOSURES DC-1 PROVIDED AND INSTALLED BY TOMMY

2 ENTRY END ELEVATION
A101 1/8" = 1'-0"

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	SUPPLIED BY
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 3001	TOMMY
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	G.C.
BR-1	BRICK VENEER	HEBRON BRICK	MODULAR BRICK	GRAY COLOR: COORD W/OWNER	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	SLATE GRAY	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	SIKA EDGE GRIP	REYNOLUX FINISH	BRIGHT SILVER METALLIC	G.C.
M-1	SPLIT-FACE CMU	CONSUMERS	4" VENEER SPLIT-FACED	ASH	G.C.
MC-1	PRECAST STONE		MASONRY CAP	ASH	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	SUNSET RED	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	ALPOLIC	CITADEL GLAZE GUARD	EBONY	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNODIZED	G.C.
SF01	INSULATED SAFETY GLASS		1" INSULATED GLASS, TEMPERED	LOW-E CLEAR	G.C.
SF02	METAL PANEL INFILL		1" SPANDREL PANEL	BLACK	G.C.
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER		TOMMY
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL	TOMMY
PT-1	EXTERIOR PAINT	SHERWIN-WILLIAMS	HOLLOW METAL DOORS	SW 6005 FOLKSTONE	G.C.



3 ELEVATION
A102 1/8" = 1'-0"

REVISION SCHEDULE

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION

CONSULTANTS

3939 PRIORITY WAY SOUTH DRIVE
SUITE 200
INDIANAPOLIS, INDIANA 46240
Phone (317) 844-6777
E-Mail cripe@cripe.biz
● ARCHITECTURE + INTERIOR DESIGN
● CIVIL ENGINEERING
● SURVEY + 3D LASER SCANNING
● CONSTRUCTION PLANNING
● EQUIPMENT PLANNING
● REAL ESTATE SERVICES
Cripe
Solutions by Design Since 1937

EXTERIOR ELEVATIONS

TOMMY CAR WASH SYSTEMS

TOMMY EXPRESS #P2134

KINGDOM RIDGE - LOT C4, FRANKLIN ROAD
MURFREESBORO, TN 37128

CERTIFIED BY:

Drawn By: JSD
Checked By: SFM
Quality Assurance: FEH
Scale: AS INDICATED
Sheet: A201
Date: 10-12-2018
Project Number: 0180184-10000

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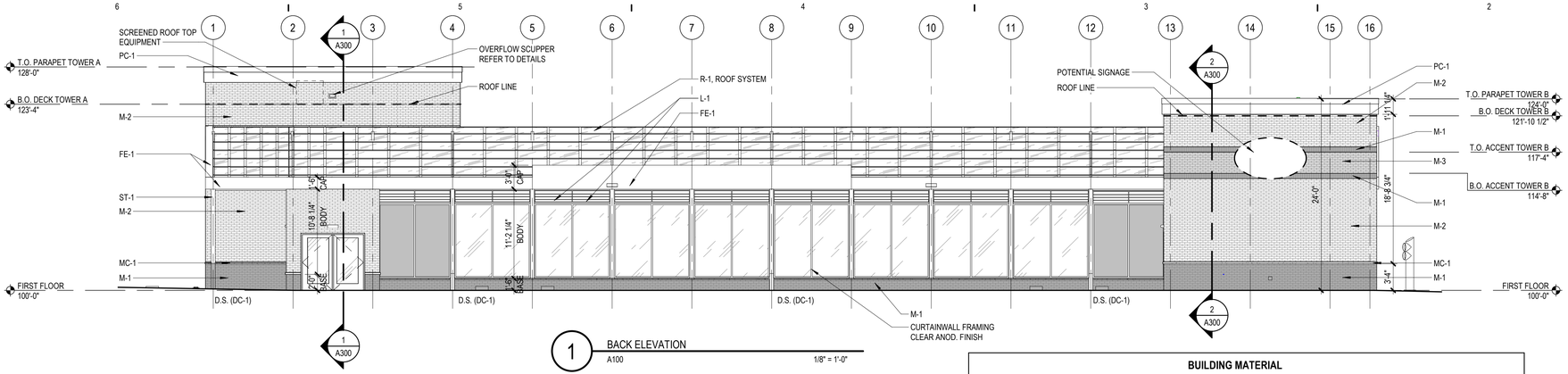


1 BACK ELEVATION
A100 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- BRICK (M-1)
- BRICK (M-2)
- BRICK (M-3)
- PREFINISHED METAL COPING (PC-1)
- MCM PANEL (BLACK) (MCM-2)
- GLAZING (SF01, SF02, SF03)

BUILDING PORTION CALCULATIONS

BUILDING PORTIONS	% COVERAGE	AREA (SF)
BRICK	62%	3,887 SF
LOUVERS	7%	439 SF
CORNICE	6%	356 SF
METAL TRIM	25%	1,556 SF
TOTAL	**100 %**	**6,238 SF**

BUILDING PORTION CALCULATIONS -VOIDS

BUILDING PORTIONS	% COVERAGE	AREA (SF)
FRONT ELEVATION		
NON-VOID FACADE	63%	2,145 SF
WINDOWS AND VOIDS	36%	1,203 SF
TOTAL	**100%**	**3,348 SF**
ENTRY ELEVATION		
NON-VOID FACADE	82%	964 SF
WINDOWS AND VOIDS	18%	209 SF
TOTAL	**100%**	**1,173 SF**
EXIT ELEVATION		
NON-VOID FACADE	83%	968 SF
WINDOWS AND VOIDS	17%	198 SF
TOTAL	**100%**	**1,166 SF**
BACK ELEVATION		
NON-VOID FACADE	59%	1,976 SF
WINDOWS AND VOIDS	41%	1,368 SF
TOTAL	**100%**	**3,344 SF**

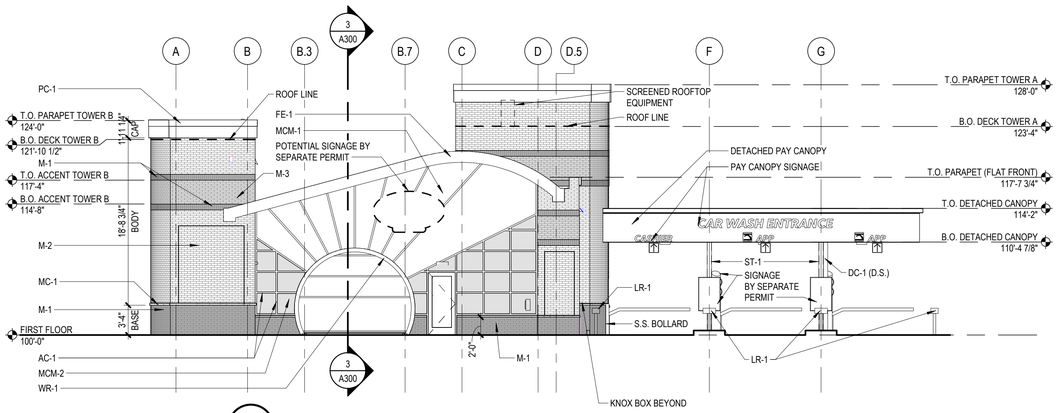
ELEVATION MATERIAL CALCULATIONS WITHOUT WINDOWS AND VOIDS

MATERIAL	% COVERAGE	AREA (SF)
FRONT ELEVATION		
BRICK **(BODY & BASE)** (M-1,M-2, M-3)	69%	1544 SF
LOUVERS (L-1)	12%	266 SF
CORNICE **(TOP)** (PC-1)	5%	119 SF
METAL TRIM (MCM-1, MCM-2, ST-1, WR-1, FE-1, METAL DOORS)	14%	312 SF
TOTAL	**100%**	**2,241 SF**
ENTRY ELEVATION		
BRICK **(BODY & BASE)** (M-1, M-2, M-3)	62%	663 SF
LOUVERS (L-1)	0%	0 SF
CORNICE **(TOP)** (PC-1)	6%	59 SF
METAL TRIM (MCM-1, MCM-2, ST-1, WR-1, FE-1, METAL DOORS)	32%	333 SF
TOTAL	**100%**	**1,173 SF**

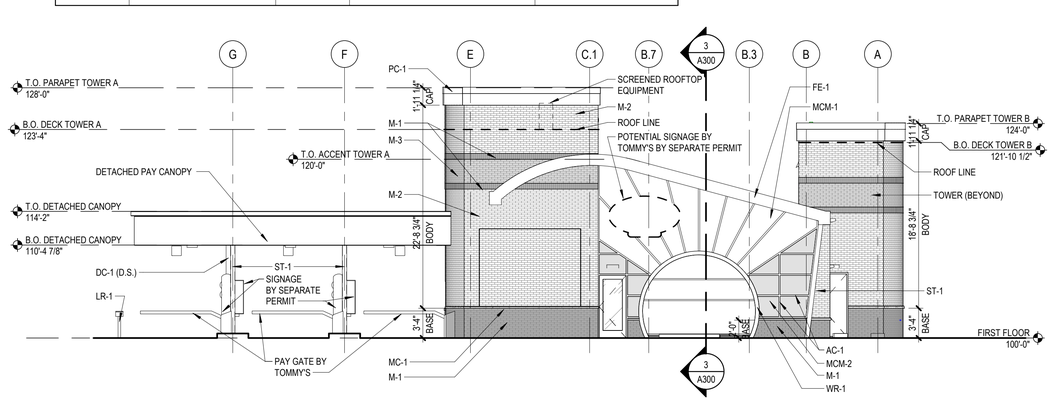
MATERIAL	% COVERAGE	AREA (SF)
EXIT ELEVATION		
BRICK **(BODY & BASE)** (M-1, M-2, M-3)	52%	547 SF
LOUVERS (L-1)	0%	0 SF
CORNICE (PC-1) **(TOP)**	6%	59 SF
METAL TRIM (MCM-1, MCM-2, ST-1, WR-1, FE-1, METAL DOORS)	43%	449 SF
TOTAL	**100%**	**1,055 SF**
BACK ELEVATION		
BRICK **(BODY & BASE)** (M-1, M-2, M-3)	57%	1133 SF
LOUVERS (L-1)	9%	173 SF
CORNICE (PC-1)	6%	119 SF
METAL TRIM (MCM-1, MCM-2, ST-1, WR-1, FE-1, METAL DOORS)	28%	551 SF
TOTAL	**100%**	**1,976 SF**

BUILDING MATERIAL

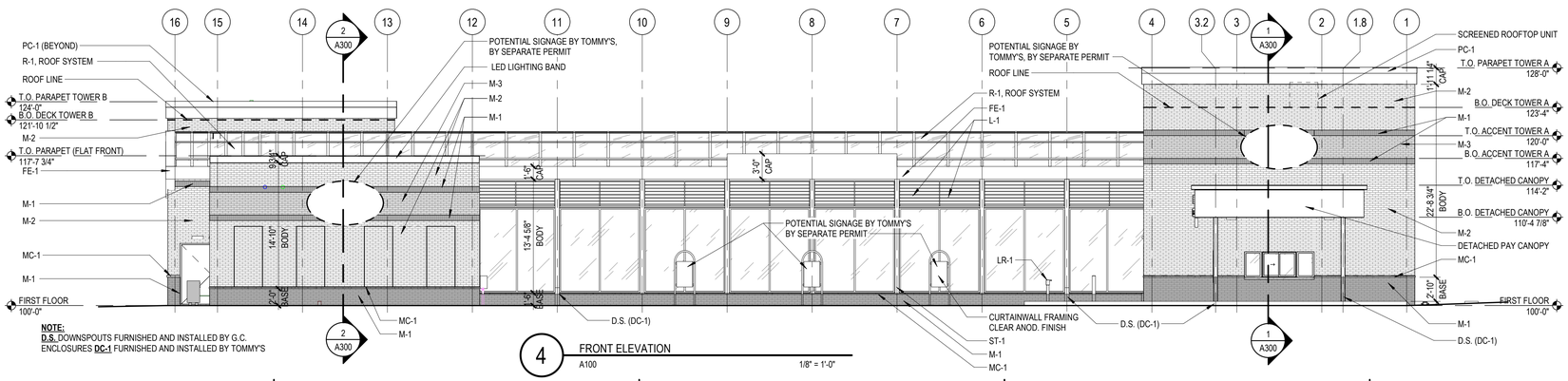
TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR
ST-1	STRUCTURAL STEEL	RBI	POWDER COATED STRUCTURAL STEEL	RAL 3001 (RED)
M-1	BRICK	GLEN GARY	KLAYCOAT BRICK	CHARCOAL K13-3063
M-2	BRICK	GLEN GARY	KLAYCOAT BRICK	STONE GRAY - K12-3009
M-3	BRICK	GLEN GARY	KLAYCOAT BRICK	URBAN GRAY - K12-3010
MC-1	PRECAST STONE		MASONRY CAP	MATCH CMU COLOR
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOBOND COMPOSITE PANELS	BRIGHT SILVER METALLIC
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNODIZED
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNODIZED
SF04, SF05	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER	1" MCM PANEL INFILL (MCM-2) SEE DETAIL ON A601	CLEAR ANNODIZED/MCM-2
DC-1	PREFINISHED ALUMINUM	RBI	DOWNSPOUT COVER	SILVER
LR-1	LICENSE PLATE READER	TOMMY'S	BOLLARD	STAINLESS STEEL
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	SILVER
FE-1	FACIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	SILVER
L-1	PREFIN. ALUM LOUVER	RUSIKIN	DRAINABLE LOUVER	CLEAR ANNODIZED
R-1	ACRYLIC ROOF	ACRYLITE	8MM HEATSTOP HIGH IMPACT DOUBLE SKIN SHEET	COOL BLUE WHITE



2 EXIT END ELEVATION
A100 1/8" = 1'-0"



3 ENTRY END ELEVATION
A100 1/8" = 1'-0"



NOTE:
D.S. DOWNSPOUTS FURNISHED AND INSTALLED BY G.C.
ENCLOSURES **DC-1** FURNISHED AND INSTALLED BY TOMMY'S

4 FRONT ELEVATION
A100 1/8" = 1'-0"

progressive ae

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1811 4 Mile Rd NE . Grand Rapids, MI 49525 616.361.2664 www.progressiveae.com

TOMMY CAR WASH SYSTEMS
TOMMY'S EXPRESS P2500

1810 MEMORIAL BLVD
MURFREESBORO, TN 37129

TOMMY CAR WASH SYSTEMS
QUOTE: 17087
VERSION NUMBER: 01

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SPA
04/16/2020

REVISIONS
NO. DATE DESCRIPTION

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PROJECT MANAGER	S. MARKS
PROFESSIONAL	Designer
DRAWN BY	GBC
CHECKED BY	Checker

BUILDING ELEVATIONS
A201

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Customer	Scott Findlay
Location	1810 Memorial Blvd, Murfreesboro, TN 37129
Date	04/15/20
Revision	3

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TOMMY CAR WASH SYSTEMS

130'Tunnel | 9 Vacuums | 3 Pay Lanes

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TOMMY CAR WASH SYSTEMS

Site Plan

Customer	Scott Findlay
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TOMMY CAR WASH SYSTEMS

Exit End Elevation

Entry End Elevation

Front Elevation

Back Elevation

130'Tunnel | 9 Vacuums | 3 Pay Lanes

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TOMMY CAR WASH SYSTEMS

Magnetic Pro Gate

Installation Guide - Version 2.0

Innovative Control Systems®

Innovative Control Systems is an industry leading provider of innovative business solutions in the car wash industry. It is our mission to help car wash operators build successful businesses through advanced control products and management solutions.

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CHAPTER 1: SITE LAYOUT

GATE DESIGN AND FUNCTION

The barrier consists of a barrier housing with drive system and a barrier arm.

The drive system consists of an electric motor, control unit, and the lever system. The lever system locks the barrier arm in both end positions. In case of a power outage, the barrier arm can easily be moved by hand. Integrated balancing springs in the lever system balance out the arm weight exactly. These balancing springs are pre-set in the factory.

Sensors integrated in the motor supply exact data on every correct position of the barrier arm and thus serve the control unit to control the best acceleration and deceleration.

The VarioBoom is an angled barrier arm that enables driving through even at an opening of only 35°.

MAGNETIC PRO GATE WIRING GUIDELINES

When running wires to and from the Magnetic Pro Gate unit, follow these guidelines:

- Run conduit and wire up through stainless-steel base into unit.
- For an existing site, use a hole saw to drill new conduit holes through stainless steel base if necessary. File and tape edges of new holes before affixing conduit.
- Use wiring ties and wire clamps inside unit to contain wires.
- All conduit runs should meet local and national codes. Conduits shall be properly connected and securely fastened to the boxes with listed conduit hubs, and should be tightened to the torque specs of the manufacturer.

CONDUIT WIRING GUIDELINES

- All conduits must be rigid PVC or metal.
- High-voltage (AC) and low-voltage (DC) must not be combined in a common conduit, junction box, or wire trough.

EQUIPMENT DIMENSIONS, MEASUREMENTS, AND RATINGS

When mounting the unit, minimum clearances must meet local codes.

Table 1: Dimensions, Measurements, and Ratings

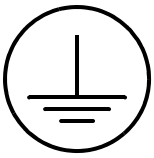
Dimension	Amount	Notes
Width	12.4” (315)	—
Height	36.0” (915)	—
Depth	13.6” (360)	—
Boom Length	10’	—
Weight	88.2 lbs. (40)	(weight is without boom) —
Operating Temp. Range	-22° F— 131° F	—
Frequency	60 MHZ US 50 MHZ EU	—
Supply Voltage	85 - 264 V AC	Intended for permanently connected supply.
Max. Amps	1.2 AMPS for 115 V AC 2.3 AMPS for 220 V AC	— Rated for single phase.
IPX Rating	IP 54	

GROUNDING

The Magnetic Pro Gate must be properly grounded.

Recommended and Accepted Grounding Methods

Proper system grounding is an extremely important part of the system installation. Grounds for all system devices should be wired to the breaker panel ground bus bar which, in turn, should be grounded to a ground rod. A conduit ground does not provide a sufficient ground. It is recommended that the neutral and ground bus bars be bonded together when it is not prohibited by local codes.



Universal Ground Symbol

The universal ground symbol identifies the grounding terminal located in the lower right side near terminal blocks.

WARNING: Ground wire must be connected to the ground terminals. Failure to properly ground the unit could result in unit failure and/or bodily injury.

NOTE: Improper grounding will void equipment warranty.

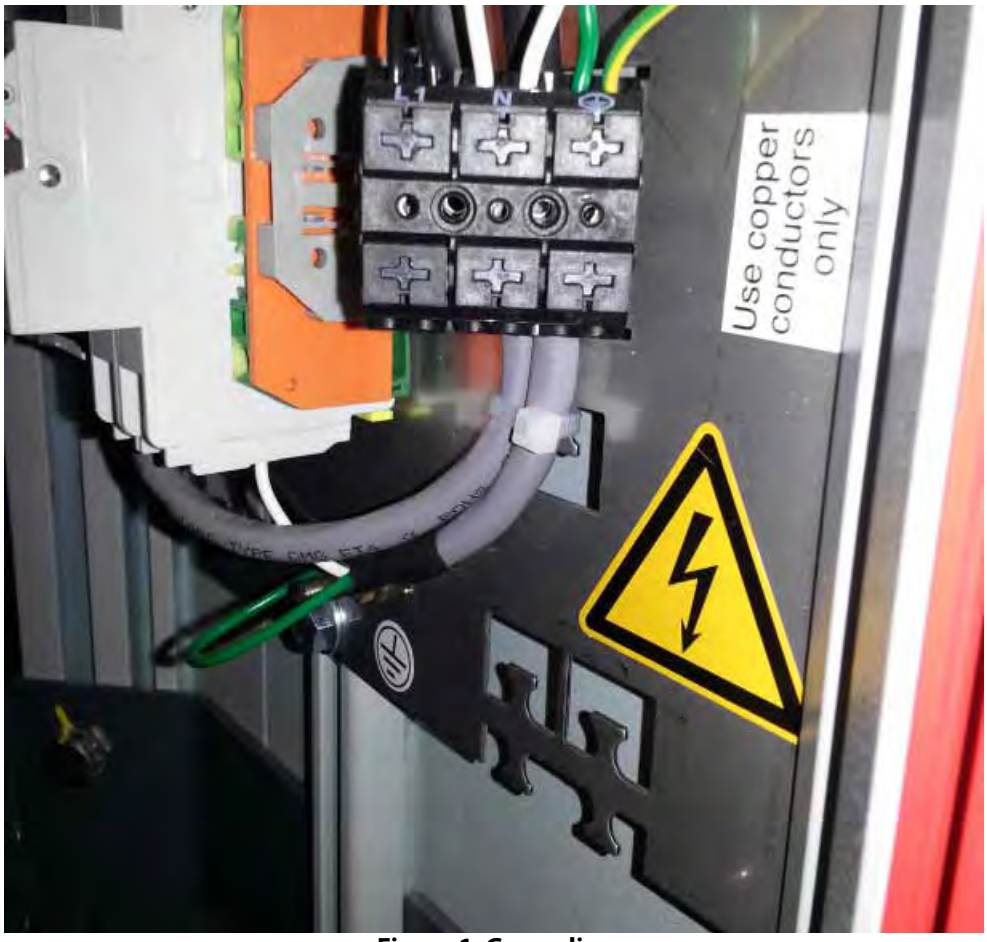


Figure 1. Grounding

WIRE GAUGE AND CONDUIT SIZE

When planning the orientation of the wiring runs, follow the applicable ICS wiring diagrams and consider the layout of the components at the site.

To determine conduit size needed, see Table 2, “Max. Number of Wires (THHN) in a Given Conduit Size,” (below).

Table 2: Max. Number of Wires (THHN) in a Given Conduit Size

—	½	¾	1	1 ¼	1 ½	2	2 ½	3
AWG 14	13	24	39	69	94	154	—	—
AWG 12	10	18	29	51	70	114	164	—
AWG 10	6	11	18	32	44	73	104	160
AWG 8	3	5	9	16	22	36	51	79
AWG 6	1	2	6	11	15	26	37	57
AWG 4	1	1	4	7	9	16	22	35
AWG 3	1	1	3	6	8	13	19	29
AWG 2	1	1	3	5	7	11	16	25
AWG 1	1	1	1	3	5	8	12	18

Magnetic Pro Gate Descriptions

The Magnetic Pro Gate is primarily utilized at each Auto Sentry® lane and serves two functions. The first is to stop customers' vehicles at the appropriate location so that the customer can properly manipulate the Auto Sentry. Its second function is to control when the customers' vehicles are permitted to continue to the wash entrance. In this configuration, it is referred to as the traffic gate. Traffic gate requires only one in-ground loop, referred to as the Gate Close Loop, whose function is to close the gate after a car has passed over and beyond the loop.

Another use is as an entrance gate. In this configuration, the entrance gate prevents vehicles from entering onto the car wash property at the wrong location and yet allows customers to leave the car wash property. An entrance gate requires two in-ground loops. One is called the request to exit loop and the other is the gate close loop. A vehicle must be positioned on top of the request to exit loop before the gate arm will open. Once the gate arm is open, the vehicle may move forward and only after the vehicle has passed over an beyond the Gate Close Loop will the ate arm go down.

Magnetic Pro Gate Dimensions

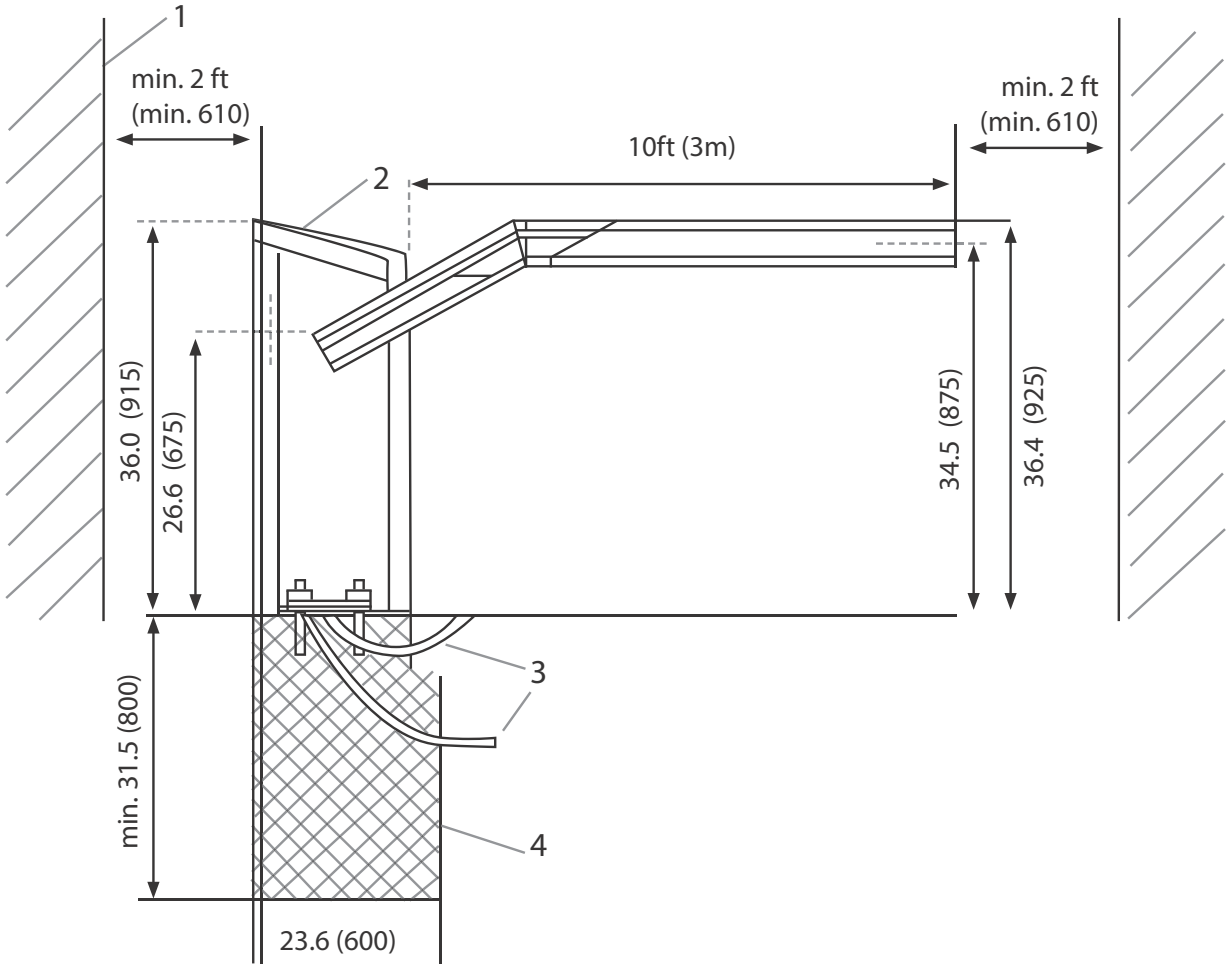


Figure 2. Dimensions for the Barrier System and Barrier Arm

Barrier System and Conduits

Note: The barrier must not be put where there is a danger of flooding. Keep a safety distance of at least 2 ft between the barrier arm and objects.

1 - Objects such as wall, building, etc.

2 - Barrier Housing.

3 - Empty conduit for mains cable, control lines, and induction loop (optional when using loop connection). For trouble-free operation, use separate conduits for control lines and mains cables. Diameter: 1.14 ft each.

4 - Concrete foundation with reinforcing mesh. Foundation depth of at least 31.5”. Frost-protected foundation depth to be adjusted per site’s local situation.

LAYING THE FOUNDATION

1. Dig foundation hole.
2. Place reinforcement grid in foundation hole.
3. Place empty conduits in the foundation hole for loop connection, induction loop, and control lines.
4. Close empty conduits to prevent water from entering.
5. Fill concrete foundations with sufficient load-carrying capacity (C35/45 XD3 XF2) per Figure 2, "Dimensions for the Barrier System and Barrier Arm."
6. Create flat line in the base area. The following requirements must be fulfilled:
   - Level and horizontal
   - Surface deviation: max 0.00732 in/ft^2
7. Let concrete cure.
8. Apply moisture protection agent to concrete surface.

NOTE: Recommended moisture protection prevents moisture from seeping into the barrier housing from the concrete floor. Suggested sealing sludges such as 1100 Hansit or ready-made solution such as Sikagard® 703 W or Deepdry®.

INDUCTION LOOPS

Induction loops are used for the detection of vehicles. The loop underneath the barrier arm always serves as monitor and closing loop. Meaning, as long as a vehicle is standing on the loop, the barrier stays open. Only after the vehicle has left the loop will the barrier be closed.

NOTE: Brittle road surfaces, loose pavements, gravel paths etc. are not suited for the application of induction loops. Photo eyes are an alternative.

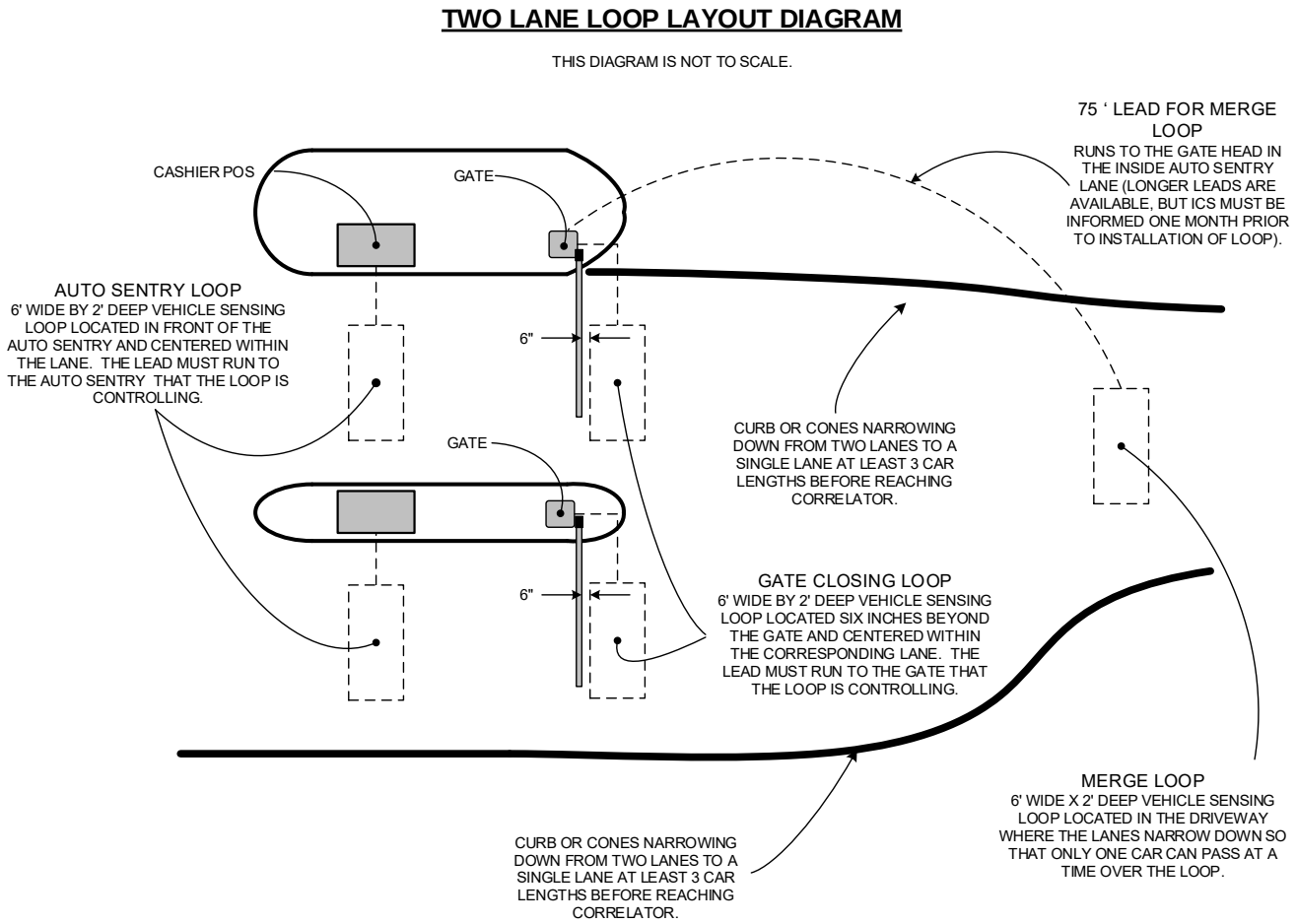


Figure 3. Entrance Gate Loop Layout - Two Lane Sample Only (See your car wash System Installation documents as your wash may have a different layout.)

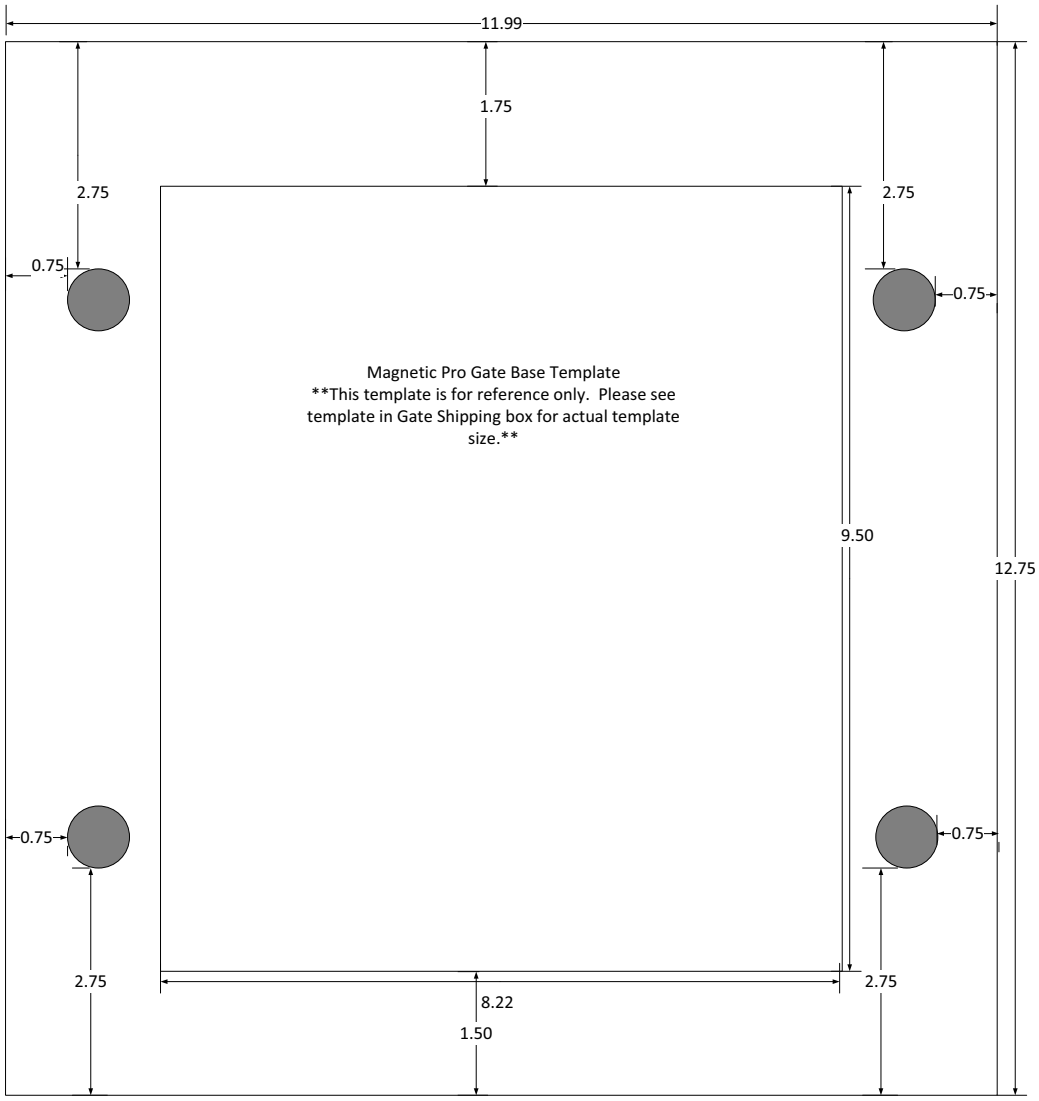


Figure 4. Magnetic Pro Gate Template. Not Actual Size - For Reference Only.

POWER LAYOUT

*** THIS DRAWING IS NOT TO SCALE. THIS DRAWING IS MEANT ONLY TO SHOW THE TYPES OF WIRING THAT MUST BE RUN BETWEEN PIECES OF ICS EQUIPMENT. THE INDIVIDUAL RUNNING THE WIRING MUST ENSURE THAT AMPLE WIRE IS AVAILABLE AT EITHER END TO FACILITATE TERMINATION. THE TERMINATION POINTS OF THE CABLES ARE NOT SHOWN ON THIS DOCUMENT.***

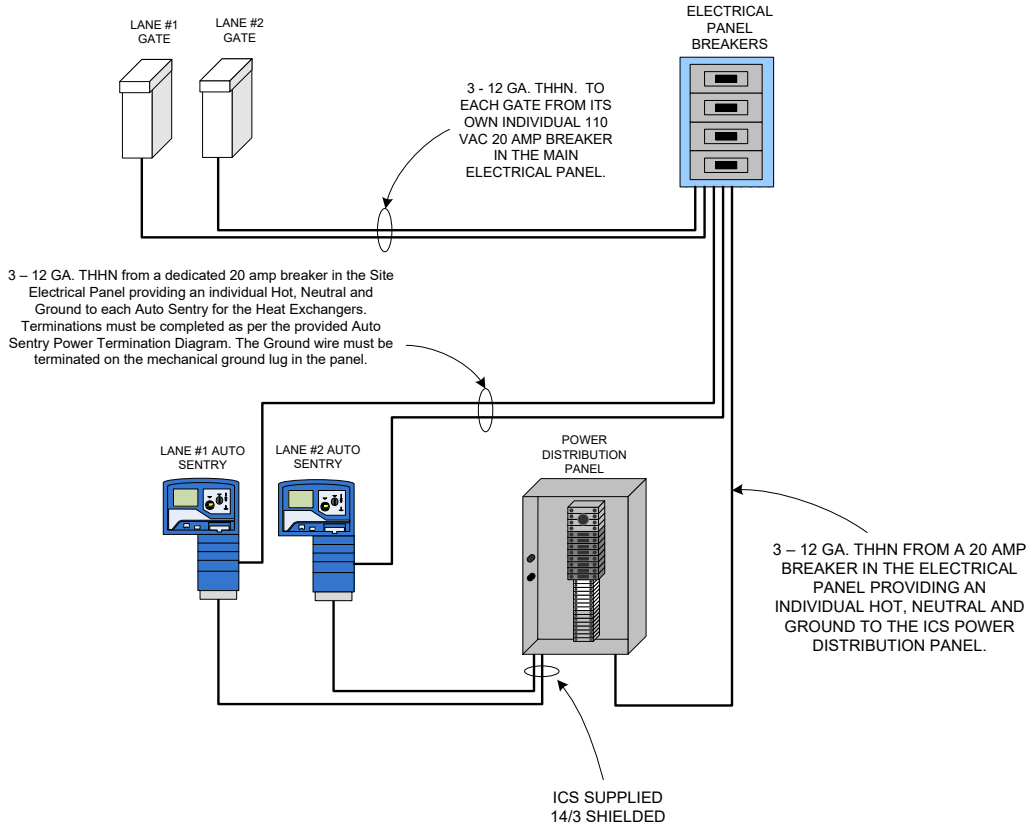


Figure 5. Entrance Gate Power Layout - Two Lane Sample Only (See your car wash System Installation documents as your wash could be a single or triple lane layout.)

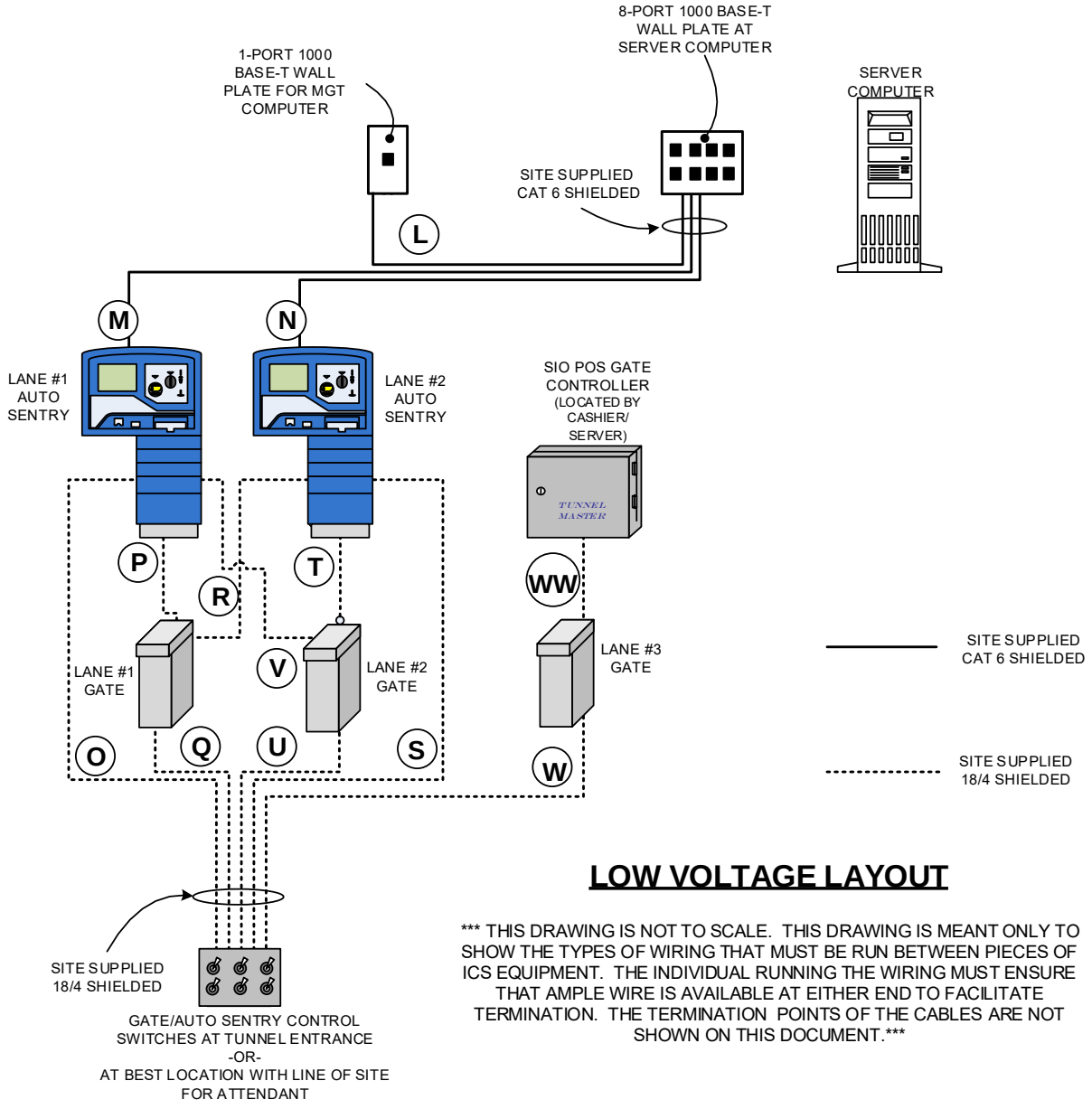
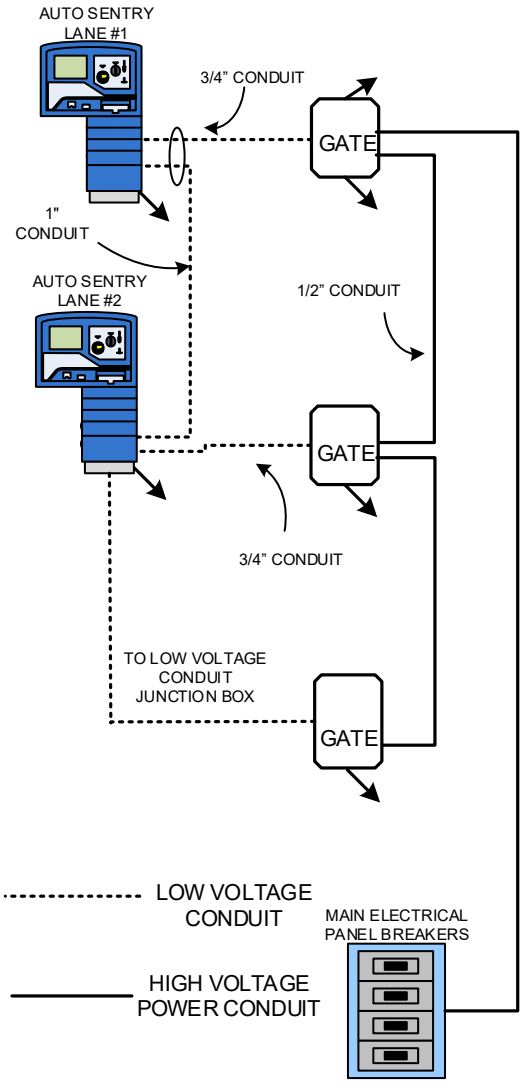


Figure 6. Entrance Gate Low Voltage Layout - Three Lane Sample only (See your car wash System Installation documents as your wash could be a double or single lane layout or have other equipment and devices.)



CONDUIT DETAIL LAYOUT

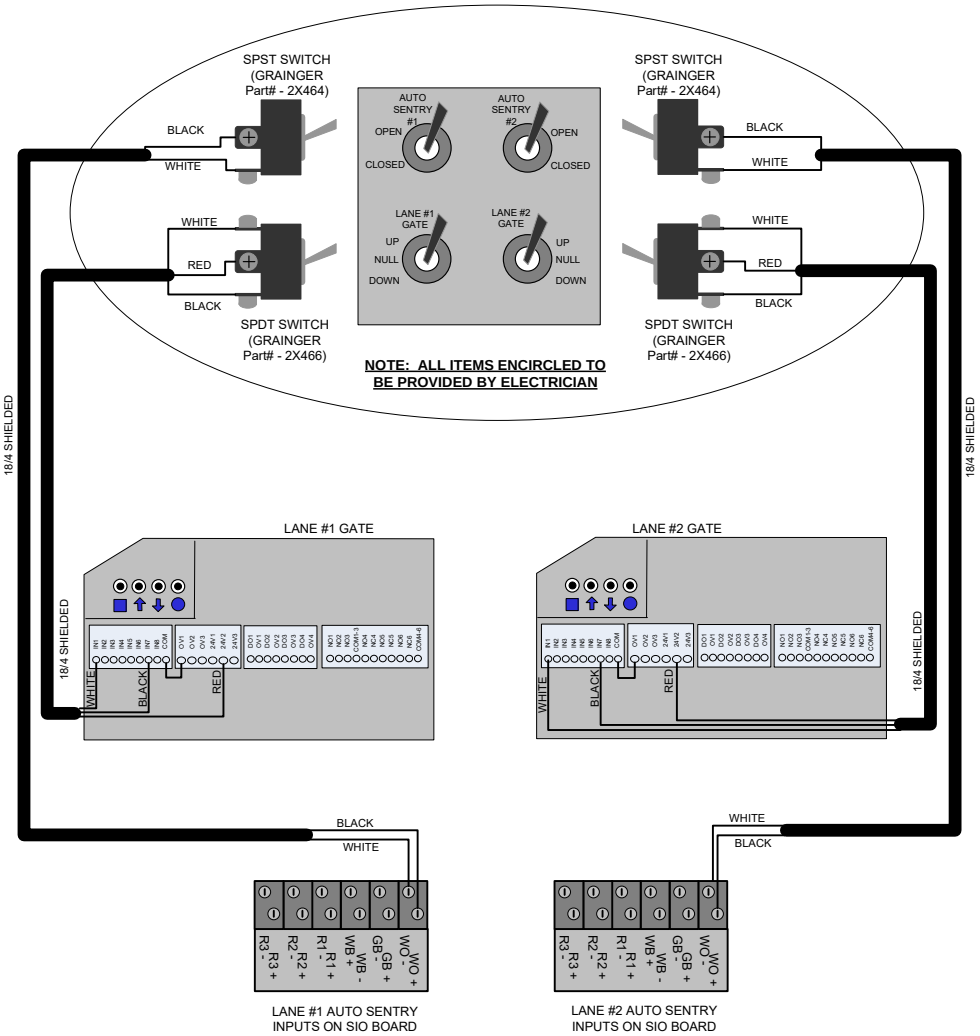
THIS DRAWING IS NOT TO SCALE. THIS DRAWING IS ONLY INTENDED TO SHOW THE CONDUITS NECESSARY, AS A MINIMUM, TO COMPLETE THE INSTALLATION OF THE ICS EQUIPMENT PURCHASED.

-- ADDITIONAL CONDUITS MUST BE INSTALLED FOR ALL OTHER NON-ICS EQUIPMENT SUCH AS LIGHTS, MENU SIGNS, CAMERAS, INTERCOMS, ETC.
-- WIRING OTHER THAN THE WIRING SHOWN FOR ICS EQUIPMENT MAY NOT BE RUN IN THE CONDUITS INSTALLED FOR ICS EQUIPMENT.
-- DEVIATIONS FROM ICS SPECIFICATIONS MAY RESULT IN THE VOIDING OF ANY AND ALL WARRANTIES OF ICS EQUIPMENT.

Figure 7. Conduit Detail - Three Lane Sample Only (See your car wash System Installation documents as your wash could be a double or single lane layout.)

CHAPTER 2: COMMUNICATIONS WIRING

AUTO SENTRY GATE CONTROL BOX



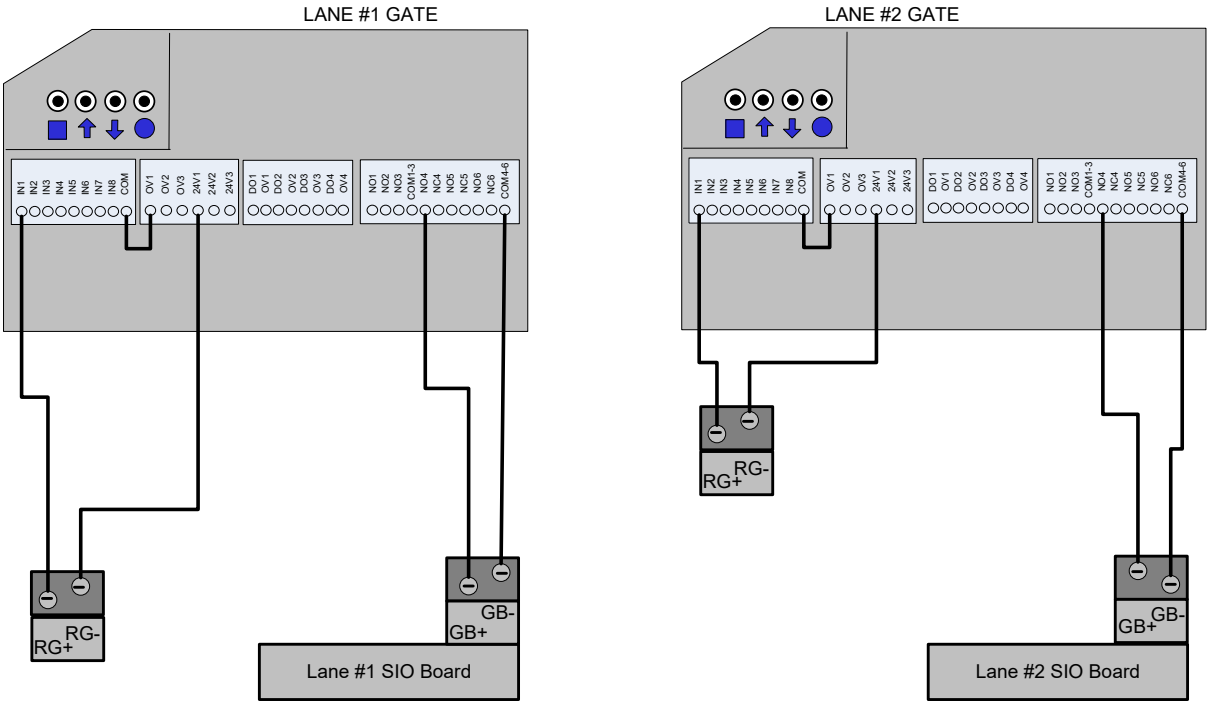
NOTE: A THIRD AUTO SENTRY, IF PRESENT, WOULD BE WIRED IN THE SAME MANNER AS THE TWO AUTO SENTRIES SHOWN IN THIS DIAGRAM.

AUTO SENTRY GATE CONTROLLER
MGC INPUT/OUTPUT BOX

Figure 8. Auto Sentry Gate Controller MGC Input/Output Box

4 - LOOP

TunnelMaster > Auto Sentry > Stations:
FifthLoopGateMaster is set to 'Y' on BOTH lanes.



NOTE: See Override Switches, if necessary.

4 - LOOP
AUTO SENTRY GATE CONTROLLER
MGC INPUT/OUTPUT BOX

Figure 9. Auto Sentry Gate Controller MGC Input/Output Box - 4 Loop

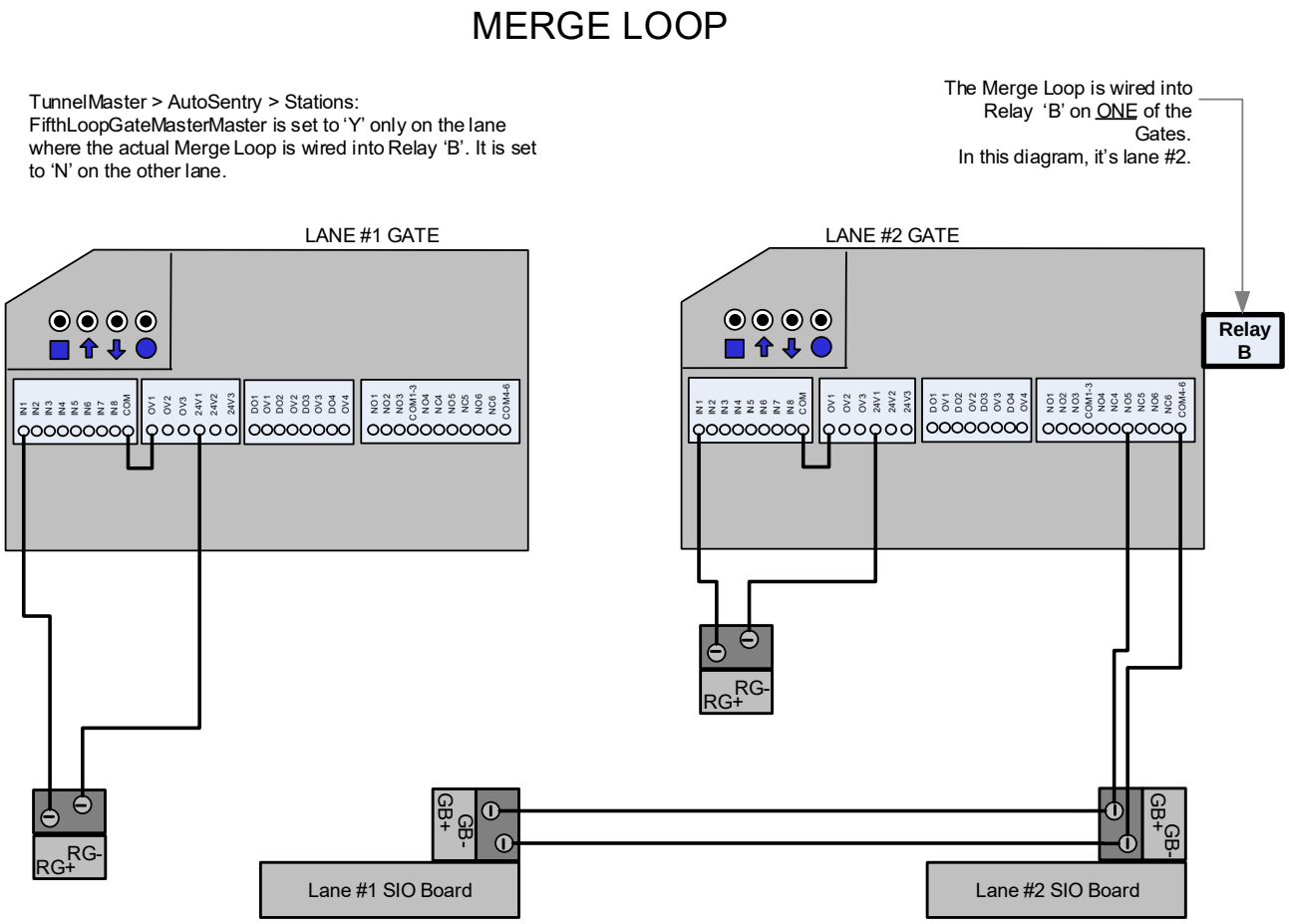


Figure 10. Loop Wiring - Merge Loop

See "WashConnect® and Gate Programming" on page 28.

SIO Gate Control Box - Optional

For Reference Only: This would be the wiring for a POS Lane or an RFID only lane.

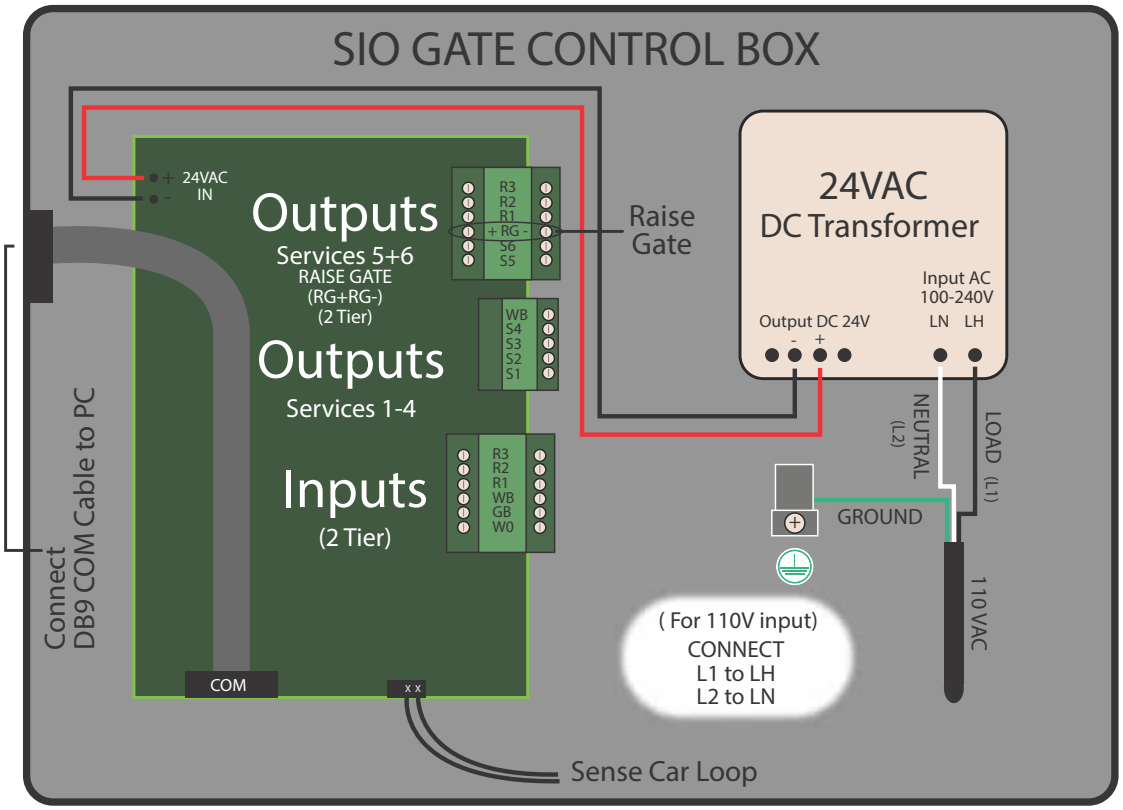


Figure 11. SIO Gate Control Box

SIO Gate Control Box (Optional) - Wiring Layout

For Reference Only: This would be the wiring for a POS Lane or an RFID only lane.

