CITY OF MURFREESBORO
PLANNING COMMISSION
AGENDA

City Hall, 111 W. Vine Street, Council Chambers

JUNE 17, 2020
1:00 PM

Kathy Jones
Chair

1. **Call to order**

2. **Determination of a quorum.**

3. **Consent Agenda:**

   a. Veterans Cove [2020-1011] preliminary plat for 4 lots on 22.8 acres zoned PRD located along the north side of Veterans Parkway, Alcorn Properties, LLC developer. (Project Planner: Jafar Ware)

   b. Elam Farms, Resubdivision of Lot 3 [2020-1012] preliminary plat for 2 lots on 77.65 acres zoned L-I located along Elam Farms Parkway and Elam Road, Prologis, LP developer. (Project Planner: Brad Barbee)

   c. Beckham Pointe [2020-2023] final plat for 32 lots on 17.86 acres zoned RS-6 located along Esquire Drive and Mary Beth Court, BRS Development developer. (Project Planner: Brad Barbee)

   d. Buford Creek [2020-2035] final plat for 21 lots on 16.22 acres zoned RS-12 located along Osborne Lane, BRS Development developer. (Project Planner: Brad Barbee)

   e. Pinnacle Bank [2020-3061] site plan for 12,250 ft2 building on 1.09 acres zoned CBD and CCO located at the northeast corner of West College Street and North Maple Street, Pinnacle Financial Partners developer. (Project Planner: Marina Rush)

   f. East Side Village [2020-3057] site plan for 11,100 ft^2 multi-tenant commercial building on 1.93 acres zoned PCD located along North Rutherford Boulevard and Yearwood Avenue, Greenland Properties, LLC developer. (Project Planner: Margaret Ann Green)

   g. Evergreen Cemetery Maintenance Building [2020-3037] site plan for 4,800 ft2 maintenance building at existing cemetery on 1.4 acres zoned RS-10 located at 519 Greenland Drive, Evergreen Cemetery developer. (Project Planner: Margaret Ann Green)

4. Plats and Plans:

a. Prologis [2020-3065] site plan for 1,244,493 ft^2 warehouse/industrial building on 77.65 acres zoned L-I located along Elam Farms Parkway north of Joe B Jackson Parkway, Prologis developer. (Project Planner: Margaret Ann Green)

b. Salem Square [2020-1013] master plan for 9 lots on 29.18 acres zoned CH located along New Salem Highway and Barfield Road, New Salem Land Development, LLC developer. (Project Planner: Jafar Ware)

c. Salem Square, Section 1, Lot 1 (Pinnacle National Bank - Resubdivision Lot 1) [2020-2037] final plat for 1 lot on 2.16 acres zoned CH located along New Salem Highway and Barfield Road, New Salem Land Development, LLC developer. (Project Planner: Jafar Ware)

5. New Business:

a. Zoning application [2020-407] to amend the Victory Station PUD to modify the use chart on approximately 32.6 acres located south of Franklin Road and east of Rucker Lane, Swanson Development applicant. (Project Planner: Marina Rush)

b. Zoning application [2020-409] for approximately 78 acres located along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike and Willowoak Trail to be rezoned from MU, GDO-1 and GDO-2 to PUD (Clari Park), GDO-1 and GDO-2, Hines Acquisitions LLC applicant. (Project Planner: Margaret Ann Green)

6. 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.

7. Adjourn.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020
PROJECT PLANNER: JAFAR WARE

3.a. Veterans Cove [2020-1011] preliminary plat for 4 lots on 22.8 acres zoned PRD located along the north side of Veterans Parkway, Alcorn Properties, LLC developer.

This is the preliminary plat review for 4 lots on 22.8 acres zoned PRD. The purpose of this plat is to create a 4-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. Conflict with water services and manhole for units 67-71 and 72-76. Revise accordingly.
2. Show required water line connection tying in at Suzanne Drive.
3. Water line along Fire Rock Drive will terminate in the asphalt at a below ground blow-off. Revise accordingly.
4. Revise fire hydrant or storm line location near unit 49 due to storm conflict.
5. Show all electric transformers, boxes, vaults, and lines on utility plan. (CUD reserves the right for further review and comment once electric has been added to plans).
6. Owner to submit notary signed developer agreement for water extension before CUD water plans are created.
7. Revise the following CUD notes:
    - **a.** Water line shown for graphical purposes only. See CUD water line plans for location, water line sizing, and specific details.
    - **b.** Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
    - **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.
    g. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
    h. Contractor required to stake all water meter locations prior to taps being installed.
8. Contact CUD Engineering Department for additional information 615-867-7330.

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

1. 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
2. Underground – 15ft x total underground trench length

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review 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. 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 and surety prior to approving the plans.
5. Submit a copy of the final Electric Utility Plan to MWRD.
6. ADD NOTE: A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.

7. ADD NOTE: The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWRD for review and approval.
8. Must execute and record a stormwater feature, landscape, and/or fence in the easement agreement.
9. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
10. Contact MWRD to confirm compliance with the sewer allocation ordinance.
11. 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 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. 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.

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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

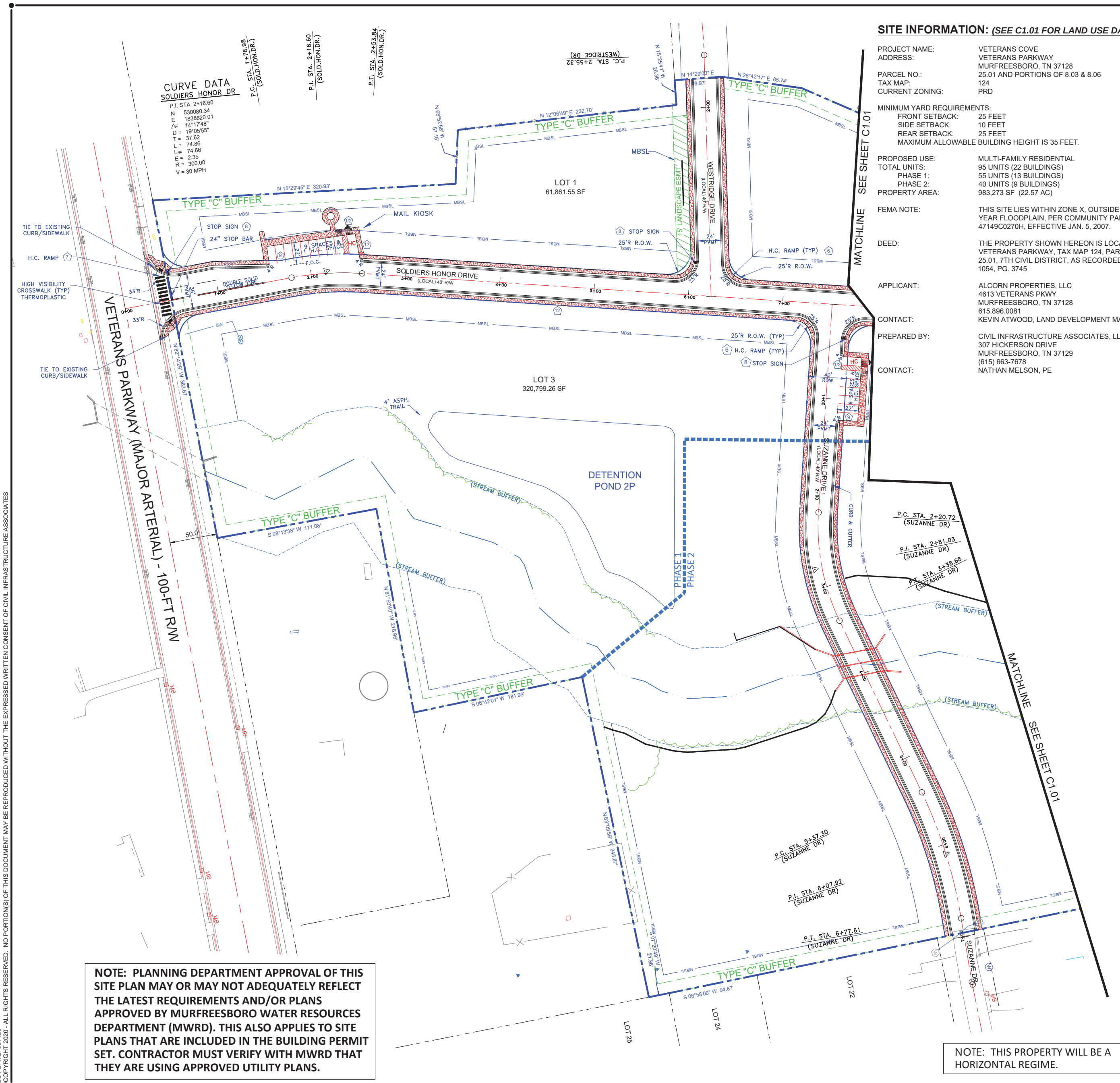
1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

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.



SITE INFORMATION: *(SEE C1.01 FOR LAND USE DATA)*

PROJECT NAME:	VETERANS COVE
ADDRESS:	VETERANS PARKWAY MURFREESBORO, TN 37128
PARCEL NO.:	25.01 AND PORTIONS OF 8.03 & 8.06
TAX MAP:	124
CURRENT ZONING:	PRD
MINIMUM YARD REQUIREMENTS:	
FRONT SETBACK:	25 FEET
SIDE SETBACK:	10 FEET
REAR SETBACK:	25 FEET
MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35 FEET.	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
TOTAL UNITS:	95 UNITS (22 BUILDINGS)
PHASE 1:	55 UNITS (13 BUILDINGS)
PHASE 2:	40 UNITS (9 BUILDINGS)
PROPERTY AREA:	983,273 SF (22.57 AC)
FEMA NOTE:	THIS SITE LIES WITHIN ZONE X, OUTSIDE THE 100 YEAR FLOODPLAIN, PER COMMUNITY PANEL 47149C0270H, EFFECTIVE JAN. 5, 2007.
DEED:	THE PROPERTY SHOWN HEREON IS LOCATED ON VETERANS PARKWAY, TAX MAP 124, PARCEL 25.01, 7TH CIVIL DISTRICT, AS RECORDED IN R.B. 1054, PG. 3745
APPLICANT:	ALCORN PROPERTIES, LLC 4613 VETERANS PKWY MURFREESBORO, TN 37128 615.896.0081
CONTACT:	KEVIN ATWOOD, LAND DEVELOPMENT MANAGER
PREPARED BY:	CIVIL INFRASTRUCTURE ASSOCIATES, LLC 307 HICKERSON DRIVE MURFREESBORO, TN 37129 (615) 663-7678
CONTACT:	NATHAN MELSON, PE

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 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. A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY 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 SIGNING OF FINAL PLAT.
7. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE SIGNING OF FINAL PLAT.
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9. 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.
10. 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.
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14. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

GENERAL NOTES:

1. ALL SITE CONSTRUCTION MATERIALS AND WORKMANSHIP, INCLUDING BUT NOT LIMITED TO PAVING, STRIPING, AND CONCRETE SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS, DETAILS AND REQUIREMENTS OF THE CITY OF MURFREESBORO.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES AND/OR ERRORS ARE FOUND ON THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL NECESSARY PERMITS, AND PAY ALL APPLICABLE FEES.
4. SHOULD ANY DAMAGES OCCUR DURING EITHER ON-SITE OR OFF-SITE CONSTRUCTION TO ANY IMPROVEMENTS TO REMAIN (SUCH AS UTILITIES, PAVEMENTS, FENCES, ETC.) OR TO ANY SURVEY POINTS TO REMAIN (SUCH AS REFERENCE POINTS, PROPERTY CORNERS, ETC.) AND IF SAID DAMAGES ARE CAUSED BY OR ARE THE RESULT OF ACTIVITIES OF THE CONTRACTOR, HIS SUBCONTRACTORS, OR THE CARELESSNESS OR NEGLIGENCE OF HIS EMPLOYEES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGED IMPROVEMENTS AND/OR POINTS.
5. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILITY LINE LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY.
6. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED HEREON.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, DOCKS, RAMPS, AND PRECISE BUILDING DIMENSIONS.
8. ALL PAINTED PARKING LOT STRIPING SHALL BE TRAFFIC GRADE REFLECTIVE PAINT.
9. 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) SUCH AS TREES, SHRUBS, ETC.
10. NO RECORD EASEMENT WAS FOUND FOR THE EXISTING 8" SANITARY SEWER LINE WHICH CROSSES SUBJECT PARCEL; HOWEVER, SAID EASEMENT MAY EXIST. A 20' WIDE EASEMENT IS SHOWN HEREON TO SATISFY MWSD REVIEW COMMENTS.
11. REQUIRED LANDSCAPE AROUND THE PROPOSED COMMON AREA STORMWATER POND MUST BE INSTALLED AND INSPECTED PRIOR TO THE PLANNING DEPARTMENT SIGNING THE FINAL PLAT.
12. PROPERTY IS WITHIN THE SALEM/BARFIELD ASSESSMENT DISTRICT.
13. ALL SIDEWALKS ADJACENT INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE BUILDER TO CONSTRUCT BUT ALL SIDEWALKS ADJACENT TO COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER TO CONSTRUCT.
14. A PLOT PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES STAFF WITH THE INDIVIDUAL PERMIT APPLICATIONS FOR THESE LOTS.
15. A LICENSED SURVEYOR MUST LAY OUT THE FOOTING FOR THESE BUILDINGS AND WRITTEN CERTIFICATION FROM THE SURVEYOR MUST BE SUBMITTED TO THE CITY THAT THERE ARE NO ENCROACHMENTS INTO ANY EASEMENTS OR SETBACKS.

PARKING REQUIREMENTS

UNIT TYPE	# OF UNITS	PARKING REQD.	PARKING PROVIDED (PER UNIT)	SPACE TYPE (COVERED / DRIVEWAY)	GUEST PARKING
2-BR	65	143	260	135 / 135	24 TYPICAL
3-BR	30	99	120	60 / 60	PLUS
TOTAL	95	242	380	195 / 195	3 HC

SITE CONSTRUCTION DETAILS

CODE	DESCRIPTION	DTL #/SHT #
1	HANDICAP PARKING	1 / C5.00
2	HANDICAP PARKING SIGNAGE	15 / C5.00
3	TRUNCATED DOME TACTILE WARNING	11 / C5.00
4	PRECAST CONCRETE WHEEL STOP	4 / C5.00
5	CONCRETE SIDEWALK	12 / C5.00
6	HANDICAP RAMP	10 / C5.00
7	HANDICAP RAMP (SIDE MOUNTABLE)	14 / C5.00
8	STOP SIGN	7 / C5.00
9	PARKING STRIPING	5 / C5.00
10	PAVILION	1 / C5.02
11	FLAGPOLE MEMORIAL	2 / C5.02

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

NOTE: THIS PROPERTY WILL BE A HORIZONTAL REGIME.

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

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

RICHARD ... REGISTERED ENGINEER ... AGRICULTURE COMMERCE NO. 021614 STATE OF TENNESSEE

6-3-20

VETERANS COVE - PRELIMINARY PLAT

VETERANS PARKWAY

TAX MAP 124, PARCEL 025.01 AND PORTIONS OF 8.03 & 8.06
MURFREESBORO, RUTHERFORD COUNTY, TN 37130

ORIGINAL ISSUE DATE: MAY 14, 2020 | CIA PROJECT NO.: | DRAWN BY: WPW | CHECKED BY: RDS

REVISIONS

#	DATE	DESCRIPTION

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PRELIMINARY PLAT

C1.00

PLOT DATE: 031120
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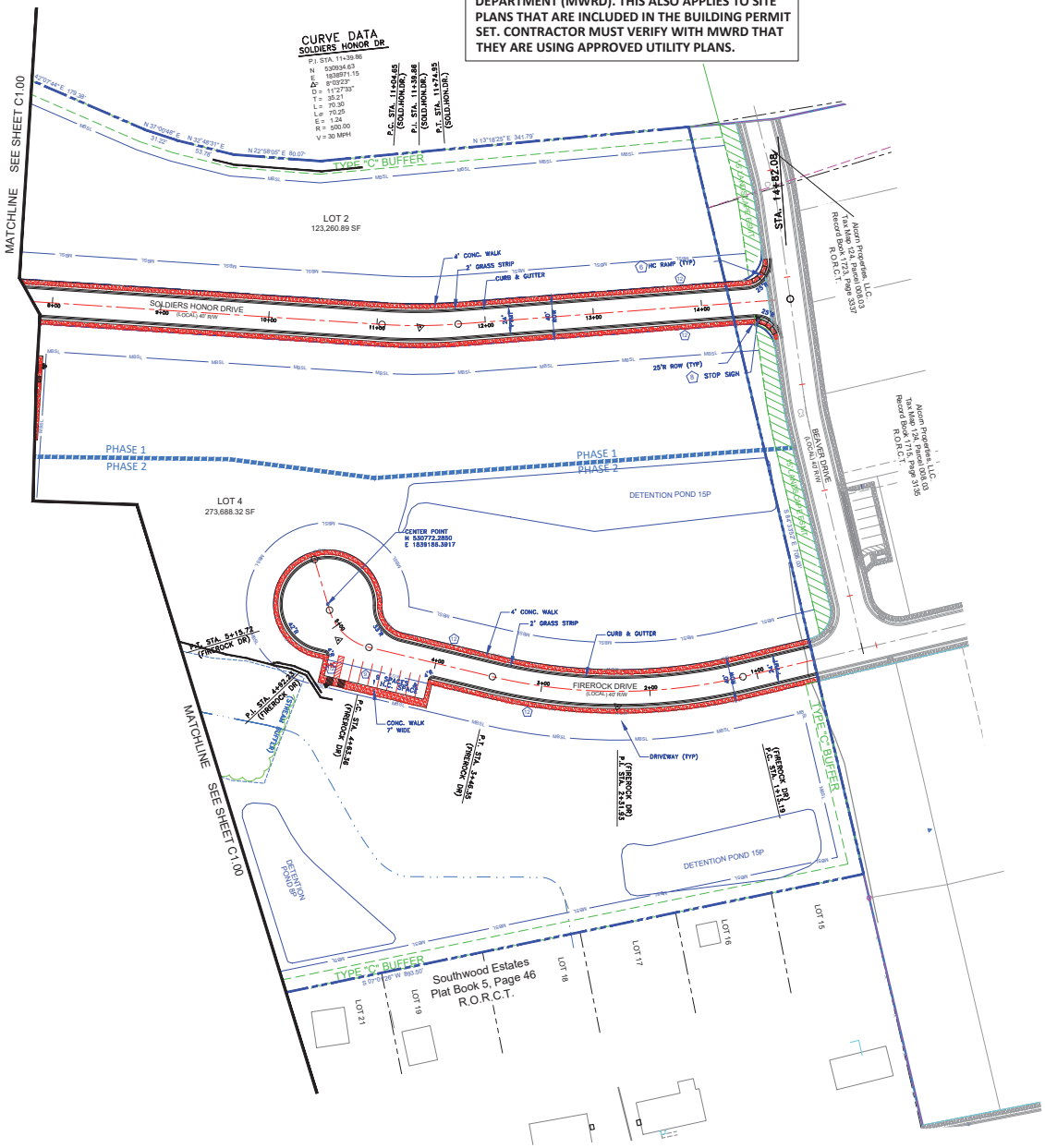
NOTE: PLANNING DEPARTMENT APPROVAL OF THIS SITE PLAN MAY OR MAY NOT ADEQUATELY REFLECT THE LATEST REQUIREMENTS AND/OR PLANS APPROVED BY MURFREESBORO WATER RESOURCES DEPARTMENT (MWRD). THIS ALSO APPLIES TO SITE PLANS THAT ARE INCLUDED IN THE BUILDING PERMIT SET. CONTRACTOR MUST VERIFY WITH MWRD THAT THEY ARE USING APPROVED UTILITY PLANS.



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3. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL NECESSARY PERMITS, AND PAY ALL APPLICABLE FEES.
4. SHOULD ANY DAMAGES OCCUR DURING EITHER ON-SITE OR OFF-SITE CONSTRUCTION TO ANY IMPROVEMENTS TO REMAIN (SUCH AS UTILITIES, PAVEMENTS, FENCES, ETC.) OR TO ANY SURVEY POINTS TO REMAIN (SUCH AS REFERENCE POINTS, PROPERTY CORNERS, ETC.) AND IF SAID DAMAGES ARE CAUSED BY OR ARE THE RESULT OF ACTIVITIES OF THE CONTRACTOR, HIS SUBCONTRACTORS, OR THE CARELESSNESS OR NEGLIGENCE OF HIS EMPLOYEES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE DAMAGED IMPROVEMENTS AND/OR POINTS.
5. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILITY LINE LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY.
6. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED HEREON.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, DOCKS, RAMPS, AND PRECISE BUILDING DIMENSIONS.
8. ALL PAINTED PARKING LOT STRIPING SHALL BE TRAFFIC GRADE REFLECTIVE PAINT.
9. 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) SUCH AS TREES, SHRUBS, ETC.
10. NO RECORD EASEMENT WAS FOUND FOR THE EXISTING 8" SANITARY SEWER LINE WHICH CROSSES SUBJECT PARCEL; HOWEVER, SAID EASEMENT MAY EXIST. A 20' WIDE EASEMENT IS SHOWN HEREON TO SATISFY MWSD REVIEW COMMENTS.
11. REQUIRED LANDSCAPE AROUND THE PROPOSED COMMON AREA STORMWATER POND MUST BE INSTALLED AND INSPECTED PRIOR TO THE PLANNING DEPARTMENT SIGNING THE FINAL PLAT.
12. PROPERTY IS WITHIN THE SALEM/BARFIELD ASSESSMENT DISTRICT.
13. ALL SIDEWALKS ADJACENT INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE BUILDER TO CONSTRUCT BUT ALL SIDEWALKS ADJACENT TO COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER TO CONSTRUCT.
14. A PLOT PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES STAFF WITH THE INDIVIDUAL PERMIT APPLICATIONS FOR THESE LOTS.
15. A LICENSED SURVEYOR MUST LAY OUT THE FOOTING FOR THESE BUILDINGS AND WRITTEN CERTIFICATION FROM THE SURVEYOR MUST BE SUBMITTED TO THE CITY THAT THERE ARE NO ENCROACHMENTS INTO ANY EASEMENTS OR SETBACKS.

SITE CONSTRUCTION DETAILS

CODE	DESCRIPTION	DTL #/SHT #
1	HANDICAP PARKING	1 / C5.00
2	HANDICAP PARKING SIGNAGE	15 / C5.00
3	TRUNCATED DOME TACTILE WARNING	11 / C5.00
4	PRECAST CONCRETE WHEEL STOP	4 / C5.00
5	CONCRETE SIDEWALK	12 / C5.00
6	HANDICAP RAMP	10 / C5.00
7	HANDICAP RAMP (SIDE MOUNTABLE)	14 / C5.00
8	STOP SIGN	7 / C5.00
9	PARKING STRIPING	5 / C5.00

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

CIVIL INFRASTRUCTURE ASSOCIATES
WWW.CIA-ENGINEERS.COM
307 HICKERSON DRIVE
MURFREESBORO, TENNESSEE 37129
PHONE: 615-563-7678

UNLESS THE SEAL AND SIGNATURE OF THE RECORD SEAL ENGINEER IS PRESENT, THIS DOCUMENT IS NOT A CERTIFIED DOCUMENT

RICHARD A. SCHWEIN
No. 121010
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

VETERANS COVE - PRELIMINARY PLAT

VETERANS PARKWAY

TAX MAP 124, PARCEL 025.01 AND PORTIONS OF 8.03 & 8.06
MURFREESBORO, RUTHERFORD COUNTY, TN 37130

ORIGINAL ISSUE DATE: MAY 14, 2020 | CIA PROJECT NO: | DRAWN BY: HRW | CHECKED BY: RAS

REVISIONS

#	DATE	DESCRIPTION

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PRELIMINARY PLAT

C1.01

PLOT DATE: 031120
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MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020
PROJECT PLANNER: BRAD BARBEE

3.b. Elam Farms, Resubdivision of Lot 3 [2020-1012] preliminary plat for 2 lots on 77.65 acres zoned L-I located along Elam Farms Parkway and Elam Road, Prologis, LP developer.

This is the preliminary plat review for Elam Farms Subdivision, Resubdivision of lot 3. The property is zoned L-I. The purpose of this plat is to create two lots of record, an accessory lot, and to record easements and dedicate 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. Provide an E911 approved street name for the new street. Provide documentation of E911 approval.
2. Show the correct MBSL for each frontage. Show the MBSL on the preliminary plat.
3. Provide a 10ft PUDE along each side of the Distribution Drive. Add a PUDE along each side, northern and southern sides.
4. Show all existing easements and provide book and page number references.
5. Provide sidewalk along both sides of Distribution Drive.

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

1. This plat should be approved as an integrated site plan subdivision.
2. Distribution Drive should be a 3-lane cross section at the intersection of Elam Farms Parkway.
3. Sidewalk needs to be constructed on both sides of each new roadway.
4. Center turn lane striping should be continuous only providing gaps at public roads.
5. Left turn arrows should be replaced with overlapping arrows spaced at 1,000' intervals.
6. Stripping should be provided on Distribution Drive.
7. Call out striping colors, type and width to be used.
8. Include drainage structures on the roadway profile.
9. Provide any details needed to construct the public roadway including catch basins, inlets and curbing.

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. CUD easement around meter vaults needs to be 40'x 40'.

2. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.
3. Submit plat directly to CUDengineering@cudrc.com for further review.

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

1. 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

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review 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. Property is within the Buchanan/Elam assessment district. Add this note to the plan.
3. Resubmit two sets of plans to MWRD for the review of the sewer.
4. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
5. 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.
6. MWRD must receive contract and surety prior to approving the plans.
7. 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.
8. All canopy trees must be located 10' minimum from all public water/sewer main(s).
9. 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

10. Submit a copy of the final Photometric Plan to MWRD.
11. Submit a copy of the final Landscaping/Planting Plan to MWRD.
12. Submit a copy of the final Grading & Drainage Plan to MWRD.
13. Submit a copy of the final Electric Utility Plan to MWRD.
14. ADD NOTE: A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
15. ADD NOTE: The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWRD for review and approval.
16. Must execute and record a stormwater feature, landscape, and/or fence in the easement agreement.
17. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
18. 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.
19. Water & sewer easements shall be exclusive to water & sewer only; other parallel utilities must be outside easement.
20. All sanitary sewer easements are 30' wide minimum.

<u>Informational and Procedural Comments</u>

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 affected by the City's Major Transportation Plan (STI# 17). Three lane roadway extending Elam Farms Parkway to Manchester Pike.
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 the approval of the engineering staff. PDF's of the construction plans should be submitted to the engineering point of contact to be reviewed.
2. An engineer's certification will be required for public infrastructure and stormwater facilities at the final plat.
3. As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.
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 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

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

PRELIMINARY PLAT FOR

ELAM FARMS - PROLOGIS

ELAM FARMS PKWY
RUTHERFORD COUNTY
MURFREESBORO, TN

GRESHAM SMITH PROJECT NO. 44314.00

OWNER / DEVELOPER

PROLOGIS

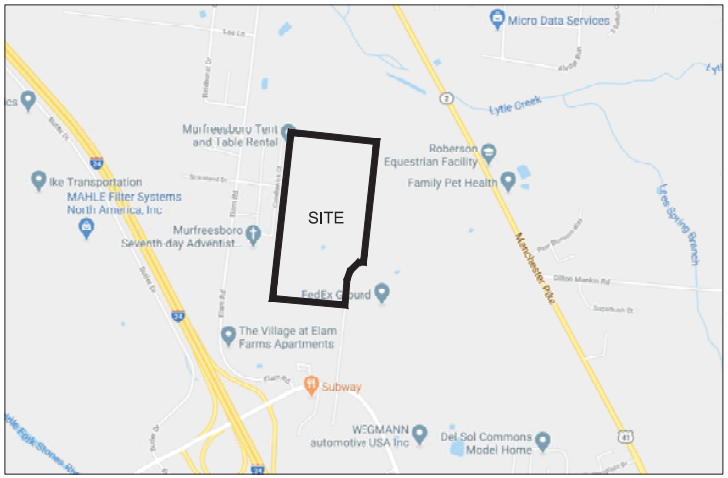
406 11TH Ave. N Suite 230
Nashville, TN 37203
Owner Contact: Mike Carrico
Email: mcarrico@prologis.com
Phone: (317) 514-4231

CIVIL ENGINEER

Gresham Smith

222 Second Avenue South, Suite 1400
Nashville, TN 37201

Civil Contact: Mike Hunkler, P.E.
Phone: (615) 770-8156
Email: mike.hunkler@greshamsmith.com



Map data ©2020 Google

VICINITY MAP
NOT TO SCALE

A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE APPLICATION SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.

FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.

A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED.

AN ENGINEERS CERTIFICATION OF CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

A STORMWATER FACILITIES OPERATIONS AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

THIS SITE IS SHOWN OUTSIDE THE 100-YEAR FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 47149C0290H DATED JANUARY 5, 2007, CITY OF MURFREESBORO COMMUNITY NUMBER 470168.

ISSUE DATE:
JUNE 3, 2020

PRELIMINARY - NOT FOR CONSTRUCTION

ATA|BEILHARZ ARCHITECTS
1063 Central Avenue,
Cincinnati Ohio, 45202
p: 513-241-4422 f: 513-241-5560
www.ata-b.com

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

Revision Record

Revision Number	Revision Description	Revision Date

MICHAEL DUANE HUNKLER
REGISTERED ENGINEER
No. 112000
STATE OF TENNESSEE
06/03/2020

"Not for Construction" 2020.06.03 17:04:32 -05'00'

PROLOGIS ELAM FARMS PRELIMINARY PLAT

xxxx ELAM FARMS PARKWAY
MURFREESBORO, TENNESSEE

PROLOGIS
406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880
https://www.prologis.com/

Date	Project No.
06.03.20	44314.00

Sheet Title
COVER SHEET

Sheet No. 00

☐ Released for Construction
☐ Not Released for Construction

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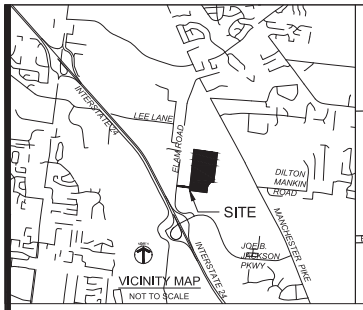
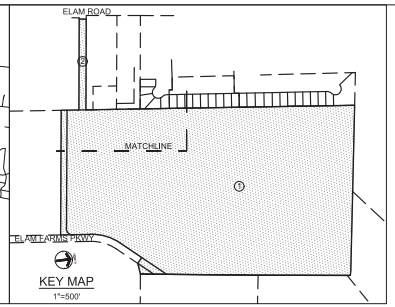




General Notes

1. The purpose of this preliminary plat is to create 2 lots of record, an accessory lot, and to record ROW and easements as shown.
2. The recording of this plat voids, vacates and supercedes Lot 3 on the Final Plat Resubdivision Lot 3 Elam Farms Phase 1 Plat, of record in Plat Book 37, Page 230, R.O.R.C.,TN.
2. Distances shown were measured by electronic measuring equipment and have been adjusted for temperature.
3. The southeasterly corner of the property is 1390'+/- from the approximate centerline intersection of Joe B. Jackson Parkway and Elam Farms Parkway.
4. The property shown is not included in areas designated as "special flood hazard" on the most current flood insurance map available to this office being panel no. 47149C0290H. Effective date: January 5, 2007.
5. The subject property has direct access to public right-of-way.
6. Gas line easement document not found by this surveyor. Shown proposed easement width taken from an unrecorded exhibit titled "Exhibit A 20' Gas Line Easement for Atmos Energy", issued 3-28-2014. Centerline of said easement is based on field located markers and is subject to the inaccuracies of traditional pipeline locating equipment. Shown location(s) shall be considered approximate.
7. Certain improvements shown on this work are proposed and are as follows: Improvements associated with newly dedicated areas and that portion of Elam Farms Parkway shown beyond the existing pavement terminus, stormwater improvements shown with site, sanitary improvements shown within site & meter gang vault.
8. This is an integrated site plan Subdivision plat for Elam Farms Lot 3.
9. Property is within the Buchanan/Elam assessment district.
10. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
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. **Planning Department approval of this site plan may or may not adequately reflect the latest requirements and/or plans approved by Murfreesboro Water Resources Department (MWRD). This also applies to site plans that are included in the building permit set. Contractor must verify with MWRD that they are using approved Utility Plans.**
13. 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.

Site Information

Tax Map 126, Parcel 50.14
Civil District - 18
Current Zoning - LI (Light Industrial District-*per COM GIS*)
Current Owner - Prologis LP
1800 Wazee Street, Ste 1800
Denver, CO 80202
Owner Document - Book 1868, Page 3641, R.O.R.C.,TN

DEDICATION

TEMPORARY TURN AROUND EASEMENT

LOT 1	3,264,416 SQ FT / 74.94 AC
LOT 2	46,531 SQ FT / 1.07 AC
ELAM FARMS PARKWAY DEDICATION	12,649 SQ FT / 0.29 AC
DISTRIBUTION DRIVE DEDICATION	53,643 SQ FT / 1.23 AC
ACCESSORY LOT	5,224 SQ FT / 0.12 AC
TOTAL PLAT AREA	3,382,463 SQ FT / 77.65 AC

LEGEND

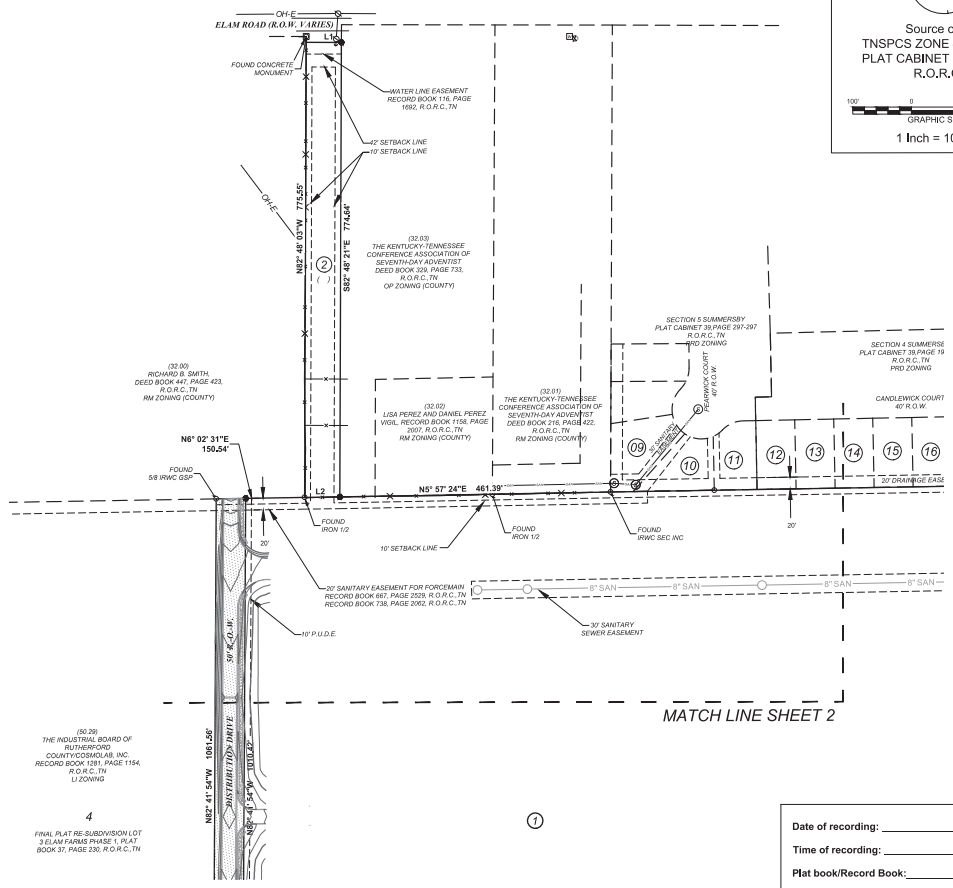
Gas Meter	Gas Valve
Set 1/2" Diameter Iron Rebar with Gresham Smith Cap	Water Meter
Found Property Corner	Water Valve
Found Concrete/ROW Monument	Fire Hydrant
Property Line	Telephone Manhole
Adjacent Property Line	Sewer Manhole
Fence Line	Storm Drain Manhole
Water Line	Catch Basin
Storm Line	Power Pole
Sewer Line	Guy Wire
Gas Line	Sewer Clean-Out
Overhead Electric Line	Utility Pull Box (Electric/Traffic/Comm.)
Underground Electric Line	Light Pole
Fiber Optic Line	Underground Telephone Line

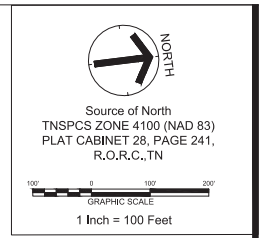
Line Table

Line #	Direction	Length
L1	N7° 04' 59"E	60.00
L2	N6° 13' 05"E	60.07
L3	S78° 09' 09"E	42.91
L4	S7° 09' 51"W	24.72
L5	S83° 11' 47"W	93.98
L6	S40° 56' 32"W	165.34
L7	N49° 03' 29"W	60.00

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	79.65	50.00	91.28	S51° 39' 47"W	71.49
C2	262.05	430.00	34.92	S23° 29' 00"W	258.02





UTILITY DISCLAIMER:

Gresham Smith/Land surveyor does not guarantee accuracy of underground utility locations. Underground utilities shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not physically located 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. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. 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 (3) or more than then (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

Date of recording: _____

Time of recording: _____

Plat book/Record Book:_____

Page: _____

Certificate of Approval of Sewer Systems

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

Date _____ Murfreesboro Water and Sewer 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 Survey

I hereby certify that this is a category __1__ survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

6/3/20
Date

Surveyor:
Christopher L. Goetz, TN RLS 2660
[P] 615.770.8667
[E] chris.goetz@greshamsmith.com

Certificate of Approval for Electric Power

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 (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's. Any approval is at all times, contingent upon continuing compliance with MTEMC'S Requirements.

Date _____ Middle Tennessee Electric Membership Corp. _____

Certificate of Ownership and Dedication

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

Date _____ Owner _____

Deed Book: 1868

Page: 3641

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

Date _____ City Engineer _____

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

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

Date _____ Consolidated Utility District Official _____

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

PRELIMINARY PLAT
RESUBDIVISION OF LOT 3 OF ELAM FARMS
FOR
PROLOGIS
6650 Telecom Drive, Ste. 250
Indianapolis, IN 46278

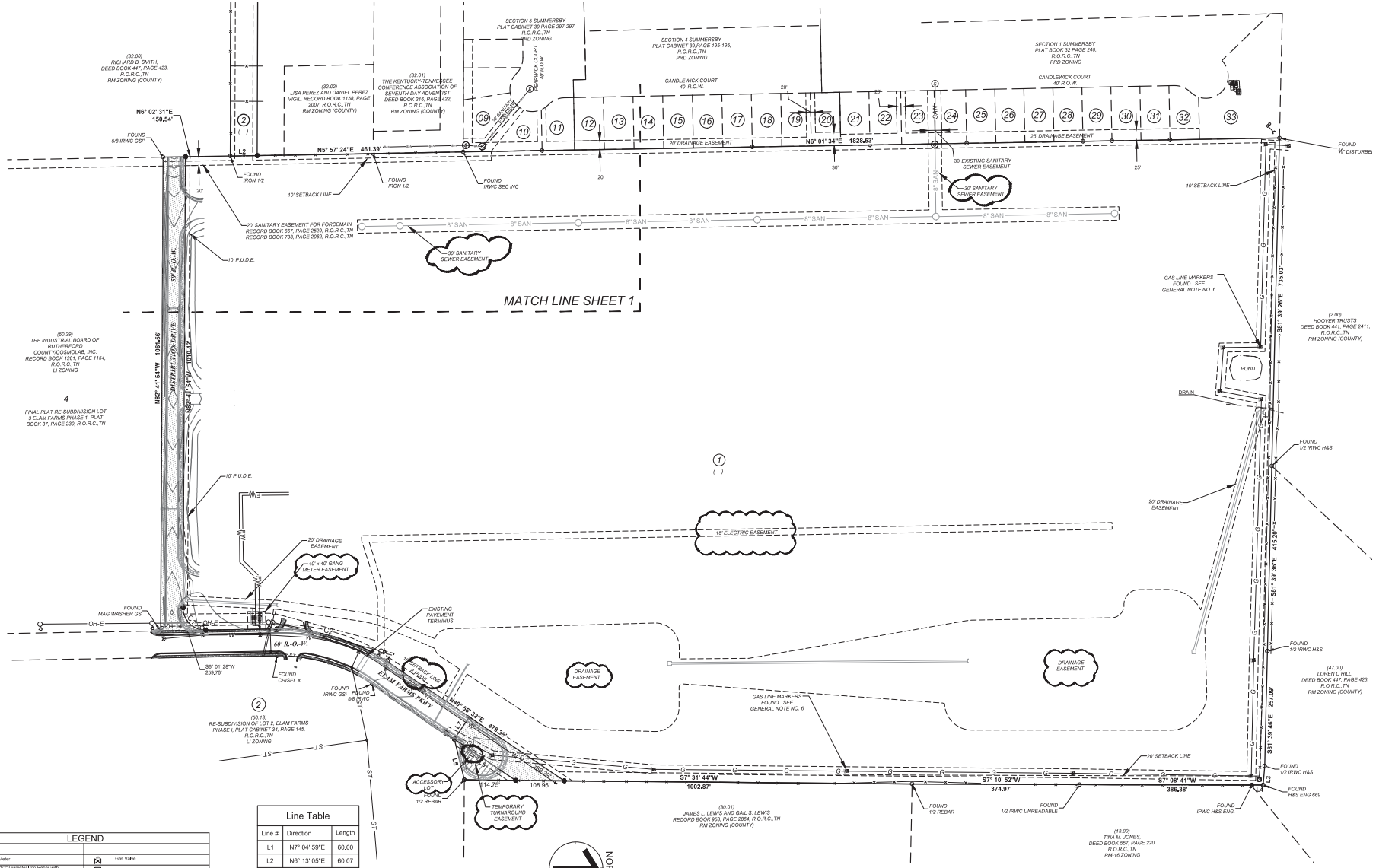
This sheet has been signed, sealed, and dated digitally

Revision		
No.	Date	Description

SHEET TITLE: PLAT SHEET

SHEET NO.: 01

PROJECT:44314.00
DATE: 6.3.2020



LEGEND

Gas Meter	Gas Valve
Set 1/2" Diameter Iron Rebar with Gresham Smith Cap	Water Meter
Found Property Corner	Water Valve
Found Concrete/ROW Monument	Fire Hydrant
Property Line	Telephone Manhole
Adjacent Property Line	Sewer Manhole
Fence Line	Storm Drain Manhole
Water Line	Catch Basin
Storm Line	Power Pole
Sewer Line	Guy Wire
Gas Line	Sewer Clean-Out
Overhead Electric Line	Utility Pull Box (Electric/Traffic/Comm.)
Underground Electric Line	Light Pole
Fiber Optic Line	Underground Telephone Line

Line Table

Line #	Direction	Length
L1	N7° 04' 59"E	60.00
L2	N6° 13' 05"E	60.07
L3	S78° 09' 09"E	42.91
L4	S7° 09' 51"W	24.72
L5	S83° 11' 47"W	93.98
L6	S40° 56' 32"W	165.34
L7	N49° 03' 29"W	60.00

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	79.65	50.00	91.28	S51° 39' 47"W	71.49
C2	262.05	430.00	34.92	S23° 29' 00"W	258.02

UTILITY DISCLAIMER:

Gresham Smith/Land surveyor does not guarantee accuracy of underground utility locations. Underground utilities shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not physically located 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. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. 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 (3) or more than then (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

PRELIMINARY PLAT

RESUBDIVISION OF LOT 3 OF ELAM FARMS

FOR

PROLOGIS
6650 Telecom Drive, Ste. 250
Indianapolis, IN 46278

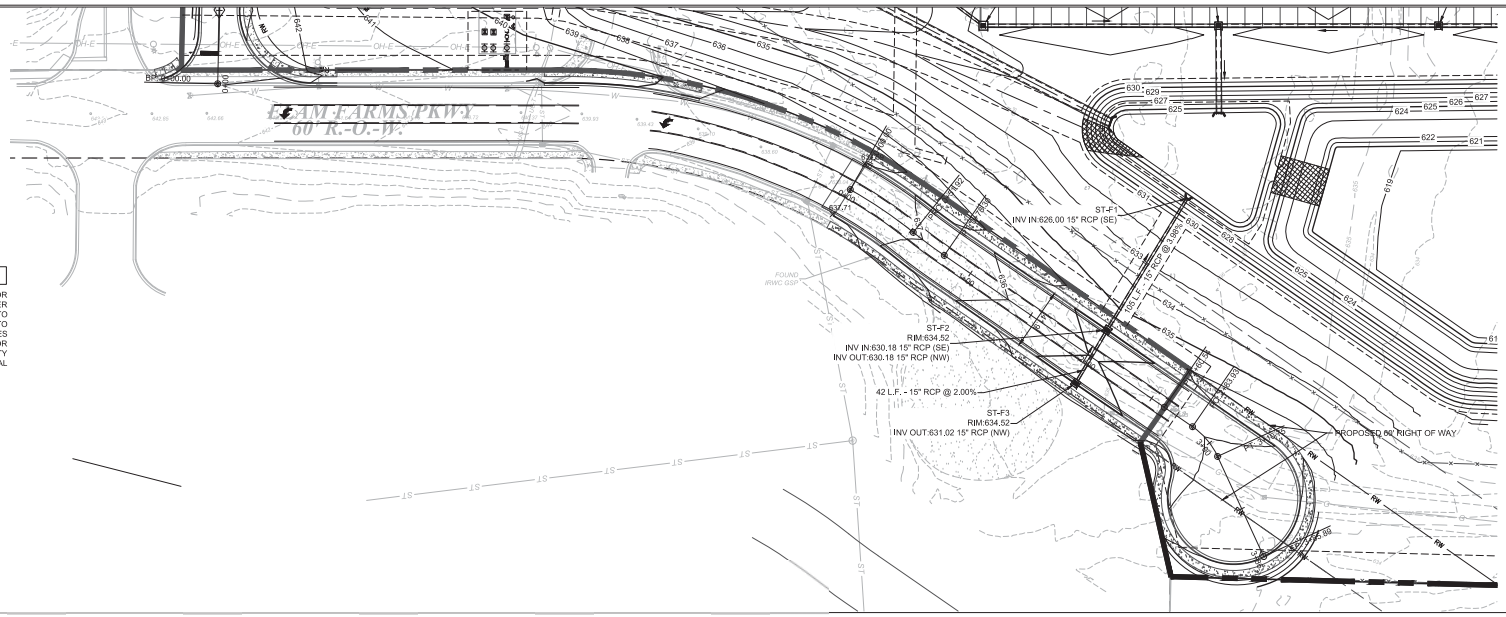
This sheet has been signed, sealed, and dated digitally