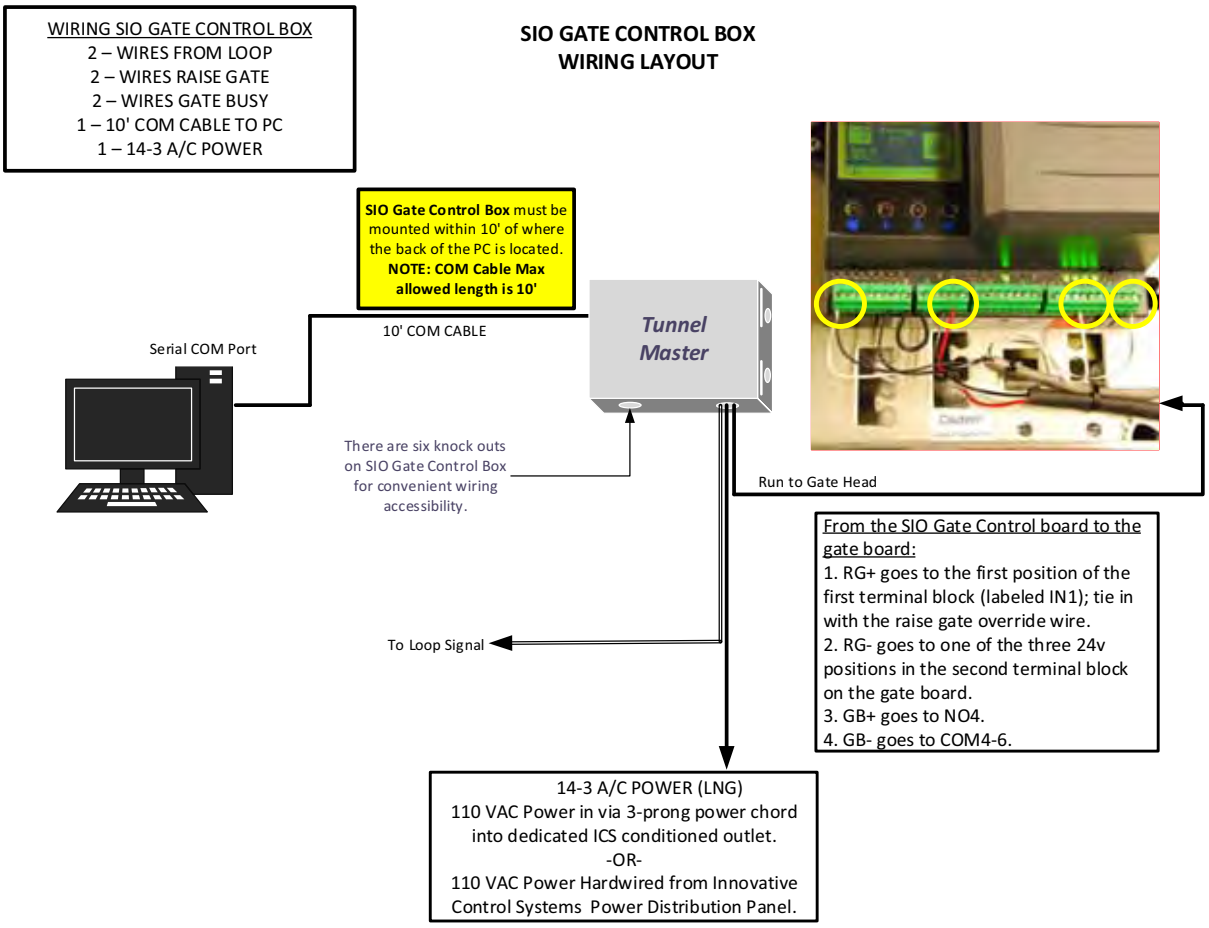


Figure 12. SIO Gate Control Box - Wiring Layout (Optional)

WIRING THE GATE

Electrical Connection

Strip-off cable and core insulation - preparation of the wiring.

WARNING: DANGER! Mortal danger by electric voltage!

1 Disconnect barrier system power supply. Ensure that the system is powered down. Secure against reactivation.

2 Strip off mains supply and cores according to the following figure:

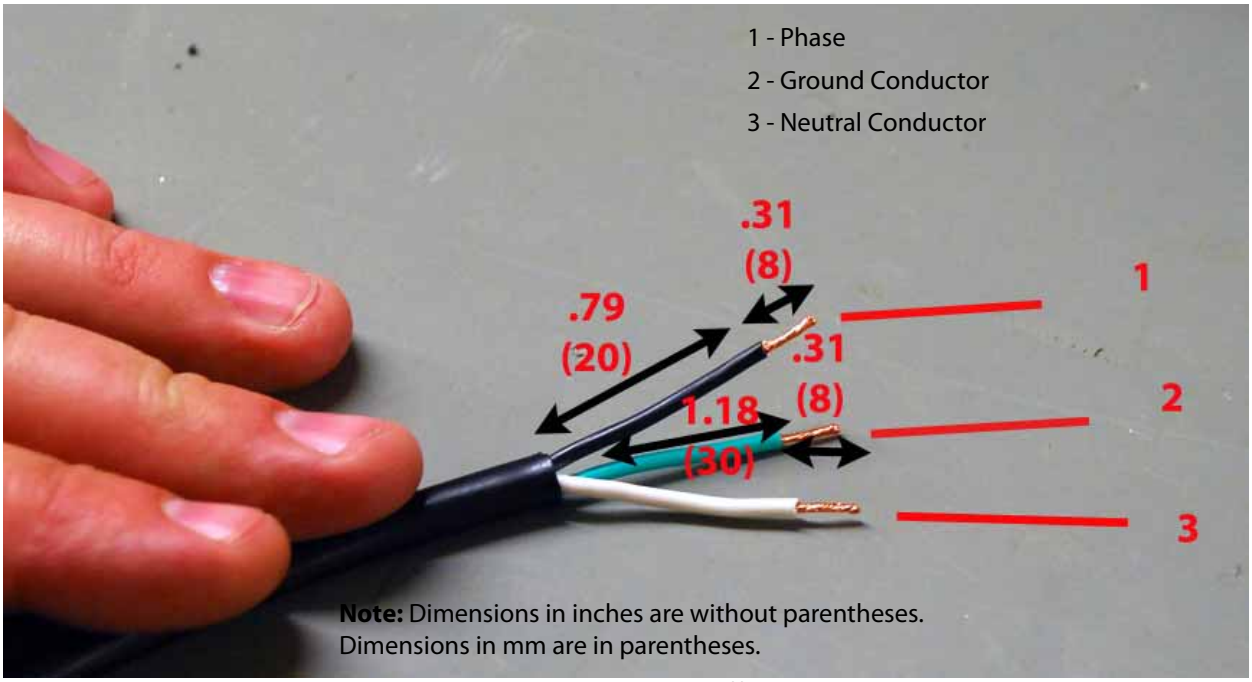


Figure 13. Strip off the Mains Supply

3 Connect mains supply to the provided terminal clamps (X1:L/N/PE) of the barrier housing according to the following figures.

- Place mains supply properly in the barrier housing. The line must be wired so that no damage could occur due to moving parts.

- Attach mains supply to the metal tabs via 2 cable ties.

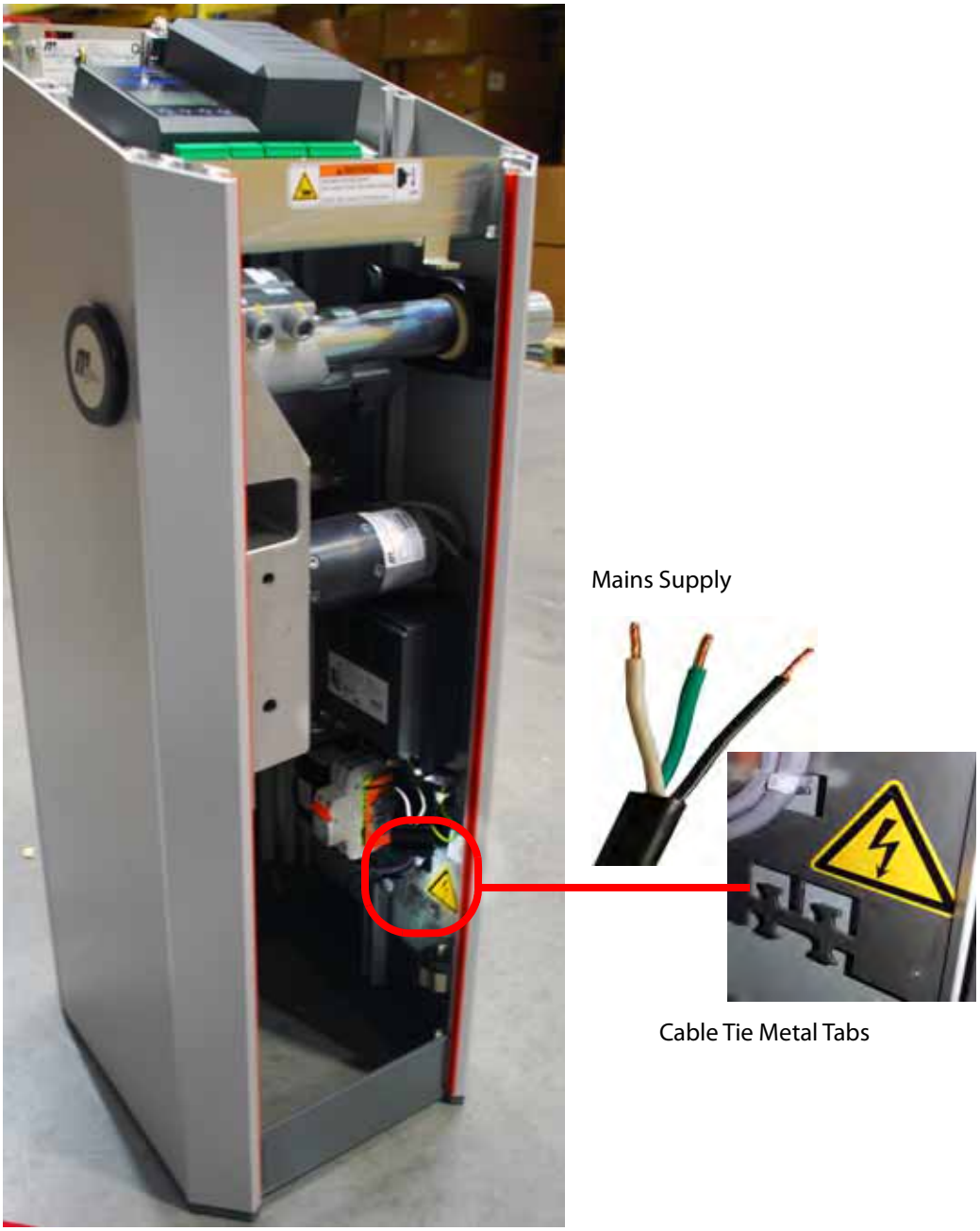


Figure 14. Mains supply placement

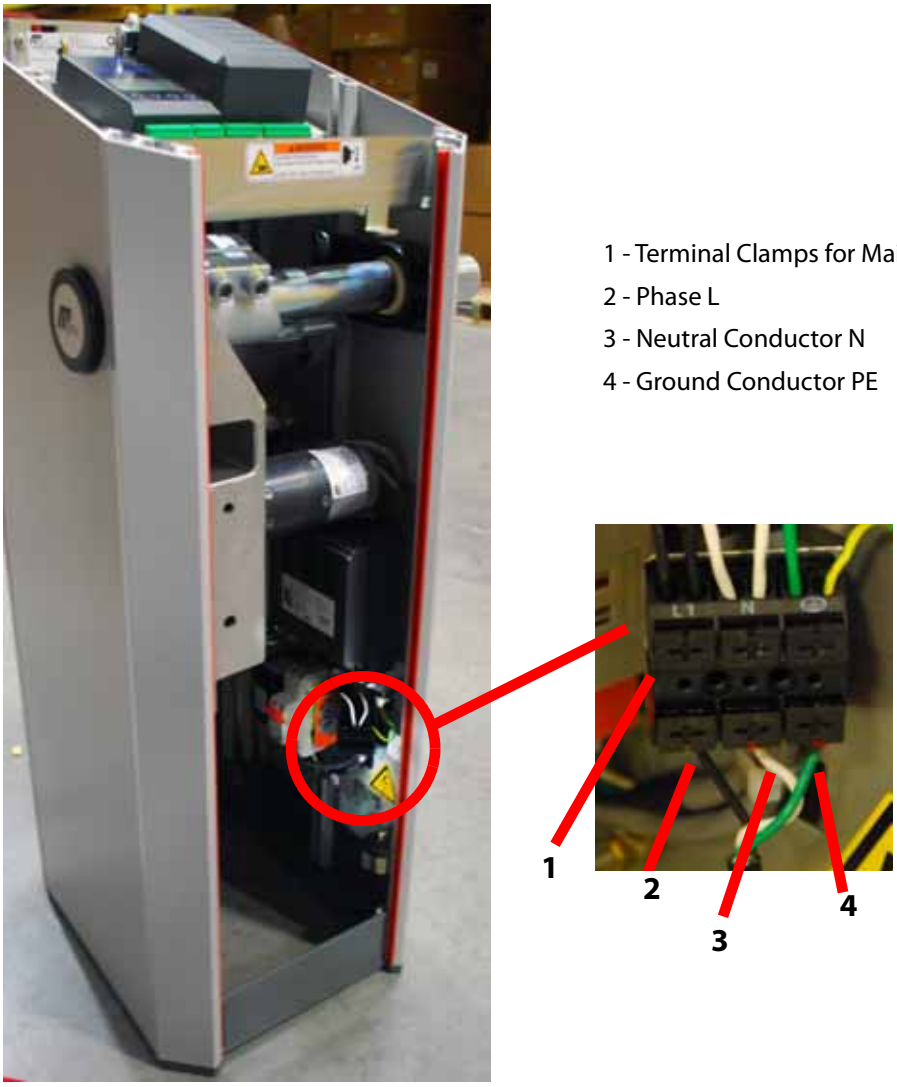


Figure 15. Connecting the Mains Supply

Figure 16. Power Switch and Wiring

Connect Customer's Control Lines (signaling devices)

WARNING: DANGER! Mortal danger by electric voltage!

1. Disconnect barrier system supply voltage. Ensure that there is no voltage applied. Secure against reactivation.
2. Guide control lines into the connection space3 through the cable openings.
   - Place control lines properly in the barrier housing. The control lines must not get into moving components.
   - Attach control lines clamps and cable ties. The clamps can be removed for the rail by slight compression and relocated in the desired position. The cable ties can be attached to the metal tabs.
3. Connect control lines according to wiring diagram. Control lines must be wired so that no damage could occur due to moving parts.

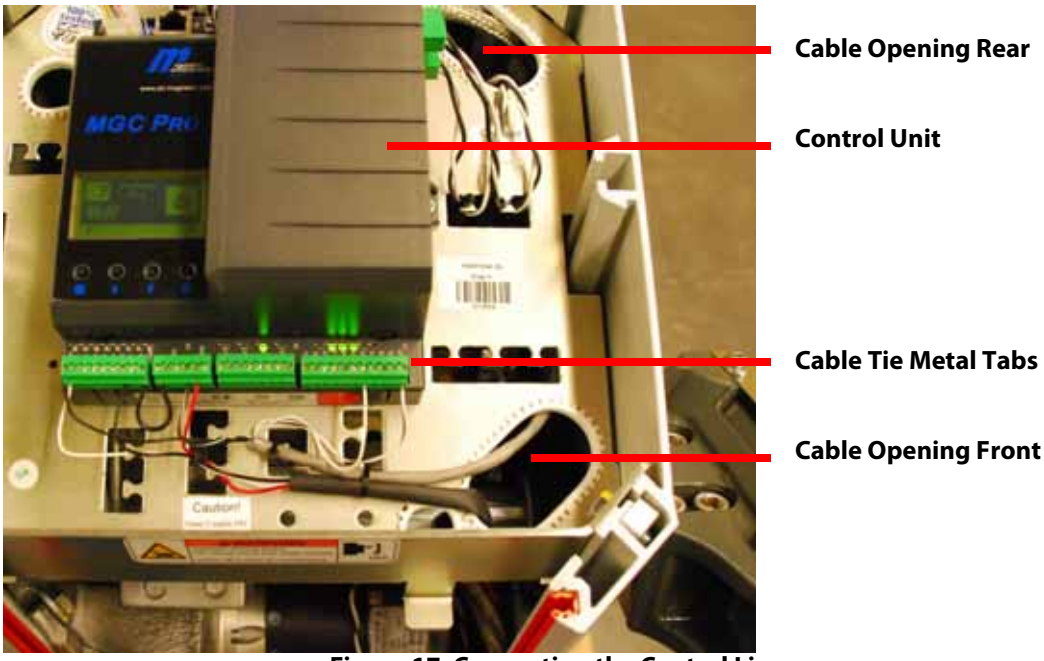


Figure 17. Connecting the Control Lines

Manual Override Switch Wiring

1. Use a three position switch.
2. Wire the common wire from the switch to one of the three 24v positions in the second terminal block on the gate board.
3. Wire the RAISE GATE to the first position of the first terminal block (labeled **IN1**).

4 Wire the LOWER GATE to the seventh position of the first terminal block (labeled **IN7**).

Wiring the Gate - 2 Loop

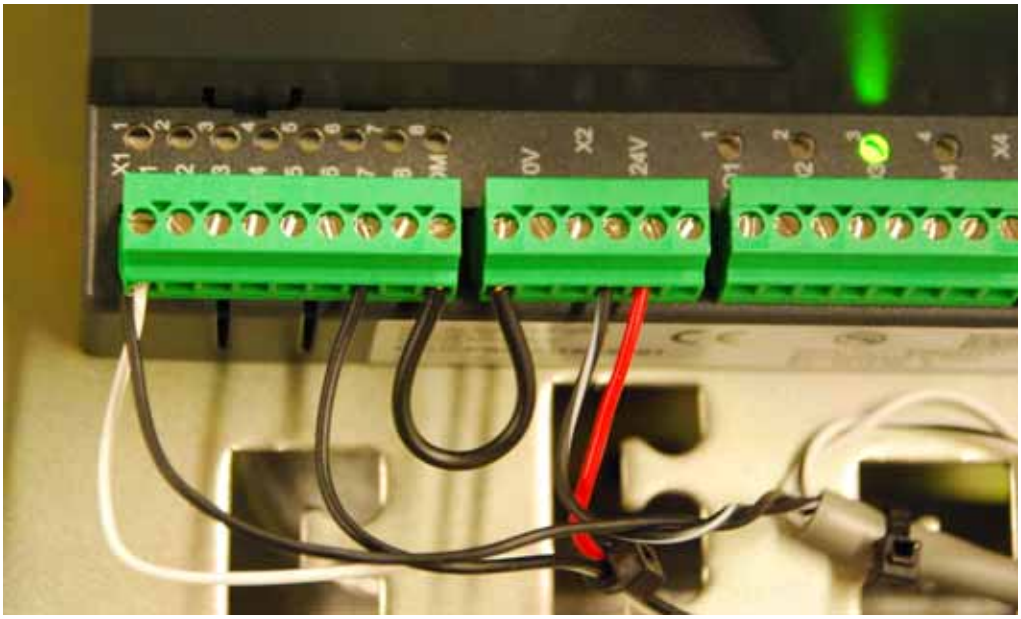


Figure 18. 2 Loop Wiring

From the SIO board to the Gate Board:

1 RG+ goes to the first position of the first terminal block (labeled **IN1**); tie in with the raise gate override wire.

2 RG- goes to one of the three 24v positions in the second terminal block on the gate board.

3 See "Mode 7 Programming" on page 28.

4 Use key to remove cover and front plate to get inside gate. In the bottom, power for the gate is wired (**L**, **N**, **G**).

5 Wire the ground loop, which must be positioned on the exit side of the gate arm, to the top tier terminal block.

6 Power up the gate using the breaker located in the base.

Wiring the Gate - 4 Loop

Figure 19. 4th Loop

From the SIO board to the gate board:

1. RG+ goes to the first position of the first terminal block (labeled **IN1**); tie in with the raise gate override wire.
2. RG- goes to one of the three 24v positions in the second terminal block on the gate board.
3. GB+ goes to NO4.
4. GB- goes to COM4-6.
5. Use key to remove cover and front plate to get inside gate. In the bottom, power for the gate is wired (**L**, **N**, **G**).
6. Wire the ground loop, which must be positioned on the exit side of the gate arm, to the top tier terminal block.
7. Power up the gate using the breaker located in the base.

Wiring the Gate - Merge Loop

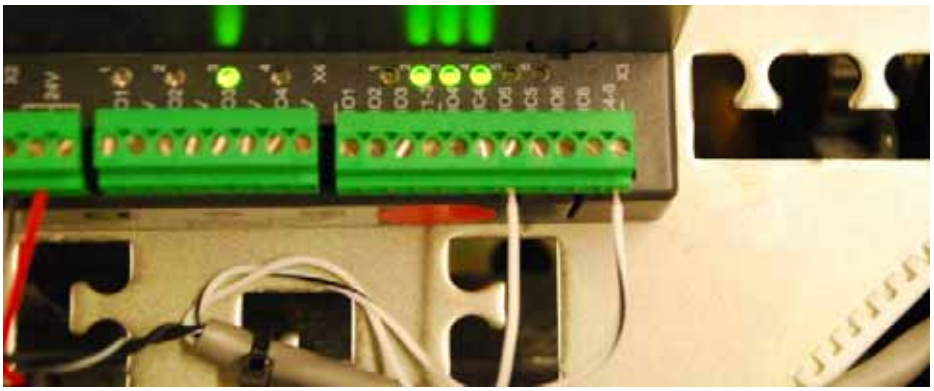


Figure 20. Merge Loop

From the SIO board to the gate board:

1. RG+ goes to the first position of the first terminal block (labeled **IN1**); tie in with the raise gate override wire.
2. RG- goes to one of the three 24v positions in the second terminal block on the gate board.
3. GB+ goes to NO5.
4. GB- goes to COM4-6. Wired from gate with Merge Loop to **BOTH** Kiosks GB-.
5. Use key to remove cover and front plate to get inside gate. In the bottom, power for the gate is wired (**L**, **N**, **G**).
6. Wire the ground loop, which must be positioned on the exit side of the gate arm, to the top tier terminal block.
7. Power up the gate using the breaker located in the base.

Safety Loop

To connect the safety loop, follow these steps:

1. The safety loop is connected to the plug-in module "Detector 1 (A-B)", clamps A or clamps B.

2 The clamp function parameters can be set in the menu "Detector 1 (A-B)" with the parameters "Mode A" or "Mode B".

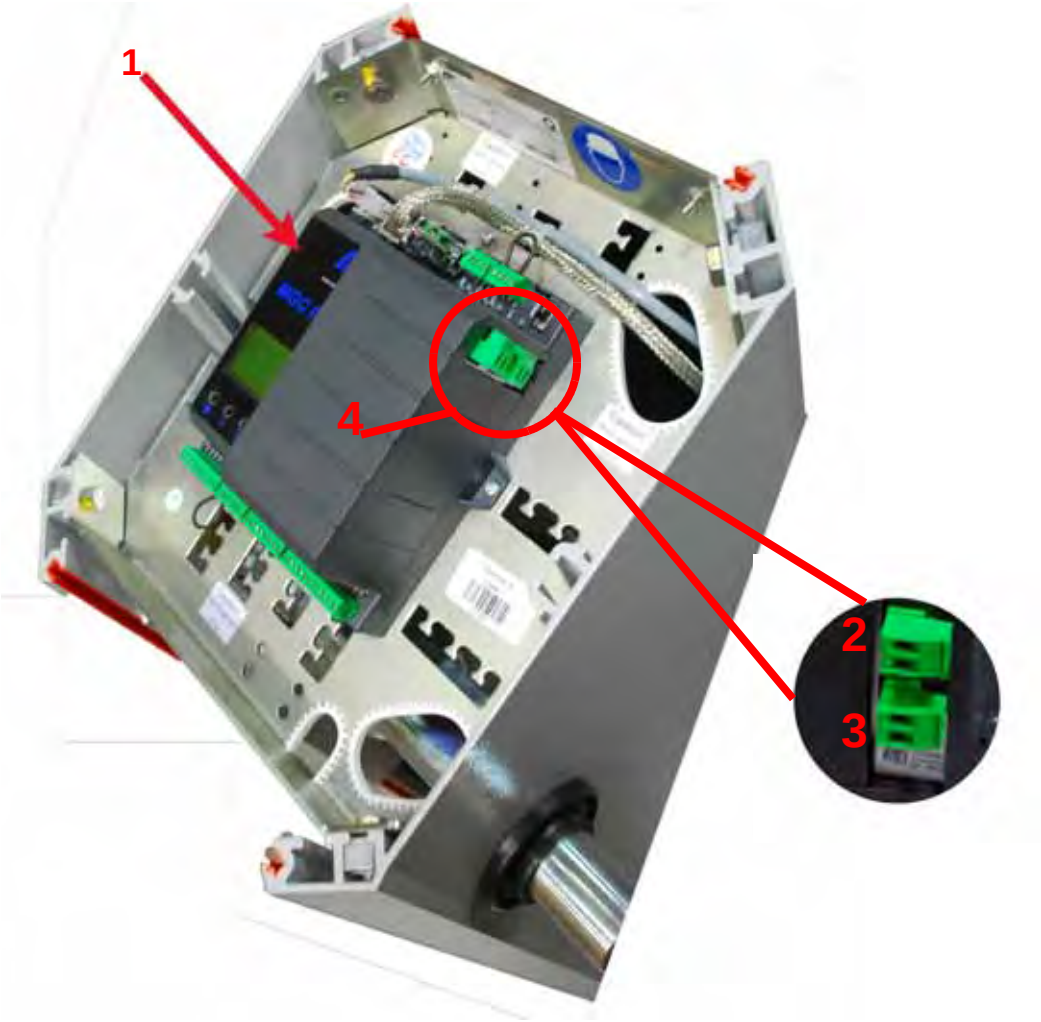


Figure 21. Connecting Safety Loop

1 - Control Unit

2 - Connection of Induction Loop A

3 - Connection of Induction Loop B

4 - Plug-in Module "Detector 1 (A-B)"

A - Induction Loop A - Installed just beyond barrier area

B - Induction Loop B - Installed just beyond merge point of two lanes of traffic

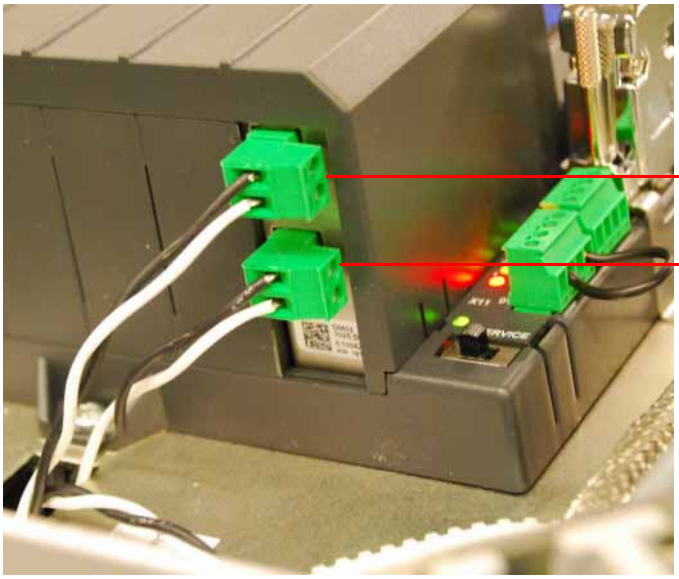


Figure 22. Merge Loop

WASHCONNECT® AND GATE PROGRAMMING

Mode 7 Programming

By default, the gate will not come down if something is present on the loop. It also will not come down after clearing the loop so we need to change the Startup mode to MODE 7.

On the main control board:

1. Push the right most button (Has a circle over it).
2. Push it again to get into Program Mode, it should say we are Two-Pulse Control (#4).
3. Push the down arrow 3 times to get to Automatic (#7).
4. Push the right button to SELECT.
5. Push the right button again to SAVE.
6. Push the left button (Square above it) to back out of Program Menu.
7. Push the left button again to return to the main screen, it will show a '7' now.

Programming Closing Loop

On power loss, the gate would need to have the cover opened, and then hit left check box to acknowledge message.

WashConnect®

For a Merge Loop setup (wire both GBs in series).

1 Log in to WashConnect.

2 In **System Setup** menu, select **Devices**, and then **Settings**.

3 Select **Auto Sentry** -> **TouchConfiguration** -> **Control.**

4 In **Fifth Loop Gate Master** setting, select **True** or **False**.

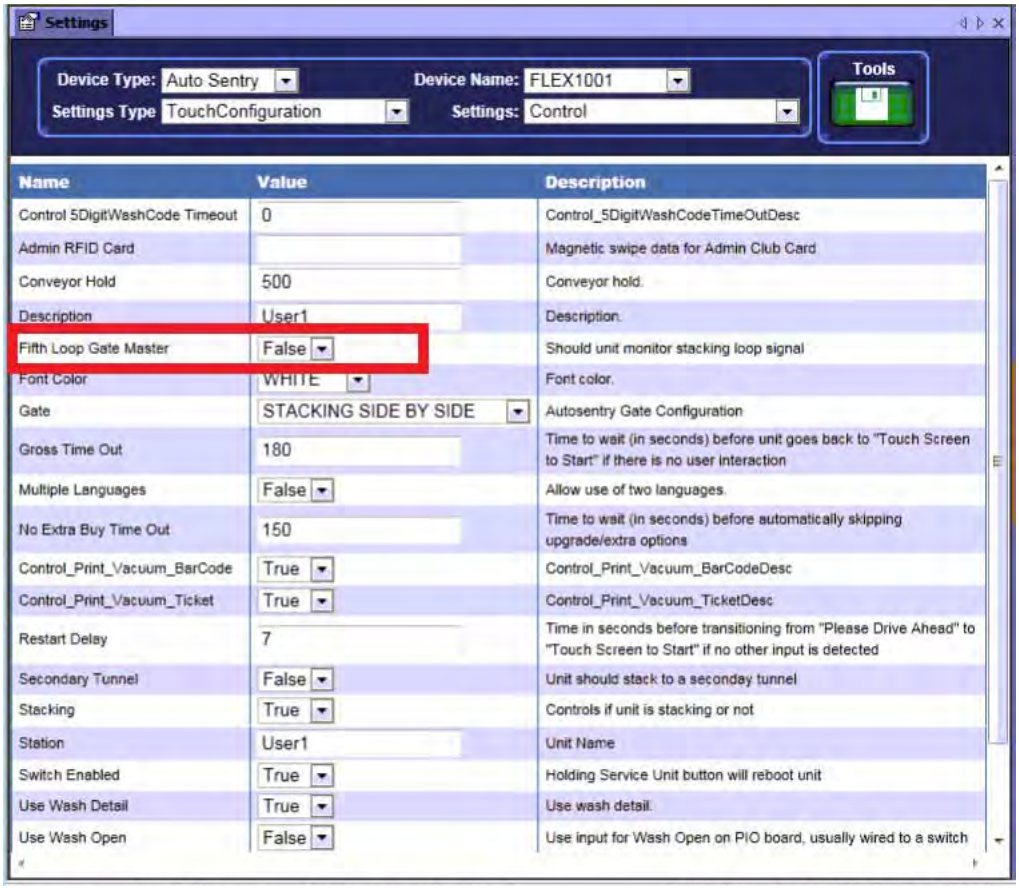


Figure 23. WashConnect® Merge Loop Gate Master setting

INSTALLATION AND WIRING OF THE GATE

Unpack Housing and Barrier

The individual packages are packed according to the expected transport conditions. Only environment-friendly materials have been used for the packaging. Do not store outdoors but in a dry and dust free environment. Check the general condition of all components and packaging regularly, if they are stored for longer than three months.

The packaging should protect the individual components against transport damages, corrosion, etc up to the assembly. Therefore, do not destroy the packaging and remove only directly before assembly.

Barrier housing and barrier arm are delivered separately.

1. Unpack and lay down the barrier arm.
2. Remove the barrier housing from the box and place it vertically on a level floor standing it on its flat end so that it stands upright.
3. Unpack and lay out accessories.
4. Separate material according to type and size and recycle them after use.

Open Barrier Housing

Drive System, balancing springs, connection terminals, and control are protected with a hood and two doors. In most cases, it is sufficient to remove the hood and the door facing the road.

1. Unlock lock at the door facing the road.
2. Lift hood upwards. For this, push the hood back and lift it from the two disconnections.
3. Loosen and remove the two hexagon screws with hexagon socket.

4 Pull out the door upwards.

5 Install doors.

6 Attach and lock the hood.

Assemble Housing

The barrier housing is attached by 4 foundation anchors via 2 mounting profiles. The mounting profiles are included in delivery.

NOTE: The barrier housing template is on a piece of cardboard inside the Gate box.

Mounting material needed: MAGNETIC Automation Corporation recommends using Ø 3/8″ anchor bolts.

1 Let concrete foundation cure.

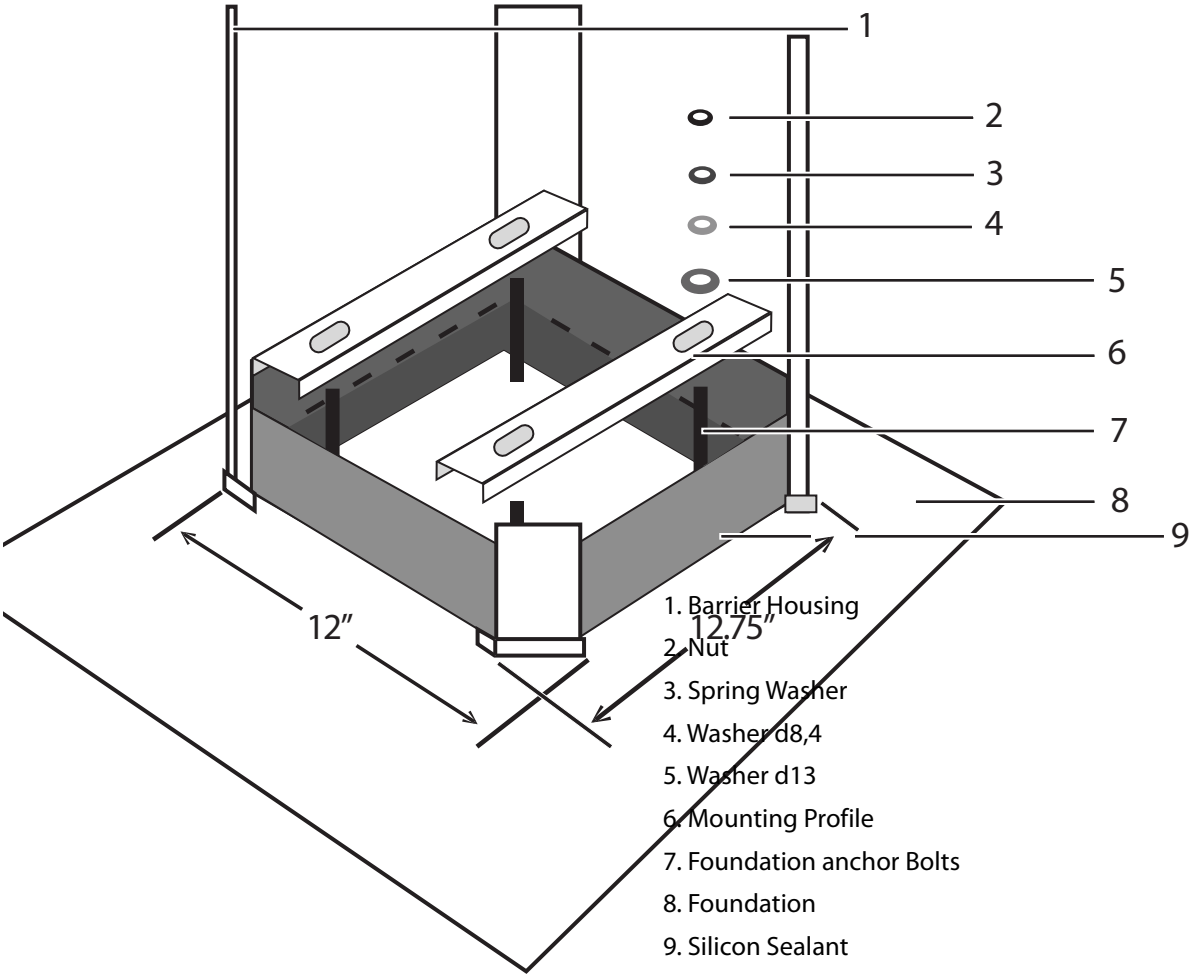


Figure 24. Assemble Housing

2 Drill holes for the foundation anchors according to the foundation plan in compliance with the indicated sizes:

- Drill hole distance: 7.01 in (180mm) square alignment.
- Depth: Minimum 3.15 in deep.

3 Place four 3/8″ lag bolts as the foundation anchors.

4 Set up barrier housing upright on foundation.

5 Attach mounting profile to barrier housing on the foundation with foundation anchors. For this step, tighten nuts slightly.

6 Align barrier housing and tighten nuts firmly.

7 Seal barrier housing with silicon sealant.

Barrier Assembly and Install

VarioBoom arm is delivered in two parts.

WARNING: DO NOT grease the counter bearing and flange shaft. Improper lubrication of components, in particular the counter bearing or flange shaft, may lead to damage of the equipment!

1 Secure barrier danger area (e.g. with barrier tape).

2 Remove the barrier housing hood.

3 Remove the barrier housing door.

WARNING: Danger of crushing between barrier arm and barrier housing!

4 Switch off power supply. Ensure that the system is powered down. Secure against reactivation. The balancing springs in the lever system are relaxed (boom raised).

5 Remove two screws from the end cap from. Pull of the end cap from the barrier arm.

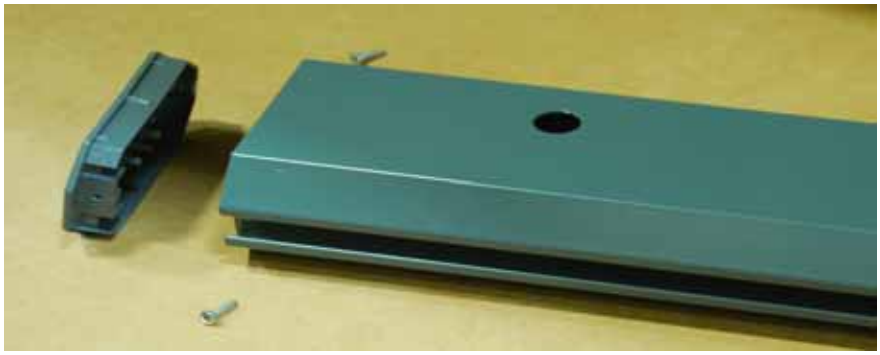


Figure 25. Dissemble End Cap

6 Assemble slot nuts. Attach the 4 hexagon socket screws in the slot nuts.

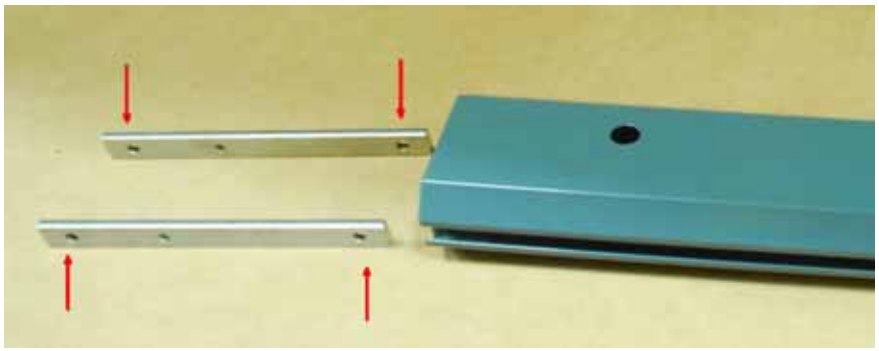


Figure 26. Marked holes to insert the 4 hexagon socket screws

7 Slide the shorter slot nut unit and the additional sheet into the groove on the underside of the barrier arm.

Figure 27. Slide shorter Slot Nut into the grove on the underside of the barrier arm

8 Place the longer slot nut on the upper side of the barrier arm.

Figure 28. Longer Slot Nut placed on upper side of the barrier arm

Attach the flange with the 4 hexagon socket screws and the two slot nuts to the barrier arm. The shorter protrusion of the flange must point towards the barrier arm end. Tighten screws twice in sequence to ensure that all screws are tightened correctly.

- Torque wrench with hexagon socket: 5 AF
- Tightening torque: 8.8508 lbf.ft (12 Nm)

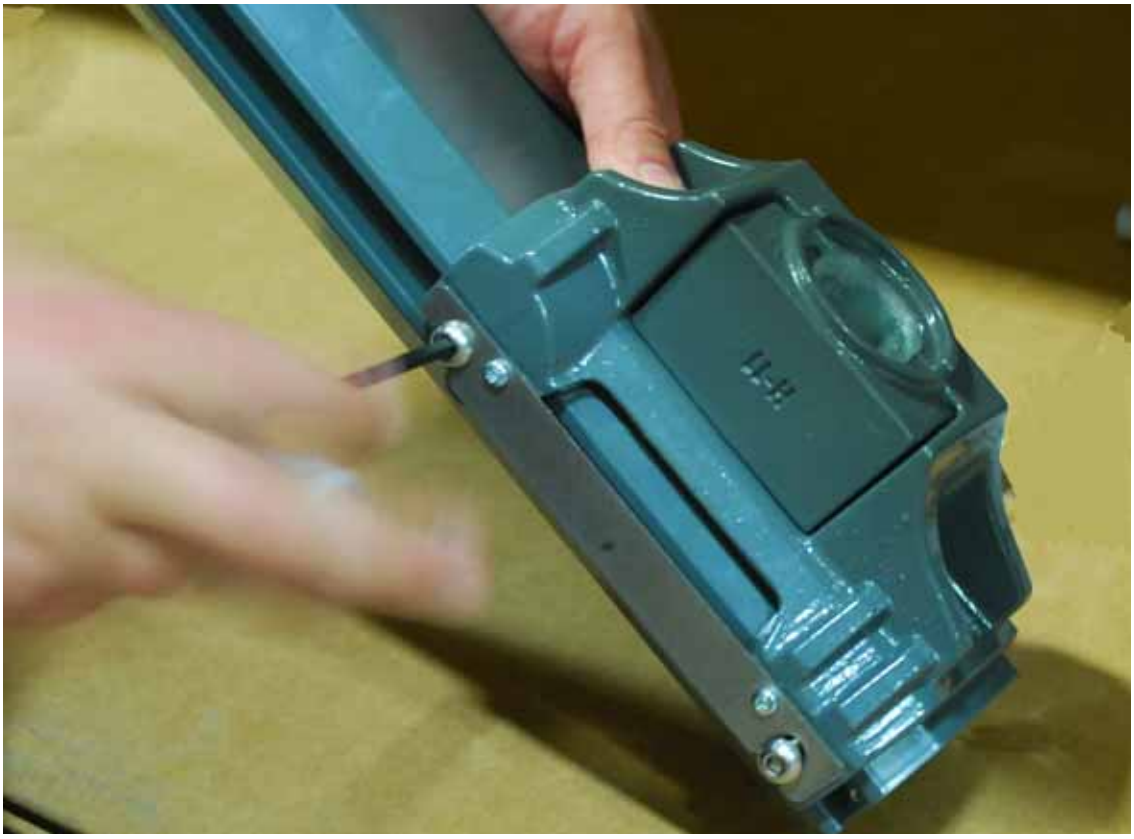


Figure 29. Assembling Flange

9 Install the end cap back into the barrier arm with two screws.

Figure 30. End Cap

10 Push barrier arm with pre-assembled flange onto the flange shaft.

Figure 31. Assemble Flange with Barrier Arm

11 Align barrier arm vertically.

12 Install the flange on the flange shaft using the 4 hexagon socket screws. To tighten the screws evenly:

- Use a torque wrench with hexagon socket: 10 AF
- Tightening Torque: 55.318 lbf.ft (75 Nm)

13 Push the barrier into the top-most position. The clamping lever must be at the stop for the position: open. If required, push straight through the upper tool bore with a tool to press the lever arm from the dead point. See "Tool Bore" on page 42.

14 If required, check the vertical alignment of the barrier arm and correct with the hexagon socket screws at the flange if necessary.

15 Mount foam edge protection:

- If necessary, shorten edge protection to the required length with a saw.
- Moisten lower half of the barrier arm, where the edge protection is pushed, with water.
- Slide edge protection in the barrier arm groove.
- Slide further edge protections into the intended groove until the edge protection ends flush with the barrier arm.

NOTE: If foam is damaged, replacement foam is available to purchase. Contact ICS Inside Sales Support.

16 Switch on power supply.

17 Slide the Service switch on the control device. The LED lights red. The display backlighting flashes.

18 On the control device, close the control device with the middle right button.

19 Check the horizontal alignment of the barrier arm with a spirit level and correct with the hexagon socket screws at the flange if necessary.

20 With the included gray plastic covers, close screws and threaded bores.

21 Slide the Service switch on the control unit. The LED must light green.

22 Install the barrier housing door.

23 Attach and lock the barrier housing hood.

SET THE BALANCING SPRING IN THE LEVER SYSTEM

The lever system has balancing springs that exactly balance the barrier arm weight. These balancing springs are pre-set in the factory. The precise setting must be performed after assembly of the barrier arm and before commissioning. The lever force is determined not only by the spring tension but also by the number of springs used and the spring rate.

Depending on the weight of the barrier, determines the amount of counter springs to install.

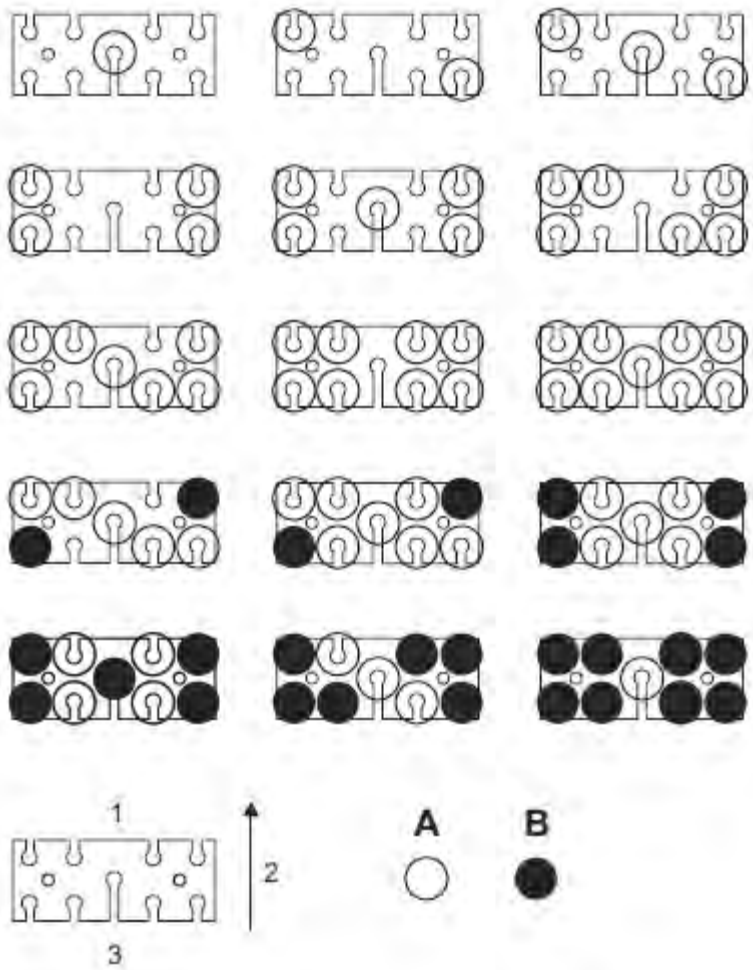
Overview table balancing springs for barriers with VarioBoom. The strong springs are marked with a yellow dot at the suspension bolt.

Line width	Number springs weak	Number springs strong
4.9 to 5.6 ft (1.5 to 1.7 m)	1	–
5.9 to 7.6 ft (1.8 to 2.3 m)	2	–
7.9 to 9.5 ft (2.4 to 2.9 m)	3	–
9.8 to 11.2 ft (3.0 to 3.4 m)	4	–
11.5 to 12.8 ft (3.5 to 3.9 m)	5	–
13.1 to 14.1 ft (4.0 to 4.3 m)	6	–
14.4 to 15.1 ft (4.4 to 4.6 m)	7	–
15.4 to 16.4 ft (4.7 to 5.0 m)	8	–
16.7 to 17.7 ft (5.1 to 5.4 m)	9	–
18.1 to 19.7 ft (5.5 to 6.0 m)	7	2

Figure 32. Balancing Springs Table for Barriers

NOTE: The Balancing Springs table does not take into consideration any attachment parts. For barrier arms with attachment parts, the required number of springs may deviate from the number of springs in the overview table.

The balancing springs are aligned as follows for the barrier:



1 Front
2 Barrier arm
3 Rear

A Weak springs
B Strong springs
(marked with a yellow dot at the suspension bolt)

Figure 33. Equipment Plan for Balancing Springs

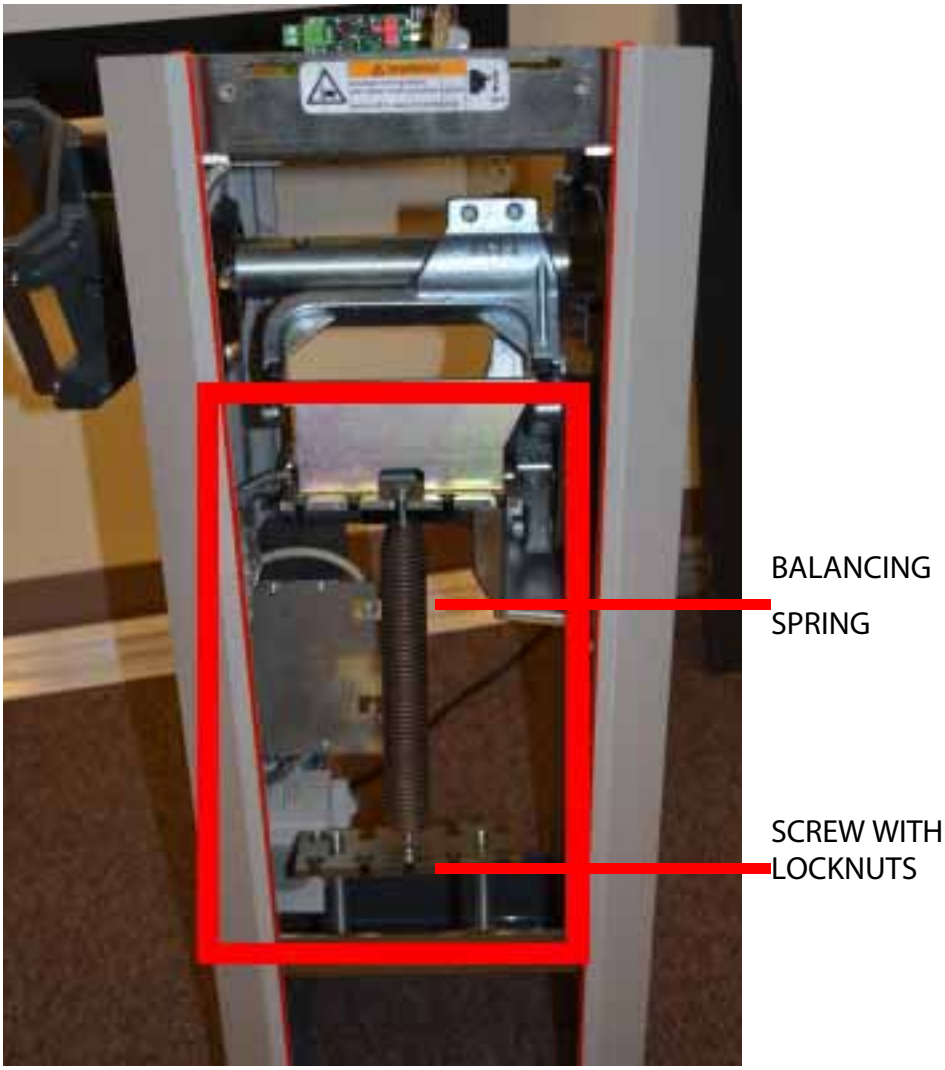


Figure 34. Barrier Housing Spring location

1 Secure barrier danger area e.g. with barrier tape.

WARNING: Danger of crushing between barrier arm and barrier housing!

2 Switch off power supply. Ensure that the system is powered down. Secure against reactivation.

3 Place barrier arm in the 30° position manually. If required, push straight through the upper tool bore with a tool to press the lever arm from the dead point.

See "Tool Bore" on page 42.

4 Let go of the barrier arm.

- If the barrier arm stays in the 30° position, the balancing springs are set correctly.
- If the barrier arm does not stay in the 30° position, the balancing springs must be adjusted.

Adjust Balancing Springs:

5 Remove the barrier housing hood.

6 Remove the rear barrier housing door.

7 Adjust springs with a wrench via the screws with lock nuts

- The barrier arm lowers: The spring force is too low.
- The barrier arm pulls up: The spring force is too strong.
- The barrier arm has come to rest when it stops at approx. 30°.

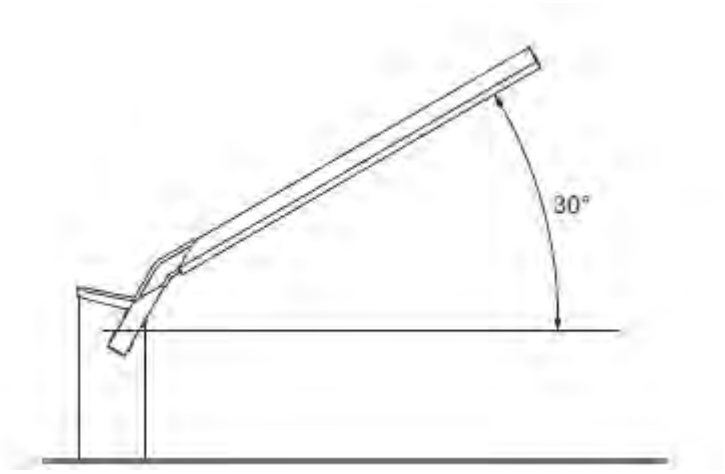


Figure 35. Opening angle barrier arm 30°

8 Install the barrier housing door.

9 Attach and lock the barrier housing hood.

MAINTENANCE

This is a zero maintenance gate. The self-locking bolts on the housing might loosen due to surface conditions. All parts are Stainless Steel and Aluminum to prevent rust. If necessary, ICS technical support can contact Magnetic Pro technical support or set up an RMA 321-635-8585.

SERVICING LANE

If working in the lane, use the Service Switch so that the controller ignores all inputs including a vehicle driving over the loop. The service menu password for customer menu is 1754.

1. Unlock and remove the top of the gate housing.
2. Remove the barrier housing hood and hang on top back of barrier housing by the hood lock hook.
3. Remove the barrier housing door.
4. Switch off power supply. Ensure that the system is powered down. Secure against reactivation. The balancing springs in the lever system are relaxed (boom raised).

SERVICE MODULE

An ICS technician may need to update the firmware with the service module. The service menu password for customer menu is 1754.

1. Unlock and remove the top of the gate housing.
2. Remove the barrier housing hood and hang on top back of barrier housing by the hood lock hook.
3. Remove the barrier housing door.
4. Switch off power supply. Ensure that the system is powered down. Secure against reactivation. The balancing springs in the lever system are relaxed (boom raised).
5. ICS Technician needs to plug in the blue cable attached to the service module (black box) to the barrier housing.

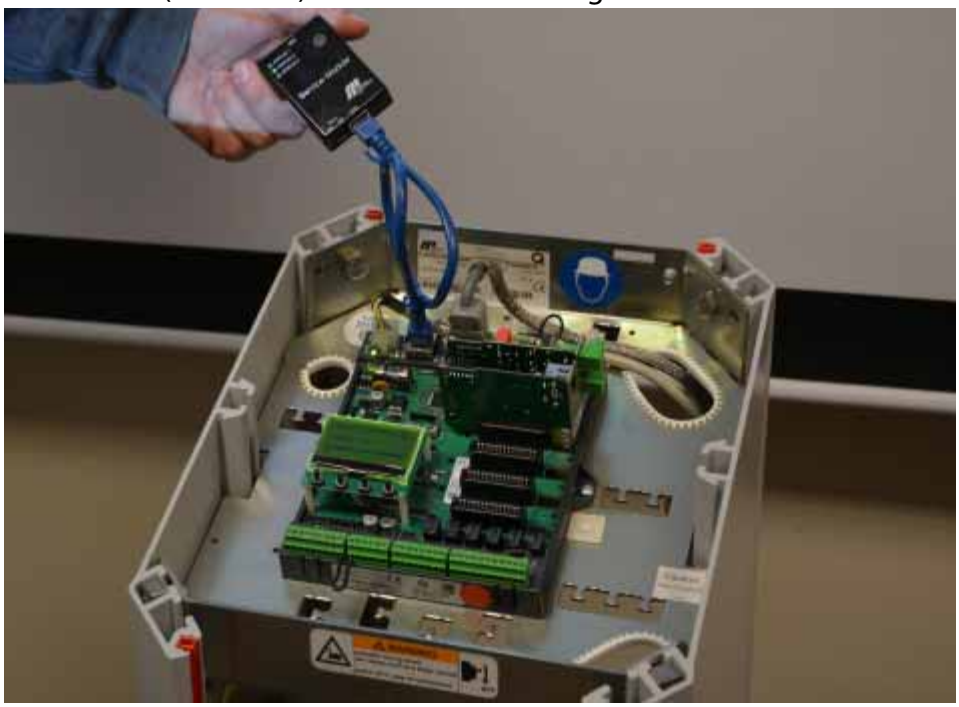


Figure 36. ICS Technician using Service Module

6 Power cycle.

7 Push the button on the black box.

POWER FAILURE

WARNING: Danger of crushing between barrier arm and barrier housing!

In case of power failure, you may need to close or open the barrier arm:

- When power has failed, you can manually open or close the barrier arm.

The barrier arm may be in the lower or upper dead point in case of power failure. i.e. the barrier arm can no longer be easily moved manually. In this case, proceed as follows:

1 Secure barrier danger area (e.g. with barrier tape).

2 Remove the barrier housing hood and hang on top back of barrier housing by the hood lock hook.

3 Remove the barrier housing door.

4 Switch off power supply. Ensure that the system is powered down. Secure against reactivation. The balancing springs in the lever system are relaxed (boom raised).

Tool Bore

5 Press a tool straight into appropriate tool bore. The lever arm is pressed from the dead point. See "Tool Bore to open and close gate" on page 43.

- Upper tool bore for opening the barrier.

- Lower tool bore for closing the barrier.

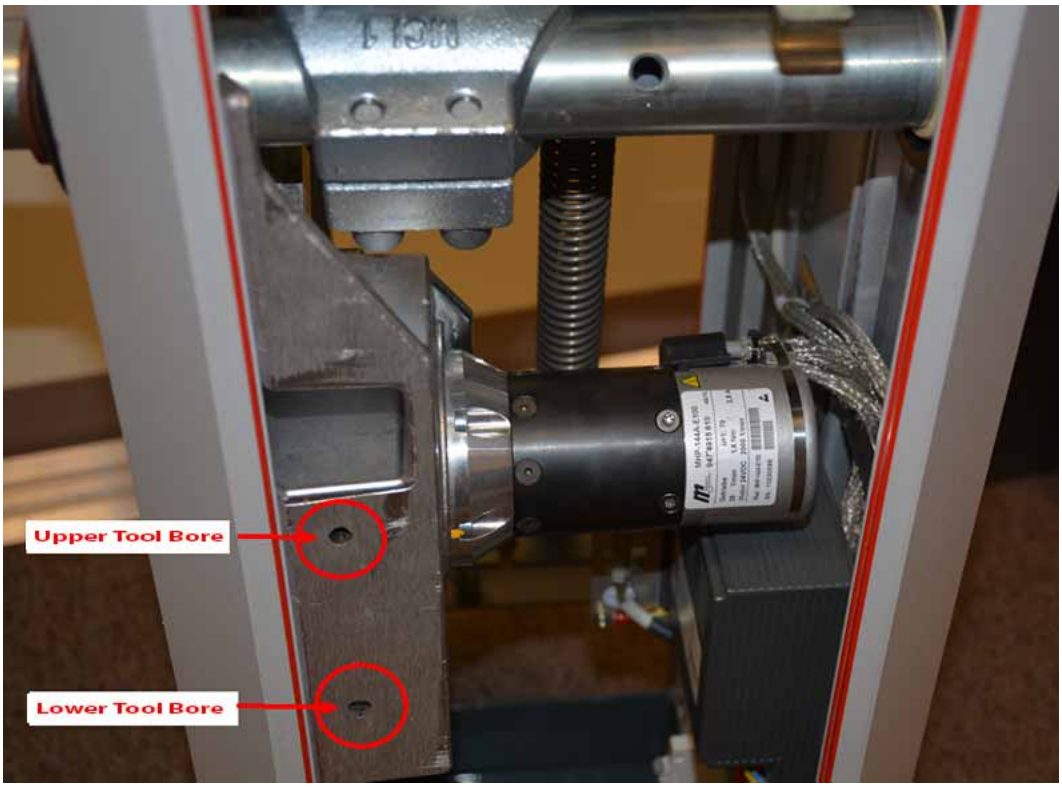


Figure 37. Tool Bore to open and close gate

6 Mount the door, if applicable.

7 Attach and lock the hood, if applicable.

RESET THE GATE BARRIER

If necessary, the Gate control unit can be reset by doing of the following:

- Switch off power supply, and after 10 seconds switch it on again.

-or-

- For 5 seconds, press and hold the two middle operating buttons on the control unit display.

ERRORS

Motor Communication Error

Check the Photo Eye plug as it could be loose.

1 Photo eye plug may be loose because the LED indicator light is red.

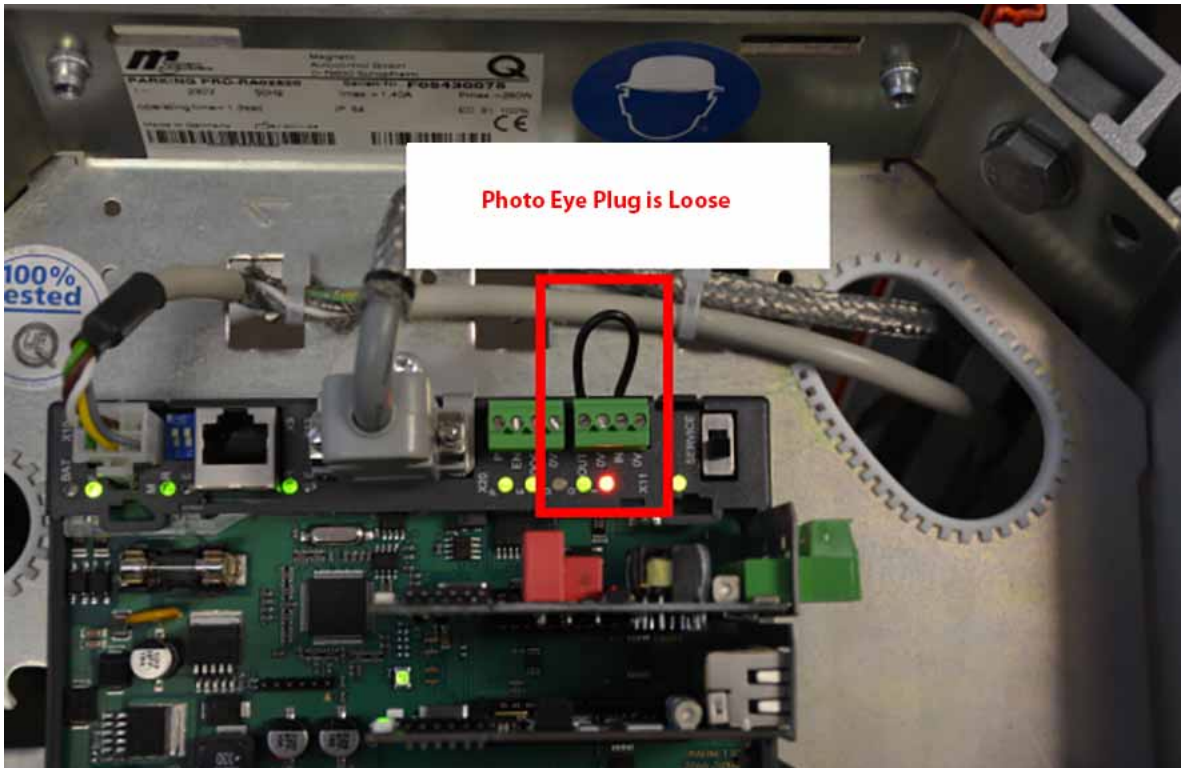


Figure 38. Red LED indicator light indicates Photo Eye Plug is loose

2 Reinsert the Photo Eye Plug.

3 When the Photo Eye Plug is inserted correctly, the red LED indicator Light will dim.

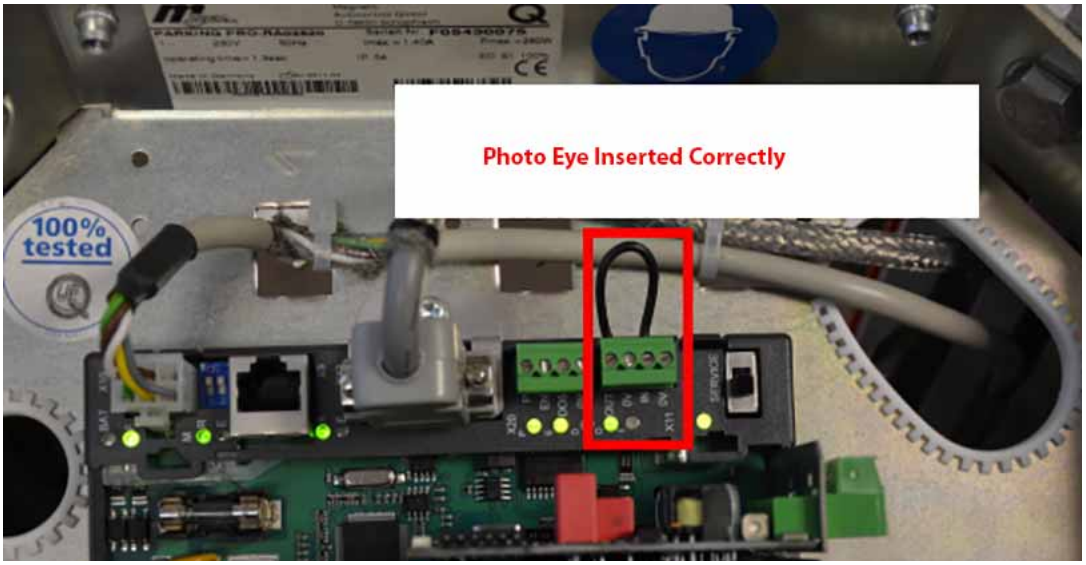


Figure 39. Photo Eye Plug inserted correctly

Under Voltage Error

The under voltage error might indicate the power supply is going bad.

Barrier Too Fast

Barrier moving too fast might indicate that more springs are need to be installed to counter balance the weight.

Innovative Control Systems®

Innovative Control Systems is an industry leading provider of innovative business solutions in the car wash industry. It is our mission to help car wash operators build successful businesses through advanced control products and management solutions.

Corporate Office: 1349 Jacobsburg Road, Wind Gap, PA 18091 | Production Facility: 3370 Fox Hill Road, Easton, PA 18045
Sales: 800.642.9396 | Email: sales@icscarwashsystems.com | icscarwashsystems.com

TEXTURED TOMMY BALL

A-BALL-TX

Product Description

The Tommy Ball is a fun new take on facility accents with a number of different practical applications around the car wash. The spherical shape matches Totally Tommy starbursts and the arches found in Tommy wash equipment and vacuum stations and provides an attractive and memorable visual reference point for passing customers. Class up your wash and try a new and fun look with the Textured Tommy Ball!

Uses include:

Trash Cans
Hose Holders
Planters
Highly visible traffic guides

Specifications

33" Diameter
23 lbs. weight for solid ball

Tommy Car Wash Systems
Vacuum Stations

Part No : **"Tommy Vacuum" (Various Configurations)**
Description : **Dual Drop Vacuum Systems**
Updated : **12.6.16**

General Warning

It is important that you read this manual in its entirety attempting to install, operate, or service the corresponding Tommy Car Wash Systems equipment. Observe all safety information and any additional instructions included with this equipment. Failure to observe these instructions may result in personal injury and / or property damage!

Product Description & Specification

System Description:

Each Tommy Car Wash Systems' dual drop vacuum station offers two full-size vacuum hoses, allowing customers to vacuum out both sides of their vehicle without dragging a single hose back and forth, reducing effort, wear, and tear. The stainless steel stanchion design is 100% weatherproof for all-climate use. Likewise, the custom-fitted canopy system is built for durability and offers partial shade for visiting customers. The top light can be fitted with decals and is available in a number of different colors upon request. System fits 13" Tommy Dual Motor Vacuum or Central Vacuum Producer Kit.

Technical Data - Stanchion

- Construction: Stainless Steel
- Dimensions: 13' - 15' stalls / 10' 6" tip to tip / hoses hang approx. 11' apart
- Shipping Weight: 209 lbs.
- Function: Self Service Vacuum Stanchion
- Noise Level: 65dB (all systems)

Technical Data – 13" Dual Motor Vacuum

- Construction: Stainless Steel
- Power Requirements: 220V / 13.4 amps (peak demand)
- Shipping Weight: 40 lbs.
- Function: Producer / Canister for Self Service Car Wash Vacuums

Technical Data – Semi-Central Vacuum

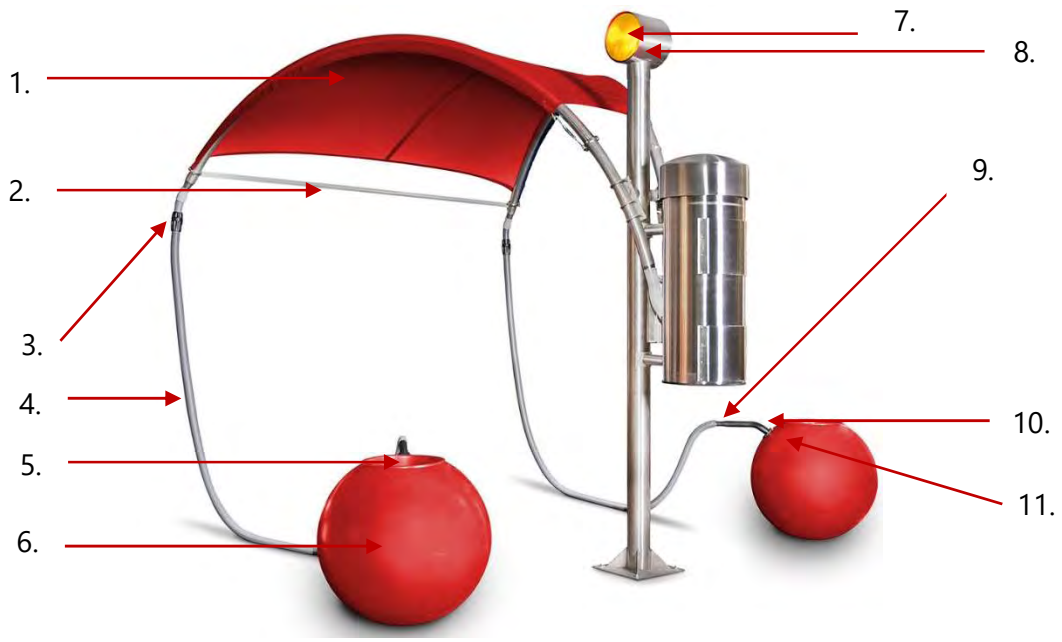
- Construction: Stainless Steel (Canister), ABS Plastic
- Power Requirements: 220V / 13.4 amps (peak demand)
- Shipping Weight: 40 lbs.
- Function: Producer / Canister / Piping for Self Service Car Wash Vacuums

General Safety Information

All WARNINGS, CAUTIONS, AND ADVISEMENTS below concern the safe installation, operation, and service of your Tommy Car Wash Systems equipment. This safety information is included for your protection and should be reviewed thoroughly prior to working with or near this equipment.

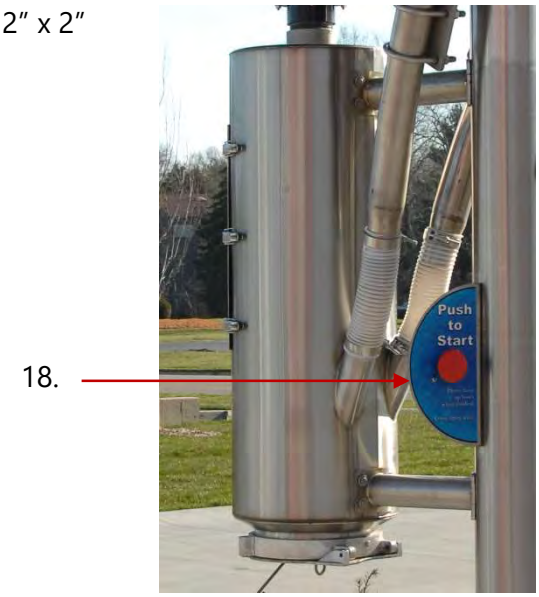
- Never service equipment while it is running.
- All personnel must be trained on the equipment and corresponding safety procedures before conducting service.
- All employees should have ready access to emergency stop buttons and should be trained on their location and operation.
- All moving and/or electrical equipment involves certain hazards. At least two qualified personnel must be on-hand during service or normal operation.
- Do not wear loose fitting clothing when working on or around moving equipment.
- All car washes must a warning system to alert employees prior to wash activation.
- Do not attempt to operate any malfunctioning equipment.
- Unauthorized personnel or foreign objects are not permitted near functioning equipment.
- Never attempt to clean or service any area near operational equipment. Keep area clear until equipment has been fully deactivated.
- Disconnect all equipment prior to servicing.
- Do not attempt to use any equipment for any function it was not intended for.

Equipment Components

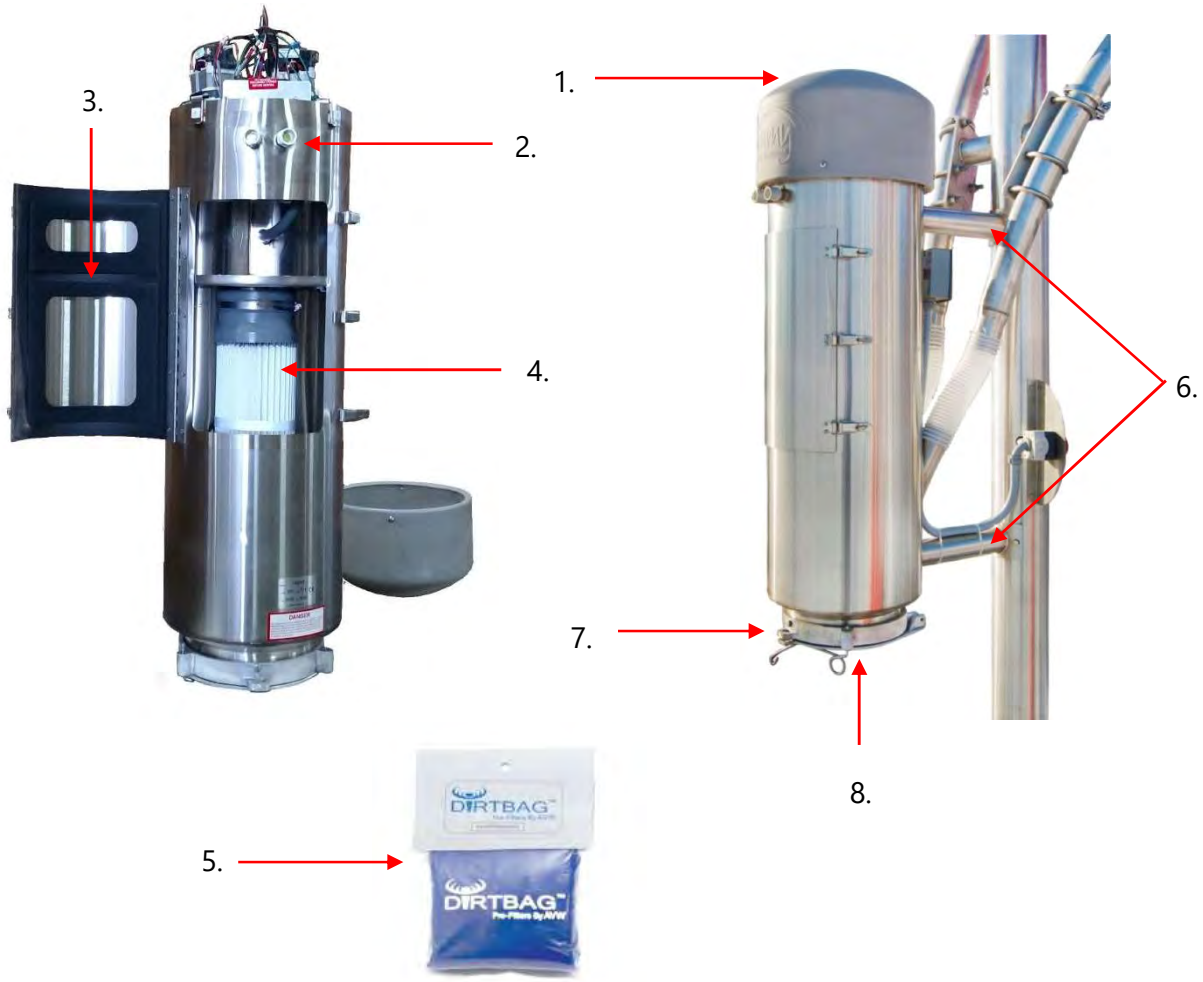


1.	P-VAC-CPY	Canopy
2.	P-VAC-201	"Free Vacuum" Letters (not shown, see cover image)
3.	P-VAC-220	Swivel Cuff
4.	P-VAC-208	Tapered Hose
5.	P-VAC-105HLSR	Crevice Tool Holster
6.	A-Ball-TX	Tommy Ball
7.	P-LED-RND	12" Round LED Indicator
8.	P-VAC-215	Light Can
9.	P-VAC-224	Vacuum Adapter Cuff - 1.5" x 1.5
10.	P-VAC-105NZL	Crevice Tool for Vacuum Anchoring Bolts
11.	P-VAC-105HLSR	Crevice Tool Holster

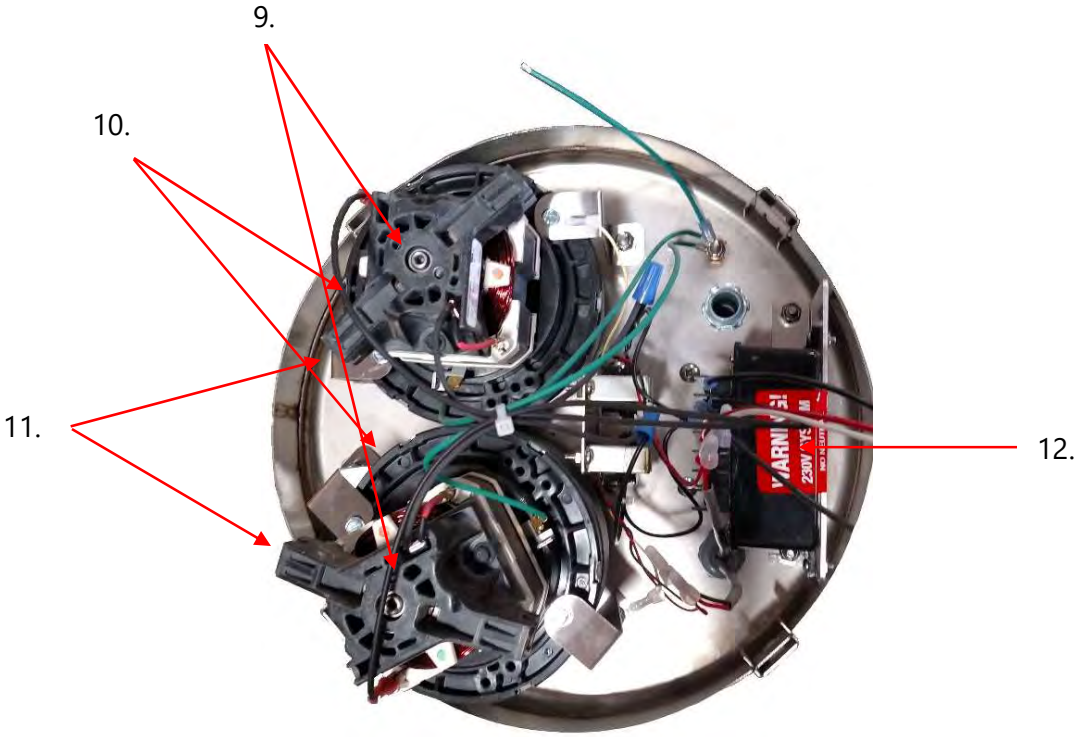
12.	P-VAC-2019	Turnbuckle
13.	P-SE-2006	Hinge Clamp
14.	P-VAC-209	Vacuum Arch to Hose Adapter Cuff 2″ x 2″
15.	P-VAC-2035	Standoff Brackets
16.	P-VAC-2030	Hose
17.	E-VAC-209	Push Button Kit



13″ Dual Motor Vacuum (Onboard Producer)

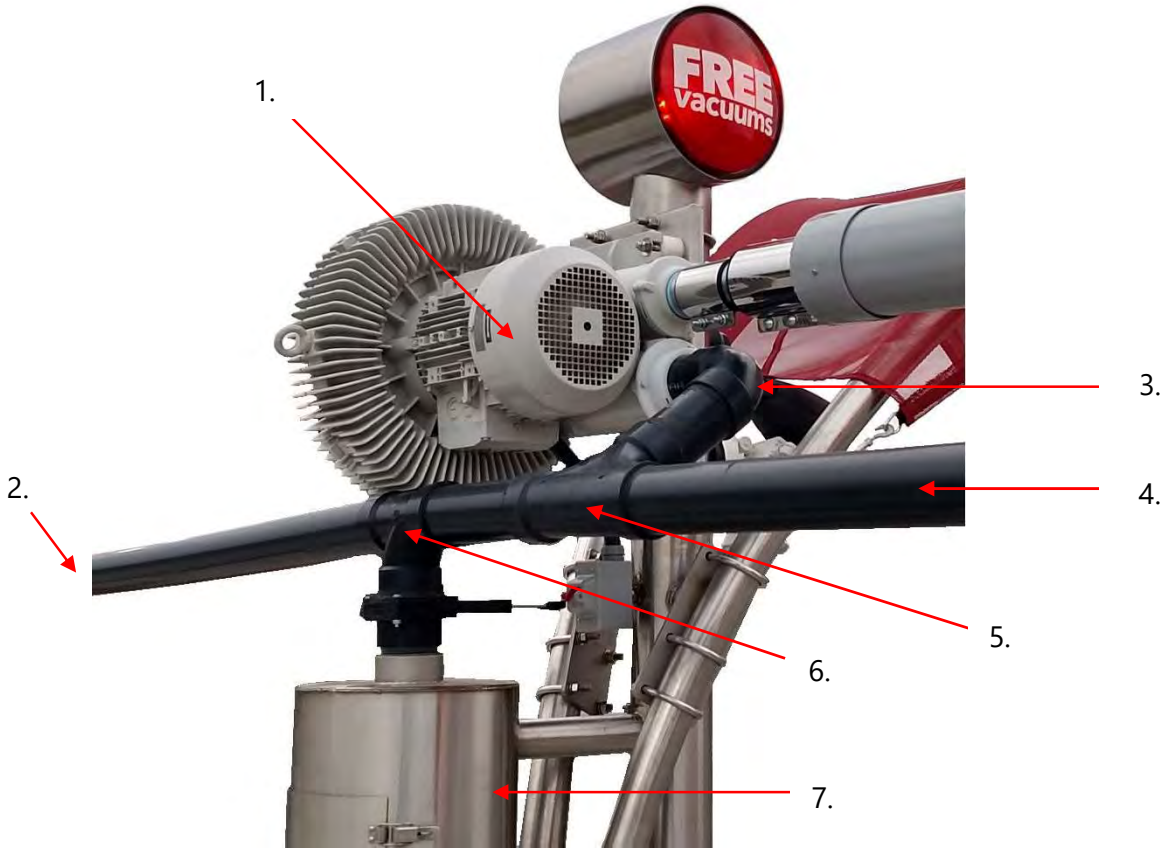


1.	P-VAC-245	Dome 13″
2.	P-VAC-247	Indicator Lights
3.	P-VAC-236	Door Gasket Set
4.	P-VAC-230	Pleated Filter
5.	P-VAC-256	Dirtbag Vacuum Pre-Filter
6.	P-VAC-2035	Standoff Brackets
7.	P-VAC-2032	Neoprene Foam Rubber Disk
8.	P-VAC-246	Dump Door



9.	P-VAC-106	Extreme Power Vacuum Motor
10.	P-VAC-225	Foam Gasket
11.	P-VAC-234	Brush Kit for Motor (110 or 220V)
12.	E-VAC-107/8/9/10	Timer

Semi-Central Vacuum



1.	E-VAC-SC-204-K	Central Vacuum Producer Kit with Mount
2.	P-VAC-SC-250-K	Complete Semi-Central Vac Piping Kit
3.	P-VAC-253	90 Degree Pipe Elbow 3”
4.	P-VAC-254	3” 20ft Pipe (cut to lengths)
5.	P-VAC-252	3” Pipe Sweep Tee
6.	P-VAC-251	3” Pipe Tee
7.	E-VAC-222-CV	Separator Assembly for Semi-Central Vacuum

Optional Components

**Shown with Central Vacuum Producer Kit E-VAC-SC-204-K*

1.	P-SPL-DECAL-FV	"Free Vacuums" Light Decal
2.	E-VAC-399X	Vacuum-Mount Interior Cleaning Vending Decal
3.	TX-S-OUT-DC21	Vending Machine Decal
4.	E-DET-KIT	Self-Serve Interior Cleaning Kit
5.	P-VAC-261	Polk Speaker Adapter
6.	P-VAC-240	Waterproof Speaker
7.	P-VAC-258	Motion Light Mounting Adapter
8.	P-VAC-257	Foam Gasket for Motion Light
9.	P-VAC-2033	Motion Activated Flood Light

Installation

Electrical

Junction box with disconnect switch provided and installed by contractor.

Push to start button and junction box provided by Tommy Car Wash Systems. Connections by contractor.

Flex conduit containing conductors from breaker panel and control wire from motors to start / stop button by contractor.

Conductors fed from underground and through vacuum stanchion into flex by contractor that terminates into box. Box by Tommy Car Wash Systems. **

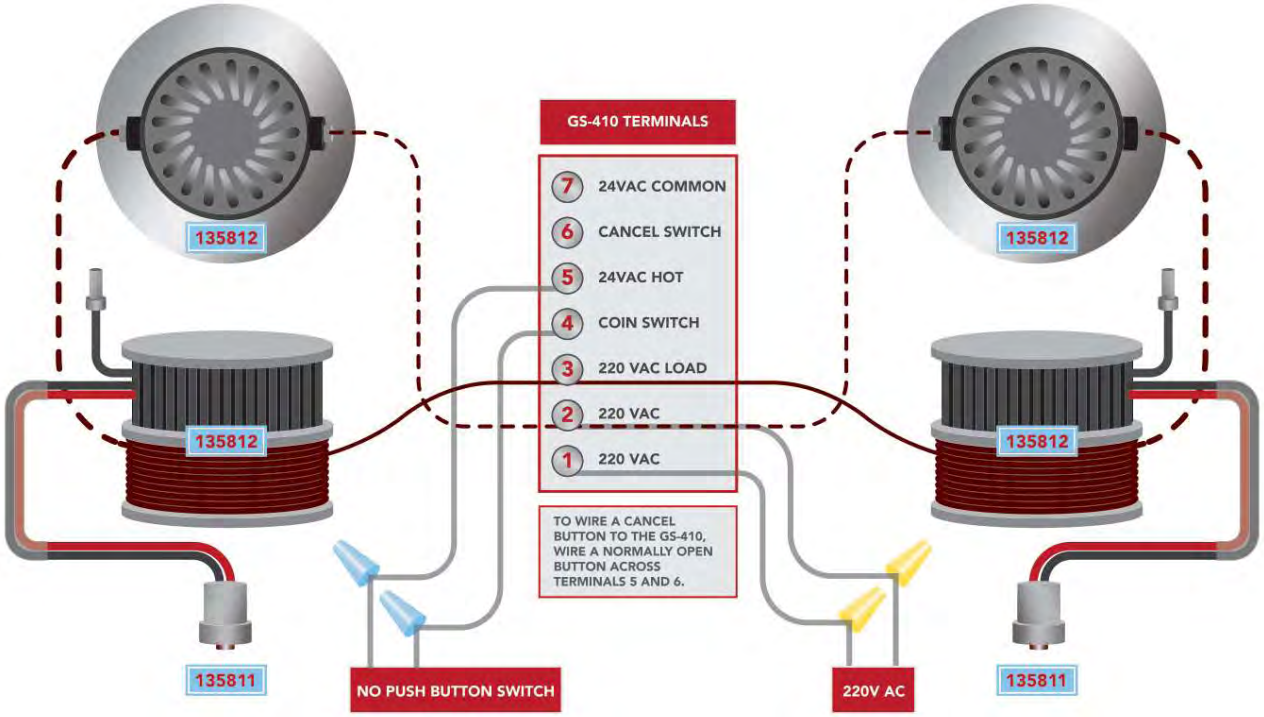
Speaker fed from IT cabinet in Flight Deck. **

Globe light fed from breaker panel. **

Motion sensor light fed from breaker panel. **

***Connections by General Contractor*

Push to Start Wiring & Programing

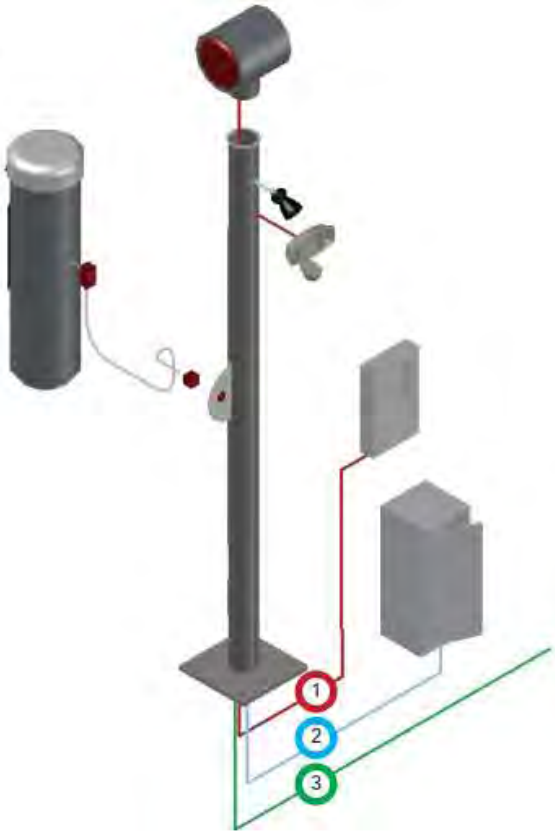


Vacuum Stanchion Wiring

CIRCUIT 1 220V/110V SINGLE PHASE PRODCUER FROM BREAKER PANEL TO LED INDICATOR LIGHT AND MOTION SENSOR LIGHT.

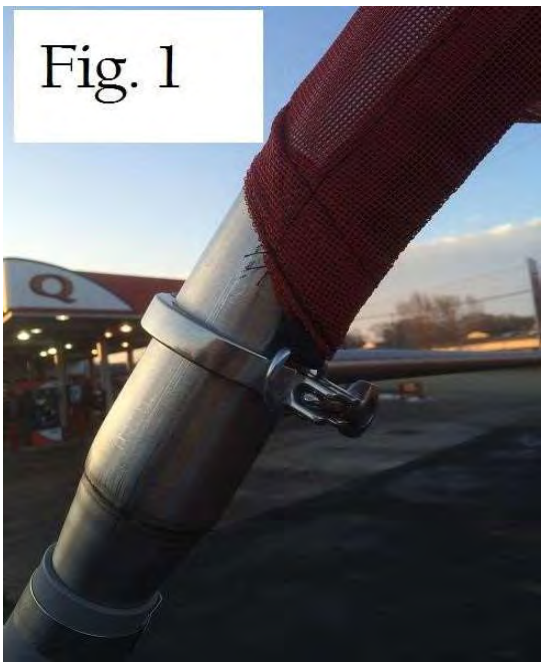
CIRCUIT 2 POWER FROM IT CABINET TO SPEAKER.

CIRCUIT 3 SPARE FOR FUTURE USE. *RUN POST TO POST OR HOME RUN TO DRY BACKROOM.*



Canopy Installation Procedure

1. Place one collar clamp (Fig 1, above) on each side of the arch cylinders 1-2 inches above the spreader bar on the wide side of the vacuum assembly. At this point the clamps should be positioned so the opening faces AWAY from the spreader bar and vacuum interior (I.E. 90 degrees counterclockwise from example shown Fig 1).



Place the wide-end canopy ring through the forward-most clamp opening projection (Fig. 2), around the threaded part of the clamp. Then thread the wing nut through, closing the clamp and securing the canopy ring to the clamp as shown (Fig. 2) (both sides). Do not over-tighten.

On the narrow end of the vacuum assembly, place remaining collar clamps about 8 inches above the metal plates securing the outer arches to the center tube, as shown (Fig. 3). Put the turnbuckle eye through the threaded bolt openings on the clamp and place the wing nut through the bolts and eye, securing the turnbuckle to the clamp (Fig. 4). Tighten clamps securely.

Hook the turnbuckle hooks to the narrow-side canopy rings (Fig. 4). Make sure turnbuckles are fully extended.

Work the canopy up and over the arches on both sides (Fig 5). This process may require several individuals working together.

6. Rotate wide-side camps inwards and tighten securely, as shown (Fig 1.) Snug them with hammer if necessary. Also use turnbuckles to tighten the narrow-side until all wrinkles are out of the canopy.

Tip: Once the arches are wrapped tension will hold the canopy in place like a covered wagon, as shown. The metal rings, fabric, and clamps are all built for incredible tension. You cannot break them, so be prepared to use force and "Work" the canopy around the arches until the wrinkles are out and the canopy lays smoothly.

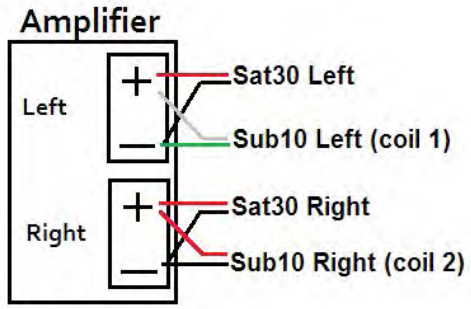
7. The canopies will stretch after about 3 weeks. Retighten the turnbuckles at that point.

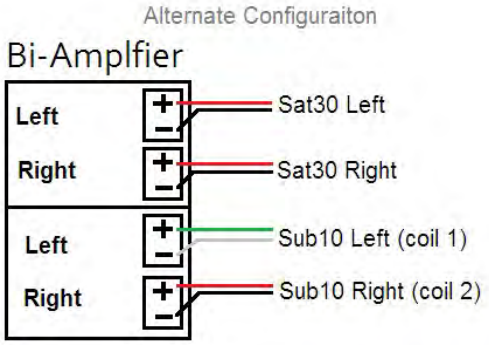
Atrium Sat30 Loudspeakers Installation Procedures

Connect only two Sat30 loudspeakers per stereo channel.

The atrium Sat30 and Atrium Sub10 each come with 3 feet of CL# speaker wire, which is rated for underground burial. The Sat30 has two conductors—one red that is labeled "+" and one that is labeled "-". The Sub10 has four conductors, (white, green, red, and black) because it has dual voice coil. Follow the correct polarity during hookup to avoid performance issues and/or damage to your amplifier.

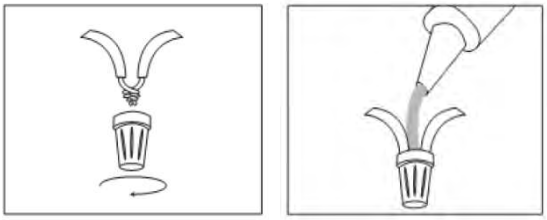
A standard configuration for outdoor listening includes two Sat30 loudspeakers and a single Sub10 subwoofer.





* You must connect the left and right channels to achieve maximum output. Observe positive and negative polarity. Reversing polarity of a dual voice coil subwoofer will result in diminished bass output and possible damage.

* Use provided wire nuts for all speaker connections. We recommend filling each wire nut with a small amount of silicone sealant to guarantee weatherproof connection.



Any number of Sat30 loudspeakers can be used in an installation. For applications requiring more than two Sat30 loudspeakers, use a separate amplifier channel for each additional pair of Sat30 loudspeakers. Do not use the A and B channels on your receiver to hook up two pairs of Sat30 loudspeakers, as this may overload and damage your receiver/amplifier circuitry.

Motion Sensor Light Assembly Procedures

SAFETY INFORMATION

Please read and understand this entire manual before attempting to assemble, operate or install the product.

WARNING

• This light fixture is designed to fit standard junction boxes as defined by the National Electrical Code. Consult a qualified electrician if you are not certain about the installation process. Always install wiring connections in accordance with local code, ordinances and the National Electric Code.

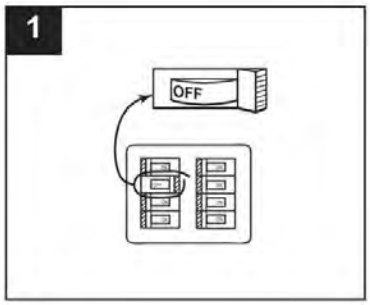
PREPARATION

Before beginning to assemble or install lighting fixture, make sure all parts are present. Compare parts with package contents listed and shown above. If any part is missing or damaged, do not attempt to assemble, install or operate the fixture. Contact customer service for replacement parts.

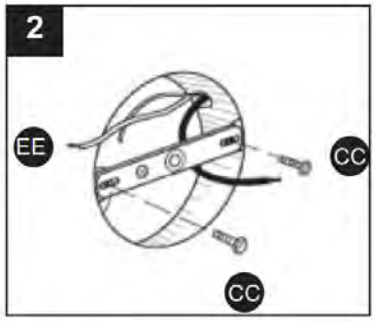
- **Estimated Assembly Time: 30-60 minutes** (Installation time will vary depending on skill level and existing wiring conditions. Estimated installation time assumes standard wall junction box and supply wiring are already installed).
- Tools Required for Assembly (not included): Phillips screwdriver, slotted screwdriver, wrench or pliers, silicone caulking adhesive and gun.
- NOTE: This fixture can be installed on a wall OR under a soffit where applicable.
- Helpful Items (not included): Wire cutters and/or wire strippers, step ladder.

ASSEMBLY INSTRUCTIONS

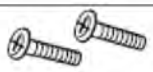
1. Turn OFF power to work area at main circuit breaker or fuse box. CAUTION: Do not rely on wall switch alone to turn off power. See Fig. 1.



2. Attach crossbar (EE) to junction box (not included) with the two crossbar screws (CC). See Fig. 2.



Hardware Used

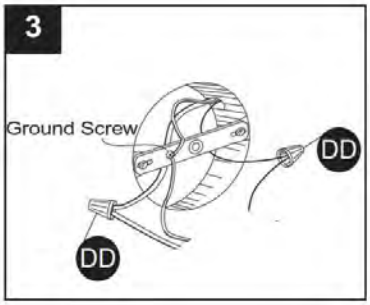
CC Crossbar Screw  x 2

EE Crossbar x 1

ASSEMBLY INSTRUCTIONS

3. Connect bare ground wire from the fixture to the ground screw on the crossbar (EE). (The ground screw is painted green.) Connect the white wire from the outlet box to the white wire from the light (A) by twisting a wire nut (DD) onto bare ends of the wires. Connect the black wire from the outlet box to the black wire from the light (A) by twisting a second wire nut (DD) onto the bare ends of the wires.

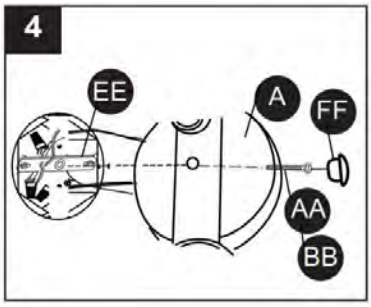
Note: The ground wire may be red and/or have a copper conductor. The white outlet box wire may be square and/or have a silver conductor.



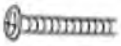
Hardware Used

DD Wire Nut x 3

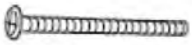
4. Make sure wire connections are secure. Carefully place wires into junction box. Position the light (A) cover plate over the crossbar (EE). Note: Long mounting screw (AA) and short mounting screw (BB) are provided for differences in screw hole depth. Put either long mounting screw (AA) or short mounting screw (BB) through the center hole and into the crossbar (EE) and tighten the screw until secure. Insert mounting screw cap (FF) into mounting screw hole. DO NOT overtighten.



Hardware Used

AA Long mounting screw  x 1

(or)

BB Short mounting screw  x 1

FF Mounting screw cap x 1

⚠ **IMPORTANT:** After mounting the motion-activated light, apply silicone caulking compound completely around the perimeter of the cover plate where the back of the cover plate meets the mounting surface. Silicone caulking prevents water from seeping into the junction box.

⚠ **CAUTION:** Make sure motion detector head is not UPSIDE DOWN! Turn the head so the controls face the ground. If the head is turned upside down, the motion detector can be damaged by rain!

Your installation is now complete. Turn on power at circuit breaker and flip wall switch to ON position. Wall switch must remain in the ON position for the motion detector to work properly.

Maintenance Schedule – 13” Dual Motor Vacuum

Separators: Dust collection chambers should be emptied daily. Open the side door of the separator tank. Squeeze filter bags to check for paper or large liter that may have been trapped inside bags. Tap or shake bags to remove dirt and dust. Inspect bags by sight and touch for signs of wear, and replace if holes are found. Wipe gasket and edge of door opening to ensure proper seal. Close door securely and check for proper gasket seal.

Open bottom door on separator tank. Remove dirt and trash to an appropriate trash container. Check intake tube for clogs. Wipe down gasket and door opening edges to ensure proper seal. Close door securely and check for proper gasket seal.

Hoses: Activate vacuum and check suction. If hoses are clogged, clear by detaching hoses and reversing end for end. Check cuffs and nozzle for wear, and then cover hose end with hand to listen and check for leaks on the hose, doors, and gaskets.

Locks: All locks should be lubricated monthly with graphite or another suitable lubricant.

Surfaces: In order to maintain shine and prevent rust, the stainless steel separator surface and other surfaces should be cleaned and polished monthly with a stainless steel cleaner and a soft cloth.

Canister Rear Light: If light deactivates then there is a problem with the vacuum motor.

Steel Arch Blockages: Use a PVC pipe as a ramrod to clear.

Maintenance Performed	Hourly	Daily	Weekly	Monthly	4 Months
Empty Trash /Wipe Down Filter	x				
Check Gasket On Vacuum Access Door		x			
Remove Filter And Dirt Bag To Clean			x		
Clean Out Stainless Steel Arch			x		
Lubricate Locks				x	
Polish Stainless Steel Surfaces				x	
Check Hose Suction			x		

Maintenance Schedule – Central Vacuum

Producers: The Tommy Car Wash Systems Semi Central Vacuum system is virtually maintenance free. Interior filters are cleaned automatically with a reverse pulse jet, no oil is used for the motor function, and there are no brushes to replace during the life of the system.

Separators: Dust collection chambers should be emptied daily. Open the side door of the separator tank. Squeeze filter bags to check for paper or large liter that may have been trapped inside bags. Tap or shake bags to remove dirt and dust. Inspect bags by sight and touch for signs of wear, and replace if holes are found. Wipe gasket and edge of door opening to ensure proper seal. Close door securely and check for proper gasket seal.

Open bottom door on separator tank. Remove dirt and trash to an appropriate trash container. Check intake tube for clogs. Wipe down gasket and door opening edges to ensure proper seal. Close door securely and check for proper gasket seal.

Hoses: Activate vacuum and check suction. If hoses are clogged, clear by detaching hoses and reversing end for end. Check cuffs and nozzle for wear, and then cover hose end with hand to listen and check for leaks on the hose, doors, and gaskets.

Locks: All locks should be lubricated monthly with graphite or another suitable lubricant.

Surfaces: In order to maintain shine and prevent rust, the stainless steel separator surface and other surfaces should be cleaned and polished monthly with a stainless steel cleaner and a soft cloth.

Steel Arch Blockages: Use a PVC pipe as a ramrod to clear.

Grease Turbine and Motor Bearings: You must use Shell Gadus S2 V100 2 / Shell Alvania RL 2 (lithium base). Do not exceed 3 pumps per bearing, once per 120 days only.

Maintenance Performed	Daily	Weekly	Monthly	4 Months	Yearly
Inspect Lip Seal Gaskets	x				
Inspect Filter and Separator-Shake Bags	x				
Wash Filter Bags		x			
Replace Filter Bags					x
Empty separator dust collection chambers	x				
Lubricate Locks			x		
Polish Stainless Steel Surfaces			x		
Check Hose Suction		x			
Grease Turbine and Motor Bearings				x	

Recommended Replacement Parts

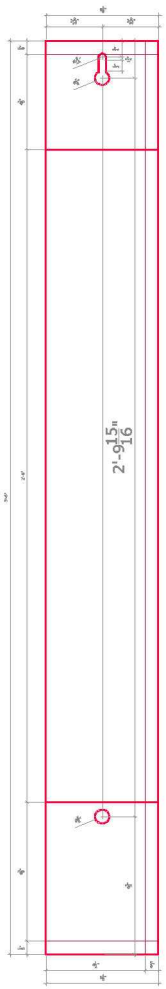
To search products or place orders online please visit:

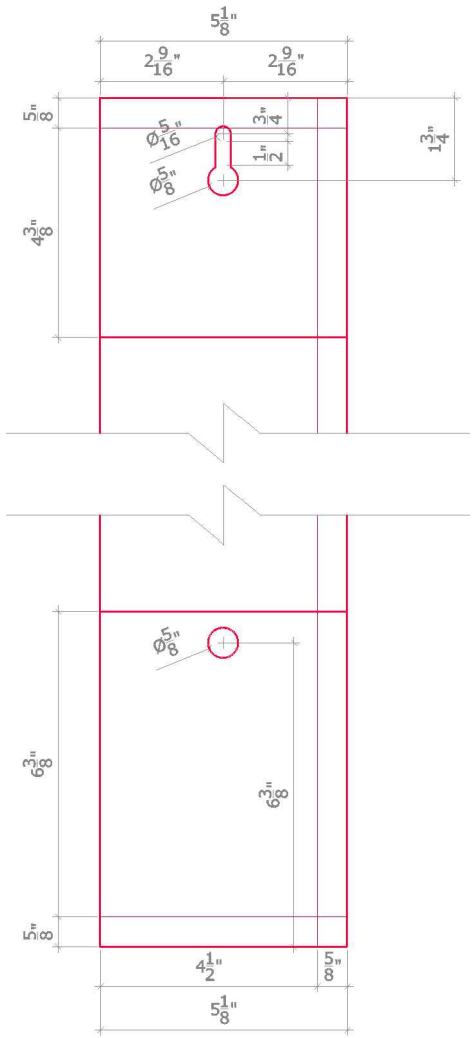
- shop.tommycarwash.com/Tommy-Store/Vacuum-and-Vending (Main Items)
- shop.tommycarwash.com/Tommy-Store/Vacs-and-Vending-Parts (Parts Selection)

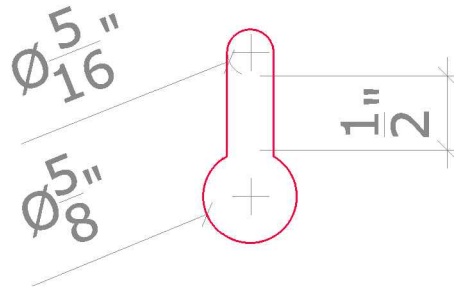
Part Number	Description	Comments
P-VAC-105NZL	Crevice Tool	
P-VAC-208-A	Tapered Hose Assembly	Includes Hose, Cuffs, and Fittings
P-VAC-208	Hose	
P-VAC-209	Arch to Hose Adapter Cuff	
P-VAC-220	2" Swivel Cuff	
P-VAC-224	Hose to Crevice Tool Adapter Cuff	
P-VAC-2037	2.38" to 2.69" SS T-Bolt Clamp	
E-VAC-209	Push Button Start Kit	
P-VAC-236	Door Gasket Set	
For 13" Dual Motor Vacuums		
P-VAC-2014	Vacuum Bags – Pack of 4	
P-VAC-256	Dirtbag Vacuum Pre-Filter	
P-VAC-230	Pleated Filter	
P-VAC-106	Extreme Power Vacuum Motor	120 Volt and 110 Volt
P-VAC-234	Brush Kit for Vacuum Motor	
E-Vac-10(7/8/9/10)	Push Button Timer	Select Voltage
For Optional Vending Unit		
P-DET-KIT	Interior Cleaning Vending Kits	

Item	**Vacuum-Mount Interior Cleaning Vending Machine**
Part Number	**E-VAC-399X**
Drawn By	**Megan Weidman**
Reviewed By	**Ethan Lemmen**
Date	**10.6.16**

581 Ottawa Ave.
Holland, MI 49423
616 494 0771
tommycarwash.com







General Notes:

3/4" FROM TOP EDGE TO CENTER OF 5/16 CIRCLE

1/2 FROM BOTTOM EDGE OF 5/16 CIRCLE TO TOP EDGE OF 5/8 CIRCLE

33 15/16" FROM CENTER OF 5/16" CRICLE TO CENTER OF 5/16" CIRCLE

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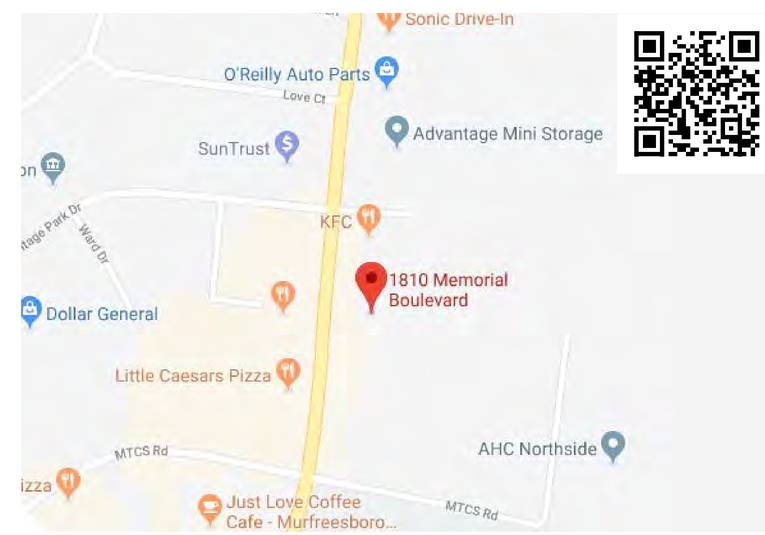
TOMMY CARWASH
1810 MEMORIAL
MURFREESBORO, TN

EXTERIOR LIGHTING LAYOUT



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LOGIN

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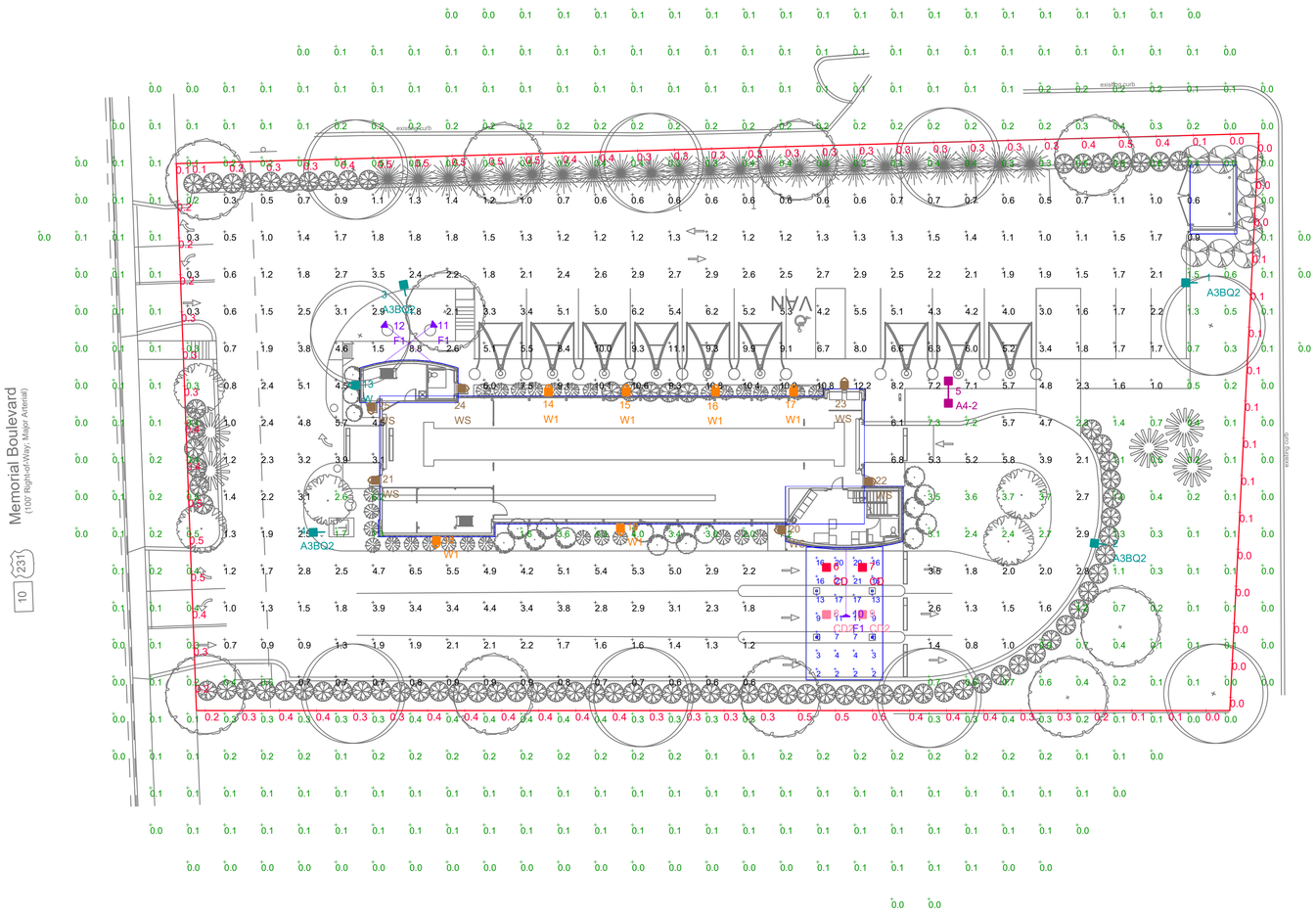

NOTE:
AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	3.01	12.2	0.3	10.03	40.67
PROPERTY LINE	0.28	0.5	0.0	N.A.	N.A.
UNDEFINED	0.37	7.3	0.0	N.A.	N.A.
UNDER CANOPY	10.50	21	2	5.25	10.50

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3BQ2	20
2	A3BQ2	20
3	A3BQ2	20
4	A3BQ2	20
5	A4-2	20
6	CD	15
7	CD	15
8	CD2	15
9	CD2	15
10	F1	19
11	F1	1
12	F1	1
13	W	15
14	W1	15
15	W1	15
16	W1	15
17	W1	15
18	W1	15
19	W1	15
20	WS	9
21	WS	9
22	WS	9
23	WS	9
24	WS	9
25	WS	9

LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	4	A3BQ2	SINGLE	9196	1.020	0.390	0.398	B1-U0-G2	34	136	Cree Inc	OSQ-XX + OSQ-A-NM-3ME-B-57K-UL-XX-Q1 + OSQ-BLSMF
	1	A4-2	BACK-BACK	11648	1.020	1.000	1.020	B2-U0-G2	86	172	Cree Inc	OSQ-XX + OSQ-A-NM-4ME-B-57K-UL-XX
	2	CD	SINGLE	7720	1.020	0.790	0.806	B3-U0-G1	49.2	98.4	Cree Inc	CPY250-B-DM-F-A-UL-XX-57K-DIM (SET @ 6.6)
	2	CD2	SINGLE	7720	1.020	0.170	0.173	B3-U0-G1	10.2	20.4	Cree Inc	CPY250-B-DM-F-A-UL-XX-57K-DIM (SET @ 1.6)
	3	F1	SINGLE	4330	1.020	1.000	1.020	B2-U0-G0	37	111	CREE, INC.	FLD-EDG-N6-AA-02-E-UL-XX-525-57K
	1	W	SINGLE	8739	1.000	1.000	1.020	B2-U0-G2	100	100	CREE, INC.	SEC-EDG-3M-WM-06-E-UL-XX-525-57K
	6	W1	SINGLE	9218	1.020	1.000	1.020	B2-U0-G2	101	606	CREE, INC.	SEC-EDG-4M-WM-06-E-UL-XX-525-57K
	6	WS	SINGLE	1530	1.000	1.000	1.000	N.A.	15.8	94.8	BARRON LGHTING GROUP	SLW-15-4K-XX

REV.	BY	DATE	DESCRIPTION
R1	FNE	10/18/19	REVISED PER NEW CAD FILE.