Revision		
No.	Date	Description

SHEET TITLE: PLAT SHEET

SHEET NO.: 02

PROJECT: 44314.00
DATE: 06.03.2020

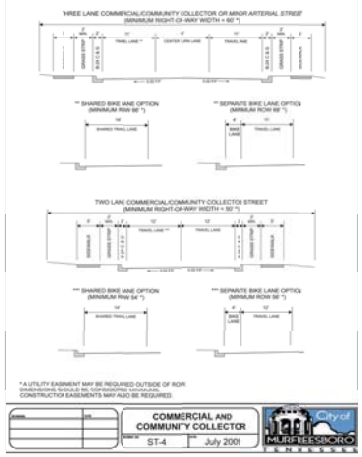


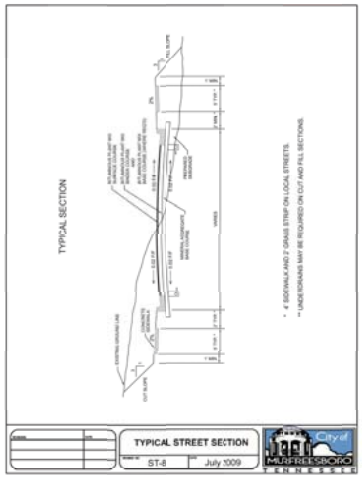
UTILITY PROTECTION NOTE

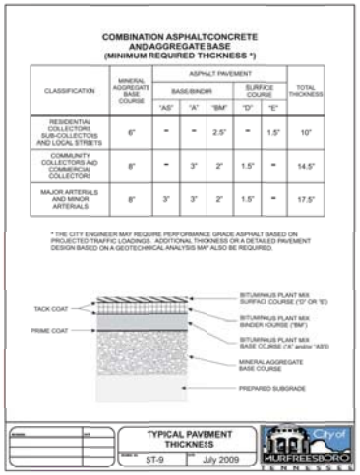
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER TN811 or (800-351-1111) AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

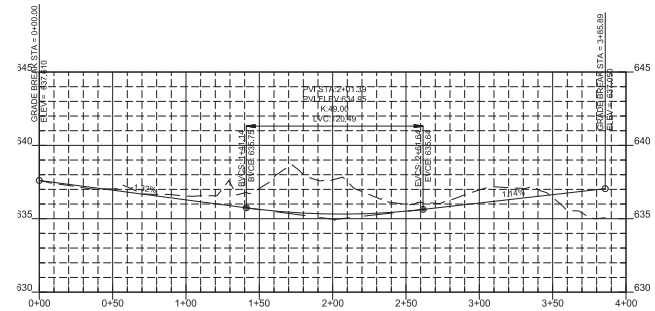
NORTH

40' 0 40' 80'
GRAPHIC SCALE









ELAM FARMS ROADWAY EXTENSION PROFILE

SCALE H:1"=40'; V:1"=4'

STRUCTURE TABLE				
STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
ST-F1	HEADWALL	626.23	F1 - 15" RCP (SE) : 626.00	
ST-F2	SINGLE CURB INLET	634.52	F2 - 15" RCP (SE) : 630.18	F1 - 15" RCP (NW) : 630.18
ST-F3	SINGLE CURB INLET	634.52		F2 - 15" RCP (NW) : 631.02

PIPE CHART

Pipe No.	Upstream Structure	Downstream Structure	Area (acres)	Sum of Area (acres)	Sub Area C	C x A	Sum of C x A	System Weighted C	I-10 (in/hr)	I-25 (in/hr)	I-100 (in/hr)	Tc (min.)	Inc. Q10 (cfs)	Inc. Q25 (cfs)	Inc. Q100 (cfs)	S Q10 (cfs)	S Q25 (cfs)	S Q100 (cfs)	Size (in)	Length (ft)	Slope (%)	Capacity (cfs)	Velocity (fps)	HW 10	HW 100	CB Depth
F2	ST-F3	ST-F2	0.32	0.32	0.89	0.28	0.28	0.89	5.89	6.71	8.04	10.00	1.68	1.91	2.29	1.68	1.91	2.29	15	42.00	2.00%	9.92	8.09	0.91	0.98	3.50
F1	ST-F2	ST-F1	0.32	0.64	0.89	0.28	0.57	0.89	5.89	6.71	8.04	10.00	1.68	1.91	2.29	3.35	3.82	4.58	15	105.00	3.98%	14.00	11.41	1.13	1.39	4.34

ATA|BEILHARZ ARCHITECTS
1063 Central Avenue,
Cincinnati Ohio, 45202
p: 513-241-4422 f: 513-241-5560
www.atab.com

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

Revision Record

Revision Number	Revision Description	Revision Date

MICHAEL DUANE HOWARD
REGISTERED ENGINEER
NO. 102023
STATE OF TENNESSEE
06-03-20

PROLOGIS ELAM FARMS PRELIMINARY PLAT

xxxx ELAM FARMS PARKWAY
MURFREESBORO, TENNESSEE

PROLOGIS
406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880
https://www.prologis.com

Date	Project No.
06.03.20	44314.00

Sheet Title
ELAM FARMS PKWY PLAN AND PROFILE

Sheet No. 03

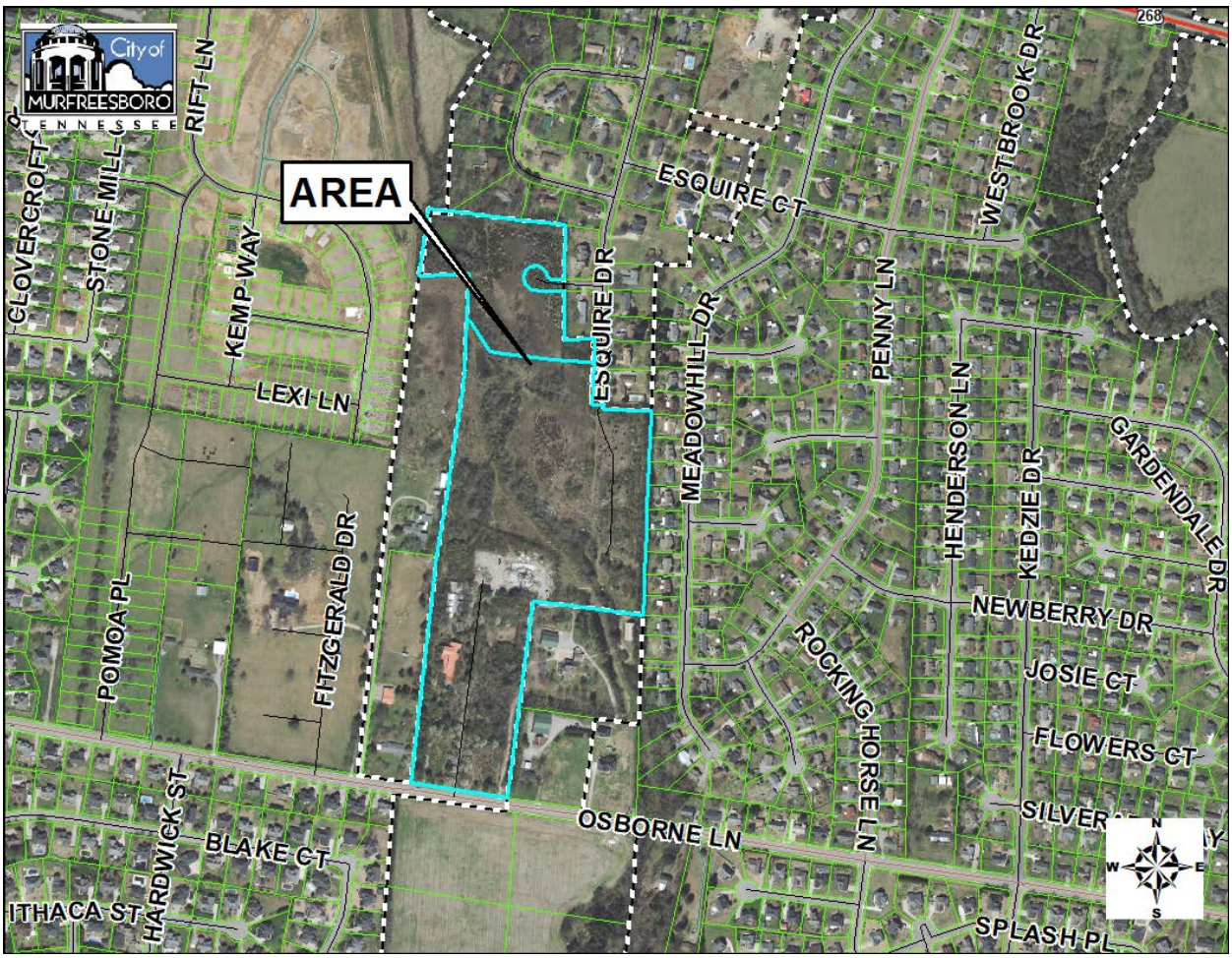
☐ Released for Construction
☐ Not Released for Construction

\\global.gsp\data\nfs_nf05\44314\00\05Survey\Gp\CAD\Plat\44314.00 V-Survey_PreliminaryPlat_RoadP&P.dwg - Van Lierop, Ian - 6/3/2020 11:28:22 AM

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020
PROJECT PLANNER: BRAD BARBEE

3.c. Beckham Pointe [2020-2023] final plat for 32 lots on 17.86 acres zoned RS-6 located along Esquire Drive and Mary Beth Court, BRS Development developer.

This is the preliminary plat review for Beckham Pointe. The property is zoned RS-6. The purpose of this plat is to create thirty-two lots of record, an accessory lot, and to record easements and dedicate right of way, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

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

1. HOA documents will be required for review prior to signing the final plat.
2. The landscape installation must be completed prior to signing the final plat.
3. Change "Drain. Esmt." to "Drainage Easement".
4. Label the lot width at the MBSL for lots 5, 10, 18 & 19.

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

1. If the MFE and MPE's are due to FEMA floodplain, the 100 year base flood elevation should be included in the chart or the column should be removed.
2. The "Water Quality Buffer Easement" should be labeled as the "Water Quality Protection Area". The WQPA notes should also be included on the plat.

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. Water line construction must be completed and accepted by CUDRC before signature of Final Plat. (Water line construction has not commenced for this project at this time).
2. The CUD water plans for this project have expired. CUD will require for the driveway locations and 10'x10' CUD clear space to be shown on the new plans and final plat.
3. 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.
4. 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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

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

<u>Informational and Procedural Comments</u>

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. 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.
2. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan.

3. Prior to submitting the final plat to the Planning and Engineering Department for signatures, provide a signed stormwater post-construction BMP maintenance agreement.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov
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 — JOSE LUIS, EXECUTIVE VICE PRESIDENT OF LAND DEVELOPMENT FOR AMH TN DEVELOPMENT LLC

RECORD BOOK 1849, PG. 2238

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS ≥ 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.
6-3-20 — David A. Parker
DATE — REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

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 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 FOR ELECTRIC POWER

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

DATE — MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL 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 WEBSITE 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 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

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.

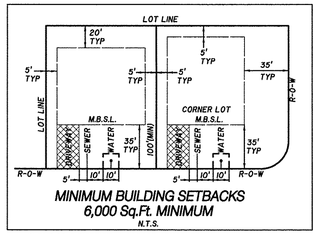
DATE — PLANNING COMMISSION SECRETARY

CURVE TABLE

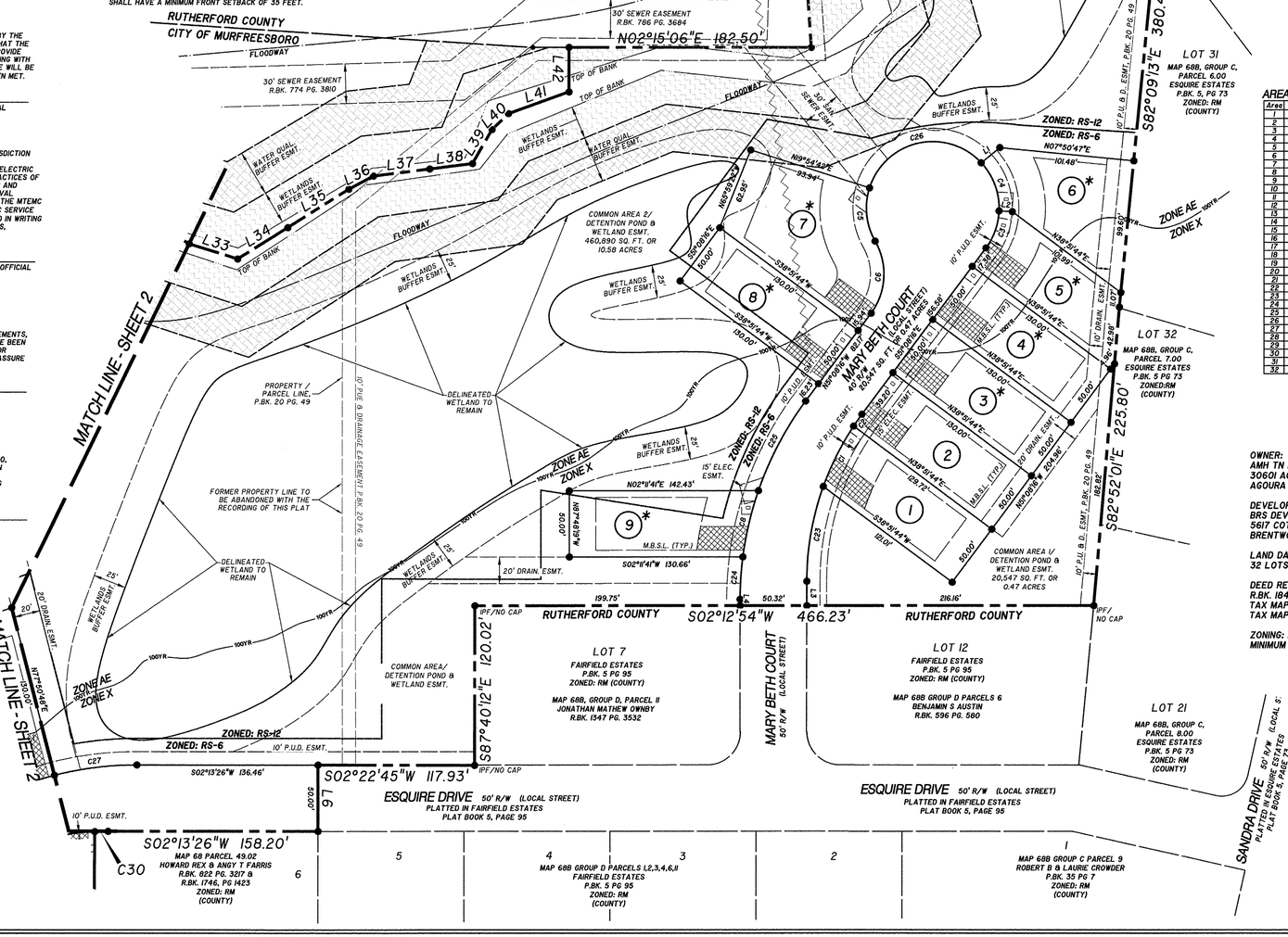
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C1	03°52'53"	210.00'	50.86'	25.56'	N69°01'33"W	50.75'
C2	002°56'51"	210.00'	10.80'	5.40'	N52°36'41"W	10.80'
C3	034°16'12"	50.00'	29.91'	15.42'	N68°16'22"W	29.46'
C4	045°22'43"	50.00'	39.60'	20.99'	S87°54'19"W	38.57'
C5	047°28'16"	50.00'	41.43'	21.99'	N86°10'34"E	40.25'
C6	065°54'31"	50.00'	57.52'	32.41'	S84°36'19"E	54.40'
C7	000°30'47"	50.00'	0.45'	0.23'	S59°23'39"E	0.45'
C8	011°47'36"	250.00'	51.46'	25.82'	S74°33'30"E	51.37'
C9	010°19'37"	250.00'	45.06'	22.59'	S17°19'01"E	45.00'
C10	007°18'30"	210.00'	26.79'	13.41'	S18°49'34"E	26.77'
C11	017°29'59"	210.00'	64.14'	32.32'	S06°25'20"E	63.89'
C12	009°14'03"	50.00'	8.06'	4.04'	S06°56'40"W	8.05'
C13	056°53'52"	50.00'	49.65'	27.09'	S38°59'09"W	47.64'
C14	046°16'16"	50.00'	40.32'	21.33'	N45°27'46"E	39.24'
C15	045°22'41"	50.00'	39.60'	20.90'	N00°19'42"W	38.57'
C16	013°53'03"	50.00'	12.12'	6.09'	N16°04'51"W	12.09'
C17	011°27'38"	50.00'	10.00'	5.02'	N03°24'10"W	9.98'
C18	008°59'10"	250.00'	39.21'	19.65'	N02°09'36"W	39.17'
C19	011°52'50"	250.00'	51.84'	26.01'	N12°35'57"W	51.75'
C20	003°56'27"	250.00'	17.20'	8.60'	N20°30'36"W	17.19'
C21	008°04'52"	210.00'	29.62'	14.83'	N18°26'23"W	29.59'
C22	013°52'36"	210.00'	50.86'	25.56'	N07°27'35"W	50.74'
C23	019°54'29"	210.00'	72.97'	36.85'	S77°55'14"E	72.60'
C24	007°51'02"	250.00'	32.07'	16.06'	N84°07'46"W	32.05'
C25	017°31'24"	250.00'	76.46'	38.53'	N59°53'59"W	76.17'
C26	115°18'08"	50.00'	104.11'	85.40'	N10°26'14"W	86.30'
C27	014°22'36"	250.00'	62.73'	31.53'	S04°57'53"E	62.57'
C28	050°00'46"	50.00'	44.52'	23.86'	S37°04'06"E	43.06'
C29	117°06'44"	50.00'	102.20'	81.77'	S04°01'09"W	85.32'
C30	002°44'45"	210.00'	10.06'	5.03'	S00°51'03"W	10.06'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N36°58'07"W	18.06'
L2	N09°44'16"E	10.01'
L3	N87°52'29"W	19.40'
L4	S87°46'19"E	4.81'
L5	N35°12'47"E	17.70'
L6	S87°46'34"E	50.00'
L7	S39°53'34"E	14.01'
L8	S37°07'54"E	78.25'
L9	N24°08'14"W	47.62'
L10	N33°21'14"W	46.89'
L11	N37°21'00"W	40.29'
L12	N30°25'18"W	29.15'
L13	N08°03'50"W	53.59'
L14	N37°39'23"W	33.67'
L15	N85°40'09"W	36.95'
L16	N30°40'06"W	32.90'
L17	N48°48'27"W	39.39'
L18	N48°16'53"W	46.86'
L19	N19°32'52"W	42.29'
L20	N59°06'50"W	40.36'
L21	N36°23'39"W	43.44'
L22	N37°56'03"W	48.43'
L23	N30°27'40"W	36.02'
L24	N25°57'14"W	45.69'
L25	N18°43'43"W	79.98'
L26	N16°35'23"W	57.24'
L27	N15°39'53"W	58.94'
L28	N18°29'33"W	62.70'
L29	N11°55'23"W	23.79'
L30	N20°41'27"E	41.40'
L31	N35°42'10"E	41.17'
L32	N34°12'38"E	30.17'
L33	N19°28'38"E	38.32'
L34	N29°15'37"W	44.49'
L35	N29°46'39"W	54.22'
L36	N25°53'23"W	21.06'
L37	N10°15'29"W	42.70'
L38	N04°57'50"W	32.52'
L39	N57°47'46"W	29.55'
L40	N44°55'09"W	17.39'
L41	N17°35'16"W	48.41'
L42	N87°40'21"W	33.63'



IN THE RS-6 DISTRICT, A GARAGE ATTACHED TO A SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM FRONT SETBACK OF 35 FEET. THE REMAINING PORTION OF THE STRUCTURE SHALL HAVE A MINIMUM FRONT SETBACK OF 25 FEET. THE DRIVEWAY OF AN ATTACHED OR DETACHED GARAGE IN THE RS-6 DISTRICT SHALL HAVE SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE FOUR VEHICLES. A SINGLE FAMILY DWELLING UNIT THAT HAS NO GARAGE SHALL HAVE A MINIMUM FRONT SETBACK OF 35 FEET.


RUTHERFORD COUNTY
CITY OF MURFREESBORO
FLOODWAY
30' SEWER EASEMENT R.BK. 774 PG. 3810
30' SEWER EASEMENT R.BK. 786 PG. 3684
N02°15'06"E 182.50'
S08°46'20"W 285.75'
S88°23'25"W 215.96'
S82°09'13"E 380.49'
S82°52'01"E 225.80'
S02°12'54"W 466.23'
S87°40'12"E 120.02'
S02°22'45"W 117.93'
S02°13'26"W 158.20'
N02°11'41"E 142.43'
S02°11'41"W 130.66'
N87°49'19"W 50.00'
N77°50'47"E 50.00'
N07°50'47"E 101.48'
N09°54'49"E 93.94'
N09°30'30"E 62.55'
S59°09'16"E 50.00'
S38°55'44"W 150.00'
N38°55'44"E 150.00'
S38°55'44"W 128.01'
N38°55'44"E 128.72'
N00°08'16"W 204.56'
S00°08'16"E 82.82'
S00°51'44"W 99.50'
N38°55'44"E 99.50'
S38°55'44"W 99.50'
N38°55'44"E 99.50'
S38°55'44"W 150.00'
N38°55'44"E 150.00'
S38°55'44"W 150.00'
N38°55'44"E 150.00'
S38°55'44"W 150.00'
N38°55'44"E 150.00

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C1	013°52'53"	210.00'	50.88'	25.56'	N6°01'33"W	50.75'
C2	002°56'51"	210.00'	10.80'	5.40'	N52°36'41"W	10.80'
C3	034°16'12"	50.00'	29.91'	15.42'	N68°16'22"W	29.46'
C4	045°22'43"	50.00'	39.60'	20.90'	S17°54'11"W	38.57'
C5	047°28'16"	50.00'	41.43'	21.99'	N86°10'54"E	40.25'
C6	065°54'31"	50.00'	57.52'	32.41'	S84°36'19"E	54.40'
C7	000°30'47"	50.00'	0.45'	0.22'	S51°23'39"E	0.45'
C8	091°47'56"	250.00'	51.46'	25.82'	S74°33'50"E	51.37'
C9	010°19'37"	250.00'	45.06'	22.59'	S17°19'01"E	45.00'
C10	007°16'30"	210.00'	26.79'	13.41'	S18°49'34"E	26.77'
C11	017°29'59"	210.00'	64.14'	32.32'	S06°25'20"E	63.89'
C12	009°14'03"	50.00'	8.06'	4.04'	S06°56'40"W	8.05'
C13	056°53'52"	50.00'	49.65'	27.09'	S82°59'09"E	47.64'
C14	046°12'16"	50.00'	40.32'	21.33'	N45°27'46"E	39.24'
C15	045°22'41"	50.00'	39.60'	20.90'	N00°19'42"W	38.57'
C16	003°53'03"	50.00'	12.12'	6.09'	N16°04'31"W	12.09'
C17	011°27'38"	50.00'	10.00'	5.02'	N03°24'10"W	9.98'
C18	008°59'10"	250.00'	39.21'	19.65'	N02°09'56"W	39.17'
C19	011°52'50"	250.00'	51.84'	26.01'	N12°35'57"W	51.75'
C20	003°56'27"	250.00'	17.20'	8.60'	N20°30'36"W	17.19'
C21	008°04'52"	210.00'	29.62'	14.83'	N18°26'23"W	29.59'
C22	013°52'38"	210.00'	50.86'	25.56'	N07°27'39"W	50.74'
C23	019°54'29"	210.00'	72.97'	36.85'	S77°53'14"E	72.60'
C24	007°21'02"	250.00'	32.07'	16.06'	N84°07'46"W	32.05'
C25	017°31'26"	250.00'	76.46'	38.53'	N59°53'59"W	76.17'
C26	19°16'08"	50.00'	104.11'	85.40'	N07°26'14"W	86.30'
C27	014°22'38"	250.00'	62.73'	31.53'	S04°57'53"E	62.57'
C28	05°00'48"	50.00'	44.52'	23.86'	S37°04'06"W	43.06'
C29	117°06'44"	50.00'	102.20'	81.77'	S04°01'09"W	85.32'
C30	002°44'45"	210.00'	10.06'	5.03'	S00°51'03"W	10.06'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N36°59'07"W	18.06'
L2	N05°44'16"E	10.01'
L3	N87°52'29"W	18.40'
L4	S87°48'19"E	4.81'
L5	N35°27'47"E	7.70'
L6	S87°46'34"E	50.00'
L7	S37°53'34"E	14.07'
L8	S37°07'54"E	78.25'
L9	N24°08'14"W	47.62'
L10	N33°21'14"W	46.89'
L11	N37°21'00"W	40.28'
L12	N30°25'15"W	29.15'
L13	N06°03'50"W	53.52'
L14	N37°38'23"W	33.67'
L15	N85°40'09"W	36.95'
L16	N30°40'06"W	32.90'
L17	N48°49'27"W	39.39'
L18	N48°16'53"W	46.86'
L19	N51°32'52"W	42.79'
L20	N59°06'50"W	40.36'
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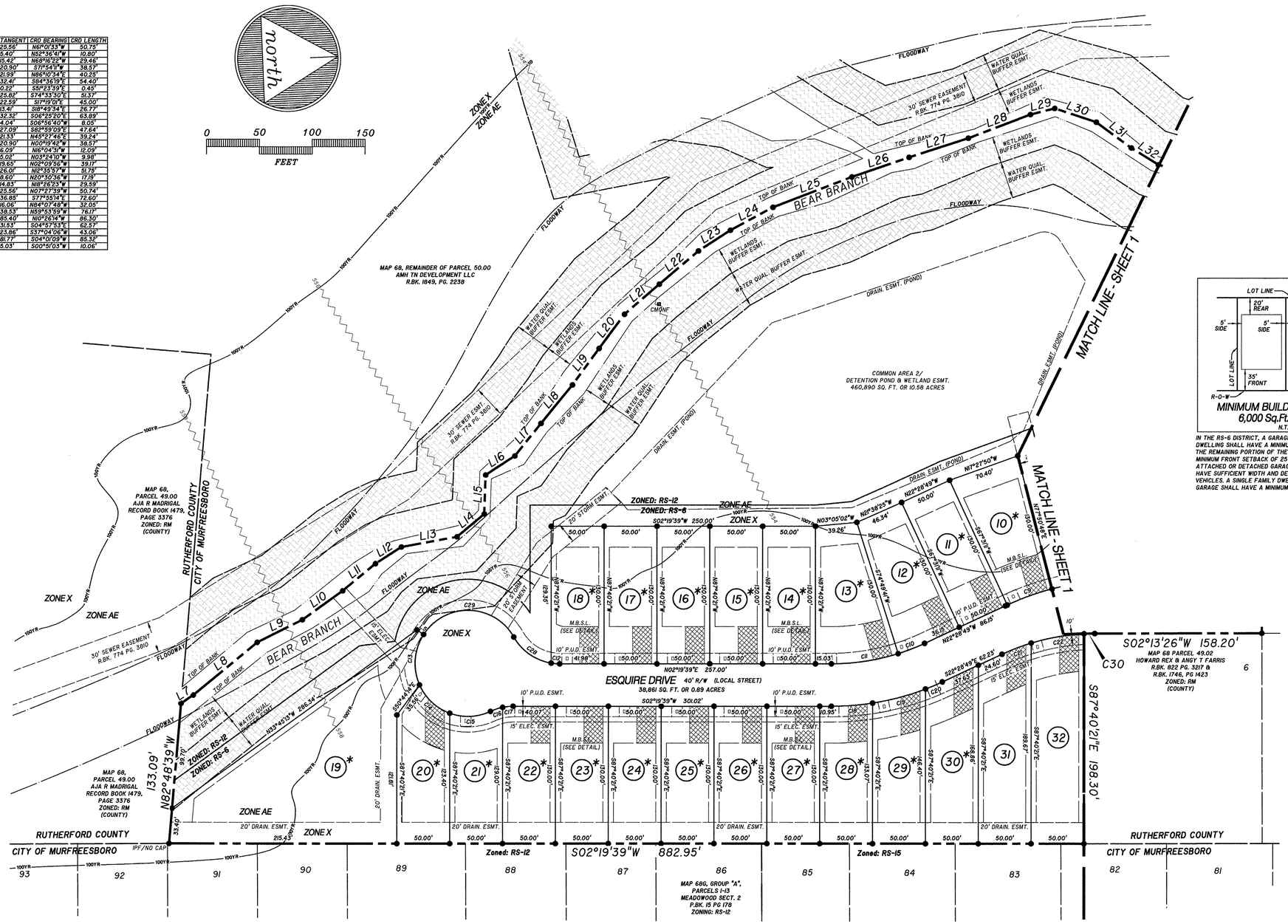
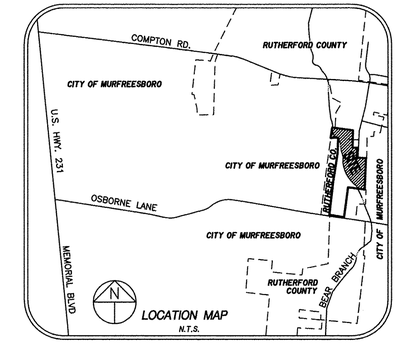
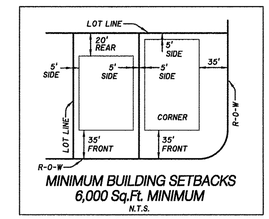






MINIMUM BUILDING SETBACKS
6,000 Sq.Ft. MINIMUM
N.T.S.

IN THE RS-6 DISTRICT, A GARAGE ATTACHED TO A SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM FRONT SETBACK OF 35 FEET. THE REMAINING PORTION OF THE STRUCTURE SHALL HAVE A MINIMUM FRONT SETBACK OF 25 FEET. THE DRIVEWAY OF AN ATTACHED OR DETACHED GARAGE IN THE RS-6 DISTRICT SHALL HAVE SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE FOUR VEHICLES. A SINGLE FAMILY DWELLING UNIT THAT HAS NO GARAGE SHALL HAVE A MINIMUM FRONT SETBACK OF 35 FEET.

AREA TABLE

Area	Sq. Feet	Acres
1	6,320	0.15
2	6,499	0.15
3	6,500	0.15
4	6,500	0.15
5	6,079	0.14
6	7,207	0.17
7	9,714	0.22
8	6,500	0.15
9	6,782	0.16
10	7,310	0.17
11	6,500	0.15
12	7,117	0.16
13	7,754	0.18
14	6,500	0.15
15	6,500	0.15
16	6,500	0.15
17	6,500	0.15
18	6,498	0.15
19	24,771	0.57
20	6,718	0.15
21	6,149	0.14
22	6,497	0.15
23	6,500	0.15
24	6,500	0.15
25	6,500	0.15
26	6,500	0.15
27	6,500	0.15
28	6,540	0.15
29	6,940	0.16
30	7,869	0.18
31	8,999	0.21
32	9,751	0.22

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

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 6 ON A FINAL PLAT ENTITLED "FAIRFIELD ESTATES SUBDIVISION, SECTION 1 - COMBINATION PLAT OF LOTS 6, 8, 9, 10 & 11", AS RECORDED IN PLAT BOOK 20, PAGE 49, R.O.R.C., TN.

* MINIMUM FINISHED FLOOR ELEVATION

LOT NOS.	FEMA 100 YR FLOOD	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.
3 - 6	----	552.0	553.0
7 - 8	----	552.5	553.5
9	----	553.0	554.0
10 - 12	----	554.0	555.0
13	----	554.5	555.5
14	----	555.0	556.0
15 - 16	----	555.5	556.5
17	----	556.0	557.0
18	----	556.5	557.5
19 - 30	----	559.0	560.0

WATER QUALITY PROTECTION AREA ZONE 1 = 35 FT. WIDE

WATER QUALITY PROTECTION AREA ZONE 2 = 25 FT. WIDE

MPE & MFE ON LOTS 3-8, 10-19 ARE DUE TO 100 YEAR FLOODPLAIN.

DAVID A. PARKER
REGISTERED LAND SURVEYOR
No. 2391
TENNESSEE
6-3-20
TENNESSEE NO. 2391

OWNER:
AMH TN DEVELOPMENT LLC
30601 AGOURA RD, STE 200L
AGOURA HILLS, CA 91301

DEVELOPER:
BRS DEVELOPMENT
5617 COTTONPORT DR.
BRENTWOOD, TN 3702

LAND DATA:
32 LOTS ON 17.86± ACRES

DEED REFERENCE:
R.BK. 1849, PG. 2238
TAX MAP 68, A PORTION OF PARCEL 50.00 &
TAX MAP 68B, GROUP D, PARCEL 7.00

ZONING: RS-6
MINIMUM LOT SIZE = 6,000 SQ.FT.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- ESMT. EASEMENT
- DRAIN. DRAINAGE
- P.U.D. PUBLIC UTILITY & DRAINAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- APPROVED DRIVEWAY LOCATION

FINAL PLAT

BECKHAM POINTE

SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

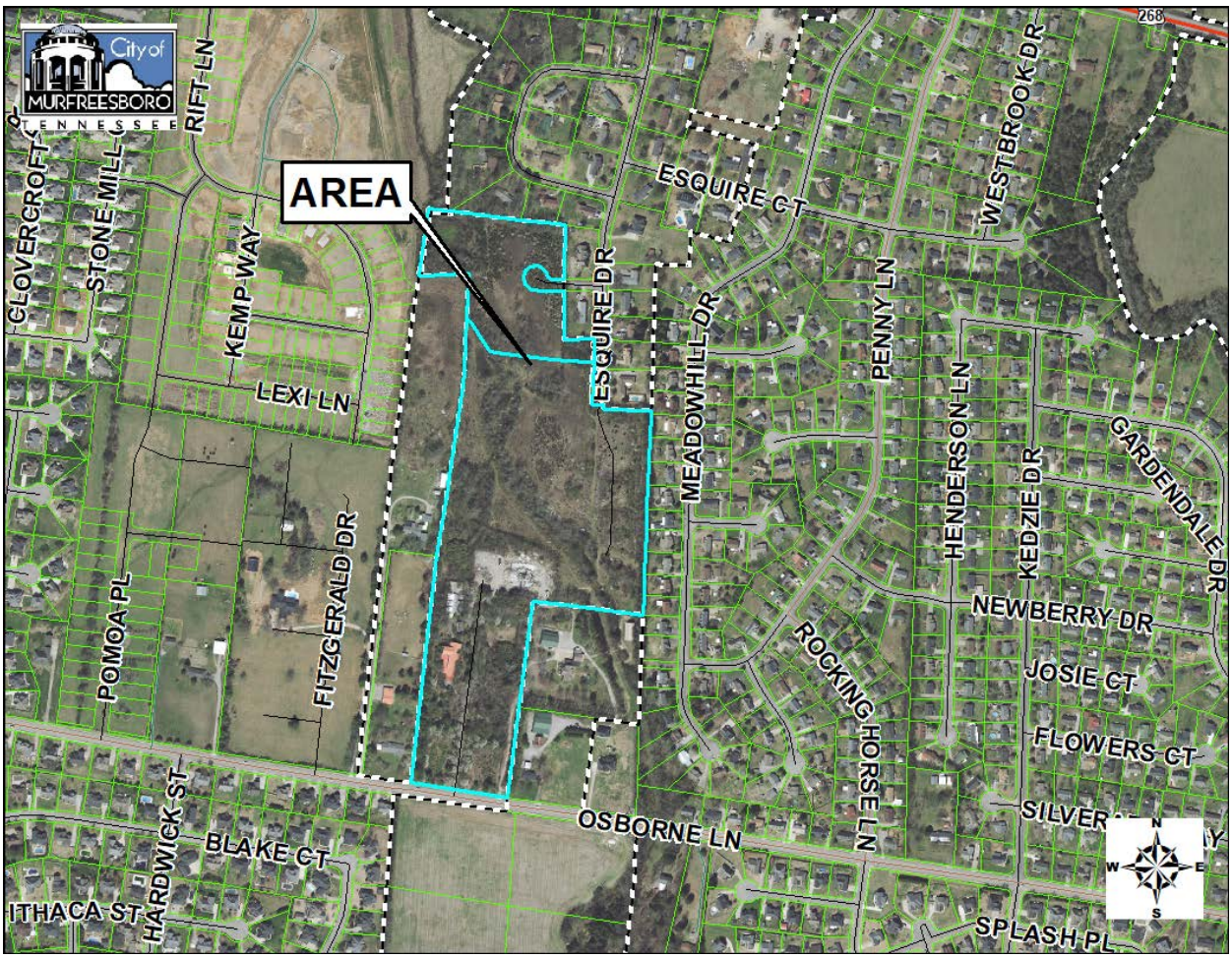
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 05-13-2020 REV: 6-3-2020	FILE:	DRAWN BY:	SCALE:	SHEET
16216		BECKHAMPOINTEPLAT	ATS	1" = 50'	2 OF 2

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020
PROJECT PLANNER: BRAD BARBEE

3.d. Buford Creek [2020-2035] final plat for 21 lots on 16.22 acres zoned RS-12 located along Osborne Lane, BRS Development developer.

This is the preliminary plat review for Buford Creek. The property is zoned RS-12. The purpose of this plat is to create thirty-two lots of record, an accessory lot, and to record easements and dedicate right of way, as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

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

1. HOA documents will be required for review prior to signing the final plat.
2. The landscape installation must be completed prior to signing the final plat.
3. Label the access easement on both pages.
4. Change "Sanitary" easement to "Sanitary Sewer Easement".
5. Change "P.U.D. ESMT" to "P.U.D. Easement"
6. Change "Drainage or Drain. Esmt." to "Drainage Easement".
7. Change the "35' Storm & Sanitary Easement" to "35ft Drainage and Sanitary Sewer Easement".
8. Provide a 10ft PUE along Osborne Lane. Change this to a PUE.
9. Call out the 50ft Ingress/Egress easement. How are they going to handle this piece of land?
10. Is the 20ft water easement on lot #1 existing? If yes, add the book and page reference. Book and Page reference was not found on the plat.
11. Change the 15ft MED Easement between lots 11 & 12 to "Electric Easement". Spell out Electric Easement.

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

1. The "Water Quality Buffer Easement" should be labeled as the "Water Quality Protection Area". The WQPA notes should also be included on the plat.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

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

<u>Informational and Procedural Comments</u>

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 affected by the City's Major Transportation Plan. Osborne Lane to three lanes. (#185)
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. 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.

2. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan.
3. Prior to submitting the final plat to the Planning and Engineering Department for signatures, provide a signed stormwater post-construction BMP maintenance agreement.

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

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Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov
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 — JOSE LUIS, EXECUTIVE VICE PRESIDENT OF LAND DEVELOPMENT FOR AMH TN DEVELOPMENT LLC

RECORD BOOK 1849, PG. 2238

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS I: 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. 6-3-20 David A. Parker

DATE — REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

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

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

DATE — MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL 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 WEBSITE 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 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

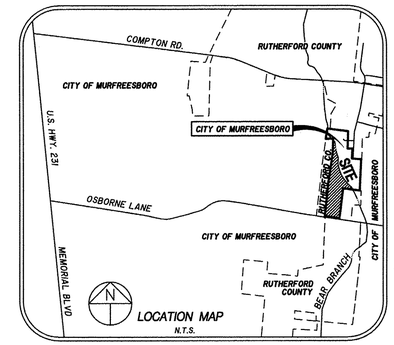
CERTIFICATE OF APPROVAL FOR RECORDING

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.

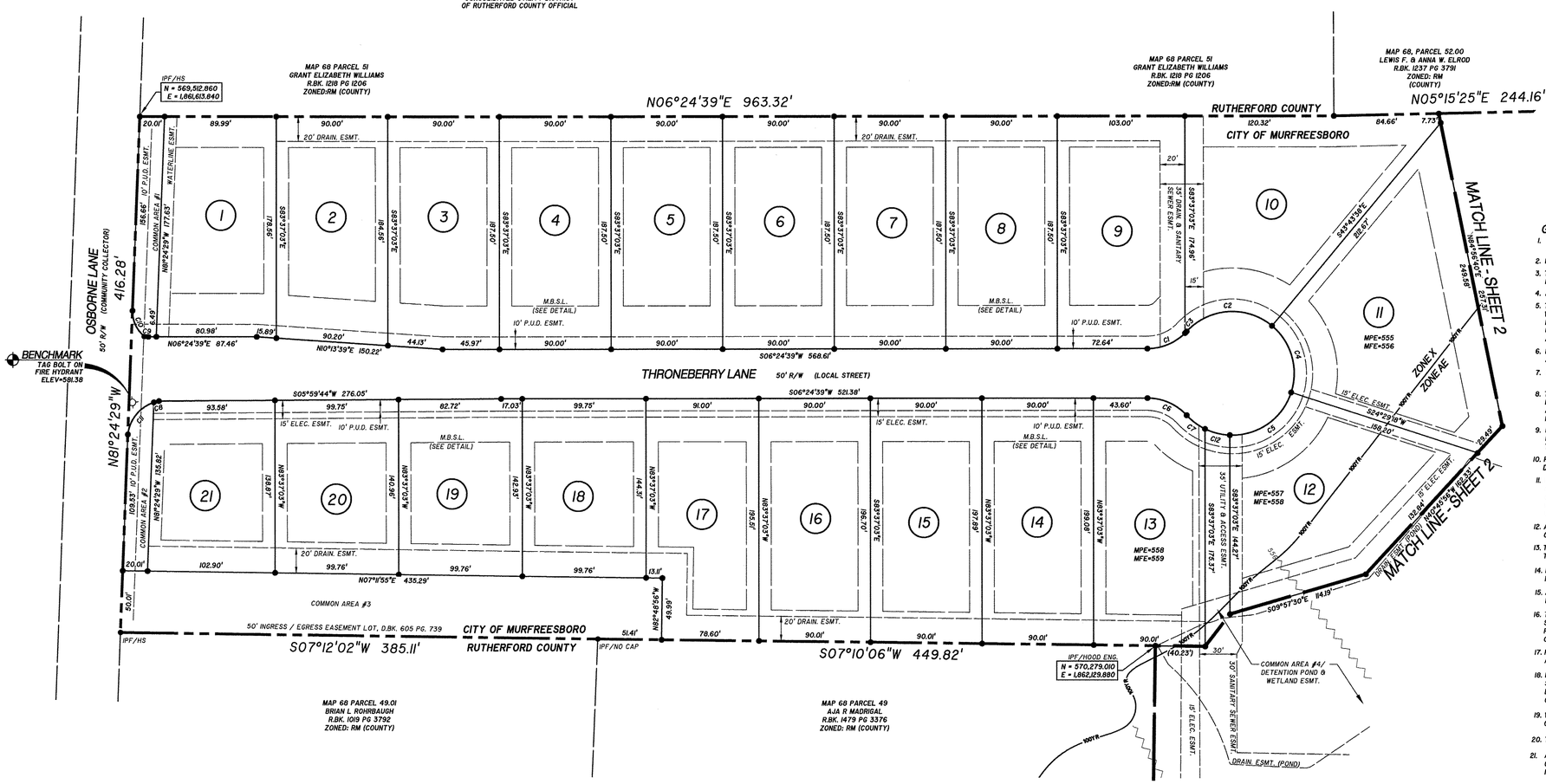
DATE — PLANNING COMMISSION SECRETARY

north

0 50 100 150
FEET

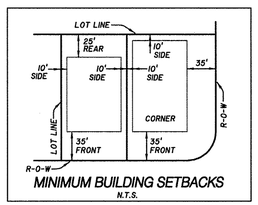


DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK _____, PAGE _____



GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 21 SINGLE FAMILY LOTS OF RECORD, TO RECORD RIGHT-OF-WAY, EASEMENTS AND COMMON AREA AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
3. THIS PROPERTY LIES WITHIN ZONES X & AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47I49C0I6I H AND 47I49C0I63 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 RS-12. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT = 35' / SIDE = 10' / REAR = 25' (SEE DETAIL FOR FURTHER CLARITY)
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, CONSOLIDATED UTILITY DISTRICT, 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 UPWATER OUAL 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 BUFORD CREEK HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS IS RECORDED IN R.BK. _____ PG. _____. A SUPPLEMENTARY DECLARATION ANNEXING AND PROVIDING RESTRICTIVE COVENANTS FOR BUFORD CREEK SUBDIVISION, IS RECORDED IN R.BK. _____ PG. _____. A SUPPLEMENTARY DECLARATION OF RESTRICTIVE COVENANTS FOR EACH SUBSEQUENT SECTION IN THE BUFORD CREEK SUBDIVISION HAS BEEN OR WILL BE RECORDED.
17. MAINTENANCE OF ALL COMMON AREAS IN THE BUFORD CREEK SUBDIVISION IS THE RESPONSIBILITY OF THE BUFORD CREEK HOMEOWNERS ASSOCIATION.
18. 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.
19. WATER SERVICE IS BEING PROVIDED BY CONSOLIDATED UTILITY DISTRICT. ANY INQUIRIES ABOUT THE WATER LINE CONCERNING SIZE, LOCATION OR PLACEMENT OF FIRE HYDRANTS SHOULD BE DIRECTED TO CONSOLIDATED UTILITY DISTRICT.
20. THIS PROPERTY IS WITHIN THE COMPTON ROAD ASSESSMENT DISTRICT.
21. A "NO-FILL" CERTIFICATION BY A REGISTERED ENGINEER LICENSED BY THE STATE OF TENNESSEE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE CONSTRUCTED UPON ANY LOT OR LOTS THAT EXTEND INTO A REGULATORY FLOODWAY OR AREA OF POOLING WATER.
22. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN ANY WATER QUALITY PROTECTION AREA, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF THE WATER AND SEWER DEPARTMENT OR THE ENGINEERING DIRECTOR. DISTURBANCE OF THE WATER QUALITY PROTECTION AREA, INCLUDING PLACEMENT OF STRUCTURES AND APPLICATION OF HERBICIDES OR FERTILIZERS, IS PROHIBITED. IN ZONE 2 ONLY, PROPERTY OWNERS ARE ALLOWED TO HAVE MANAGED VEGETATION, WHICH IS LIMITED TO CUTTING, MOWING, NO-TILL PLANTING AND AERATION. REFERENCE, CITY CODE, CHAPTER 27-1/2.



MINIMUM BUILDING SETBACKS
N.T.S.