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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED, USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE: 1" = 20'
LAYOUT BY: FNE
DWG SIZE: D
DATE: 9/19/19

PROJECT NAME:
TOMMY CARWASH
MURFREESBORO, TN

DRAWING NUMBER:
RL-6393-S1-R1

rla

PRODUCT DETAIL & PLACEMENT

COLOR CODED LABELS, PRODUCT INFORMATION, 3D INTERACTIVE MODEL

AREA

A3BQ2

AREA (BACK-BACK)

A4-2

CANOPY

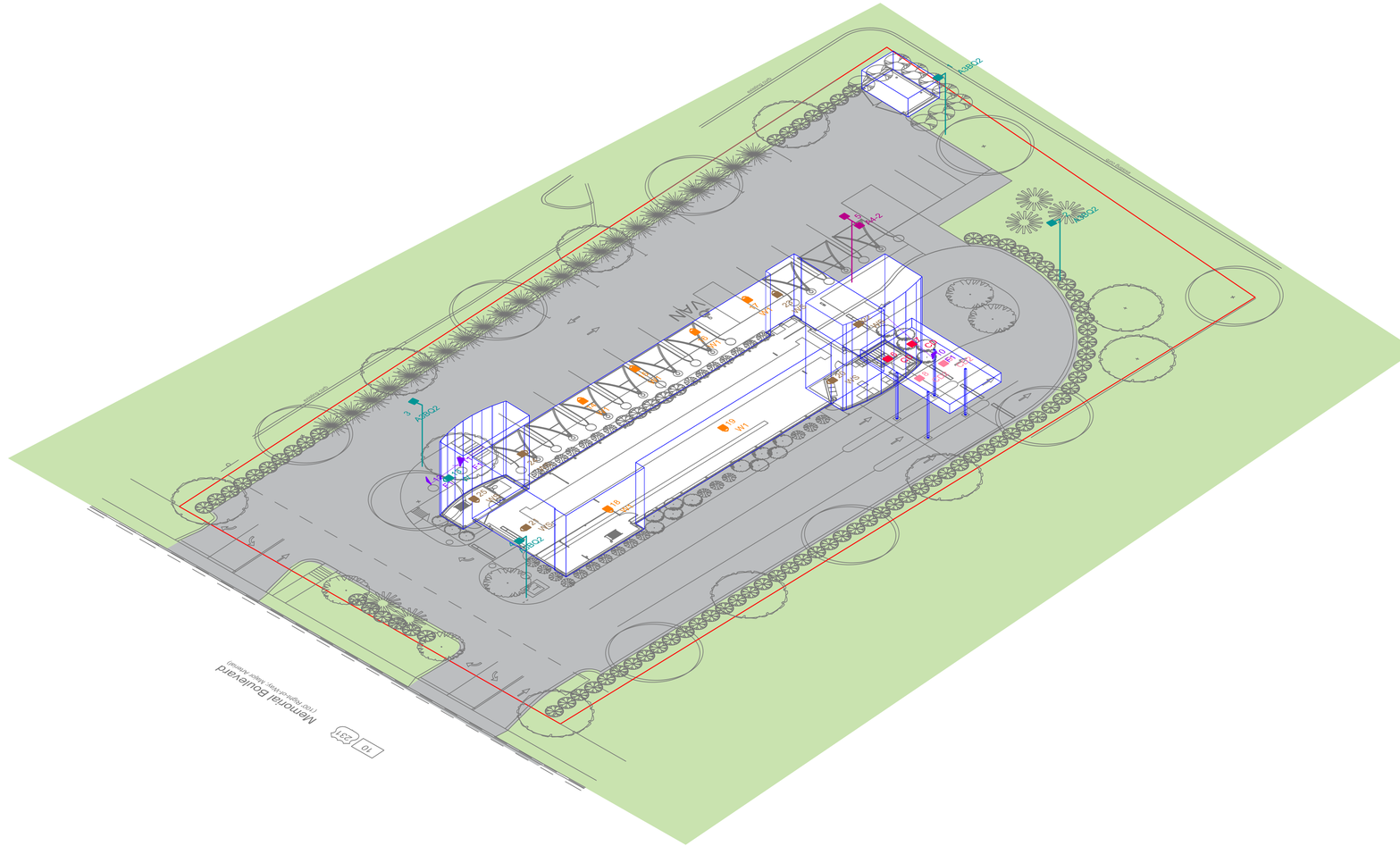
CD | **CD2**

AREA

F1

WALL MOUNTED

W | **W1**



LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	4	A3BQ2	SINGLE	9196	1.020	0.390	0.398	B1-U0-G2	34	136	Cree Inc	OSQ-XX + OSQ-A-NM-3ME-B-57K-UL-XX-Q1 + OSQ-BLSMF
	1	A4-2	BACK-BACK	11648	1.020	1.000	1.020	B2-U0-G2	86	172	Cree Inc	OSQ-XX + OSQ-A-NM-4ME-B-57K-UL-XX
	2	CD	SINGLE	7720	1.020	0.790	0.806	B3-U0-G1	49.2	98.4	Cree Inc	CPY250-B-DM-F-A-UL-XX-57K-DIM (SET @ 6.6)
	2	CD2	SINGLE	7720	1.020	0.170	0.173	B3-U0-G1	10.2	20.4	Cree Inc	CPY250-B-DM-F-A-UL-XX-57K-DIM (SET @ 1.6)
	3	F1	SINGLE	4330	1.020	1.000	1.020	B2-U0-G0	37	111	CREE, INC.	FLD-EDG-N6-AA-02-E-UL-XX-525-57K
	1	W	SINGLE	8739	1.000	1.000	1.020	B2-U0-G2	100	100	CREE, INC.	SEC-EDG-3M-WM-06-E-UL-XX-525-57K
	6	W1	SINGLE	9218	1.020	1.000	1.020	B2-U0-G2	101	606	CREE, INC.	SEC-EDG-4M-WM-06-E-UL-XX-525-57K
	6	WS	SINGLE	1530	1.000	1.000	1.000	N.A.	15.8	94.8	BARRON LGHTING GROUP	SLW-15-4K-XX

CREE TRUEWHITE® TECHNOLOGY

LEARN MORE ABOUT THE POWER OF TRUEWHITE®

WHY CREE LED?
TRUEWHITE TECHNOLOGY
EMERGENCY LIGHTING

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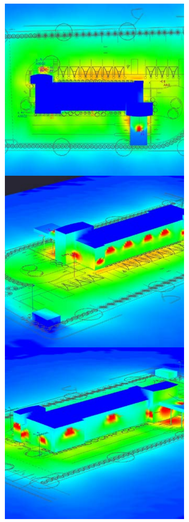
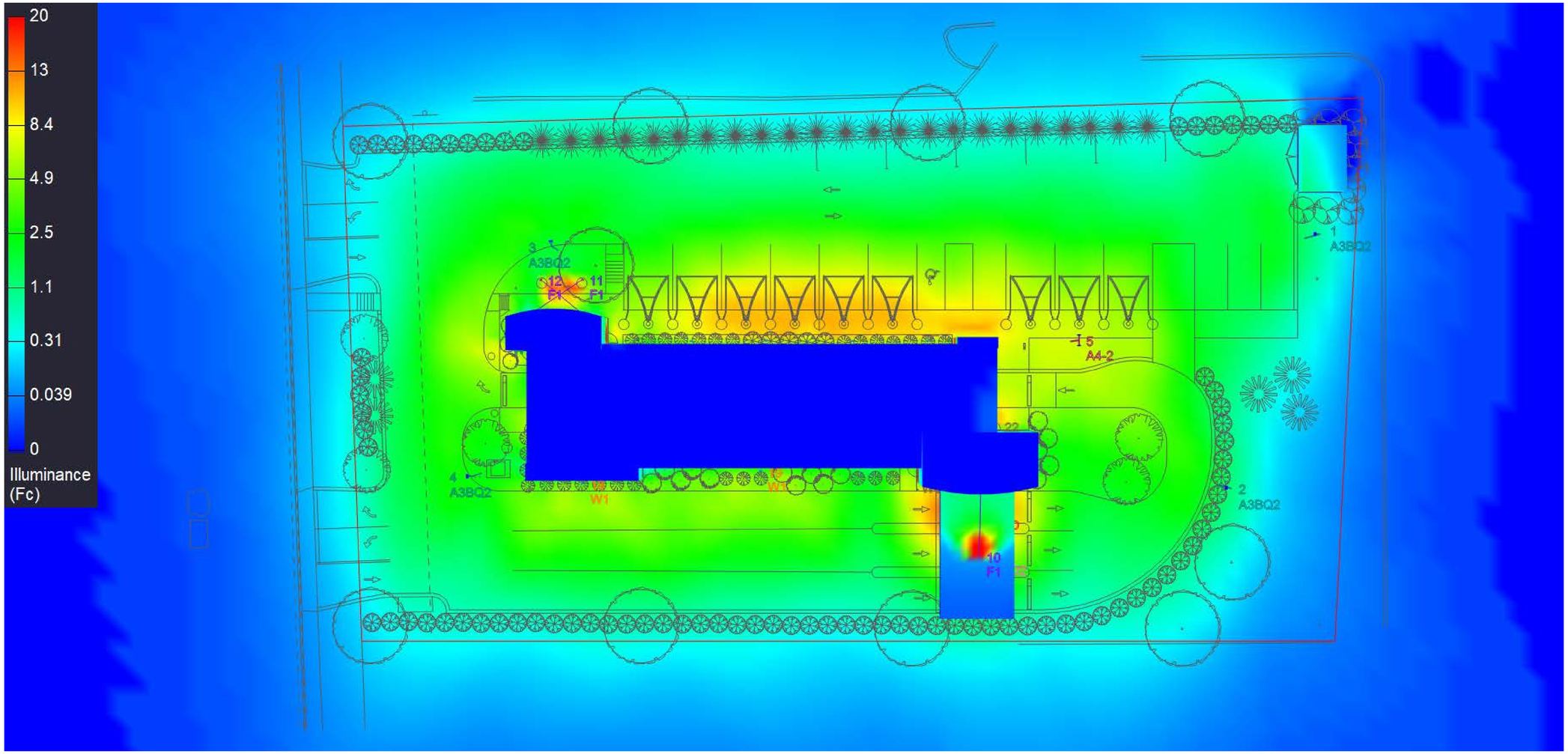
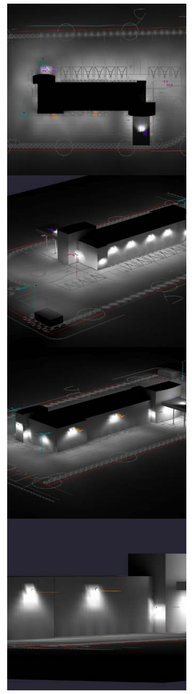
ILLUMINATION MAPPING

PSEUDO COLOR LIGHTING STUDY AND SLIDESHOW







ROLL CURSOR OVER IMAGES ON LEFT AND RIGHT TO VIEW LARGER

UNDERSTAND YOUR LIGHTING SOLUTION

CLICK TO VIEW AN INTERACTIVE PHOTOMETRY COMPARISON

PHOTOMETRIC COMPARISON TOOL
LIGHTING DISTRIBUTION TOOL
IP RATINGS EXPLAINED

rla

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AREA

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	4	A3BQ2

OSQ-XX + OSQ-A-NM-3ME-B-57K-UL-XX-Q1 + OSQ-BLSMF

	1	A4-2

OSQ-XX + OSQ-A-NM-4ME-B-57K-UL-XX

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherright LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' input power designator is a suitable upgrade for HID applications up to 400 Watt.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways.

Performance Summary

NanoOptic® Precision Delivery Grid™ optic
Assembled in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: Up to 17,291
Efficacy: Up to 136 LPW
CRI: Minimum 70 CRI
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)
Limited Warranty[1], 10 years on luminaire/10 years on Colorfast DetaBuard® finish

[1] See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed

Backlight Shield
OSQ-BLSMF
– Front facing optics

Hand-Held Remote
XA-SENSREM
– For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Bird Spikes
OSQ-MED-BIRDSPIK
– Related optics

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AASTV + **Luminaire:** OSQ-A-NM-3ME-B-40K-UL-SV

Mount Luminaire must be ordered separately[1]	
OSQ:	
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:** **SV** Silver, **BK** Black, **BZ** Bronze, **WH** White

[1] Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)										
OSQ	**A**	**NM**								
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**		
OSQ	**A**	**NM** No Mount	**Asymmetric:** **3ME[1]** Type III Medium **4ME[1]** Type IV Medium **5W** Type III Short **6W** Type IV Short **Symmetric:** **5NM** Type V Medium **5SH** Type V Short **5WH** Type V Wide **7BQ** 90° Flood **7EF** 15° Flood **7GF** 25° Flood **7HF** 40° Flood	**B** Bulk **K** Kelvin **P** 53W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V **R277** 277V **R347** 347V **R480** 480V Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F Fuse** – Where code dictates fusing, use time delay fuse – Available on U.L. applications only **PML Programmable Multi-Level, up to 60 Mounting Height** – Refer to PML specs sheet for details – Intended for downlight applications at 8' +(6) **PML2 Programmable Multi-Level, 10-30' Mounting Height** – Refer to PML2 specs sheet for details – Intended for downlight applications at 10' +(6) **DT/DS/DD/DL/D3/D5/D7/D31 Field Adjustable Output** – Must select DT, DA, DS, DL, DD, D3, D5, D7, or D31 for Field Adjustable Output – Refer to pages 9-10 for power and lumen values – Available with B & K Input Power Designators only – Not available with PML or PML2 options	**R NEMA® 7-Pin Photocell Receptacle** – 7-pin receptacle per ANSI C136.41 – Intended for downlight applications – Available with 120-277V – Factory connected 3-10V dim leads, 18" (457mm) seven conductor cord – Photocell sold separately – Photocell and shorting cap by others **RL Rotate Left** – LED and optics are rotated to the left – Refer to RR/RL configuration diagram on page 10 for optic orientation **RR Rotate Right** – LED and optics are rotated to the right – Refer to RR/RL configuration diagram on page 10 for optic orientation **DM 0-10V Dimming** – Comes standard – Refer to Dimming spec sheet for details – Requires 2 wire control signal per Cree Lighting specification **HZ Class1, Div 2 Hazardous Location Certification** – Available with DM and PD mounts only – Refer to Hazardous Location Mounting Guide for DM and PD mounts except PD mount with D4 & D8 voltages in Canada – Not available with R or PML options **K Knuckle** – Knuckle includes NSF certification mark – Available with the DM mount only – Not available with R, PML, or PML options **PML Programmable Multi-Level** – Available with UL voltage only – Refer to PML specs sheet for details

[1] Available with Backlight Shield when ordered with field-installed accessory (see table above)

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28
P	57**	0.46	0.26	0.22	0.19	N/A	N/A

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected[2] Calculated[3] LMF	100K hr Projected[2] Calculated[3] LMF
5°C (41°F)	Asymmetric	1.04	1.02	1.01	1.00[4]	0.99[4]
	Symmetric	1.05	1.04	1.03	1.03	1.02[4]
10°C (50°F)	Asymmetric	1.03	1.01	1.00	0.99[4]	0.98[4]
	Symmetric	1.04	1.03	1.02	1.01[4]	1.00[4]
15°C (59°F)	Asymmetric	1.02	1.00	0.99	0.98[4]	0.97[4]
	Symmetric	1.02	1.02	1.01	1.00[4]	0.99[4]
20°C (68°F)	Asymmetric	1.01	0.99	0.98	0.97[4]	0.96[4]
	Symmetric	1.01	1.01	1.00	0.99[4]	0.98[4]
25°C (77°F)	Asymmetric	1.00	0.98	0.97	0.96[4]	0.95[4]
	Symmetric	1.00	0.99	0.98	0.98[4]	0.97[4]

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21based on LM-80 data and in-situ luminaire testing. Lumenex ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
[4] Asterisk specifies color

CANOPY

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	2	CD

CPY250-B-DM-F-A-UL-XX-57K-DIM (SET @ 6.6)

	2	CD2

CPY250-B-DM-F-A-UL-XX-57K-DIM (SET @ 1.6)

CPY Series - Version B

CPY250™ LED Canopy/Soffit Luminaire

Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.
Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: Up to 20,080
Efficacy: Up to 151 LPW
CRI: Minimum 70 CRI
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)
Limited Warranty[1], 10 years on luminaire/10 years on Colorfast DetaBuard® finish
IP66 Rated (Direct Mount only)
Class I, Division 2 Hazardous Location for select models

[1] See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed

Direct Mount Luminaries
Canopy Upgrade Kits (18 ga. steel)
XA-BXCPANL – for use with Lithonia Lighting, 21.687 (551mm) square
XA-BXCPANM – for use with Cooper Gardco Pennant, 22.06" (560mm) square
XA-BXCPANP – for use with LSI Dakota or Masters, 22.50" (572mm) square
XA-BXCPANR – for use with Wheeling Rivera or Reg-A-Lite, 20.40" (520mm) square
XA-BXCPANV – for use with Eluco Merritt, 18.06" (459mm) square
XA-BXCPANW – for use with LSI Richmond or Wilsonway Cove, 23.00" (584mm), x 13.00" (330mm) tall
Direct Mount Junction Box/Stem Kit
XA-BXCJBSS – 6.0" (152mm) x 6.0" (152mm) NPT Stem
– Steel
– Rated for feed through 6.0 in. x 6.0 in. and #12 AWG conductors
Direct Mount Beauty Plates
XA-BXCBEPW – 26.75" (680mm) Beauty Plate Only (18 ga. steel)
XA-BXCBEPWL – 26.75" (680mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (18 ga. steel)
– For use in canopies where deck opening is larger than what is required for standard CPY250 luminaire. Maximum deck opening 10.75" x 10" (273mm x 254mm)
XA-BXCBEPXLW – 26.75" (680mm) Beauty Plate (18 ga. steel) w/24" (610mm) Backer Plate (18 ga. steel)
– For use in canopies where deck opening is larger than what is required for standard CPY250 luminaire. Maximum deck opening 12" x 10" (305mm x 254mm)

Pendant Mount Luminaries
Pendant Mount Kits
XA-PENDMTS – 12" (305mm) pendant
XA-PENDMTT – 1.5" (38mm) pendant
XA-PENDMTV – 10" (381mm) pendant
XA-PENDMTW – 12" (305mm) pendant
3/4-14 NPT pipe threaded on two ends
Hand-Held Remote
XA-SENSREM
– For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

*Must specify color

Ordering Information

Example: CPY250-B-DM-F-A-UL-SV

CPY250	B							
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**Voltage**	**Color Options**	**CCT**	**Options**
CPY250	**B**	**DM** Direct Mount **HC** Hook & Cord **PD** Pendant	**D** 0.91" (23mm) Drop Lens **F** Flat Lens	**A** 26W **B** 86W **C** 57W **E** 115W **F** 143W **G** 85W	**UL** Universal 120-277V **UH** Universal 347-480V **R277** 277V **R347** 347V **R480** 480V Input Power Designators only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**30K** 3000K **40K** 4000K **57K** 5700K	**DM 0-10V Dimming** – Comes standard – Refer to Dimming specs sheet for details – Requires 2 wire control signal per Cree Lighting specification **HZ Class1, Div 2 Hazardous Location Certification** – Available with DM and PD mounts only – Refer to Hazardous Location Mounting Guide for DM and PD mounts except PD mount with D4 & D8 voltages in Canada – Not available with R or PML options **K Knuckle** – Knuckle includes NSF certification mark – Available with the DM mount only – Not available with R, PML, or PML options **PML Programmable Multi-Level** – Available with UL voltage only – Refer to PML specs sheet for details

* 347 and 480V with A & C input power designators utilize a magnetic step-down transformer. For input power for 347 and 480V, refer to the Electrical Data table

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347-480V 347/480V	Total Current (A) 120V	208V	240V	277V	347V	480V
A	65	68	0.51	0.29	0.25	0.22	0.20	0.14
B	96	96	0.82	0.47	0.40	0.35	0.28	0.20
C	51	53	0.26	0.15	0.13	0.11	0.10	0.07
E	145	145	1.22	0.70	0.61	0.53	0.42	0.30
F	85	85	0.72	0.41	0.36	0.31	0.24	0.18

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

CPY Series - Version B Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.03	1.00	0.96	0.93	0.90
10°C (50°F)	1.02	0.99	0.95	0.92	0.89
15°C (59°F)	1.02	0.99	0.95	0.92	0.89
20°C (68°F)	1.01	0.98	0.95	0.91	0.88
25°C (77°F)	1.00	0.97	0.94	0.90	0.87
30°C (86°F)	0.99	0.96	0.93	0.90	0.87

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21based on LM-80 data and in-situ luminaire testing. Lumenex ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

FLOOD

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	3	F1

FLD-EDG-N6-AA-02-E-UL-XX-525-57K

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weatherright LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty[1], 10 years on luminaire/10 years on Colorfast DetaBuard® finish

[1] See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed

Bird Spikes
XA-BIRDSPIK
– Related optics

Hand-Held Remote
XA-SENSREM
– For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields
XA-SBRLS-4
– Four pack
– Unpainted stainless steel

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

								E						
Product	**Optic**				**Mounting[1]**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**			
ARE-EDG Area Luminaire	**2W** Type II Medium **2WB** Type II Medium w/BLS **2WF** Type II Medium w/Partial Blk **3** Type III Medium<	**3WB** Type III Medium w/BLS **4** Type IV Medium **4WB** Type IV Medium w/BLS **5** Type V Medium **5W** Type V Wide	**LMP** Lamp Only **N6** Medium w/Partial Blk	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm **SA** Side Arm **SL** Side Long Arm	**02** 2C **04** 4C **08** 8C **10** 10C **12** 12C **16** 16C	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA – Available with 20-02 LEDs **1050** 1050mA – Available with 20-02 LEDs	**DM 0-10V Dimming** – Comes standard – Refer to Dimming specs sheet for details – Requires 2 wire control signal per Cree Lighting specification **F Fuse** – Refer to PML specs sheet for availability with PML options – Available for U.S. applications only – Where code dictates fusing, use time delay fuse **HL McLean Dual Circuit Input** – Refer to HL specs sheet for details – Sensor not included **PML Programmable Multi-Level** – Refer to PML specs sheet for details – Intended for downlight applications at 8' +(6) **P Photocell** – Refer to PML specs sheet for availability with PML options – Available with UL voltage only	**PML Programmable Multi-Level, up to 60' Mounting Height** – Refer to PML specs sheet for details – Intended for downlight applications at 8' +(6) **PML2 Programmable Multi-Level, 10-30' Mounting Height** – Refer to PML2 specs sheet for details – Intended for downlight applications at 10' +(6) **R NEMA® Photocell Receptacle** – Intended for downlight applications with maximum 20' mounting – Photocell by others – Refer to HL specs sheet for availability with HL options **40K 4000K Color Temperature** – Minimum 70 CRI – Color temperature per Luminaire Summary

[1] Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
14	158	1.32	0.77	0.68	0.62	0.47	0.35
16	179	1.49	0.87	0.77	0.68	0.53	0.39
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.42	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.46
14	232	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	95	0.78	0.46	0.40	0.36	0.27	0.20
06	136	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21based on LM-80 data and in-situ luminaire testing. Lumenex ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

WALL MOUNTED

PRODUCT INFORMATION

SYMBOL:	QTY:	LABEL:
	1	W

SEC-EDG-3M-WM-06-E-UL-XX-525-57K

	6	W1

SEC-EDG-4M-WM-06-E-UL-XX-525-57K

Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged cast aluminum with integral, weatherright LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting.

Performance Summary

Patented NanoOptic® Product Technology
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty[1], 10 years on luminaire/10 years on Colorfast DetaBuard® finish

[1] See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed

Bird Spikes
WM-BIRDSPIK

Beauty Plate
WM-PLT/32** – 12" (305mm) Square
WM-PLT/64** – 16" (406mm) Square
– Covers holes left by incumbent wall packs

Hand-Held Remote
XA-SENSREM
– For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

*Must specify color

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM			E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**	
SEC-EDG Area Luminaire	**2M** Type II Medium **2MB** Type II Medium w/BLS **3** Type III Short **3SB** Type III Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** 2C **04** 4C **06** 6C **08** 8C **10** 10C **12** 12C	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **347V** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA – Available with 20-02 LEDs **700** 700mA – Available with 20-02 LEDs	**DM 0-10V Dimming** – Comes standard – Refer to Dimming specs sheet for details – Can't exceed specified drive current **F Fuse** – Refer to PML specs sheet for availability with PML options – Available for U.S. applications only – Where code dictates fusing, use time delay fuse **HL Multi-Level** – Refer to HL specs sheet for details – Requires 2 wire control signals with 0* LED – Available only with 20-LEDs and UL voltage – May only be combined with P option with 525mA drive current – Not available with other options **P Photocell** – Must specify UL or 3V voltage **PML Programmable Multi-Level** – Refer to PML specs sheet for details – Intended for downlight applications with 0* LED **40K 4000K Color Temperature** – Minimum 70 CRI – Color temperature per Luminaire Summary

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

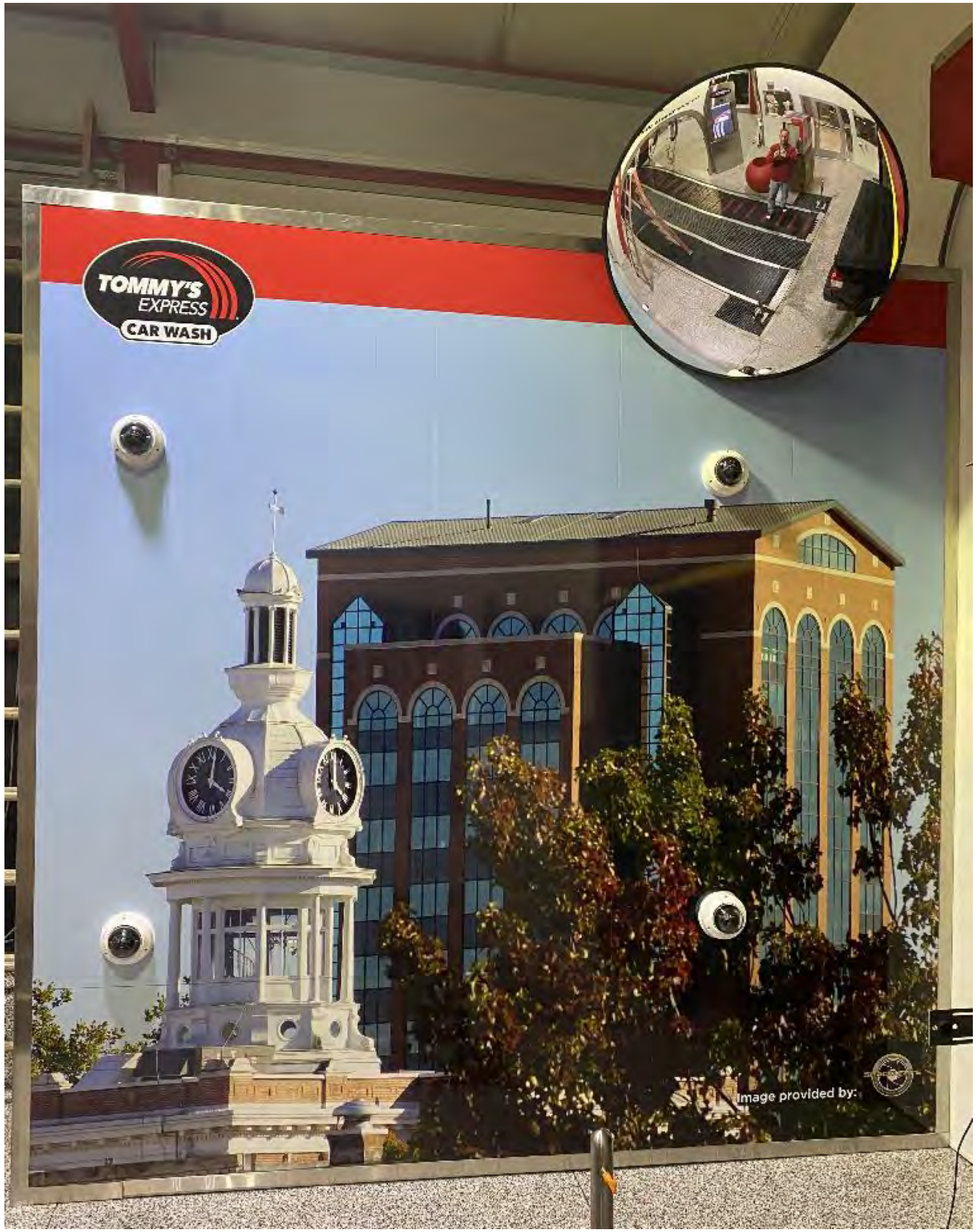
Cree Edge™ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21based on LM-80 data and in-situ luminaire testing. Lumenex ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated values based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

DLC REBATES
CREE WARRANTY INFO
ADDITIONAL PRODUCTS

For informational and illustration purposes only. All product, service and corporate names are the property of their respective owners. Product specifications and quantities may vary.
These documents are the property of Red Leonard Associates, Inc. Any use of these documents without the written consent of Jayme J. Leonard of Red Leonard Associates, Inc. is strictly prohibited.



TOMMY'S EXPRESS CAR WASH

Murfreesboro

Tommy’s Express national franchise flagship colors

Tommy’s Express Murfreesboro, TN Site #1 5313 Franklin Rd
EXACT SAME Proposed elevations for site #2 1810 Memorial Blvd.

Entrance Elevation

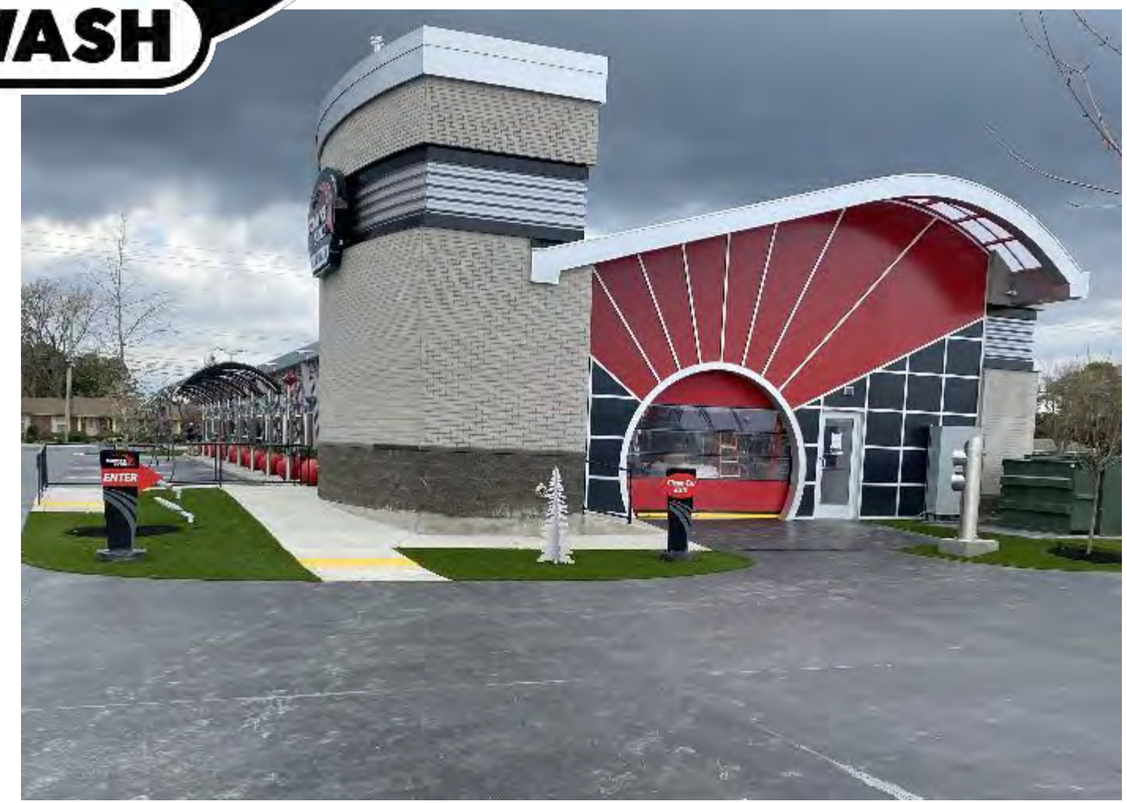
Tommy’s Express national franchise flagship colors

Tommy’s Express Murfreesboro, TN Site #1 5313 Franklin Rd
EXACT SAME Proposed elevations for site #2 1810 Memorial Blvd.

Pay Lane Side Elevation

TOMMY'S EXPRESS CAR WASH

Tommy's Express national franchise flagship colors



Tommy's Express Murfreesboro, TN Site #1 5313 Franklin Rd
EXACT SAME Proposed elevations for site #2 1810 Memorial Blvd.

Exit Elevation

Tommy’s Express national franchise flagship colors

Tommy’s Express Murfreesboro, TN Site #1 5313 Franklin Rd
EXACT SAME Proposed elevations for site #2 1810 Memorial Blvd.

Vacuum Side Elevation

Murfreesboro

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
May 20, 2020
PROJECT PLANNER: BRAD BARBEE

4.a. Valley Farms, Section 2 [2020-1009] preliminary plat for 32 lots on 6.52 acres zoned PUD in unincorporated Rutherford County and served as an outside the City sewer customer located along Red Barn Road and Pinyon Street, Valley Farms Group, LLC developer.

This is the preliminary plat review for the Valley Farms Subdivision, Section 2. The property is zoned PUD. The purpose of this plat is to create thirty-two lots of record and to record easements and right of way, as shown. 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
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Please add a purpose note.

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 NOTARY SIGNED DEVELOPER AGREEMENT FOR EXTENSION OF WATER SERVICE.
2. INCLUDE CUD SINGLE-FAMILY CLEAR SPACE DETAIL WITHIN CONSTRUCTION PLAN DETAIL SHEET(S).
3. SHOW ALL PROPOSED ELECTRIC ON PLANS.
4. ADJUST PROPOSED WATER LINE 5' OFF CENTER LINE ALONG TREE TOP LANE.
5. SHOW PROPOSED FIRE HYDRANT LOCATIONS (MUST MEET CITY OF MURFREESBORO HYDRANT SPACING REQUIREMENTS).

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. 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. MWRD must receive contract & surety prior to signing the plat.
3. Show driveway location on Plans & Plats.

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

1. Construction plans require approval of engineering staff separate from the planning commission review. A PFD of construction plans should be sent to the engineering point of contact for review.

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)
Brian Hardison, 615.893.3750, bhardison@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

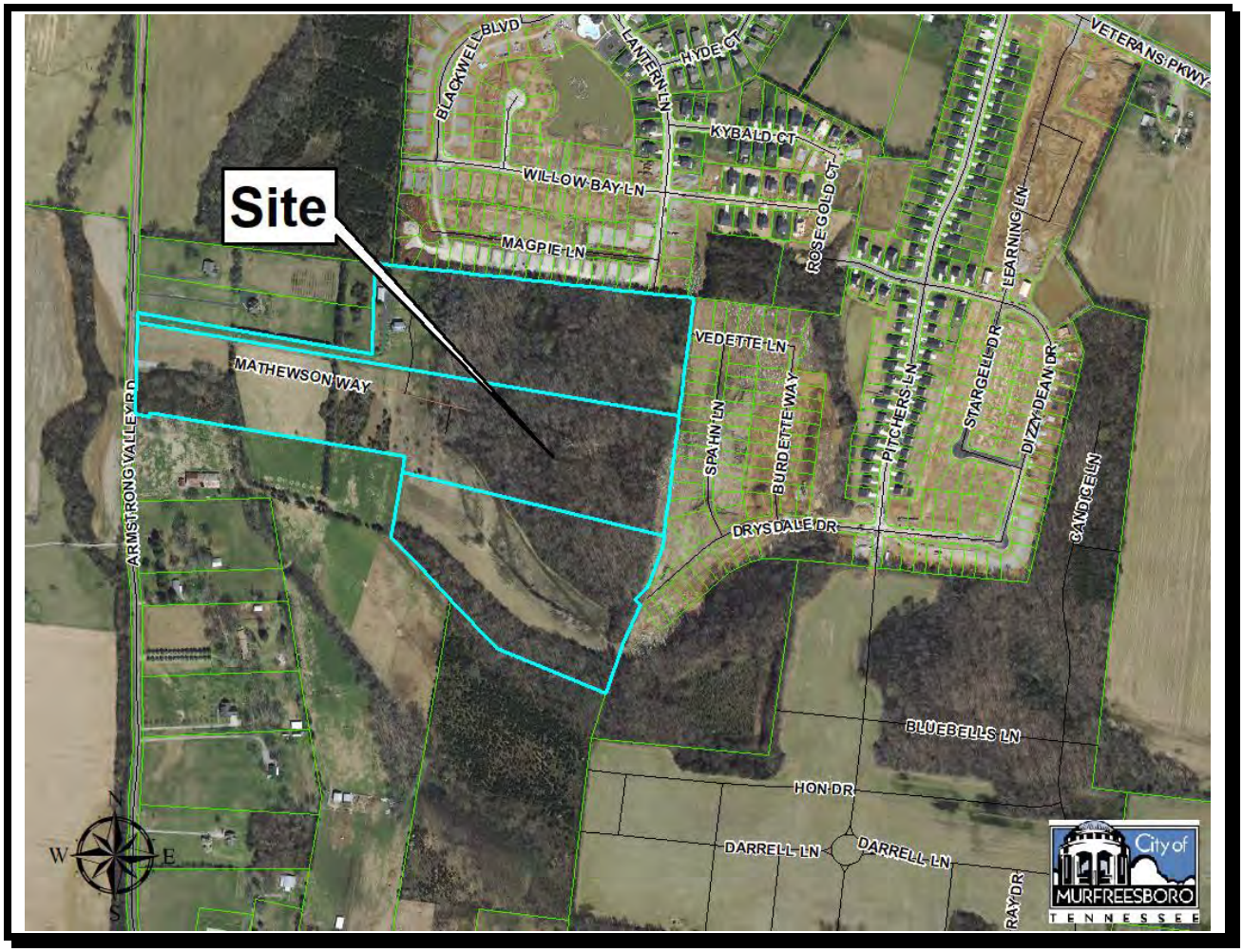
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
No comments.

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

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020
PROJECT PLANNER: JAFAR WARE

4.b. Westwind Reserve, Section 2 [2020-1008] preliminary plat for 45 lots on 10.6 acres zoned RS-6 located east of Armstrong Valley Road, Cornerstone Development developer. (Project Planner: Jafar Ware)

This is the preliminary plat review for 45 lots on 10.6 acres zoned RS-6. The purpose of this plat is to create a 45-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. No comments.

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. Add the following CUD water line notes to utility plan:
    a. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
    b. See CUD water plans for specific details and layout.
    c. All water main line taps are to be made by CUDRC.
    d. CUD water line technical specifications may be found at www.cudrc.com.
    e. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC "notice to proceed" from CUD before any water line construction commences.
    f. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.

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. MWRD must receive contract & surety prior to signing the plat.
4. Submit a copy of the final Electric Utility Plan to MWRD.

<u>Informational and Procedural Comments</u>

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

1. 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.
2. Every sheet of each plan set must be professionally stamped, signed, and dated by a registered Architect or Engineer per state law, including the stormwater study, front cover, by a professional engineer.
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. For 1+ acre sites, provide evidence of acquiring a State of TN Stormwater Permit.
    b. For 1+ acre sites, provide evidence of acquiring a State of TN Construction General Permit prior to construction commencement.

5. For 1+ acre developments, submit a stormwater pollution prevention plan (**SWPPP**) for the City Engineer's approval. Include provisions for EPSC with details in general compliance with TDEC's *Erosion and Sediment Control Handbook 4th Edition*.

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. Submit full set of plans to CUDengineering@cudrc.com for further review.
2. SHOW PROPOSED FIRE HYDRANT LOCATIONS (MUST MEET CITY OF MURFREESBORO HYDRANT SPACING REQUIREMENTS).
3. SHOW ENTIRE CUD CLEAR SPACE EASEMENT FOR EACH LOT.
4. SHOW ALL ELECTRIC TRANSFORMERS, BOXES, VAULTS AND LINES ON PLANS. (CUD RESERVES THE RIGHT FOR FURTHER REVIEW AND COMMENT ONCE ELECTRIC LINES HAVE BEEN ADDED TO PLANS).
5. CALL OUT 10'X10' CUD CLEAR SPACE EASEMENT (TYP.) ON PLANS.
6. CONFLICT WITH PROPOSED STORM AND WATER LINE NEAR LOTS 75-76, 91-92, 94-95, 98-99 AND 105-106. REVISE ACCORDINGLY.
7. ADD NOTE TO PLAN: MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SANITARY SEWERS AND WATER LINES.

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.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020
PROJECT PLANNER: JAFAR WARE

4.c. American Plumbing [2020-2031] final plat for 1 lot on 5.78 acres zoned H-I located along South Molloy Lane, Joseph Miller developer. (Project Planner: Jafar Ware)

This is the final plat review for the creation of 1 lot on 5.78 acres zoned H-I, located along South Molloy Lane. The purpose of this plat is to create 1 lot, 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. No Comments.

Engineering
Cey Chase-Aguzzi, 615.642.0583, cchaseaguzzi@murfreesborotn.gov

1. Provide 30ft of right of way dedication along frontage of South Molloy Lane.

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. 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. 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.

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 property lies in Zones X and AE, outside and inside 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.

Engineering
Cey Chase-Aguzzi, 615.642.0583, cchaseaguzzi@murfreesborotn.gov

1. No comments.

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
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. 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.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
May 20, 2020
PROJECT PLANNER: BRAD BARBEE

4.d. Harrison and Black, Lot 214 [2020-2028] final plat for 1 lot on 0.47 acres zoned RM-16 located along Fairview Avenue, Kurt E. and Rosemarie Blum developers.

This is the final plat review for Harris and Black, Lot 214. The property is zoned RM-16. The purpose of this plat is to resubdivide Lots 214 of the Harrison and Black Subdivision or Addition, Middle Tennessee State Normal Property, Murfreesboro, TN, as recorded in deed book 68, page 398, R.O.R.C., TN in order to create one lot of record. This plat also records easements, as shown. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.

Staff Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
No comments

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

1. MWRD must receive contract & surety prior to signing the plat.

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
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov
No Comments

Signage (Building and Codes)
Brian Hardison, 615.893.3750, bhardison@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

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
May 20, 2020
PROJECT PLANNER: BRAD BARBEE

4.e. Harrison and Black, Resubdivision of Lots 158 and 159 [2020-2030] final plat for 1 lot on 0.7 acres zoned RM-16 located along Crestland Avenue south of Division Street, Eric Blum developer.

This is the final plat review for Harrison and Black, Resubdivision of Lots 158 and 159. The property is zoned RM-16. The purpose of this plat is to combine lots 158 and 159 into one lot by abandoning the commons property line, and to record easements as shown. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.

Staff Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
No comments

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. 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 signing the plat.

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
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov
No Comments

Signage (Building and Codes)
Brian Hardison, 615.893.3750, bhardison@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.

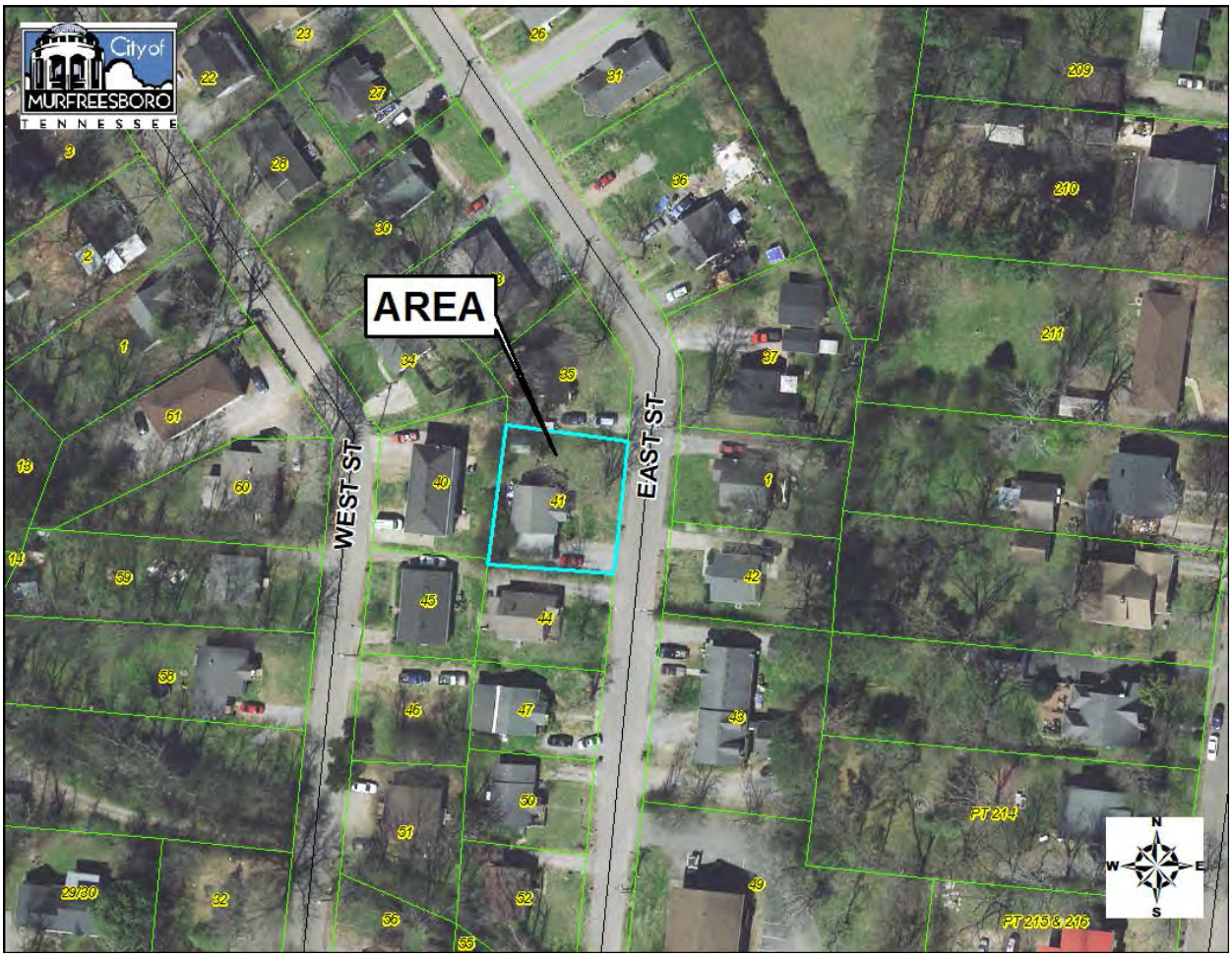
Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

No comments

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
May 20, 2020
PROJECT PLANNER: BRAD BARBEE

4.f. Parks and Holden Addition, Resubdivision of lot 41 [2020-2029] final plat for 1 lot on 0.17 acres zoned RM-16 located along East Street, Kurt E. and Rosemarie Blum developers.

This is the final plat review for Parks and Holden Addition, Resubdivision of lot 41. The property is zoned RM-16. The purpose of this plat is to resubdivide Lots 214 of the Harrison and Black Subdivision or Addition, Middle Tennessee State Normal Property, Murfreesboro, TN, as recorded in deed book 68, page 398, R.O.R.C., TN in order to create one lot of record. This plat also records easements, as shown. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



Staff Comments

Development Services – Planning
Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov
No comments

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

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
Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov
No Comments

Signage (Building and Codes)
Brian Hardison, 615.893.3750, bhardison@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.

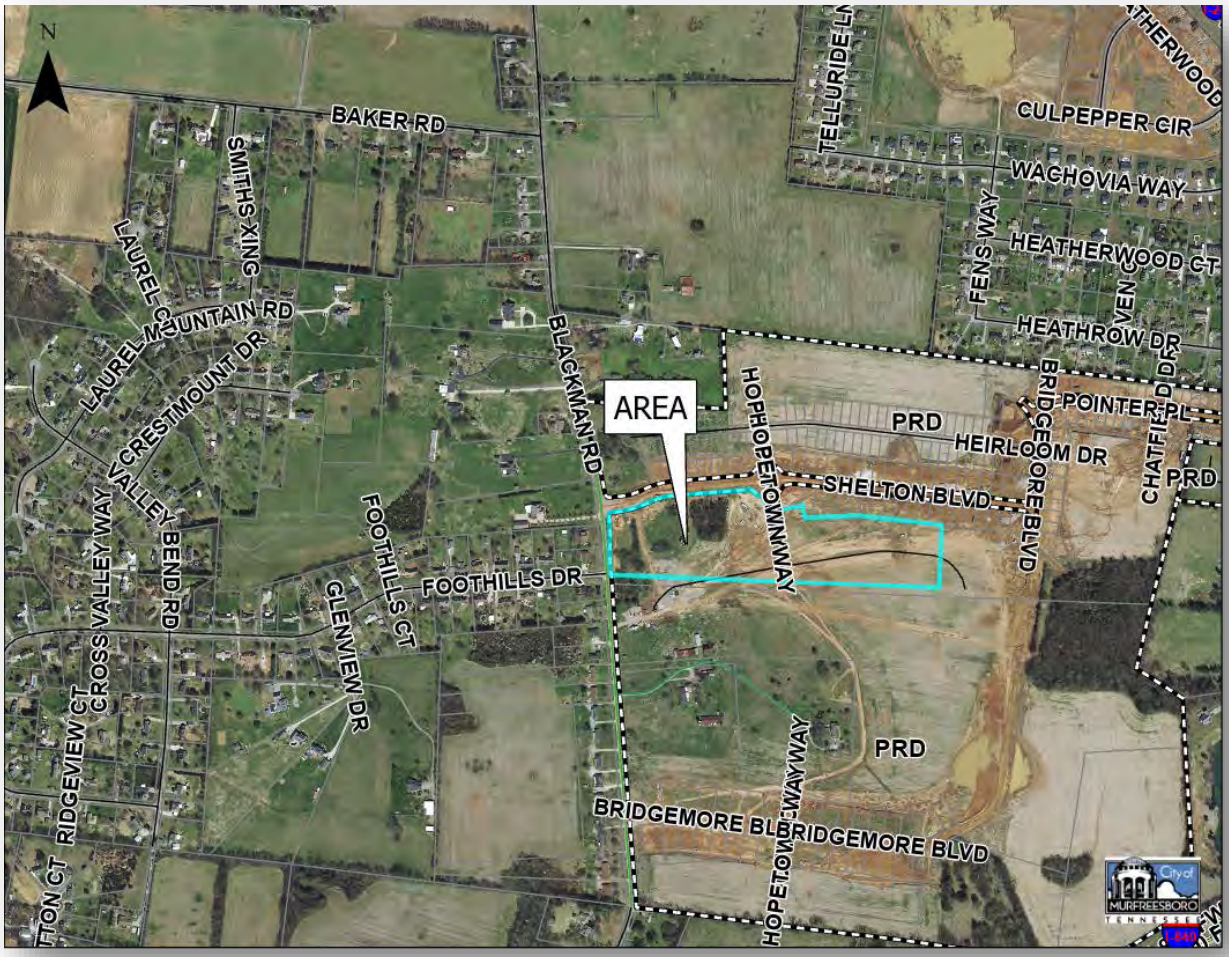
Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

No comments

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
May 20, 2020
PROJECT PLANNER: AUSTIN COOPER

4.g. Shelton Square Common Area/Amenity Lot [2020-2034] final plat for 1 lot on 7.35 acres zoned PRD located along Blackman Road and Shelton Boulevard, Shelton Square, LLC developer.

This is a final plat review for the Shelton Square subdivision located along Blackman Road and Shelton Boulevard. The property is zoned PRD. The purpose of this plat is to create 1 Amenity Lot 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) No Comments

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) 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.
2) 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 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

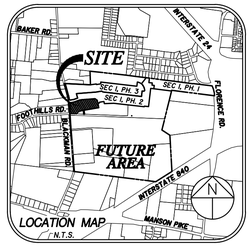
1) No Comments

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



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, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE

SHELTON SQUARE, LLC.
C/O BOB PARKS, OWNER

DEED REFERENCE:
MAP 78, PARCELS 15.01 & 15.12 &
MAP 71, PARCELS 41.02
RECORD BOOK 1502, PAGE 1241

#1

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC, INC.

DATE REGISTERED SURVEYOR

TENN. R.L.S. No.

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY WATER SERVICE JURISDICTION

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 OF RUTHERFORD COUNTY 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 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
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION ELECTRIC SERVICE JURISDICTION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

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

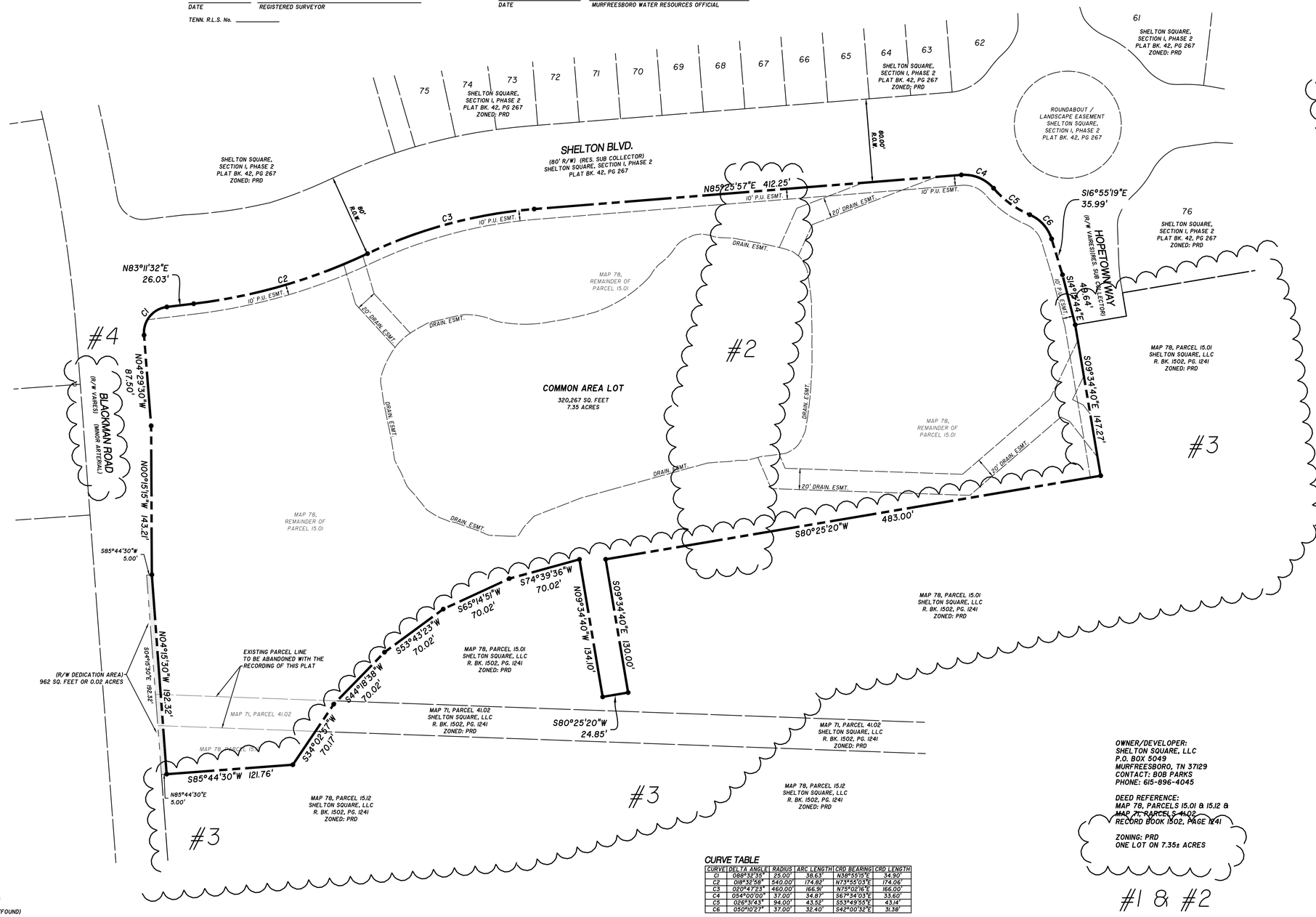
CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT 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

north

0 50 100 150
feet



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO RECORD ONE COMMON AREA LOT, DEDICATE RIGHT-OF-WAY AND RECORD EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0140 H, EFFECTIVE DATE JANUARY 5, 2007.
4. ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. SUBJECT PROPERTY IS ZONED PRD. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE SHOWN ON EACH LOT DETAIL.
8. THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
9. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
10. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
11. 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 HOME OWNER 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 HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
12. ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
13. THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
14. EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
15. A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
16. THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
17. 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.
18. THIS PROPERTY IS WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.

SPECIAL SITE NOTES:
1) CONSTRUCTION OF SIDEWALKS ADJACENT TO COMMON AREAS WILL BE THE RESPONSIBILITY OF DEVELOPER.

OWNER/DEVELOPER:
SHELTON SQUARE, LLC
P.O. BOX 5049
MURFREESBORO, TN 37129
CONTACT: BOB PARKS
PHONE: 615-896-4045

DEED REFERENCE:
MAP 78, PARCELS 15.01 & 15.12 &
MAP 71, PARCEL S 41.02
RECORD BOOK 1502, PAGE 1241

ZONING: PRD
ONE LOT ON 7.35± ACRES

#1 & #2

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	088°32'35"	25.00'	38.63'	N38°55'15"E	34.90'
C2	018°32'58"	540.00'	174.82'	N73°55'03"E	174.06'
C3	020°47'23"	460.00'	166.91'	N75°02'16"E	166.00'
C4	054°00'00"	37.00'	34.87'	S67°34'03"E	33.60'
C5	026°31'43"	94.00'	43.52'	S53°49'55"E	43.14'
C6	050°10'27"	37.00'	32.40'	S42°00'32"E	31.38'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)

#1 & #2

FINAL PLAT

COMMON AREA LOT
SHELTON SQUARE
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
7th CIVIL DISTRICT OF RUTHERFORD COUNTY

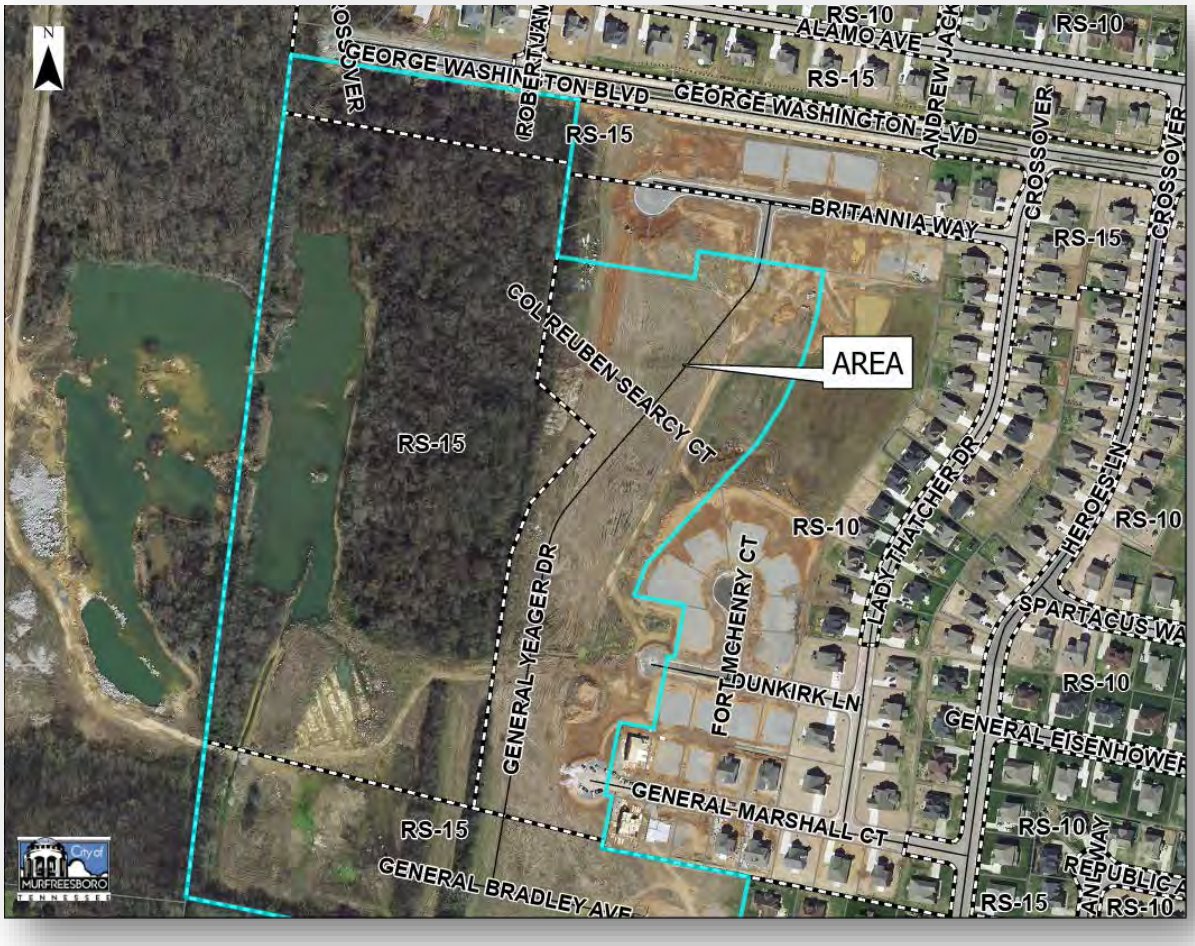
SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
15302	4/13/2020 REV: 5/04/2020	15302 AMENITIES PLAT	ATS	1" = 50'	1 OF 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
May 20, 2020
PROJECT PLANNER: AUSTIN COOPER

4.h. Liberty Valley, Section 7 [2020-2033] final plat for 24 lots on 8.18 acres zoned PRD located along General Yeager Drive, Liberty Heights, LLC developer.

This is a final plat review for the Liberty Valley subdivision located along General Yeager Drive. The property is zoned PRD. The purpose of this plat is to create 24 lots 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) No Comments

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

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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) 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.
2) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
3) 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) MWRD must receive surety prior to signing the plat.

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 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) 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
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

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, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE — RECORD BOOK 1482, PAGE 2980

LIBERTY HEIGHTS, L.P.
A TENNESSEE LIMITED PARTNERSHIP
BY: LIBERTY HEIGHTS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY,
GENERAL PARTNER
BY: HOWARD D. WALL, CHIEF MANAGER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC, INC. 5-1-20 David A. Parker

DATE — REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

DAVID A. PARKER — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2381 — 5-1-20

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (I) THAT 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 SEWER SYSTEMS

I HEREBY CERTIFY THAT: (I) 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 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
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY WATER SERVICE JURISDICTION

I HEREBY CERTIFY THAT: (I) 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 OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION ELECTRIC SERVICE JURISDICTION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE — MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

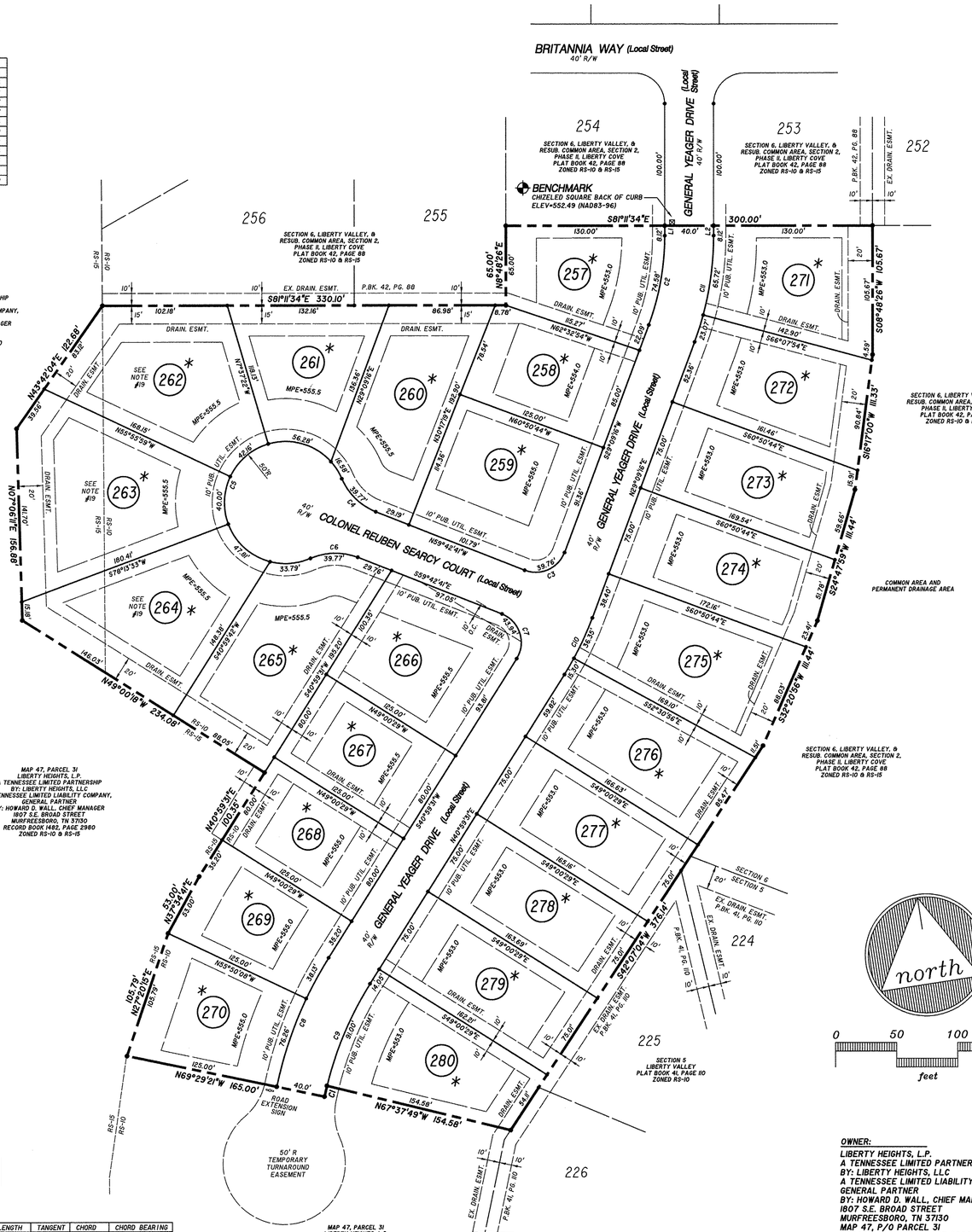
CERTIFICATE OF APPROVAL FOR RECORDING

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

LOT AREAS

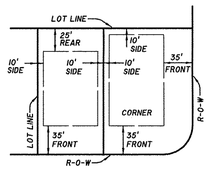
LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
257	10,562	0.242	269	10,070	0.231
258	10,316	0.237	270	11,171	0.256
259	14,442	0.332	271	12,268	0.282
260	13,635	0.313	272	12,488	0.287
261	10,835	0.249	273	12,483	0.287
262	16,124	0.370	274	12,893	0.296
263	18,701	0.429	275	14,825	0.340
264	15,893	0.365	276	13,446	0.309
265	15,645	0.359	277	12,442	0.286
266	13,815	0.317	278	12,332	0.283
267	10,000	0.230	279	12,221	0.281
268	10,000	0.230	280	12,653	0.290



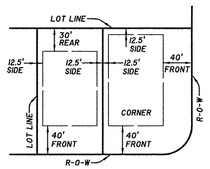
* REQUIRED MINIMUM BUILDING PAD ELEVATION

LOT NOS.	MIN. BLDG. PAD ELEV.	REASON
257,271-280	553.0	LOCAL DRAINAGE
259	554.0	LOCAL DRAINAGE
259,268-270	555.0	LOCAL DRAINAGE
260-267	555.5	LOCAL DRAINAGE

MINIMUM BUILDING PADS ON THESE LOTS ARE NOT WITHIN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA, BUT HAVE BEEN ESTABLISHED TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY LOCAL DRAINAGE SYSTEMS.



TYPICAL MINIMUM BUILDING SETBACKS FOR RS-10 ZONE LOTS 257-261, 265-280
N.T.S.



TYPICAL MINIMUM BUILDING SETBACKS FOR RS-15 ZONE LOTS 262-264
N.T.S.

LINE DATA

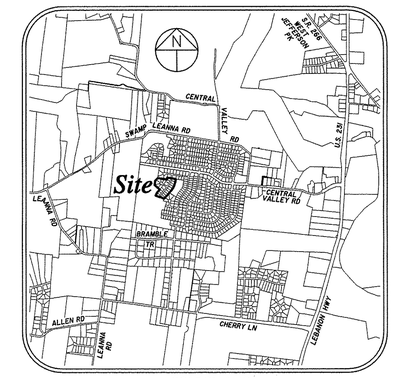
LINE	BEARING	DISTANCE
L1	S8°48'26"W	8.12'
L2	N8°48'26"E	8.12'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1°51'33"	280.00'	9.09'	4.54'	9.09'	S21°26'25"W
C2	20°20'50"	210.00'	74.58'	37.69'	74.19'	S18°58'51"W
C3	91°08'03"	25.00'	39.76'	25.50'	35.70'	S74°43'18"W
C4	45°34'23"	50.00'	39.77'	21.00'	38.73'	N36°55'29"W
C5	271°08'46"	50.00'	236.62'	49.01'	70.00'	S30°17'19"W
C6	45°34'23"	50.00'	39.77'	21.00'	38.73'	S82°29'52"E
C7	100°42'11"	25.00'	43.94'	30.17'	38.50'	S9°21'35"E
C8	20°28'52"	320.00'	114.39'	57.81'	113.78'	S30°45'05"W
C9	20°28'52"	280.00'	100.09'	50.59'	99.56'	N30°45'05"E
C10	11°50'14"	250.00'	51.65'	25.92'	51.56'	N55°04'23"E
C11	20°20'50"	250.00'	88.78'	44.86'	88.32'	N18°58'51"E

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 24 SINGLE FAMILY LOTS, TO DEDICATE PUBLIC R-O-W, AND TO ESTABLISH EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UGB02-025 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NOS. 47149C0034 H & 47149C0145 H. EFFECTIVE DATE JANUARY 5, 2007.
4. ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. PROPERTY IS ZONED RS-10 AND RS-15. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: RS-10: FRONT = 35 FT. / SIDE = 10 FT. / REAR = 25 FT. (LOTS 257-261, 265-280) RS-15: FRONT = 40 FT. / SIDE = 12.5 FT. / REAR = 30 FT. (LOTS 262-264) CORNER LOTS HAVE 2 FRONTS AND 2 SIDES.
8. SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
9. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
10. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MTEMC, NATURAL GAS COMPANIES, CONSOLIDATED UTILITY DISTRICT, AT&T, MURFREESBORO WATER & SEWER DEPT., CABLE TELEVISION SERVICES AND OTHERS.
11. 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 HOME OWNER 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 HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
12. ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
13. THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
14. EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
15. A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
16. ANY COMMON AREAS IN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LIBERTY VALLEY HOMEOWNERS ASSOCIATION TO MAINTAIN.
17. 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.
18. LOTS WITH MORE THAN 1 FOOT OF FILL WILL REQUIRE A GEOTECHNICAL REPORT SUBMITTED TO THE CITY PRIOR TO OBTAINING A BUILDING PERMIT.
19. LOTS 262, 263 & 264 WILL BE REGULATED AS RS-15, AS THESE LOTS ARE IN BOTH RS-10 AND RS-15 ZONES.

north

0 50 100 150
feet

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

OWNER:
LIBERTY HEIGHTS, L.P.
A TENNESSEE LIMITED PARTNERSHIP
BY: LIBERTY HEIGHTS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY,
GENERAL PARTNER
BY: HOWARD D. WALL, CHIEF MANAGER
1807 S.E. BROAD STREET
MURFREESBORO, TN 37130
MAP 47, P/O PARCEL 31
RECORD BOOK 1482, PAGE 2980

SITE DATA:
TOTAL AREA = 8.176 ACRES
AREA IN RIGHT-OF-WAY = 1.077 ACRES
AREA IN COMMON AREA = 0 ACRES
NO. OF LOTS = 24
ZONING = RS-10 (257-261, 265-280)
MINIMUM LOT SIZE = 10,000 SQ.FT.
ZONING = RS-15 (262-264)
MINIMUM LOT SIZE = 15,000 SQ.FT.

FINAL PLAT

SECTION 7
LIBERTY VALLEY
SUBDIVISION

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

SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 04-02-20 REV.: 04-30-20	FILE: LVSEC7PLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 50'	SHEET 1 OF 1
13430.87					

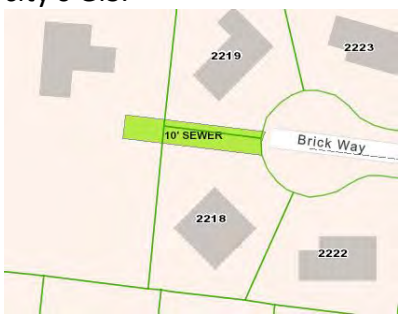
MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
May 20, 2020
PROJECT PLANNER: AUSTIN COOPER

4.i. Brick Way, Resubdivision of Lot 11 [2020-2026] final plat for 2 lots on 2.84 acres zoned RS-15 located along Pitts Lane, Peggy H. Moore developer. (Project Planner: Austin Cooper).

This is a final plat review for the Brick Way subdivision located along Pitts Lane. The property is zoned RS-15. The purpose of this plat is to create 2 lots 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) Remove building elements from the plat other than building footprints. **Remove concrete drive label**
2) Include 10' Public Utility Easement along Pitts lane.
3) Revise purpose note to read, "The purpose of this plat is to divide 1 lot of record into 2 and to record easements as shown." **I apologize, please include 2 "lots of record" in this.**
4) Label plat book and page numbers for all existing easements.
    a. The sanitary sewer easement at the rear of the property is not consistent with the city's GIS.
    b. 

    c. **This is how it shows up on the City's GIS. The discrepancy is the portion on lot 11 being extended further south than what is on GIS. Please advise.**
5) Please print the owner's names under their signature line in the Ownership and Dedication Signature Block. **Are there 2 owners? If there is not, please remove the second line and that states owner's signature.**

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

1) Right of way permit will be required prior to the issuance of any building permit for lot 12.
2) An open cut of Pitts lane will be required to serve lot 12 with utilities. Mill and overlay of Pitts Lane will be required.

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) Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.

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

<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 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

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.

_____ 2020 _____
Date Signed Peggy H. Moore

Record Book 40, Page 1121

_____
Owner's Signature

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 County Register of Deeds provided that it is so recorded within one year of this date.

_____ 2020 _____
Date Signed Secretary, Planning Commission

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.

_____ 2020 _____
Date Signed City Engineer

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.

_____ 2020 _____
Date Signed 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 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.

_____ 2020 _____
Date Signed Murfreesboro Water Resources Official

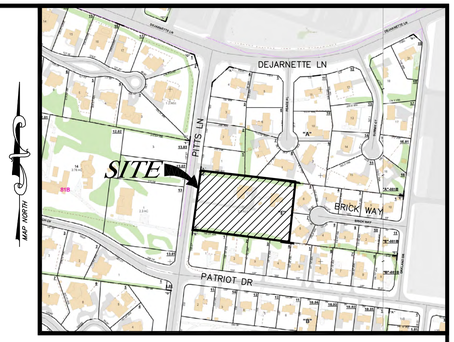
CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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.

_____ 2020 _____
Date Signed Murfreesboro Electric Department Official

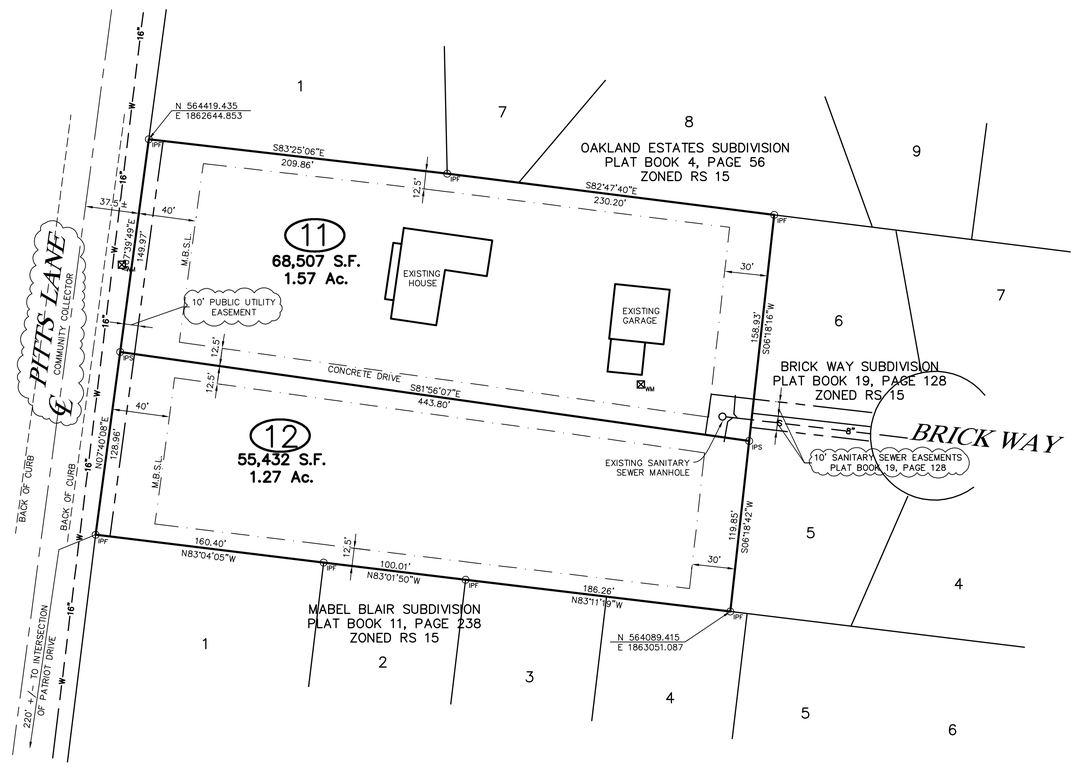
LEGEND

- Power Pole
- Guy Wire Anchor
- Existing Fire Hydrant
- Telephone Box
- Electric Box
- Gate Valve & Box
- Cable Box
- Antenna
- Overhead Electric Line
- Overhead Telephone Line
- Existing Gas Line
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Manhole
- Blowoff Hydrant
- Property Line or Right-Of-Way Line
- Roadway Centerline
- Easement Line
- Minimum Building Setback Line
- IPS Iron Pin Set
- IPF Iron Pin Found
- Railroad Spike
- Fence
- Survey Point
- Nail
- Conc. Marker Found
- Soil Site Stake



LOCATION MAP

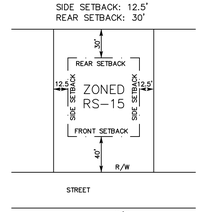
N.T.S.



PLAT NOTES

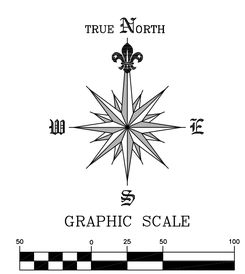
1. The purpose of this plat is to divide 1 lot of record into 2 and to record easements as shown.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more 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.
3. 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.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. This parcel is not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Panel No. 470168 0163 H, Dated 1/5/2007. Zones X
6. This survey was performed using a Real Time Kinematics (RTK) Global Positioning System (GPS). This is a dual frequency Topcon GR-5 survey grade system with a horizontal accuracy of 10mm+1ppmxD and vertical accuracy of 15mm+1ppmxD. Horizontal Datum = NAD 1983 Vertical Datum = NAVD 1988
7. 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 constructed by the the subdivision developer.
8. No fill material, rubbish, or building may be placed in any natural drainage way, such as stream beds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
9. Lots 11 & 12 will be served by existing public sewer system in the Brickway Subdivision.
10. 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.
11. 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.
12. The recording of this plat voids, vacates and supercedes the recording of Lot 11, Brick Way Subdivision as recorded in Plat Book 19, Page 128. All other information on said plat remains the same.
13. A right of way permit will be required prior to the issuance of any building permit for Lot 12.
14. An open cut of Pitts Lane will be required to serve Lot 12 with utilities. Mill and overlay of Pitts Lane will be required.
15. 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.
16. 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.

ZONING: RS-15
FRONT SETBACK: 40'
SIDE SETBACK: 12.5'
REAR SETBACK: 30'



TYPICAL BUILDING SETBACK DETAIL

N.T.S.



OWNER: PEGGY H. MOORE
ADDRESS: 2564 PITTS LANE
MURFREESBORO, TN. 37130
RECORD BOOK: 40, PAGE: 1121
TAX MAP: 81B, GROUP: E, PARCEL: 6.00

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

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.

MICHAEL C. ROBERTS
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
TENNESSEE No. 2064
3/30/20

203 High Point Lane
Woodbury, TN 37190
mroberts@DTCcom.net
ROBERTS LAND SURVEYING
Work: (615) 563-1462
Mobile: (615) 653-6163
Fax: (615) 563-7917

FINAL PLAT

BRICK WAY SUBDIVISION

RESUBDIVISION OF LOT 11

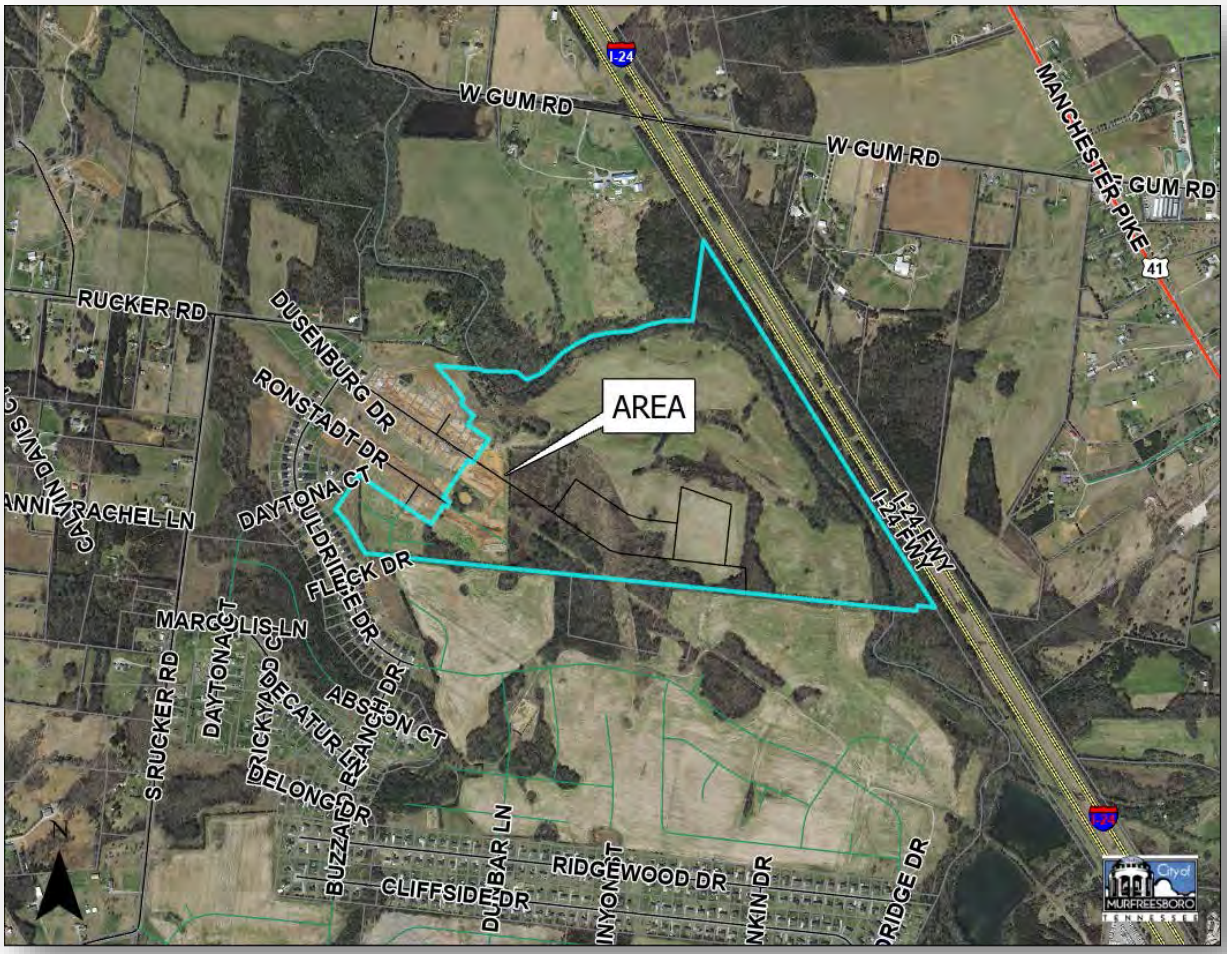
21ST CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

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

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
May 20, 2020
PROJECT PLANNER: AUSTIN COOPER

4.j. Buchanan Estates, Section 8, Phase 1 [2020-2032] final plat for 51 lots on 33.63 acres zoned RM in the unincorporated County and served as an outside of the City sewer customer located along Dusenburg Drive and Volta Road, Jones Construction Co. developer.

This is a final plat review for the Buchanan Estates subdivision located along Dusenburg Drive and Volta Road. The property is zoned PRD. The purpose of this plat is to create 1 Amenity Lot 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) Increase the side and rear setbacks to 12.5' and 30' respectively to reflect the City's RS-15 zoning district. **There is a side setback that remains at 10' on the TBSD**
2) In the ownership block, move the title of the signatory and the company under the name. **Please reference H. Allen Jones' title in reference to Jones Construction Company.**

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) 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.
2) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
3) 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) Property is within the Buchanan/ Elam assessment district. Add this note to the plat.
2) MWRD must receive surety prior to signing the plat.

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) 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

A PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149, PANEL NO. 0402 H & 401 H, ZONE: X & AE, DATED: 01/05/07.

Plat Notes:

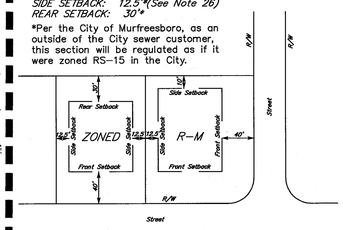
1. The purpose of this plat is to create 51 residential lots in Rutherford County to be served by The City of Murfreesboro as outside the City sewer customers and to record easements and rights-of-way as shown.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that 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.
3. 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.
4. 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.
5. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
6. This survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #G11-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
7. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
8. 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.
9. 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.
10. No work within or adjacent to the Right-of-Way of the Colonial Pipeline Company and/or Tennessee Valley Authority without the prior approval of Colonial Pipeline Co. and/or Tennessee Valley Authority.
11. Any apparent sinkholes shall be subjected to an investigation and the preparation of a plan of remedial action by a geotechnical engineer registered in the State of Tennessee.
13. Per the Rutherford County Regional Planning Commission (RCRPC) a Homeowners Association (HOA) will be required. The HOA documents shall include language that the HOA will be responsible for the perpetual maintenance of all common areas. HOA documents are recorded in Record Book_____, Page_____
14. Per the City of Murfreesboro, public infrastructure except final asphalt must be accepted by City prior to placement into warranty period and signing the final plat.
15. Per the City of Murfreesboro, an engineer's certification will be required for public infrastructure and stormwater facilities at the final plat.
16. Per the City of Murfreesboro, as with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of the permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.
17. Per the City of Murfreesboro, 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.
18. Per the City of Murfreesboro, 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.
19. Per the City of Murfreesboro, new development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards.
20. Per the City of Murfreesboro, 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.
21. Water service (domestic, fire, and/or irrigation) is provided by CUDRC.Developer to submit a signed CUD Developer's Agreement to CUD's Engineering Office. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUD prior to the start of any water line construction.
22. Per RCRPC, the United States Postal Service mail kiosk must be constructed and inspected prior to any release of lots for building permits.
23. Per RCRPC, any lot with greater than 2' of fill material will require a certified geotechnical compaction letter.
24. Per RCRPC, repair or maintenance of any improvements (ie. driveways, landscaping, utility lines, retaining walls, mailboxes, etc.) located in a drainage easement due to ditch of culvert maintenance repairs is the responsibility of the property owner.
25. Per RCRPC, the common areas shall be maintained by the Buchanan Estates Section VIII Homeowners association. A Long-Term Maintenance Agreement is recorded in Record Book _____ Page _____
26. The applicable zoning ordinance allows for an alternate setback of 1.5 times the required side yard setback (15') for one street frontage on corner lots provided a rear setbacks provided opposite the normal front setback on the other street frontage.
27. Per the City of Murfreesboro, this property is within the Buchanan/ Elam assessment district.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°52'58"E	8.39'
L2	S55°52'58"E	5.03'
L3	N34°06'59"E	25.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90°00'03'	25.00'	39.27'	35.36'	S79°07'00"W
C2	41°24'48'	50.00'	36.14'	35.36'	S13°24'38"W
C3	17°34'04'	50.00'	15.33'	15.27'	S1°29'16"W
C4	58°54'51'	50.00'	51.41'	49.18'	S39°43'44"W
C5	54°30'38'	50.00'	47.57'	45.79'	N83°33'34"W
C6	42°00'59'	50.00'	36.67'	35.85'	N35°17'48"W
C7	41°35'39'	50.00'	36.30'	35.51'	N35°05'09"W
C8	5°58'12'	275.00'	28.65'	28.64'	S58°52'04"E
C9	5°58'12'	325.00'	33.86'	33.85'	S58°52'04"E
C10	90°00'00'	25.00'	39.27'	35.36'	N79°07'02"E
C11	89°59'57'	25.00'	39.27'	35.36'	N10°53'00"W
C12	3°56'36'	275.00'	18.93'	18.92'	N57°51'16"W
C13	24°05'47'	275.00'	115.65'	114.80'	N71°52'27"W
C14	16°56'45'	325.00'	96.12'	95.77'	S75°26'59"E
C15	11°05'38'	325.00'	62.93'	62.83'	S61°29'47"E

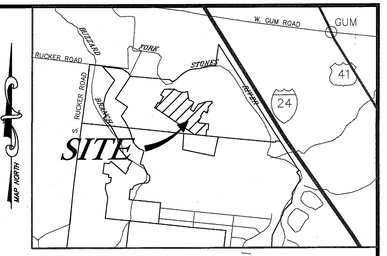
County
ZONING: R-M
(Medium Density Residential)
FRONT SETBACK: 40'
SIDE SETBACK: 12.5'*(See Note 26)
REAR SETBACK: 30'*

*Per the City of Murfreesboro, as an outside of the City sewer customer, this section will be regulated as if it were zoned RS-15 in the City.



TYPICAL BUILDING SETBACK DETAILS
N.T.S.

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.



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 — H. Allen Jones, Jones Construction Company

Record Book 1476, Page 3605

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Road Commissioner or the County Engineer.

5/4/2020 — Date

Phillip G. Chapman, Tenn. R.L.S. No. 2007

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, 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 County Registrar.

Date — SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for 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 Registrar of Deeds provided that it is so recorded within one year of this date.

Date — SECRETARY, PLANNING COMMISSION

Certificate of Electric

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

Date — M.T.E.M.C. Official

Certificate of Water Service

I hereby certify that the subdivision plat entitled "Section VIII –Phase I Buchanan Estates" has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRC) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District of Rutherford County (CUDRC) specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

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 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 Resourses Official

51 Residential Lots
+ 2 Common Areas
= 33.6.32 Acres

50' 0 50'

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

OWNER/DEVELOPER:JONES CONSTRUCTION CO. ADDRESS: 1925 SE BROAD STREET MURFREESBORO, TN 37130

TAX MAP 150, PART OF PARCEL 30.00
RECORD BOOK 1476, PAGE 3605

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

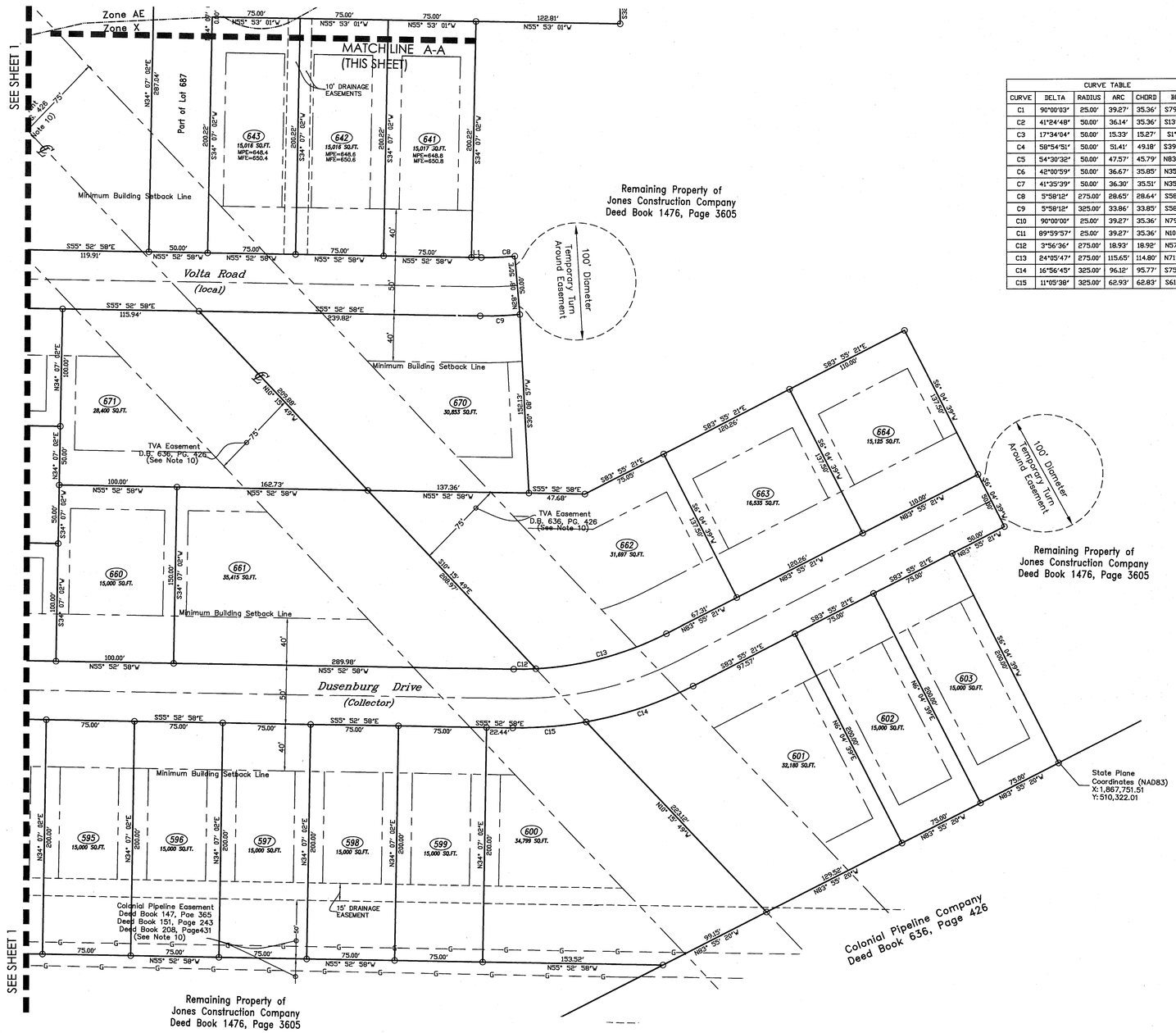
PHILLIP G. CHAPMAN
REGISTERED
LAND SURVEYOR
No. 2007
STATE OF TENNESSEE
TENNESSEE No. 2007
5/4/2020

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

FINAL PLAT
SECTION VIII-PHASE I
BUCHANAN ESTATES

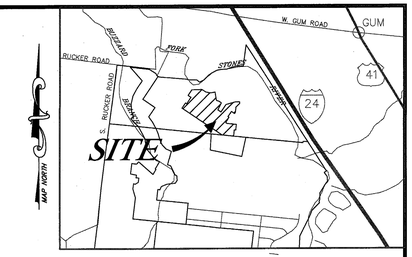
18TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

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

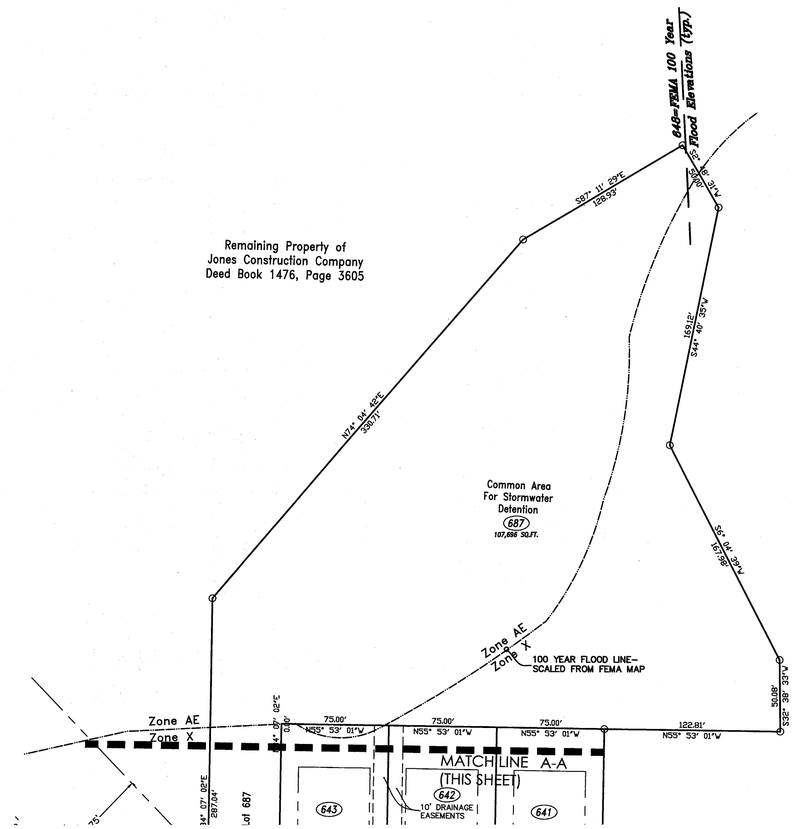


CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90°00'03'	25.00'	39.27'	35.36'	S79°07'00"W
C2	41°24'48'	50.00'	36.14'	35.36'	S13°24'38"W
C3	17°34'04'	50.00'	15.33'	15.27'	S1°29'16"W
C4	58°54'51'	50.00'	51.41'	49.18'	S39°43'44"W
C5	54°30'32'	50.00'	47.57'	45.79'	N83°33'34"W
C6	42°00'59'	50.00'	36.67'	35.85'	N35°17'48"W
C7	41°35'39'	50.00'	36.30'	35.51'	N35°05'09"W
C8	5°58'12'	275.00'	28.65'	28.64'	S58°52'04"E
C9	5°58'12'	325.00'	33.86'	33.85'	S58°52'04"E
C10	90°00'00'	25.00'	39.27'	35.36'	N79°07'02"E
C11	89°59'57'	25.00'	39.27'	35.36'	N10°53'00"W
C12	3°56'36'	275.00'	18.93'	18.92'	N57°51'16"W
C13	24°05'47'	275.00'	115.65'	114.80'	N71°52'27"W
C14	16°56'45'	325.00'	96.12'	95.77'	S75°26'59"E
C15	11°05'38'	325.00'	62.93'	62.83'	S61°25'47"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°52'58"E	8.39'
L2	S55°52'58"E	5.03'
L3	N34°06'59"E	25.00'

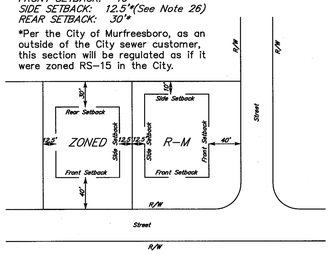


LOCATION MAP
N.T.S.

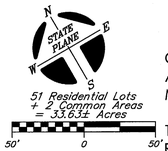


County
ZONING: R-M
(Medium Density Residential)
FRONT SETBACK: 40'
SIDE SETBACK: 12.5'*(See Note 26)
REAR SETBACK: 30'*

*Per the City of Murfreesboro, as an outside of the City sewer customer, this section will be regulated as if it were zoned RS-15 in the City.



TYPICAL BUILDING SETBACK DETAILS
N.T.S.



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

OWNER/DEVELOPER:JONES CONSTRUCTION CO.
ADDRESS: 1925 SE BROAD STREET
MURFREESBORO, TN 37130

TAX MAP 150, PART OF PARCEL 30.00
RECORD BOOK 1476, PAGE 3605

A PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149, PANEL NO. 0402 H & 401 H, ZONE: X & AE, 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.

PHILIP G. CHAPPELL
REGISTERED LAND SURVEYOR
COMMISSION
TENNESSEE No. 2007
5/11/2020

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 VIII-PHASE I
BUCHANAN ESTATES

18TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

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

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2019
Project Planner, Marina Rush

4.k Warrior Drive Self-Storage, Phases 1 and 2 [2019-3030] site plan for 41,900 ft^2 storage facility on 4.6 acres zoned CH located along Warrior Drive south of New Salem Highway, Stuart Conway developer.

This is a site plan review for 41,900 square feet for single-story self-storage buildings located along Warrior Drive and south of New Salem Highway. The property is zoned CH, which allows self-storage uses, and is 4.6 acres in size. Access is via Warrior Drive. The buildings are single story, brick and metal roll-up doors. Doors primarily face internal and landscaping along the perimeter and within the site will screen views. This review is for Phases 1 and 2 only and does not include Phase 3 noted on the site plan. Staff recommends that any approval of this site plan be made subject to all staff comments.

Staff Comments

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

1. Because Warrior Drive does not have curbs and gutters, fees in lieu construction of sidewalks along Warrior Drive can be made for sidewalks.
2. Building elevations shall be stamped and signed by an architect registered in Tennessee, shall be 24 x 36 sheet size, and shall be drawn to scale with colors and materials noted. Elevation plan sheets shall be stapled to the plan set.
3. Provide actual building color, manufacture number. Color section should be darker tones and not light or brighter tones. Light Reflective Value (LRV) 45 or less is preferred.
4. A final plat to create this lot must be reviewed prior to the issuance of a building permit and must be recorder prior to the issuance of a Certificate of Occupancy.
5. All landscaping features, including hardscape, furniture, etc. shall be operational and maintained in a well-kept manner. (Informational comment)
6. Property signs require a separate application and permit through the Murfreesboro Building and Codes Department. (Informational comment)
7. The City of Murfreesboro will not provide solid waste service to this commercial property. (Informational comment)
8. 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. (Informational comment)

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. 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)
Brian Hardison, 615.893.3750, bhardison@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 will be required for the site.
2. Show turn radius template for fire department apparatus through site. IFC 503
3. Gates must open on the "yelp" mode for fire department and emergency access. IFC 503
4. Water lines servicing fire hydrants must be in place and operational prior to

bringing combustibles on site.

5. Contact 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. 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. 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 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.
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.
12. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
13. Light Poles must be outsides sewer easement.

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 XAE, inside 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. Warrior Drive is shown on the Major Transportation Plan for future widening to three lanes. Ensure that adequate right-of-way exists along the lot's frontage to accommodate future widening.
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. All roadway improvements for Warrior Drive require the approval of Public Infrastructure Engineering prior to the issuance of the building permit.
2. City Right of Way permit and surety will be required prior to any work beginning in the right of way.
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 Land Disturbance Permit 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 Resources 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.

WARRIOR DRIVE SELF STORAGE

Murfreesboro, Tennessee

PROPOSED USE: SELF-SERVICE STORAGE FACILITY

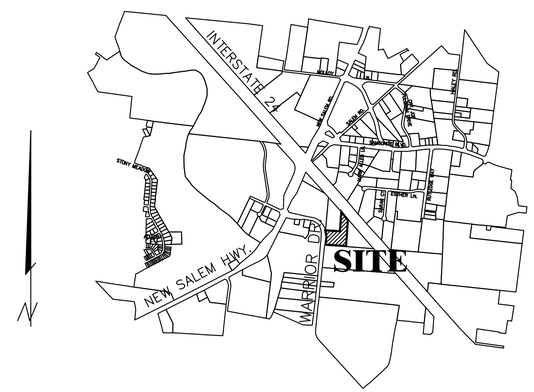
PARKING SPACES REQUIRED:
1 FOR EACH 5,000 SQUARE FEET OF F.A. OR 5 SPACES, WHICHEVER IS GREATER, PLUS 2 SPACES FOR ANY ACCESSORY DWELLING UNIT PROVIDED ON-SITE; THESE SPACES SHALL NOT BE UTILIZED FOR STORAGE OF BOATS, TRAILERS, RVS, OR NON-DRIVABLE MOTOR VEHICLES, AND IF SUCH SHALL BE ALLOWED ON-SITE A SEPARATE AREA SHALL BE PROVIDED. (NO DWELLING UNIT OR OUTSIDE STORAGE)
= 41,500 S.F. / 5000 = 8 SPACES + 1 H.C.

PARKING SPACES PROVIDED: 8 SPACES + 1 H.C.

BUILDING HEIGHT: 39'-4"

INDEX

SHEET	DESCRIPTION
	COVER SHEET
	NOTES SHEET
1	EXISTING CONDITIONS
2A	SITE LAYOUT PLAN
2A	ROADWAY IMPROVEMENTS PLAN
3	UTILITIES PLAN
4	CONSTRUCTION FACILITIES PLAN
5	GRADING & DRAINAGE PLAN
6A	LANDSCAPING PLAN
6B	IRRIGATION AREAS PLAN
7	OPEN SPACE PLAN
8	LIGHTING PLAN
9A	DETAILS
9B	DETAILS
9C	DETAILS
	PHOTOMETRIC PLAN & DETAILS
	FIRE TRUCK TEMPLATE
	GARBAGE TRUCK TEMPLATE



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 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.

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. A SEPARATE R.O.W. EXCAVATION PERMIT ISSUED AT THE STREET DEPARTMENT WILL BE REQUIRED FOR ANY EXCAVATION OR CONSTRUCTION IN THE PUBLIC R.O.W.
4. MAIN LINE WATER TAPS WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.
5. THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
6. CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
7. ROADS SHALL BE BROUGHT TO SUBGRADE PRIOR TO WATER & SEWER INSTALLATION.

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

NOTE: DEVELOPER TO PAY FEES IN LIEU OF CONSTRUCTION OF SIDEWALK ALONG WARRIOR DRIVE.

NOTE: TRAVEL LANES SHIFTED TO THE EXISTING SHOULDER WILL NEED TO BE UPGRADED TO A FULL-DEPTH PAVEMENT SECTION.

MILL AND OVERLAY ENTIRE LENGTH (APPX. 410'±). SHOULDERS MUST BE FULL-DEPTH PAVEMENT SECTION.

NOTE: CITY OF MURFREESBORO WILL NOT PROVIDE SOLID WASTE SERVICE TO THIS COMMERCIAL PROPERTY.

IMPERVIOUS AREA BY PHASE:

	PHASE I	PHASE II
BUILDINGS:	21,950 S.F.±	19,950 S.F.±
ASPHALT PAVING:	39,410 S.F.±	11,887 S.F.±
SIDEWALKS:	2,233 S.F.±	50 S.F.±

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 LANDSCAPE ELEMENT(S) (TREE, SHRUBS, ETC.)

#	DATE	REVISION DESCRIPTION
1	03/05/19	ADDRESSED CITY STAFF COMMENTS
2	11/22/19	ADDRESSED OWNER'S COMMENTS
3	04/15/20	RESUBMITTED FOR CITY STAFF REVIEW
4	05/05/20	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.

FOR REVIEW ONLY.

NOT FOR CONSTRUCTION.

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

SITE LAYOUT PLAN

WARRIOR DRIVE SELF-STORAGE

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: FEBRUARY, 2019 | *SCALE 1"=50'* | *SH. 2A OF 9*

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

ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 0'
REAR SETBACK: 20'

DEVELOPER: STUART CONWAY
ADDRESS: 3422 LAWNCREST COVE
MURFREESBORO, TN 37129
TAX MAP 102, PARCEL 40.03

FLOOD MAP PANEL: 470168 0260 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

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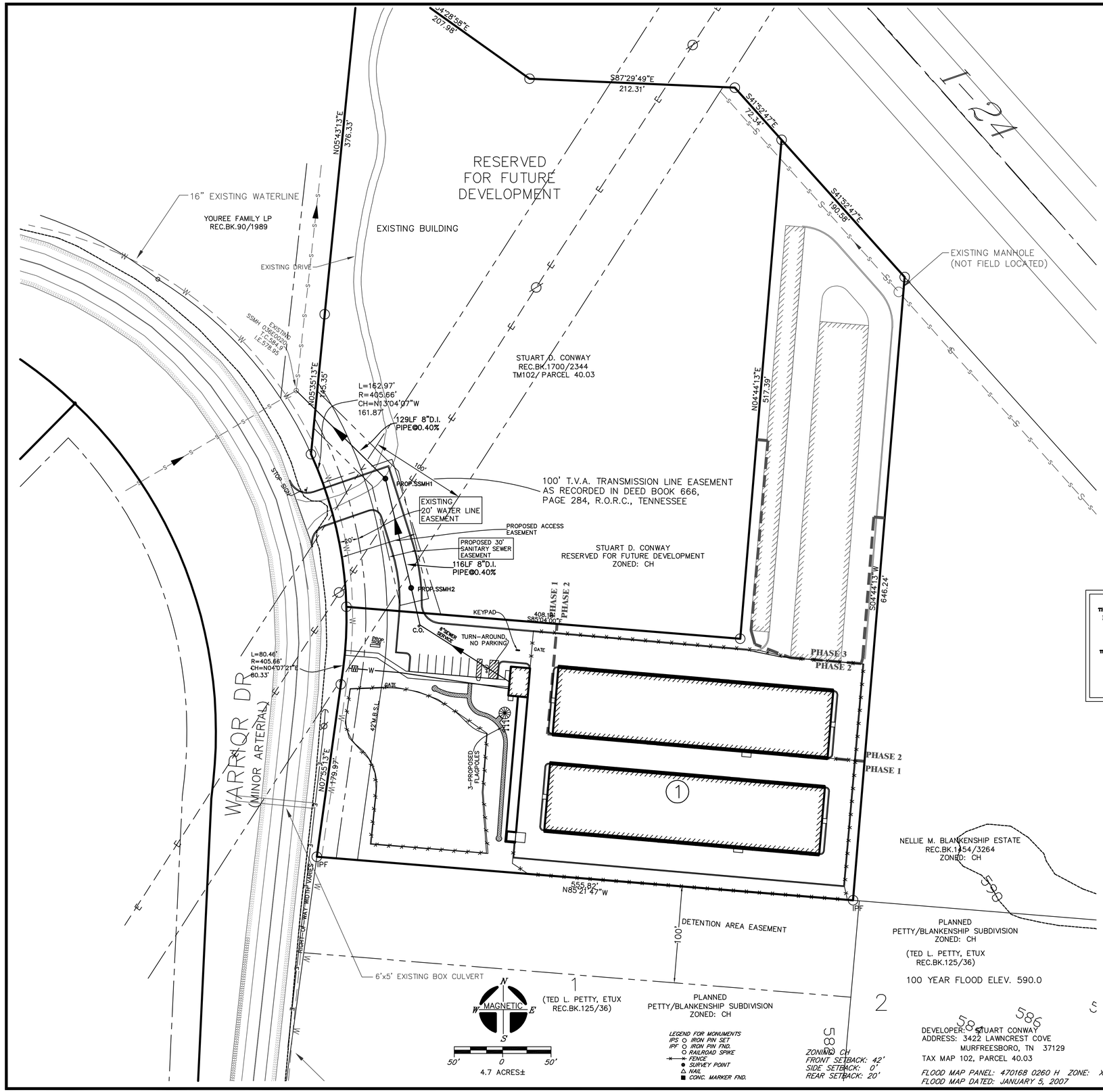

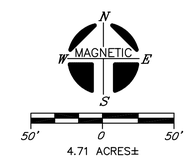

APPROVED FOR CONSTRUCTION

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 RESOURCES DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL DATE _____

APPROVAL EXPIRES IN 12 MONTHS

BY _____

1. Complete specifications for the sewer lines, "Sewer Line Specifications and Drawings", March 2014 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at http://www.murfreesboro.gov/index.aspx?NID=284

2. Sewer construction must be in accordance with all MWSD specifications and drawings.

3. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.

4. 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.

5. Regarding the sanitary sewer, the M.P.E. must extend to the edge of the curb and be verified prior to acceptance of the project. For corner lots the M.P.E. only has to extend to the side of the lot which has the sewer service.

6. Trench check dams, as called out in the MWSD Specifications, are to be installed at the discretion of the Water & Sewer Department.

7. The existing sewer mains and/or manholes must be (tested / televised) before and after construction. Should the sewer not be (tested / televised) prior to construction any defects found after construction will be the responsibility of the contractor to repair at his or her expense.

8. All proposed manholes must be wrapped in a Conseal, or an approved equal, 12" minimum water and soil barrier wrap at each manhole section joint and at any other manhole component as directed by MWSD.

9. No more than 25 percent of the dollar amount of the Contract may be awarded to subcontractors

10. 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.

11. 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.

12. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848–3200.

13. 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.

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 LANDSCAPE ELEMENT(S) (TREE, SHRUBS, ETC.)

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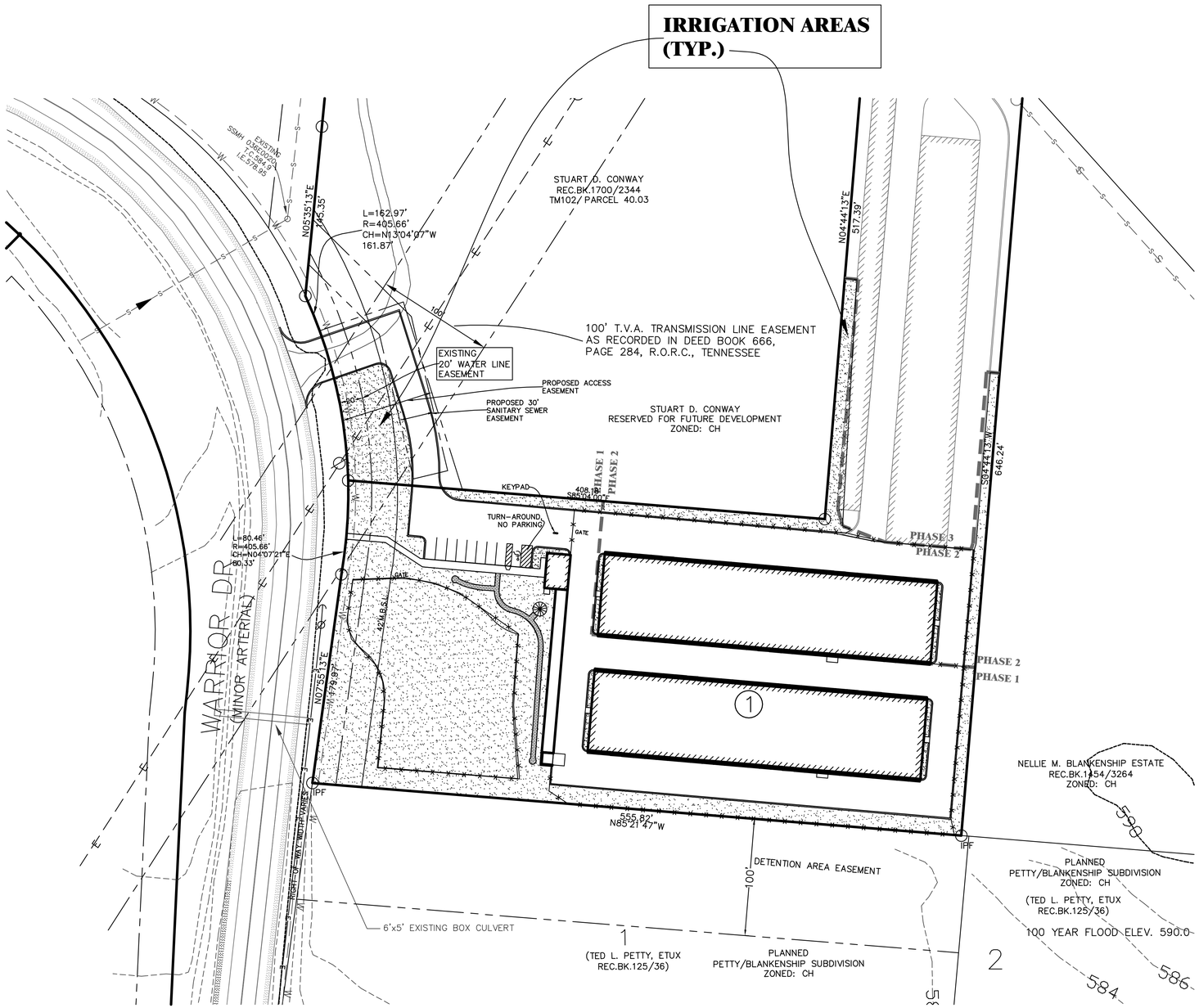
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 – 4084, FAX: (615)893 – 0080

UTILITIES PLAN

WARRIOR DRIVE SELF–STORAGE

13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: FEBRUARY, 2019 | *SCALE 1"=50'* | *SH. 3 OF 9*



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

ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 0'
REAR SETBACK: 20'

DEVELOPER: STUART CONWAY
ADDRESS: 3422 LAWNCREST COVE
MURFREESBORO, TN 37129
TAX MAP 102, PARCEL 40.03

FLOOD MAP PANEL: 470168 0260 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

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

#	DATE	REVISION DESCRIPTION
1	03/05/19	ADDRESSED CITY STAFF COMMENTS
2	11/22/19	ADDRESSED OWNER'S COMMENTS
3	04/15/20	RESUBMITTED FOR CITY STAFF REVIEW
4	05/05/20	ADDRESSED CITY STAFF COMMENTS

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

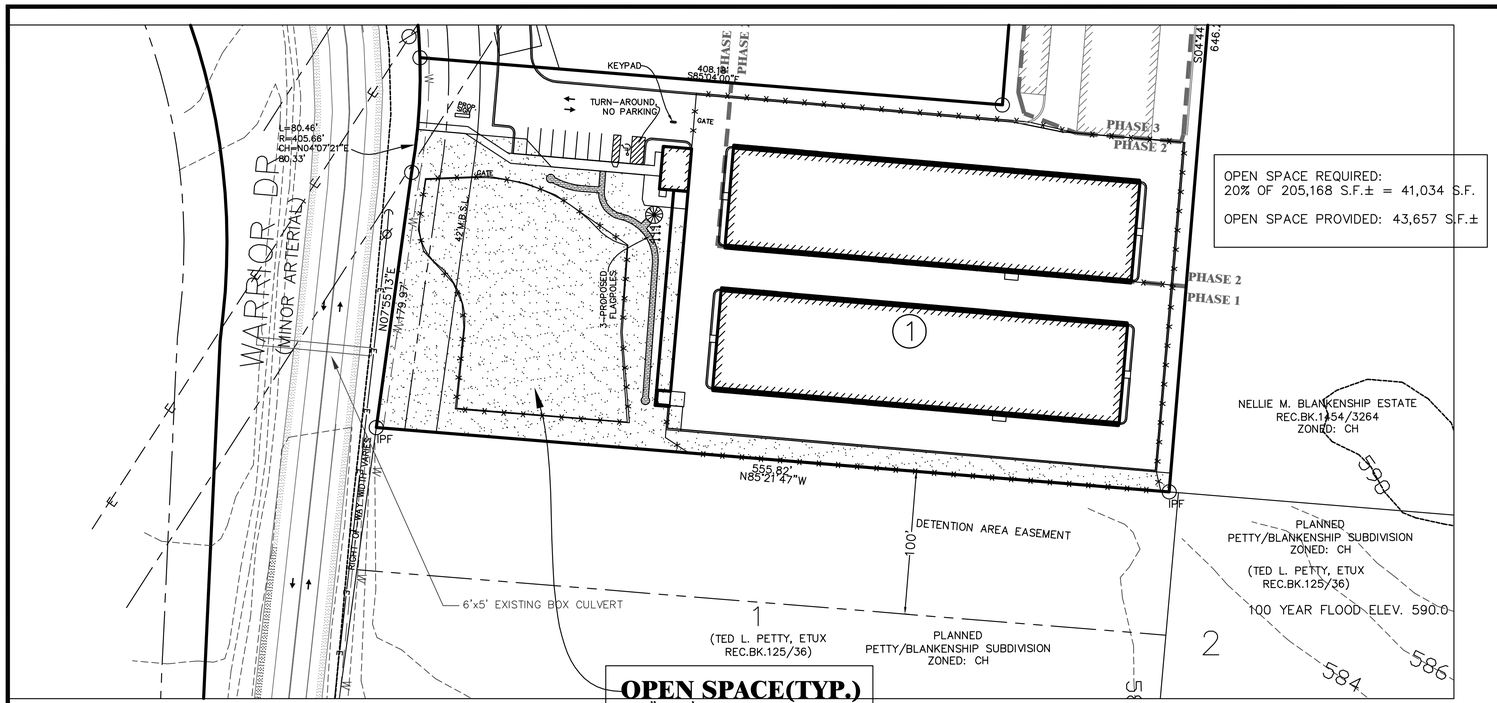
IRRIGATION AREAS PLAN

WARRIOR DRIVE SELF-STORAGE

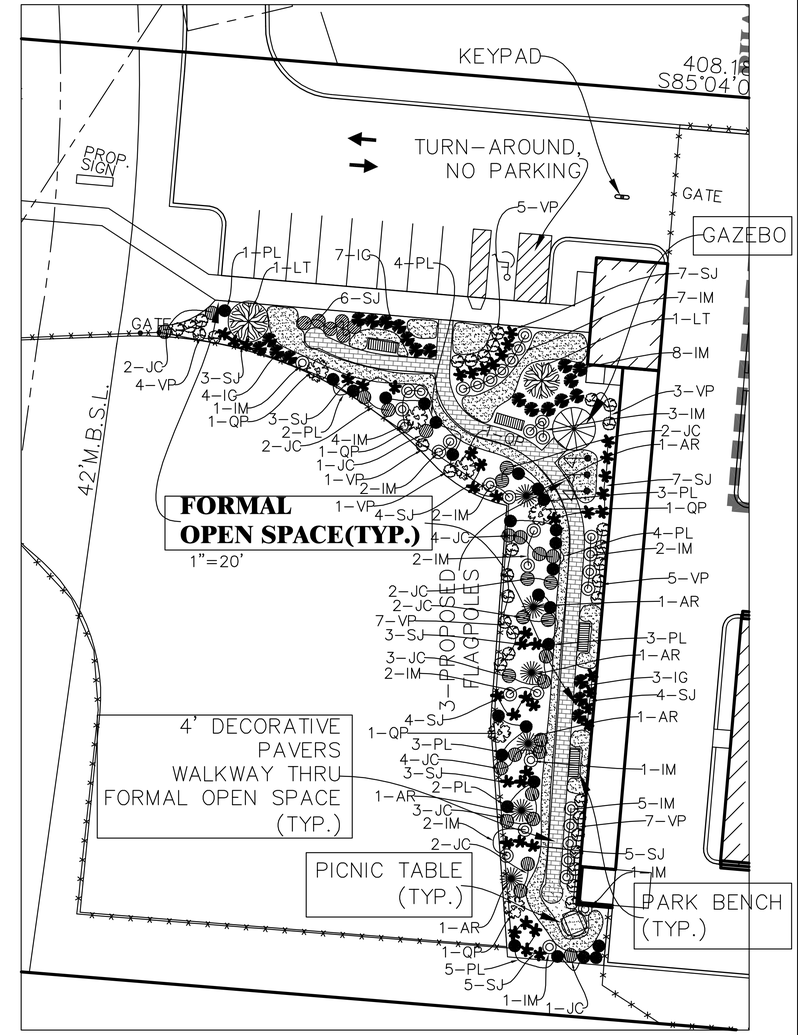
13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: FEBRUARY, 2019 | SCALE 1"=50' | SH. 6B OF 9

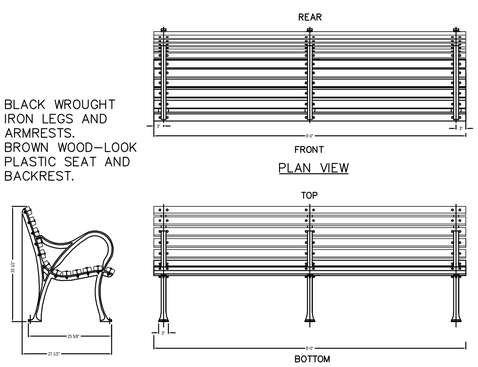
C:\Land Projects 2004\wendell\dwg\STUART CONWAY SELF STORAGE OCT2019.dwg, ACAD108, PDF Complete,
1:50



OPEN SPACE(TYP.)
1"=50'

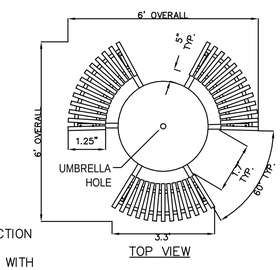


FORMAL OPEN SPACE(TYP.)
1"=20'

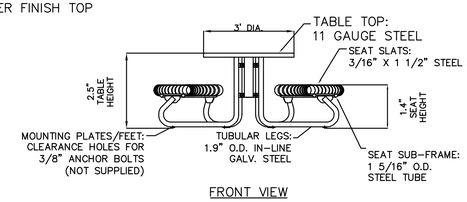


BLACK WROUGHT IRON LEGS AND ARMRESTS. BROWN WOOD-LOOK PLASTIC SEAT AND BACKREST.