LEGEND

- ○ IRON PIN (FOUND)
- ● IRON PIN SET (NEW)
- ESMT. EASEMENT
- DRAIN. DRAINAGE
- P.U.D. PUBLIC UTILITY & DRAINAGE
- P.U.E. PUBLIC UTILITY EASEMENT

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C1	044°53'54"	43.00'	33.70'	17.77'	S16°10'18"E	32.84'
C2	087°31'10"	50.00'	76.12'	47.63'	S02°39'35"W	68.98'
C3	002°27'54"	43.00'	1.85'	0.92'	S39°43'02"E	1.85'
C4	066°31'13"	50.00'	59.54'	33.87'	S80°22'46"W	56.08'
C5	074°12'55"	50.00'	64.77'	37.83'	N26°24'09"W	60.34'
C6	047°21'41"	43.00'	35.54'	18.86'	N30°05'22"E	34.54'
C7	02°15'11"	50.00'	18.55'	9.38'	N43°08'42"E	18.44'
C8	007°47'01"	31.02'	4.21'	2.11'	N08°09'40"W	4.21'
C9	009°22'28"	19.00'	3.11'	1.56'	S11°16'43"W	3.11'
C10	054°18'57"	25.00'	23.70'	12.83'	S71°26'02"W	22.82'
C11	065°10'58"	31.02'	35.29'	19.83'	N44°36'40"W	33.42'
C12	023°48'48"	50.00'	20.78'	10.54'	N20°36'42"E	20.63'

LOT AREA TABLE

AREA	SQ. FEET	ACRES
1	16,589	0.38
2	16,340	0.38
3	16,840	0.39
4	16,875	0.39
5	16,875	0.39
6	16,875	0.39
7	16,875	0.39
8	16,875	0.39
9	19,194	0.44
10	23,367	0.54
11	28,892	0.62
12	21,693	0.50
13	17,538	0.40
14	17,649	0.41
15	17,863	0.41
16	17,756	0.41
17	17,099	0.39
18	14,326	0.33
19	14,165	0.33
20	13,957	0.32
21	13,814	0.32

COMMON AREA TABLE

COMMON AREA #1	3,484	0.08
COMMON AREA #2	2,564	0.06
COMMON AREA #3	21,798	0.50
COMMON AREA #4	265,366	6.09

LINE TABLE

LINE	BEARING	DISTANCE
L1	N02°13'06"E	27.26'
L2	S87°40'23"E	33.63'
L3	S17°35'18"E	48.41'
L4	S49°55'09"E	17.29'
L5	S27°47'46"E	29.55'
L6	S04°57'50"E	32.52'
L7	S04°50'22"E	42.70'
L8	S25°33'23"E	21.06'
L9	S29°48'39"E	54.22'
L10	S23°33'57"E	44.49'
L11	S39°38'38"W	36.32'
L12	S34°23'38"W	30.17'
L13	S38°42'12"W	41.17'
L14	S20°42'17"W	41.40'
L15	S19°52'23"E	23.79'
L16	S16°22'23"E	62.79'
L17	S15°33'53"E	58.94'
L18	S16°35'23"E	57.24'
L19	S18°43'42"E	79.98'
L20	S25°53'14"E	45.69'
L21	S30°27'40"E	36.02'
L22	S37°56'03"E	46.43'
L23	S38°23'39"E	43.44'
L24	S59°06'50"E	40.36'
L25	S59°32'52"E	42.79'
L26	S49°16'53"E	46.86'
L27	S46°48'27"E	39.39'
L28	S30°40'06"E	32.90'
L29	S85°40'09"E	36.95'
L30	S37°38'23"E	33.67'
L31	S08°03'50"E	53.52'
L32	S30°25'15"E	29.15'
L33	S37°21'00"E	40.28'
L34	S33°21'14"E	46.89'
L35	S24°08'14"E	47.62'
L36	S37°07'54"E	78.25'
L37	S37°53'34"E	14.07'

DAVID A. PARKER
REGISTERED LAND SURVEYOR
No. 2381
STATE OF TENNESSEE
6-3-20

OWNER:
AMH TN DEVELOPMENT LLC
3060I AGOURA RD, STE 200L
AGOURA HILLS, CA 9130I

DEVELOPER:
BRS DEVELOPMENT
5617 COTTONPORT DR.
BRENTWOOD, TN 37027

LAND DATA:
21 LOTS ON 16.22± ACRES

DEED REFERENCE:
R.BK. 1849, PG. 2238
TAX MAP 68, REMAINDER OF PARCEL 50.00

ZONING: RS-12
MINIMUM LOT SIZE = 12,000 SQ.FT.

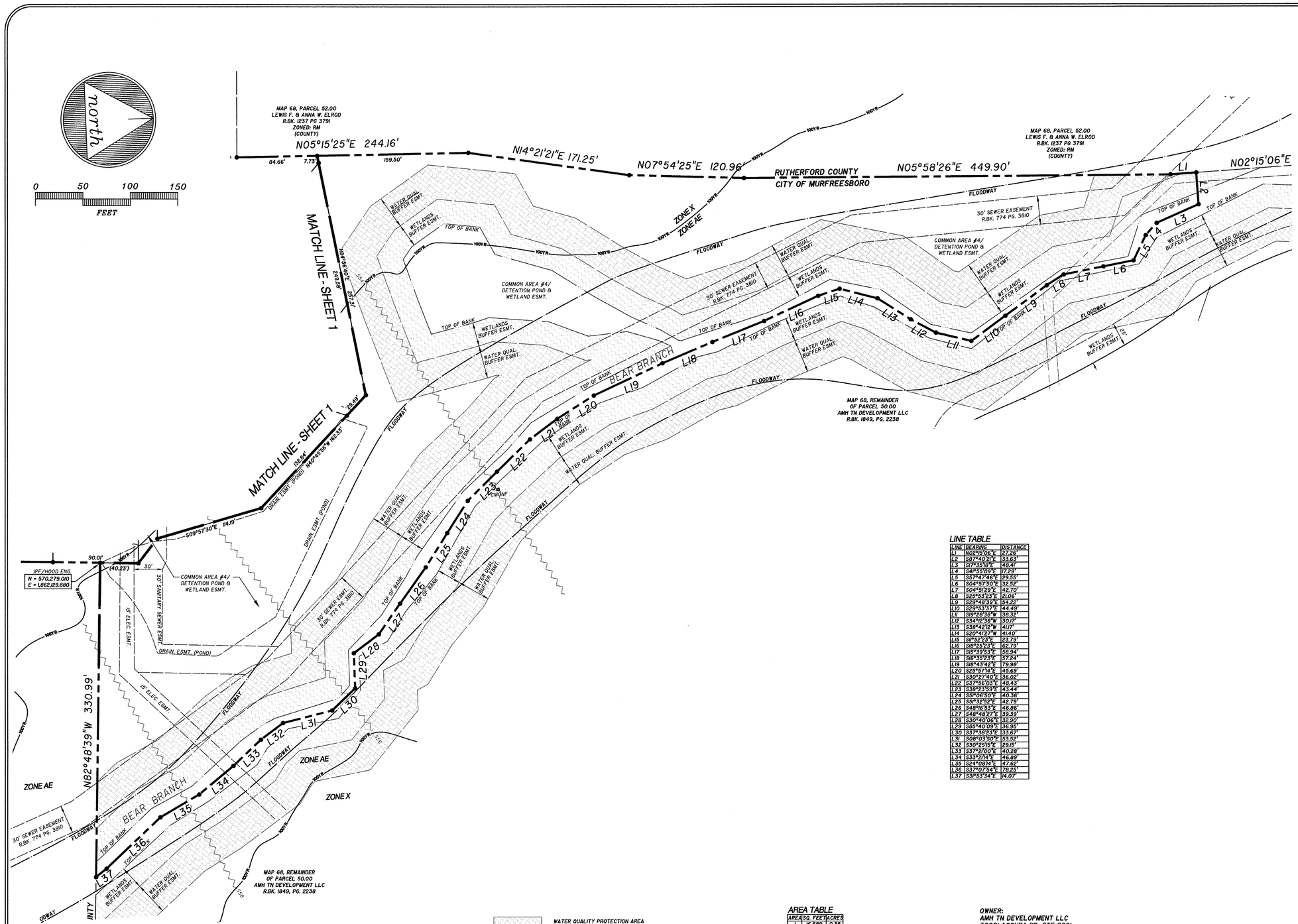
FINAL PLAT

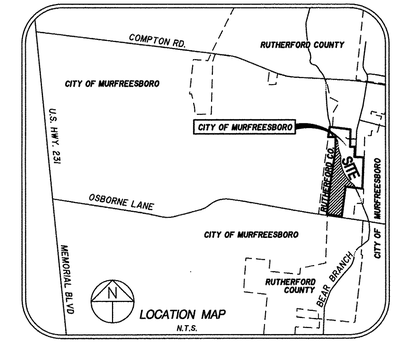
BUFORD CREEK
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. — SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
650 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 4-28-2020 REV: 6-3-2020	FILE: BUFORDCREEK-PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 1 OF 2
16216					





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L22	S37°56'03"E	48.43'
L23	S39°23'59"E	43.44'
L24	S5°06'50"E	40.36'
L25	S5°32'52"E	42.79'
L26	S48°16'53"E	46.66'
L27	S48°48'27"E	39.39'
L28	S30°40'06"E	32.90'
L29	S85°40'09"E	36.95'
L30	S37°38'23"E	33.67'
L31	S08°03'50"E	53.52'
L32	S30°25'15"E	29.13'
L33	S37°21'00"E	40.28'
L34	S33°21'14"E	46.89'
L35	S24°08'14"E	47.62'
L36	S37°07'54"E	78.25'
L37	S3°53'34"E	14.07'

WATER QUALITY PROTECTION AREA ZONE 1 = 35 FT. WIDE

WATER QUALITY PROTECTION AREA ZONE 2 = 25 FT. WIDE

AREA TABLE

AREA	SQ. FEET	ACRES
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LEGEND

- ○ IRON PIN (FOUND)
- ● IRON PIN SET (NEW)
- ESMT. EASEMENT
- DRAIN. DRAINAGE
- P.U.D. PUBLIC UTILITY & DRAINAGE
- P.U.E. PUBLIC UTILITY EASEMENT

OWNER:
AMH TN DEVELOPMENT LLC
30601 AGOURA RD, STE 200L
AGOURA HILLS, CA 91301

DEVELOPER:
BRS DEVELOPMENT
5617 COTTONPORT DR.
BRENTWOOD, TN 37027

LAND DATA:
21 LOTS ON 16.22± ACRES

DEED REFERENCE:
R.BK. 1849, PG. 2238
TAX MAP 68, REMAINDER OF PARCEL 50.00

ZONING: RS-12
MINIMUM LOT SIZE = 12,000 SQ.FT.

DAVID A. PARKER
REGISTERED LAND SURVEYOR
No. 2381
AGRICULTURE
COMMERCE
TENNESSEE NO. 2381
6-3-20

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

FINAL PLAT

BUFORD CREEK
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
16216	5-14-2020 REV: 6-3-2020	BUFORDCREEK-PLAT	ATS	1" = 50'	2 OF 2

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020
Project Planner, Marina Rush on behalf of Amelia Kerr

3.e Pinnacle Bank [2020-3061] site plan for 12,250 ft^2 building on 1.09 acres zoned CBD and CCO located at the northeast corner of West College Street and North Maple Street, Pinnacle Financial Partners developer.

This is the site plan review for a bank building, 12,250 square feet, and drive-through located at the northeast corner of West College Street and North Maple Street. The property is 1.09 acres, located in the downtown portion of Murfreesboro. The building is sited at the corner of the intersection, and the main entrance is oriented towards the onsite parking lot. The building is 2-stories and building materials are primarily glass and brick. Staff recommends any approval of the site plan be made subject to all staff comments.

Pinnacle

Staff Comments

Development Services – Planning- 615-893-6441

Marina Rush on behalf of Amelia Kerr, aekerr@murfreesborotn.gov

1. Provide the square foot of the drive-thru structure. **Provide this number "850 sf" on the building footprint on the Site Plan, and bank building s.f. on that footprint.**
2. The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
3. This development is within the Main Street Revitalization Plan and must follow requirements for the plan. This is the link to that plan: http://www.murfreesborotn.gov/DocumentCenter/View/7677/Main-Street-Revitalization-Plan?bidId=
4. Denote all proposed easements upon the development. **Depict MED easement once design provided.**
5. Provide a revised photometric plan to demonstrate compliance with streetscape decorative lighting. **Maximum footcandle at the property line is 0.50. It appears some of the lighting exceeds this standard. Please**
6. Change the color (other than black) of lighting fixtures details on the photometric plan for better readability.
7. Include a legend for types of lighting fixtures with number of each style of lighting fixtures on the photometric plan.
8. The architectural plans are not showing any building lighting, add building lighting and include details and update photometric plan.
9. Planning does not approve signage, contact Teresa Stevens with Building & Codes for signage regulations. 615-893-3750. Informational comment.
10. City of Murfreesboro will not provide solid waste service to multi-family residential development.
11. 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.
12. Provide building elevations for Building Type C, missing the Rear and Right Side Elevations.
13. Contact Amy Hawkins, with the USPS at amy.m.hawkins@usps.gov to discuss provisions for mail service and mail kiosk.
14. 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. Driveway flair should not extend beyond the property line.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

None

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

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
None

Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com
None

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

Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

1. Add the Release & Covenant Not to Sue note to the plan:
    - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
2. 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
3. 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.
4. Must execute and record a stormwater feature, landscape, and/or fence in the easement agreement.
5. 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.

6. ADD NOTE: Existing sanitary sewer services that are not utilized with this project must be exposed at the mainline and capped at the wye or removed from the manhole. The manhole then must be sealed and tested. The mainline must be videoed afterwards.

Informational and Procedural Comments

Development Services – Planning 615-893-6441
Marina Rush on behalf of Amelia Kerr, aekerr@murfreesborotn.gov

1. Per the engineer's certification on this plan, a portion of this property lies in Zone X 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1. City Right of Way permit will be required for all work taking place in the City's right of way.
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.

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

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

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

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

Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
None

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
None

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

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

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

Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

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

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

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

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

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

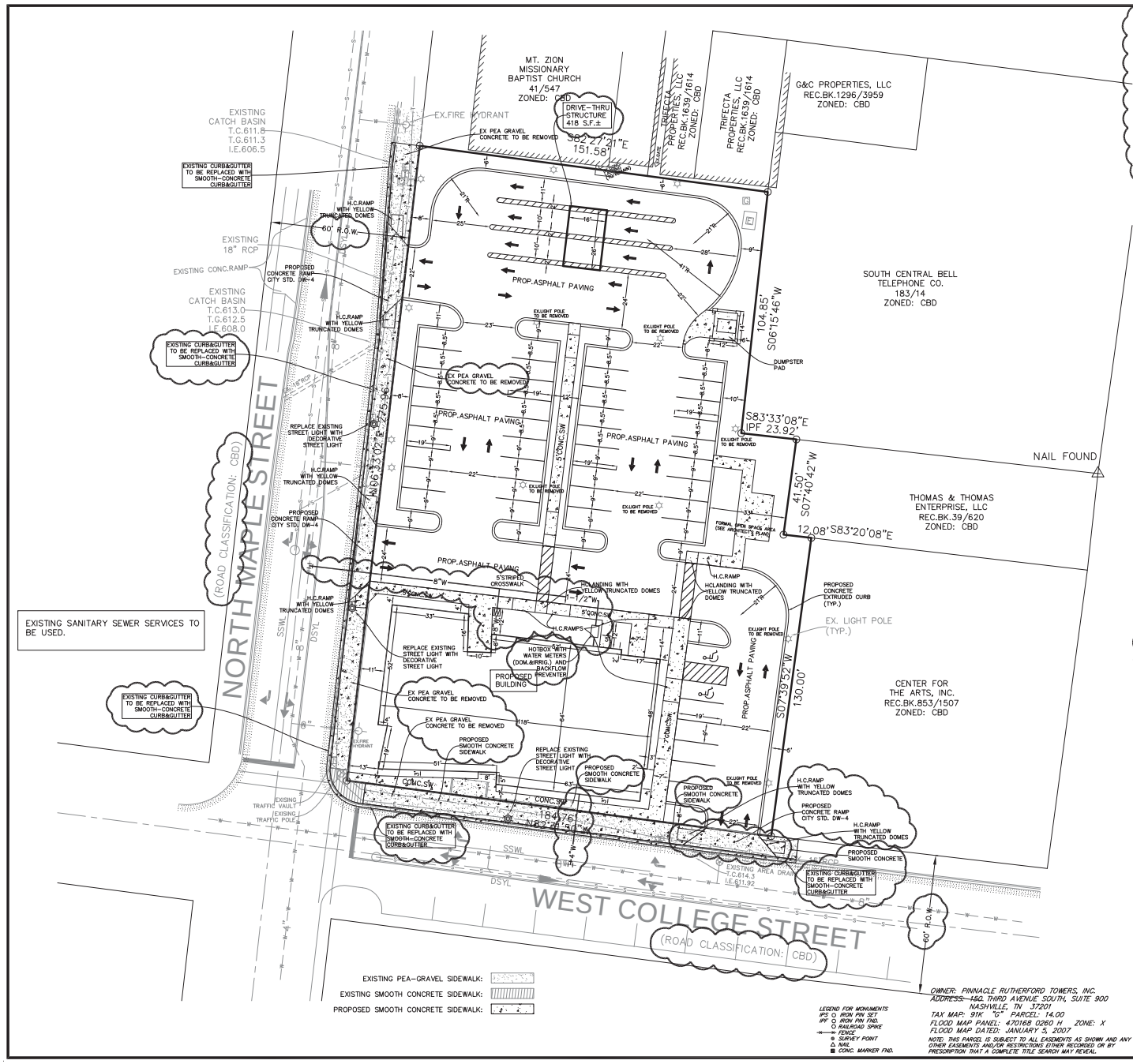
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).

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

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

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

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



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. 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.

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

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) AND THE FIELD CONDITIONS FOUND PRIOR TO OR DURING CONSTRUCTION.

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

LEGEND

- Ø Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- —CD— Sewer Line Check Dam
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- —SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- —E—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

SITE DATA:

ZONING: CBD & CCO

LOT AREA: 1.09 ACRES±

EXISTING AND PROPOSED USE: BANK WITH DRIVE-THRU

FLOOR AREA: 12,250 S.F.±

PARKING REQUIRED:
1 FOR EACH 300 SQUARE FEET OF F.A. OR 5 SPACES, WHICHEVER IS GREATER, PLUS 4 QUEUE SPACES FOR EACH DRIVE-IN TELLER OR STATION, WHICH QUEUE SPACES SHALL BE PROVIDED IN AN EXCLUSIVE QUEUE LANE WITH ONLY ONE-WAY CIRCULATION WHICH SHALL BE SEPARATED FROM DRIVEWAYS LEADING TO OFF-STREET PARKING SPACES
= (12,250 / 300) = 41 SPACES PLUS 2 H.C.

PARKING PROVIDED:
41 SPACES PLUS 2 H.C.

EXISTING IMPERVIOUS AREA:	41,077 S.F.±
EXISTING PERVIOUS AREA:	6,321 S.F.±
PROPOSED IMPERVIOUS AREA:	36,909 S.F.±
PROPOSED PERVIOUS AREA:	10,489 S.F.±

NOTE: SOLID WASTE FOR THIS SITE WILL BE HANDLED BY A PRIVATE HAULER.

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.

MAGNETIC N W E S

20' 0 20'
1.09 ACRES±

ZONING: CBD & CCO
FRONT SETBACK: NONE
SIDE SETBACK: NONE
REAR SETBACK: NONE

NOTES:
1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

#	DATE	REVISION DESCRIPTION
1	06/01/20	ADDRESSED CITY STAFF COMMENTS

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

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

OWNER: PINNACLE RUTHERFORD TOWERS, INC.
ADDRESS: 150 THIRD AVENUE SOUTH, SUITE 900
NASHVILLE, TN 37201
TAX MAP: 91K "G" PARCEL: 14.00
FLOOD MAP PANEL: 47016B 0260 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

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

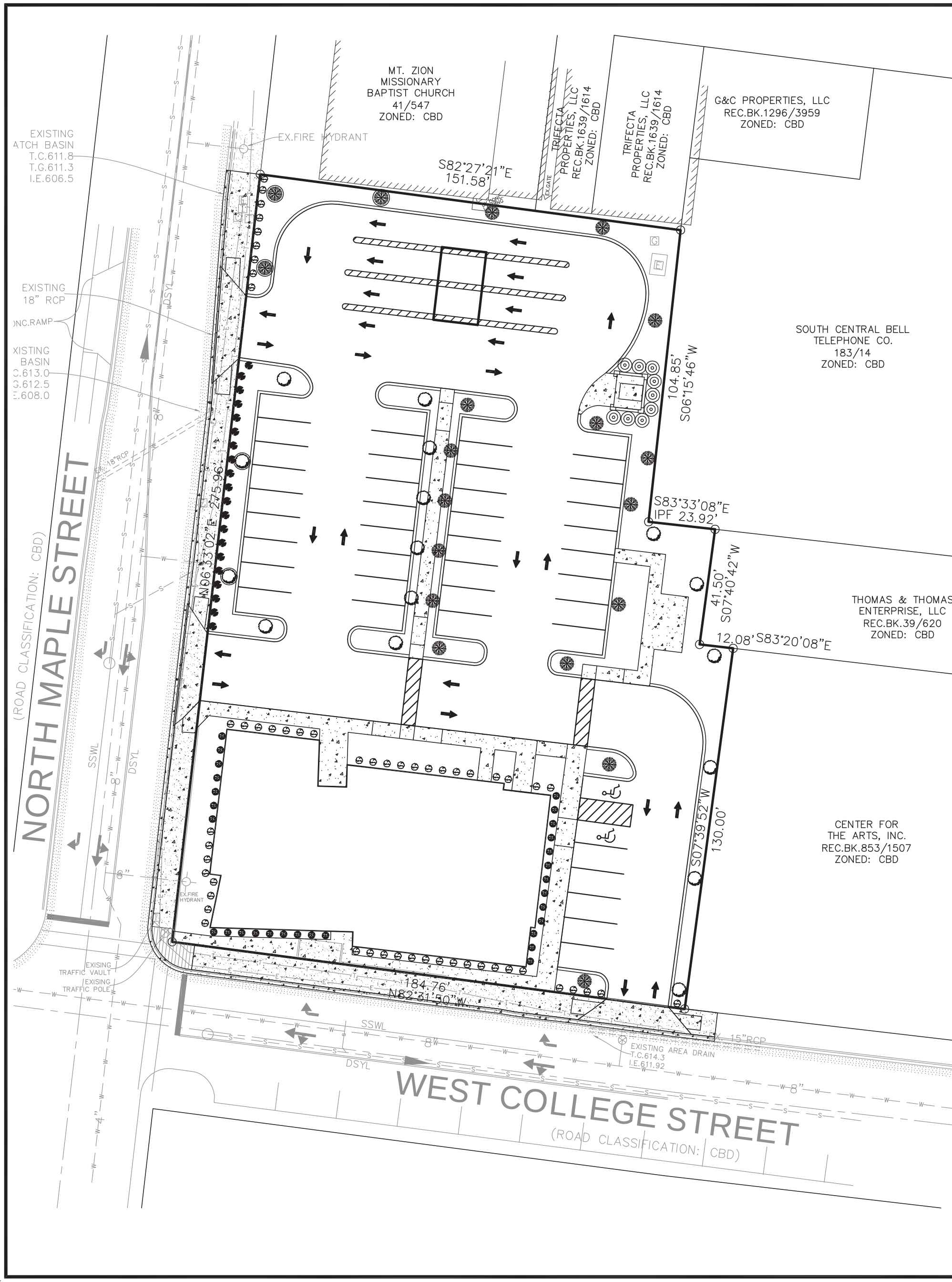
PERMANENT BUILDING - SITE PLAN

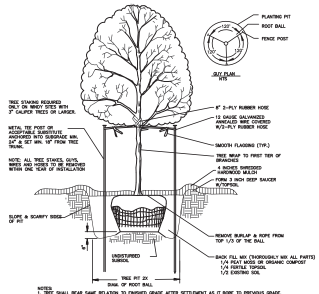
PINNACLE BANK

WEST COLLEGE STREET / NORTH MAPLE STREET

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

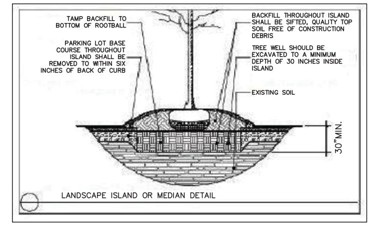
DATE: MAY, 2020 | SCALE 1"=20' | SH. C4.0



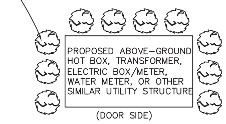


NOTES:
1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.
2. TREE SHALL STAND PLUMB.
3. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
4. STAKING GUY WIRE TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

TREE PLANTING DETAIL
NTS



ALL PROPOSED ABOVE-GROUND UTLITY STRUCTURES TO BE SCREENED AS SHOWN ON THREE SIDES WITH ILEX GLABRA 'NIGRA' (INKBERRY HOLLIES, MEDIUM EVERGREEN SHRUBS). THESE SHRUBS MUST MEET OR EXCEED THE HEIGHT OF THE STRUCTURE THAT IS TO BE SCREENED.



TYPICAL UTILITY STRUCTURE
PLANTING DETAIL
N.T.S.

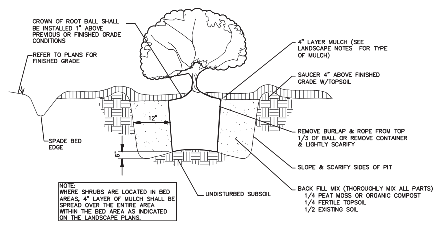
PLANT MATERIAL LIST

CANOPY AND EVERGREEN TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
2	QUE SHU	Quercus shumardii	Shumard Oak	4" Cal.	B&B	5'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
3	LIR TUL	Liriodendrum tulipifera	Tulip Poplar	3" Cal.	B&B	5'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
14	QUE SHU	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B	5'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
16	LIR TUL	Liriodendrum tulipifera	Tulip Poplar	2.5" Cal.	B&B	5'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
9	JUN VIR	Juniperus virginiana	Eastern Red Cedar	6'high	B&B	Evergreen Tree
SHRUBS						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
42	VIB PRU	Buxus 'Green Velvet'	Green Velvet Boxwood	24" Hgt.	Cont	Compact evergreen shrub
49	PRA VIB	Pragense viburnum	Viburnum	24" Hgt.	Cont	Compact evergreen shrub

(16 TREES)x10% = 2-4"CAL.
(16 TREES)x15% = 3-3"CAL.

PLANTING NOTES
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
2. SHOULD THE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANT MATERIALS TO BE INSTALLED. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION. OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
3. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
5. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PARKING LOT LANDSCAPE ISLAND AND MEDIAN AREAS ARE TO BE EXCAVATED TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF ASPHALT PAVEMENT ELEVATION. EXCAVATED MATERIAL IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OF OFFSITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALTIC CONSTRUCTION TRASH AND/OR MATERIALS ARE TO BE LEFT IN THE TOPSOIL AND PLANTING MIX BACKFILL AND /OR SUBGRADE OF ANY PROPOSED PARKING AREA ISLANDS AND/OR PLANTING MEDIANS AND STRIPS. PARKING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH TOPSOIL AND COMPACTED PER THE DETAILS AND PROJECT SPECIFICATIONS AND TO THE ELEVATION INDICATED ON THE GRADING PLANS. FINISHED GRADE CONDITIONS OF SODDED AND SEEDED LAWN AREAS BEHIND CURBS SHALL BE FLUSH WITH OR ONE INCH HIGHER THAN THE TOP OF CURB. ELEVATION AFTER SETTLEMENT AND INSTALLATION OF SOD OR SEED.
6. IN AREAS OF INORGANIC FILL OR WHERE SUBGRADE IS UNACCEPTABLE FOR PLANTING, THE WIDTH OF THE PLANT PIT SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER OF THE ROOT BALL . INSTALL BACKFILL PLANTING MIX AND PLANT MATERIALS AS SPECIFIED IN THE DETAILS.
7. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS AND AS INDICATED ON THE LANDSCAPE PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD SPECIFIED IN THE PROJECT MANUAL. THE CONTRACTOR SHALL PROMPTLY MAKE AL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. ALL PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATED (PRIOR TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
11. MATCHED GROWTH HABIT IS DEFINED AS GROWN TO BE LOOK ALIKE IN TERMS OF STRUCTURE AND CHARACTER. MATCHED TREES SHOULD BE CONTAINER GROWN AND FROM THE SAME STOCK.
12. ALL PROPOSED PLANT MATERIALS ARE TO MEET THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, INC. (ANSI), ISSUED IN ITS MOST RECENTLY PUBLISHED VERSION.

GENERAL NOTES
1. EXISTING TREE SURVEY AND BASE INFORMATION WAS TAKEN FROM THE SITE PLAN FOR THIS PROPOSED PROJECT, ROUNTREE AND ASSOCIATES. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL UTILITIES, GEOTHERMAL LINES AND IRRIGATION LINES PRIOR TO COMMENCING ANY WORK. SAFEGUARD EXISTING UTILITIES THAT ARE TO REMAIN, REPOAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT NO ADDITIONAL EXPENSE TO THE OWNER. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES FOR THIS DISTRICT. NOTIFY TENNESSEE ONE-CALL 72 HOURS PRIOR TO PRECEDING WITH ANY EXCAVATION. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
4. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE 'MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF PUBLIC WORKS.
5. THE CONTRACTOR IS TO VERIFY THE TREE PLANTING REQUIREMENTS OF THE UTILITY AGENCIES FOR THIS DISTRICT PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL THE WORK IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER, LANDSCAPE ARCHITECT AND ENGINEER FROM LIABILITY AT THE SITE THROUGHOUT THE INSTALLATION PROCESS.
7. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE INSTALLATION OF THE WORK. WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, PROTECTIVE SHOES, ETC. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES BUT IS NOT LIMITED AND ANTIQUITIES.
11. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT AND PICK UP ALL SCRAP, DEBRIS, AND WASTE MATERIAL.
12. PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.



SHRUB PLANTING DETAIL
NTS

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
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- Turf Reinforcement Mat
- —E—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

20' 0 20'

1.09 ACRES±

ZONING: CBD & CCO
FRONT SETBACK: NONE
SIDE SETBACK: NONE
REAR SETBACK: NONE

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

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.

OWNER: PINNACLE RUTHERFORD TOWERS, INC.
ADDRESS: 150 THIRD AVENUE SOUTH, SUITE 900
NASHVILLE, TN 37201
TAX MAP: 91K "G" PARCEL: 14.00
FLOOD MAP PANEL: 470168 0260 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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	06/01/20	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

PERMANENT BUILDING - LANDSCAPING PLAN

PINNACLE BANK

WEST COLLEGE STREET / NORTH MAPLE STREET

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MAY, 2020	SCALE 1"=20'	SH. C6.0

C:\Land Projects 2004\PINNACLE BANK - WEST COLLEGE STREET\dwg\PINNACLE BANK WEST COLLEGE STREET PRE-APP PLAN APR2020.dwg, ACAD108, PDF Complete,
1:20

PLAN NOTES

1. SEE G0.03 FOR ACCESSIBILITY REQUIREMENT STANDARDS. CONTACT ARCHITECT FOR DIRECTION IF ANY FIELD CONDITIONS CONFLICT WITH THESE REQUIREMENTS.
2. REFER TO DOOR SCHEDULE FOR DOORS AND HARDWARE. PROVIDE STOPS AT ALL DOOR LOCATIONS UON. SEE SHEET A7.00
3. SET NEW DOOR FRAMES 4" MIN. FROM PERPENDICULAR WALL UON.
4. LOOSE FURNITURE IS OFCI AND SHOWN FOR REFERENCE ONLY.
5. COORDINATE ALL IN-WALL PLUMBING REQUIREMENTS WITH PLUMBING DRAWINGS PRIOR TO FRAMING. NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS.
6. DIMENSIONS ARE TO FACE OF GYP BD UON. DIMENSIONS IDENTIFIED AS "CLEAR" MUST BE MAINTAINED. NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS.
7. ALL KITCHEN AND MPE EQUIPMENT SHOWN FOR REFERENCE ONLY IN ARCHITECTURAL PLANS. COORDINATE ALL EQUIPMENT WITH CONSULTANT DRAWINGS. NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS.
8. INTERIOR WALLS SHALL BE PERPENDICULAR AND SHALL MEET ADJACENT WALLS AT 90 DEGREE ANGLES UON.
9. ELECTRICAL BOXES SHALL BE LOCATED IN A STAGGERED MANNER FROM ROOM TO ROOM. SEE DETAIL __/____.
10. SEE ENLARGED PLANS AND DETAILS FOR DIMENSIONS NOT INCLUDED ON THIS SHEET.
11. ALL GYPSUM BOARD PARTITIONS TO BE SPACKLED TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINT.
12. ALL OUTSIDE CORNERS OF GYPSUM BOARD TO HAVE METAL CORNER BEADS.

PLAN KEYNOTES

1. ALIGN FINISHED WALLS / SURFACES.
2. ALIGN CENTER OF PARTITION WITH CENTERLINE OF MULLION. SEE DETAIL 1 / A4.03
3. PROVIDE CONDUIT FLOOR STUB-UP FOR POWER, CONDUIT FLOOR STUB-UP FOR A/V, AND CONDUIT FLOOR STUB-UP FOR LOW VOLTAGE REQUIREMENTS AT CONFERENCE ROOM TABLES. VERIFY EXACT LOCATION WITH OWNER AND ARCHITECT.
4. PROVIDE POWER, DATA, AND BLOCKING AS REQUIRED FOR VIDEO CONFERENCING EQUIPMENT.
5. CORE DRILL FOR POWER AND DATA TO CONFERENCE ROOM TABLE.
6. PROVIDE POWER AND DATA FOR PRINTER.
7. PNEUMATIC TUBES CONNECTED TO REMOTE DRIVE THRU - BY BANK EQUIPMENT SUPPLIER

EXTERIOR MATERIALS LEGEND

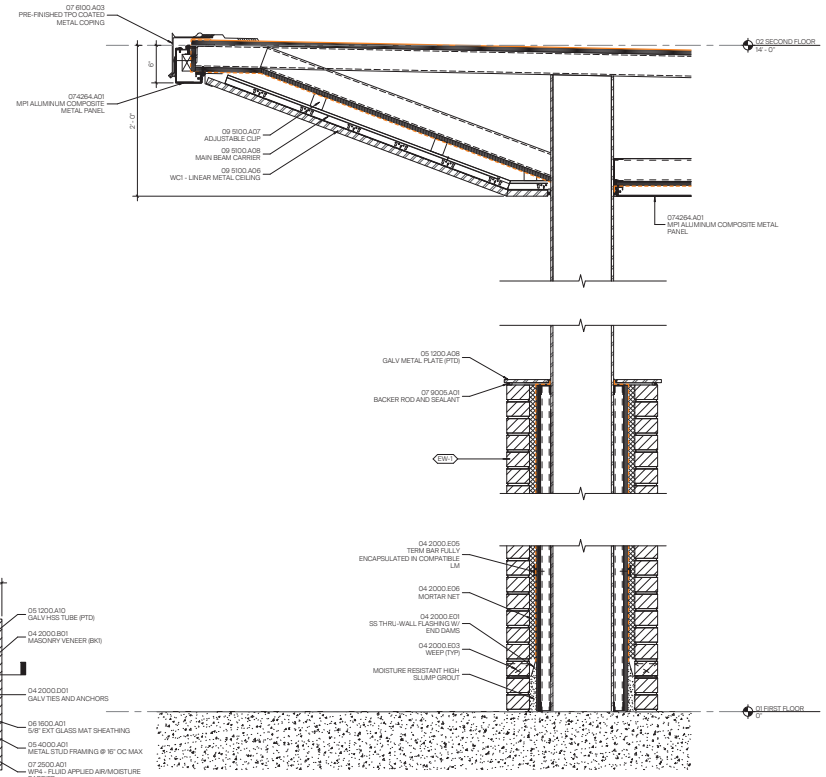
GL1	1" INSULATED LOW-E VISION GLASS - SEE SPECS
GL2	1" INSULATED LOW-E TRANSLUCENT GLASS - SEE SPECS
SP1	1" INSULATED SPANDREL GLASS - SEE SPECS
SP2	METAL INFILL PANEL AT CURTAIN WALL - BASIS OF DESIGN: MAPES-R INFILL PANEL.
MC1	PRE-FINISHED METAL COPING. COLOR TO MATCH MP1
ME1	MULLION CAP EXTENSION; CLEAR ANODIZED CUSTOM 16" VERTICAL MULL-CAP EXTENSION. COLOR TO MATCH EG-1 +EG-2
WC1	WOOD CANOPY: ARMSTRONG METAL WORKS LINEAR ON GALV STEEL / GALV MTL STUD STRUCTURE. COLOR: MAPLE
MP1	ALUMINUM COMPOSITE METAL PANEL SYSTEM WITH MATCHING COPING
GR1	FRAMELESS GLASS RAILING WITH BASE SHOE - SEE SPECS
CS1	CAST STONE COPING (REINFORCED WET CAST UNITS)
BK1	BRICK VENEER - BELDEN SEA SMOOTH GRAY - MODULAR
BK2	BRICK VENEER - BELDEN SSI VELOUR - MODULAR

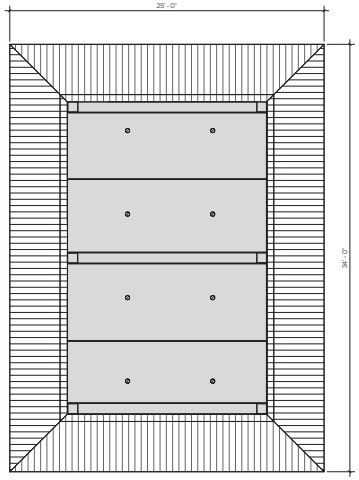
ROOFING MATERIALS LEGEND

RF1A	FULLY-ADHERED 60 MIL REINFORCED TPO MEMBRANE
RP1	ROOF WALKWAY PROTECTION, 125 MIL TPO, EXTRUDED AND EMBOSSED TEXTURE. INSTALL WALKWAY PROTECTION AT ALL ROOF ACCESS POINTS, DOORS, LADDERS, ROOF HATCHES, SPLASH BLOCKS, ETC. (TYP)
RD1	CAST-IRON, MEDIUM SUMP, GENERAL PURPOSE ROOF DRAIN W/ METAL STRAINER AND FLEX CONNECTION TO RAIN WATER LEADER. SEE PLUMBING SHEETS FOR SIZES, ETC.
RD2	TWO-TIER CAST-IRON, MEDIUM SUMP, GENERAL PURPOSE ROOF DRAIN W/ METAL STRAINER AND FLEX CONNECTION TO RAIN WATER LEADER. SEE PLUMBING SHEETS FOR SIZES, ETC.
OD1	OVERFLOW DRAIN. SEE PLUMBING SHEETS FOR SIZES, ETC.
RG1	PREFINISHED METAL GUTTER - COLOR TO MATCH MP1
RH1	ROOF HATCH

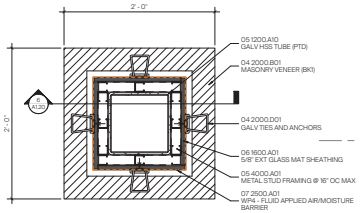
DELEGATED DESIGN NOTE

SAFETY TIE-BACK ANCHORS AT ALL ROOFS SHALL BE A DELEGATED DESIGN SERVICE BY THE GC. ALL LOCATIONS, QUANTITIES AND CONNECTIONS SHALL BE ARRANGED, ENGINEERED, AND DETAILED BY A LICENSED STRUCTURAL ENGINEER TO MEET ALL APPLICABLE CODES (OSHA, ANSI, ETC) AS WELL AS REQUIRED STATIC AND ULTIMATE FORCE LOADS. PRIOR TO CONSTRUCTION, MANUFACTURER SHALL SUBMIT PRELIMINARY LAYOUT AND DETAILS FOR ARCHITECTS' INITIAL REVIEW AND COORDINATION WITH OTHER ROOFING ELEMENTS. DETAILS FOR WATERPROOFING AT ALL TIE-BACK ROOF PENETRATIONS SHALL BE REVIEWED AT THE PRE-INSTALLATION CONFERENCES PRIOR TO THE CONSTRUCTION OF THE MAIN MOCKUP INDICATED IN THE DRAWINGS.



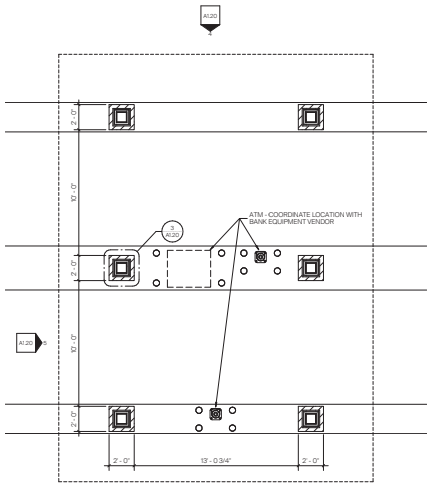


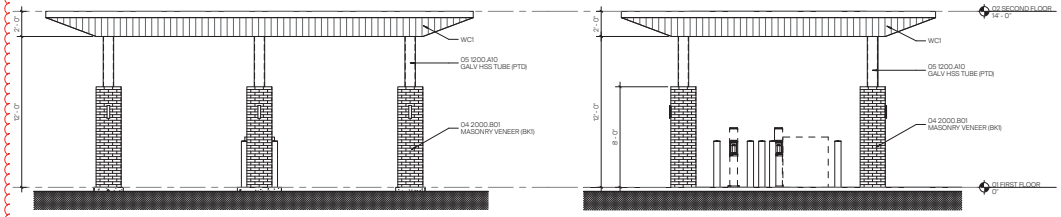
2 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



3 PLAN DETAIL - DRIVE THRU COLUMN TYPICAL
1 1/2" = 1'-0"

6 SECTION DETAIL - DRIVE THRU COLUMN TYPICAL
1 1/2" = 1'-0"





5 DRIVE THRU ELEVATION - EAST + WEST
1/4" = 1'-0"

4 DRIVE THRU ELEVATION - NORTH + SOUTH
1/4" = 1'-0"

1 DRIVE THRU PLAN
1/4" = 1'-0"

HASTINGS

615.320.1360
hastingsarchitecture.com
Hastings Architecture, LLC
2000 Richard Jones Rd
Nashville, TN 37215

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100% DESIGN DEVELOPMENT DOCUMENTS

Pinnacle FINANCIAL PARTNERS

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MURFREESBORO TN 37130

REVISION INFORMATION

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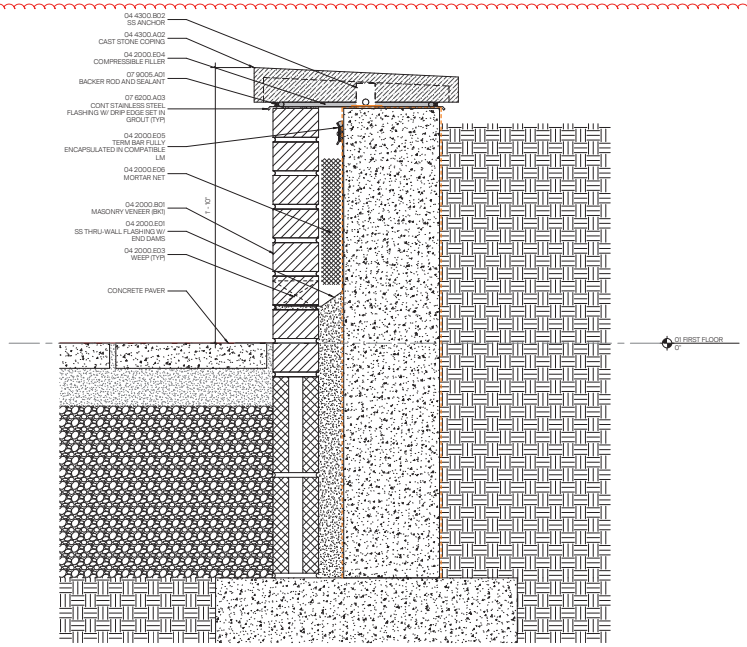
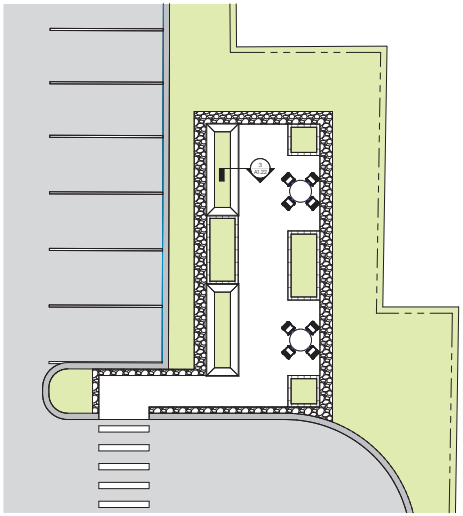
PROJECT #	19089
ISSUE DATE	2020.05.19

DRIVE THRU PLAN

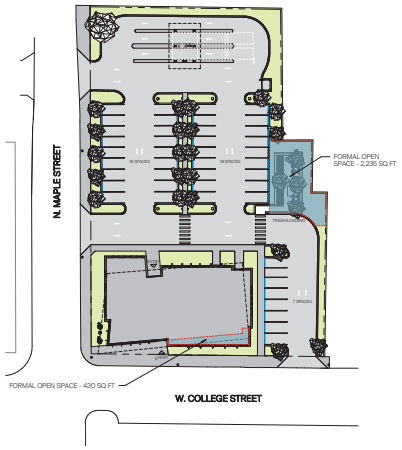
A1.20



3 DETAIL SECTION - BRICK PLANTER WALL
3" = 1'-0"
0 2" 4" 8"



2 FORMAL OPEN SPACE
1/8" = 1'-0"
0 4' 8' 16'



1 SITE PLAN
1" = 40'-0"
0 20' 40' 80'

HASTINGS

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hastingsarchitecture.com
ID 2-2-2021

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DEVELOPMENT
DOCUMENTS

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MURFREESBORO TN 37130

REVISION INFORMATION

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FORMAL OPEN
SPACE

A1.22

EXTERIOR MATERIALS LEGEND

GL1	1" INSULATED LOW-E VISION GLASS - SEE SPECS
SP1	1" INSULATED SPANDREL GLASS - SEE SPECS
SP2	METAL INFILL PANEL AT CURTAIN WALL - BASIS OF DESIGN: MAPES-R INFILL PANEL
MC1	PRE-FINISHED METAL COPING. COLOR TO MATCH MP1
ME1	MULLION CAP EXTENSION: BLACK ANODIZED CUSTOM 18" VERTICAL MULL-CAP EXTENSION. COLOR TO MATCH EG-1 + EG-2
WC1	WOOD CANOPY: ARMSTRONG WOODWORKS CHANNELED PLANK ON GALV STEEL / GALV MTL STUD STRUCTURE
MP1	ALUMINUM COMPOSITE METAL PANEL SYSTEM WITH MATCHING COPING
GR1	FRAMELESS GLASS RAILING WITH BASE SHOE - SEE SPECS
CS1	CAST STONE COPING (REINFORCED WET CAST UNITS)
BK1	BRICK VENEER - BELDEN SEA SMOOTH GRAY - MODULAR
BK2	BRICK VENEER - BELDEN SSI VELOUR - MODULAR

ROOFING MATERIALS LEGEND

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OD1	OVERFLOW DRAIN. SEE PLUMBING SHEETS FOR SIZES, ETC.
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MP1

ALUMINUM COMPOSITE METAL PANEL
MANUFACTURER: TBD
TYPE: ACM RAINSCREEN
COLOR: BLACK

WC1

WOOD SOFFIT CANOPY
MANUFACTURER: ARMSTRONG
TYPE: METALWORKS LINEAR - EXTERIOR
COLOR: MAPLE

ME1

MULLION CAP EXTENSION
MANUFACTURER: BY WINDOW MANUFACTURE
TYPE: 18" RECTANGLE EXTRUSION - SEE PLANS
COLOR: TO MATCH MULLIONS

BK2

BRICK VENEER
MANUFACTURER: BELDEN
TYPE: MODULAR
COLOR: 661 VELOUR

MC1

PRE-FINISHED METAL COPING
MANUFACTURER: TBD
TYPE: PRE-FINISHED METAL
COLOR: TO MATCH MP1

BK1

BRICK VENEER
MANUFACTURER: BELDEN
TYPE: MODULAR
COLOR: SEA SMOOTH GRAY

SP2

METAL INSERT PANEL AT CURTAINWALL
MANUFACTURER: MAPES
TYPE: MAPES R - INFILL PANEL
COLOR: BLACK

CS1

CAST STONE
MANUFACTURER: TBD
TYPE: WET POUR PRECAST
COLOR: CUSTOM BUFF

SP1

1" INSULATED SPANDREL GLASS
MANUFACTURER: GUARDIAN
TYPE: SUPERNEUTRAL 68 LOW-E GLASS
COLOR: SPANDREL TO MATCH GL1

GR1

1" INSULATED LOW-E VISION GLASS
MANUFACTURER:
TYPE:

GL1

1" INSULATED LOW-E VISION GLASS
MANUFACTURER: GUARDIAN
TYPE: SUPERNEUTRAL 68 LOW-E GLASS
COLOR: ULTRACLEAR

HASTINGS

Hastings Architecture, LLC
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hastingsarchitecture.com
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NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT DOCUMENTS

Pinnacle FINANCIAL PARTNERS

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114 WEST COLLEGE

114 WEST COLLEGE STREET
MURFREESBORO TN 37130

REVISION INFORMATION

1	PLANNING COMMENTS	2019.06.02

PROJECT #	19089
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MATERIALS

A2.00

GENERAL WINDOW NOTES

T = TEMPERED GLASS. PROVIDE (PER IBC 2406.3)