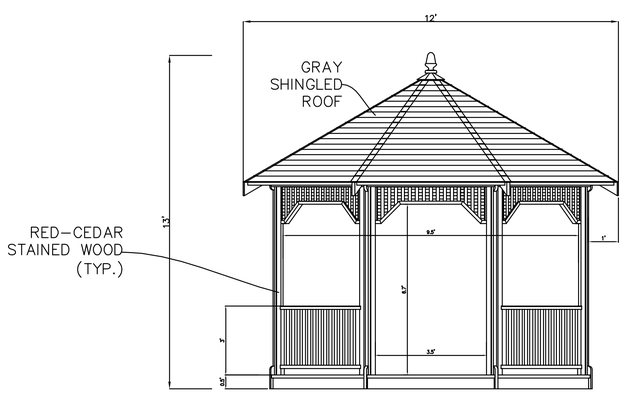
PARK BENCH DETAILS
N.T.S.



FINISH:
CORROSION PROTECTION FROM A ZINC RICH PRIMER, FOLLOWED WITH A DURABLE POLYESTER POWDER FINISH TOP COAT.



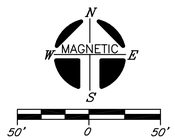
BLACK PICNIC TABLE DETAILS
N.T.S.



GAZEBO DETAIL
N.T.S.

PLANT MATERIAL LIST FOR PHASE 1

CANOPY, EVERGREEN, & ORNAMENTAL TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
6	AR	Acer rubrum	Red Maple	2-1/2"cal.	B&B	5'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
1	LT	Liriodendron tulipifera	Tulip Poplar	2-1/2"cal.	B&B	5'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
1	LT	Liriodendron tulipifera	Tulip Poplar	4"cal.	B&B	5'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
6	QP	Quercus phellos	Willow Oak	2-1/2"cal.	B&B	5'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
SHRUBS						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
33	VP	Buxus 'Green Velvet'	Green Velvet Boxwood	18" Hgt.	Cont	Compact evergreen shrub
28	JC	Junperus chinensis	Nick's Compact Juniper	18" Hgt.	Cont	Compact evergreen shrub
14	IG	Ilex Glabra 'Nigra'	Inkberry Holly	24" Hgt.	Cont	Compact evergreen shrub
38	IM	Ilex x meserveae	China Girl Holly	18" Hgt.	Cont	Compact evergreen shrub
54	SJ	Spirea japonica	Anthony Waterii Spirea	18" Hgt.	Cont	Compact evergreen shrub
27	PL	Buxus 'Green Velvet'	Green Velvet Boxwood	18" Hgt.	Cont	Compact evergreen shrub



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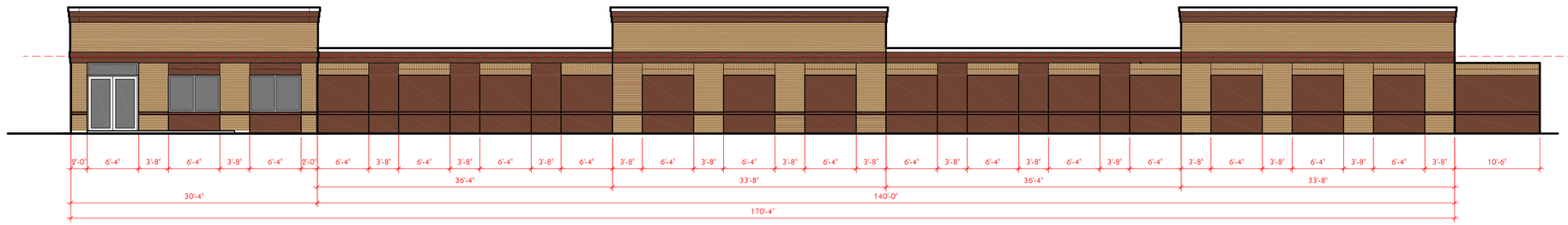
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

OPEN SPACE PLAN

WARRIOR DRIVE SELF-STORAGE

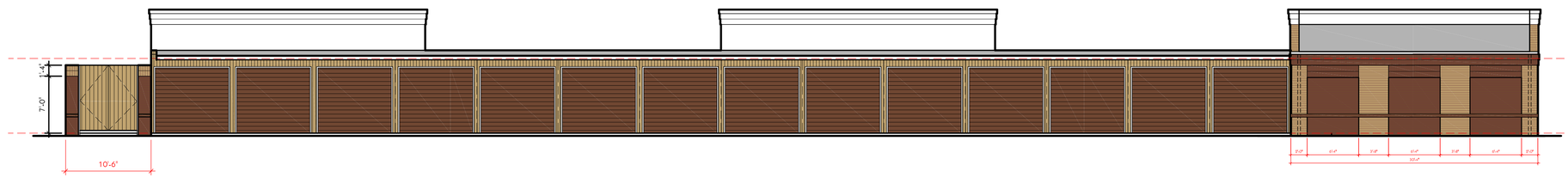
13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: FEBRUARY, 2019 | SCALE AS SHOWN | SH. 7 OF 9



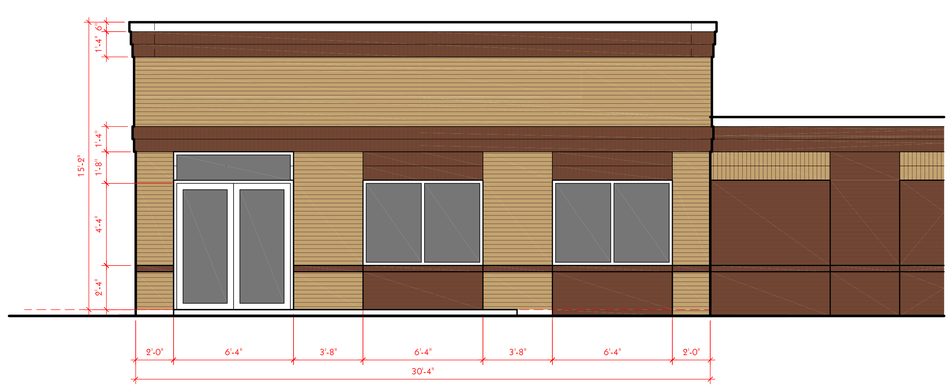
F16 STORAGE BUILDING - (WEST) VISIBLE FROM PUBLIC RIGHT-OF-WAY (WARRIOR DRIVE)

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



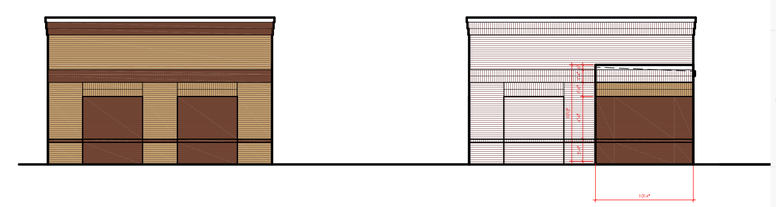
F16 STORAGE BUILDING - NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY (EAST)

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



F16 MAIN OFFICE PORTION (WEST)

SCALE: 1" = 4' (1/4" = 1'-0")

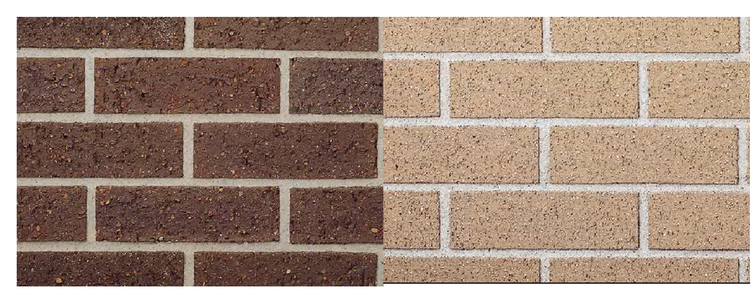


F16 NORTH ELEVATION

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

F16 SOUTH ELEVATION

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



MATERIAL SAMPLES

NOT TO SCALE

A08

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WARRIOR DRIVE STORAGE

WARRIOR DRIVE
MURFREESBORO, TN
37127

PROJ. NO.: 2018008

DATE: 02.27.18

A	PLANNING COMMISSION 05.05.20

PICKLESIMER ROBERTS INC
ARCHITECTURE

MICHAEL W. PICKLESIMER
REGISTERED ARCHITECT
020209
STATE OF TENNESSEE
05.05.20

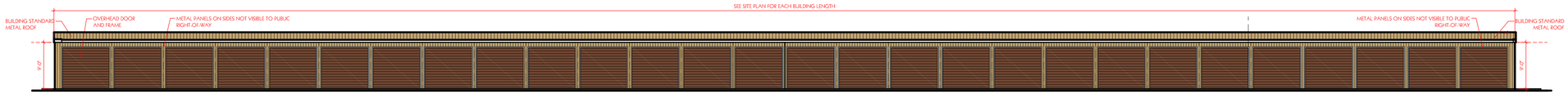
615.893.7200 (o)

prarchitecture.com

1817 HOLLOWAY CIRCLE
MURFREESBORO, TN 37127

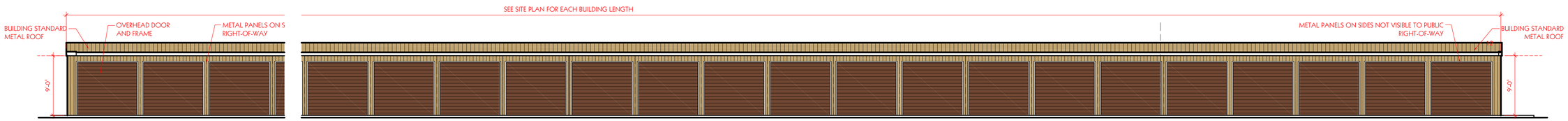
EXTERIOR ELEVATIONS BUILDING 1

A4.10



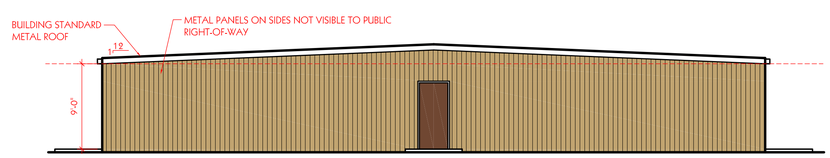
K16 STORAGE BUILDING - NORTH ELEVATION (BUILDING 2 & 3 IDENTICAL)

SCALE: 1" = 12' (3/32" = 1'-0")



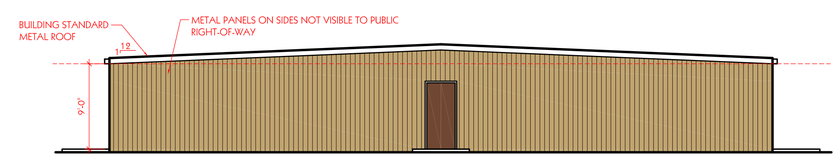
G16 STORAGE BUILDING - SOUTH ELEVATION (BUILDING 2 & 3 IDENTICAL)

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



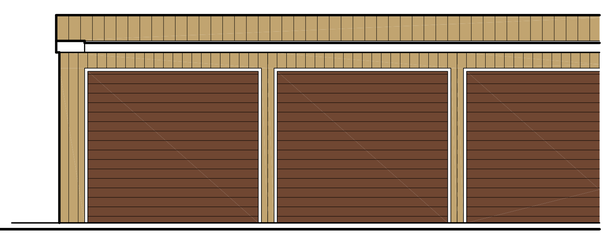
F16 STORAGE BUILDING - EAST ELEVATION (BUILDING 2 & 3 IDENTICAL)

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



F16 STORAGE BUILDING - WEST ELEVATION (BUILDING 2 & 3 IDENTICAL)

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



A16 PARTIAL ENLARGED ELEVATION

SCALE: 1" = 4' (1/4" = 1'-0")

MATERIAL SAMPLES

NOT TO SCALE

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WARRIOR DRIVE STORAGE

WARRIOR DRIVE
MURFREESBORO, TN
37127

PROJ. NO.: 2018008

DATE: 02.27.18

A	PLANNING COMMISSION	05.05.20

PICKLESIMER ROBERTS INC
ARCHITECTURE

MICHAEL W. PICKLESIMER
REGISTERED ARCHITECT
05.05.20
020209
STATE OF TENNESSEE

615.893.7200 (o)
prarchitecture.com
1817 HOLLOWAY CIRCLE
MURFREESBORO, TN 37127

EXTERIOR ELEVATIONS BUILDINGS 2 & 3

A4.20

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020
PROJECT PLANNER: JAFAR WARE

5.a. Greenway Estates [2020-1010] preliminary plat for 24 lots on 12.7 acres zoned RS-10 located along Cason Trail east of Stoney Meadow Drive, Blue Sky Construction developer. (Project Planner: Jafar Ware)

This is the preliminary plat review for 24 lots on 12.7 acres zoned RS-10. The purpose of this plat is to create a 24-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. The MBSL for Lot 1 should be 25'.
2. Provide a photometric study for lighting on mail kiosk.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Stormwater report should include maximum pond elevation for the 50- and 100-year storms.
2. Label curve radii in Shalom Street.
3. Lot lines should be aligned so that they are more perpendicular to the street. This will aid in driveway locations for the future homes.
4. Shalom Street should be a 3-lane cross section with a 60' right of way.

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. 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. 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. 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.
4. MWRD must receive contract & surety prior to approving the plans.
5. Submit a copy of the final Electric Utility Plan to MWRD.
6. Must show driveway location on Plans & Plats.

<u>Informational and Procedural Comments</u>
Development Services – Planning 615-893-6441
Jafar Ware, jware@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zones X and AE, outside and inside 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. 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. Construction plans require approval of engineering staff separate from the planning commission review. A PFD of construction plans should be sent to the engineering point of contact for review.
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 to the land disturbance permit 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. 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. 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

1. No Comments.

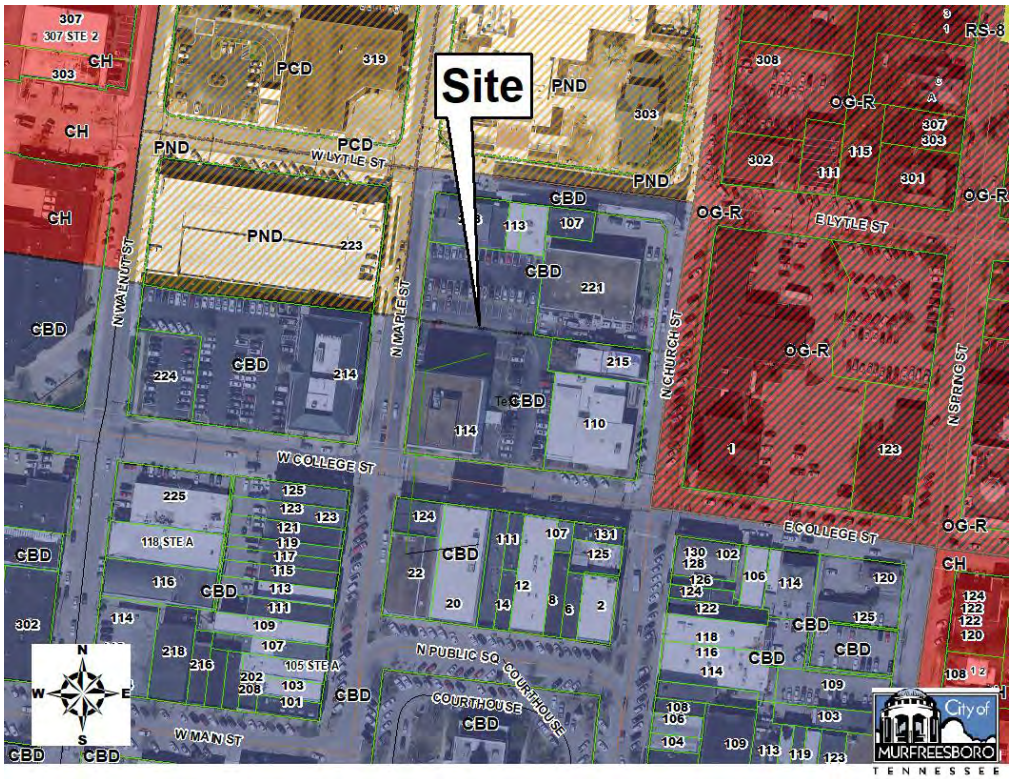
Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. No Comments.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS PAGE 1
MAY 20, 2020
(PROJECT PLANNER; AMELIA KERR)

5.b. Pinnacle Financial Partners [2020-3051] site plan for a temporary drive-thru facility and demolition of an existing 44,055 ft2 building on 1.08 acres zoned CBD located at the northeast corner of North Maple Street and West College Street, Pinnacle Financial developer. (Project Planner: Amelia Kerr)

This is a site plan review for Pinnacle Financial Partners for a temporary drive-thru facility and demolition of a 44,055 ft2, 5 story existing facility. The property is zoned CBD and consists of 1 lot located at 114 W. College Street. The site is 1.08 acres and has two access locations one on West College and one on N Maple Street. The development will be completed in 2 phases. Phase 1 will be construction for access circulation for 3 drive-thru lanes and the placement of one 820 ft2 temporary drive-thru portable building and the demolition of the existing 5 story structure as phase 2. The temporary building will not meet the City architectural design guidelines and would require exemptions to be approved by Planning Commission for building composition and rhythm, transparency articulation and expression and materials. Staff recommends any approval of the site plan be made subject to all staff comments.



Staff Comments

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

1. The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
2. Submit road closure traffic control plans during demolition to Ram Balachandra for approval.
3. Provide requests for any exceptions to the design guidelines for the architecture of the temporary building by May 11th.
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
Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Show any gate locations in fencing; the new drive dead ends into a fence. It appears that a gate will be required during phase 1 therefore it should be on this plan.
2. New entrance drive should match the city standard concrete ramp in the street specifications to have side flares rather than radii.

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

1. 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. 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.
2. Must notify MWRD of demo for disconnection of water & sewer service.

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. North Maple is to become a South bound one-way street.
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. Any road closures will require the approval of the City Engineer
2. Traffic control plan will need to be reviewed and approved by the City Traffic Department prior to any permit being issued.
3. City Right of Way permit will be required for new entrance drive.

4. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
5. Land disturbance permit will be required prior to the demolition permit being issued
6. 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.
7. 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.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020

PROJECT PLANNER MARGARET ANN GREEN

5.c. 840 Storage Solutions [2019-3148] site plan for 32,130 ft^2 self-service storage facility on 8.2 acres zoned PUD located along Florence Road and Santana Street, The Downs Group LLC developer.

This is the site plan review for a new self-service storage facility to be located on 8.2 acres along Sanatana Street and Florence Road. The development consists of a total of 32,130 square feet in phase 1; phase 2 is shown for illustrative purposes but is not being considered for approval at this time. The property is zoned PUD and is a part of the Florence Point PUD (file 2003-404); the Florence Point PUD was adopted in 2003. According to newly adopted self-service storage regulations, this use would not be permitted at this location because it does not have a minimum separation of 300 feet from the major intersection. Because this property is zoned PUD, and identifies self-storage facility for this property, it is a permitted use. The developer has also submitted a subdivision plat which proposes to create a commercial outparcel along Florence Road. The site plan proposes one full access point to Sanana Street and a cross access to the proposed commercial outparcel. As proposed, there are 3 separate structures- Building A is 23,962 ft^2, Building B- 4,064 ft^2, and Building C- 4,064 ft^2 If this site plan is approved, staff recommends it be made subject to all staff comments

Staff Comments

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

1) A final plat to create this lot must be recorded prior to the issuance of a Certificate of Occupancy.

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

1. No remaining comments.

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

1. Revise the irrigation plan to provide irrigation to the landscape island located adjacent to the northwestern corner of the main building.
2. Revise the irrigation plan to provide irrigation to the greenspace area along the south side of the second storage unit building.
3. Revise the landscape plan to label the loading/unloading area located along the drive isle. Loading and unloading areas are required to be screened from public ROW. Staff recommends substituting evergreen trees in place of the proposed deciduous trees and adding additional trees in this area to create a screen. The proposed 24" tall shrubs will not provide an effective screen for the loading/unloading area. Please provide evergreen trees to screen this area.

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

1. No comments.

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

1. Add the following CUD water line notes to utility plan:
    a. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
    b. See CUD water plans for specific details and layout.

c. All water main line taps are to be made by CUDRC.

d. CUD water line technical specifications may be found at www.cudrc.com.

e. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC "notice to proceed" from CUD before any water line construction commences.

f. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.

2. Remove note #6 from Murfreesboro Water and Sewer Dept. notes.
3. Remove note regarding CUDRC not providing water line information for site. Surveyor was instructed to obtain a TN 811 One Call Before You Dig for CUD locator to mark water line.
4. Show proposed location for required double check valve assembly (DCVA) backflow preventer for fire meter vault on utility plan. DCVA must be located outside in green space area in an above ground hotbox.
5. Proposed green space area for 7'x13' fire meter vault and domestic meter box is note adequate. CUD requires a minimum of 20'x20' green space area to ensure adequate access and maintenance.
6. Remove water valve/meter details from plan. Add note: See CUD water plans for specific details and layout.
7. Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to CUDengineering@cudrc.com for review, tap fee calculation and meter sizing.
8. Submit conclusive fire sprinkler GPM demand from fire sprinkler designer.
9. Submit irrigation demand GPM for irrigation system.
10. Revise connection to existing 8" water main. There will not be 3 separate taps. CUD proposes 1 tapping tee and valve connection in Santana Street and further branching and tee installation downstream from tapping tee. Contact Will Steele at 615-225-3313 for details.
11. Submit full set of plans to CUDengineering@cudrc.com for further review. .

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

1. A "Private Water Agreement" with the City and MWSD or CUD must be filed and recorded Prior to Permitting. (as plan indicates)
2. Gates must open on the "yelp" mode for fire department and emergency access. IFC 503 (as plan indicates). .

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

1. Sewer services cannot cross water services.
2. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
3. Property is within the Overall Creek assessment district. Add this note to the plan.
4. Resubmit two sets of plans to MWRD for the review of the sewer.
5. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
6. Only detail P-3 is applicable, remove remaining details.

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. 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
Jim Luebbering, 615.893.6441, jluebbering@murfreesborotn.gov

1. A State of Tennessee Stormwater Permit is required. Evidence of this permit is required prior to the City issuing a Land Disturbance Permit (LDP).

2. An LDP is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and approved by the City Engineer.
3. Prior to an LDP, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for E&SC with details in general compliance with TDEC's Erosion and Sediment Control Handbook Fourth Edition.
4. A completed Stormwater Management Record Sheet is due prior to application for building permits.
5. 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.
6. Prior to LDP issuance, a long-term Stormwater O&M plan and associated agreement must be reviewed and approved by the 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.
2. for self-service storage facilities that have a side or rear property line abutting the residential portion of a planned development, a minimum ten-foot wide landscape strip shall be provided which shall be planted in accordance with Section 27 of this article and at the discretion of the Planning Commission may include earth berms, masonry fences, or walls. The applicant or owner shall post a surety instrument satisfactory to the Development Services Division to ensure that the landscaping and screening will be maintained the first three years.

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.

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 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.
11. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.

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.
13. All canopy trees are to be located a minimum of ten feet from water lines..

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

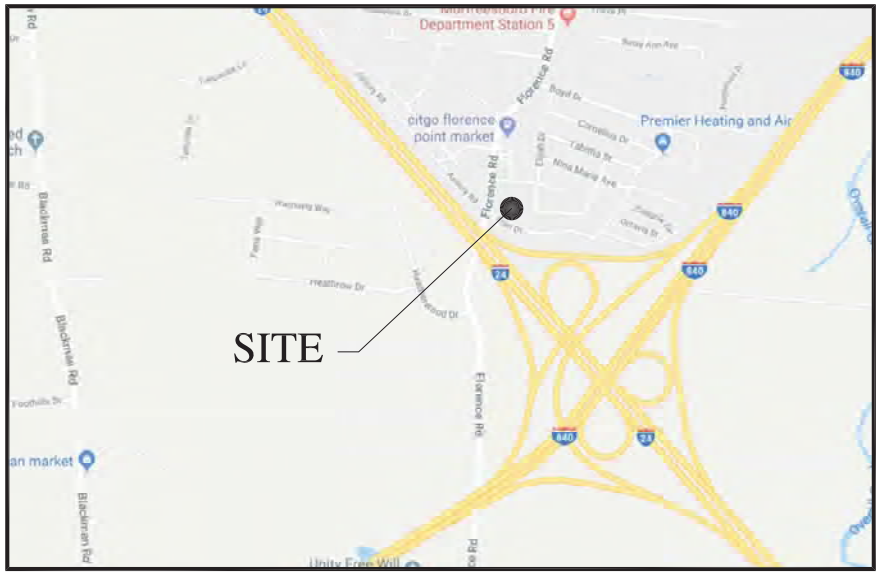
840 STORAGE SOLUTIONS AT FLORENCE ROAD

(PHASE 1)

NOTE: APPROVALS ASSOCIATED WITH THIS APPLICATION ARE FOR PHASE 1 ONLY; ANY FUTURE PHASES WILL BE REQUIRED TO SUBMIT PLANS FOR REVIEW AND APPROVAL.

N

NOT TO SCALE



INDEX OF SHEETS

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C2.2	SITE PLAN DETAILS
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C2.4	AUTOTURN PLAN
C3.0	GRADING PLAN
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C3.2	WATER QUALITY PLAN
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C3.4	DRAINAGE MAP (PRE-CONSTRUCTION)
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C3.6	BERM SECTIONS
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C4.0	EPSC PLAN INITIAL PHASE
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L1.0-L2.0	LANDSCAPE PLAN/DETAILS
A100	SITE PHASING PLAN
A110-A450	ARCHITECTURAL
E002	PHOTOMETRICS

5-6-20

All work to be conducted in accordance with the City of Murfreesboro's subdivision regulations and zoning ordinances.

THIS PROJECT TO BE CONSTRUCTED UNDER THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED: JANUARY 1, 2015 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS.

CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

Tax Map 071, Parcel 025.15, 9.5 Acres

(OWNERSHIP)
THE DOWNS GROUP, LLC
Drew Luna
105 Southeast Pkwy, Suite 104
Franklin, TN 37064
P/C 615.417.3344
E lunad@wcrtn.com

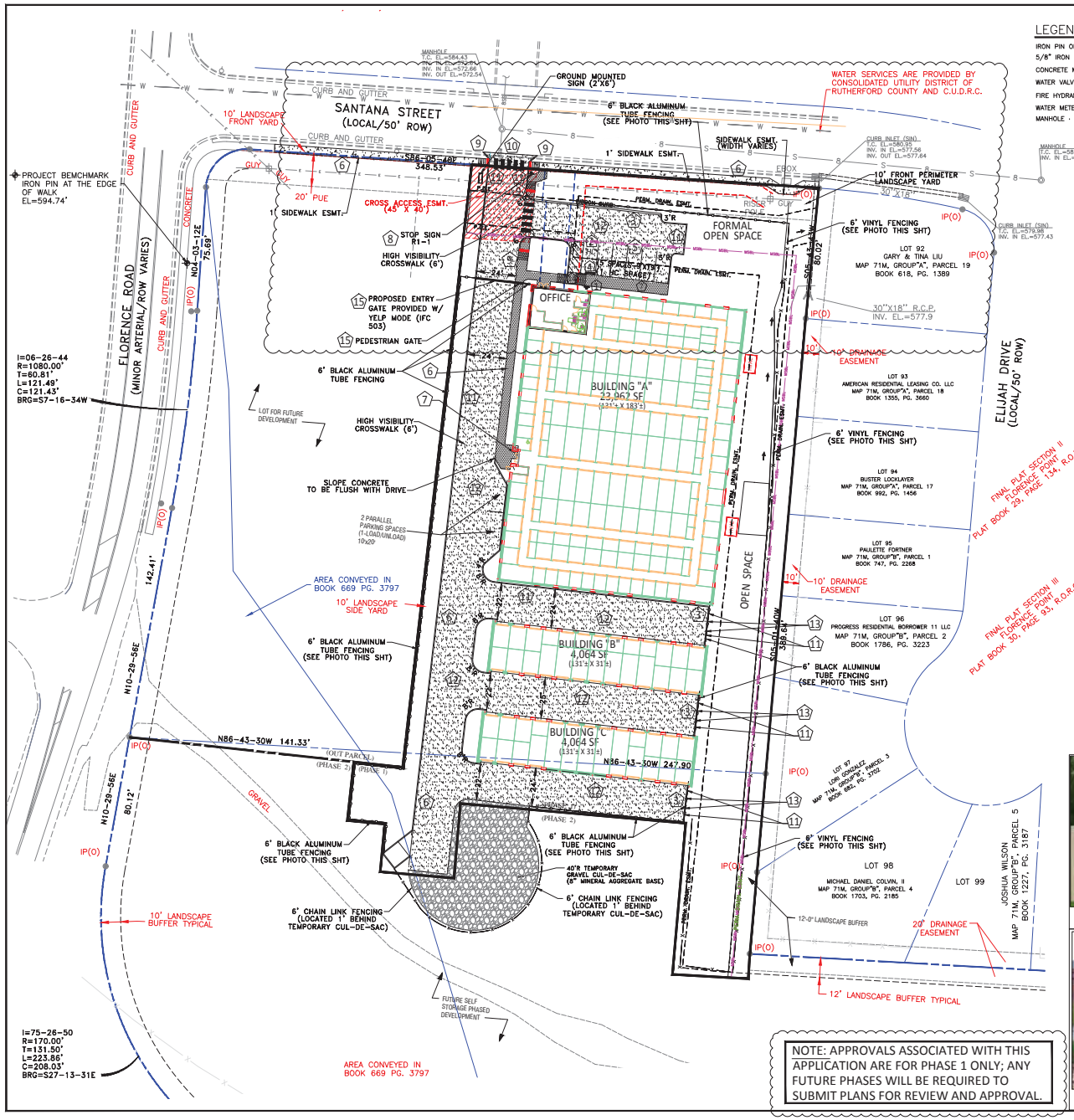
(ENGINEERING)
SULLIVAN ENGINEERINGING, INC.
Richard "Dickie" Sullivan
317 Main Street, Suite 201
Franklin, TN 37064
P/C 615.319.1855
E dickie@sullivanengineering.com

(ARCHITECTURE/ELECTRICAL)
CONSORTIUM
Paul Bass
1104 West Main Street
Franklin, TN 37064
P 615.571.2780 #101
E paulb@consorti4.com

(LANDSCAPING)
GAMBLE DESIGN COLLABORATIVE
Greg Gamble
144 Southeast Pkwy., Ste. 230
Franklin, TN 37064
P 615.224.8378
C 615.975.5765
E greggamble209@gmail.com

(SURVEYOR)
HART FREELAND ROBERTS
Michael Williams
7101 Executive Drive
Brentwood, TN 37027
P 615.370.8500
F 615.370.8530
E rosemike@bellsouth.net

November 14, 2019
(Initial Submittal)
Re-Submit January 16, 2020
Re-Submit April 16, 2020
Re-Submit May 6, 2020



NOTE: APPROVALS ASSOCIATED WITH THIS APPLICATION ARE FOR PHASE 1 ONLY; ANY FUTURE PHASES WILL BE REQUIRED TO SUBMIT PLANS FOR REVIEW AND APPROVAL.

LEGEND

IRON PIN OLD	IP(O)	EDGE OF PAVEMENT	
5/8" IRON PIN NEW & CAP	IP(N)	EASEMENT LINE	
CONCRETE MONUMENT OLD	CM(O)	PROPERTY/R.O.W. LINE	
WATER VALVE		EDGE OF CONC.	
FIRE HYDRANT		WATER	
WATER METER		SANITARY SEWER	
MANHOLE			

30 15 0 15 30
SCALE: 1"=30'

SITE PLAN 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) 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 STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME IS PROVIDED, SHEET C3.3.
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.
11) THIS SITE PLAN IS NOT AFFECTED BY THE CITY'S MAJOR TRANSPORTATION PLAN.
12) 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 LANDSCAPE ELEMENT(S) (TREES, SHRUBS, ETC...)

PARKING SPACES REQUIRED

32,130 SF FLOOR AREA/5,000 = 6.43 SPOTS

THUS, 6 PARKING SPOTS AND 1 HANDICAP PARKING SPOT REQUIRED

PARKING SPACES PROVIDED

7 PARKING SPOTS
1 HANDICAP SPOT

IMPERVIOUS SURFACES (SF)

32,130 SF	BUILDINGS
3,833 SF	PARKING
20,216 SF	DRIVES
3,342 SF	SIDEWALKS
202 SF	DUMPSTER PAD
59,723 SF	TOTAL

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

EXAMPLE OF VINYL FENCE

EXAMPLE OF ALUMINUM FENCE

DETAIL CALLOUTS THIS SHEET

#	DESCRIPTION	DTL.	SHT.
1	HANDICAP PARKING SIGN	2	C2.2
2	HANDICAP PARKING	4	C2.2
3	RIBBON CURB	ST-15	C2.2
4	CONCRETE WHEEL STOP	5	C2.2
5	PARKING STRIPING	3	C2.2
6	CONCRETE SIDEWALK (5') - RAISED	7	C2.2
7	CONCRETE SIDEWALK (7') - RAISED	7	C2.2
8	ROAD SIGN	6	C2.2
9	PERPENDICULAR HANDICAP RAMP	1	C2.2
10	COMMERCIAL DRIVE	DW-4	C2.2
11	EXTRUDED CURB	ST-16	C2.2
12	PAVEMENT THICKNESS	ST-9	C2.2
13	CURB TRANSITION	1	C3.1
14	PARALLEL HANDICAP RAMP	1A	C2.2
15	ENTRY GATE	8	C2.2

SULLIVAN ENGINEERING, INC.
P.O. Box 1728
BRENTWOOD, TN. 37024

REVISIONS:

840 STORAGE SOULTIONS AT FLORENCE ROAD

TAX MAP 071, PARCEL 025.15
MURFREESBORO, TENNESSEE

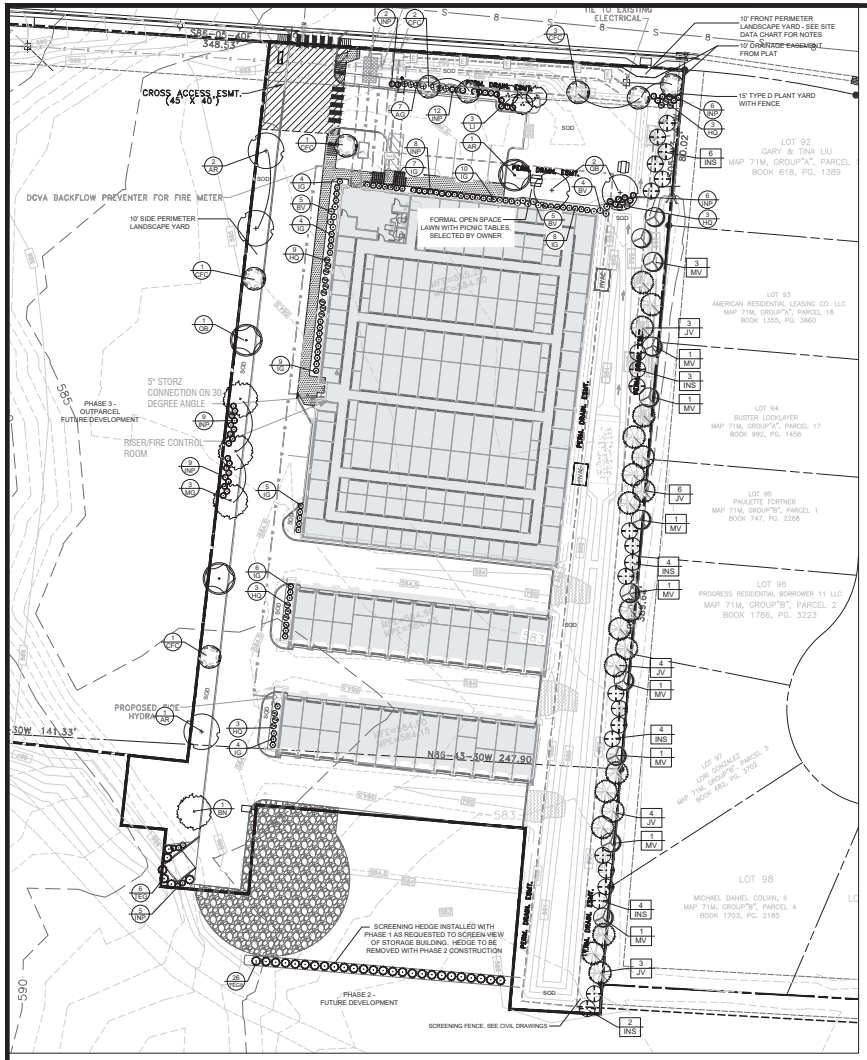
SITE PLAN

SITE PLAN - CITY OF MURFREESBORO - RUTHERFORD COUNTY, TN.

INITIAL DATE: 11-14-19 | SEI PROJECT NO.: 19-008
DRAWN BY: WPW | APPROVED BY: RDS

C.O.M. PROJECT NO.

SHEET NO.
C2.1



1/L1.0 PHASE 1 LANDSCAPE PLAN SCALE 1" = 30'-0"

XX / XX — TYPE D BUFFER PLANT TAG

XX / XX — PLANT TAG

TYPE D BUFFER YARD PLANT SCHEDULE

QT'Y	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
TREES								
20	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR		6'	EVERGREEN	AS SHOWN	FULL CANOPY, EVENLY BRANCHED
23	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		6'	EVERGREEN	AS SHOWN	FULL CANOPY, EVENLY BRANCHED
11	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 2" CALIPER		EVERGREEN	AS SHOWN	4' CLEAR TRUNK, FULL CANOPY

SITE DATA:

PROJECT NAME:	840 STORAGE SOLUTIONS AT FLORENCE RD
SITE ZONING:	PUD
ADJACENT ZONING:	PUD/ INTERSTATE 24
TOTAL SITE AREA:	2.11+/- AC
TOTAL AREA OF PARKING:	3,877 SF
REQUIRED LANDSCAPE AREA PARKING AREA:	155 SF (4%)
PROVIDED LANDSCAPE AREA IN PARKING AREA:	491 SF ISLAND

REQUIRED PERIMETER LANDSCAPE:

NORTH: 10' FRONT PERIMETER LANDSCAPE YARD (+/-212 LF)
1 CANOPY TREE*/ 40 LF; OR 1 UNDERSTORY TREE/25 LF DUE TO UTILITY (@ TOTAL)
1 SHRUB/ 5 LF (43 TOTAL)
*DUE TO MTEMC OVERHEAD POWER LINE, UNDERSTORY TREES FROM THE MTEMC RECOMMENDED LIST HAVE BEEN USED FOR ALL REQUIRED TREES. TREES HAVE BEEN SHIFTED SO THEY ARE NOT DIRECTLY UNDER POWER LINES.

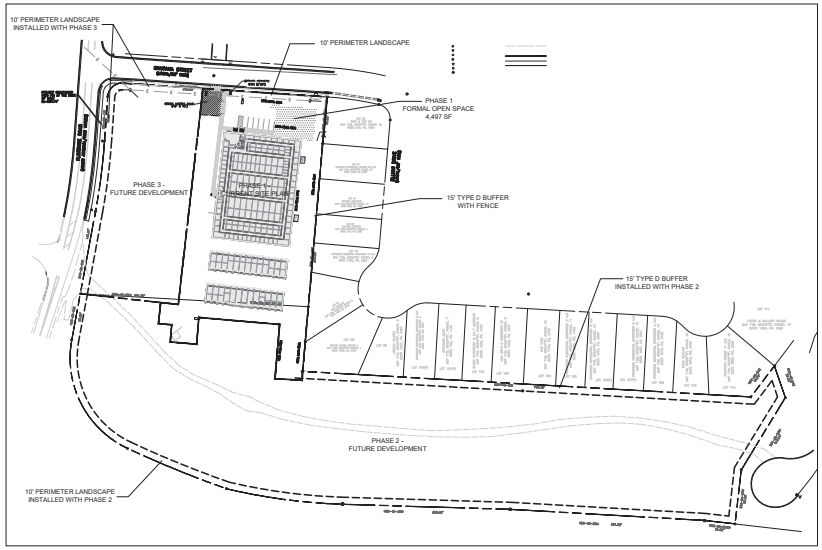
WEST: 10' SIDE PERIMETER LANDSCAPE YARD (+/-435 LF)
1 CANOPY TREE**/ 40 LF (11 TOTAL)
**UP TO 50% ORNAMENTAL

EAST: TYPE D BUFFER YARD REQUIRED (+/-485 LF)
15' PLANT YARD, PLATING OPTION 2
11 BROAD GROWING EVERGREEN/ 100 LF (54 TOTAL)
6' FENCE, SEE CIVIL PLANS.

SOUTH: PHASE 2 LANDSCAPE PLAN TO BE SUBMITTED WITH PHASE 2 SITE PLAN

REQUIRED PARKING LOT LANDSCAPE: 1 CANOPY TREE / TWELVE AND FIVE TENTHS SPACES (1 TOTAL)

DESIGN GUIDELINE REQUIREMENTS FOR PLANT SIZES:
PERIMETER AND PARKING LOT CANOPY TREES ARE REQUIRED TO HAVE THE FOLLOWING MIX:
10% OF TREES TO BE 4" CALIPER (TOTAL OF 3 TREES)
15% OF TREES TO BE 3" CALIPER (TOTAL OF 4 TREES)
TOTAL TREES REQUIRED IN NORTH AND WEST PERIMETER LANDSCAPE YARD AND PARKING LOT: 21
TYPE D BUFFER ON EASTERN PERIMETER DOES NOT CONTAIN CANOPY TREES.



2/L1.0 LANDSCAPE PHASE PLAN SCALE 1" = 100'-0"

REQUIRED PLANT SCHEDULE

QT'Y	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
TREES								
4	AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	3" CAL, B/B	14'-16'	DECIDUOUS	AS SHOWN	5' CLEAR, SINGLE-STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED
4	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL, B/B	16'-18'	DECIDUOUS	AS SHOWN	5' CLEAR, SINGLE-STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED
4	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA		8'	EVERGREEN	AS SHOWN	5' CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED
8	CFC	CORNUS FLORIDA X C. KOUSA 'CONSTELLATION'	CONSTELLATION DOGWOOD	1.5" CAL.		DECIDUOUS	AS SHOWN	4' CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
3	LI	LAGERSTROEMIA INDICA X FAURIEI 'YUMA'	YUMA CRAPE MYRTLE	1.5" CAL.		DECIDUOUS	AS SHOWN	3 TO 5 CANES, 1" CAL. MIN. EA. 4' CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
SHRUBS								
21	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HOLLY		24"	DECIDUOUS	80" O.C.	
33	INP	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY		24"	EVERGREEN	56" O.C.	
57	IG	ILEX GLABRA 'DENSA'	DENSA INKBERRY		24"	EVERGREEN	56" O.C.	
7	AG	ABELIA X GRANDIFLORA	GLOSSY ABELIA		24"	DECIDUOUS	56" O.C.	
14	BV	VIBURNUM BURKWOODII	BURKWOOD VIBURNUM		24"	EVERGREEN	56" O.C.	
6	TEG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		6'	EVERGREEN	AS SHOWN	
26	TEG6	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		6'	EVERGREEN	6' O.C.	

NOTE:
1. LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES
2. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.
3. THERE SHALL BE NO COMBUSTIBLE MULCH WITHIN 2' OF THE BUILDING.
4. 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 LANDSCAPE ELEMENT(S) (TREES, SHRUBS, ETC).

Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com

N — 0 30 60 90 GRAPHIC SCALE 1"=30'

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

840 STORAGE SOLUTIONS AT FLORENCE ROAD LANDSCAPE PLAN

Murfreesboro, Rutherford County, Tennessee

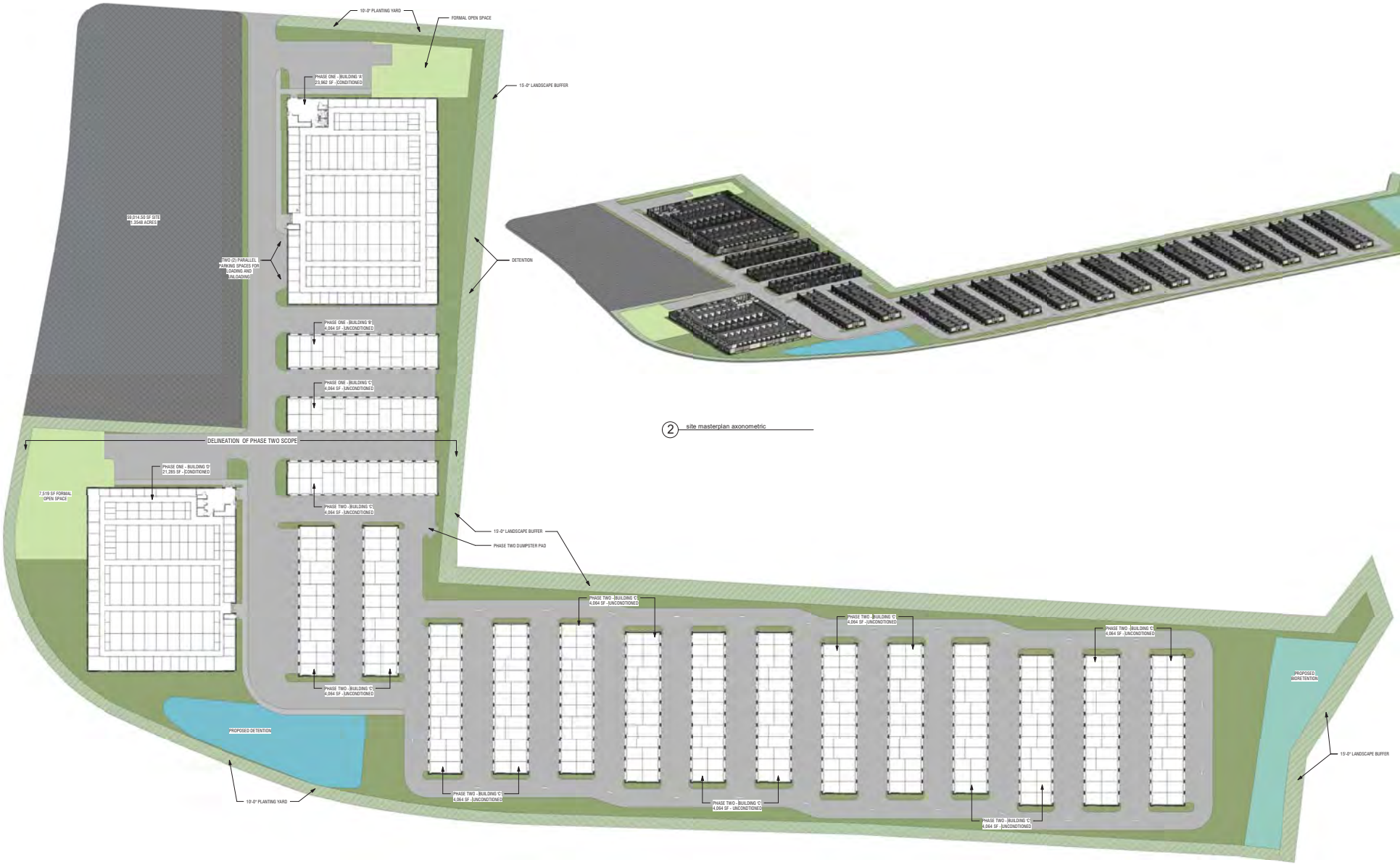
GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT

ISSUED: November 14, 2019

Revision	Date
1	Jan. 15, 2020
2	April 16, 2020
3	May 6, 2020
4	

LANDSCAPE PLAN

SHEET L1.0



2 site masterplan axonometric

1 overall site phasing plan
1/32" = 1'-0"

GENERAL NOTE:
REFER TO SHEET L1.0 | LANDSCAPE PLAN FOR FORMAL PLACEMENT OF LANDSCAPE ELEMENTS

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1104 WEST MAIN STREET | FRANKLIN, TN 37064
www.consort-4.com
office | 615.370.0780

client:

840 storage solutions

project:

840 storage solutions at florence road
phase one | three building development
2403 florence road | murfreesboro, tn 37129

revisions

date: 04.15.2020
project no.: a19017.00

site phasing plan

a100

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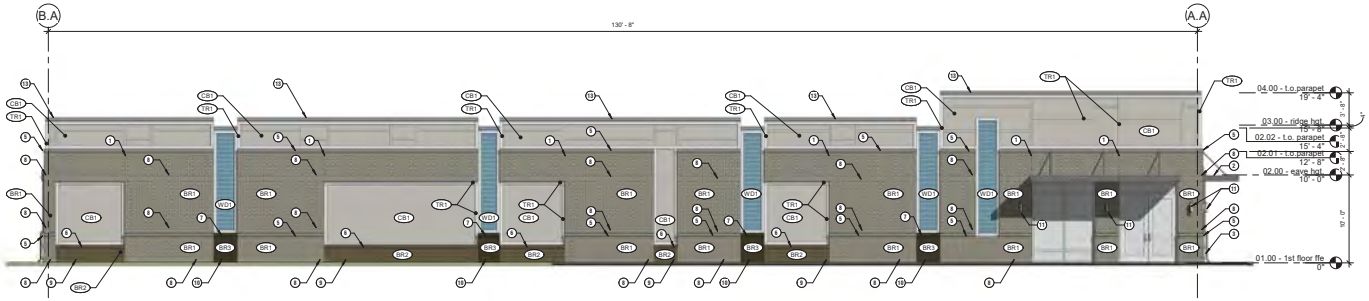
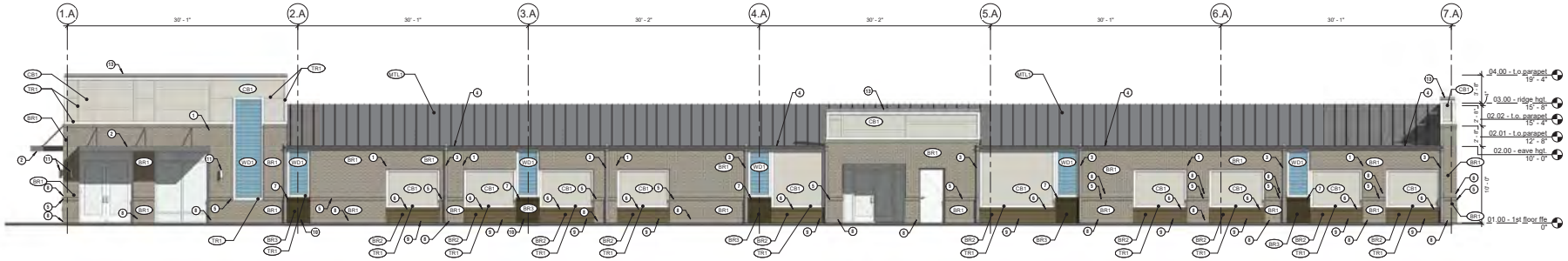


1 building 'A' - north elevation
3/16" = 1'-0"



2 building 'A' - west elevation
3/16" = 1'-0"

building 'a' percentage of exterior materials

north elevation

brick	1,248 sf	(52.15%)
a) b1	1126 sf	(47.05%)
b) b2	86 sf	(3.60%)
c) b3	36 sf	(1.50%)
siding	162 sf	(6.77%)
hardi panel	853 sf	(35.65%)
door/window openings	130 sf	(5.43%)
total facade	2,393 sf	(100.00%)

west elevation

brick	1,582 sf	(63.36%)
a) b1	1,386 sf	(55.51%)
b) b2	146 sf	(5.85%)
c) b3	50 sf	(2.00%)
siding	161 sf	(6.45%)
hardi panel	622 sf	(24.91%)
door/window openings	132 sf	(5.28%)
total facade	2,497 sf	(100.00%)

south elevation

brick	1,138 sf	(53.93%)
a) b1	1,000 sf	(47.39%)
b) b2	98 sf	(4.64%)
c) b3	40 sf	(1.90%)
siding	153 sf	(7.25%)
hardi panel	819 sf	(38.82%)
total facade	2,110 sf	(100.00%)

east elevation

brick	1,462 sf	(72.48%)
a) b1	1,217 sf	(60.34%)
b) b2	195 sf	(9.67%)
c) b3	50 sf	(2.48%)
siding	110 sf	(5.45%)
hardi panel	445 sf	(22.06%)
total facade	2,017 sf	(100.00%)

total brick building	5,430 sf	(60.22%)
total siding building	3,325 sf	(36.87%)
total glazing	97 sf	(2.91%)
total trim board	165 sf	(1.83%)
total facade building	9,017 sf	

building 'a' office retail

north elevation (measured to the adjacent parapet height @ 15'-4" aff)

brick	238.92 sf (61.57% of the office/retail elevation)
glazing	149.10 sf (38.42% of the office/retail elevation)

west elevation (measured to the adjacent parapet height @ 15'-4" aff) - 15'-4 of affected wall width

brick	142.62 sf (65.63% of the office/retail elevation)
glazing	74.67 sf (34.36% of the office/retail elevation)

combined elevations

brick	381.54 sf (63.03% of the office/retail elevation)
glazing	223.77 sf (36.97% of the office/retail elevation)

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www.consort-a.com
office | 615.370.2789

client:

840 storage solutions

project:

840 storage solutions at florence road
phase one | three building development
2403 florence road | murfreesboro, tn 37129

elevation keynotes

1. MASONRY CONTROL JOINT - REFER TO DETAIL 03/A110.
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3. PREFINISHED ALUMINUM DOWNSPOUT - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
4. PREFINISHED ALUMINUM CONCEALED GUTTER/CORNICE - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
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6. BRICK ROWLOCK || COLOR: BADLANDS VELOUR.
7. BRICK ROWLOCK || COLOR: BROWN VELOUR.
8. SOLDIER COURSE || COLOR: STONINGTON VELOUR.
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11. EXTERIOR LIGHTING REFER TO ELECTRICAL.
12. BUILDING WAYFINDING SIGNAGE - REPRESENTED AS REFERENCE ONLY.
13. PREFINISHED ALUMINUM COPING - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.

zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION	0.38	
OPERABLE FENESTRATION	0.45	
ENTRANCE DOORS	0.77	
SHGC - ALL FRAME TYPES		
SHGC: PF < 0.20	0.36 (SEW)	0.48 (N)
SHGC: 0.20 < PF < 0.50	0.43 (SEW)	0.53 (N)
SHGC: PF > 0.50	0.58 (SEW)	0.58 N)

zone 4 - building envelope requirements

ROOFS	
METAL BUILDINGS	R-19 + R-11 LINEAR SYSTEM U-0.055
WALLS ABOVE GRADE	
METAL FRAMED	R-13 + R-7.5 CONTINUOUS U-0.064
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW F-0.54
OPAQUE DOORS	
NONSWINGING	R-4.75 U-0.81
GARAGE DOORS:<14% GLAZING	U-0.31

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR.
3. THE INSIDE FACE OF THE ELEVATED PARAPET WALLS WILL UTILIZE HARDIE PANEL ON THE INSIDE FACE PAINTED TO MATCH THE ADJANCENT BRICK COLOR.

planning note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MURFREESBORO ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING STAFF/CITY OF MURFREESBORO. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING STAFF.

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED AT GRADE AND SCREENED ACCORDINGLY WITH LANDSCAPE ELEMENTS - REFER TO THE LANDSCAPE PLAN.