1. GLAZING IN SWINGING DOORS.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIND A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

ELEVATION GENERAL NOTES

1. EJ - MASONRY EXPANSION JOINT. SEE DETAIL: 4 / A4.05
2. FOR WINDOW ELEVATIONS SEE SHEET A7.5

EXTERIOR MATERIALS LEGEND

GL1 1" INSULATED LOW-E VISION GLASS - SEE SPECS
SP1 1" INSULATED SPANDREL GLASS - SEE SPECS
SP2 METAL INFILL PANEL AT CURTAIN WALL - BASIS OF DESIGN: MAPES-R INFILL PANEL
MC1 PRE-FINISHED METAL COPING. COLOR TO MATCH MP1
ME1 MULLION CAP EXTENSION: CLEAR ANODIZED CUSTOM 1B" VERTICAL MULL-CAP EXTENSION. COLOR TO MATCH EG-1 + EG-2
WC1 WOOD CANOPY: ARMSTRONG WOODWORKS CHANNELED PLANK ON GALV STEEL / GALV MTL STUD STRUCTURE
MP1 ALUMINUM COMPOSITE METAL PANEL SYSTEM WITH MATCHING COPING
MP3 ALUMINUM COMPOSITE METAL PANEL SYSTEM WITH MATCHING COPING. COLOR SELECTION FROM: REYNOBOND DESIGN LINE WOOD GRAINS
GR1 FRAMELESS GLASS RAILING WITH BASE SHOE - SEE SPECS
CS1 CAST STONE COPING (REINFORCED WET CAST UNITS)
BK1 BRICK VENEER - BELDEN SEA SMOOTH GRAY - MODULAR
BK2 BRICK VENEER - BELDEN SSI VELOUR - MODULAR

ROOFING MATERIALS LEGEND

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RP1 ROOF WALKWAY PROTECTION, 125 MIL TPO, EXTRUDED AND EMBOSSED TEXTURE. INSTALL WALKWAY PROTECTION AT ALL ROOF ACCESS POINTS, DOORS, LADDERS, ROOF HATCHES, SPLASH BLOCKS, ETC. (TYP)
RD1 CAST-IRON, MEDIUM SUMP, GENERAL PURPOSE ROOF DRAIN W/ METAL STRAINER AND FLEX CONNECTION TO RAIN WATER LEADER. SEE PLUMBING SHEETS FOR SIZES, ETC.
RD2 TWO-TIER CAST-IRON, MEDIUM SUMP, GENERAL PURPOSE ROOF DRAIN W/ METAL STRAINER AND FLEX CONNECTION TO RAIN WATER LEADER. SEE PLUMBING SHEETS FOR SIZES, ETC.
OD1 OVERFLOW DRAIN. SEE PLUMBING SHEETS FOR SIZES, ETC.
RG1 PREFINISHED METAL GUTTER - COLOR TO MATCH MP1

DELEGATED DESIGN NOTE

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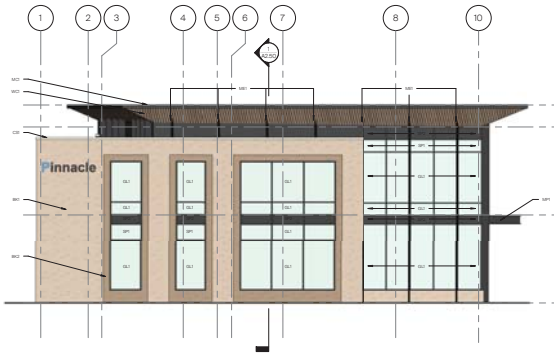
MATERIAL MATRIX - WEST ELEVATION

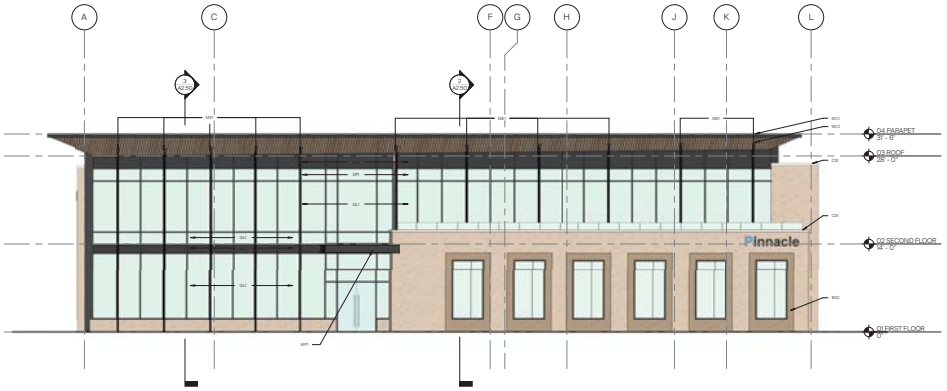
MATERIAL	AREA (SQ. FT.)	PERCENTAGE (%)
BRICK	872 SQFT	39%
GLASS	920 SQFT	41%
METAL PANEL	195 SQFT	9%
WOOD CANOPY	230 SQFT	10%
CAST STONE	18 SQFT	1%
	2,235 SQFT	

MATERIAL MATRIX - SOUTH ELEVATION

MATERIAL	AREA (SQ. FT.)	PERCENTAGE (%)
BRICK	1,096 SQFT	30%
GLASS	1,881 SQFT	50%
METAL PANEL	395 SQFT	10%
WOOD CANOPY	353 SQFT	9%
CAST STONE	25 SQFT	1%
	3,750 SQFT	



3 BUILDING ELEVATION - WEST - MATERIAL
1/8" = 1'-0"



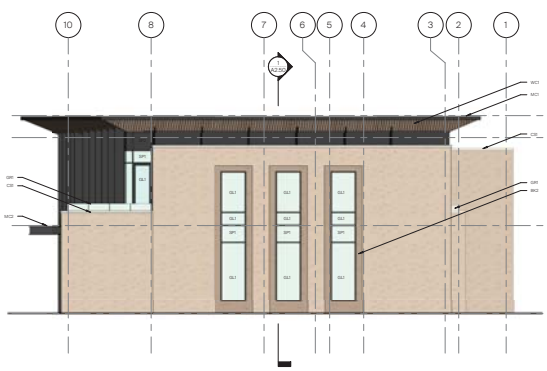
4 BUILDING ELEVATION - SOUTH - MATERIAL
1/8" = 1'-0"

MATERIAL MATRIX - EAST ELEVATION

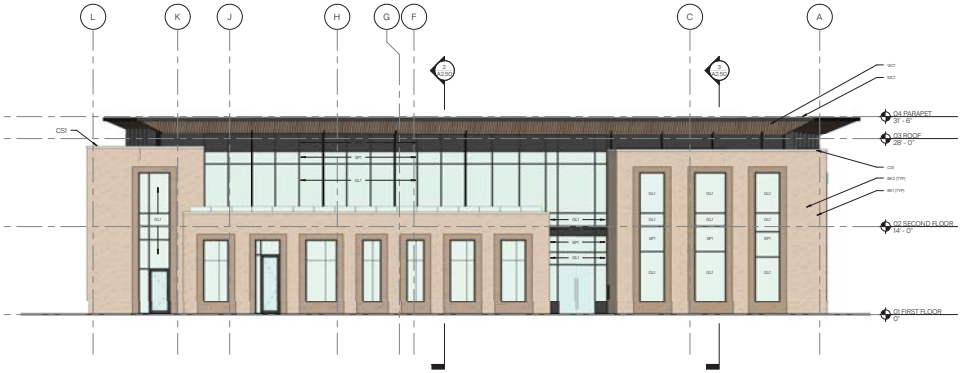
MATERIAL	AREA (SQFT)	PERCENTAGE (%)
BRICK	1496 SQFT	67%
GLASS	301 SQFT	13.5%
METAL PANEL	250 SQFT	11%
WOOD CANOPY	164 SQFT	7.5%
CAST STONE	24 SQFT	1%
	2,235 SQFT	

MATERIAL MATRIX - NORTH ELEVATION

MATERIAL	AREA (SQFT)	PERCENTAGE (%)
BRICK	1,622 SQFT	43%
GLASS	1,449 SQFT	38%
METAL PANEL	354 SQFT	9.5%
WOOD CANOPY	320 SQFT	8.5%
CAST STONE	37 SQFT	1%
	3,782 SQFT	



2 BUILDING ELEVATION - EAST - MATERIAL
1/8" = 1'-0"



1 BUILDING ELEVATION - NORTH - MATERIAL
1/8" = 1'-0"

HASTINGS

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Hastings Architecture, LLC
1033 Demonbreun Street
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NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT DOCUMENTS

Pinnacle FINANCIAL PARTNERS

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ELEVATIONS - MATERIAL BREAKDOWN

A2.02

4 NORTH WEST
NTS

2 SOUTH EAST
NTS

3 NORTH EAST
NTS

1 SOUTH WEST
NTS

HASTINGS

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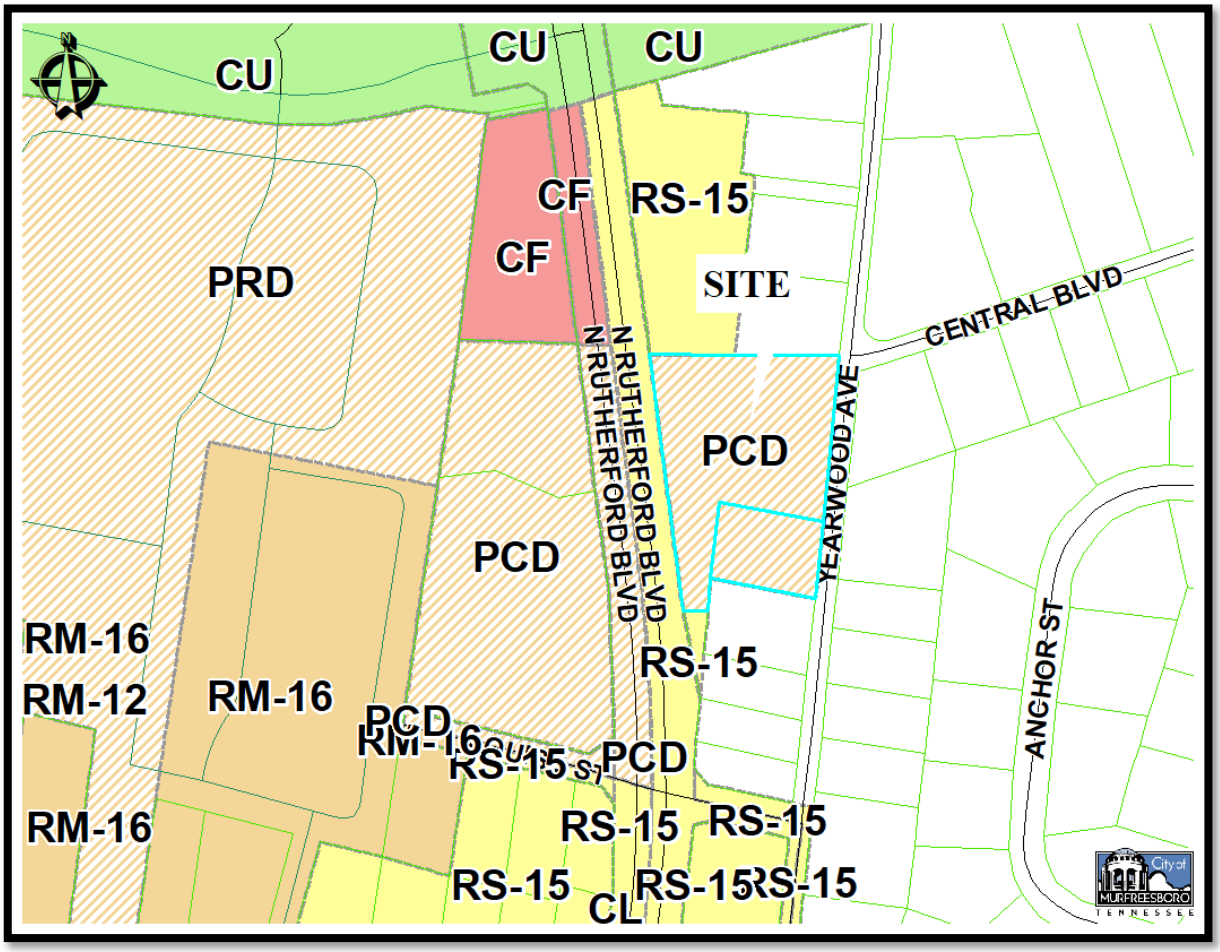
PERSPECTIVES / 3D VIEWS

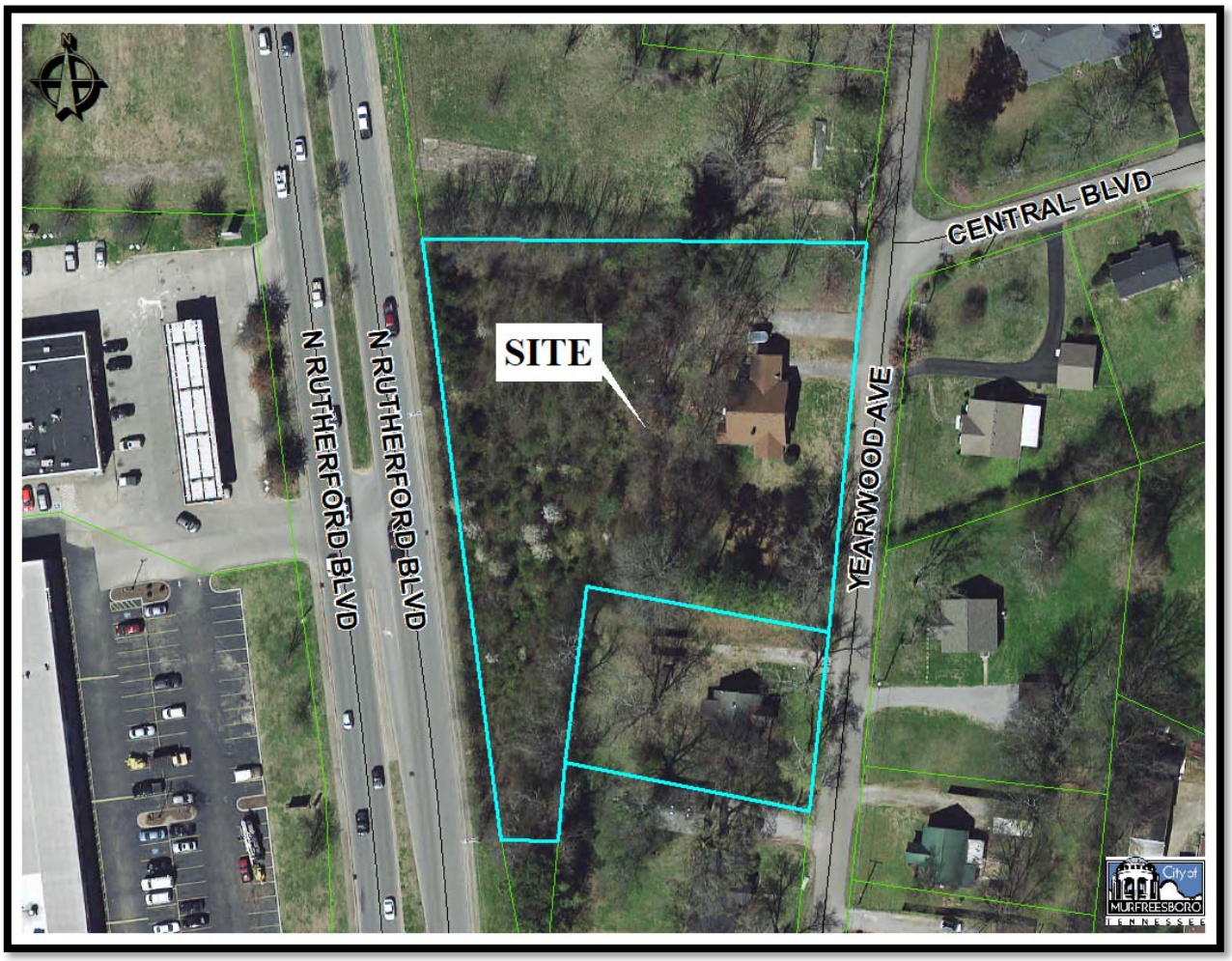
A2.03

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS PAGE 1
June 17, 2020
(Project planner: Margaret Green on behalf of Amelia Kerr)

3.f. East Side Village [2020-3057] site plan for 11,100 ft2 multi-tenant commercial building on 1.93 acres zoned PCD located along North Rutherford Boulevard and Yearwood Avenue, Greenland Properties, LLC developer.

This is a site plan review for a 11,100 square-foot multi-tenant retail building located on 1.9 acres located along North Rutherford Boulevard and Yearwood Avenue. The property was recently annexed and zoned PCD (file 2019-442). All remaining staff comments will be addressed with the design team upon Planning Commission approval.





Staff Comments

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

1. Once you have addressed the staff comments, please send a complete PDF set of the revised plans (including but not limited to civil plans, landscape plans, photometric plan, lighting cut sheets, and building elevations) along with the response letter to Brad Barbee at bbarbee@murfreesborotn.gov to begin the prior to permit process.
2. Cloud all changes. Provide a response letter that addresses each comment.
3. A subdivision plat must be submitted for review and approval. ***Plat must be recorded prior to the issuance of the first building permit***.
4. applicant must provide a construction facility plan and schedule to include the location and description of temporary signage, construction trailers and materials staging in storage area, construction access locations and parking. ***Provided on sheet C1.0- please add construction trailer parking to this plan.***
5. Provide details for all proposed fencing with construction materials noted. **Details of 2 types of proposed fencing are shown on sheet L2.0- clearly delineate on the site plan the location of the 6-foot privacy fence and the 6-foot chain link fence. Also, specify the chain link fence should be vinyl coated**

6. Planning does not approve signage, contact Teresa Stevens with Building & Codes for signage regulations. 615-893-3750. ***Informational comment***.
7. 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***.
8. ~~Contact Sandy Alsman with the USPS at sandy.l.alsman@usps.gov or (865) 292-5741 or Amy Hawkins with USPS at amy.hawkins@usps.gov or (615) 274-6205 to discuss provisions for mail service. The USPS will require a cluster box unit (CBU) instead of individual mailboxes, the plans may need to be revised prior to their approval to accommodate a CBU or multiple CBUs. Provide email correspondence approval from USPS~~. ***Provided*** .
9. ~~With resubmittal provide staff comment response letter with revisions noted and identified on the plan.~~
10. ~~Provide a brief description and date of all revisions.~~
11. ~~Remove the reference to "Zoned RS-15" at the southwest corner of the property.~~
12. ~~The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.~~
13. ~~Provide a typical MBSL diagram with any footnotes.~~
14. ~~Revise the site plan to include the MBSL and label~~
15. ~~Denote all proposed easements upon the development.~~
16. ~~Revise the site plan to show dimensions of all joint access easements.~~
17. ~~Change the color (other than black) of lighting fixtures details on the photometric plan for better readability. It appears there are duplicate ground lighting fixtures that are not labeled.~~
18. ~~Any future re-submittals must be accompanied with a pdf version of the plan set.~~

Development Services – Engineering

Jim Luebbering, 615.893.6441, jluebbering@murfreesborotn.gov

1. No comments.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Staff acknowledges the receipt of an irrigation coverage plan. A diagrammatic plan will be required prior to the issuance of permits.

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

1. No comments.

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

1. Provide architectural elevations and details of all sides of the proposed drive-thru teller canopy and label materials.

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

Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

1. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
2. MWRD must receive contract and surety prior to approving the plans.
3. No food service allowed.
4. No patio seating.
5. All canopy trees must be located 10' minimum from all public water/sewer main(s).
6. Submit a copy of the final Photometric Plan to MWRD.
7. Submit a copy of the final Landscaping/Planting Plan to MWRD.
8. Submit a copy of the final Grading & Drainage Plan to MWRD.

9. Submit a copy of the final Electric Utility Plan to MWRD.
10. Must execute and record a stormwater feature, landscape, and/or fence in the easement agreement.
11. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.

Informational and Procedural Comments

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

1. Per the engineer's certification on this plan, a portion of this property lies in Zone X, 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1. 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, for 1+ acre sites:
    a. Provide evidence of acquiring a State of TN Stormwater Permit.
    b. Provide evidence of acquiring a State of TN Construction General Permit prior to construction commencement.
    c. 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 & Sediment Control Handbook, 4th Edition*.

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

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

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

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.

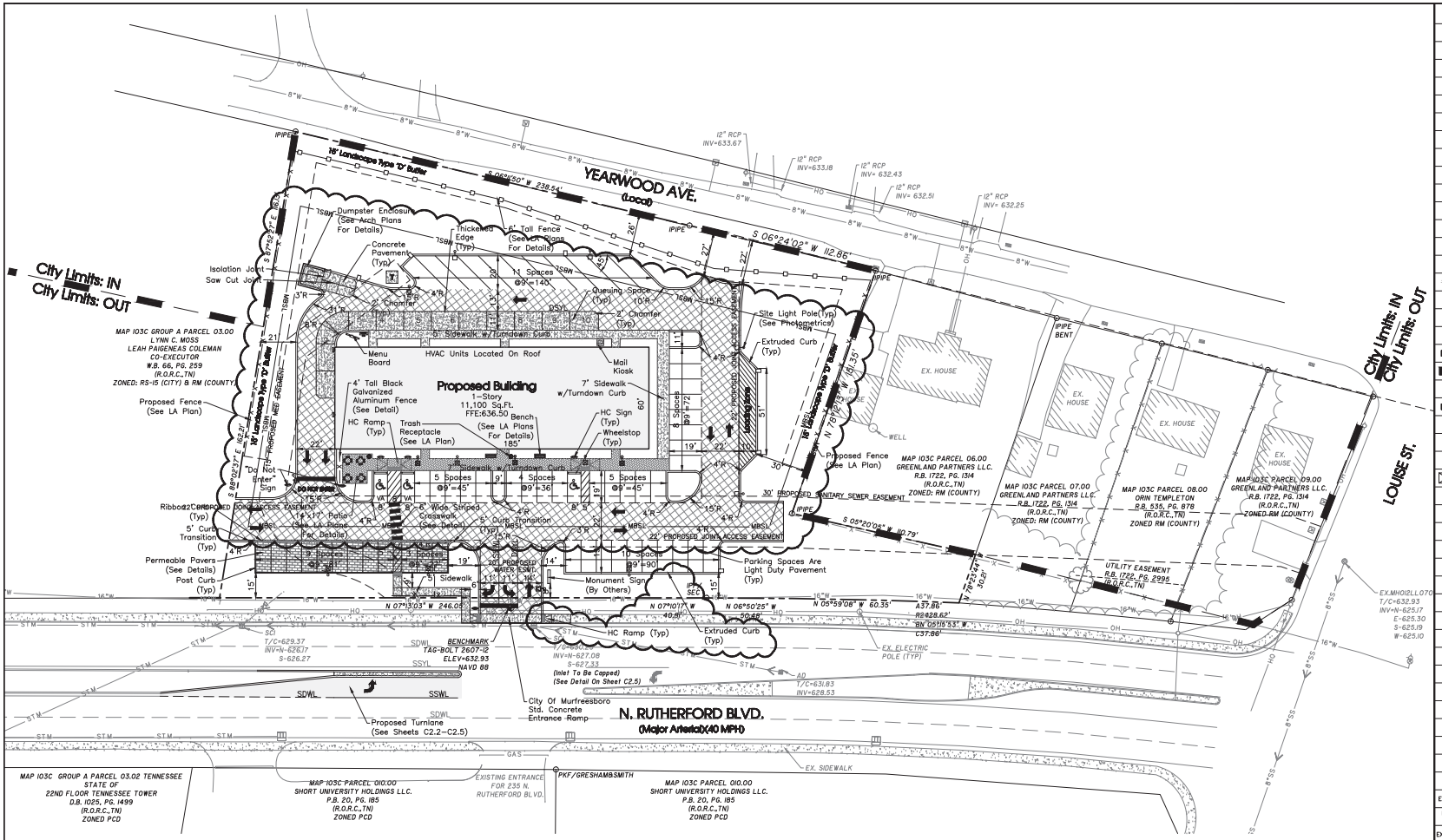
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building permits are not to be issued until fees are paid.
5. **Grease**
   A. Any future tenants that are food service type must have a minimum of a 1000-gallon grease interceptor installed for each tenant. Plumbing should be installed in order to accommodate the required grease trap specifications.
   B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
   C. Submit calculations for grease interceptor sizing approval by MWRD. Minimum required size is 1000 gallons and must meet MWRD specifications.
   D. The FOG applications must be completed and submitted to MWRD.
6. The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWRD prior to permits. Submit copy of deed to initiate legal document.
7. Submit construction details of the signage to MWRD regarding its proximity to the water/sewer main(s).
8. Owner/developer must sign a repurified water application.

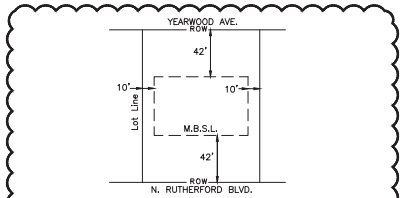
9. Backflow prevention must be upgraded to meet current standards.
10. Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWRD's Water & Sewer Board, and by the Murfreesboro City Council.
11. All new sanitary sewer taps, connections, and manhole adjustments are to be per MWRD specifications and be made under MWRD supervision by a MU licensed utility contractor.



Note:
1) Solid Waste Service Will Be Provided By A Private Hauler.

Pavement Hatch Legend

- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Permeable Pavers



Minimum Building Setback Detail
N.T.S.

30' 0 30' 60'
SCALE: 1"= 30'

Know what's below. Call before you dig.

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
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	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Greenland Partners, LLC
1207 Greenland Drive
Murfreesboro, TN 37130
Contact: Michael Hazlett

Deed Reference:
Tax Map: 103C, Group A, Parcels 4.00 & 5.00
R.Bk. 1722 Pg. 1314 & 1318

Yard Requirements:
Front: 42' (Along Rutherford Blvd)
Side: 10'
Rear: 42' (Along Yearwood Avenue)

Intended Use:
Commercial Center (3,885 Sq.Ft. Restaurant Allowed)

Land Use Data:
Zoned: PCD
1-Story Building
Building Ht.: 24'-4"
Total Floor Area: 11,100 Sq.Ft.
1 Lot on: 1.93± Acres

Parking Requirement:
$\frac{1 \text{ Space}}{200 \text{ S.F.}}$ x 11,100 Sq.Ft. + $\frac{1 \text{ Space}}{100 \text{ S.F.}}$ x 10 Outdoor Seats = 55 Spaces Required
Provided: 55 Regular + 3 H.C. = 58 Total Spaces Provided

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0280H dated January 5, 2007.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
E-MAIL: MTAYLOR@SEC-CIVIL.COM
PHONE: (615) 890-7901 FAX: (615) 895-2597
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD

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

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is performed in such a manner that the specified design criteria and objectives are achieved. The owner/developer shall be the "prime" or "general" responsible party for the construction of the site and shall be responsible for the construction of the site in accordance with the construction plans. It is their responsibility to the assurance that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR
NO. 101 STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

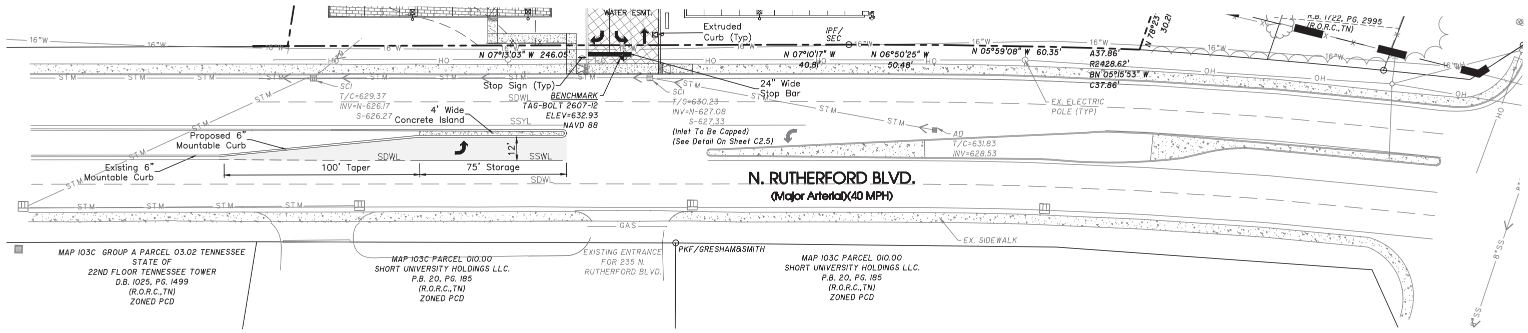
East Side Village

Murfreesboro, Tennessee

REVISED: 6-3-2020: Staff Comments

DRAWN: SJA/CFB3
DATE: 5-14-20
CHECKED: MAT
FILE NAME: 19002project
SCALE: 1"=30'
JOB NO. 19002
SHEET: C2.0

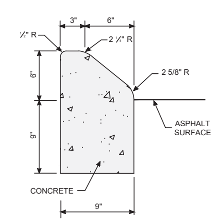
Site Plan



TRAFFIC CONTROL

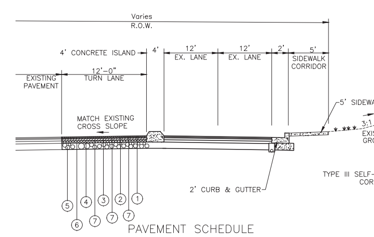
(1) ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.
(2) IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE ENGINEER. COSTS OF REMOVAL, COVERING, AND REINSTALLING SIGNS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT ALL COSTS SHALL BE INCLUDED IN THE ORIGINAL BID.
(3) A LONG TERM BUT SPORADIC USE WARNING SIGN, SUCH AS A FLAGGER SIGN, MAY REMAIN IN PLACE WHEN NOT REQUIRED PROVIDED THE SIGN FACE IS FULLY COVERED.
(4) TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.
(5) USE OF BARRICADES, PORTABLE BARRIER RAILS, VERTICAL PANELS, AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS 30-FOOT SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
(6) THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS 30-FOOT SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
(7) ALL DETOUR AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
(8) THIS SET OF PLANS IS NOT INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TOWARD MOTORISTS, PEDESTRIANS OR PROPERTY OWNERS WITHIN THE CONSTRUCTION LIMITS.
(9) THIS PLAN IS TO SERVE AS A GUIDE ONLY. OTHER SIGNS MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION. ALL REGULATORY AND WARNING SIGNS WHICH ARE NO LONGER APPROPRIATE BECAUSE OF THE CONSTRUCTION SHALL BE COVERED OR REMOVED.
(10) THE APPROPRIATE TRAFFIC CONTROL SHALL BE INSTALLED AT THE INCEPTION OF EACH STAGE OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE ONLY AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER.
(11) ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL MEET THE STANDARD PRESCRIBED IN THE STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 712 – TEMPORARY TRAFFIC CONTROL.
(12) BARRICADE WARNING LIGHTS SHALL BE ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD FOR FLASHING AND STEADY BURN BARRICADE WARNING LIGHTS 1978.
(13) AT ALL TIMES THE ROADWAY MUST BE MAINTAINED IN A CONDITION TO ALLOW THE PASSAGE OF EMERGENCY VEHICLES AND THEIR ACCESS TO RESIDENCES/BUSINESSES THROUGHOUT THE CONSTRUCTION ZONE.
(14) FLEXIBLE DRUMS FOR CHANNELIZING TRAFFIC ARE TO BE PROVIDED AS SHOWN OR AS REQUIRED BY THE ENGINEER.
(15) DURING CONSTRUCTION ALL TRAVEL LANES (PERMANENT OR TEMPORARY) SHALL BE A MINIMUM OF TEN (10) FEET IN WIDTH AND SHALL INCLUDE ALL SIGNING IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
(16) THE TRAFFIC CONTROL PLAN AS SHOWN SHALL BE CONSIDERED AS A MINIMUM. OTHER DEVICES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR AS DIRECTED BY THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
(17) ALL SIGNS, BARRICADES AND WARNING LIGHTS SHALL CONFORM WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
(18) ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
(19) ANY TEMPORARY OR PERMANENT PAVEMENT MARKINGS SHALL BE FIRST APPROVED BY THE CITY TRAFFIC ENGINEER.
(20) THE CONTRACTOR SHALL COMPLY WITH SECTION 712 REGARDING TEMPORARY TRAFFIC CONTROL OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN THE IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN. TEMPORARY CENTERLINE AND LANE MARKING SHALL BE PROVIDED AT THE CONCLUSION OF EACH WORK DAY DURING THE RESURFACING PORTION OF THIS PROJECT.
(21) ANY LANE CLOSURES SHALL BE SIGNED IN ACCORDANCE WITH SECTION VI OF MUTCD.
(22) LANE CLOSURES INVOLVING MORE THAN ONE THROUGH LANE AT A TIME SHALL BE APPROVED BY THE CITY ENGINEER.
(23) THE CONTRACTOR IS DIRECTLY RESPONSIBLE FOR THE PROVISION OF ANY AND ALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH MUTCD AND SECTION 712 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
(24) ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PORTION OF THE PROJECT. DURING CONSTRUCTION, CONTRACTOR SHALL FOLLOW T.D.O.T.'S "GUIDELINES FOR HANDLING DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS".
(25) IF THE DIFFERENCE IN ELEVATION IS WITHIN 8 FEET OF THE NEAREST TRAFFIC LANE WITH DIFFERENCE IN ELEVATION GREATER THAN 6 INCHES.
  A) SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING.
    1) WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.
    2) WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.
  B) ELIMINATE VERTICAL OFFSET BY CONSTRUCTING A STONE WEDGE OR GRADING TO A 4:1 SLOPE, OR FLATTER, OR USE PORTABLE BARRIER RAIL. THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS TO MINIMIZE THE TIME TRAFFIC IS EXPOSED TO AN ELEVATION DIFFERENCE. ONCE THE CONTRACTOR BEGINS AN ACTIVITY THAT CREATES AN ELEVATION DIFFERENCE WITHIN 8 FEET OF A TRAFFIC LANE, THE ACTIVITY SHALL BE PURSUED AS A CONTINUOUS OPERATION UNTIL THE ELEVATION DIFFERENCE IS ELIMINATED.
(26) PRIOR TO CLOSING ANY ROAD TO THROUGH TRAFFIC, THE CONTRACTOR WILL BE REQUIRED TO NOTIFY ALL AFFECTED LOCAL AGENCIES CONCERNING THE ROAD CLOSURE. THE AGENCIES TO BE CONTACTED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: FIRE DEPT., SHERIFFS DEPT., POST OFFICE, BOARD OF EDUCATION, ETC.
(27) SIGNAGE SHALL COMPLY WITH M.U.T.C.D. AND WITH T.D.O.T. STD. DWGS. T-M-1 THROUGH T-M-4.
(28) TRENCHES IN STREETS TEMPORARILY REOPENED TO TRAFFIC SHALL BE MAINTAINED AND SURFACED WITH COLD MIX OR BINDER UNTIL FINAL CONSTRUCTION.
(29) THE CONTRACTOR MAY DEVELOP AN ALTERNATE TRAFFIC CONTROL PLAN IF APPROVED BY THE CITY TRAFFIC DEPT AND CITY ENGINEER.
(30) ACCESS TO PROPERTY WITHIN CONSTRUCTION LIMITS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
(31) CONTRACTOR SHALL FURNISH FLAGGER(S) AS NECESSARY.
(32) THESE PLANS ARE NOT INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TOWARD MOTORISTS OR PROPERTY OWNERS WITHIN CONSTRUCTION LIMITS OR TOWARD INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH CURRENT M.U.T.C.D. REQUIREMENTS.
(33) ~~ALL PAVEMENT STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC.~~
(34) TURN LANE TAPER LENGTH & STORAGE BAY LENGTH BASED ON NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM (NCHRP) CHAPTER 3, LEFT TURN LANE DESIGN. BAY TAPER DESIGNED AT A 8:1 RATIO TO THE AUXILIARY LANE & STORAGE BAY LENGTH SIZED TO STORE UP TO 3 VEHICLES AT 25' EACH.

Notes:
1) Contractor to coordinate with the City of Murfreesboro Traffic Engineering Department prior to commencement of any work in the Public Right-of-Way in this area to avoid damage to traffic signal devices. Contact Ram Balachandran, City Traffic Engineer, at 615-893-6441.
2) Coordinate all pavement markings with the City Traffic Engineer contact the Engineering Dept. 24 hrs prior to beginning for approval of line location.
3) Lane closures will only be allowed during the hours of 8:30am and 3:30pm. Coordinate any closure with the City Traffic Engineer.



REVISIONS:	DATE:	6" MOUNTABLE DETACHED CONCRETE CURB	
		DRAWING NO. ST-14	DATE: July 2009

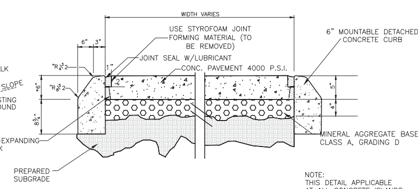
City of MURFREESBORO TENNESSEE



PAVEMENT SCHEDULE

1	SURFACE GRADING D @ 1.25" 411-02.10 – ACS MIX (PG70-22) GRADING D
2	BINDER GRADING B-M2 @ 2.0" 307-02.08 – ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING B-M2
3	ASPHALT BASE GRADING A @ 3.0" 307-02.01 – ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING A
4	ASPHALT BASE GRADING A-S @ 3.0" 307-02.02 – ASPHALT CEMENT (PG70-22) (BPMB-HM) GRADING A-S 307-02.03 – AGGREGATE (BPMB-HM) GRADING A-S MIX
5	MINERAL AGGREGATE BASE @ 8.0" 303-01 – MINERAL AGGREGATE, TYPE A BASE, GRADING D
6	PRIME COAT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 0.30-0.35 GAL/SY 402-02 – AGGREGATE FOR COVER MATERIAL (PC) @ 8-12 LBS/SY
7	TACK COAT 403-01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.02 GAL/SY

TURN LANE SECTION
SCALE — NONE



NOTE:
THIS DETAIL APPLICABLE AT ALL CONCRETE ISLANDS.

CONCRETE ISLAND TYPICAL SECTION DETAIL
SCALE — NONE

PAVEMENT MARKING LEGEND

SSYL	4" SINGLE SOLID YELLOW LINE
SDYL	4" SINGLE DASHED YELLOW LINE
DSYL	4" DOUBLE SOLID YELLOW LINE
SSWL	4" SINGLE SOLID WHITE LINE
DWL	4" DOTTED WHITE LINE
SDWL	4" SINGLE DASHED WHITE LINE
	PAVEMENT ARROW
	24" STOP LINE

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		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

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

30' 0 30' 60'
SCALE: 1"= 30'

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR — REGISTERED ENGINEER — STATE OF TENNESSEE

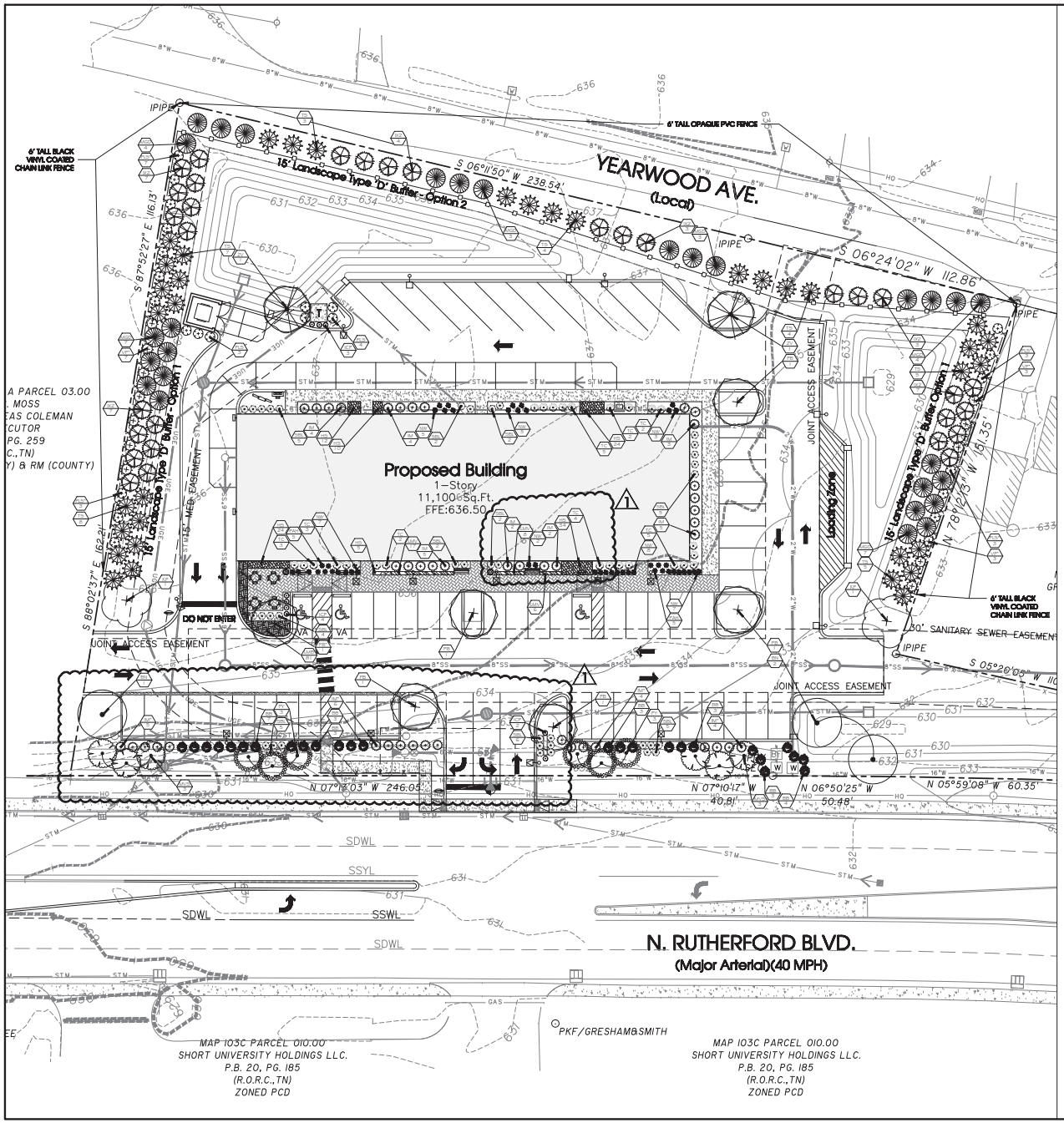
REVIEW SET
(Not Intended For Construction)

East Side Village
Murfreesboro, Tennessee

REVISED: 6-3-2020: Staff Comments

DRAWN:	SJA/CFB3
DATE:	5-14-20
CHECKED:	MAT
FILE NAME:	19002project
SCALE:	1"=30'
JOB NO.	19002
SHEET:	C2.4

Turnlane - Paving Plan



EAST SIDE VILLAGE

LANDSCAPE PLAN

SITE DATA
SITE AREA: 1.57 ACRES
SITE ZONING: PCD

OPEN SPACE REQUIREMENTS
20% OF OPEN SPACE (LANDSCAPE AREAS GREATER THAN 200 SF) IS REQUIRED PER PHASE.
OPEN SPACE REQUIRED 1.57 AC x 20% = 0.31 AC
OPEN SPACE PROVIDED = 0.83 AC (52.87%)
FORMAL OPEN SPACE REQUIRED 1.57 AC x 3% = 0.05 AC (2,052 SF)
FORMAL OPEN SPACE PROVIDED = 0.06 AC (2,787 SF) (3.00%)

LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

REQUIRED PERIMETER LANDSCAPING

	REQUIRED	PROVIDED
(NORTH RUTHERFORD BOULEVARD)		
(337.340' - 40.00') = 297.34 LF		
1 ORNAMENTAL TREE/ 25 LF OF FRONTAGE	12 TREES	12 TREES (UNDERSTORY DUE TO OVERHEAD UTILITIES)
1 SHRUB/ 5 LF OF FRONTAGE	60 SHRUBS	60 SHRUBS
(NORTHERN PERIMETER)		
(278.34' - 26.34') = 252.00 LF - TYPE 'D' BUFFER - OPTION 1		
1 SHADE TREE/ 40 LF OF FRONTAGE	6 TREES	0 TREES (BUFFER REQUIREMENTS)
(YEARWOOD AVENUE)		
351.40 LF - TYPE 'D' BUFFER - OPTION 2		
1 SHADE TREE/ 40 LF OF FRONTAGE	9 TREES	0 TREES (BUFFER REQUIREMENTS)
(SOUTHERN PERIMETER)		
(201.44' - 26.54') = 174.90 LF - TYPE 'D' BUFFER - OPTION 1		
1 SHADE TREE/ 40 LF OF FRONTAGE	4 TREES	0 TREES (BUFFER REQUIREMENTS)

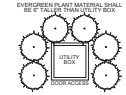
PARKING LOT REQUIREMENTS
ONE SHADE TREE OR TWO ORNAMENTAL TREES PER 12.5 PARKING STALLS TO BE PLANTED IN LANDSCAPE ISLANDS (MIN. 8' WIDTH).
54 PARKING SPACES PROVIDED = 4 TREES REQUIRED
10 TREES PROVIDED IN ISLANDS

DESIGN GUIDELINES LANDSCAPE REQUIREMENTS

	TREES REQUIRED	TREES PROPOSED
REQUIRED PERIMETER/PARKING TREES:	18	22 (TREE OVERAGE DUE TO PARKING ISLAND REQUIREMENT)
10% REQUIRED 4" CALIPER:	2	1
15% REQUIRED 3" CALIPER:	3	19
75% REQUIRED 2.5" CALIPER:	13	2

PLAN NOTES:
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED.
5. ALL SHRUBS TO BE 3' BACK OF CURB.
6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
7. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)
8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

PLANTING SCHEDULE NOTES
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF MURFREESBORO PLANNING DEPARTMENT 615-893-6441 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



UTILITY BOX SCREENING
NOT TO SCALE

Know what's below. Call before you dig.

SCALE: 1"= 20'

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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-5657

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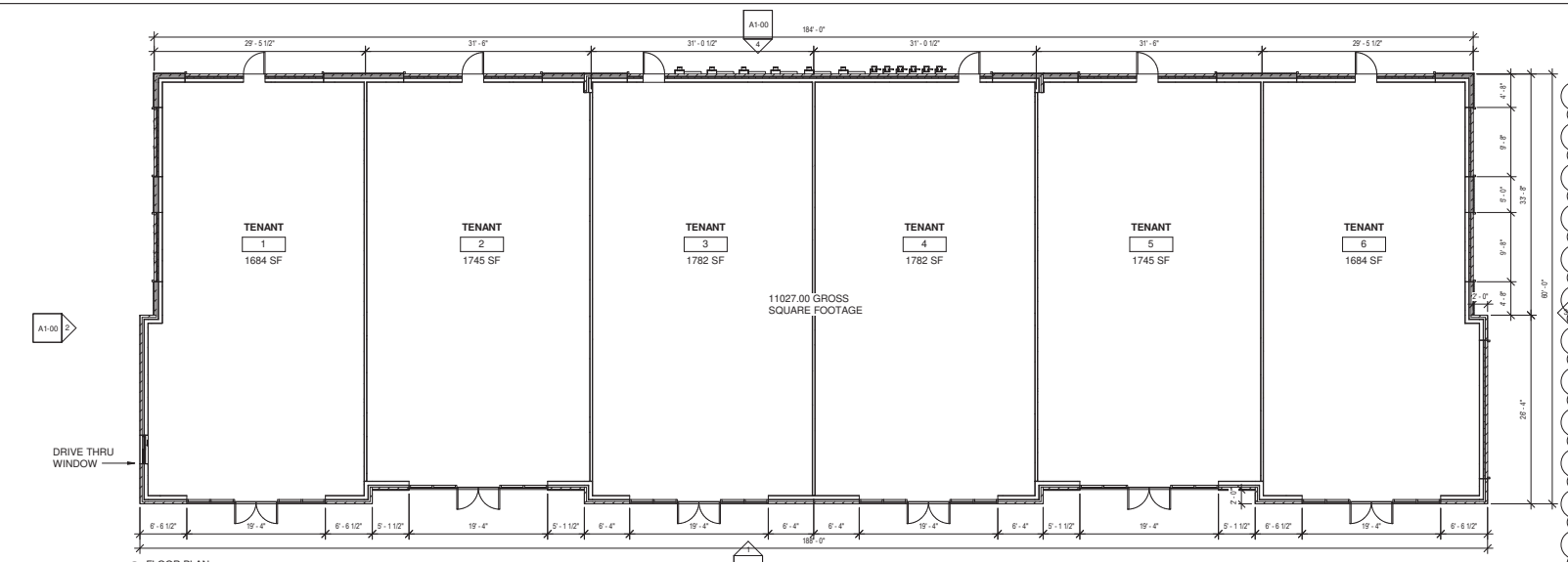
This site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design criteria and objectives. Any modifications to the site shown on these construction drawings, intentionally or inadvertently, in the field that the site is constructed in accordance with the construction plans.

East Side Village
Murfreesboro, Tennessee

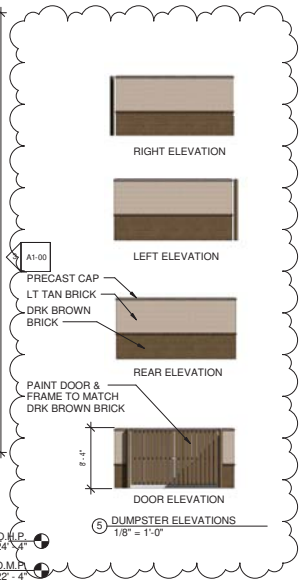
Landscape Plan

REVISED:
A 06-03-2020: Staff Comments

DRAWN: SWL
DATE: 05/14/2020
CHECKED: RSM
FILE NAME: 19002projectLA
SCALE: 1" = 20'
JOB NO. 19002
SHEET: L1.0



A FLOOR PLAN
1/8" = 1'-0"

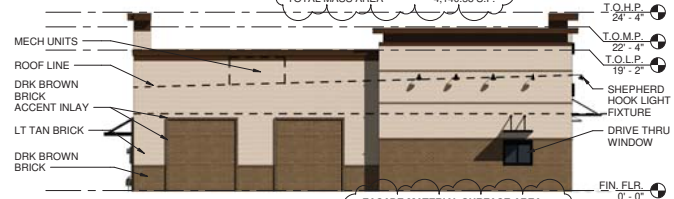


5 DUMPSTER ELEVATIONS
1/8" = 1'-0"

1 WEST FRONT ELEVATION
1/8" = 1'-0"

FACADE MATERIAL SURFACE AREA:

BRICK ONE	467.14 S.F.
BRICK TWO	2,048.77 S.F.
EXTERIOR INSUL. SYS.	442.61 S.F.
GLASS AREA	1,182.06 S.F.
TOTAL MASS AREA	4,140.58 S.F.

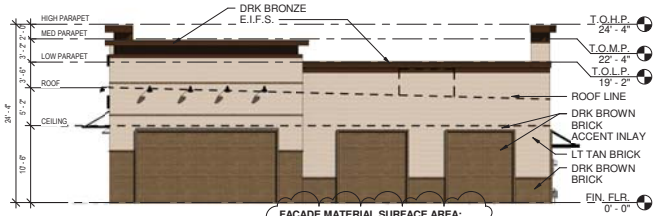


2 NORTH SIDE ELEVATION
1/8" = 1'-0"

FACADE MATERIAL SURFACE AREA:

BRICK ONE	420.93 S.F.
BRICK TWO	678.04 S.F.
EXTERIOR INSUL. SYS.	121.11 S.F.
GLASS AREA	13.90 S.F.
TOTAL MASS AREA	1,233.98 S.F.

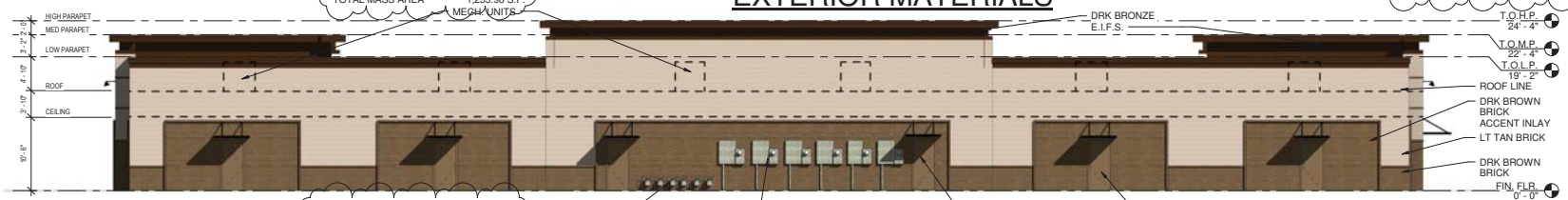
EXTERIOR MATERIALS



3 SOUTH SIDE ELEVATION
1/8" = 1'-0"

FACADE MATERIAL SURFACE AREA:

BRICK ONE	434.83 S.F.
BRICK TWO	678.04 S.F.
EXTERIOR INSUL. SYS.	121.11 S.F.
TOTAL MASS AREA	1,233.98 S.F.



4 EAST REAR ELEVATION
1/8" = 1'-0"

FACADE MATERIAL SURFACE AREA:

BRICK ONE	1,321.62 S.F.
BRICK TWO	2,032.87 S.F.
EXTERIOR INSUL. SYS.	351.09 S.F.
DOOR AREA	152.28 S.F.
TOTAL MASS AREA	3,857.86 S.F.

W. Michael Stewart
Architect
540 Grove Isle Cir. 103
Vero Beach, Florida 32962

EAST SIDE VILLAGE
MURFREESBORO, TENNESSEE

MAY 10, 2020

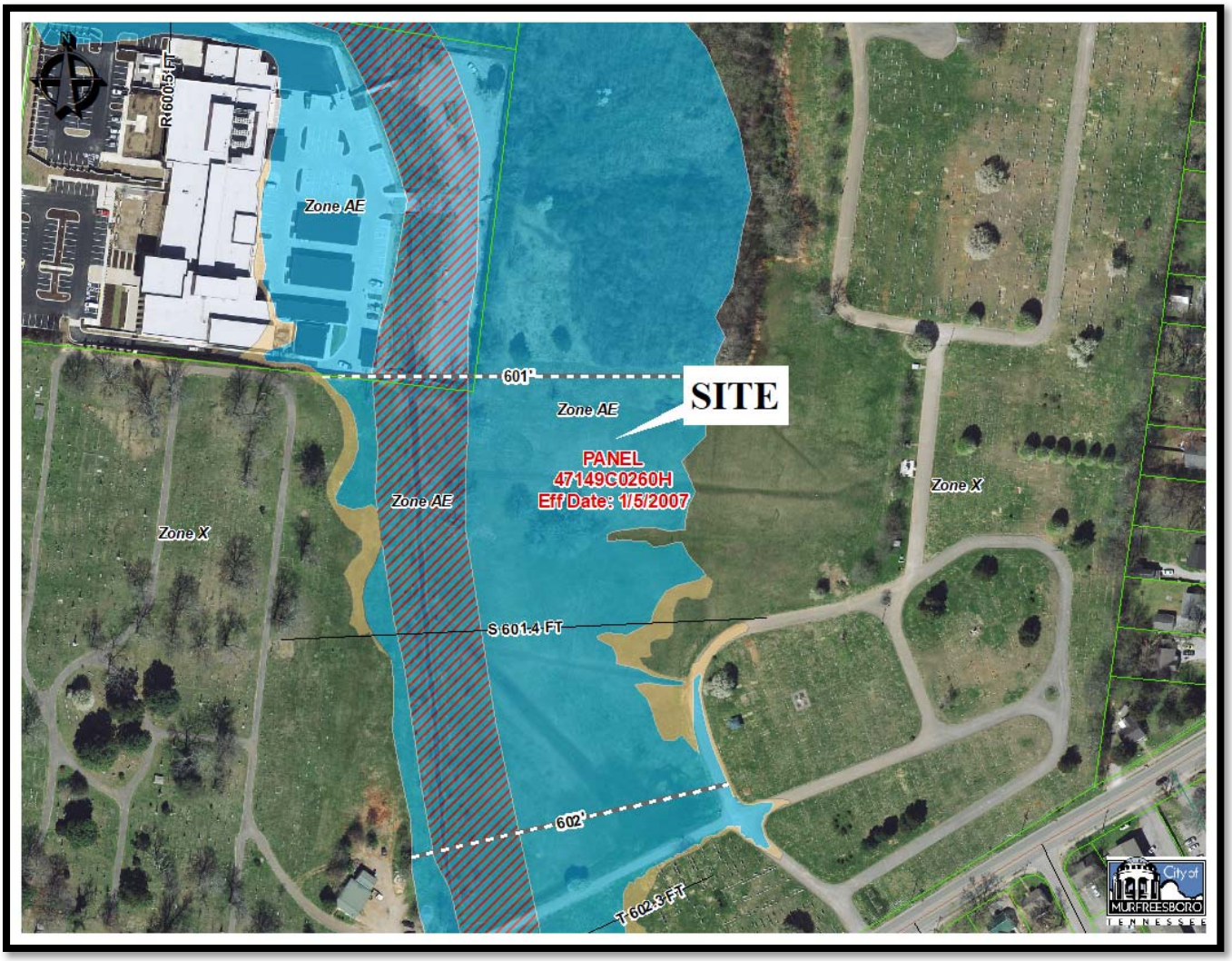
A1.00

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS PAGE 1
June 17, 2020

(Project planner: Margaret Green on behalf of Amelia Kerr)

3.e. Evergreen Cemetery [2020-3037] site plan for 4,800 ft2 maintenance building on 88 acres zoned RS-10 located along Greenland Drive, City of Murfreesboro developer.

This is a site plan review for a maintenance building on the Evergreen Cemetery property. The property is zoned RS-10 (Single-Family Residential District) and is located along Greenland Drive. The total site is 88 acres with a disturbed area of 1.4 acres. All remaining staff comments will be addressed with the design team upon Planning Commission approval.



Staff Comments

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

1. Once you have addressed the staff comments, please send a complete PDF set of the revised plans (including but not limited to civil plans, landscape plans, photometric plan, lighting cut sheets, and building elevations) along with the response letter to Brad Barbee at bbarbee@murfreesborotn.gov to begin the prior to permit process.
2. Cloud all changes. Provide a response letter that addresses each comment.
3. Provide a note that this site is located in a local flood hazard area. Any site improvement must meet the flood hazard reduction standards of the City Floodplain Management Ordinance (Section 34 of the Zoning Ordinance).
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. ~~Revise the site plan page 3 building height to 20' not 16' (according to architectural drawings).~~
6. ~~Add to the fence details that chain link fence will be vinyl coated.~~
7. ~~The City of Murfreesboro will not provide solid waste service to this commercial property. Please properly design a Dumpster enclosure landscape screening, walls shall be a minimum of 8 feet tall, gate shall be solid material, and building materials and color to match buildings. Provide a color detail of trash enclosure depicting height and noting building materials and color.~~
8. ~~Rollup doors are showing white on the color renderings that don't fit with the colors of the building~~. ~~Add the color of the rollup doors to the Material/color palette.~~
9. ~~Any future re-submittals must be accompanied with a pdf version of the plan set.~~

Development Services – Engineering

Jim Luebbering, 615.893.6441, jluebbering@murfreesborotn.gov

1. Identify BFE/MPE/ MFE in one note, one same page, on the sheet depicting the building.
2. Please state the reason for the MPE/MFE (ie: resulting from FEMA regulated floodplain as opposed to MPE/MFE's based on sewer manhole lid elevation).
3. If electrical equipment is to be installed, please add a descriptive note of what and where and state that it is to be installed above the base flood elevation.
4. Please show placement of dumpster enclosure and any other chemical, refuse, and or oils/grease container storage areas as above the 100-year floodplain elevation.

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.

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

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

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

1. Please *contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.*

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

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

4. Add the Release & Covenant Not to Sue note to the plan:
    - 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. MWRD must receive contract and surety prior to approving the plans.
6. All canopy trees must be located 10' minimum from all public water/sewer main(s).
7. Show the MWRD approved detail for on-site cleanouts. On-site private cleanouts must use the details found at: http://www.murfreesborotn.gov/DocumentCenter/View/279
8. Submit an on-site utility plan, showing water and/or sewer service sizes, the desired number and size of meter(s), and any irrigation meters that are required or requested by the owner.
9. Submit a copy of the final Photometric Plan to MWRD.
10. Submit a copy of the final Landscaping/Planting Plan to MWRD.
11. Submit a copy of the final Grading & Drainage Plan to MWRD.
12. Submit a copy of the final Electric Utility Plan to MWRD.
13. ADD NOTE: A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
14. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.

Informational and Procedural Comments

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

1. Per the engineer's certification on this plan, this property lies in Zone AE, designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro. ***Any work in the floodway triggers at a minimum a No Rise analysis and certification.***
2. This site plan is not affected by the City's Major Transportation Plan.

3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1. With the presence/proximity of 100-year floodplain for this development, elevation certificates are required with construction
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.
    c. 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*.
5. Prior to submitting the Final Plat to the Planning and Engineering Dept. for signatures:
    a. Submit a *Stormwater Facilities Operation and Maintenance Plan*. Include maintenance tasks, frequency, responsible parties, access, and safety issues.
    b. Submit a signed stormwater post-construction *BMP Maintenance Agreement*.
6. A completed *SW Management Record Sheet* is due prior to application for building permits.
7. Prior to issuance of Certificate of Occupancy, submit an *Engineer's Certification* of the construction of the public infrastructure and stormwater management facilities in accordance with the *Subdivision Regulations* and *Stormwater Management Ordinance*.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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

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

None

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

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

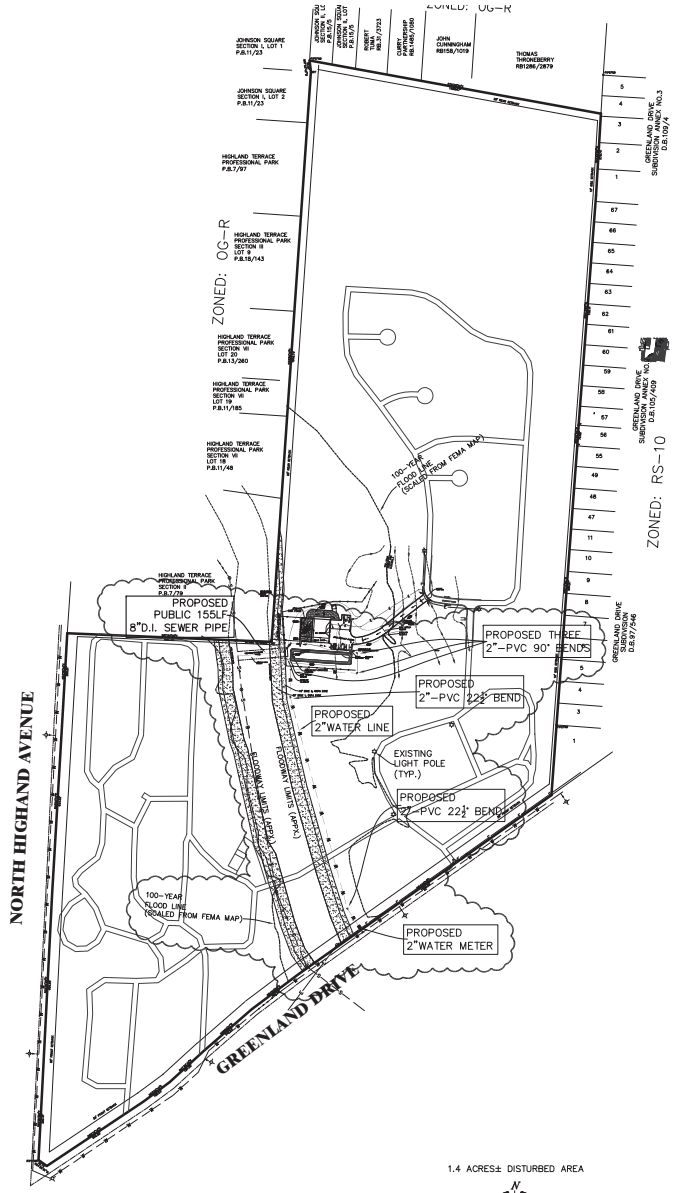
1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

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

Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

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



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.

1.4 ACRES± DISTURBED AREA

N
W MAGNETIC E
S
200' 0 200'

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

ZONING: RS-10
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 25'

OWNER: EVERGREEN CEMETERY
ADDRESS: 519 GREENLAND DRIVE
MURFREESBORO, TN 37130
TAX MAP: 90H, "A" PART OF PARCEL: 32
FLOOD MAP PANEL: 470168 0260 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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#	DATE	REVISION DESCRIPTION
1	03/26/20	ADDRESSED CITY STAFF COMMENTS
2	05/29/20	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

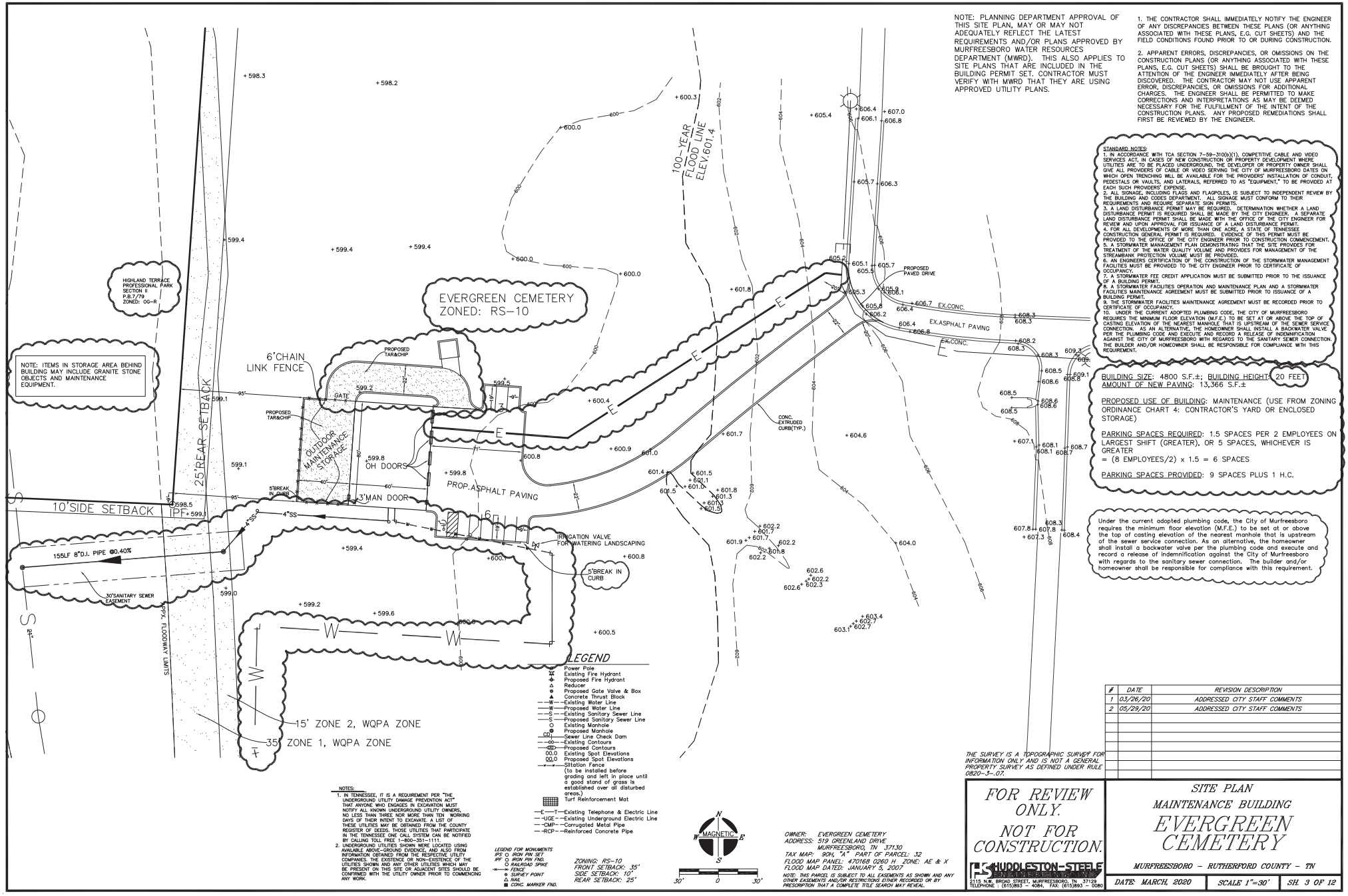
OVERALL PROPERTY MAP
MAINTENANCE BUILDING

EVERGREEN CEMETERY

MURFREESBORO - RUTHERFORD COUNTY - TN

DATE: MARCH, 2020 | SCALE 1"=200' | SH. 2 OF 12

C:\Land Projects 2004\EVERGREEN CEMETERY 2020\dwg\EVERGREEN CEMETERY MAINTENANCE BUILDING SITE PLAN MAR2020.dwg, ACAD108, PDF Complete, 1:200



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1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) AND THE FIELD CONDITIONS FOUND PRIOR TO OR DURING CONSTRUCTION.

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

STANDARD NOTES:
1. IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDERS' EXPENSE.
2. ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
3. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
4. FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
5. A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED.
6. AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO CERTIFICATE OF OCCUPANCY.
7. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
10. UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOMEOWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE BUILDER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.

BUILDING SIZE: 4800 S.F.±; BUILDING HEIGHT: 20 FEET
AMOUNT OF NEW PAVING: 13,366 S.F.±

PROPOSED USE OF BUILDING: MAINTENANCE (USE FROM ZONING ORDINANCE CHART 4: CONTRACTOR'S YARD OR ENCLOSED STORAGE)

PARKING SPACES REQUIRED: 1.5 SPACES PER 2 EMPLOYEES ON LARGEST SHIFT (GREATER), OR 5 SPACES, WHICHEVER IS GREATER
= (8 EMPLOYEES/2) x 1.5 = 6 SPACES

PARKING SPACES PROVIDED: 9 SPACES PLUS 1 H.C.

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.

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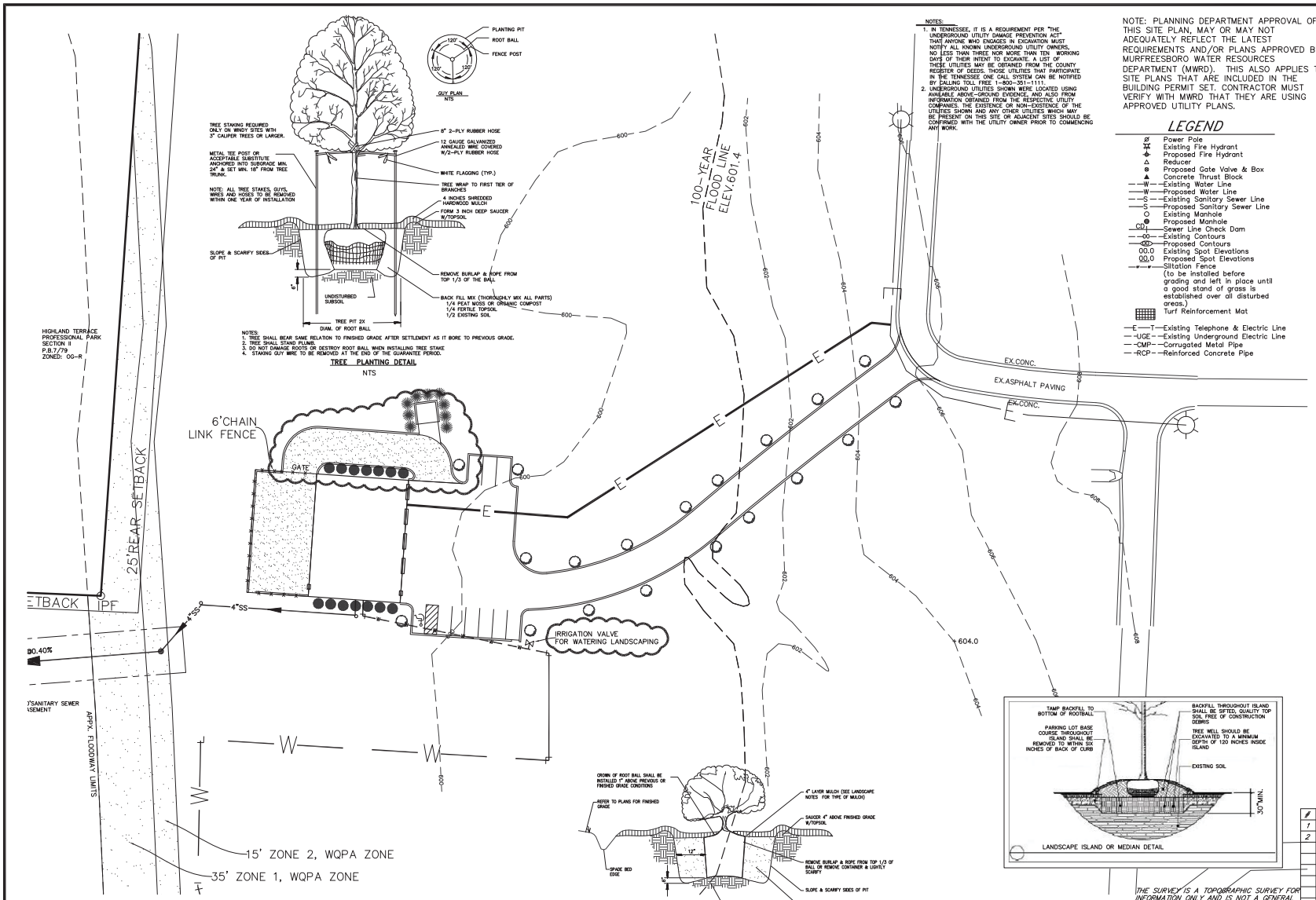
SITE PLAN
MAINTENANCE BUILDING
EVERGREEN CEMETERY
MURFREESBORO - RUTHERFORD COUNTY - TN

DATE: MARCH, 2020 | SCALE 1"=30' | SH. 3 OF 12



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LEGEND

- Ø Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Sitation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- —E—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

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PLANTING NOTES
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EACH EXCAVATED PIT FOR TREES OR SHRUBS PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
2. SHOULD THE CONTRACTOR ENCOUNTER UNSATISFACTORY SUBSURFACE CONDITIONS, SURFACE OBSTRUCTIONS, OR DRAINAGE PATTERNS WHICH MAY ADVERSELY AFFECT THE STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL ADVERSELY AFFECT THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER PLANTING AND ACCEPTS THE SITE AS SUITABLE FOR PLANTING. THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION. OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
3. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
5. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF ASPHALT PAVEMENT ELEVATION. EXCAVATED MATERIAL IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OF OFFSITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALTIC CONSTRUCTION TRASH AND/OR MATERIALS ARE TO BE LEFT IN THE PLANTING PITS. ALL PARKING LOT ISLANDS, PARKING LOT PERIMETER, PARKING AREA ISLANDS AND/OR PLANTING MEDIANS AND STRIPS. PARKING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH TOPSOIL AND COMPACTED PER THE DETAILS AND PROJECT SPECIFICATIONS AND TO THE ELEVATION INDICATED ON THE GRADING PLANS. FINISHED GRADE CONDITIONS OF SODDED AND SEEDED LAWN AREAS BEHIND CURBS SHALL BE FLUSH WITH OR ONE INCH HIGHER THAN THE TOP OF CURB. ELEVATION AFTER SETTLEMENT AND INSTALLATION OF SOD OR SEED.
6. WHEN PLANTING TREES IN SOIL OR SOIL MIXTURES OTHERWISE SUITABLE FOR PLANTING, THE WIDTH OF THE PLANT PIT SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER OF THE ROOT BALL. INSTALL BACKFILL PLANTING MIX AND PLANT MATERIALS AS SPECIFIED IN THE DETAILS.
7. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE GRADING PLANS AND PROJECT SPECIFICATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE ENTIRE GUARANTEE PERIOD AND REPLACE ANY PLANTS THAT DIE OR BECOME DAMAGED MADE AS REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. ALL PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATED (PRIOR TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
11. " MATCHED GROWTH HABIT IS DEFINED AS GROWN TO BE LOOK ALIKE IN TERMS OF SIZE, SHAPE, AND VIGOR. MATCHED TREES SHOULD BE CONTAINER GROWN AND FROM THE SAME STOCK.
12. ALL PROPOSED PLANT MATERIALS ARE TO MEET THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, INC. (ANSI), ISSUED IN ITS MOST RECENTLY PUBLISHED VERSION.

GENERAL NOTES
1. EXISTING TREE SURVEY AND BASE INFORMATION WAS TAKEN FROM THE SITE PLAN FOR THIS PROPOSED PROJECT, ROUNTREE AND ASSOCIATES. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, UTILITIES, GEOTHERMAL LINES AND IRRIGATION LINES PRIOR TO COMMENCING ANY WORK. SAFEGUARD EXISTING UTILITIES THAT ARE TO REMAIN, REPOAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT NO ADDITIONAL EXPENSE TO THE OWNER. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES FOR THIS PROJECT. THE CONTRACTOR SHALL GIVE 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION. IN NO EVENT SHALL THE CONTRACTOR BE REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
4. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF PUBLIC WORKS.
5. THE CONTRACTOR IS TO VERIFY THE TREE PLANTING REQUIREMENTS OF THE UTILITY AGENCIES FOR THIS DISTRICT PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
6. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS & WORK ENTIRELY AT HIS RISK UNTIL THE WORK IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER, LANDSCAPE ARCHITECT AND ENGINEER FROM LIABILITY AT THE SITE THROUGHOUT THE INSTALLATION PROCESS.
7. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE INSTALLATION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, PROTECTIVE SHOES, ETC. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
10. ALL PLANTING AND LANDSCAPING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDED BUT IS NOT LIMITED AND ANTIQUITIES.
11. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT AND PICK UP ALL SCRAP, DEBRIS, AND WASTE MATERIAL.
12. PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.

PLANT MATERIAL LIST

SHRUBS & TREES							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT	
14	ICR	Ilex cornuta rotunda	Chinese Holly	18" Hgt.		Cont	Compact evergreen shrub
19	LT	Liriodendrum tulipifera	Tulip Poplar	2"cal.		Cont	S'CLEAR TRUNK,SINGLE,STRAIGHT CENTRAL LEADER, FULL CANOPY
9	JV	Juniperus virginiana	Eastern Red Cedar		Shall at planting		Evergreen Tree

ZONING: RS-10
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 25'

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

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MAINTENANCE BUILDING
EVERGREEN CEMETERY

MURFREESBORO - RUTHERFORD COUNTY - TN

DATE: MARCH, 2020 | SCALE 1"=30' | SH. 5 OF 12

C:\Land Projects 2004\EVERGREEN CEMETERY 2020\dwg\EVERGREEN CEMETERY MAINTENANCE BUILDING SITE PLAN MAR2020.dwg, ACAD108, PDF Complete,
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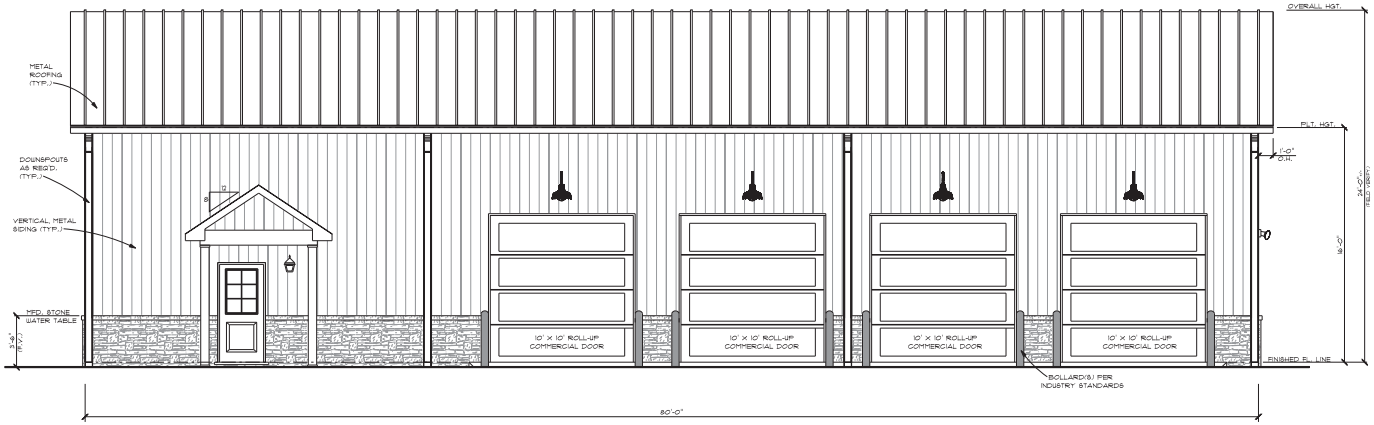


EAST ELEVATION (FRONT)

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

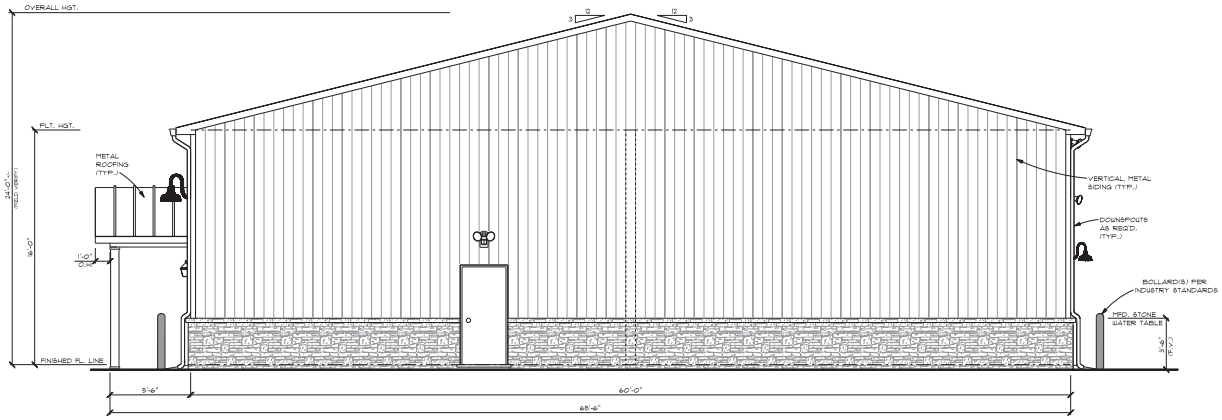
PRELIMINARY DRAWINGS FOR: EVERGREEN CEMETERY MAINTENANCE BUILDING

NOT FOR CONSTRUCTION PURPOSES

PER CITY OF MURFREESBORO PLAN REVIEW SUBMITTAL 5/27/2020

MATERIAL/COLOR PALETTE

MATERIAL	MANUFACTURE	COLOR	
ROLL-UP DOORS, PASSAGE DOORS, WINDOWS, GUTTERS, DOWNSPOUTS, FASCIA	PER SUPPLIER		WHITE
METAL ROOFING	METAL MAX		FERN GREEN
VERTICAL METAL SIDING	METAL MAX		LIGHT STONE
MED. STONE	HORIZON STONE		SMOKEY MOUNTAIN



NORTH ELEVATION (RT. SIDE)

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

JAMES & ASSOCIATES
RESIDENTIAL DESIGNERS, LLC
119 South Walnut St.
Murfreesboro, TN 37130
(615) 893-0060
boroplans@gmail.com
www.boroplans.com
Scan to view our Website!

PRELIMINARY

THIS IS A PRELIMINARY PLAN AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. IT IS INTENDED TO CONVEY DESIGN INTENT ONLY - FINAL PLANS MAY REFLECT CHANGES MADE NECESSARY FOR STRUCTURAL INTEGRITY. NO PART OF THIS PRELIMINARY MAY BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM JAMES & ASSOCIATES RESIDENTIAL DESIGNERS, LLC

AIBD AMERICAN INSTITUTE of BUILDING DESIGN
MEMBER SINCE 1989

CLIENT: EVERGREEN CEMETERY

PREUM # 1 2 3 4 5 6
ADDITIONAL CHARGE AFTER 3

DRAWN BY: BRENT JAMES

DATE DRAWN: 6-2-2020

DATE RETURNED:

REVISE AS NOTED ☐

O.K. TO FINISH WORKING DRAWINGS

CLIENT DATE

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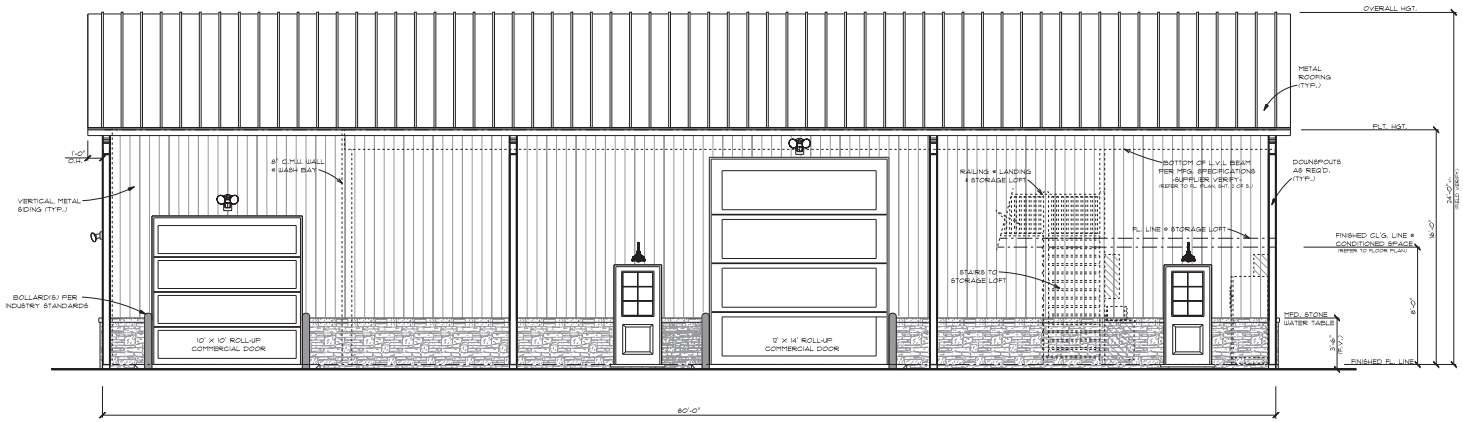

WEST ELEVATION (REAR)

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

PRELIMINARY DRAWINGS FOR:
EVERGREEN CEMETERY MAINTENANCE BUILDING

NOT FOR CONSTRUCTION PURPOSES

PER CITY OF MURFREESBORO PLAN REVIEW SUBMITTAL 5/27/2020

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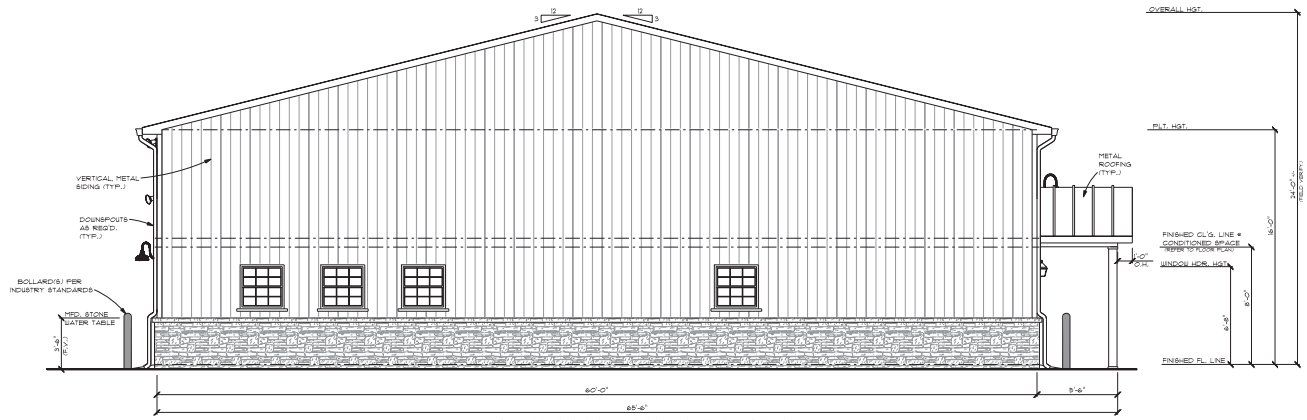
MFD. STONE	HORIZON STONE		SMOKEY MOUNTAIN



SOUTH ELEVATION (LT. SIDE)

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

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RENDERINGS FOR ILLUSTRATION PURPOSES ONLY
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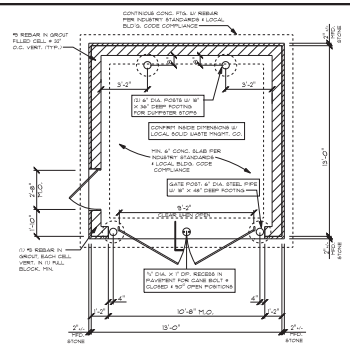
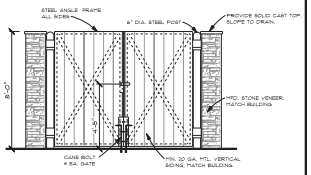
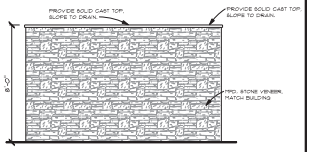
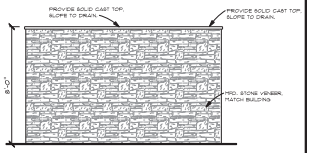




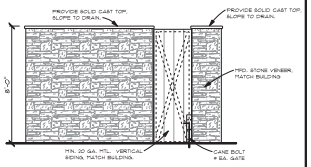
SOUTH ELEVATION (FRONT)



EAST ELEVATION (RT. SIDE)



NORTH ELEVATION (REAR)



WEST ELEVATION (LT. SIDE)

2

TRASH ENCLOSURE
PLAN & ELEVATIONS

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

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CLIENT:
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DRAWN BY: BRENT

DATE DRAWN: 8-3-

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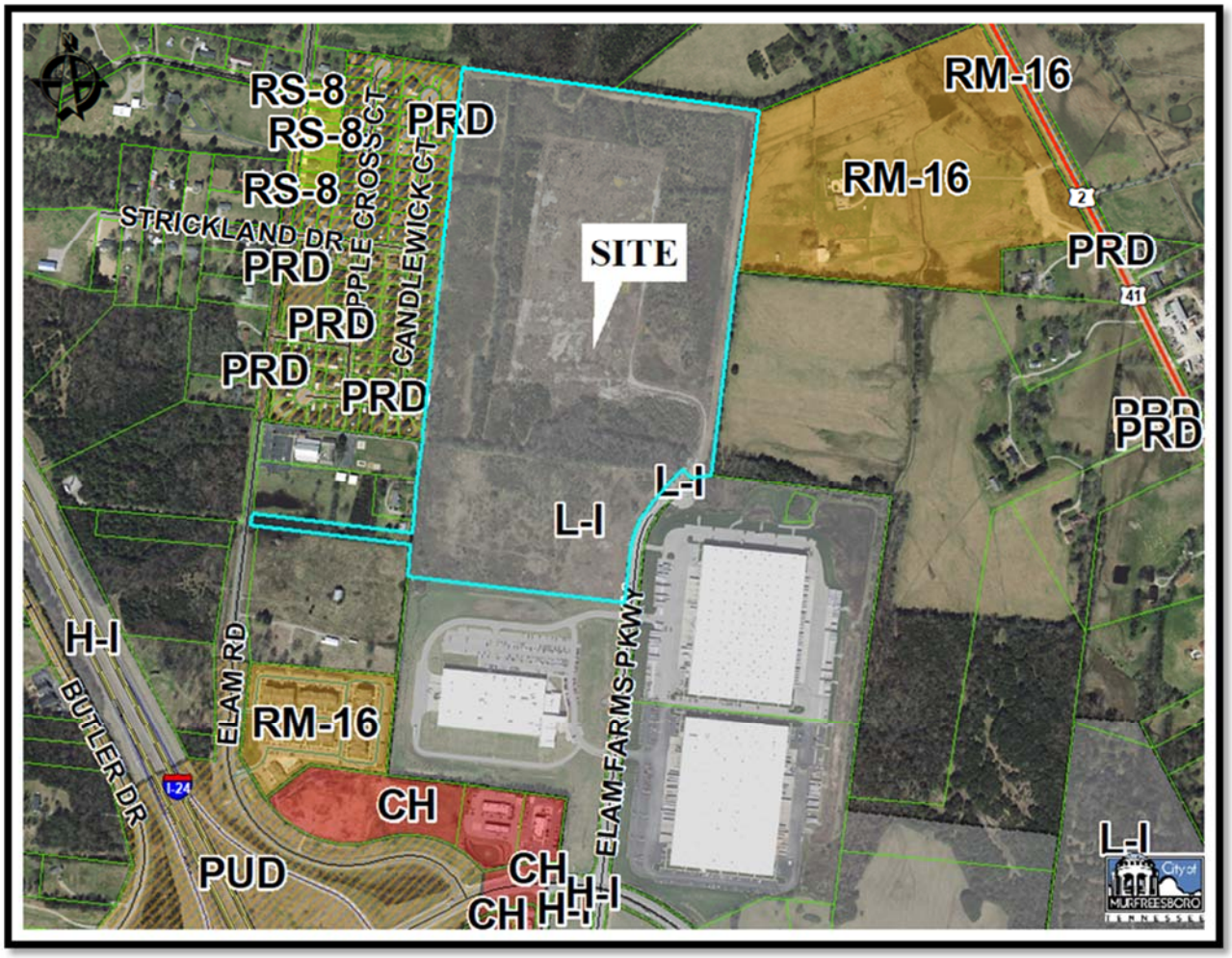
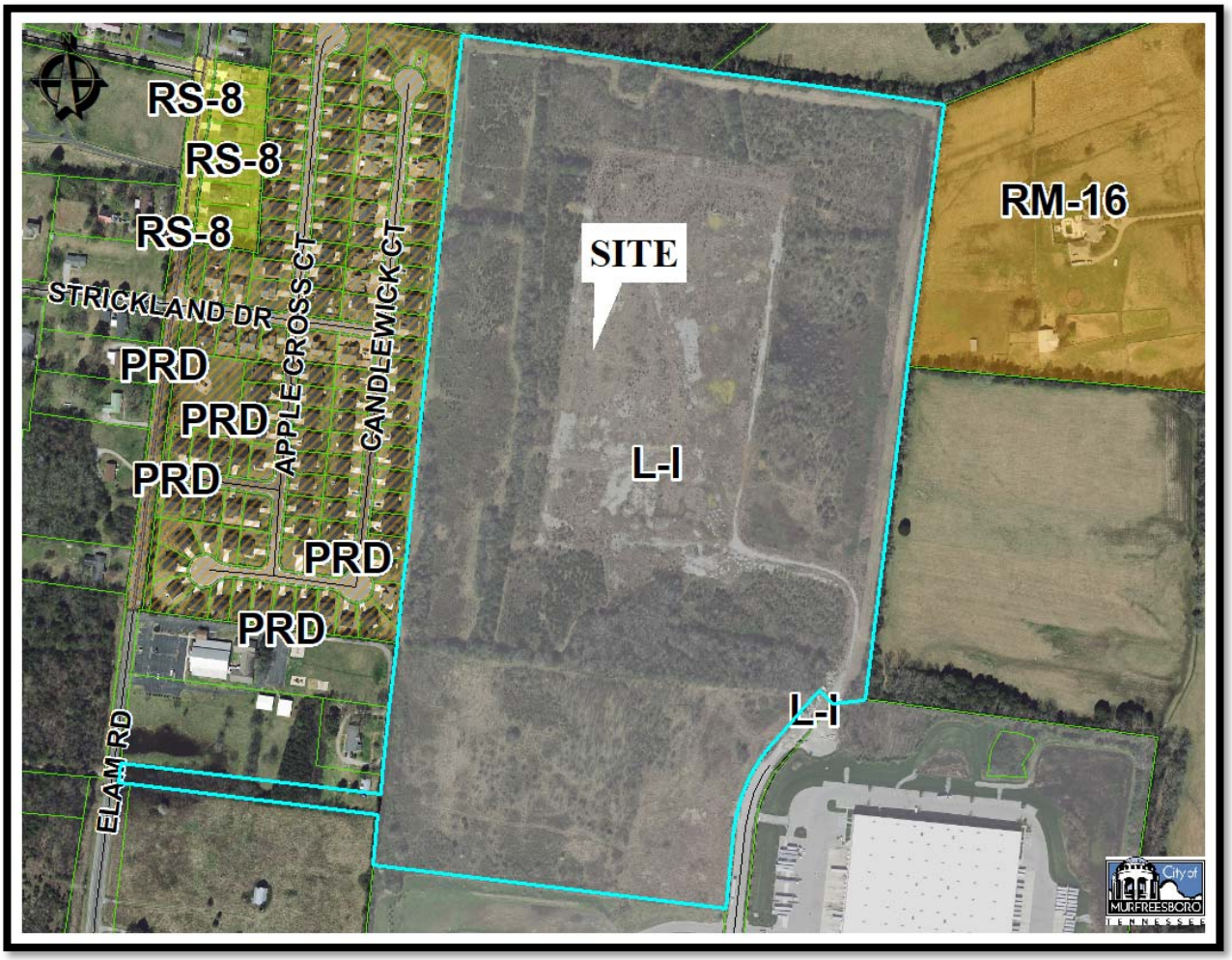
CLIENT

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS PAGE 1
June 17, 2020
(Project planner: Margaret Green on behalf of Amelia Kerr)

4.a. Prologis [2020-3065] site plan for 1,244,493 ft^2 warehouse/industrial building on 77.65 acres zoned L-I located along Elam Farms Parkway north of Joe B Jackson Parkway, Prologis developer.