3 building 'A' northwest perspective

material legend

BR1	SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR
BR2	SIOUX CITY BRICK COLOR: BADLANDS VELOUR
BR3	SIOUX CITY BRICK COLOR: BROWN VELOUR
WD1	HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE
CB1	HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
TR1	TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
MTL1	METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY

revisions

date: 04.15.2020
project no.: a19017.00

building 'A' exterior elevations

a410

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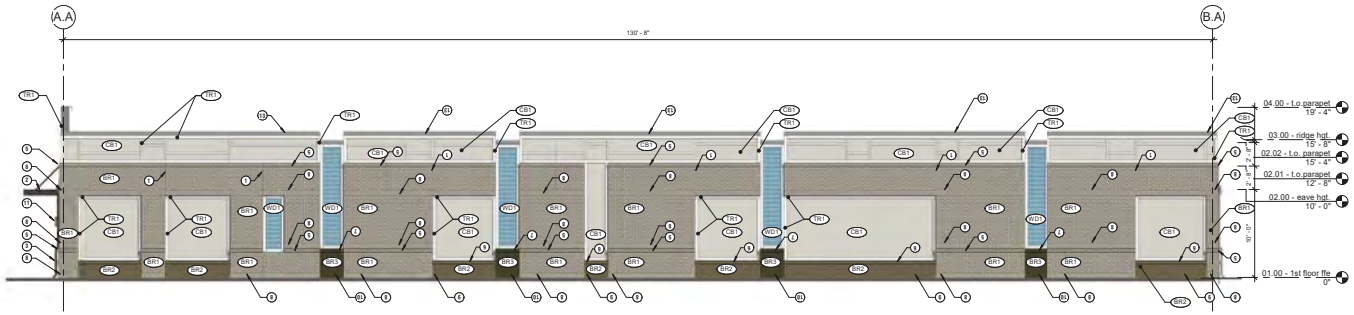

1 building 'A' - south elevation
3/16" = 1'-0"

building 'a' percentage of exterior materials

north elevation

brick	1,248 sf	(52.19%)
a) b1	1126 sf	(47.05%)
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hardi panel	853 sf	(35.65%)
door/window openings	130 sf	(5.43%)
total facade	2,393 sf	(100.00%)

west elevation

brick	1,582 sf	(63.38%)
a) b1	1,388 sf	(55.51%)
b) b2	146 sf	(5.83%)
c) b3	50 sf	(2.00%)
siding	161 sf	(6.45%)
hardi panel	622 sf	(24.91%)
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south elevation

brick	1,138 sf	(53.93%)
a) b1	1,000 sf	(47.39%)
b) b2	98 sf	(4.64%)
c) b3	40 sf	(1.90%)
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hardi panel	819 sf	(38.82%)
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east elevation

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total brick building	5,430 sf	(60.22%)
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brick	381.54 sf (63.03% of the office/retail elevation)
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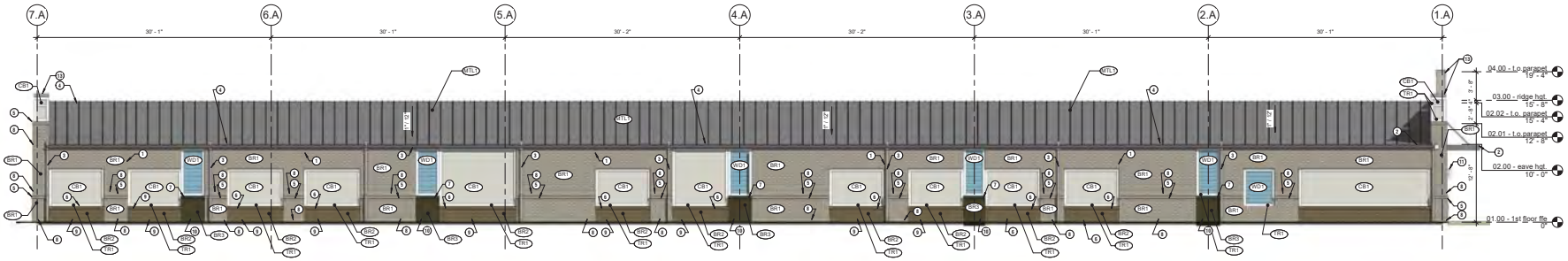

2 building 'A' - east elevation
3/16" = 1'-0"

NOTE:
THIS BUILDING ELEVATION IS NOT RANGE OF VIEW OF THE GENERAL PUBLIC. IN ADDITION, THIS ELEVATION IS FULLY SCREENED BY A LANDSCAPE BURER FROM THE ADJACENT NEIGHBORHOOD WHICH IS COMPOSED OF HOMES CLADD IN VINYL SIDING. THEREFORE, THE 40'-2" INCREMENTAL ELEVATION BREAKS DO NOT OCCUR ON THIS ELEVATION DUE TO LACK OF VISIBILITY.

3 building 'A' southeast perspective

elevation keynotes

1. MASONRY CONTROL JOINT - REFER TO DETAIL 03/A110.
2. PREFINISHED ALUMINUM CANOPY - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
3. PREFINISHED ALUMINUM DOWNSPOUT - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
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zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION	0.38	
OPERABLE FENESTRATION	0.45	
ENTRANCE DOORS	0.77	
SHGC - ALL FRAME TYPES		
SHGC: PF < 0.20	0.36 (SEW)	0.48 (N)
SHGC: 0.20 < PF < 0.50	0.43 (SEW)	0.53 (N)
SHGC: PF > 0.50	0.58 (SEW)	0.58 N)

zone 4 - building envelope requirements

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METAL FRAMED	R-13+R-7.5 CONTINUOUS U-0.064
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW F-0.54
OPAQUE DOORS	
NONSWINGING	R-4.75 U-0.61
GARAGE DOORS<14% GLAZING	U-0.31

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
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planning note

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hvac screening

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material legend

BR1	SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR	CB1 HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
BR2	SIOUX CITY BRICK COLOR: BADLANDS VELOUR	TR1 TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
BR3	SIOUX CITY BRICK COLOR: BROWN VELOUR	MTL1 METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY
WD1	HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE	

revisions

date: 04.15.2020
project no.: a19017.00

building 'A' exterior elevations

a411

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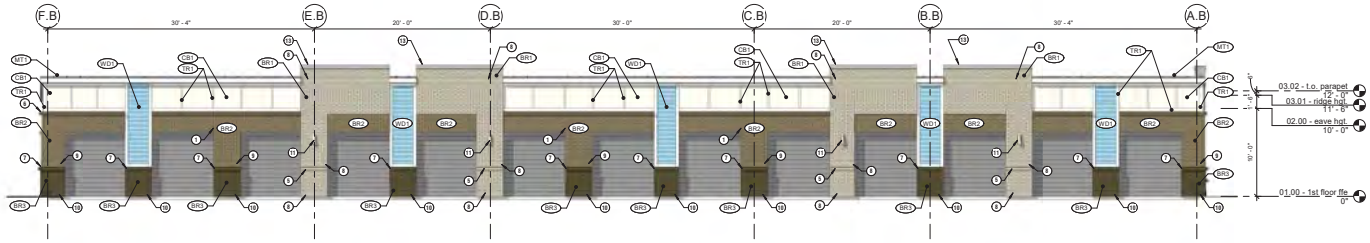
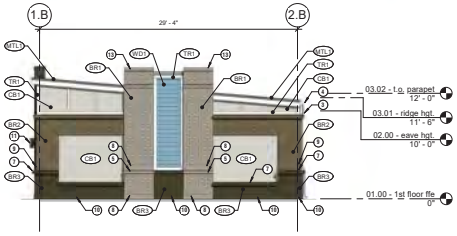
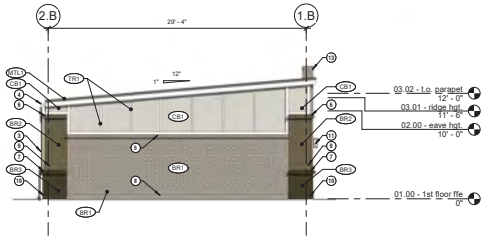


1 building 'B' - north elevation
3/16" = 1'-0"

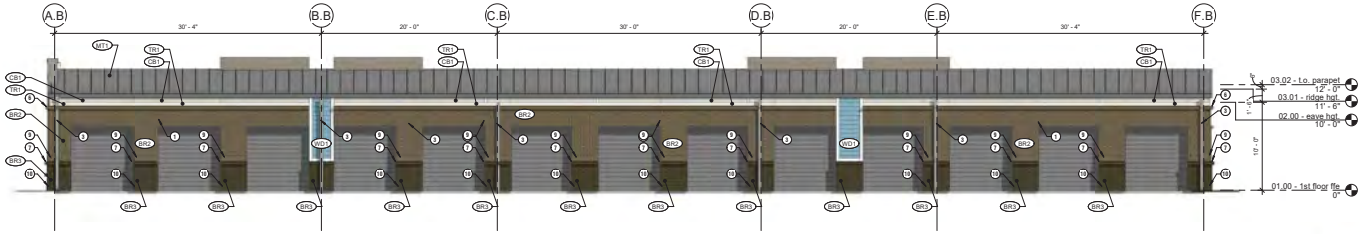


2 building 'B' - west elevation
3/16" = 1'-0"



3 building 'B' - east elevation
3/16" = 1'-0"

4 building 'B' northwest perspective



5 building 'B' - south elevation
3/16" = 1'-0"

elevation keynotes

1. MASONRY CONTROL JOINT - REFER TO DETAIL 05/A110.
2. PREFINISHED ALUMINUM CANOPY - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
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zone 4 - building envelope requirements fenestration

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SHGC - ALL FRAME TYPES		
SHGC: PF < 0.20	0.36 (SEW)	0.48 (N)
SHGC: 0.20 < PF < 0.50	0.43 (SEW)	0.53 (N)
SHGC: PF > 0.50	0.58 (SEW)	0.58 N)

zone 4 - building envelope requirements

ROOFS	
METAL BUILDINGS	R-19 + R-11 LINEAR SYSTEM U-0.035
WALLS ABOVE GRADE	
METAL FRAMED	R-13+R-7.5 CONTINUOUS U-0.064
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW F-0.54
OPAQUE DOORS	
NONSWINGING	R-4.75 U-0.61
GARAGE DOORS <14% GLAZING	U-0.31

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR.
3. THE INSIDE FACE OF THE ELEVATED PARAPET WALLS WILL UTILIZE HARDIE PANEL ON THE INSIDE FACE PAINTED TO MATCH THE ADJANCENT BRICK COLOR.

planning note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MURFREESBORO ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING STAFF.CITY OF MURFREESBORO. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING STAFF.

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED AT GRADE AND SCREENED ACCORDINGLY WITH LANDSCAPE ELEMENTS - REFER TO THE LANDSCAPE PLAN.

building 'b' percentage of exterior materials

north elevation		
brick	337.29 sf	(52.19%)
b) b2	253.29 sf	(39.19%)
c) b3	84.00 sf	(13.00%)
siding	308.94 sf	(47.81%)
door/window openings	.00 sf	(00.00%)
total facade	646.23 sf	(100.00%)

south elevation		
brick	337.29 sf	(52.19%)
b) b2	253.29 sf	(39.19%)
c) b3	84.00 sf	(13.00%)
siding	308.94 sf	(47.81%)
door/window openings	.00 sf	(00.00%)
total facade	646.23 sf	(100.00%)

west elevation		
brick	137.92 sf	(41.52%)
a) b1	00.00 sf	(00.00%)
b) b2	113.92 sf	(34.29%)
c) b3	24 sf	(07.22%)
siding	194.28 sf	(58.48%)
door/window openings	.00 sf	(00.00%)
total facade	332.21 sf	(100.00%)

east elevation		
brick	137.92 sf	(41.52%)
a) b1	00.00 sf	(00.00%)
b) b2	113.92 sf	(34.29%)
c) b3	24 sf	(07.22%)
siding	194.28 sf	(58.48%)
door/window openings	.00 sf	(00.00%)
total facade	332.21 sf	(100.00%)

total brick building	950.42 sf	(48.57%)
total siding building	1,006.44 sf	(51.43%)
total facade building	1,956.86 sf	(100.00%)

storage unit doors

TYPE	DIMENSION	DESCRIPTION
A	8' - 0"W x 7' - 0"H	ROLL-UP
B	6' - 0"W x 7' - 0"H	ROLL-UP
C	3' - 6"W x 7' - 0"H	ROLL-UP

material legend

BR1	SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR	CB1	HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
BR2	SIOUX CITY BRICK COLOR: BADLANDS VELOUR	TR1	TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
BR3	SIOUX CITY BRICK COLOR: BROWN VELOUR	MTL1	METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY
WD1	HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE		

6 building 'B' southeast perspective

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client:

840 storage solutions

project:

840 storage solutions at florence road
phase one | three building development
2403 florence road | murfreesboro, tn 37129

revisions

date: 04.15.2020
project no.: a19017.00

building 'B' exterior elevations

a420

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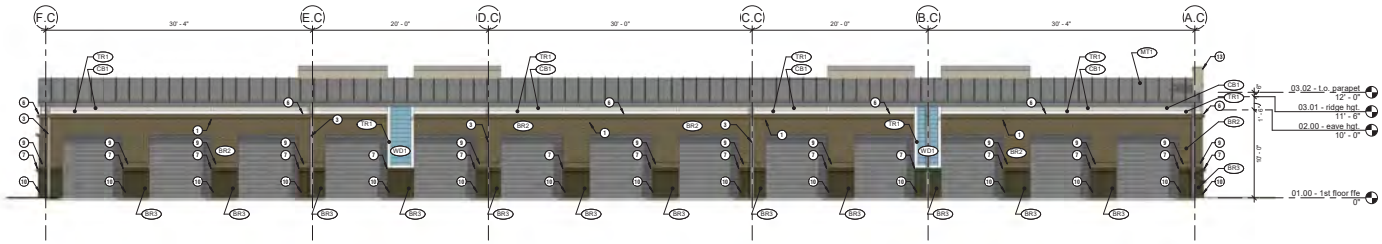
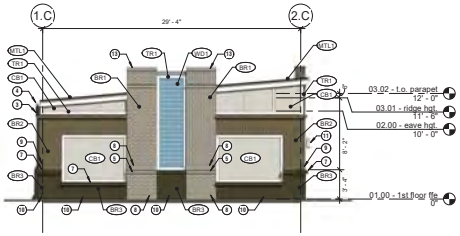
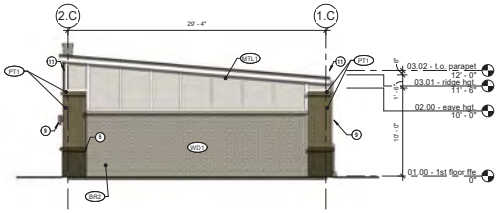


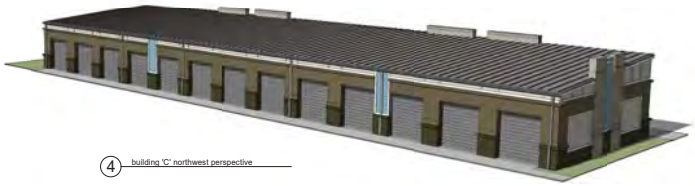
1 building 'C' - north elevation
3/16" = 1'-0"



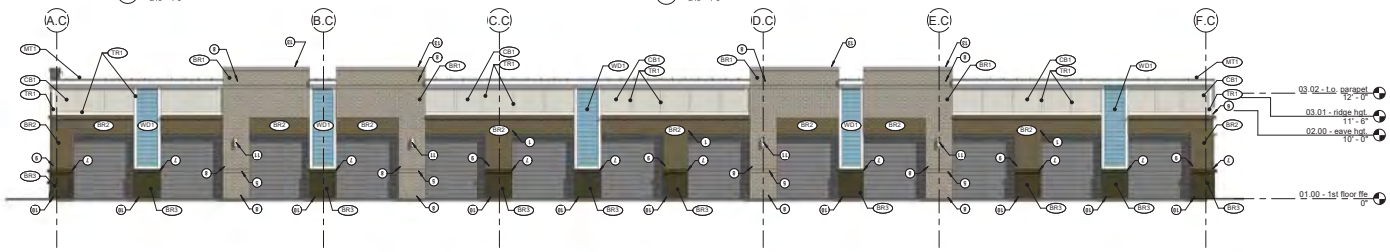
2 building 'C' - west elevation
3/16" = 1'-0"



3 building 'C' - east elevation
3/16" = 1'-0"



4 building 'C' northwest perspective



5 building 'C' - south elevation
3/16" = 1'-0"

6 building 'C' perspective

storage unit doors

TYPE	DIMENSION	DESCRIPTION
A	8' - 0"W x 7' - 0"H	ROLL-UP
B	6' - 0"W x 7' - 0"H	ROLL-UP
C	3' - 6"W x 7' - 0"H	ROLL-UP

elevation keynotes

1. MASONRY CONTROL JOINT - REFER TO DETAIL 08A110.
2. PREFINISHED ALUMINUM CANOPY - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
3. PREFINISHED ALUMINUM DOWNSPOUT - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
4. PREFINISHED ALUMINUM CONCEALED GUTTER/CORNICE - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
5. BRICK ROWLOCK | | COLOR: STONINGTON VELOUR.
6. BRICK ROWLOCK | | COLOR: BADLANDS VELOUR.
7. BRICK ROWLOCK | | COLOR: BROWN VELOUR.
8. SOLDIER COURSE | | COLOR: STONINGTON VELOUR.
9. SOLDIER COURSE | | COLOR: BADLANDS VELOUR.
10. SOLDIER COURSE | | COLOR: BROWN VELOUR.
11. EXTERIOR LIGHTING REFER TO ELECTRICAL.
12. BUILDING WAYFINDING SIGNAGE - REPRESENTED AS REFERENCE ONLY.
13. PREFINISHED ALUMINUM COPING - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.

zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION	0.38	
OPERABLE FENESTRATION	0.45	
ENTRANCE DOORS	0.77	
SHGC - ALL FRAME TYPES		
SHGC: PF < 0.20	0.36 (SEW)	0.48 (N)
SHGC: 0.20 < PF < 0.50	0.43 (SEW)	0.53 (N)
SHGC: PF > 0.50	0.58 (SEW)	0.58 N)

zone 4 - building envelope requirements

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planning note

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hvac screening

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building 'c' percentage of exterior materials

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west elevation		
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a) b1	00.00 sf	(00.00%)
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material legend

- BR1 — SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR
- BR2 — SIOUX CITY BRICK COLOR: BADLANDS VELOUR
- BR3 — SIOUX CITY BRICK COLOR: BROWN VELOUR
- WD1 — HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE
- CB1 — HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
- TR1 — TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
- MTL1 — METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY

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client:

840 storage solutions

project:

840 storage solutions at florence road
phase one | three building development
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revisions

date: 04.15.2020
project no.: a19017.00

building 'C' exterior elevations

a430

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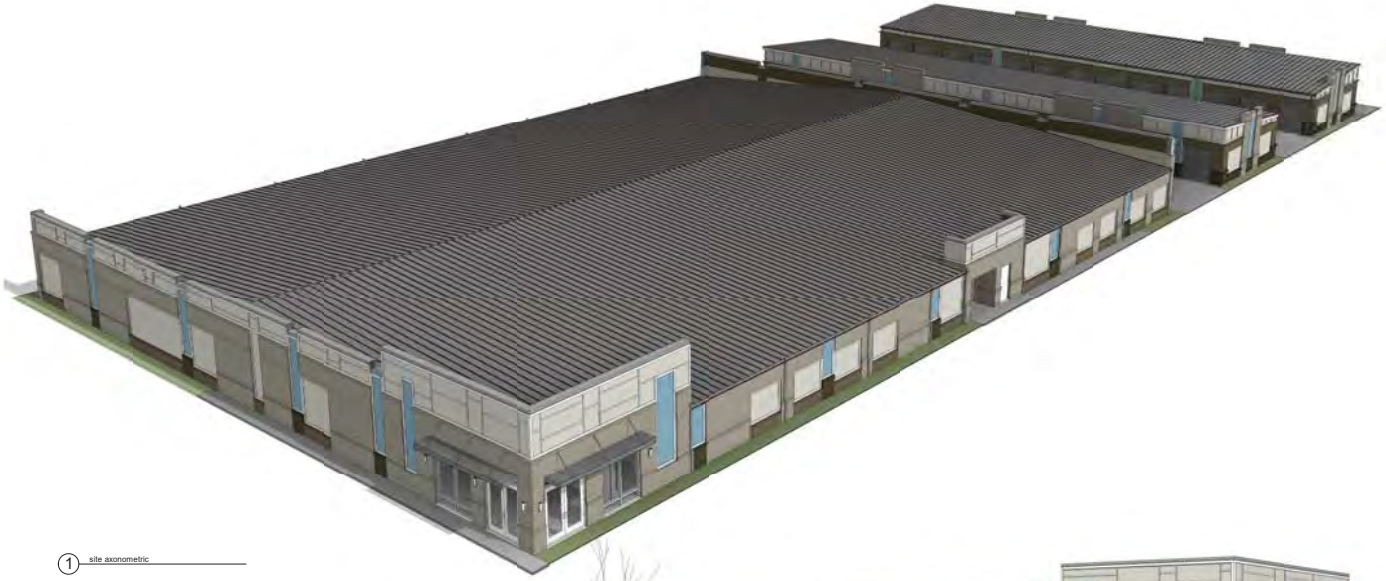

1 site axonometric

2 site perspective #1

3 site perspective #2

4 site perspective #3

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building perspectives

a440

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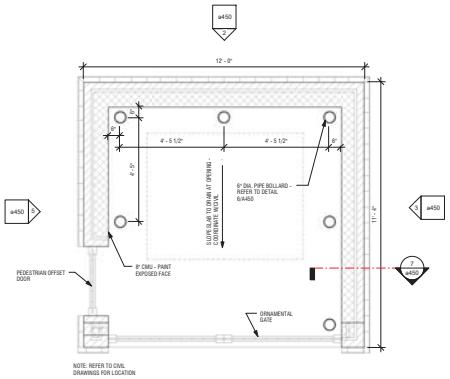
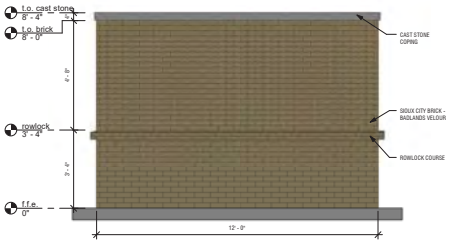
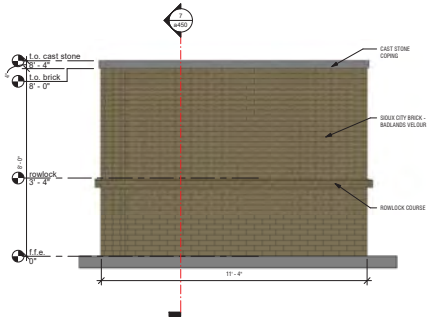


1 dumpster enclosure plan
1/2" = 1'-0"

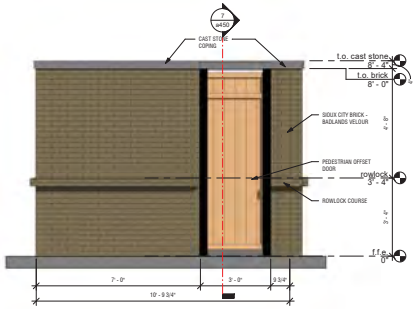


2 dumpster enclosure - rear elevation
1/2" = 1'-0"

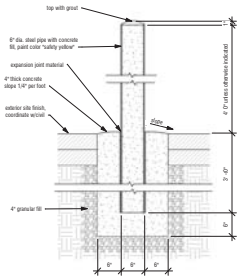


3 dumpster enclosure - plan east elevation
1/2" = 1'-0"

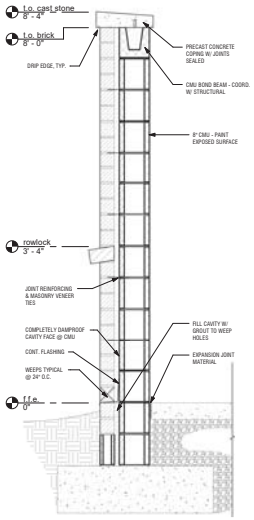
4 dumpster enclosure - plan south elevation
1/2" = 1'-0"



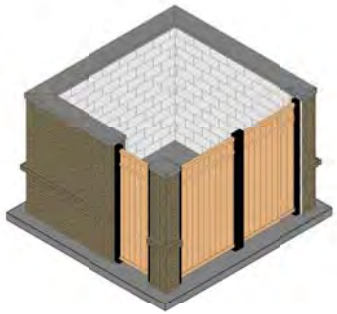
5 dumpster enclosure - plan west elevation
1/2" = 1'-0"



6 bollard detail
1" = 1'-0"



7 wall section
1" = 1'-0"



8 trash enclosure axonometric

material legend

BR1	SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR	CB1	HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
BR2	SIOUX CITY BRICK COLOR: BADLANDS VELOUR	TR1	TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
BR3	SIOUX CITY BRICK COLOR: BROWN VELOUR	MTL1	METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY
WD1	HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE		

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project:

840 storage solutions at florence road

phase one | three building development

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revisions

date: 04.15.2020

project no.: a19017.00

dumpster enclosure

a450

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MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020
PROJECT PLANNER: AMELIA KERR

6.a. Zoning application [2020-408] for approximately 0.54 acres located along South Maney Avenue north of East Castle Street to be rezoned from CH and CCO to PUD (Maney Station PUD) and CCO, Rhett Kelton applicant.

The subject property is located at 418 and 422 South Maney Avenue, north of East Castle Street. The property is approximately 0.54 acres and is identified as Tax Map 102D, Group A, Parcels 33.00 and 34.00. Parcel 33.00 is developed with a single-family residence to be removed and parcel 34.00 is undeveloped land. The property is presently zoned CH (Commercial Highway District) and CCO (City Core Overlay District), as shown on the attached map. The applicant wishes to rezone the property to PUD (Planned Unit District). The proposed PUD (Maney Station PUD) would be constructed in one phase and would consist of single-family attached dwelling units and commercial uses. The zoning request will not remove the property from the CCO.

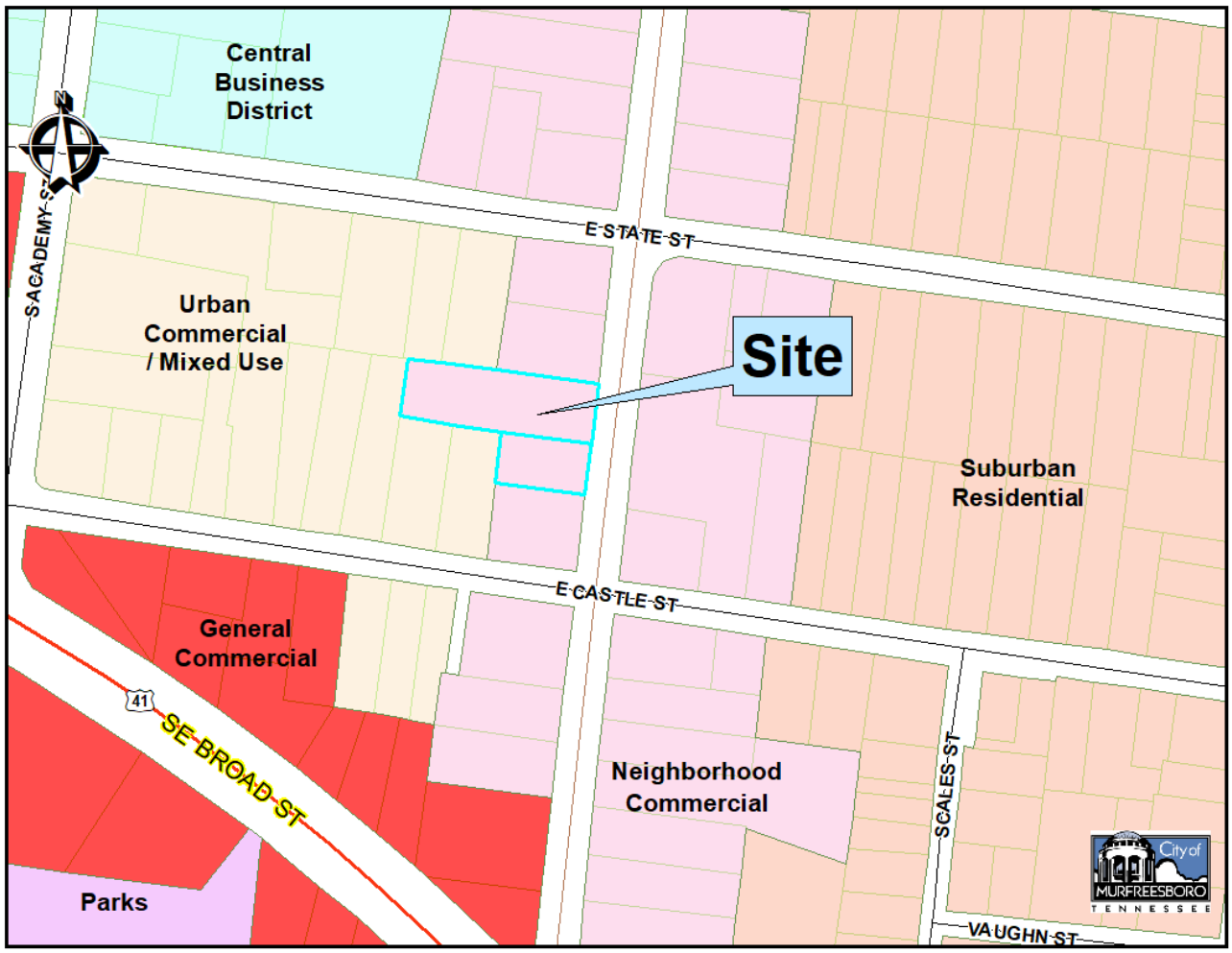
The proposed development would include one 3-story mixed use building for commercial uses on the street level and single-family attached dwelling units on the upper two floors. Required on-site parking spaces are proposed to be located to the rear of the building and the parking calculations include the 25% reduction of required on-site parking spaces in the CCO with the availability of adjacent on-street parking spaces. There will be either 12 or 13 1-bedroom single-family attached dwelling units, with a density of approximately 22 dwelling units per acre. The primary amenity for the residential dwelling units will be a roof-top terrace.

Adjacent Zoning and Land Uses

The subject property is surrounded in all directions by CH zoning. There is a single-family dwelling directly to the north as well as a small apartment building. Properties to the east across South Maney Avenue consist of a single-family residential use and a 2-story office/retail building. Directly to the south is a small commercial building. Immediately to the west are primarily residential uses, including mostly single-family dwellings.

Future Land Use Map

The future land use map of the *Murfreesboro 2035 Comprehensive Plan,* which was adopted in July 2017, recommends that *Neighborhood Commercial* is the most appropriate land use character for the subject property, as shown on the map below.



The characteristics of "Neighborhood Commercial" include "Low-intensity (commercial) land uses, generally about the same scale and intensity level as residential development within the *Suburban Residential* area, and clustered at intersections of community collector thoroughfares." Examples of uses in this land use character include "professional offices, convenience stores, dry cleaners, post offices, coffee shops, and drug stores." Compatible existing zoning districts are CL, CF, CM-R, CM, and CM-RS-8. The proposed single-family attached and commercial uses in the PUD are not consistent with the "Neighborhood Commercial" land use character. The proposed development is more consistent with the *Urban Commercial/Mixed-Use* land use character, which is shown on the future land use map directly adjacent to this property to the west. The "Urban Commercial /Mixed-Use" character includes multi-family residential, entertainment, restaurants and other retail, general and professional offices where streets are framed by buildings with zero/minimal front setback, multi-story structures, conducive for pedestrian activity, and structured and on-street parking, where low-density residential uses should not be permitted." The Planning Commission will need to determine whether or not this

is an appropriate instance to deviate from the future land use map and whether or not the adjacent “Urban Commercial/Mixed-Use” character is more appropriate for the subject property.

Action Needed

A copy of the pattern book has been included in the agenda materials. The applicant will be available at the Planning Commission meeting to make a presentation regarding the proposed rezoning and to answer questions. The Planning Commission will need to discuss this zoning request and then schedule it for a public hearing. Staff recommends a public hearing date of **June 3, 2020**.

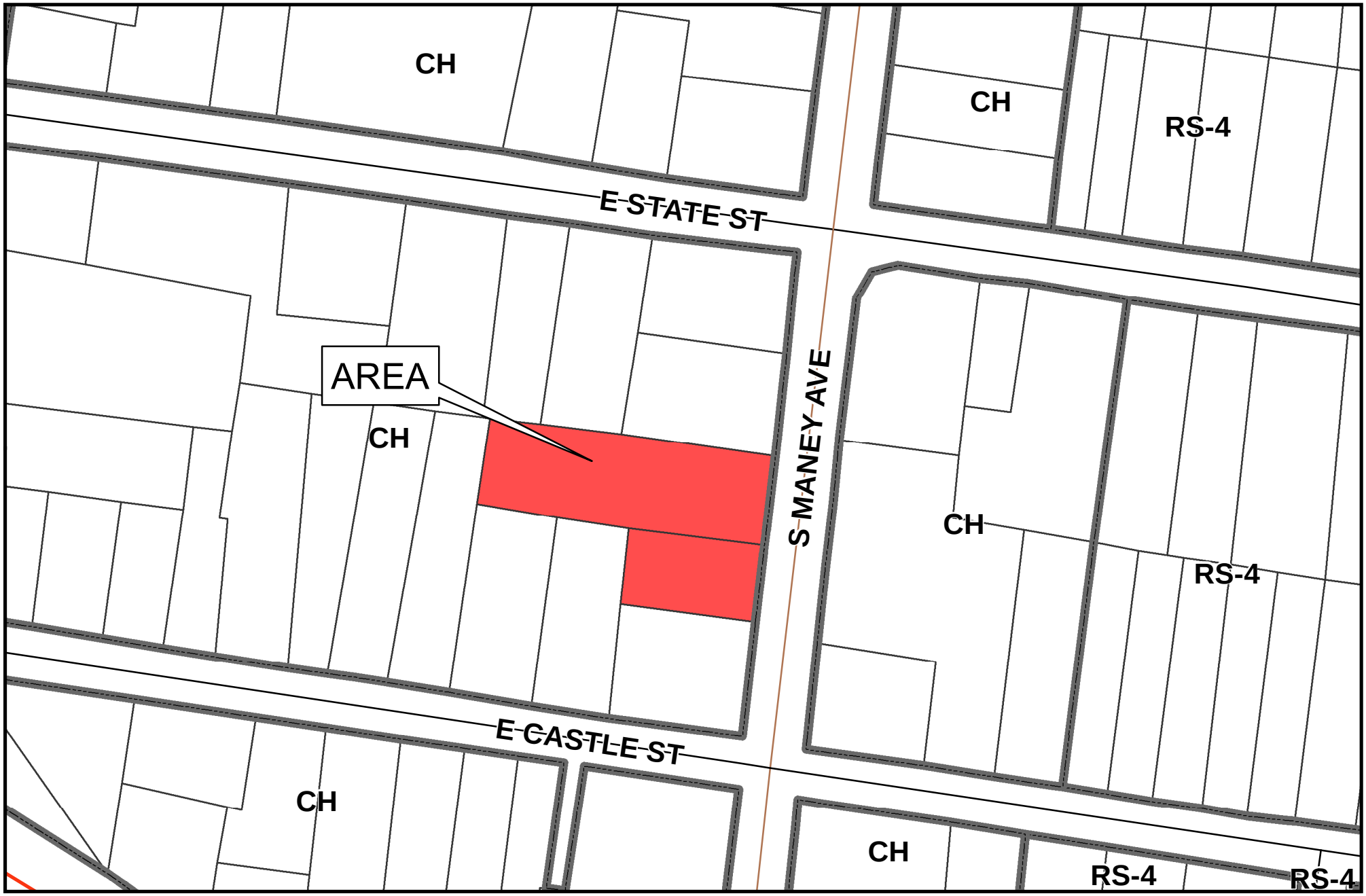
Rezoning Request for Property Along South Maney Avenue
CH and CCO to PUD (Maney Station PUD) and CCO

0 100 200 400 600 Feet

N E S W

Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

Path: \\file2\planning\FILE_ROOM_FOLDERS\Rezonings\2020\2020-408_Maney_Station\Maps\Maney Station.mxd



Rezoning Request for Property Along South Maney Avenue
CH and CCO to PUD (Maney Station PUD) and CCO

0 100 200 400 600 Feet

N E S W

Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

Path: \\file2\planning\FILE_ROOM_FOLDERS\Rezonings\2020\2020-408_Maney_Station\Maps\Maney Station.mxd

City of Murfreesboro
Planning and Engineering Department
111 W. Vine Street, P.O. Box 1139
Murfreesboro, TN 37133-1139
(615) 893-6441 Fax (615) 849-2606
www.murfreesborotn.gov

MURFREESBORO TENNESSEE
Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development	**$700.00**
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	**$950.00**

Procedure for applicant:
The applicant must submit the following information to initiate a rezoning:

1. **A completed rezoning application (below).**
2. **A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)**
3. **A non-refundable application fee (prices listed above).**

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: HUDDLESTON - STEELE ENGINEERING, INC.

Address: 2115 N.W. BROAD STREET City/State/Zip: MURFREESBORO, TN. 37129

Phone: 615. 893. 4084 E-mail address: rountree.associates@yahoo.com

PROPERTY OWNER: BETTY KELTON (418) & MAX & RUTH HOLLINGSWORTH

Street Address or property description: 418 & 422 SOUTH MIDDLE AVENUE

and/or Tax map #: 418 - 102 D 422 - 102 b. Group: D Parcel (s): (418) - 03300 (422) - 03400

Existing zoning classification: CH

Proposed zoning classification: PUD Acreage: .54 ± AC.

Contact name & phone number for publication and notifications to the public (if different from the applicant): CLYDE ROUNTREE (HS ENGINEERING, INC) 615. 893. 4084

E-mail: rountree.associates@yahoo.com

APPLICANT'S SIGNATURE (required): Clyde Rountree

DATE: 4. 16. 2020

*******For Office Use Only**********

Date received: **MPC YR.:** **MPC #:**

Amount paid: **Receipt #:**

Revised 7/20/2018

HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • FAX: 615-893-0080

4.16.2020

Mr. Matthew Blomeley
Assistant Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

Re: Rezoning Request

Described as Tax Map 102D Group A and parcels 003300 and 003400 consisting of .54 +/- acres. .

Dear Mr. Blomeley:

On behalf of our client, Mr. Rhett Kelton, we hereby request the annexation and rezoning of a .54 +/- acre tract of land located at 418 and 422 South Maney Avenue current zoned CH in the City to the requested PUD zoning in the City. The property located at Tax Map 102D, Group A and parcel 003300 and 003400. We currently plan to use the land for mixed use development of townhomes and commercial space.

Please let me know if you need any additional information and thank you for your assistance with this request.

Sincerely,

Clyde Rountree, RLA

HUDDLESTON-STEELE ENG., INC.

NEW OWNER
SEND TAX NOTICE TO:

Max W. Hollingsworth and wife, Ruth A. Hollingsworth
3504 Castlewood Ct.
Murfreesboro, TN 37128

This Instrument Prepared By:
LARRY D. BRANDON
Attorney at Law
P.O. Box 5065
Murfreesboro, TN 37133-5065
(615) 895-2110

Map: 102 D Group A
Parcel: 38

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, HOLLY CONSTRUCTION, COMPANY, INC., a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto MAX W. HOLLINGSWORTH and wife, RUTH A. HOLLINGSWORTH, their heirs and assigns, forever, that certain tract or parcel of land situated in the 13th Civil District of Rutherford County, Tennessee, and being described as follows, to wit:

> Being a house and lot of ground known and designated as 422 South Maney Avenue, and BEGINNING at the south east corner of lot owned by estate of C.F. Cox, deceased, and running south with west side of Maney Avenue 62 feet to a stake; thence east 108 feet to the beginning, and being bounded on the north by Cox Estate; on the east by South Maney Avenue; and on the south by Ike Butler; and on the west by property owned by E. W. Hood. However, EXCEPTING HEREFROM the strip 6 ½ feet by 63 feet on the extreme east boundary of this property containing 0.0093 acre which was conveyed to the State of Tennessee.
>
> Being the same property conveyed to Hillard A. Brown, Jr. and wife, Jeanell T. Brown, by deed of record in Deed Book 264, page 286 of the Register's Office of Rutherford County, Tennessee.
>
> Being the same property conveyed to Holly Construction, Co., Inc., by deed of record in Deed Book 320, page 340 of the Register's Office of Rutherford County, Tennessee

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that the undersigned is lawfully seized and possessed of said real estate, that the undersigned has good and lawful right to convey the same, and that the same is unencumbered except by lien of the 2004 taxes, which taxes the grantees assume and agree to pay when due.

The undersigned further covenants and binds itself, its heirs and assigns to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is 5000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this the 5th day of November, 2004.

Lisa A. Bell
NOTARY PUBLIC

LISA A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-16-08

Jennifer M Gerhart, Register
Rutherford County Tennessee

Rec #: 413059		Instrument 1312894
Rec'd:	15.00	MBk: 77 Pg 757
State:	18.50	
Clerk:	1.00	Recorded
EDP:	2.00	12/9/2004 at 3:52 PM
Total:	36.50	in Record Book
		454 Pages 436-438

Name and Address of New Owner:
Rhett Kelton
4755 Sharpsville
Murfreesboro, TN 37130

Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19101522

Map and Parcel: 102D-A-033.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old Fort Academy, Inc., a Tennessee corporation**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Rhett Kelton, married**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

That certain parcel of real estate situated and located in the 13th Civil District of Rutherford County, Tennessee, and being more particularly described as follows, to-wit:

Being a house and lot of ground known and designated as No. 418 South Maney Avenue, and bounded on the North by property of E.W. Hood; on the East by South Maney Avenue; on the South by property of Ozell Watson and on the West property formerly of Preston Scales, and beginning on the Northeast corner of said lot and a lot owned by E.W. Hood and running West with Hood's line 207 feet, more or less, to the line of Preston Scales; thence South 71 feet, more or less, to a lot owned by Ozell Watson; thence East 207 feet, more or less, to Maney Avenue; thence North with Maney Avenue to the beginning, excepting a strip of ground taken therefrom for highway purposes.

Being the same property conveyed to Old Fort Academy, Inc., a Tennessee Corporation by Warranty Deed from Jim Edward McCullough, unmarried, of record in Record Book 633, page 2803, Register's Office for Rutherford County, Tennessee, dated June 20, 2006 and recorded on June 20, 2006.

This conveyance is subject to the following: Utility Easement to the City of Murfreesboro of record in Record Book 1072, Page 2349, in the Register's Office for Rutherford County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 418 S. Maney Ave., Murfreesboro, TN 37130

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2023

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #:	1030427	Instrument #:	2248921
Rec'd:	15.00	Recorded	
State:	462.50	12/30/2019 at 10:19 AM	
Clerk:	1.00	in Record Book	
Other:	2.00	1851	
Total:	480.50	Pages 3314-3316	

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Maney Station

PLANNED UNIT DEVELOPMENT

SHEET INDEX

1.DEVELOPMENT TEAM & PROJECT SUMMARY

2. ZONING MAP

3. UTILITY MAP

4. HYDROLOGY & TOPOGRAPHY MAP

5. AERIAL MAP

6. EXISTING CONDITIONS

7. EXISTING CONDITIONS

8. SITE PLAN

9. ARCHITECTURAL ELEVATIONS

10. ARCHITECTURAL FLOOR PLAN

11. CONCEPTUAL LANDSCAPE PLAN

12. OPEN SPACE / AMENITIES / ROOF TOP GATHERING

13. DEVELOPMENT STANDARDS

14. PLANNED DEVELOPMENT CRITERIA & 2035 PLAN

15. COMMERCIAL CENTER PERMITTED USES / PROHIBITED USES

16. DIMENSIONED SITE PLAN

SUBMITTED FOR THE MAY 20, 2020 PLANNING COMMISSION WORKSHOP
RESUBMITTED MAY 6TH FOR THE MAY 20TH PLANNING COMMISSION WORKSHOP

Plans Prepared By:

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

Development Team & Project Summary

PROJECT SUMMARY

Maney Station is a new single-family attached homes development and retail center located a few minute's walk from downtown Murfreesboro. The subject property is currently zoned CH and consists of .47 acres. This area of Murfreesboro is beginning to see new energy and revitalization which is creating development interest for new construction in this older neighborhood. The proposed Maney Station will be a 13 single-family attached home development and will have one bedroom units with a minimum size of 550 square feet. The single-family attached homes will be located on the first, second and third floor of the structure with a roof top patio. The ground floor will be designed for commercial with small businesses serving the local community in addition we propose one single-family attached handicap accessible unit to fulfill the Fair Housing Act requirements. The building addresses the street with a downtown urban character with both on-street parking and on-site parking in the rear. The building will be a combination of brick, metal, dryvit, and cement board. The building will have a slightly modern look using traditional materials to serve as timeless elements that are consistent with the downtown architectural character. Access will be provided by South Maney. The building has the required amount of parking taking in consideration the 25% reduction in parking allowable through the CCO. Three on-street parking spaces will also be available for additional quest parking.

HOME TYPE	SIZE	STORY	MATERIALS	BEDROOMS	PARKING	SPACES REQ/ PROV
Single-Family Attached	550 S.F. (Min)	2 Story	Brick, Metal, Cement Board	13 - 1 Bedrooms	surface	13 Req /13 Prov
Commercial	3720 S.F.	1 Story	Same as above	NA	surface	12 Req /14 Prov

Owner/ Developer

Rhett Kelton
Rhettkelton@gmail.com
336-354-969

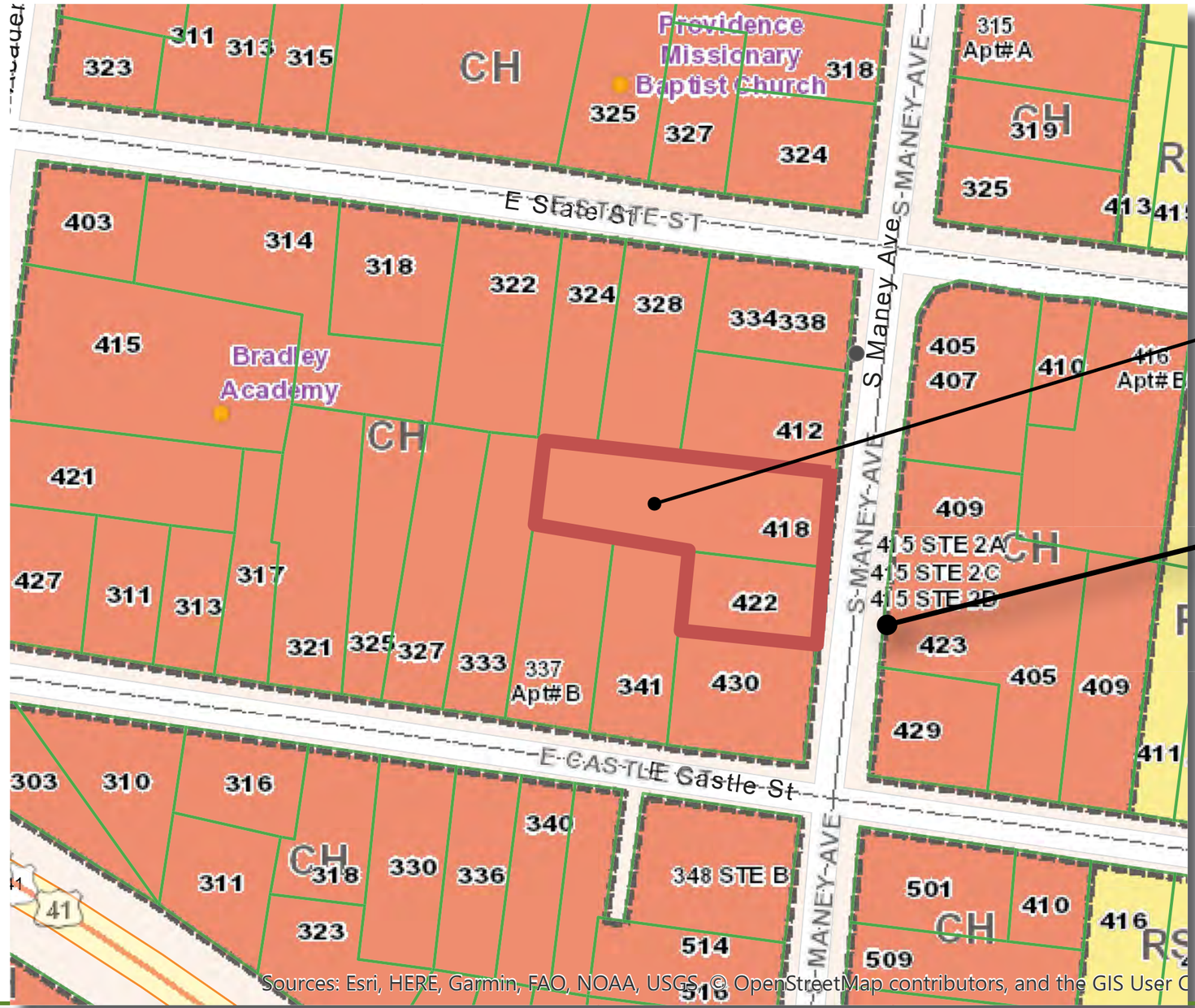
Architecture

Brian Oliver
Oliver Architecture, P.C.
(615) 491-3365
brian@oliverarchitecture.com

Planning and Engineering

Huddleston-Steele Engineering, Inc.
Clyde Rountree, RLA
2115 N.W. Broad Street
Murfreesboro, TN 37129
Rountree.associates@yahoo.com
615.893.4084

Zoning Map



The subject property is zoned CH.
The property is surrounded by CH zoning.
The subject property is proposed to be rezoned PUD.

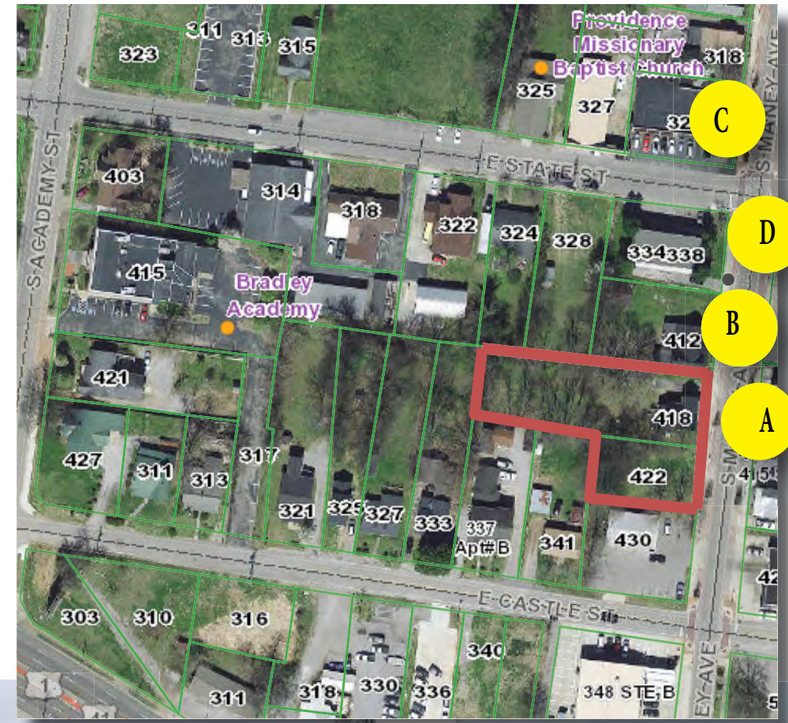
SITE

South Maney Avenue

HUDDLESTON-STEELE ENGINEERING, INC.

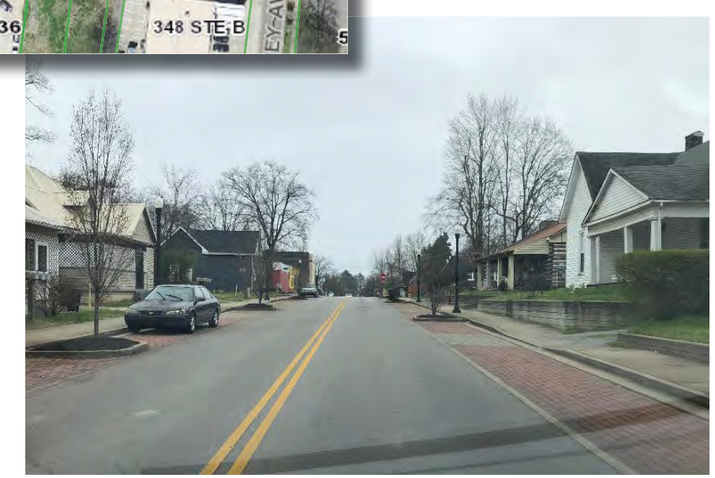
Existing Conditions

A House to be removed



B View of adjacent home

C Commercial property around the corner



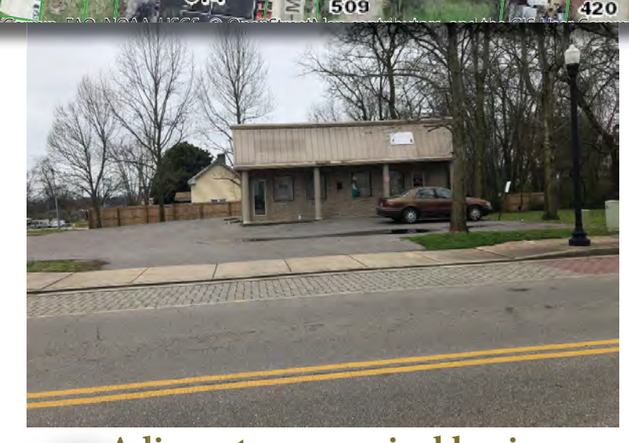
D View looking down South Maney Avenue

Existing Conditions

A View looking at commercial building across the street

B Subject property vacant lot

C Commerical business east of subject property on East Vine



D Adjacent commerical business

Site Plan

Site Data:
Acreage: .47 Acres
Proposed units: 13
Density: 13/.47= 28 units per acre

13 (1 Bedroom) Units @ 1 spaces per unit = 13 Spaces Required, 13 Spaces Provided (Additional 3 on-street parking spaces)

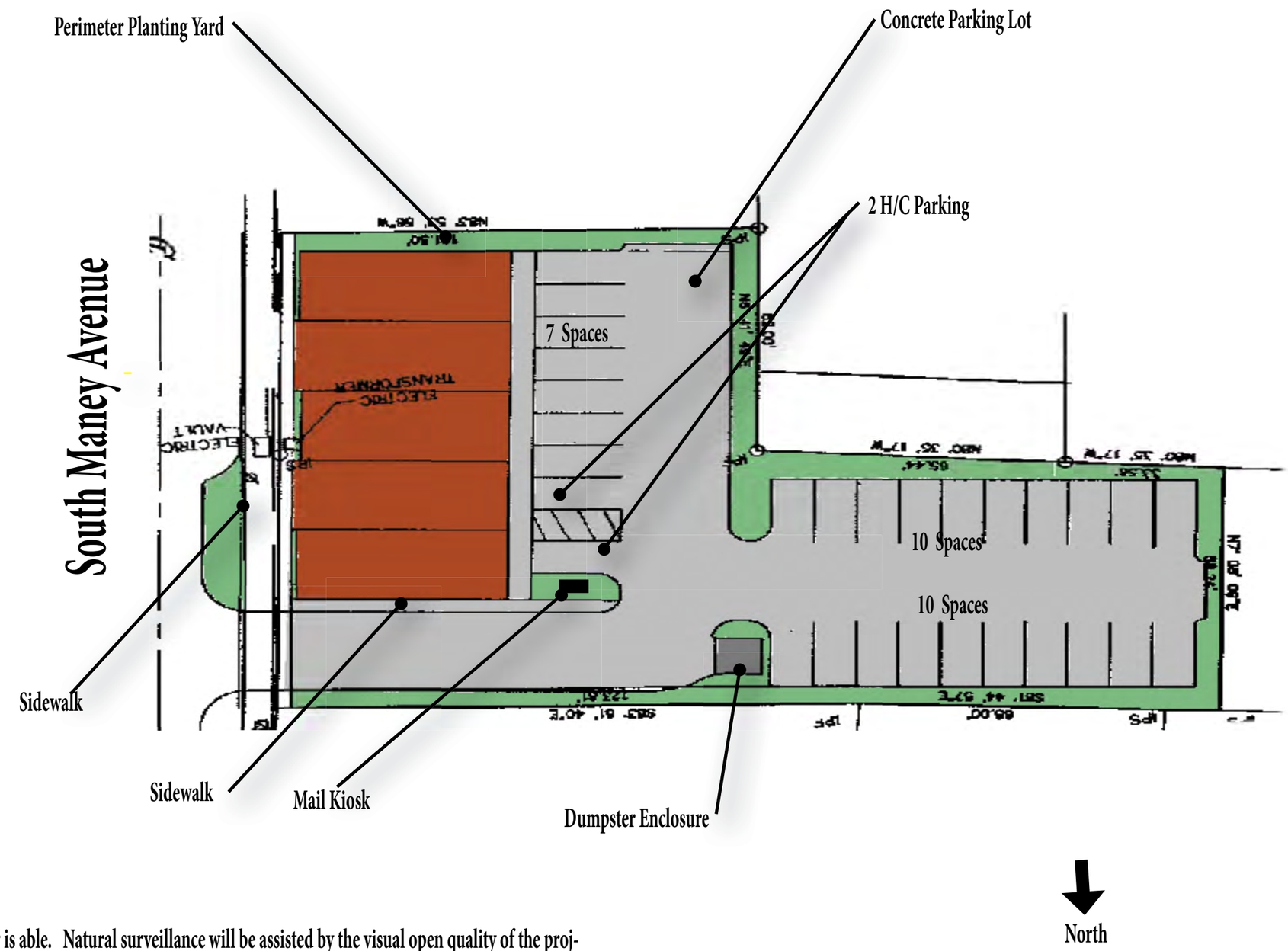
Commercial: 3500 +/- S.F.,
3720/225 = 16.5 (.25) spaces = 12 required, 14 Spaces Provided . Parking counts reflect the 25% reduction in required parking in the CCO. 2 H/C Spaces provided

Total Parking Required = 25
Total Parking Provided = 27

The building height is 40'

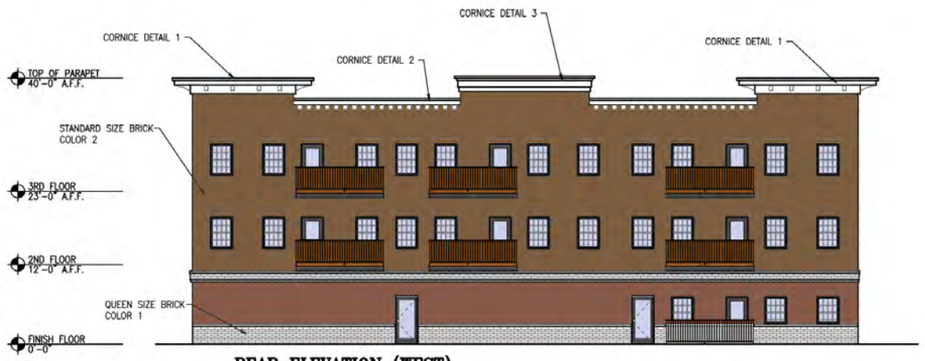
Single Family Attached Home : 550 min. sq. ft. of living area

Horizontal Property Regime Ownership
Private Hauler Trash Pick-up

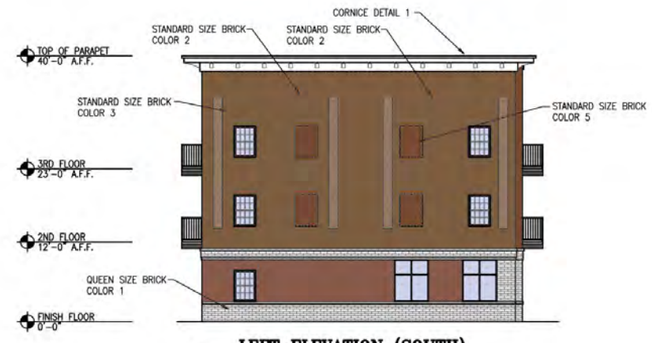


CPTED principles will be applied to the extent that developer is able. Natural surveillance will be assisted by the visual open quality of the project. The access points are well defined and easy to see. Territorial reinforcement will be established through the utilization of consistency in the landscaping and building materials. The site will be well -maintained to prevent the "Broken Window Theory."

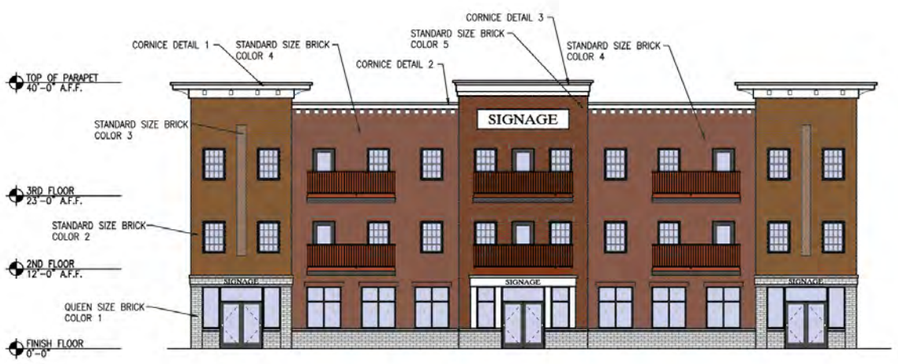
Architectural Elevations



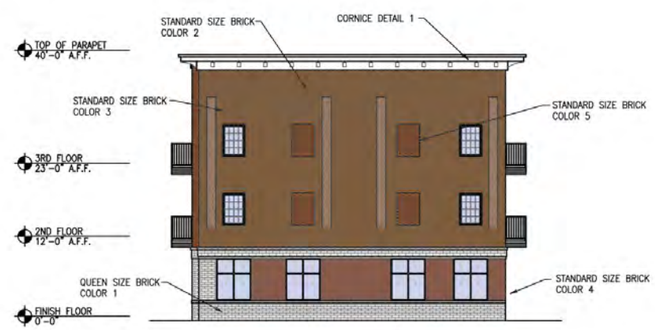
C REAR ELEVATION (WEST)
SCALE 1/8'=1'-0"



D LEFT ELEVATION (SOUTH)
SCALE 1/8'=1'-0"



A STREET ELEVATION (EAST)
SCALE 1/8'=1'-0"



B RIGHT ELEVATION (NORTH)
SCALE 1/8'=1'-0"

EXTERIOR ELEVATIONS

0 2 4 8 16

OLIVER ARCHITECTURE
2700 OVERHILL CIRCLE
NASHVILLE, TENNESSEE 37214
phone (615) 891-3805
BRIAN@OLIVERARCHITECTURE.COM

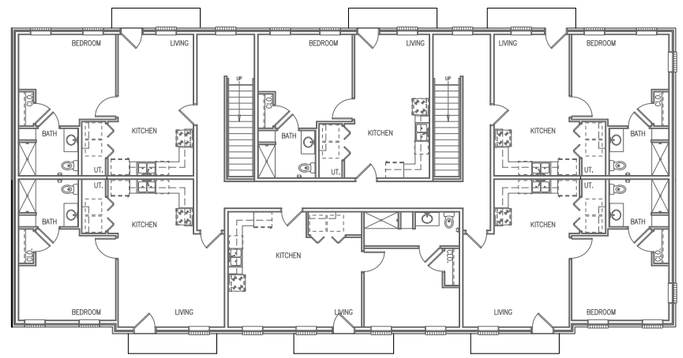
MANEY STATION
418 & 422 S. MANEY AVE.
MURFREESBORO, TN

CONSTRUCTION DOCUMENTS

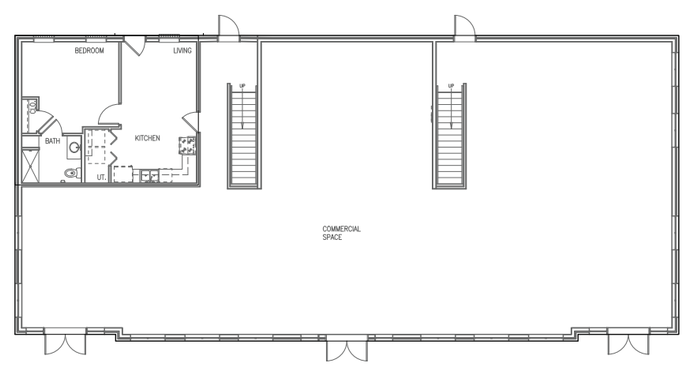
DRAWN: BDO
PROJECT ARCHITECT: BDO
REVISIONS:
DATE: 4-16-2020

NOT FOR CONSTRUCTION

Architectural Floor Plan



A SECOND AND THIRD FLOOR
SCALE 1/8'=1'-0"



A FIRST FLOOR PLAN
SCALE 1/8'=1'-0"

FLOOR PLANS

0 2 4 8 16

OLIVER ARCHITECTURE
2700 OVERHILL CIRCLE
NASHVILLE, TENNESSEE 37214
phone (615) 991-3385
BRIAN@OLIVERARCHITECTURE.COM

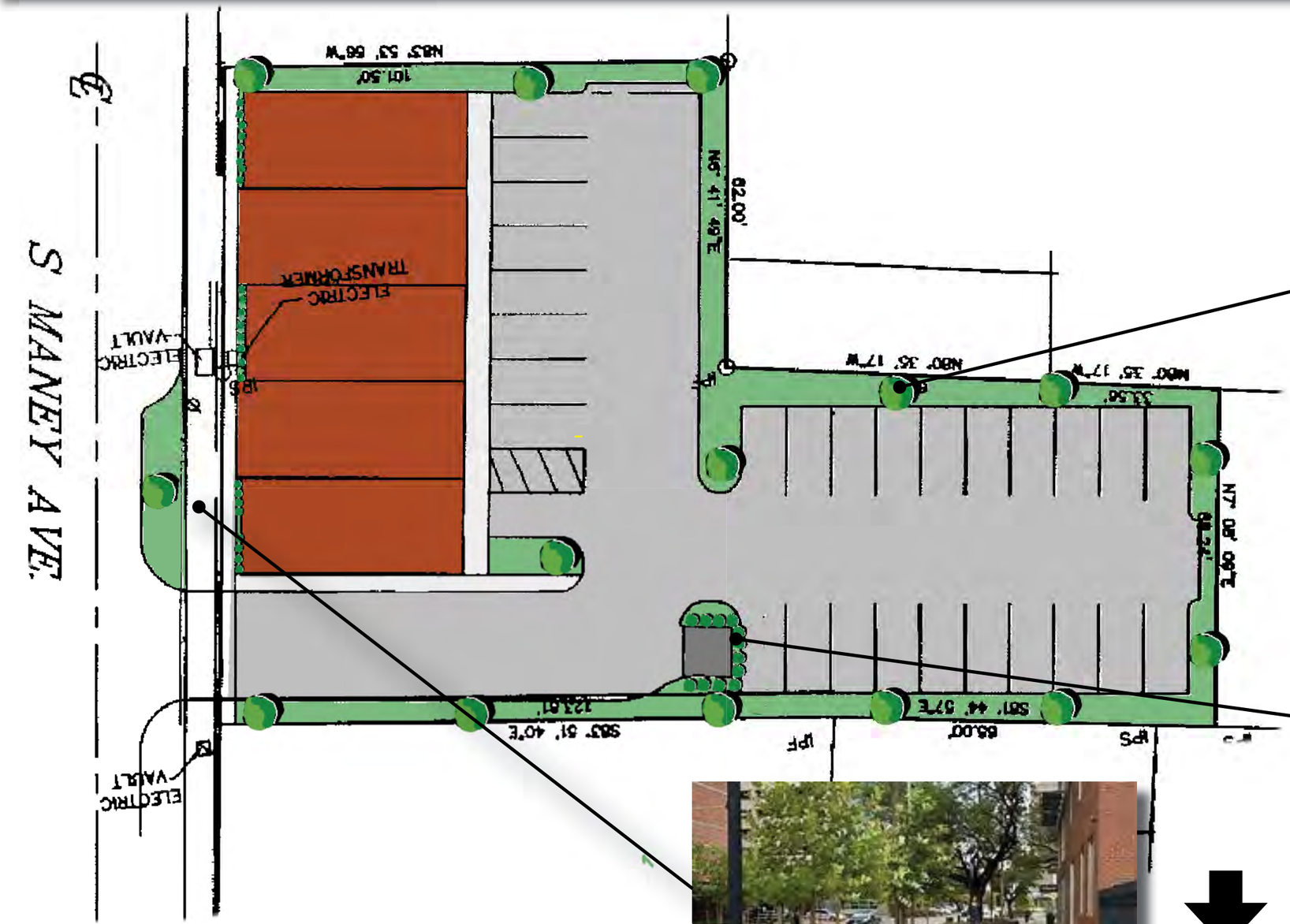
MANEY STATION
418 & 422 S. MANEY AVE.
MURFREESBORO, TN

CONSTRUCTION DOCUMENTS

DRAWN: BDO
PROJECT ARCHITECT: BDO
REVISIONS:
DATE: 4-16-2020

NOT FOR CONSTRUCTION

Conceptual Landscape Plan



Shade Tree

ScreeningPlanting

Foundation Planting

NORTH

Open Space / Amenities/Roof Top Gathering

AC Units will be roof mounted and will not take up more than 25% of the available roof top area.

The rooftop will be accessed by internal stairwells and will provide a 460SF roof top entertaining area.

The roof top will provide home owners with outside entertainment space providing both formal and informal seating options, raised planters for shared gardening, chaise lounges for sunning with freestanding umbrellas. A gas fire table will provide both atmosphere and warmth in the fall months.

Shared open space for the residence will be roof top patio to be shared by all the residents of Maney Station. The area will be maintained by the HOA and for the sole use of the residents and their guests. This image suggests the character of the roof top patio area and is not meant to be the exact design of the area.

Development Standards

Development Standards:
Development will include (13) 1-bedroom attached single family dwelling units
The maximum building height is 40'-0"
All units will be 1 bedrooms
There will 3720sf of commercial space
The site will have 27parking spaces, with 2 H/C Spaces
Solid waste removal will be provided by a private hauler
Sidewalks will be provided on South Maney Avenue
All site utilities will be underground
Identification signage will be attached to building
The development will be manged by an H.O.A.
Street lights will be decorative Murfreesboro Electric Department poles and lights to match what exist on South Maney
Mail delivery will be accommodated via a mail kiosk
Common open space will be maintained by an H.O.A. (Roof top area)
All townhome owners will be required to be a member of the H.O.A.
All parking will be screened from the public right-of-way by landscaping and the building
Buildings elevations will have well- articulated front elevations with details responding to the pedestrian scale of the neighborhood
All HVAC units will be roof mounted
Parking will comply with the Murfreesboro zoning ordinance with CCO reduction of 25% for commercial parking

Building Elevation Materials:
Brick (Primary Material)
Dryvit (Accent Material at Cornice)
Metal (Balcony)
Architectural materials board will be provided

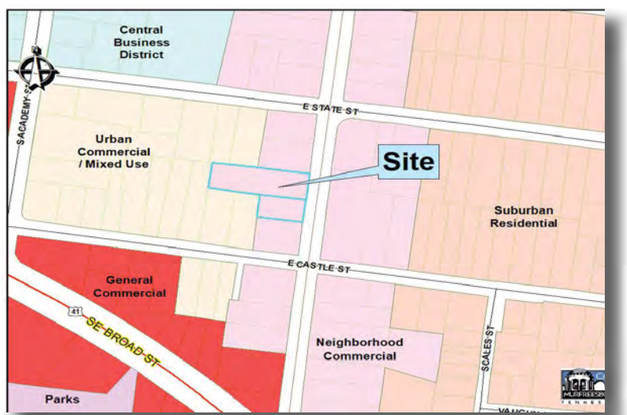
SETBACKS	RS-A (Type 3)	PUD	CCO DIFFERENCE
FRONT SETBACK	20'	3'	(-) 17'
SIDE SETBACK	5'	5'	0'
REAR SETBACK	20'	20'	0'
HEIGHT	42'	40'	(-) 2

SITE DATA		
Total Land Area	20,555 SF	
Total Open Space	Required: 0 SF	Provided: 0 SF
Formal Open Space	Required: 2000 SF	Provided: 460 SF (Roof Top Patio)
Total Impervious	16648 SF	
Total Pervious	3907 SF	
F.A.R.	0.64	
L.S.R.	0.28	
O.S.R.	NA	

Planned Development Criteria & 2035 Plan

General Applicability Per Section 13 - Planned Development Regulations

1. Ownership and division of land: *The site is owned by the developer identified on Sheet 1. The lot is currently zoned in the City of Murfreesboro.*
2.Waiver of BZA action: *No BZA actions will be required.*
3.Common open space: *Roof top patio provided.*
4.Accessibility to site: *The property is accessible from South Maney Avenue.*
5.Off street parking . *See Sheet 8 for parking calculations.*
6.Pedestrian circulation: *Sidewalks will be constructed on subject property as a result of this project.*
7.Privacy and screening: *Perimeter planting yard is provided.*
8.Zoning and subdivision modifications proposed: *A PUD is being requested for the subject property.*
9.Phasing: *The project shall be completed in one phase.*
10.Annexation: *No annexation is required for this site.*
11.Landscaping: *The townhome development will be designed to meet all minimum landscaping requirements outlined in the CCO.*
12.Major Transportation Plan: *The PRD is consistent with the Major thoroughfare plan utilizing South Maney Avenue as the primary access to the site.*
13.Applicant contact information: *Contact information is located on Sheet 1.*
14.Proposed Signage: *Signage will be attached to the building and will follow the Murfreesboro Sign Ordinance Regulations.*



2035 Plan - Neighborhood Commercial - Nodes outside of the downtown area in which commercial and office buildings are automobile oriented but designed to a neighborhood scale and cater to pedestrians in Neighborhood Commercial configurations. The neighborhood shopping areas serves a localized trade areas-within the community. The area serves a radius about a half mile and a population of 2,500 to 4,000 people.

Section 13 – Project Development Criteria Requirements
1. Identification of existing utilities: *Shown in pattern book on Sheet 3,*
2/3.Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site: *Shown in pattern book Sheets, 3-7.*
4/5. Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation: *Shown in pattern book Sheet 8-13.*
6. Development schedule: *Construction is projected to begin once all zoning and site planning is approved by the City.*
7. Relationship of the planned development to current city polices and plans: *The development is consistent with the growth in the area. The land use is consistent with the Neighborhood Commercial as recommended in the 2035 plan. The density increase is the result of the shape and size of the lot which allows for a deeper development. The 13 units being proposed fit well on the site and can be sufficiently parked.*
8. Proposed deviation from zoning and subdivision ordinance:
Exceptions Requested:
3' Planting yard as allow in the CCO on rear and side yards
No foundation planting on western side of building
Formal open space reduction 2000 SF required and 460 SF provided in the CCO
Dumpter access facing the public right-of-way
Dumpster located in a required landscaping island
Increased density resulting from all homes being designed as one bedroom floor plans
No continuous foundation planting along front of building
No foundation plantings on the north side of the building
9. Site tabulation data for land area, *See Site Data tablet Page 13.*
10. The nature and extent of any overlay zones as described in Section 24 and 34: *The CCO overlays affects this development.*

Commercial Center Permitted Uses /Prohibited Uses

Permitted Use List:

Adult Day Care Center
Animal Grooming Facility
Art and Photo Gallery
Bakery - Retail
Bank Branch Office
Bank Main Office
Barber Shop
Book Shop
Business and Communication Services
Carry-out restaurant
Convenient Store w/o gas sales
Catering Establishment
Clothing Store
Delicastessen
Dry Cleaning Pick-up
Financial Services (no cash advance)
Flower Shop
Garden and Lawn Supplies (no outdoor storage)
Glass-Stained and Leaded
Health Club
Interior Design
Karate Instruction
Laundry, Self-Service
Medical Laboratories
Music and Dance Academy
Offices
Optical Dispensaries
Personal Services Establishment
Pet Shop
Photo Finishing
Pharmacy
Restaurant
Retail Shop
Reducing and Weight Control Service
Pet Funeral Home
Salvage and Surplus Merchandise
Specialty-Limited Restaurant
Speciality Shop
Taxidermy Studio
Tabacco and E-Cigarettes or Vaporized Sales
Video Rental
Veterinary Office

Prohibited Use List:

Adult Day Care Home
Airport/Heliport
Amusements, Commercial Outdoor Motorized
Amusements, Commercial Outdoor Motorized Except Carnivals
Adult Cabaret
Adult Entertainment
Adult Motel
Adult-only Bookstore
Adult-only Motion Pictures Theater
Cash Advance Businesses
Cemetery
Drive-in-Theater
Family Crisis Center
Family Violence Shelter
Fraternity/Sorority
Fireworks Retailer
Gas Station
Kennel
Motor Vehicle Sales
Motor Vehicle Lots
Motor Vehicle Repair
Pain Clinic
Pet Cemetery
Plasma Donation Center
Rap Parlor
Sauna
Temporary Mobile Recycling Center
Tavern
Tattoo Parlor
Towing
Veterinary Clinic

Dimensioned Site Plan

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
MAY 20, 2020

Principal Planner: Margaret Ann Green

6.b. Zoning application [2020-406] for approximately 5.09 acres located along Robert Rose Drive to amend the North Thompson Place PUD (also known as Gateway Village) & GDO-1 to expand the uses permitted, Swanson Development LP applicant..

The subject property is located along North Thompson Lane, just north of Medical Center Parkway and is the North Thompson Place PUD- also known as Gateway Village (original file 2008-402). The subject property is approximately 5.09 acres zoned PUD & GDO-1.

Adjacent Zoning and Land Uses

The subject area and surrounding parcels are located within the Gateway Design Overlay District (GDO). Saint Thomas Rutherford Hospital and medical office buildings are located to the east, separated by a segment of the City's greenway system. Candlewood Suites PCD is to the north and Salons by JC are to the south.

Request for PUD zoning amendment

In 2008, the City Council approved a mixed-use development at this location. The development consists of 3 separate buildings- Buildings A and B are two-story, office/commercial buildings and building C is a four-story office/retail/ residential condominium with parking on the first floor. It has come to the attention of staff that "office" is not a permitted use within Buildings A and B and the owner has received a request from an existing tenant to expand a real estate office. Staff recommended the applicant revise the PUD to add this as a permitted use and to explore the Zoning Ordinance and identify any other uses that may be reasonable.

Buildings A & B 1st Floor [proposed additional permitted uses]

Pages 24 and 25 of the North Thompson Place program book are proposed to be changed. Below are the lists of uses proposed to be added to the PUD. Attached is a spreadsheet with the entire listing of proposed uses.

1. Church
2. College, University
3. Business School
4. Janitorial Service
5. Laboratories, Medical
6. Laboratories, Testing
7. Offices
8. Radio TV or Recording Studio

Buildings A & B 2nd Floor [proposed additional permitted uses to be added]

Area C-5 is 6.3 acres, is located along Shores Road and allows commercial, institutional uses and residential uses. Any development proposed within this area will meet the GDO design standards. The following uses are permitted:

1. Student Center
2. Amusements, Commercial Indoors
3. Animal Grooming Facility
4. Antique Mall
5. Antique Store
6. Apothecaries
7. Barber or Beauty Shop
8. Book, Card Shop
9. Catering Establishment
10. Clothing Store
11. Department or Discount Store
12. Flower or Plant Store
13. Glass-Stained and Leaded
14. Key, Locksmith
15. Reducing and Weight Control Services
16. Restaurant and Carryout Restaurant (excludes drive up window)
17. Specialty Shop

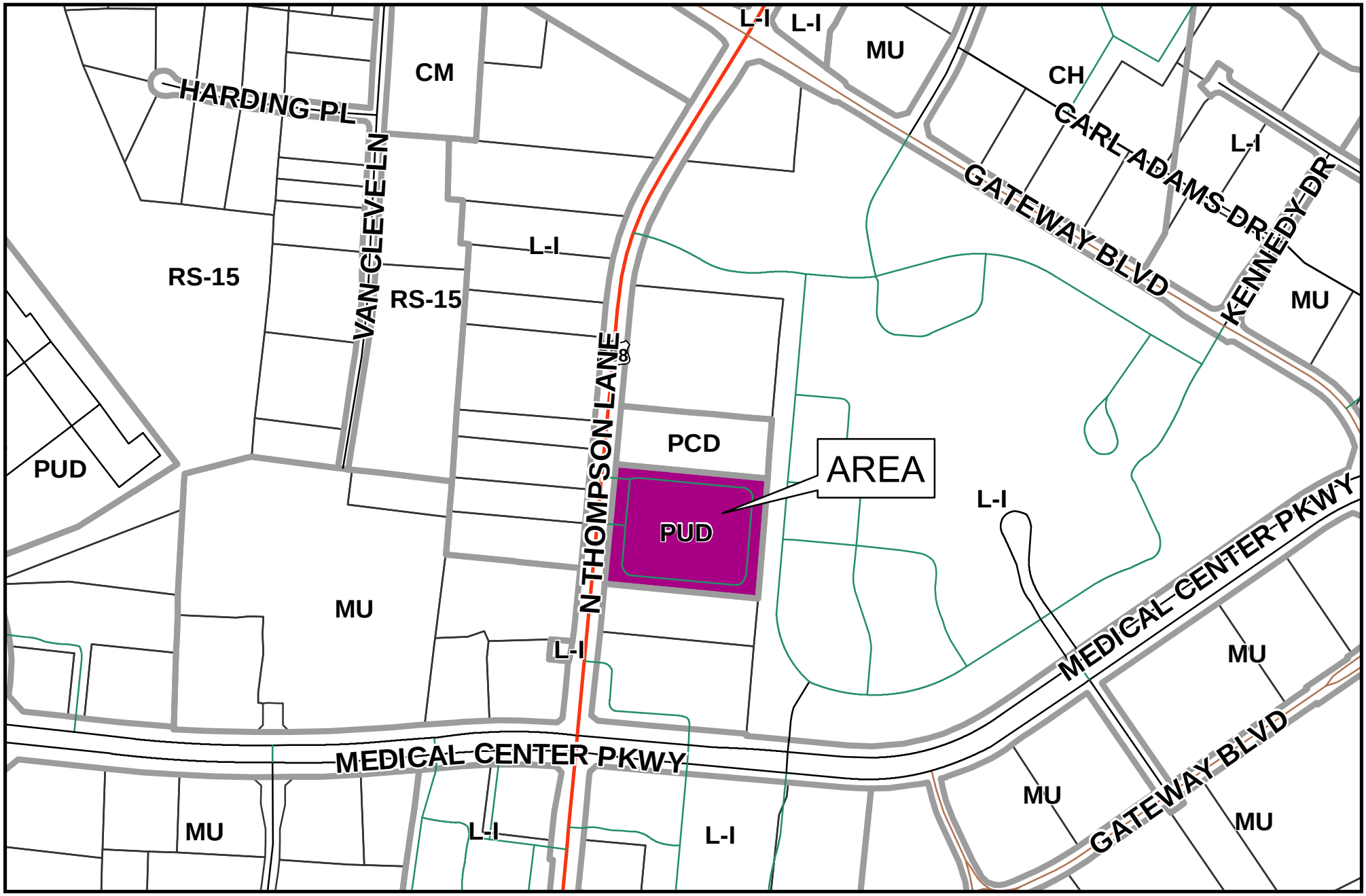
Future Land Use Map

The *Murfreesboro 2035* Land Use Plan indicates that "Urban Commercial/Mixed Use" is the most appropriate land uses for the subject property. The uses are consistent with the Land Use Plans' recommendations of: intensive, urban character with a multiplicity of uses, including multi-family residential, entertainment, restaurants, department stores and other retail, general and professional offices, hotels. The applicant should discuss how this rezoning request ultimately supports the goals of *Murfreesboro 2035*.

Murfreesboro 2035 – Future Land Use Map

Public Hearing

The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning. The Planning Commission should conduct a public hearing, discuss the matter, and formulate a recommendation to the City Council.



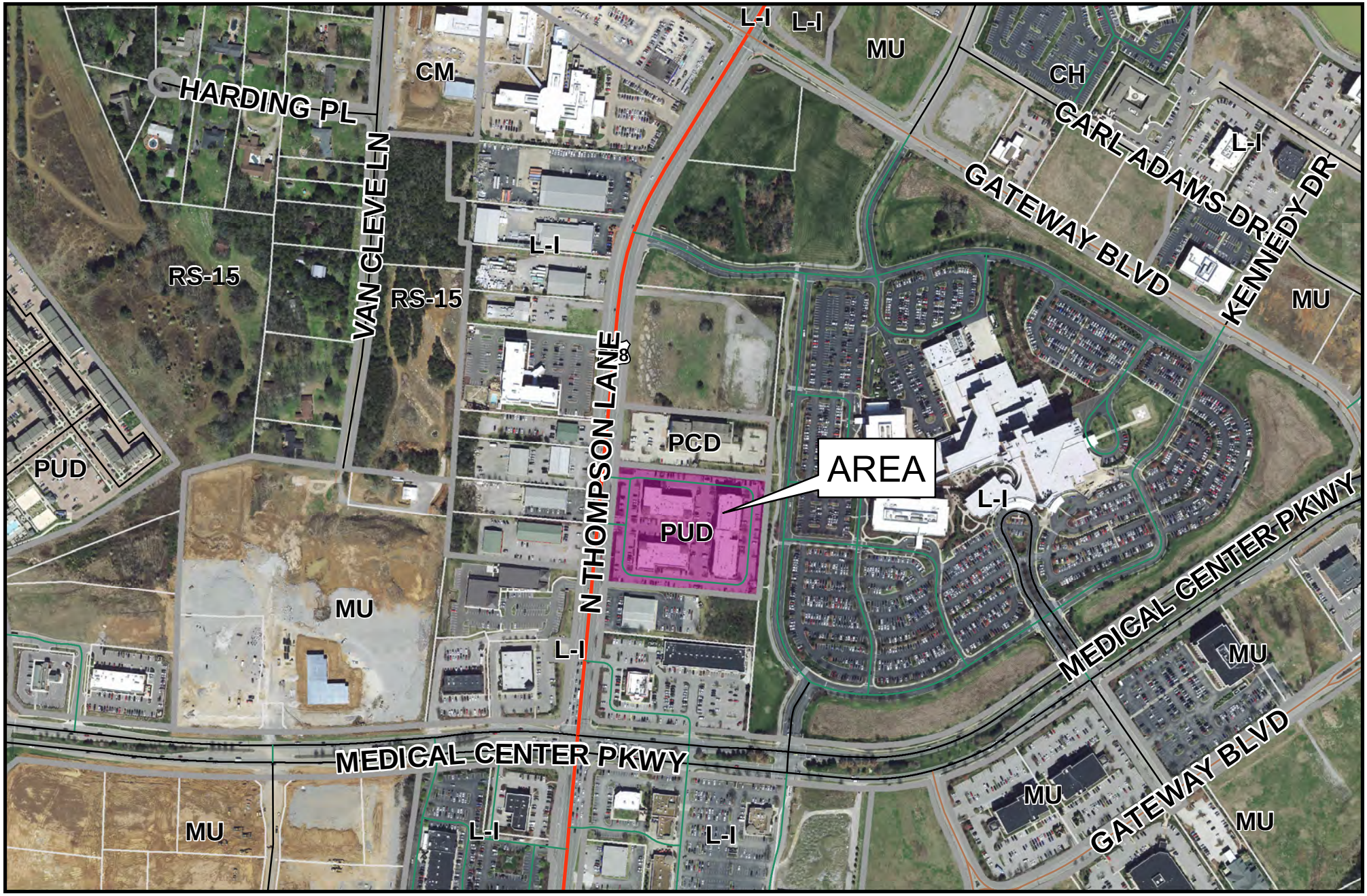
Zoning Request Along North Thompson Lane
PUD Amendment (Gateway Village PUD)

0 250 500 1,000 1,500 Feet

N W E S

Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

Path: X:\FILE_ROOM_FOLDERS\Rezonings\2020\2020-406_Gateway_Village_PUD\Maps\2020_406_Gateway_Village_PUD.mxd



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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

April 16, 2020

Mr. Greg McKnight
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: PUD Amendment Cover Letter
The Gateway Village
Murfreesboro, Tennessee

Dear Mr. McKnight:

Please accept this letter along with the attached exhibit and application as Swanson Development LP's official request to the City of Murfreesboro to amend the previously approved Gateway Village PUD (formerly known as North Thompson Place PUD). The original PUD included a list of allowable uses based on building and floor. Swanson Development, LP has had multiple requests for uses that are allowed in the overall development but not currently allowed on certain floors. Since these uses are allowed within the overall development, it appears the uses are appropriate to the location and project. After receiving these requests, we have examined the entire list of current allowed uses listed in the booklet and are proposing to change which uses are allowed on each floor of Building A and B, no changes are proposed in Building C. In addition, no new uses are proposed to be allowed.

Buildings A and B Allowed Uses		
Uses	**1st Floor**	**2nd Floor**
Multi-Family Residential		X
Church	**PROP**	X
College, University	**PROP**	X
Museum	X	X
Student Center	X	**PROP**
Amusements, Commercial Indoors	X	**PROP**
Animal Grooming Facility	X	**PROP**
Antigue Mall	X	**PROP**
Antique Store	X	**PROP**
Apothecaries	X	**PROP**
Art, Photo Studio or Gallery	X	X
Bakery, Retail	X	
Bank, Branch Office	X	X
Bank, Main Office	X	X
Barber or Beauty Shop	X	**PROP**
Book, Card Shop	X	**PROP**
Business School	**PROP**	X
Business and Communication Service	X	X
Catering Establishment	X	**PROP**

Clothing Store	X	**PROP**
Convenience Sales and Service (excludes gasoline)	x	
Delicatessen	X	
Department or Discount Store	X	**PROP**
Doughnut Shop	X	
Dry Cleaning (excludes drive up window)	X	
Financial Service	X	x
Flower or Plant Store	X	**PROP**
General Service and Repair Shop	X	
Glass-Stained and Leaded	X	**PROP**
Group Assembly	X	X
Health Club	X	X
Ice Cream Shop	X	
Interior Decorator	X	X
Iron Work (retail)	X	
Janitorial Service	**PROP**	X
Karate Instruction	X	X
Key, Locksmith	X	**PROP**
Laboratories, Medical	**PROP**	X
Laboratories, Testing	**PROP**	X
Music or Dance Academy	X	X
Offices	**PROP**	X
Optical Dispensaries	X	X
Personal Service Establishment	X	X
Pet Shops	X	
Pharmacies	X	
Photo Finishing	X	
Radio TV or Recording Studio	**PROP**	x
Reducing and Weight Control Services	X	**PROP**
Restaurant and Carryout Restaurant (excludes drive up window)	X	**PROP**
Specialty Shop	X	**PROP**
Veterinarian Office	X	X
Veterinarian Clinic	X	X
Video Rental	X	

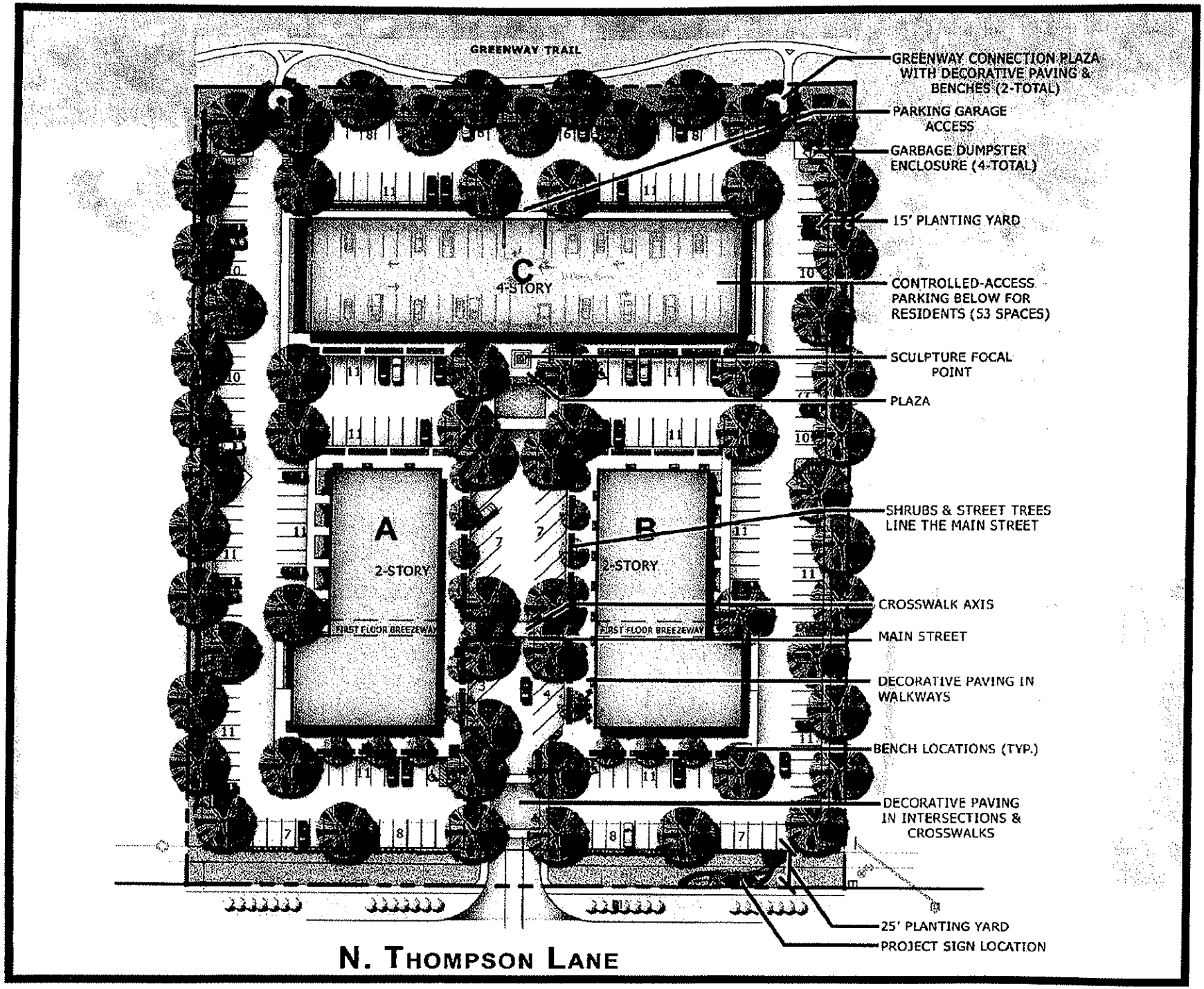
X = currently allowable use
Prop = proposed to be allowed with this amendment

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

Sincerely,

Matt Taylor

Matt Taylor
Vice-President
SEC, Inc


GREENWAY TRAIL
GREENWAY CONNECTION PLAZA WITH DECORATIVE PAVING & BENCHES (2-TOTAL)
PARKING GARAGE ACCESS
GARBAGE DUMPSTER ENCLOSURE (4-TOTAL)
15' PLANTING YARD
C
4-STORY
CONTROLLED-ACCESS PARKING BELOW FOR RESIDENTS (53 SPACES)
SCULPTURE FOCAL POINT
PLAZA
A
2-STORY
B
2-STORY
SHRUBS & STREET TREES LINE THE MAIN STREET
CROSSWALK AXIS
FIRST FLOOR BREEZEWAY
FIRST FLOOR BREEZEWAY
MAIN STREET
DECORATIVE PAVING IN WALKWAYS
BENCH LOCATIONS (TYP.)
DECORATIVE PAVING IN INTERSECTIONS & CROSSWALKS
25' PLANTING YARD
PROJECT SIGN LOCATION
N. THOMPSON LANE

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020

7.a. Proposed amendments to the Zoning Ordinance [2020-803] to Section 26: Off-Street Parking, Queuing, and Loading, regarding off-site parking agreements, joint parking agreements, and other miscellaneous items, City of Murfreesboro Planning Department applicant.

A public hearing for this request to amend the Zoning Ordinance was originally scheduled to be conducted on May 6th. However, due to some feedback from the development community, Staff withdrew it from that meeting agenda. Staff will be conducting a stakeholder meeting with developers to discuss the ordinance amendment and will have additional comments at the Planning Commission meeting. Staff requests that the Planning Commission reschedule this item for a public hearing on June 3rd. The staff comments from the May 6th meeting are included below for reference as is the version of the amendment that was included in the May 6th agenda packet.

Staff Comments from May 6th Planning Commission Agenda

In this request, Staff brings to the Planning Commission for its consideration proposed amendments to the Zoning Ordinance pertaining to *Section 26: Off-Street Parking, Queuing, and Loading*. See below for additional detail.

Off-Site and Joint Parking Agreements:

Over the course of the last several months, it has become clear to Staff that the subsections of Section 26 pertaining to off-site parking agreements are in need of improvements. At a time when an increased demand for downtown infill development appears to warrant more flexible parking solutions, the current standards make it difficult to implement such off-site parking arrangements. Specifically, it requires that off-site parking used to meet minimum parking requirements be on property that is in the same ownership as the property seeking the additional parking. This eliminates the majority of potential off-site parking agreements, because the off-site parking area is typically under different ownership. The Planning and Legal Departments have worked to improve these provisions so that they will be easier to administer and more effective in the long run, including not requiring the location of the proposed off-site parking area to be under the same ownership as the property seeking the additional parking.

Garage Parking Spaces:

In recent years, we have seen more townhouse developments utilizing garages

and driveways to address minimum parking requirements instead of traditional parking lots. While there is more flexibility with townhomes in planned development zoning to allow garage parking to be counted toward the development's minimum parking requirements, there is currently less clarity with regards to this issue for townhome developments in bulk zoning districts. Staff does not want to discourage townhome developments from having units with garages. Allowing garage parking spaces to count toward the minimum parking requirements in certain bulk zones will remove a roadblock for developers to including garages in single-family attached developments. However, Staff is attempting to balance this desire to encourage garages with some practical requirements to make sure that the garages are of adequate size to house vehicles and also to make sure that the garages are to be used for vehicular parking. On a related note, the Zoning Ordinance already makes provisions for garage parking spaces in multi-family developments, such as apartment complexes, to count toward the minimum parking requirements. Similar to single-family attached uses, however, Staff proposes amending the ordinance to add minimum size and use restrictions for garages in multi-family developments.

Parking Stall Size:

Chart 3 of the Zoning Ordinance sets forth the minimum dimensions of parking stalls and access aisles. The dimensions are dependent on the angle of the parking stall. Each angle has options for 9'-wide stalls and 8.5'-wide stalls. There is currently no cap on the maximum number of the narrower 8.5'-wide spaces in a given parking lot. While flexibility is desirable to allow for some narrower stalls, Staff has concerns about excessive amounts of the narrower parking stall option being utilized. Staff proposes that the ordinance be amended to allow for a maximum of 20% of the total number of parking spaces to be 8.5' in width. However, Staff understands the need to allow for greater flexibility for infill development in and around the downtown area, so an exemption to the 20% cap is proposed for the City Core Overlay District.

Miscellaneous:

In addition to the aforementioned revisions, Staff also proposes some other additional miscellaneous revisions to Section 26. These additional revisions include, but are not limited to, correcting certain outdated terminology, clarifying how parking is to be determined for outdoor dining areas at restaurants and other similar uses, and requiring that continuous curbing be provided around parking lots and parking lot expansions in order to protect landscaping and other site elements. Because there are numerous proposed amendments within Section 26, Staff proposes deleting Section 26 in its entirety and replacing it with version included in the agenda packet.

SECTION 26. OFF-STREET PARKING, QUEUING, AND LOADING.

(A) *Purpose.* The off-street parking, queuing, and loading requirements and the regulations of such parking, queuing, and loading set forth in this section are designed to alleviate and prevent congestion in the streets.

(B) *Application of regulations.*

(1) *Effective Date*: The effective date of this Section 26 shall be September 11, 2009.

(2) *Existing, new, changed, and expanded uses*.

(a) No building, structure, or use lawfully established prior to the effective date of this section shall be required to comply with the provisions of this section except as hereinafter provided.

(b) All buildings and structures erected and uses established after the effective date of this section shall comply with the provisions of this section, provided, however, that if a building permit was issued prior to the effective date of this section and construction is begun within one year of the date of such permit, the parking and loading regulations in effect on the date such permit was issued shall apply.

(c) If any building or structure is increased by the addition of dwelling units, gross floor area, seating capacity, or any other measure of increased parking intensity as measured by Chart 4 after the effective date of this section, the provisions of this section shall only apply to the extent of such increase.

(d) If the existing use of a building or structure shall be changed to a new use, as measured by Chart 4, such new use shall comply with the provisions of this section; provided, however, that if the existing use is located in a building or structure existing on the effective date of this section, additional parking, queuing, or loading requirements shall be required only in the amount by which the requirements for the new use exceed the amount required for the existing use if such existing use were subject to the provisions of this section.

(e) Any conforming or legally nonconforming building, structure, or use which is in existence on the effective date of this section, which is subsequently damaged or destroyed and thereafter reconstructed, re-established or repaired may

maintain the same amount of parking and loading which existed on the date of the damage or destruction, provided, however, if such damage or destruction exceeds seventy-five percent (75%) of the value of such building, structure or use, then the parking, queuing, and loading requirements of this section shall apply.

(f) Upon the effective date of this section no existing parking space, parking lot, queuing space, or loading space shall be reduced in size or number below the requirements of this section.

(3) *CBD district exemption*. The provisions of this section shall not apply to any building, structure, or use located in the CBD zoning district.

(C) Regulations Applicable to Parking Spaces and Parking Lots

(1) *Location of required parking spaces*. Except as may otherwise be provided in this article, the off-street parking spaces required by this section shall be located as provided in this subsection (C). Where a distance is specified, such distance shall be measured from the nearest point of the parking lot to the nearest point of the building structure or uses served by such parking lot.

(a) *Single-family attached, single-family detached, and duplex residential uses*.

[1] Required parking spaces shall be located on the same lot as the structure to which they are accessory.

[2] Access to one parking space through another parking space is permitted provided that the lot does not front upon a street identified as a major arterial, minor arterial, or collector street in the Murfreesboro Major Transportation Plan as adopted and as may be amended from time to time.

[3] Four required parking spaces per dwelling unit may be located in the required front yard provided that the lot does not front upon a street identified as a major arterial, minor arterial, or collector street in the Murfreesboro Major Transportation Plan as adopted and as may be amended from time to time.

[4] Lots that front upon a street identified as a major arterial, minor arterial, or collector street in the Murfreesboro Major Transportation Plan as adopted and as may be amended from time to time shall have parking located to the

side or rear of the proposed structure, shall be permitted to have no more than one required parking space in the required front yard, and shall have the parking designed such that backing into the street is not required in order to exit the on-site parking. Provided further that backing from the street in order to gain access to required parking is prohibited.

[5] Parking spaces within garages, whether attached to or detached from the principal structure, shall not be considered as required parking spaces for the purposes of this section. However, within the RM-12, RM-16, RS-A, Type 1, RS-A, Type 2, and RS-A, Type 3 zones parking spaces within garages for single-family detached and single-family attached structures may be considered as required parking for purposes of this section provided such spaces are restricted to use only for parking of automobiles (and not for the parking or storage of boats, recreational vehicles, trailers, equipment, household items, or any other items), and that such restriction is reflected in a legal instrument or instrument(s) in form suitable for recording and approved by the Director and the City Attorney. Where parking spaces within garages have been approved to meet minimum parking requirements, the interior of two-car garages from wall to wall shall have minimum dimensions of 22 ft. wide by 22 ft. deep and the interior of one-car garages from wall to wall shall have minimum dimensions of 12 ft. wide by 22 ft. deep. Where parking spaces in garages have been approved to meet minimum parking requirements as a function of site plan approval or permit review, the use of such parking spaces for any other purpose shall be considered a violation of this article.

(b) *Multi-family residential, and nonresidential uses.*

[1] Required parking spaces shall be located on the same lot or, if located off-site, on land within five hundred feet of the building, structure or use served; provided that such off-site parking complies with the following requirements:

[i] Such off-site parking spaces are located within a zoning district which would permit the use to which such parking is accessory,

[ii] The person proposing the use of off-site parking to meet the required off-street parking spaces files a written application with the Director setting forth the following information:

(a) the names, addresses, telephone numbers and other contact information for the applicant and the owner of land proposed for off-site parking;

(b) the uses which will utilize and which will provide the proposed off-site parking spaces, the number of parking spaces required by Chart 4 for each use, the number of off-site parking spaces to be provided, and evidence the number of parking spaces to be provided are surplus and will not create a parking deficit for the use providing the off-site parking spaces; and

(c) any other information required by the Director as reasonably necessary in order to make a determination in the matter.

[iii] Within thirty (30) days after a complete application is filed, the Director shall determine whether utilization of the proposed off-site parking spaces will be allowed and shall so notify the applicant in writing.

[iv] The provisions of the approved off-site parking arrangement shall be incorporated into a written agreement signed by both parties that will remain in place until either [i] business circumstances justify modification or elimination of the arrangement or [ii] alternative parking arrangements are provided, which modification, elimination, or alternative arrangements must be approved by the Director. The agreement must be in form suitable for recording and approved by the Director and the City Attorney before it becomes effective. Premature termination or unauthorized modification to the terms of the approved agreement shall be considered a violation of this article.

[2] Parking spaces or access aisles for parking spaces of multi-family dwellings located in the RM-12 and RM-16 districts shall not be located within a required front yard.

[3] Vehicles used in connection with a non-residential use for deliveries or transportation of patrons or tenants, and referred to as business vehicles for purposes of this section, may be parked on-site, provided that space(s) for parking for such business vehicles shall not count towards required parking. The number of required spaces for business vehicles shall be as provided in Chart 4 REQUIRED OFF-STREET PARKING AND QUEUING SPACES BY USE.

(2) *Computation of required parking spaces*.

(a) When computation of the number of required parking spaces results in a fractional space, any fraction up to and including one-half (½) shall be disregarded and fractions over one-half (½) shall require one parking space.

(b) When parking spaces are computed on the basis of the number of employees or students, the maximum number present at any one time shall govern.

(c) In determining the minimum number of parking spaces required under this article, accessible parking spaces required under state or federal law shall not be considered.

(d) Parking spaces within garages for multi-family structures may be considered as required parking for purposes of this section provided such spaces are used only for parking of automobiles (and not for the parking or storage of boats, recreational vehicles, trailers, equipment, household items, or any other items), and that such spaces shall be included in the leases for individual units and shall not be leased separately. In addition, a written commitment from the developer must be provided at the time of site plan approval stating that the garages will be managed to ensure that the garages will be used as required above. Where parking spaces in garages have been approved to meet minimum parking requirements, the interior of two-car garages from wall to wall

shall have minimum dimensions of 20 ft. wide by 20 ft. deep and the interior of one-car garages from wall to wall shall have minimum dimensions of 12 ft. wide by 20 ft. deep. Where parking spaces in garages have been approved to meet minimum parking requirements, the use of such parking spaces for any other purpose shall be considered a violation of this article. Parking spaces within garages for multi-family residential structures that are also classified as single-family attached residential structures (e.g., townhomes) shall be regulated by Section 26(C)(1)(a)[5] of this article.

(e) For purposes of determining the number of required parking spaces for a Specialty Restaurant or a Limited-Specialty Restaurant located as a tenant in a retail center with multiple tenants such use shall be considered as a Retail Shop, provided however, that the number of queuing spaces for a drive-up window shall be 10 queuing spaces for each drive-up window associated with the use.

(f) Parking spaces shall be provided in accordance with the ratios set forth in Chart 4, Required Off-Street Parking and Queuing Spaces by Use, for all outdoor dining areas for the following uses, irrespective of whether or not they are located in a multi-tenant building:

bar or tavern;

restaurant, night club, tavern or cocktail lounge;

restaurant, drive-in;

restaurant, specialty;

restaurant, specialty-limited;

Such parking spaces shall be in addition to the number of parking spaces required for the building itself.

(c) *Non-residential uses; joint use of required parking spaces*. Joint use of up to one hundred percent (100%) of required off-street parking spaces shall be permitted for two or more uses located in the same or different buildings or structures, whether or not located on the same lot or parcel, and whether or not under the same ownership, subject to the following requirements:

(a) the lots or parcels are adjacent or within five hundred feet of each other and the zoning of both allows the uses that will utilize the proposed joint parking arrangement; and,

(b) the persons proposing the joint use of required off-street parking spaces file a joint written application with the Director setting forth the following information:

[1] the names, addresses, and telephone numbers of the applicants;

[2] the ownership and location of the off-street parking spaces proposed to be jointly used;

[3] the uses which will jointly use the required off-street parking spaces, the hours of operation of each such use, the number of parking spaces required for each use, and the number of required parking spaces proposed to be jointly used; and,

[4] any other information required by the Director reasonably necessary in order to make a determination in this matter.

(c) Within thirty (30) days after such complete application is filed, the Director shall determine whether such joint use of required off-street parking spaces will be allowed, and shall in writing notify the applicants thereof.

(d) The provisions of the approved joint use arrangement shall be incorporated into a written agreement that will remain in place until either [i] business circumstances justify modification or elimination of the arrangement or [ii] alternative parking arrangements are provided, which modification, elimination, or alternative arrangements must be approved by the Director. The agreement must be in form suitable for recording and approved by the Director and the City Attorney before it becomes effective. Premature termination or unauthorized modification to the terms of the approved agreement shall be considered a violation of this article.

(4)*Regulations applicable to parking voluntarily established*. Any parking spaces, parking areas, parking aisles, parking lots, or maneuvering areas established,

whether required by this section or not, shall comply with the provisions of this section as regards design and construction.

(5) *Prohibition of using parking spaces for another use*. Any land designated for required off-street parking shall not be used for any other purpose, including but not limited to the display and/or storage of equipment, materials, or products for sale, until alternate or replacement off-street parking spaces are established for the building, structure, or use served by the parking spaces located on such land.

(6) Dimensions of parking spaces and aisles.

(a) *Dimensions of non-accessible off-street parking spaces*. Non-accessible off-street parking spaces shall be of the dimensions as shown on Chart 3 of this article, provided that, except in the City Core Overlay District, no more than twenty (20%) percent of the total number of on-site non-accessible parking spaces provided shall be 8.5 ft. in width.

(b) *Dimensions of accessible off-street parking*. Accessible parking spaces shall be designed in accordance with the accessibility code then in effect in the State of Tennessee.

(7) *Design standards*. Parking lots shall be designed, constructed, and maintained in accordance with the following minimum standards and requirements:

(a) The design requirements for non-accessible parking spaces and aisles located within a parking lot are set forth on Chart 3. Subject to compatibility with overall access and circulation configuration, the applicant for permits and approvals required by this section shall choose any one of the parking angles and stall widths for such spaces as are indicated on Chart 3, provided that, except in the City Core Overlay District, no more than twenty (20%) percent of the total number of on-site non-accessible parking spaces provided shall be 8.5 ft. in width. The regulations opposite such parking angle and stall widths shall apply to the development of the parking lot.

(b) Parking lots, loading spaces, and maneuvering areas shall be surfaced with asphalt, concrete, or other hard surface dustless material and be so constructed to provide for adequate drainage and prevent the release of dust into the atmosphere and sediment into the storm drainage system in

accordance with applicable codes and standards. Gravel and bituminous surface treatment may be permitted for wrecker service storage yards or areas used for materials or equipment storage, only after approval from the Development Services Division.

(c) Parking lots and maneuvering areas shall be designed, landscaped, and screened in accordance with the requirements of Sections 24 and 27 of this article (Appendix A – Zoning).

(d) Continuous curbing shall be provided around all parking lots or parking lot expansions in order to protect landscape areas and other site elements.

(e) Lighting used to illuminate off-street parking lots shall be sufficient so as to provide for the safety and security of motorists and pedestrians and shall be so arranged to prevent direct glare onto any public or private property or streets in accordance with applicable codes and standards.

(f) The design requirements for accessible parking spaces and aisles located within a parking lot shall be as required in the accessibility code then in effect in the State of Tennessee.

(g) Parking lots shall be designed so that backing into any queuing lanes or queuing spaces for drive-thru windows or other drive-thru/drive-up elements of a site shall not be necessary in order to exit parking spaces.

(8) *Number of parking spaces.*

(1) The number of non-accessible parking spaces required for specific uses is set forth on Chart 4; the number of accessible parking spaces shall be as set forth in the accessibility code then in effect in the State of Tennessee.

(2) In single-family residential and duplex zoning districts, no more than six parking spaces per dwelling unit, excluding parking spaces within garages, shall be allowed.

(3) For uses not expressly listed on Chart 4, parking spaces shall be provided on the same basis as required for the most similar listed use, as determined by the Planning Director pursuant to the Director's authority to interpret the provisions of this article (Appendix A – Zoning).

(2) For special permit uses requiring approval by the Board of Zoning Appeals, the BZA may require more parking than the minimum requirements of this section.

(D) Regulations applicable to off-street queuing and drive-up/drive-thru lanes.

(1) *Location of required queuing spaces and drive-up/drive-thru lanes.* Queuing spaces and drive-up/drive-thru lanes shall be located on the same lot as the use, building, or structure to which they are accessory and shall not extend onto any adjacent lot or into any public right-of-way. No queuing space or drive-up/drive-thru lanes shall be located in a required front yard.

(2) *Designation and use*. Required queuing spaces or the drive-up/drive-thru lanes to which they are accessory shall be designated as such and shall only be used for queuing or drive-up/drive-thru purposes.

(3) *Computation of the number of required queuing spaces.*

The number of required queuing spaces required for specific uses is set forth on Chart 4. For uses not expressly listed on Chart 4, queuing spaces shall be provided on the same basis as required for the most similar listed use, as determined by the Planning Director pursuant to the Director's authority to interpret the provisions of this article (Appendix A – Zoning). For special permit uses requiring approval by the Board of Zoning Appeals, the BZA may require more queuing than the minimum requirements of this section.

(4) *Regulations applicable to queuing spaces and drive-up/drive-thru lanes voluntarily established.* Any queuing space or drive-up/drive-thru lane, whether required by this section or not, shall comply with the provisions of this section as regards design and construction.

(5) *Design standards.*

(a) Drive-up/drive-thru lanes that are accessory to buildings with drive-up windows or drive-up tellers shall be designed to circulate one-way in a counterclockwise direction.

(b) Queuing spaces and drive-up/drive-thru lanes shall be designed so that their use does not conflict with the use of on-site parking spaces, other site elements, or on-site circulation.

(c) Drive-up/drive-thru lanes that are accessory to buildings with drive-up windows shall be designed to include a one-way by-pass lane available to users should they seek to remove themselves from the drive-up/drive-thru lane.

(d) Drive-up/drive-thru lanes that are accessory to a building with drive-up windows or other such facilities shall be designed with a landscape area between the drive-up/drive-thru lanes and the building to which it is accessory except on the side of the building that contains the drive-up window or other such facility. This area shall be planted with shrubs and trees in accordance with Section 27 of Appendix A – Zoning. The landscape area may be used for menu boards to the extent otherwise permitted by this article and other regulations of the City.

(e) Queuing spaces shall be a minimum of ten (10) feet in width and a minimum of twenty (20) feet in length. Drive-up/drive thru lanes shall be a minimum of ten (10) feet wide. A one-way by-pass lane shall be a minimum width of eleven (11) feet wide.

(E) Regulations applicable to off-street loading.

(1) *Location of required loading spaces*. Loading spaces shall be located on the same lot as the building or structure to which they are accessory. No loading space shall be located in a required front yard.

(2) *Designation and use*. Each required loading space shall be designated as such. A loading space may be used for other purposes provided it is available as a loading space when needed for such use.

(3) *Computation of the number of required loading spaces.*

(a) In the computation of the number of required loading spaces, floor area shall be deemed to include the gross area of the floor area devoted to a particular use and any use incidental thereto, which floor area shall be measured along the interior faces of the walls or partitions which surround the perimeter of the space the use occupies.

(b) If a building is devoted to more than one use, the number of loading spaces required shall be computed separately on the basis of the floor area occupied by each such use.

(4) *Loading; design and maintenance.*

(a) *Dimensions*. Required off-street loading spaces shall not be less than ten feet in width and shall have an unobstructed vertical clearance of not less than fourteen feet. The minimum length of loading spaces shall be fifty feet.

(b) *Surfacing and drainage*. Loading spaces and maneuvering areas related thereto shall be surfaced with asphalt, concrete, or other hard surface dustless material and be so constructed to provide for adequate drainage and to prevent the release of dust.

(5) *Required number of loading spaces.* The number of loading spaces required for specified categories of uses is set forth on Chart 5.

[Ord. No. 92-3 §§1–4, 01-15-92; Ord. No. 96-O-82 §1, 11-12-96; Ord. No. 99-O-66 §§8–10, 08-24-00; Ord. No. 09-O-29 §3, 08-27-09; Ord. No. 12-O-30 §1, 11-15-12; Ord. No. 14-O-61 §4, 01-15-15; Ord. No. 15-O-25 §3, 05-14-15; Ord. No. 17-O-25 §9, 08-17-17; Ord. No. 17-O-39 §3, 08-31-17; Ord. No. 18-O-31 §2, 06-21-18; Ord. No. 18-O-53 § 5, 09-27-18]

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 20, 2020

7.b. Hear report from Staff regarding modified language for temporary signage and consider request from Legal Department to modify the Planning Commission's conditions of approval, both pertaining to the Zoning Request [2020-403] for PSO (Planned Signage Overlay) zoning for approximately 30 acres located along North Thompson Lane, West College Street, and West Northfield Boulevard, New Vision Baptist Church applicant.

The Planning Commission conducted a public hearing on the above request for Planned Sign Overlay (PSO) district zoning on April 22nd. The approved minutes for this meeting have been included for the Planning Commission's reference in the agenda packet.

During the meeting, the Planning Commission expressed concern about the lack specificity in the PSO pattern book regarding banners and flag signs. In its motion to the approve the PSO request, the Planning Commission directed Staff to work with the applicant on improving the language pertaining to banners and flag signs and then report back to the Planning Commission at a day meeting. Staff has worked with the applicant on this matter and the revised language is included in the agenda packet for the Planning Commission's review. Both Staff and the applicant will be present to discuss the revised language and answer any questions the Planning Commission may have. If the Planning Commission is satisfied with the proposed language, then no action is needed.

In addition, a memo from Deputy City Attorney David Ives has also been included in the agenda packet asking the Planning Commission to reconsider its condition of approval regarding the final design of the mural coming back to the Planning Commission for approval. Mr. Ives will be present at the meeting to discuss in further detail.

BANNER SIGN GENERAL NOTES:

1. BANNERS SHALL NOT BE IN THE RIGHT OF WAY.
2. NOT ILLUMINATED.
3. BANNER SHALL BE SECURED TO HARD SURFACE SIMILAR TO PLASTIC CORRUGATED BOARD PRIOR TO PLACEMENT ON SITE.
4. ONE PER ENTRANCE TO PROPERTY. USED FOR 2 MONTH BEFORE AN EVENT AND REMOVED 2 DAYS AFTER THE EVENT.

SECURELY TIED TO POLE

36" x 96" BANNER SIGN

BANNER SIGN

IMAGE WILL VARY BASED ON EVENT AND TIME OF YEAR.

FLAG SIGN GENERAL NOTES:

1. PLACEMENT SHALL BE 14'-0" MIN. FROM THE STREET CURB.
2. NOT ILLUMINATED
3. TWO PER ENTRANCE TO PROPERTY. USED FOR 2 WEEKS PER EVENT.

3'-0" X 12'-0" FLAG SIGN

FLAG SIGN

IMAGE WILL VARY BASED ON EVENT AND TIME OF YEAR.

VISIONEERING STUDIOS Architecture
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1750 N. THOMPSON LN., MURFREESBORO, TN 37129

NEW VISION BAPTIST CHURCH

DATE
05/14/2020

PROJECT CODE
19617

TEMPORARY SIGNAGE

Sheet No.
9.0

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MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT

TO: Chairman Jones and Members of the Planning Commission

CY: Adam Tucker, Greg McKnight

FROM: David A. Ives

DATE: May 13, 2020

RE: Murals

On April 22, 2020, the Planning Commission considered a Planned Sign Overlay Pattern Book for New Vision Baptist Church that includes a provision for murals on more than two sides of an existing building; the current Sign Ordinance allows a mural only on two sides of a building. The Pattern Book included a "concept rendering" of a possible mural. The Commission asked to see the final plan for the mural at a subsequent day meeting before it was installed.

Neither the Planning Department nor the Planning Commission has in the past reviewed the "content" of murals. Doing so raises a variety of thorny First Amendment, censorship, and prior restraint issues that the Legal Department would much prefer to avoid – especially in the possible context of passing on religious expression.

The Legal Department has asked that New Vision's PSO be placed on the May 20, 2020, agenda as an item of Other Business to consider amending the Commission's approval to delete the requirement that the mural be brought back to the Commission.