This is a site plan review for 1,244,493 square feet of a speculative industrial warehouse located along Elam Farms Parkway, just north of Joe B Jackson Parkway. The property is zoned L-I (Light Industrial District). The total site is 77.65 acres and proposes to have access to Elam Farms Parkway and to dedicate a new public right-of-way along the southern property line. All remaining staff comments will be addressed with the design team upon Planning Commission approval.





Staff Comments

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

1. Once you have addressed the staff comments, please send a complete PDF set of the revised plans (including but not limited to civil plans, landscape plans, photometric plan, lighting cut sheets, and building elevations) along with the response letter to Brad Barbee at bbarbee@murfreesborotn.gov to begin the prior to permit process.
2. Cloud all changes. Provide a response letter that addresses each comment.
3. A subdivision plat must be submitted for review and approval. Plat must be recorded ***prior to the issuance of the certificate of occupancy***.
4. Provide street name for the new road. ***Provide evidence of E-911 approval of the new street name to Planning Staff***.

5. Mandatory Referral will be required if any property is transferred to the City of Murfreesboro (***Informational comment***).
6. On the site plan, outline and label the portion of the building that is the office.
7. Add a Site data chart to the site plan with the following information:
    - overall height of the building in stories ~~and feet~~
    - Proposed use of the structure- please reference to the uses permitted chart in the Zoning Ordinance. ***Please reference the uses listed on Chart 2 of the Zoning Ordinance (Industrial is not a use).***
8. Add sidewalks to both sides of the unnamed public right-of way along the southern property line.
9. Provide details of the proposed fabric mesh on the vinyl coated chain line (color). Staff suggest black.
10. Update owner information on parcel owned by Richard B. Smith (referenced as Deed Book 447 page 423)
11. Provide a material board at resubmittal for Planning Commission workshop.
12. The south elevation is a focal point for the building increase pediments along that façade to reinforce verticality. Attached examples:

1. To be consistent with the Murfreesboro Design guidelines the "Field Paint" and "Accent Paint (medium) should be switched on the building elevations.
2. 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***.
3. Planning does not approve signage, contact Teresa Stevens with Building & Codes for signage regulations. 615-893-3750. ***Informational comment.***

~~4. Add a Site data chart to the site plan with the following information:~~

- ~~The present zoning classification (LI).~~
- ~~total square feet of the proposed structure~~
- ~~MBSL table of the required minimum setbacks info according to Chart 2 of the zoning ordinance and include footnotes. (this is a corner property and will have 2 front setbacks (42') along roadways, a side (10')along the western property~~

~~line, and a rear (20')along the northern property line).~~

- ~~the map, group and parcel number for the property as recorded on the land tax maps of Rutherford County.~~

5. ~~Add a typical MBSL detail.~~

6. ~~Revise the site plan to show the distance from the building to the west property line.~~

7. ~~Revise the site plan to show the distance from the rear of the truck parking to the west property line~~.

8. ~~Provide zoning classifications for adjoining properties.~~

9. ~~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 shall be prohibited. Provide linear measurements on elevation drawings.~~

10. ~~Provide void calculation for each elevation.~~

11. ~~Revise site plan to correct MBSL and label all.~~

12. ~~With resubmittal provide staff comment response letter with revisions noted and identified on the plan.~~

13. ~~Provide a brief description and date of all revisions.~~

14. ~~Revise the title block to "Integrated subdivision site plan Elam Farms Lot #3"~~

15. ~~Revise the site plan to include the classification of streets according to the City of Murfreesboro Major Transportation plan. Elam Farms Parkway is a "Local" road~~.

16. ~~Show location of a mail kiosk~~

17. ~~Contact Sandy Alsman with the USPS at sandy.l.alsman@usps.gov or (865) 292-5741 or Amy Hawkins with USPS at amy.hawkins@usps.gov or (615) 274-6205 to discuss provisions for mail service. The USPS will require a cluster box unit (CBU) instead of individual mailboxes, the plans may need to be revised prior to their approval to accommodate a CBU or multiple CBUs. Provide email correspondence approval from USPS.~~

18. ~~Denote all proposed easements upon the development.~~

19. ~~Provide details for chain link fence (required to be black vinyl coated)~~

20. ~~Revise 6' wooden privacy fence on sheet C 902 to be a PVC fence 8' tall.~~

21. ~~The City of Murfreesboro will not provide solid waste service to this commercial property. Please properly design a Dumpster enclosure landscape screening, walls shall be a minimum of one foot in height taller than the top of the refuse container, gate shall be masonry materials and color to match buildings. Provide detail of trash enclosure depicting height and noting structure materials and color with a color rendering.~~

22. ~~Revise site plan to show compactor location and label, shall not be located between~~

~~the building façade and a street.~~

~~23. Add a conspicuous note to the site plan that solid waste will be collected by a private hauler.~~

24. ~~Provide scaled, color architectural renderings for the guard houses with material and color noted~~. ***This facility was removed from the plans.***

25. ~~Label the guard house gates and provide gate details~~. ***This facility was removed from the plans.***

~~26. Parking stalls with 18' length must be 10' in width.~~

~~27. Add the Flood Insurance Rate Map community and panel numbers, effective date, and flood zones of the property to the site plan.~~

~~28. Include all Standard Notes in Chapter 7 of the Zoning Ordinance that pertain to this site.~~

~~29. Sidewalk and pedestrian access elements shall meet accessibility requirements with assessible ramps.~~

~~30. Per the zoning ordinance demonstrate that lighting fixtures shall be shielded to prevent glare. Light shall not be distributed beyond an angle of thirty-five (35) degrees from a vertical plane onto surrounding properties.~~

~~31. Architectural building elevations for buildings 5,000 s.f. or greater shall be prepared by a registered architect licensed in the State of Tennessee.~~

~~32. Provide architectural drawings for all elevations.~~

~~33. Provide color renderings for all elevation~~

~~34. Architectural drawings directional labels do not coincide with the layout of the site plan, revise labels to concur.~~

~~35. Provide color renderings for all elevations.~~

~~36. If a flagpole(s) is to be installed show the location on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage and the foundation design. Contact Teresa Stevens in the Building & Codes department for specific requirements. 615-893-3750 tstevens@murfreesborotn.gov~~

~~37. Provide a north direction on the photometric plan~~

~~38. 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. Due to traffic impacts of this development, the developer will be required to participate in the cost of construction of a traffic signal at the intersection of Elam Farms Parkway and Joe B Jackson Parkway.

2. West entrance does not meet corner clearance requirements from the intersection at Elam Farms Parkway and Distribution Drive.

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

1. Move the North arrow so that it does not conflict with the detail on sheet L200.
2. Provide a separate irrigation coverage plan for review. A complete diagrammatic landscape irrigation plan will be required prior to the issuance of permits.

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

1. Submit fire sprinkler flow and residual pressure requirements to CUD for Water Service Availability Request to be fully processed.
2. Submit plans directly to CUD for further comment and review process.
3. Owner to submit notary signed developer agreement for water extension before CUD water plans are created.
4. Owner to submit completed meter application to cudengineering@cudrc.com for review, tap fee calculation and meter sizing.
5. CUD easement around meter vaults needs to be 40'x40'.
6. Utilize existing 10-inch water line stub-out just north of proposed location of meter vaults.
7. Water main will be required by CUD to be extended (across gas main) to the adjacent property to the northeast (Tax Map 126 Parcel 30.01) on sheet C502.
8. Remove call-out near meter layout regarding gravel requirements around footprint of equipment and add note: See CUD water plans for specific details and layout.
9. Add the following CUD notes:
    a. Water line shown for graphical purposes only. See CUD water line plans for location, water line sizing, and specific details.
    b. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
    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.

g. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.

h. Contractor required to stake all water meter locations prior to taps being installed.

i. Contact CUD Engineering Department for additional information 615-867-7330.

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

Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review 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. Property is within the Buchanan/Elam assessment district. Add this note to the plan.
3. Resubmit two sets of plans to MWRD for the review of the sewer.
4. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
5. Add the Release & Covenant Not to Sue note to the plan:

- 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.

6. MWRD must receive contract and surety prior to approving the plans.
7. 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.
8. All canopy trees must be located 10' minimum from all public water/sewer main(s).
9. 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
10. Submit a copy of the final Photometric Plan to MWRD.
11. Submit a copy of the final Landscaping/Planting Plan to MWRD.
12. Submit a copy of the final Grading & Drainage Plan to MWRD.
13. Submit a copy of the final Electric Utility Plan to MWRD.
14. ADD NOTE: A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
15. ADD NOTE: The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWRD for review and approval.
16. Must execute and record a stormwater feature, landscape, and/or fence in the easement agreement.
17. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. See Greg Harvey at MWRD 615/848-3200.
18. 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.
19. Water & sewer easements shall be exclusive to water & sewer only; other parallel utilities must be outside easement.
20. All sanitary sewer easements are 30' wide minimum.

Informational and Procedural Comments

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

1. Per the engineer's certification on this plan, a portion of this property lies in Zone X 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. Designate an area on the plans for construction debris storage. Unkept sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
2. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
3. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
4. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
5. Prior to the LDP being issued, a long-term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department if not already submitted with phase 1.

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. 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

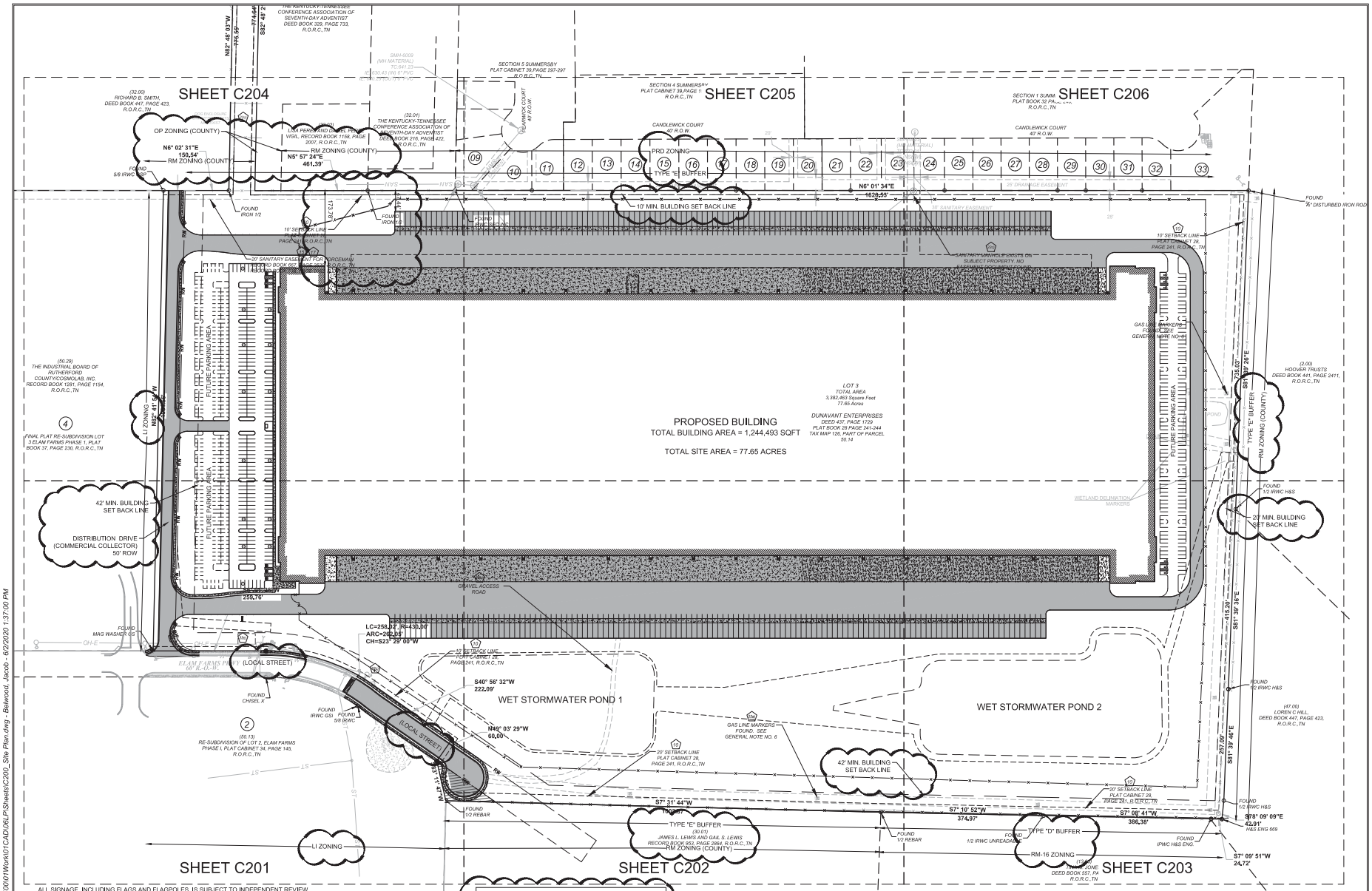
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

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

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



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.

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 PROVIDER'S EXPENSE.

ONSITE SOLID WASTE TO BE COLLECTED BY A PRIVATE HAULER.

THIS SITE PLAN IS NOT AFFECTED BY THE CITY'S MAJOR TRANSPORTATION PLAN.

SITE DATA TABLE	
ZONING CLASSIFICATION	LI
BUILDING HEIGHT	46'
TOTAL BUILDING STORIES	1
PROPOSED BUILDING USE	INDUSTRIAL
BUILDING AREA	1,244,493 SQFT
LAND TAX MAP NUMBER	37-230
GROUP NUMBER	RvwZone1
PARCEL NUMBER	126-050, 14-000

PARKING SPACE TABLE	REQUIRED	PROVIDED
REGULAR SPACES	160	206
ACCESSIBLE SPACES	4	6
TOTAL	164	212
TOTAL TRUCK PARKING		252

PARKING SPACES REQUIRED:
1.5 SPACES FOR EACH 2 EMPLOYEES EMPLOYED ON THE LARGEST SHIFT PLUS 1 SPACE FOR EACH BUSINESS VEHICLE.

EMPLOYEES ON LARGEST SHIFT = 200
BUSINESS VEHICLES = 10

MINIMUM BUILDING SETBACK LINE	
FRONT (SOUTH)	42'
FRONT (EAST	42'
WEST	10'
NORTH	20'

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Cincinnati Ohio, 45202
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www.atab-b.com

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

Revision Record

Revision Number	Revision Description	Revision Date
1	AGENCY COMMENTS	06.05.2020

MICHAEL DUANE HUNTER
REGISTERED ENGINEER
No. 112016
STATE OF TENNESSEE
06.05.2020 16:59:15-05'00'

INTEGRATED
SUBDIVISION
SITE PLAN
ELAM FARMS
LOT #3

xxxx ELAM FARMS PARKWAY
MURFREESBORO, TENNESSEE

PROLOGIS
406 11th Ave. N Suite 230
Nashville, TN 37203
615.377.5880
https://www.prologis.com

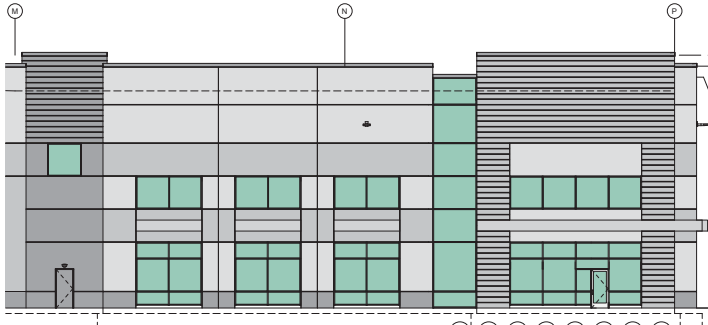
Date	Project No.
05.14.20	44314.00

Sheet Title
SITE PLAN

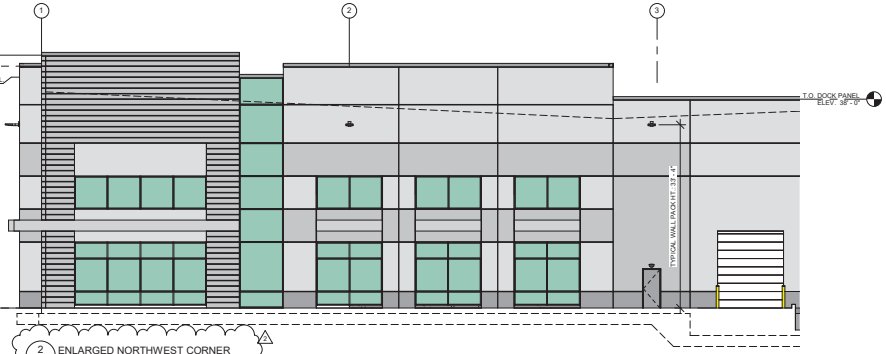
Sheet No. C200

☐ Released for Construction
☐ Not Released for Construction

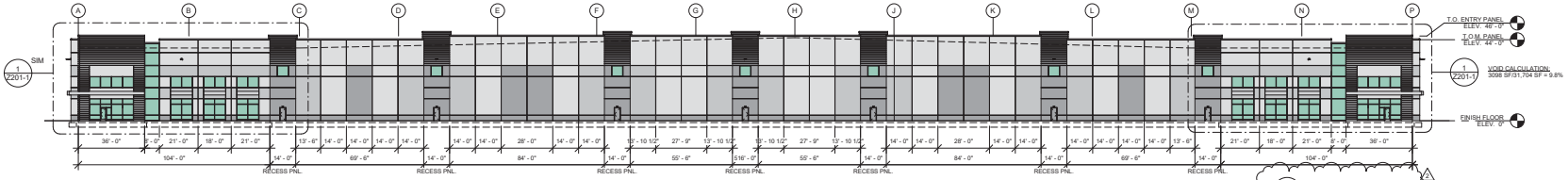
\\global.gsp\data\rvf\na_nt\05\44314000\01\Work\01CAD\06LP\Sheets\C200_Site Plan.dwg - Belwood, Jacob - 6/2/2020 1:37:00 PM



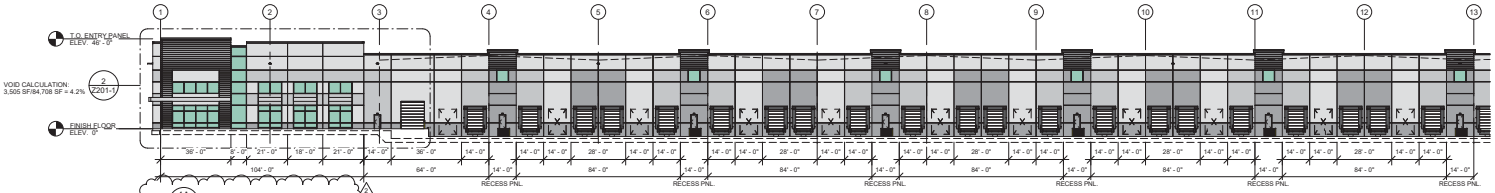
1 Z201-1 ENLARGED NORTHWEST CORNER
3/32" = 1'-0"



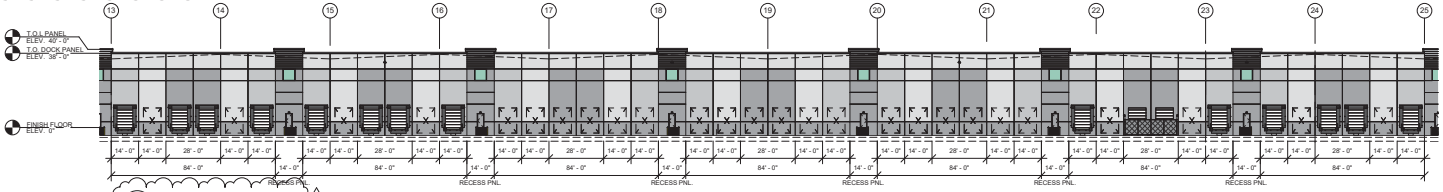
2 Z201-1 ENLARGED NORTHWEST CORNER
3/32" = 1'-0"



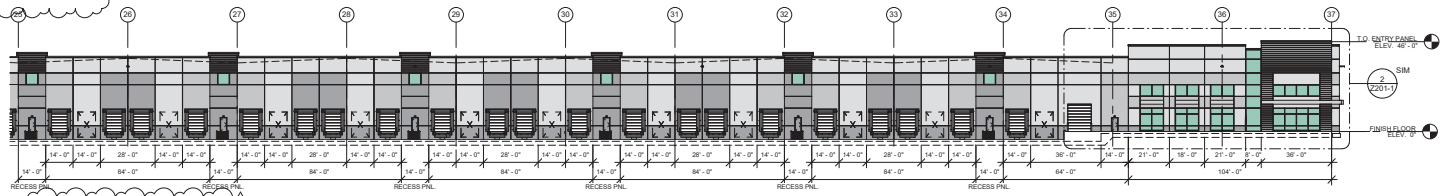
3 Z201-1 NORTH ELEVATION
1" = 30'-0"



4A Z201-1 PARTIAL WEST ELEVATION
1" = 30'-0"



4B Z201-1 PARTIAL WEST ELEVATION
1" = 30'-0"



4C Z201-1 PARTIAL WEST ELEVATION
1" = 30'-0"

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Revision Record

Revision Number	Revision Description	Revision Date
1	ZONING SUBMISSION	4.29.2020
2	ZONING RESUBMISSION	6.3.2020

PROLOGIS ELAM FARMS SHELL BUILDING #1

xxxx ELAM FARMS PARKWAY
MURFREESBORO, TENNESSEE

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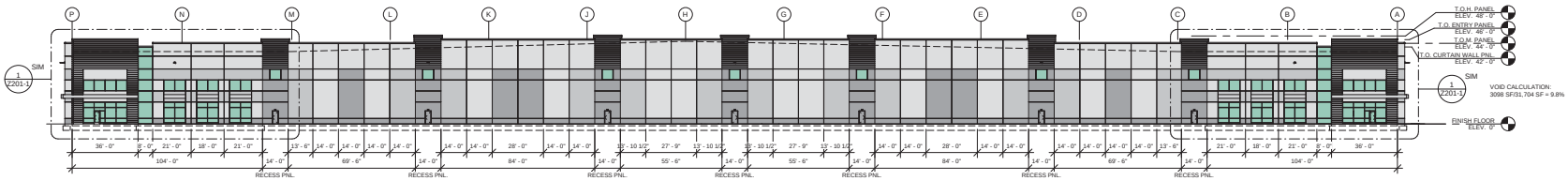
Date	Project No.
6.3.2020	NASXXXX

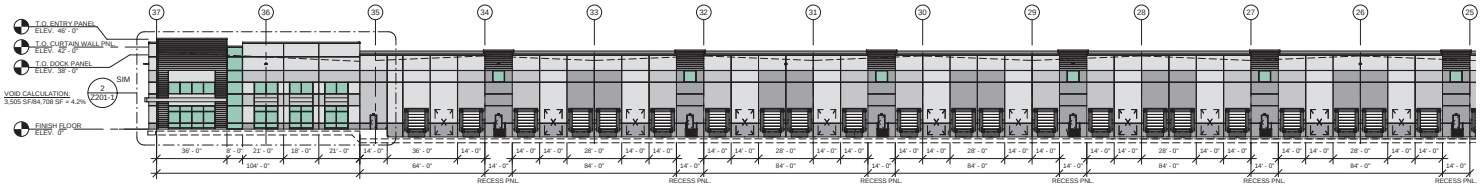
Sheet Title
BUILDING ELEVATIONS

Sheet No. Z201-1

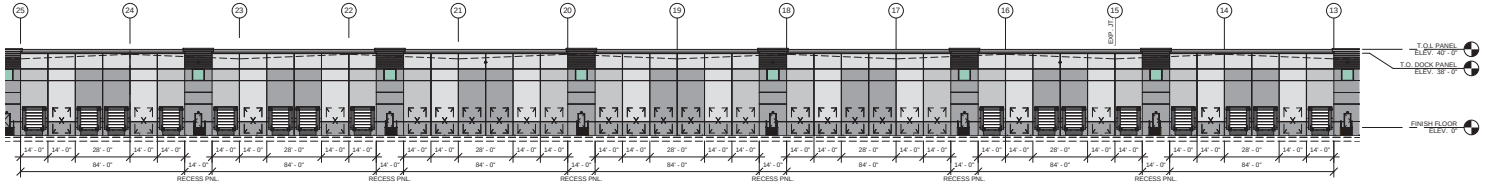
☐ Released for Construction
☐ Not Released for Construction



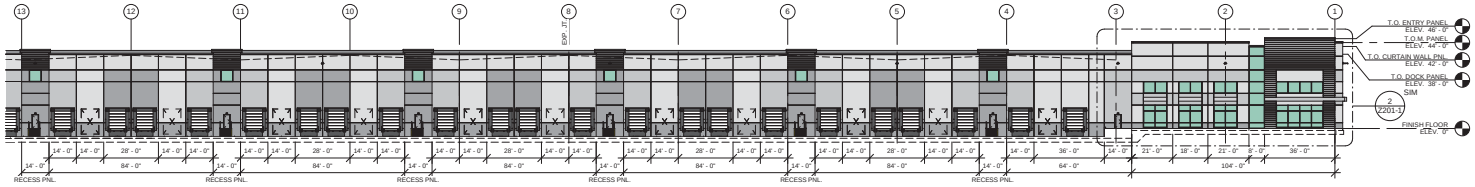
1 SOUTH ELEVATION
Z201-2 1" = 30'-0"



2A PARTIAL EAST ELEVATION
Z201-2 1" = 30'-0"



2B PARTIAL EAST ELEVATION
Z201-2 1" = 30'-0"



2C PARTIAL EAST ELEVATION
Z201-2 1" = 30'-0"

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Revision Record

Revision Number	Revision Description	Revision Date
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2	ZONING RESUBMISSION	6.3.2020

PROLOGIS ELAM FARMS SHELL BUILDING #1

xxxx ELAM FARMS PARKWAY
MURFREESBORO, TENNESSEE

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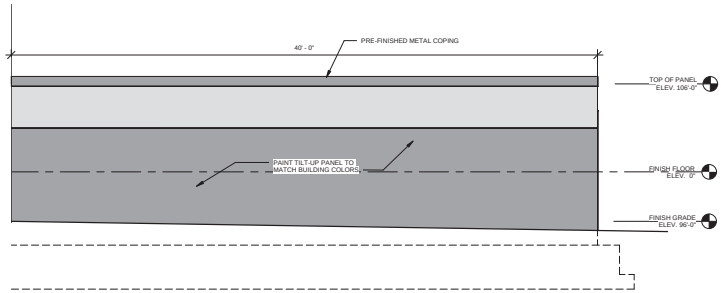
Date	Project No.
6.3.2020	NASXXXX

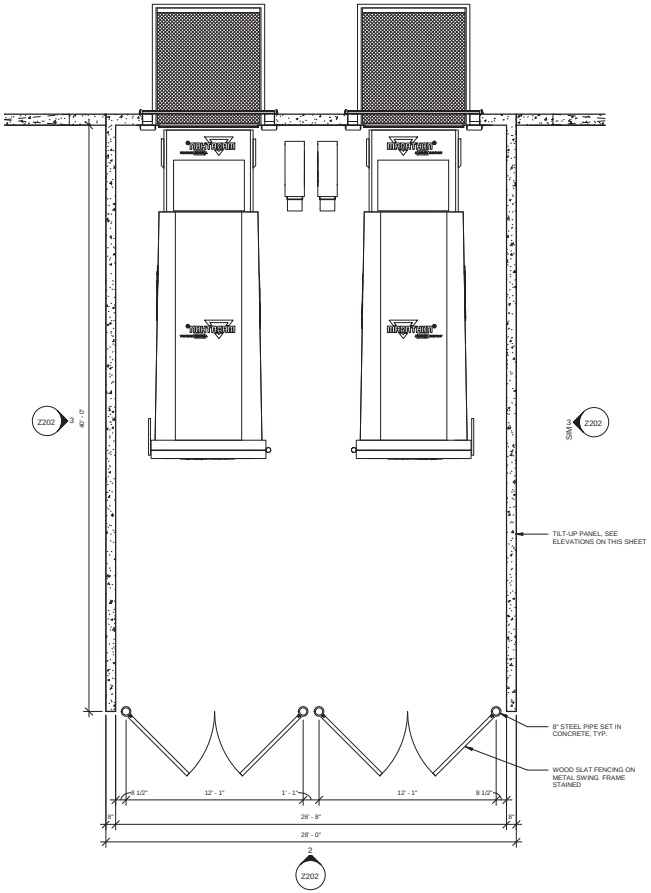
Sheet Title
BUILDING ELEVATIONS

Sheet No. Z201-2

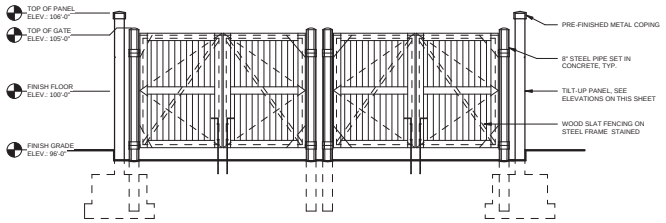
☐ Released for Construction
☐ Not Released for Construction



3 Z202 SCREEN N/S ELEVATION
1/4" = 1'-0"



1 Z202 TRASH COMPACTOR AREA
1/4" = 1'-0"



2 Z202 SCREEN GATE DETAIL
1/4" = 1'-0"

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Revision Record

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1	ZONING SUBMISSION	4.29.2020
2	ZONING RESUBMISSION	6.3.2020

PROLOGIS ELAM FARMS SHELL BUILDING #1

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Date	Project No.
6.3.2020	NASXXXX

Sheet Title
TRASH SCREEN AREA

Sheet No. Z202

☐ Released for Construction
☐ Not Released for Construction

1 Z203 SOUTHWEST CORNER
12" = 1'-0"

2 Z203 SOUTHEAST CORNER
12" = 1'-0"

3 Z203 EAST ELEVATION
12" = 1'-0"

4 Z203 NORTHWEST CORNER
12" = 1'-0"

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Revision Record

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PROLOGIS ELAM FARMS SHELL BUILDING #1

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MURFREESBORO, TENNESSEE

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Date	Project No.
6.3.2020	NASXXXX

Sheet Title

RENDERING

Sheet No. **Z203**

☐ Released for Construction
☐ Not Released for Construction

1 / Z204 TYPICAL CORNER ENTRY
12" = 1'-0"

2 / Z204 TYPICAL E/W ELEVATION
12" = 1'-0"

3 / Z204 TYPICAL N/S ELEVATION
12" = 1'-0"

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Revision Record

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Date	Project No.
6.3.2020	NASXXXX

Sheet Title
ENLARGED RENDERING

Sheet No. **Z204**

☐ Released for Construction
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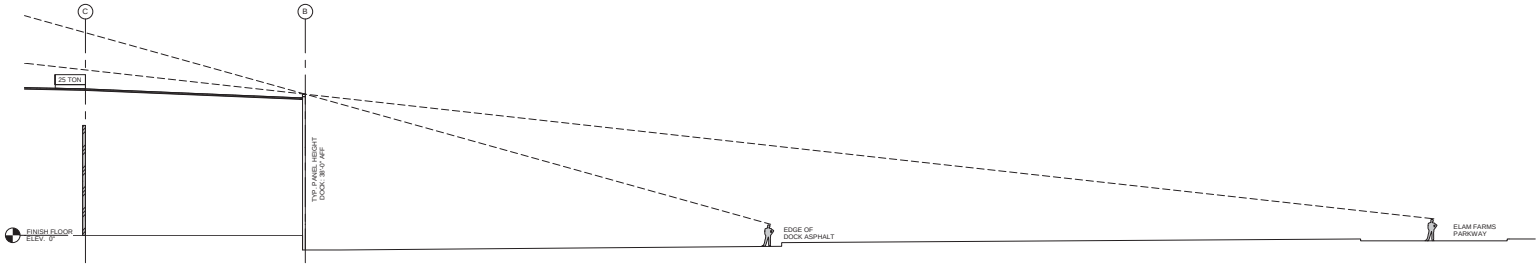
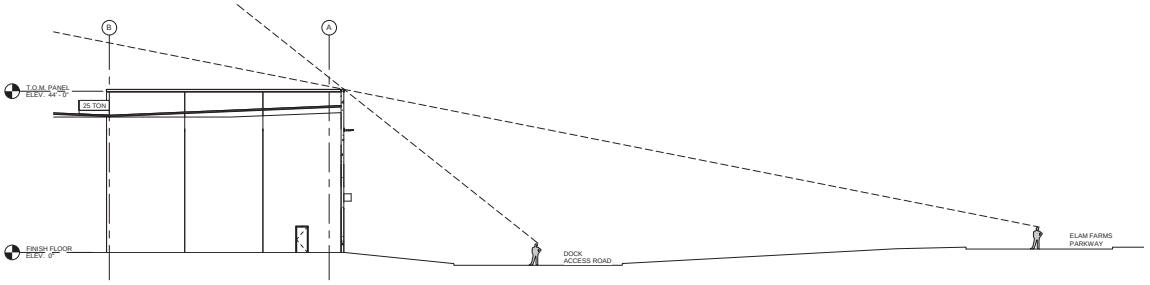
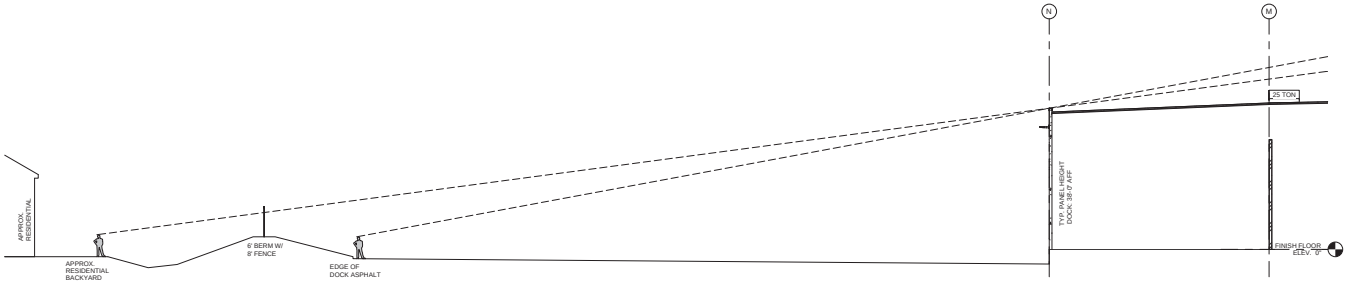


1 Z205 EAST SIDE DOCK
1/16" = 1'-0"



2 Z205 EAST SIDE ENTRY
1/16" = 1'-0"



3 Z205 WEST SIDE DOCK
1/16" = 1'-0"

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Revision Record

Revision Number	Revision Description	Revision Date
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2	ZONING RESUBMISSION	6.3.2020

PROLOGIS ELAM FARMS SHELL BUILDING #1

xxxx ELAM FARMS PARKWAY
MURFREESBORO, TENNESSEE

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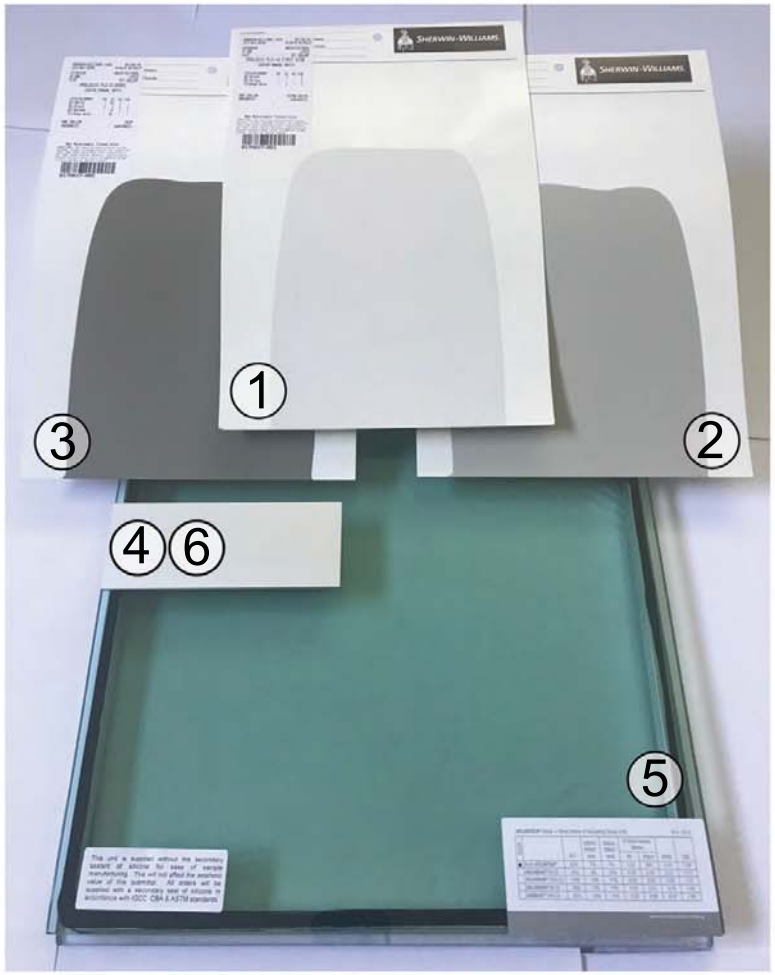
Date	Project No.
6.3.2020	NASXXXX

Sheet Title
SIGHTLINE EXHIBIT

Sheet No. **Z205**

☐ Released for Construction
☐ Not Released for Construction



ELAM FARMS SHELL BUILDING #1
PROPOSED EXTERIOR FINISH COLORS

PROLOGIS® ATA | BEILHARZ ARCHITECTS

FINISH KEY:

1 **FIELD PAINT:** PROLOGIS STANDARD PAINT "PLD-10"
EQUAL TO SHERWIN WILLIAMS COLOR SW7646 "FIRST STAR"

2 **ACCENT PAINT (MEDIUM):** PROLOGIS STANDARD PAINT "PLD-7"
SHERWIN WILLIAMS CUSTOM MIX COLOR "LIQUORICE TINT"

3 **ACCENT PAINT (DARK):** PROLOGIS STANDARD PAINT "PLD-8"
SHERWIN WILLIAMS CUSTOM MIX COLOR "DRAKE"

4 **METAL STOREFRONT FRAMES:** ALUMINUM, CLEAR ANODIZED

5 **GLAZING:** GREEN TINTED GLAZING
VITRO ARCHITECTURAL GLASS COLOR "ATLANTICA"

6 **METAL CANOPIES:** ALUMINUM, CLEAR ANODIZED

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020
PROJECT PLANNER: JAFAR WARE

4.b. Salem Square [2020-1013] master plan for 9 lots on 29.18 acres zoned CH located along New Salem Highway and Barfield Road, New Salem Land Development, LLC developer.

This is the master plan review for 9 lots on 29.18 acres zoned CH. The purpose of this plat is to create a 9-lot commercial development. These lots are a part of the Salem Square commercial development. Master Plan approval shall not confer a vested right to proceed with development of the property as shown on the Master Plan but rather shall authorize the applicant to submit Construction Plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends approval of the master plan subject to all staff comments.

Staff Comments

Development Services – Planning 615-893-6441

Jafar Ware jware@murfreesborotn.gov

1. Dedicate a 150' fall zone radius easement around the cellular tower.
2. Show and label book and page number for all existing easements:
    a. 10' Public Utility Easement (Plat Book: 36 / Plat Page: 277) on the north west property line;
    b. 30' CUD Water Line Easement on the west property line (Plat Book: 36 / Plat Page: 277); and
    c. 30' Sanitary Sewer Easement (Record Book: 1088 / Page Number: 3855) on the north east property line.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. No Comments.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments.

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments.

Signage (Building and Codes)

Teresa Stevens, 615.893.1403, tstevens@murfreesborotn.gov

1. No Comments.

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

William Steele, 615.663.1441, wsteele@cudrc.com

1. 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. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

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

Informational and Procedural Comments

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

1. Per the engineer's certification on this plan, this parcel lies in Zone X and is not included in areas designated as "Special Flood Hazard."
2. This site plan is affected by the City's Major Transportation Plan. New Salem Highway is on the Major Transportation Plan to be widened to 5 lanes. The design engineer shall coordinate all sidewalk locations with utility providers.
   Elimination of conflicts is the responsibility of the developer.
3. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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
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

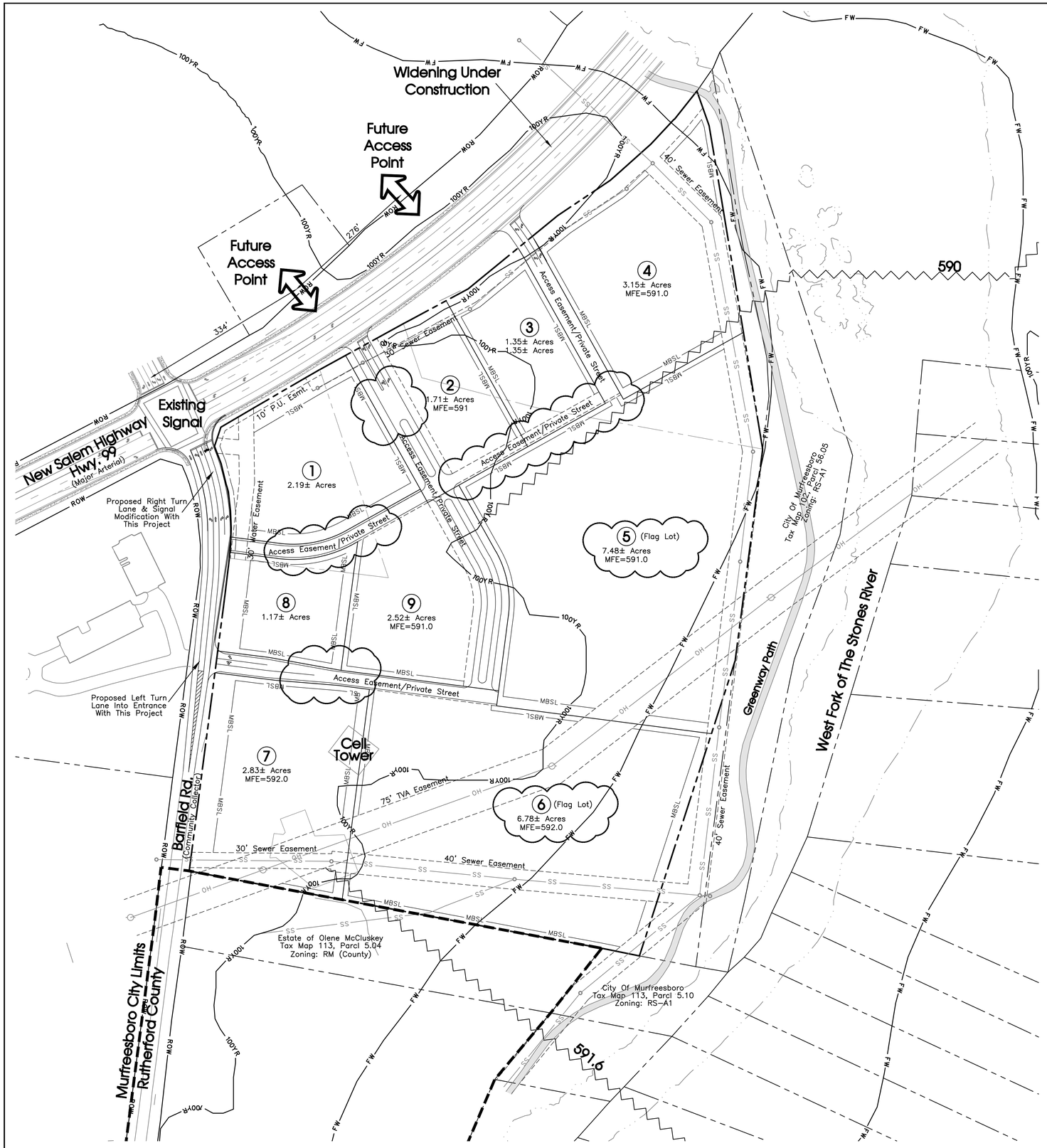
1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

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.



Owner/Developer:

New Salem Land Development, LLC.
1705 Tellow Wood Ct.
Nashville, TN 37221

Deed Reference:

R. Bk. 1763, Pg. 2416
R. Bk. 1776, Pg. 3736
P. Bk. 36, Pg. 277
Map 113, Parcels 05.12 & 5.00
Zone: CH

Yard Requirements:

Front: 42'
Side: 10'
Rear: 20'

Land Use Data:

9-Lot On 29.18± Acres
Total Land Area: 29.18± Acres

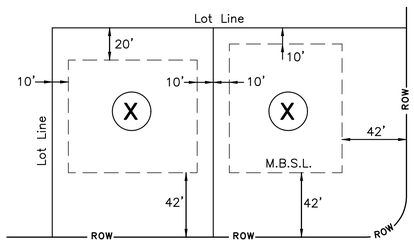
Flood Map:

A portion of this site lies within Zone AE, in the 100 Year Flood Zone per Map 47149C0260H Dated January 5, 2007.

Water Provider = CUDRC
Sewer Provider = MWRD
Electric Provider = MED

N

100' 0 100' 200'
SCALE: 1"= 100'



Typical Lot Detail
N.T.S.

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
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

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

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

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer and the registered professional engineer who prepared the construction drawings to insure that the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Salem Square

Murfreesboro, Tennessee

REVISED: 6-3-2020: PC Staff Comments

DRAWN: SJA
DATE: 5-14-2020
CHECKED: MAT
FILE NAME: 19296-Master
SCALE: 1"=100'
JOB NO. 19296

Master Plan

SHEET: 1 of 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020
PROJECT PLANNER: JAFAR WARE

4.c. Salem Square, Section 1, Lot 1 (Pinnacle National Bank - Resubdivision Lot 1) [2020-2037] final plat for 1 lot on 2.16 acres zoned CH located along New Salem Highway and Barfield Road, New Salem Land Development, LLC developer.

This is the final plat review for the creation of 1 lot on 2.16 acres zoned CH, located along New Salem Highway and Barfield Road. The purpose of this plat is to create 1 lot 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.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. Obtain design locate ticket via TN 811 Call Before You Dig and show correct location of CUD water main along New Salem Hwy and 30' CUD water line easement.
2. Extend CUD's 30' easement into the Common Area/Access Easement along Barfield Road

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

1. No Comments.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for further information regarding MFRD's plan review comments.

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

1. Property is within the Salem/Barfield assessment district.

Informational and Procedural Comments

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

1. Per the engineer's certification on this plan, this parcel lies in Zone X and is not included in areas designated as "Special Flood Hazard."
2. This site plan is affected by the City's Major Transportation Plan. New Salem Highway is on the Major Transportation Plan to be widened to 5 lanes.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1. 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. 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.

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 1763, PAGE 3740

RECORD BOOK 1776, PAGE 2416

NEW SALEM LAND DEVELOPMENT, LLC.
MANAGING MEMBER: BRADLEY SPEARING

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 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

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

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

DATE MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL 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.

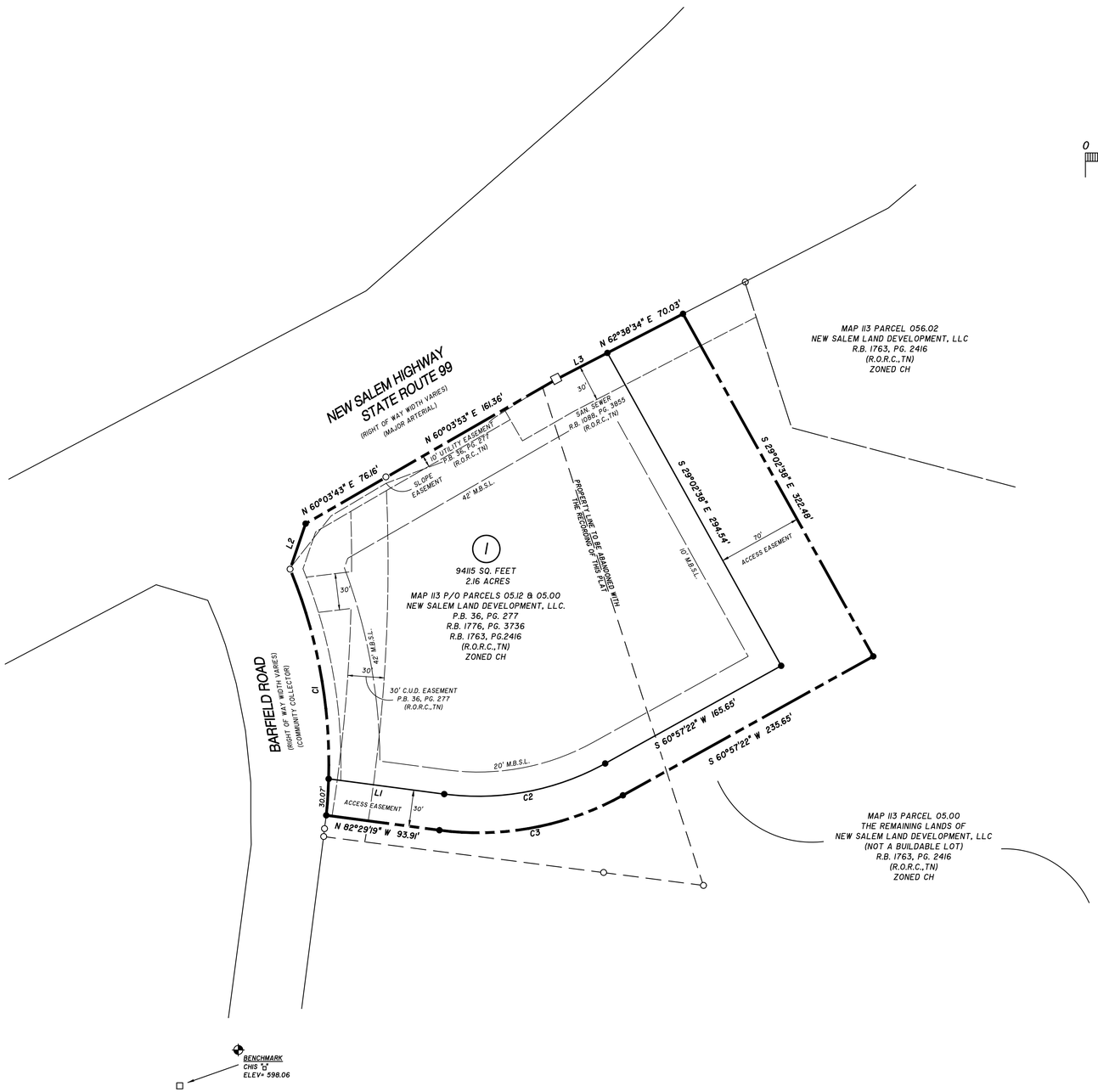
DATE PLANNING COMMISSION SECRETARY

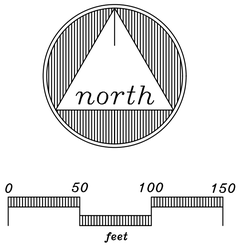
CERTIFICATE FOR APPROVAL OF WATER SYSTEMS
CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY WATER SERVICE JURISDICTION

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





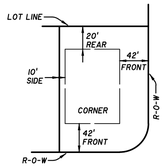
LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO IS RESUB LOT 1 OF FINAL PLAT ENTITLED " PINNACLE NATIONAL BANK STATE ROUTE 99/BARFIELD ROAD" AND COMBINED PART OF PARCEL 5.00 THE REMAINING LANDS OF NEW SALEM LAND DEVELOPMENT, LLC. R.B. 1763, PG. 2416 (R.O.R.C.,TN) RECORD AN ACCESS EASEMENT, AND ANY OTHER EASEMENT SHOWN ON PLAT.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES
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. 47016C0260 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 CH. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE:
   FRONT = 42 / SIDE = 10 / REAR = 20
   LOT HAS 2 FRONTS, 1 SIDES,AND 1 REAR.
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 DETERMNED 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. IT IS THE RESPONSIBILITY OF LOT OWNER TO COMPLY WITH CITY OF MURFREESBORO STORMWATER REGULATIONS.
19. ALL PARCELS IN FUTURE DEVELOPMENT WILL BENEFIT FROM THE ACCESS EASEMENT SHOWN ON THIS PLAT.

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

FINAL PLAT



TYPICAL MINIMUM BUILDING SETBACKS
FOR CH ZONING
N.T.S.

LEGEND

- ○ IRON PIN (FOUND)
- ● IRON PIN SET (NEW)
- □ CONC. MONUMENT (FOUND)

LINE DATA

LINE	BEARING	DISTANCE
L1	N 82°29'19" W	95.90'
L2	N 18°47'20" E	39.58'
L3	N 62°38'34" E	47.86'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	418.92'	206.84'	204.75'	N 08°21'20" W	28°17'24"
C2	215.00'	137.17'	134.86'	S 79°14'02" W	36°33'20"
C3	245.00'	156.31'	153.68'	S 79°14'02" W	36°33'20"

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 1 ON PLAT OF RECORD ENTITLED "FINAL PLAT-LOT 1 PINNACLE NATIONAL BANK STATE ROUTE 99/BARFIELD ROAD", AS RECORDED IN PLAT BOOK, 36, PAGE 277, (R.O.R.C., TN.) R.BK. 1763, PG. 2416 (R.O.R.C.,TN.), & 1776, PG. 3736 (R.O.R.C.,TN)

OWNER:
NEW SALEM LAND DEVELOPMENT, LLC.
1705 YELLOW WOOD CT.
NASHVILLE,TN. 37221
MAP 113 P/O PARCEL 05.12 & 5.00
R.BK. 1763, PG. 2416
R.BK. 1776, PG. 3736
P.B. 36, PG. 277

SITE DATA:
TOTAL AREA = 2.96 ACRES
AREA IN ACCESS EASEMENT = 0.80 ACRES
NO. OF LOTS = 1
ZONING = CH

SALEM SQUARE
SECTION-1 LOT-1
RESUB OF LOT-1
PINNACLE NATIONAL BANK
STATE ROUTE 99 / BARFIELD ROAD
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
13th 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
19296	5-28-2020 REV.:	19296_NewSalemBarfieldRdFin	ACAD/JWK	1" =50'	1 OF 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020
Project Planner, Marina Rush

5.a Zoning application [2020-407] to amend the Victory Station PUD to modify the use chart on approximately 32.6 acres located south of Franklin Road and east of Rucker Lane, Swanson Development applicant.

The applicant, Swanson Development, is requesting to amend the Victory Station Planned Unit District (PUD) zoning. The entire Victory Station PUD is approximately 130 acres and straddles both sides of Franklin Road. The portion of the PUD proposed to be amended is 32.6 acres located south of Franklin Road and includes Parcels J, K, Q, R, V and O2. The property is identified as Tax Map 92, Parcels 118.00 and 118.02 and Tax Map 100, Parcel 009.02.

The Victory Station PUD was approved by the City Council in 2000 and subsequently amended several times, most recently in March 2018 to add uses to the Uses Permitted Chart. The current amendment proposes the following changes to the PUD:

1. Combine Parcels J and K - due to their adjacent proximity and nearly identical uses permitted;

2. Combine Parcels Q and R - due to their adjacent proximity and nearly identical uses permitted;

3. Modify the Uses Permitted Chart - add missing uses on Parcels J, K, Q and R, and add new uses on Parcels V and O2. Attached to this staff report are the proposed revisions to the Permitted Use Chart. In the chart, the “N” indicates the permitted uses proposed with this amendment and “X” indicates uses already permitted by right.; and

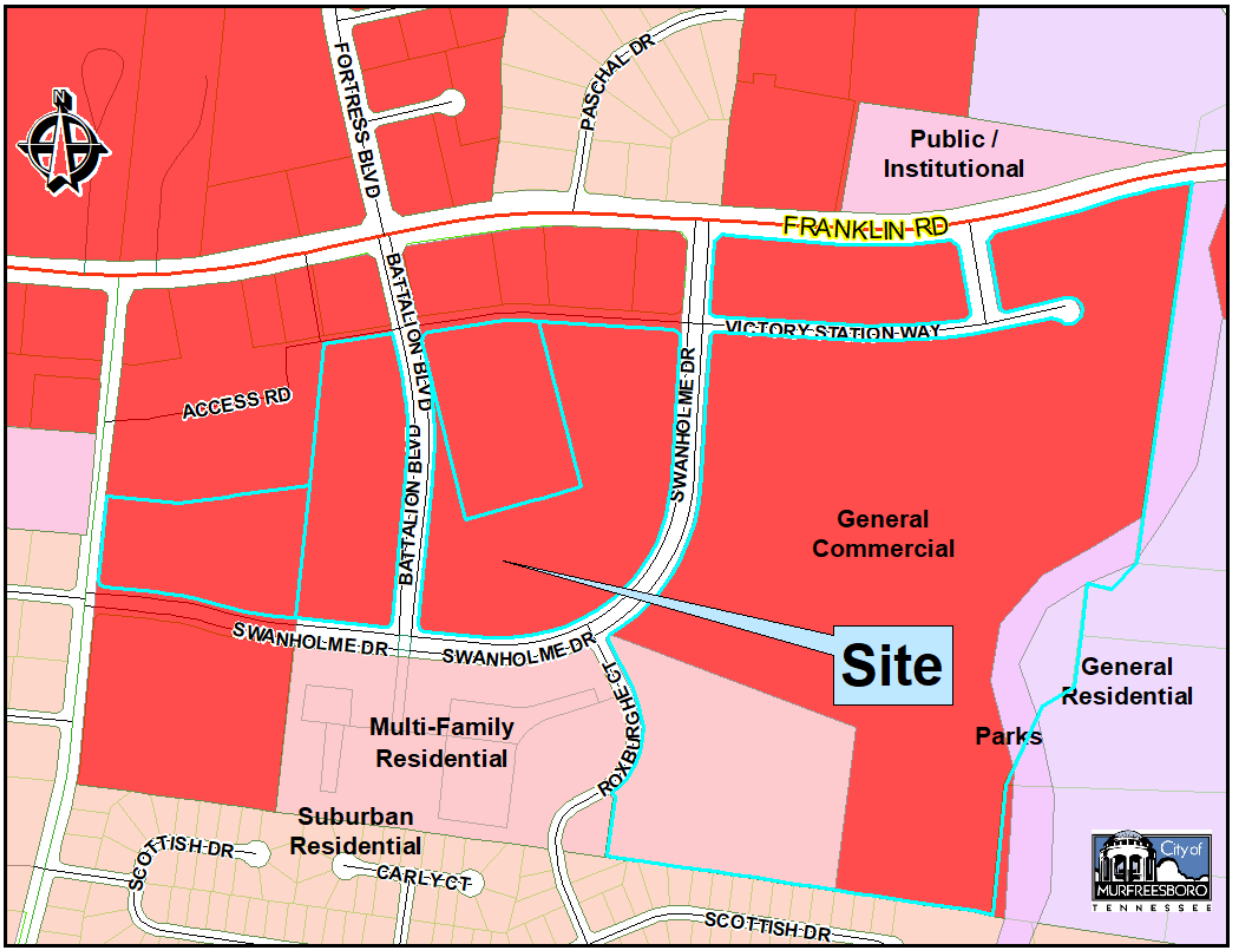
4. Formally adding the building at 3781 Franklin Road to Parcel O2 of the Victory Station PUD. This building was previously used as a volunteer fire station and has since been converted into a multi-tenant commercial building. The building is located within the PUD zoning, but the “parcel” it belongs to in the PUD has never formally been identified.

Adjacent Zoning and Land Uses

The properties to the west of the PUD across Rucker Lane are zoned RS-15, RS-10 (Single-Family Residential Districts), and RM (Medium Density Residential District – unincorporated County) and are developed with single family homes and a church. To the south of the PUD is zoned RS-10 and developed with single family homes. The properties to the east and north not in the Victory Station PUD are in the unincorporated portion of Rutherford County and zoned RM. The adjacent land uses are agriculture, vacant land, and single-family residential.

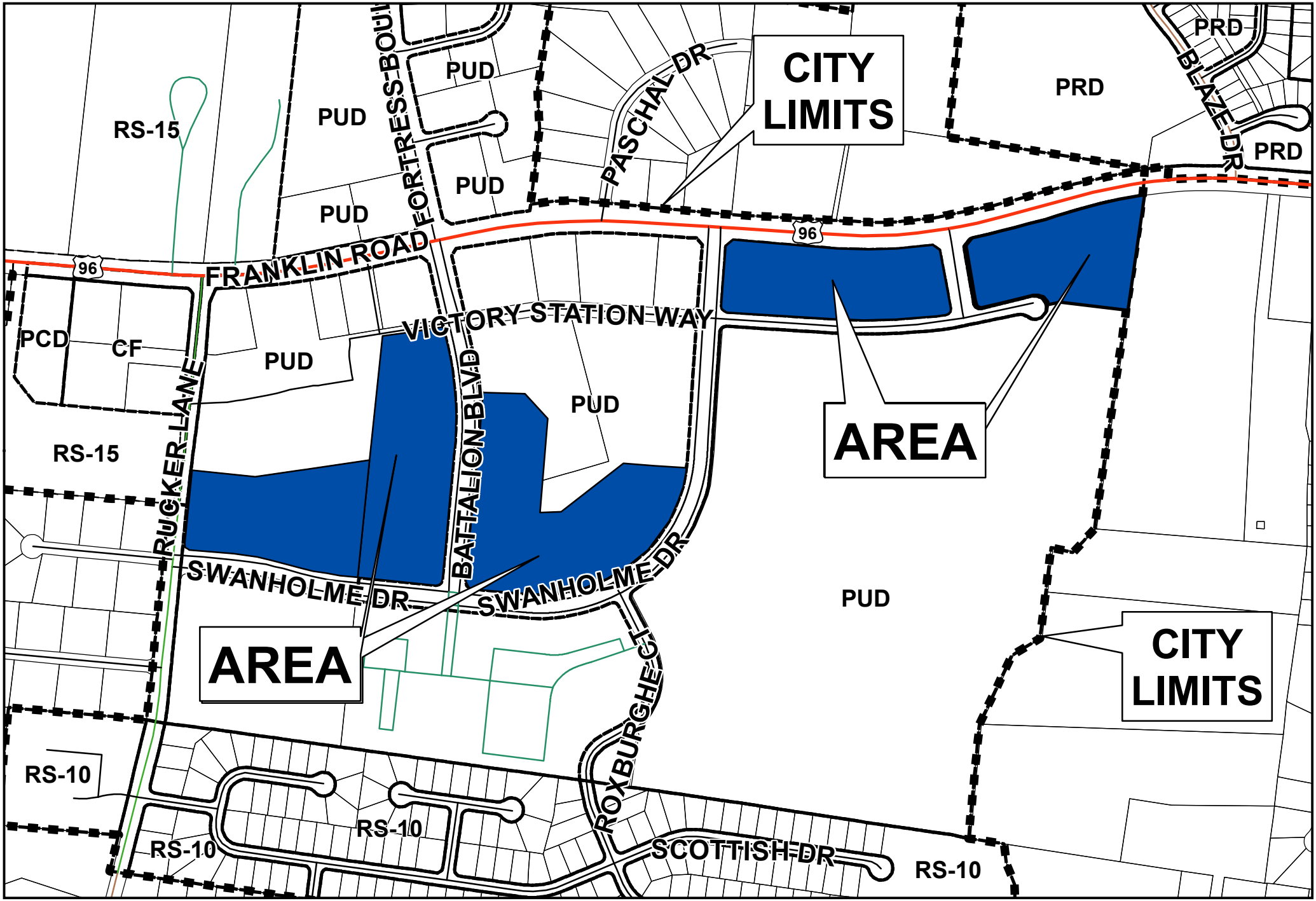
Future Land Use Map

The future land use map of the *Murfreesboro 2035* Comprehensive Plan indicates that Auto-Urban (General) Commercial is the most appropriate land use character for the project area. The characteristics of this designation are commercial uses focused on automobile accessibility, large parking areas, and are primarily commercial uses that generate higher traffic volumes. The amendments proposed for the Victory Station PUD zoning are consistent with this land use character.



Public Hearing

The applicant will be available at the Planning Commission meeting to discuss the proposed zoning amendment. The Planning Commission should discuss the matter and schedule a public hearing. Staff recommends a public hearing date for this item for July 8, 2020.



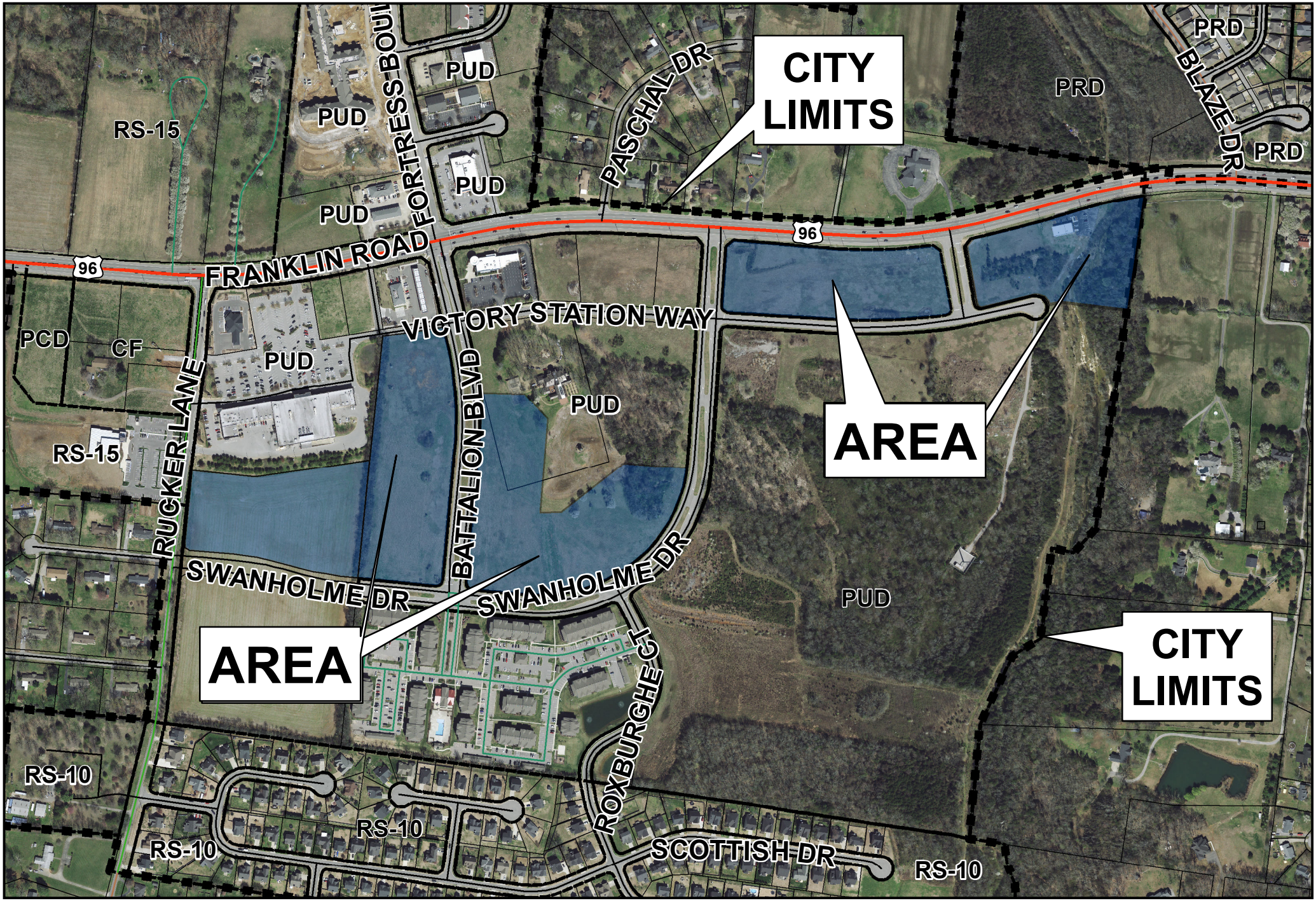
Zoning Request Along Franklin Road, Battalion Boulevard, and Swanholme Drive
PUD Amendment (Victory Station PUD)

0 200 400 800 1,200 1,600 2,000 Feet

N W E S

City of MURFREESBORO TENNESSEE

Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
murfreesborotn.gov/planning



Zoning Request Along Franklin Road, Battalion Boulevard, and Swanholme Drive
PUD Amendment (Victory Station PUD)

0 200 400 800 1,200 1,600 2,000 Feet

N W E S

Planning Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130
murfreesborotn.gov/planning

Swanson
developments | real estate | construction
(615)-896-0000
1-888-269-9939
swansondev.com

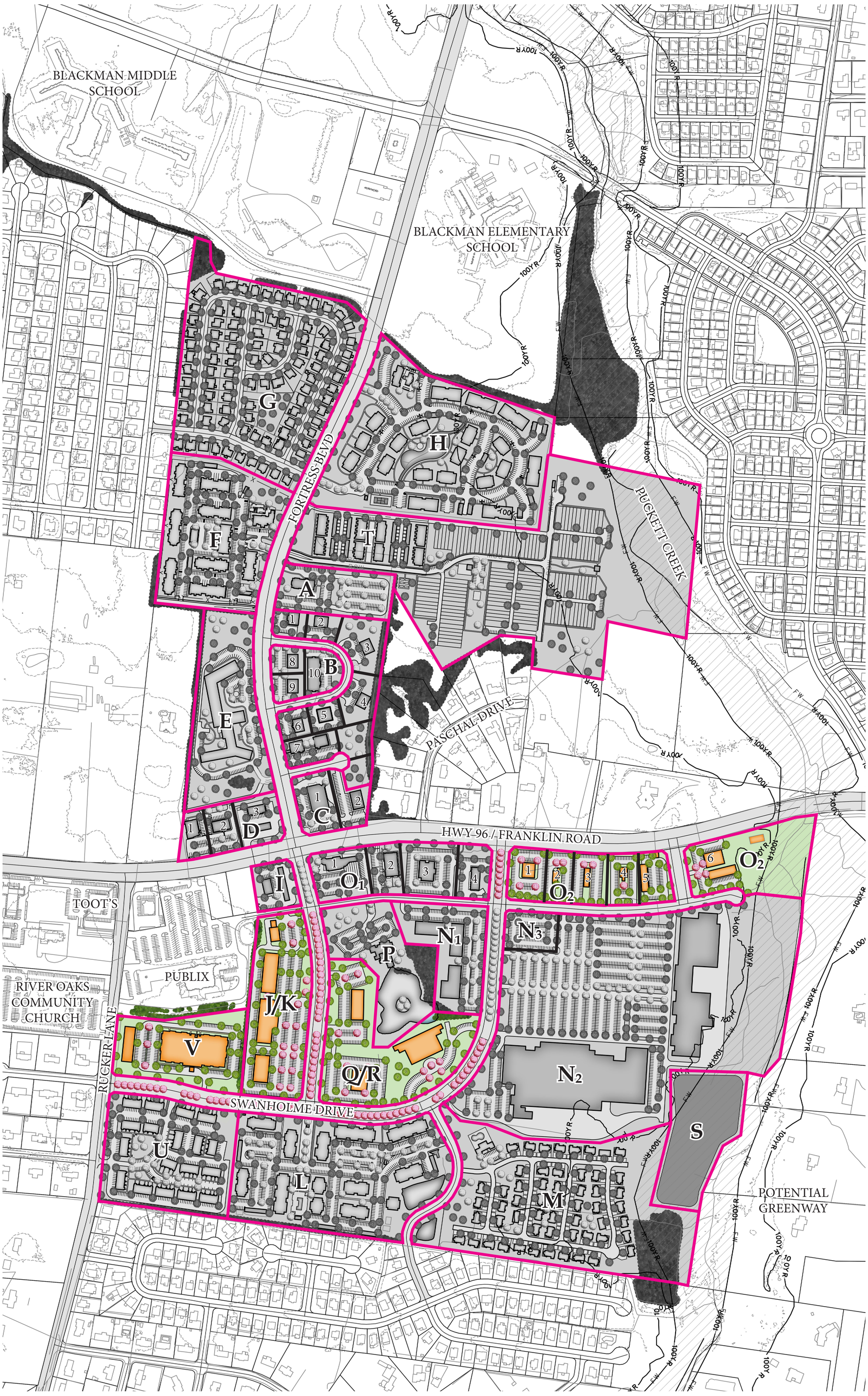
Victory Station

Planned Unit Development

Murfreesboro, Tennessee

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

Initial Submittal Date: 05-14-2020



*NOTE:
- SIDEWALKS ARE TO BE PROVIDED ON BOTH SIDES OF ALL INTERNAL BOULEVARDS
- SEE PROVIDED CHART FOR ALL ALLOWABLE USES IN THE DEVELOPMENTS

○ PARCEL A - BUILT
MURFREESBORO MISSIONARY BAPTIST CHURCH
APPROX. 4.00 ACRES

○ PARCEL B
B1 - HEALTH SERVICES/CLINIC
B5 - SPOTLITE DANCE LLC
B6 - HARMONY AT VICTORY STATION
B7 - LITTLE EMBERS DAY SCHOOL
B10 - HEALTH SERVICES/CLINIC
APPROX. 11.90 ACRES

○ PARCEL C
C1 - CVS PHARMACY
APPROX. 1.75 ACRES

○ PARCEL D
D1 - SITE FOR SORE EYES LLC
D3 - EXXON & TIGER MARKET
APPROX. 1.75 ACRES

○ PARCEL E - BUILT
THE CROSSINGS AT VICTORY STATION
APPROX. 9.70 ACRES

○ PARCEL F
GARRISON STATION APARTMENTS
APPROX. 12.17 ACRES

○ PARCEL G - BUILT
VICTORY POINTE SUBDIVISION
APPROX. 22.80 ACRES

○ PARCEL H - BUILT
CROSS CREEK AT VICTORY STATION
APPROX. 21.90 ACRES

○ PARCEL I - BUILT
SPEEDWAY GAS STATION
APPROX. 1.49 ACRES

● PARCEL J/K
APPROX. 8.50 ACRES

○ PARCEL L - BUILT
BELDEN RESERVE APARTMENTS
APPROX. 18.00 ACRES

○ PARCEL M
APPROX. 22.00 ACRES

○ PARCEL N_1
APPROX. 5.22 ACRES

○ PARCEL N_2 - N_3
APPROX. 46.48 ACRES

○ PARCEL O_1
O_1 - 1 - ASCEND FEDERAL CREDIT UNION
O_1 - 2 - DAYCARE
O_1 - 4 - FIRESTONE
APPROX. 6.71 ACRES

● PARCEL O_2
APPROX. 6.29 ACRES

○ PARCEL P
APPROX. 6.75 ACRES

● PARCEL Q/R
APPROX. 10.90 ACRES

○ PARCEL S
APPROX. 7.10 ACRES

○ PARCEL T
VILLAS AT STONES RETREAT
APPROX. 38.40 ACRES

○ PARCEL U
APPROX. 10.36 ACRES

● PARCEL V
BARLOW ASSISTED LIVING
APPROX. 6.90 ACRES

-300' 0' 300' 600'
Scale: 1" = 300'

2020 Revised Master Plan

Date	Revision Note

Sheet 1

APPENDIX A - ZONING
USES PERMITTED BY PARCEL

Chart 1

X = Use permitted by right, currently

X = Use permitted by PREVIOUS PUD AMENDMENT

S = Use requiring special use permit in accordance with the provisions of Sections 8 and 9, currently

N = Use permitted by right, proposed with this request

USES PERMITTED[3]	ZONING DISTRICTS																					
	A	B	C	D	E	F	G	H	I	J/K (see footnote 1)	L	M	N1	N2	O1	O2	P	Q/R	S	T	U	V
DWELLINGS																						
Single-Family detached							x													x		
Single-Family attached										x								N/x		x	x	
Two-Family																				x	x	
Three-Family																						
Four-Family																						
Multiple-Family						x		x			x	x									x	
OTHER HOUSING																						
Accessory Apartment																					x	
Accessory Dwelling Unit	x	x		x	x				x	x	x	x	x	x						x	x	
Assisted-Care Living Facility[15]	x	x								X	x	x	X	X			X	x/x	X			x
Bed-and-Breakfast Homestay																	X					
Bed-and-Breakfast Inn																	X					
Boarding House[15]																						
Emergency Shelter																						
Extended Stay Hotel/Motel																						
Family Crisis Shelter																						
Family Violence Shelter																						
Fraternity/Sorority																						
Group Shelter																						
Class I Home for the Aged [15]		x																x				
Class II Home for the Aged [15]		x																x				
Class III Home for the Aged [15]		x																x				
Hotel										x					x	x	X	x/x				
Mission[10]																						
Mobile Homes																						
Motel																		removed				
Rooming House																						
Student Dormitory																						
Transitional Home																						
INSTITUTIONS																						
Adult Day Care Center		X								x			X	X			x	X				
Adult Day Care Home	X	X																				
Airport, Heliport																						
Cemetery, Mausoleum																						
Church	x	x								x			X	X			X	x/x				x

APPENDIX A - ZONING
USES PERMITTED BY PARCEL

USES PERMITTED[3]	ZONING DISTRICTS																					
	A	B	C	D	E	F	G	H	I	J/ K	L	M	N1	N2	O1	O2	P	Q/ R	S	T	U	V
College, University	x	x								x			x	x			x	x				
Day-Care Center	x	x		x	x					x			X	X	X	X	X	x				x
Family Day-Care Home	x	x																				
Group Day-Care Home	x	x																				
Hospital										x/x			x	x	x	x	x	X				
Lodge, Club, Country Club[13]				x						x/x		X	X	X			x	X				
Mental Health Facility																						
Morgue																						
Museum		x		x					x	x/x			X	X			x	X				x
Nursing Home		x								x								X				
Nursery School	x	x	x	x	x					x			X	X	X	X		x				N
Park		x																x	x	x	x	x
Philanthropic Institution		x	x							x								X				
Pet Cemetery																						
Public Building[13]		x	x	x	x					x/x			X	X	x	x	x	x				N
Recreation Field[13]		x																	x	x	x	x
Senior Citizens Center		x														N		N				N
School, Public or Private, Grades K - 12[13]	x	x								x								X				
Student Center		x																				
AGRICULTURAL USES																						
Customary General Farming		x																				
Crop, Soil Preparation Agricultural Services		x																				
Farm Labor and Management Services		x																				
Fish Hatcheries and Preserves																			x			
Grain, Fruit, Field Crop and Vegetable																						
Hunting, Trapping, and Game Propogation																						
Livestock, Horse, Dairy, Poultry, and Egg																						
Timber Tracts, Forest Nursery, Gathering of																						
COMMERCIAL																						
Adult Cabaret																						
Adult Entertainment Center																						
Adult Motel																						
Adults-Only Bookstore																						
Adults-Only Motion Picture Theater																						
Amusements, Commercial Indoor (see footnote 3)	x	x		x	x				x	x			x	x	X	X		X				N
Amusements, Commercial Outdoor excluding									x	x					X	X		X				
Amusements, Commercial Outdoor Motorized													x	x								
Animal Grooming Facility										x			x	x	X	X		X			x	x
Antique Mall		x		x	x				x	x			x	x	X	X	X	X				x
Antique Shop <3,000 sq. ft.		x		x	x				x	x			x	x	X	X		X			x	x
Apothecaries (pharmaceuticals only)		x	x	x	x				x	x			x	x	x	x		X			x	x
Art or Photo Studio or Gallery	x	x	x	x	x				x	x			x	x	x	x	x	x			x	x
Automotive Repair [12]													x	x	X	X		X				
Bakery, Retail	x	x	x	x	x				x	x			x	x	x	x		x			x	x

APPENDIX A - ZONING
USES PERMITTED BY PARCEL

USES PERMITTED[3]	ZONING DISTRICTS																					
	A	B	C	D	E	F	G	H	I	J/ K	L	M	N 1	N 2	O 1	O 2	P	Q / R	S	T	U	V
Bank, Branch Office		x	x	x	x				x	x			x	x	x	x	x	x/x				x
Bank, Drive-Up Electronic Teller			x	x	x				x	x			x	x	x	x		x/x				x
Bank, Main Office			x	x	x				x	x			x	x	x	x	x	x/x				x
Barber or Beauty Shop		x	x	x	x				x	x			x	x	X	X		x/x			x	x
Beer, Packaged																						
Boat Rental, Sales, or Repair (exclude body work, no outdoor storage, bay doors can't face public road)										x			x	x				X				
Book or Card Shop	x	x	x	x	x				x	x			x	x	X	X	x	x			x	x
Business School		x			x					x/x			x	x	X	X	x	X				N
Business and Communication Service		x	x	x	x				x	x			x	x	X	X	x	X				x
Campground, Travel-Trailer Park																			x			
Carnivals													s	s								
Catering Establishment	x	x	x	x	x				x	x			x	x	X	X	X	x/x			x	x
Clothing Store		x		x	x				x	x			x	x	X	X		X			x	x
Coffee, Food, or Beverage Kiosk																N						
Commercial Center		x								x			X	X	X	X	x	X				N
Convenience Sales and Service, maximum		x	x	x					x	x			x	x	X	x	x					x
Crematory																						
Delicatessen	x	x	x	x	x				x	x			x	x	x	x	x	x				
Department or Discount Store					x					x			x	x	X	X		x/x				x
Doughnut Shop	x		x	x	x				x	x			x	x	x	x	x	x			x	x
Drive-In Theater																						
Dry Cleaning		x	x	x	x				x	x			x	x	X	X	X	X				x
Dry Cleaning Pick-Up Station		x		x	x				x	x			x	x	X	X	X	X				
Financial Service		x	x	x	x				x	x			x	x	x	x	x	x			x	x
Fireworks Public Display																						
Fireworks Retailer																						
Fireworks Seasonal Retailer																						
Flower or Plant Store		x	x	x	x				x	x			x	x	x	x	x	x			x	x
Funeral Home										X					x	x	X	X				N
Garage, Parking																						
Garden and Lawn Supplies (no outdoor storage)		x		x	x					x/x			x	x	X	X	X	X	x			
Gas--Liquified Petroleum, Bottled and Bulk																						
Gas Station			x	x					x	x/N			x	x	x	x						
General Service and Repair Shop (non-automotive)										x/x			x	x	X	X		X				N
Glass--Auto, Plate, and Window (no outdoor storage allowed)										x			x	x	X	X		X				N
Glass--Stained and Leaded		x			x					x			x	x								
Greenhouse or Nursery										x			x	x		N			x			
Group Assembly, <250 persons		x								x					X	X	X	X				
Group Assembly, >250 persons		x								x							X	X				
Health Club		x		x	x				x	x			x	x	X	X	x	x				x
Ice Cream Shop			x	x	x				x	x			x	x	x	x	X	X				x
Ice Retail										x							X	X				
Interior Decorator		x	x	x	x				x	x			x	x	X	X	x	X			x	x
Iron Work										x							x	X				

APPENDIX A - ZONING
USES PERMITTED BY PARCEL

USES PERMITTED[3]	ZONING DISTRICTS																					
	A	B	C	D	E	F	G	H	I	J / K	L	M	N 1	N 2	O 1	O 2	P	Q / R	S	T	U	V
Janitorial Service		x		x	x					x/x			x	x	X	X	X	X			x	x
Karate, Instruction	x	x		x	x				x	x			x	x	x	X	X	X			x	x
Kennels										x						N	X	X				
Keys, Locksmith		x		x	x					x			x	x	X	X	X	X			x	x
Laboratories, Medical		x		x	x					x/x			x	x	X	X	x	x				N
Laboratories, Testing		x		x	x					x			x	x	X	X	x	x				N
Laundries, Self-Service				x	x					x			x	x			X	X				N
Lawn, Tree, and Garden Service													x	x					x			
Liquor Store									x	x			x	x	X	x	X	x/x				
Livestock, Auction																						
Lumber, Building Material													x	x								
Manufactured Home Sales																						
Massage Parlor																						
Mobile Home Sales																						
Motor Vehicle Sales (Automobiles)																						
Motor Vehicle Sales (Other Than																						
Motor Vehicle Service [12] (exclude body work, no outdoor storage, bay doors can't face public road)										x/x			x	x	X	X	x	x/N				
Movie Theater														X								
Music or Dancing Academy	x	x		x	x				x	x			x	x	X	X	x	x/x			x	x
Offices	x	x		x	x					x			x	x	x	x	x	x	x		x	x
Optical Dispensaries		x	x	x	x					x			x	x	X	X						x
Pawn Shop (only in commercial center or larger grouping)										N/x			x	x	X	X						
Personal Service Establishment		x								x			X	X	X	X	x	x				x
Pet Crematory															x	x	x	x				
Pet Funeral Home (facilities for animal cremation are																N						
Pet Shops		x		x	x				x	x			x	x	X	X	x	x				x
Pharmacies		x	x	x	x				x	x			x	x	x	x	X	x/N				x
Photo Finishing		x	x	x	x				x	x			x	x	X	X	X	x				x
Photo Finishing Pick-Up Station		x	x	x	x				x	x			x	x	X	X	X	x				x
Radio, TV, or Recording Studio		x								x/x			x	x	X	X	x	x				x
Radio and Television Transmission Towers																			x	x		
Rap Parlor																						
Reducing and Weight Control Service	x	x		x	x				x	x			x	x	x	x	x	x				x
Restaurant and Carry-Out Restaurant		x	x	x	x				x	x			x	x	x	x	x	x/x				x
Restaurant, Drive-In			x	x					x	x			x	x	x	x	x	x/x				N
Restaurant, Specialty		x											X	X	X	X	x	x				N
Restaurant, Specialty -Limited		x											X	X	X	X	x	x				N
Retail Shop, other than enumerated	x	x		x	x				x	x			x	x	X	X	x	x			x	x
Salvage and Surplus Merchandise													x	x	X	X						
Sauna																						
Sheet Metal Shop																						
Shopping Center, Community													x	x								
Shopping Center, Neighborhood		x											x	x								

APPENDIX A - ZONING
USES PERMITTED BY PARCEL

USES PERMITTED[3]	ZONING DISTRICTS																					
	A	B	C	D	E	F	G	H	I	J / K	L	M	N 1	N 2	O 1	O 2	P	Q / R	S	T	U	V
Specialty Shop	x	x	x	x	x				x	x			x	x	x	x	X	X			x	x
Tavern																						
Taxidermy Studio													x	x	X	X						
Towing [12]																						
Veterinary Office		x		x	x					x			x	x	X	X	x	X				x
Veterinary Clinic				x	x					x			x	x	X	X	x	X				x
Veterinary Hospital				x	x					x			x	x	X	X	x	X				N
Vehicle Sales (Non-Motorized) (indoor sales only)										X			x	x	X	X						
Vehicle Wash			s	x					x	x/x			X	X	X	X	x	X				
Video Rental	x	x		x	x				x	x			x	x	x	x	X	X				x
Wholesaling																						
Wireless Telecommunications Towers,																						
Wrecker Service [12]																						
Wrecker Service Storage Yard [12]																						
INDUSTRIAL																						
Manufacture, Storage, Distribution of:																						
Abrasive Products																						
Animal or Poultry Slaughter, Stockyards, Rendering																						
Asbestos Products																						
Automobile Dismantlers and Recyclers[7]																						
Automobile Manufacture																						
Automobile Parts and Components Manufacture																						
Automobile Seats Manufacture																						
Bakery Goods																						
Boat Manufacture																						
Bottling Works (See footnote 2)																						
Brewery										x			x	x	x	x	x	x				N
Candy																						
Canned Goods																						
Chemicals																						
Composting Facility																						
Contractor's Storage, Indoor																						
Contractor's Yard or Storage, Outdoor																						
Cosmetics																						
Custom Wood Products																						
Electrical or Electronic Equipment, Appliances, and																						
Explosives																						
Fabricated Metal Products and Machinery																						
Fertilizer																						
Fireworks (Temporary Stand)																N						
Food and Beverage Products except animal slaughter,																						
Furniture and Fixtures																						
Jewelry																						
Leather and Leather Products except tanning and finishing																						

APPENDIX A - ZONING
USES PERMITTED BY PARCEL

USES PERMITTED[3]	ZONING DISTRICTS																					
	A	B	C	D	E	F	G	H	I	J / K	L	M	N 1	N 2	O 1	O 2	P	Q / R	S	T	U	V
Leather and Leather Products, Tanning and Finishing																						
Lumber and Wood Products																						
Metal or Rubber Stamps																						
Mobile Home Construction																						
Musical Instruments																						
Novelties																						
Office/Art Supplies																						
Paints																						
Paper Mills																						
Paper Products excluding paper and pulp mills																						
Petroleum, Liquified Petroleum Gas and Coal Products except																						
Petroleum and Coal Products Refining																						
Pharmaceuticals																						
Photographic Film Manufacture																						
Pottery, Figurines, and Ceramic Products																						
Primary Metal Distribution and Storage																						
Primary Metal Manufacturing																						
Printing and Publishing																						
Pulp Mills																						
Radioactive Materials																						
Rubber and Plastic Products except rubber or plastic																						
Rubber and Plastic Products, Rubber and Plastic Manufacture																						
Saw Mills																						
Scrap Processing Yard																						
Scrap Metal Processors																						
Scrap Metal Distribution and Storage																						
Secondary Material Dealers																						
Silverware and Cutlery																						
Small Moulded Metal Products																						
Soap																						
Sporting Goods																						
Stone, Clay, Glass, and Concrete Products																						
Textile, Apparel Products, Cotton--Factoring, Grading																						
Textile, Apparel Products, Cotton Gin																						
Tire Manufacture																						
Tobacco Products																						
Toiletries																						
Toys																						
Transportation Equipment																						
Warehouse [18]																						
Warehousing, Transporting/Distributing [18]																						
TRANSPORTATION AND PUBLIC																						
Freight, Service Facility																						
Bus Terminal or Service Facility																						

APPENDIX A - ZONING
USES PERMITTED BY PARCEL

USES PERMITTED[3]	ZONING DISTRICTS																						
	A	B	C	D	E	F	G	H	I	J / K	L	M	N 1	N 2	O 1	O 2	P	Q / R	S	T	U	V
Garbage or Refuse Collection Service																						
Refuse Processing, Treatment, and Storage																						
Gas, Electric, Water, Sewerage Production and/or Treatment																						
Landfill[19]																						
Post Office or Postal Facility					x	x				x			x	x	x	x	x	x				x
Railroad Switching Yard, Terminal, Piggyback Yard																						
Telephone Service Center					x					N/x			x	x			x					
Telephone Switching Center, Electric Transmission, Gas																						
Taxicab Dispatch Station																						
Truck or Motor Freight Terminal, Service																						
OTHER																						
Advertising Sign																						
Automobile graveyard																						
Golf Driving Range																			x			
Home Occupations																					x	x
Junkyard																						
Metal, Sand, Stone, Gravel, Clay, Mining, and other related processing																						
Recycling center													x	x								
Self-Service Storage Facility (Indoor only)										N/x			x	x				x	x			
Wholesale Establishments					x					N/x			x	x								
Temporary Mobile Recycling Center																						

Footnote 1: The sale of distribution of gasoline, diesel, and other fuels for motor vehicles will be permitted only when developments for such are setback a minimum of 200 feet from residential portion of land zoned in the PUD. Required distance shall be measures from property line to property line.

Footnote 2: Brewery will only be allowed on Parcel V, if it is inside of a restaurant as an ancillary use

Footnote 3: Indoor amusement on Parcel V shall be limited to businesses of less than 10,000 s.f. in size and total occupancy of less than 100 people as determined by the IBC

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

May 13, 2020

Mrs. Marina Rush
Murfreesboro Planning & Engineering Dept
111 W. Vine St
Murfreesboro, Tennessee 37130

RE: PUD Amendment Cover Letter
Victory Station South
Murfreesboro, Tennessee

Dear Mrs. Rush:

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 Victory Station South PUD. The original PUD included a list of allowable uses based on parcel identification on the master plan. Swanson Development, LP has had multiple requests for uses on certain properties that are either not allowed or on properties that are not clearly delineated which parcel they are assigned to. 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 parcel as outlined in the attached document.

The master plan was updated to accurately reflect previously constructed and/or approved projects as well as more clearly delineate the parcels.

Parcels J and K were combined due to their proximity and almost allowed identical uses.

Parcels Q and R were also combined due to their proximity and almost identical allowed uses.

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

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 2020

PRINICIPAL PLANNER: MARGARET ANN GREEN

5.b. Zoning application [2020-409] for approximately 78 acres located along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike and Willowoak Trail to be rezoned from MU, GDO-1 and GDO-2 to PUD (Clari Park), GDO-1 and GDO-2, Hines Acquisitions LLC applicant.

The subject property is located along the north side of Medical Center Parkway, south of Wilkinson Pike, east of Greshampark Drive and west of Robert Rose Drive (Tax Map 079 Group 094.00). The property consist of 78 acres and is zoned MU (Mixed Use District), GDO-1 and GDO-2. The properties to the north are in the unincorporated area of Rutherford County and are mostly developed, single-family lots. The Stones River National Battlefield is to the northeast of the subject property. Properties to the west and south are developed, commercial properties and include the Chamber of Commerce, the convention center and the Avenue Lifestyle center. Henley Station apartments and The Villages of Murfreesboro retirement and assisted living facility are contiguous to the subject area. The GDO currently has 2,429 apartments units available or under construction with 1,201 of those units on the east side of I-24. The Villas at Indian Creek and Manson Pike Crossing are two large townhome developments located in the GDO and Gateway Village is a mixed-use development that includes residential condominiums.

In December of 2013, the City of Murfreesboro created the Mixed Use District (MU) which introduced a residential component to the base zone of properties located within the GDO to create opportunity for mixed-use development. At that time, the City also initiated rezoning of the subject property from OG (General Office District) and RS-15 (Single-family, Residential District) to the newly created MU. A portion of the properties along Wilkinson Pike remained zoned RS-15.

In 2017, the City Council approved a request made by the subject property owner to rezone the remaining segment of RS-15 property to MU and to remove the Wilkinson Pike buffer from the property. The Wilkinson Pike buffer is a 100-foot wide area that extends along the south side of Wilkinson Pike and was placed upon this property when the Gateway Design Overlay District was established in 2004. It serves as a transition point between residents across the street and the national park by restricting development and it increasing the minimum building setback to 100-feet or more. In an effort to alleviate concerns with the removal of the Wilkinson Pike Buffer in this area, the property owner volunteered to place restrictive covenants on the property which required a landscaped berm along Wilkinson Pike to be completed during the next

growing season (fall 2017). These restrictive covenant were recorded and presented to the City Council prior to the second and final reading of the ordinance. On September 20, 2017, the Planning Commission reviewed and approved a site plan for the construction of this landscape buffer, however, the property owner has not installed it. It is now several years beyond the time this buffer was committed to be installed and planted. The Clari Park PUD proposes to delay installation of the berm even further with no definite time for completion.

The Mixed Use district permits various types of commercial, office and institutional uses and incorporates some multi-family. A few years after the creation of the MU district, the Murfreesboro City Council became aware that it was becoming consumed by multi-family uses- the only type of residential use permitted in the MU district. City Council asked staff to draft a Zoning Ordinance amendment that protected the mixed-use vision for this area and requires it to develop with primarily commercial and/or institutional uses. The following was adopted:

> In developments consisting of 10 or more acres in the MU zoning district, the use "dwellings, multiple-family" shall constitute no more than 25% of developable land area. In developments consisting of fewer than 10 acres in the MU zoning district, the use "dwellings, multiple-family shall constitute no more than 50% of developable land area.

The Clari Park PUD does not support this vision of a mixed-use district predominately consisting of commercial an institutional uses. It is very likely to exceed 25% multi-family residential if full build-out includes all the identified residential components and little of the mixed use potential.

Clari Park PUD:

The Clari Park PUD is a large residential development, consisting of townhomes, multi-family condominiums, and apartment complexes with 9 commercial outparcels. The project is divided into 7 independent and distinct areas with the possibility of a few of the areas merging into each other. Staff is concerned with the amount of uncertainty presented in the program book with not enough clear commitments or guidance on future development. Several images have been provided in the program book that depict a desirable, mixed-use development that is in keeping with the vision Murfreesboro has established for this area; however, very few commitments are being made that guarantee this project will develop as suggested. The applicant has expressed a desire to allow this project to be open-ended and market-driven and is requesting the PUD be approved as such.

Below is a chart highlighting some elements of the plan.

		Acres	Dwelling Units	Accessory Apartments	Density w/accessory apartments*	Density without accessory apartments
Area 2	Townhomes or multi-family condominiums	15.7	170	170	21.66	10.8
Area 6	Townhomes or multi-family condominiums	4.3	75	0	17.44	17.4
Area 1	Townhomes/ possible commercial	8	88	88	22.00	11.0
Area 4	Townhomes/ possible commercial	10.7	152	152	28.41	14.2
Area 5	Apartments/ possible commercial	9.3	310	0	33.33	33.3
Area 7	Apartments/ possible commercial	10.1	300	300	59.41	29.7
Area 3	Commercial Outparcels	15.8	0	0	0.00	0.0

***The design team has stated that accessory apartments are not intended to be in-addition to the proposed number of units, however they still appear as permitted uses on the chart.**

A few conceptional layouts have been shown, however they are for illustrative purposes only and do not depict future design. The developer is requesting the future layout be reviewed at the site-plan stage with Planning Commission. Staff has made the applicant aware that the depicted conceptual plans may conflict with service-delivery vehicle circulation, not meet street design standards, and needs further review.

The development within this project proposes to utilize private solid-waste services.

<u>Townhomes/ multi-family condominiums- Areas 2 & 6</u> (pages 34-37)

The design criteria, architectural standards and programing for the townhomes/condos is unclear and lacks details and nuances otherwise expected. Areas of concern are the lack of the following: raised foundations, useable porches, fenestrations, windows, variations in rooflines, off-sets, materials, corner unit elements, continuous architectural styles, lack of formalized amenities, architecture of garages, fencing. Staff is also concerned with the narrowness of the proposed units; 18-foot wide townhomes do not present an opportunity for effective landscaping between driveways, positioning of utility boxes, sizeable garages, adequate off-street parking, incorporation of street trees, and other such site design elements. The design criteria and architectural standards for the potential multi-family condominiums are not outlined within the PUD. Staff has expressed concerns with the lack of identified amenities within these areas.

<u>Townhomes/ Possible Commercial- Areas 1 & 4</u> (pages 32 & 33)

This area may develop with the following uses:

- Townhomes, or
- Commercial, or
- Office, or
- A combinations of the above

Although the PRD would allow for a mixture of commercial, residential or office uses, it is not a requirement and is proposed to be left to "market conditions". It is also a possibility to extend the townhomes from Areas 2 and 6 within this area. It is not yet clear if the applicant wishes to also allow the multi-family, condominiums as a permitted use within these areas.

<u>Apartments/ Possible Commercial- Areas 5 & 7</u> (Area 5 on page 38-43; Area 7 on page 32 & 33)

Area 5-
This area is expected to be multi-family apartments. The plan allows the option for office and service uses on the first floor but does not require any type of mixed-use. Additional parking is not being proposed for the potential office/services uses within Area 5. The center courtyard of the apartment complex in Area 5 is proposed to be a formal open space that is available to the entire Clari Park development.

Area 7
This area may develop with the following uses:

- Multi-family apartment complex, or
- Commercial, or
- Office, or
- A combinations of the above

Although the PUD would allow for a mixture of commercial, residential or office uses, it is not a requirement and is proposed to be left to "market conditions". There is also a potential opportunity to extend the apartments within Area 5 within this area.

<u>Commercial Outparcels- Area 3</u> (pages 44-45)

This section is 15.8 acres and is the only area not proposed for residential use. The 9 proposed outparcels would be on individual lots-of-record (not lease lots) and appear to be sized appropriately to allow typical outparcel uses. Staff has expressed concern with several of the uses permitted within this area as they are not otherwise permitted

anywhere within the Gateway Design Overlay District or they are incompatible with residential uses. The architecture for the commercial outparcels is proposed to conform with GDO standards and the language replicates that within the Zoning Ordinance.

Exceptions

The ordinance approving the planned development may provide for such exceptions from the non-overlay district zoning regulations governing use, density, area, bulk, parking, and such Subdivision Regulations as may be necessary or desirable to achieve the objectives of the proposed planned development, provided such exceptions are consistent with the standards and criteria contained in this section and have been specifically identified and requested in the application for a planned development. Unless the ordinance approving a planned development contains a clear statement of exceptions to them, the standards and criteria of the district zoning regulations (non-overlay) will apply to all planned developments. The only exceptions to overlay district regulations permitted in a planned development are exceptions, in the Battlefield Protection District zone and the Gateway Design Overlay District zone, to a building height, a setback, or a landscaping requirement.

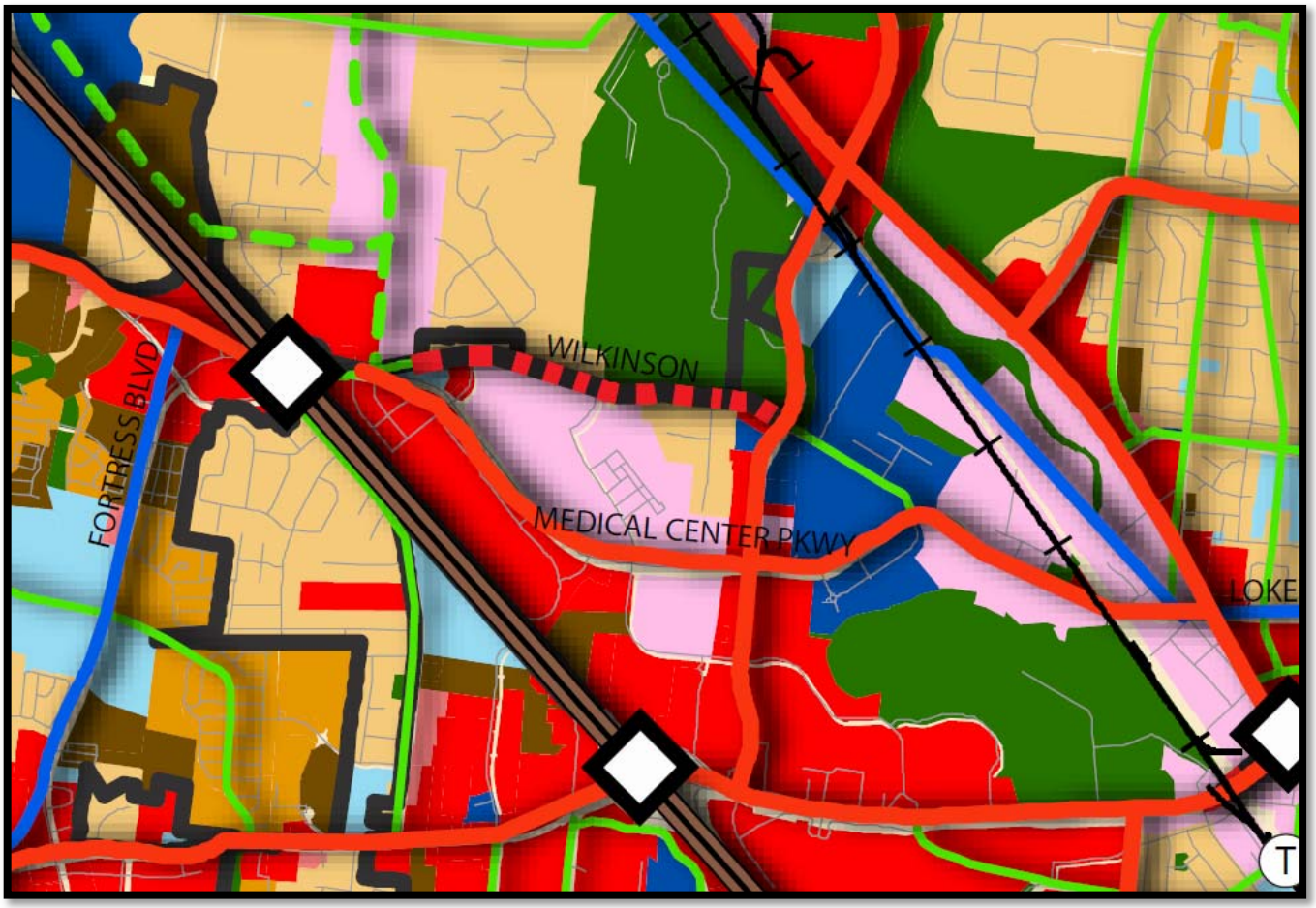
The PUD program book requests several exceptions and is found on page 17 of the pattern book. The exceptions are:

1. To allow townhomes (single-family, attached) as a permitted use within the MU district
2. To exceed the maximum density of 25 dwelling units/ acre for the apartments
3. The reduce the required parking for one-bedroom apartments from 1.5 to 1.1 space. To exempt the potential first floor office/personal service uses from any required parking standards
4. To reduce the required rear-yard setback for townhomes (single-family, attached) from 20-feet to 10-feet.
5. To allow garages to count toward minimum off-street parking requirements
6. To allow outdoor sales of food & alcohol in specified areas for temporary events

Transportation:

Staff from the Development Services and the Public Infrastructure departments have provided comments and feedback regarding the proposed street networks, layouts, improvements, infrastructure and streetscape elements to the design team. The Clari Park PUD is in conflict with several of those recommendations. As is typical of development in Murfreesboro, staff has asked the design to address improvements to existing infrastructure and has requested conformance with approved Master Plans for the street network. The Gateway Streetscape Master Plan also applies to this property and the design team is reluctant to participate in some of those improvements.

Future Land Use Map



Future Land Use Map

LAND USES

Proposed Land Uses

- *Undeveloped*
- *Parks*
- *Suburban Estate*
- *Suburban Residential*
- *Auto Urban Residential*
- *Multi Family Residential*
- *General Commercial*
- *Neighborhood Commercial*
- *Urban Commercial / Mixed Use*
- *Central Business District*
- *Business Park*
- *Light Industrial*
- *Heavy Industrial*
- *Public / Institutional*

Future Land Use Map

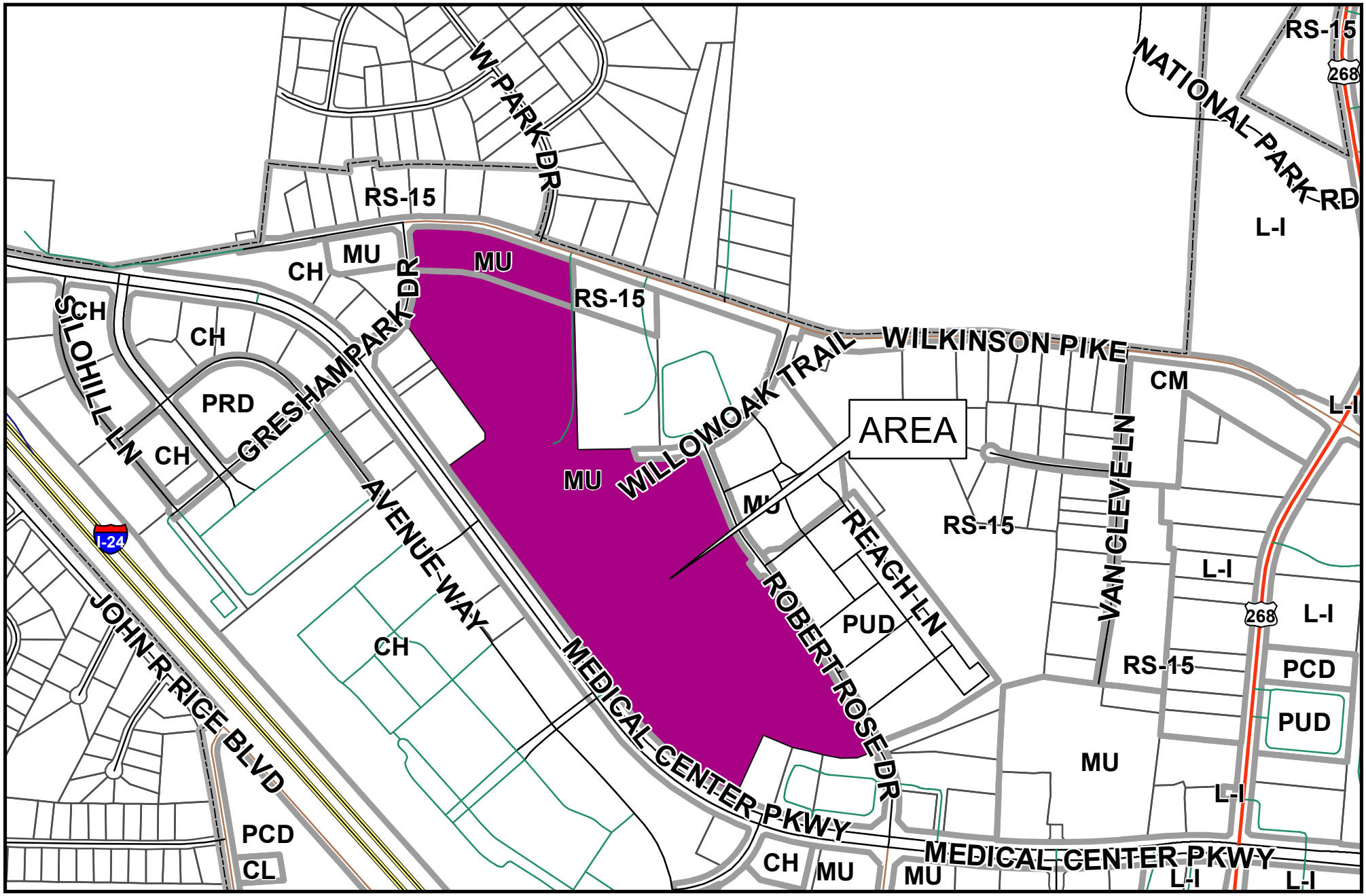
The Murfreesboro 2035 *Future Land Use Map* indicates that Urban Commercial/ Mixed-Use Character (UC) is most appropriate for the subject property.

> This designation allows a broad range of commercial, office and high density residential uses and public spaces serving surrounding neighborhoods, commercial / professional business parks and visitors from nearby communities.

With the speculative nature of the PUD, it is unclear if it will be consistent with the *Future Land Use Map*. If the property develops as a mixed-use development, it will be consistent with the UC character. If the property develops with mostly with apartments and townhomes, then it is more consistent with the Auto Urban Residential Character (AUR) and Auto-Urban Commercial Character (GC).

Staff recommends the developer hold a neighborhood meeting for this project.

The Clari Park program book and other associated materials are included with the agenda materials. The Planning Commission will need to consider the matter and then schedule it for a public hearing.

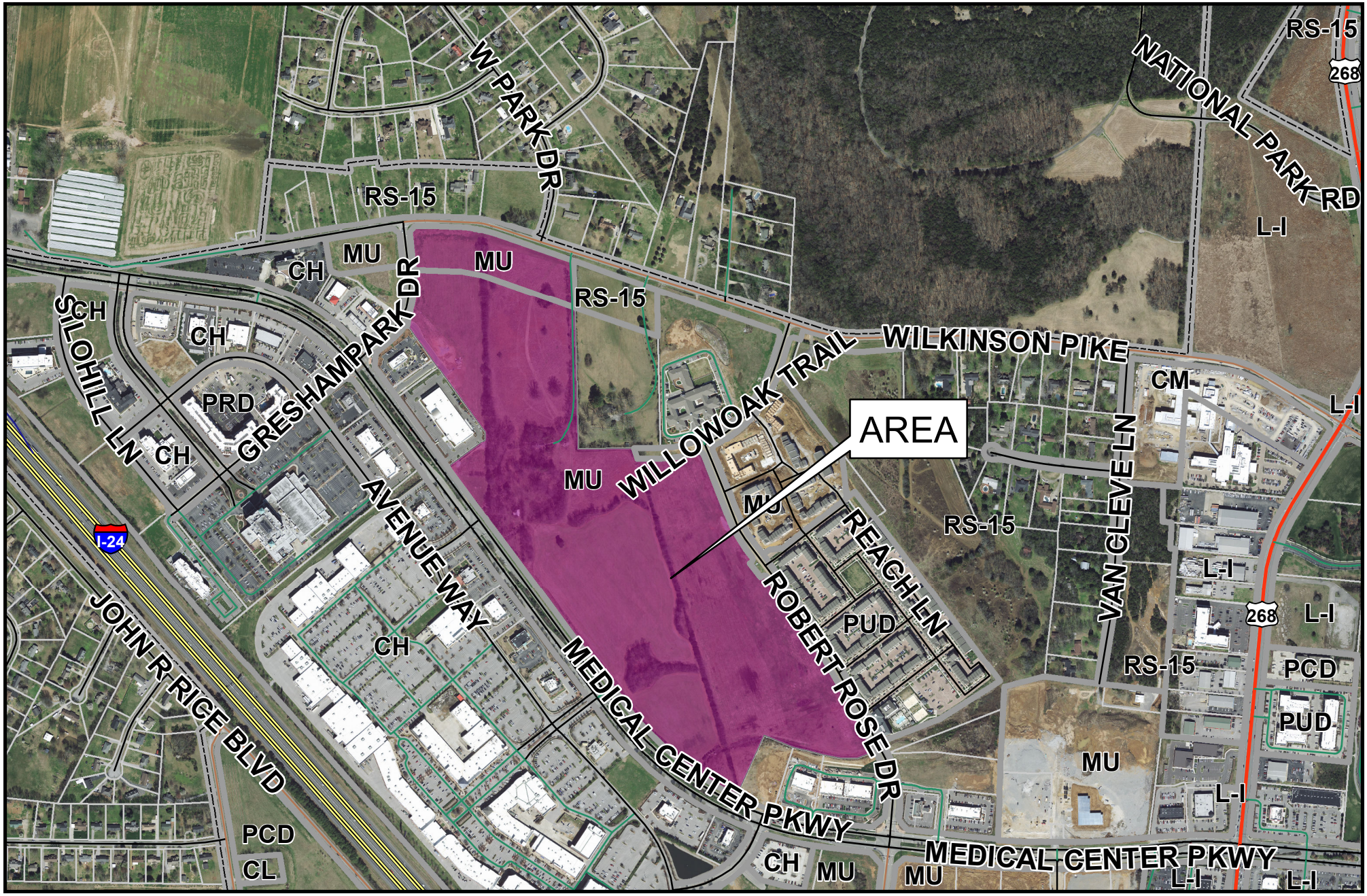


Rezoning Request for Property Along Medical Center Parkway,
Robert Rose Drive and Wilkinson Pike
MU, GDO-1 and GDO-2 to PUD (Clari-Park PUD), GDO-1 and GDO-2

0 500 1,000 2,000 3,000 Feet

N W E S

Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov



Rezoning Request for Property Along Medical Center Parkway,
Robert Rose Drive and Wilkinson Pike
MU, GDO-1 and GDO-2 to PUD (Clari-Park PUD), GDO-1 and GDO-2

0 500 1,000 2,000 3,000 Feet

N W E S

City of MURFREESBORO TENNESSEE

Planning Department
City of Murfreesboro
11 W Vine St
Murfreesboro, TN 37130
www.murfreesborotn.gov

Clari Park

A Planned Unit Development

Hines

Planning Commission Application April 16, 2020
Revised June 3, 2020

APPLICANT
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(615) 546-6050
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Clari Park

a

PROJECT INTRODUCTION 1-5

- Introduction
- Hines Background Information
- Historical Cultural Context

b

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- Location Map
- Surrounding Land Use & Zoning
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- Proposed Land Use Map
- Land-Use Table
- Land Use Parameters
- Requested Exceptions
- Case for Multi Family
- Adjusted Parking
- Proposed Transportation Network
- Street Sections
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- Phasing of Public Improvements

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- Green Space and Pedestrian Connections Master Plan
- Clari Lane Linear Park
- Connection of Open Space
- The Grand Lawn / Honey Locust Lane / Clari Lane
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- General Description
- Photographic Examples

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- Single Family Attached Conceptual Layout
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- Photographic Examples

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- Photographic Examples
- Grand Lawn Images

h

COMMERCIAL (AREA 3) 44-45

- General Description / Conceptual Layouts
- Photographic Examples

Introduction

Project
General Description

Hines and Ragan Smith envision creating a community that offers its residents a memorable sense of place through emphasis on parks and greenspace and a true sense of belonging through social programs that weave a fabric of community. Clari Park will be the realization of this vision.

Clari Park is a key property within the Gateway District. It is approximately 77 acres in size and will complete the majority of undeveloped land remaining along Medical Center Parkway. The master plan has been thoughtfully developed to blend into and respect the context of land uses and transportation networks that surround it.

Creation of an overall Master Plan for this parcel allows for the consideration of a mixture of uses that relate strongly to each other as well as the surrounding land uses. Program elements with higher occupancy densities and greater traffic generation are proposed at the core of the project and in relationship to Medical Center Parkway. Lower density uses proposed along the northern and eastern periphery of the site respect the adjacent residential uses and the lower traffic volumes on Robert Rose Drive, Willow Oak Trail and Wilkinson Pike.

Circulation within the Master plan is heavily focused on the pedestrian with the development of green spaces, linear parks, and amenities that facilitate connectivity and promote a walkable lifestyle. Clari Park aims to serve the residents and visitors of Murfreesboro with a quality of life experience that provides opportunities to live, shop, work, and enjoy all that Murfreesboro and The Avenue has to offer in one convenient and walkable location. Given these attributes, the project will appeal to a wide range of homeowners, business owners, and office and apartment tenants which will include young urban professionals, young couples just starting a family, and mature couples with children that have reached independence.

Hines Development
Firm Overview

Hines is a privately owned, global real estate investment, development and management firm with a presence in 205 cities in 24 countries and $133.3 billion of assets under management. The most valuable assets within Hines are the 4,500+ professionals that strive daily to deliver exceptional service to the communities within which we reside, the tenants whom we serve, and the partners who trust Hines with their capital. Hines' project teams strive to set the standards for quality of execution and management in their respective markets and product types. Over and above financial returns, they improve cities and pioneer new sustainable practices. Combining insights from local teams, central resources that act as the depository of decades of experience, and a commitment to long-term value creation, Hines has mastered the art of building places for people and endeavors to leave a positive legacy on the built environment in every city in which it operates.

> *"Hines began as a one-man operation in 1957 with the sole focus of delivering better quality services and products to tenants and investors. More than half a century later, with more than 4,500 professionals working on five continents, our philosophy has not wavered and our commitment to excellence in the built environment is stronger than ever." – Gerald D. Hines*

For the past 30 years, the Hines Southeast Region team has specialized in the creation of innovative and successful mixed-use communities and buildings including several in Middle Tennessee.

- **222 2nd Avenue** – Nashville, TN - Class A Office and Retail – 98% leased and sold in 2020 for record price ($730 psf – 2.5x higher than Pinnacle Building sale at $294 psf in 2013)
- **Cool Springs** – Franklin TN – 1,000-acre community integrating apartments, retail, office and hospitality uses that is the benchmark for suburban core development in the region
- **The Avenue** –Murfreesboro, TN - 86-acre lifestyle center acquired by Hines in 2013 and managed to increase occupancy and sales per SF despite contracting retail landscape
- **Deerfield** – Alpharetta, GA – 500-acre mixed-use community integrating apartments, retail and office uses is a walkable campus. Successfully attracted corporate office users to a pioneering location.
- **Palencia** – St. Augustine, FL – 2,500-acre master planned community that blended innovative land planning, a unique architectural theme and exceptional community management to create the premier mixed-use community in Northeast Florida.

Hines
Southeast Region

- Local and regional team with resources of a global platform
- Develops and owns master-planned communities, office, multifamily apartments, retail and industrial
- Experienced leadership team with an average Hines tenure of 24 years
- Currently active in 13 cities in the Southeast

SOUTHEAST LEADERSHIP

Name	Tenure w / Hines (Yrs)
C. Kevin Shannahan (MW / SE)	36
Michael Harrison	28
Kurt Hartman	28
Tori Kerr	24
Walter O'Shea	23
John Heagy	22
Lane Gardner	20
Vikram Mehra	18
Alan Kennedy	13

SOUTHEAST REGION

11 Officers / Avg. Tenure	24 Yrs
Office Established	1982
Total Personnel	138
	SF (M)
Project Experience	30.0
Property Management	6.0
Land Development (Acres)	6,000

MARKLAND — ST. AUGUSTINE

ASTURIA — TAMPA

COOL SPRINGS — FRANKLIN

DEERFIELD — ALPHARETTA

PALENCIA — ST. AUGUSTINE

Hines
Southeast Region

LAND

Developed 6,000 acres of mixed-use land developments over the past 30 years

MULTIFAMILY

Built 1,972 units over last 8 years and 16,000+ units nationwide

OFFICE

Constructed 3,000,000+ SF since 2000 including 1st mass timber creative office east of the Mississippi

RETAIL

Acquired, developed, and managed a $1.6 billion, 4.5 million SF portfolio with over 500 tenants

Hines
Southeast Region

NASHVILLE METROPOLITAN AREA

Hines has been actively engaged in the development and management of **mixed-use, retail, office and residential projects** in the Nashville MSA since the early 1990s.

Hines has placed over **$400 million in investment capital** in The Nashville MSA over the past 25 years.

222 2ND AVENUE — NASHVILLE, TN

COOL SPRINGS — FRANKLIN, TN

2525 WEST END AVENUE — NASHVILLE, TN

THE AVENUE — MURFREESBORO, TN

158 years ago, not far from Clari Park, a historic battle was set to begin…

"Just before 'tattoo' the military bands on each side began their evening music. The still winter night carried their strains to great distance. At every pause on our side, far away could be heard the military bands of the other. Finally one of them struck up 'Home Sweet Home.' As if by common consent, all other airs ceased, and the bands of both armies as far as the ear could reach, joined in the refrain. Who knows how many hearts were bold next day by reason of that air?"

- Sam Seay, First Tennessee Infantry

The quote above describes an event which took place on the eve of the Civil War Battle of Stones River in late December 1862. It is a reminder that, despite political, economic, or philosophical differences, all people find common ground in the warmth of their memories of home.

Through thoughtful design, execution quality, and community programs, Clari Park aims to embody that notion of people coming together, in harmony.

The song played by both opposing armies, "Home Sweet Home", on that night originated in the 1828 opera "Clari". It is with a nod to the memory of this moving moment in time that Clari Park has been named.

There is an opportunity in Clari Park to recognize the history of the site with historic markers placed strategically in open space and public intersections

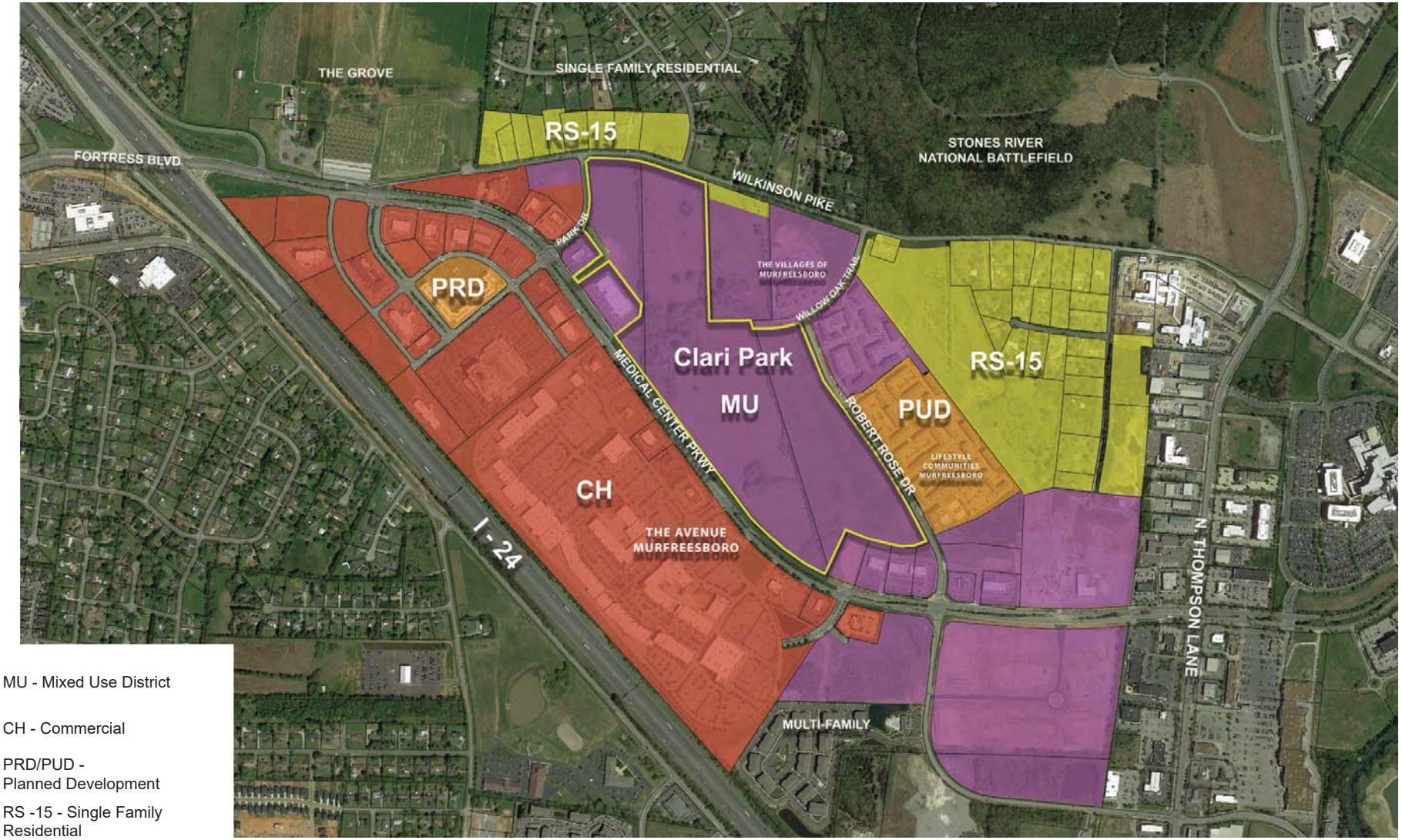
b Clari Park

Location Map

The site for Clari Park is located in the heart of the Murfreesboro Gateway in close proximity to the Medical Center Parkway / I-24 interchange. It is surrounded by an interesting and rich mixture of existing land use with the Avenue Lifestyle mall to the south-west, high density lifestyle apartments to the east (Henley Station) and the historic Stones River Battlefield and residential neighborhoods to the north-east.

Surrounding Zoning & Land Use

Existing zoning for the site is Mixed Use (MU) with surrounding zoning to the south, east, and west comprised of Mixed Use (MU), Commercial Highway (CH), and Planned Unit Development (PUD). RS-15 zoning is adjacent to the north side of the site.



MU - Mixed Use District

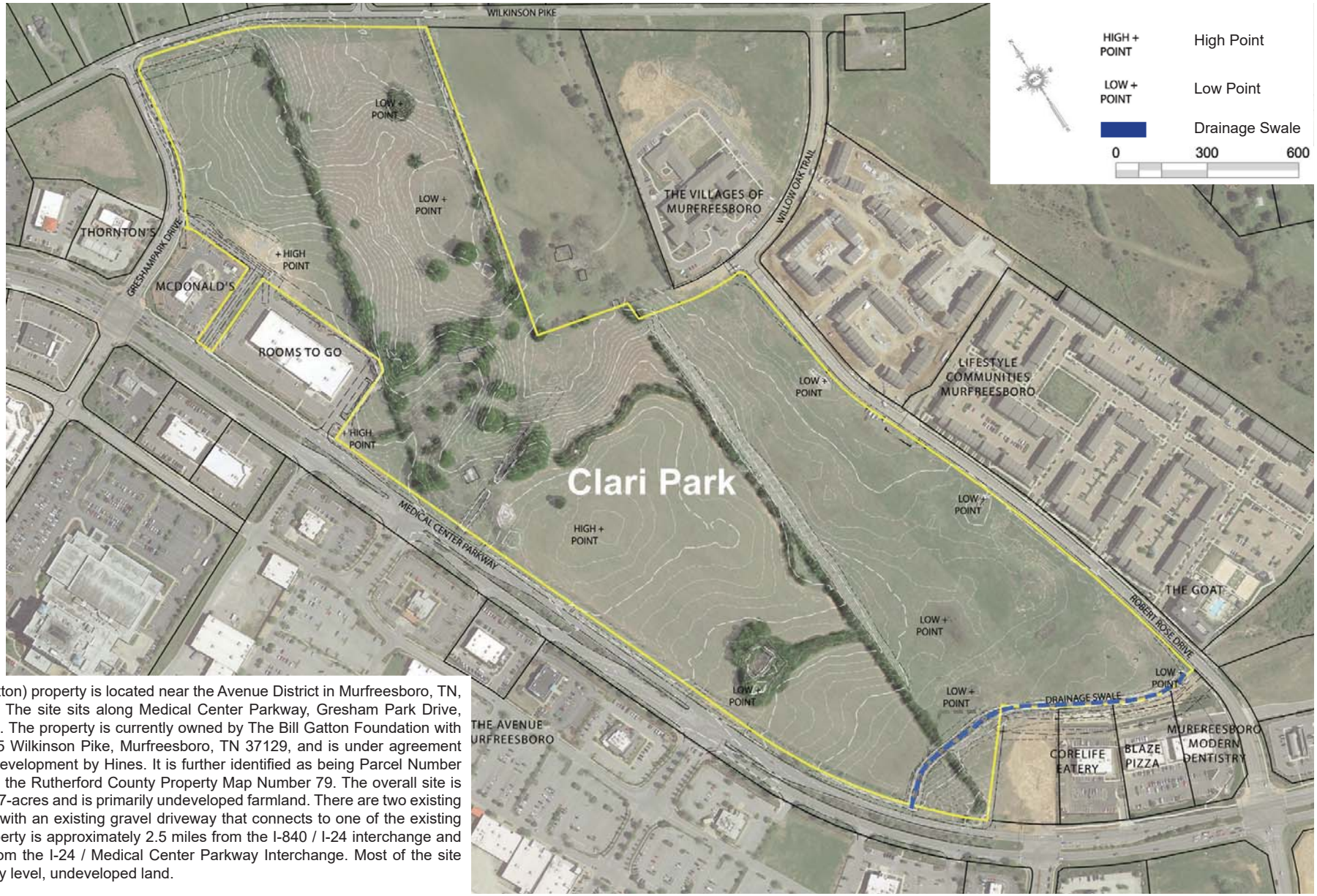
CH - Commercial

PRD/PUD - Planned Development

RS -15 - Single Family Residential

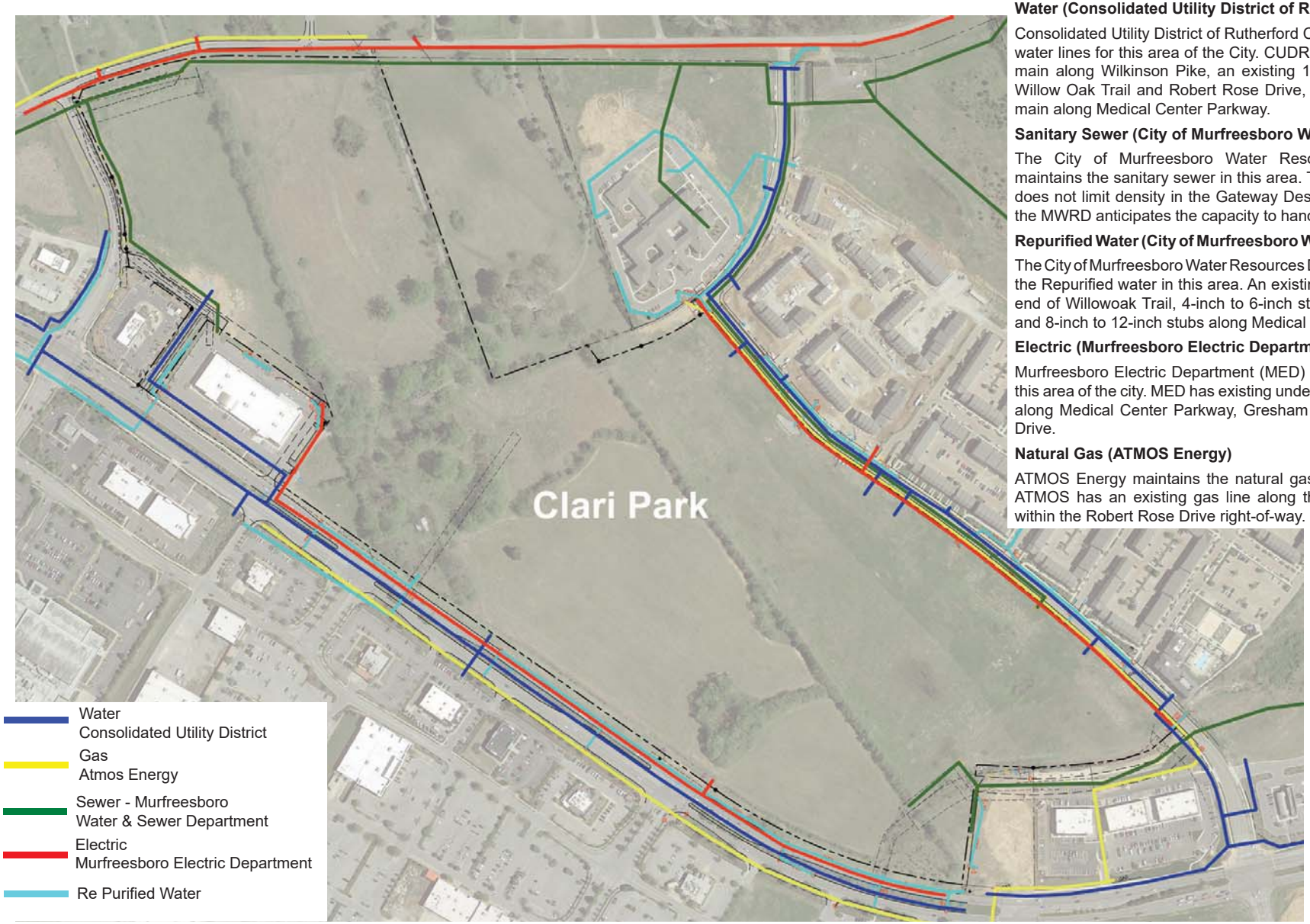
Clari Park

Existing Conditions



The Clari Park (Gatton) property is located near the Avenue District in Murfreesboro, TN, Rutherford County. The site sits along Medical Center Parkway, Gresham Park Drive, and Wilkinson Pike. The property is currently owned by The Bill Gatton Foundation with an address of 2685 Wilkinson Pike, Murfreesboro, TN 37129, and is under agreement for purchase and development by Hines. It is further identified as being Parcel Number 94.00 as shown on the Rutherford County Property Map Number 79. The overall site is approximately 77.77-acres and is primarily undeveloped farmland. There are two existing building structures with an existing gravel driveway that connects to one of the existing buildings. The property is approximately 2.5 miles from the I-840 / I-24 interchange and less than 1 mile from the I-24 / Medical Center Parkway Interchange. Most of the site consists of relatively level, undeveloped land.

Existing Utility



Water (Consolidated Utility District of Rutherford County)

Consolidated Utility District of Rutherford County (CUDRC) maintains the water lines for this area of the City. CUDRC has an existing 6-inch water main along Wilkinson Pike, an existing 16-inch water main along both Willow Oak Trail and Robert Rose Drive, and an existing 20-inch water main along Medical Center Parkway.

Sanitary Sewer (City of Murfreesboro Water Resources Department)

The City of Murfreesboro Water Resources Department (MWRD) maintains the sanitary sewer in this area. The Cities allocation ordinance does not limit density in the Gateway Design Overlay District. Currently, the MWRD anticipates the capacity to handle the proposed development.

Repurified Water (City of Murfreesboro Water Resources Department)

The City of Murfreesboro Water Resources Department (MWRD) maintains the Repurified water in this area. An existing 8-inch stub is located at the end of Willowoak Trail, 4-inch to 6-inch stubs along Robert Rose Road, and 8-inch to 12-inch stubs along Medical Center Parkway.

Electric (Murfreesboro Electric Department)

Murfreesboro Electric Department (MED) maintains the electric lines for this area of the city. MED has existing underground electrical lines running along Medical Center Parkway, Gresham Park Drive, and Robert Rose Drive.

Natural Gas (ATMOS Energy)

ATMOS Energy maintains the natural gas lines in this area of the city. ATMOS has an existing gas line along the site's eastern property line within the Robert Rose Drive right-of-way.

b Clari Park

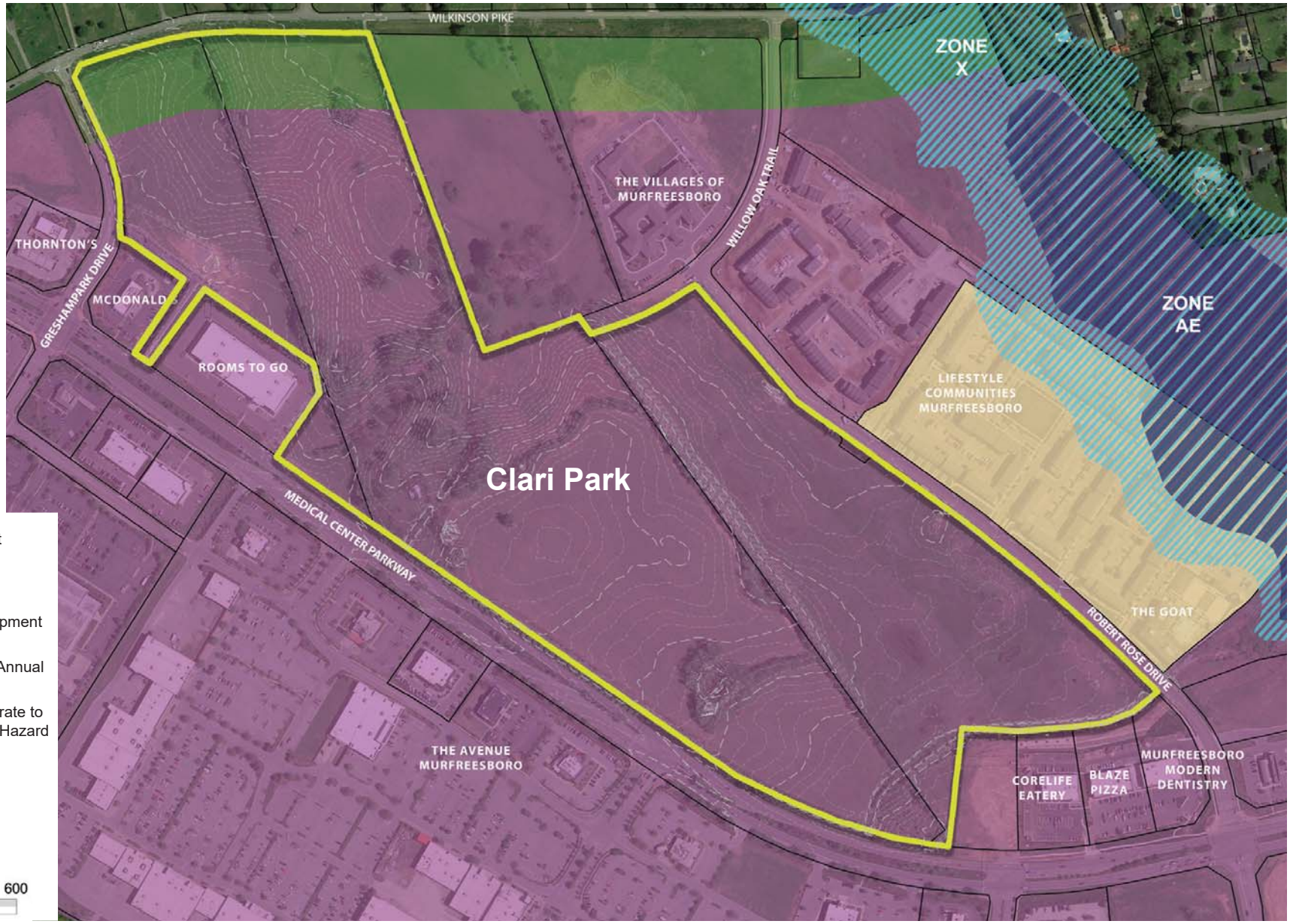
Overlays and Flood Zones

Flood zone information taken from FIRM maps

Panel 255 of 479 map number 47147C0255H

Panel 260 of 457 map number 47149C0260H

As provided by FEMA



Gateway District

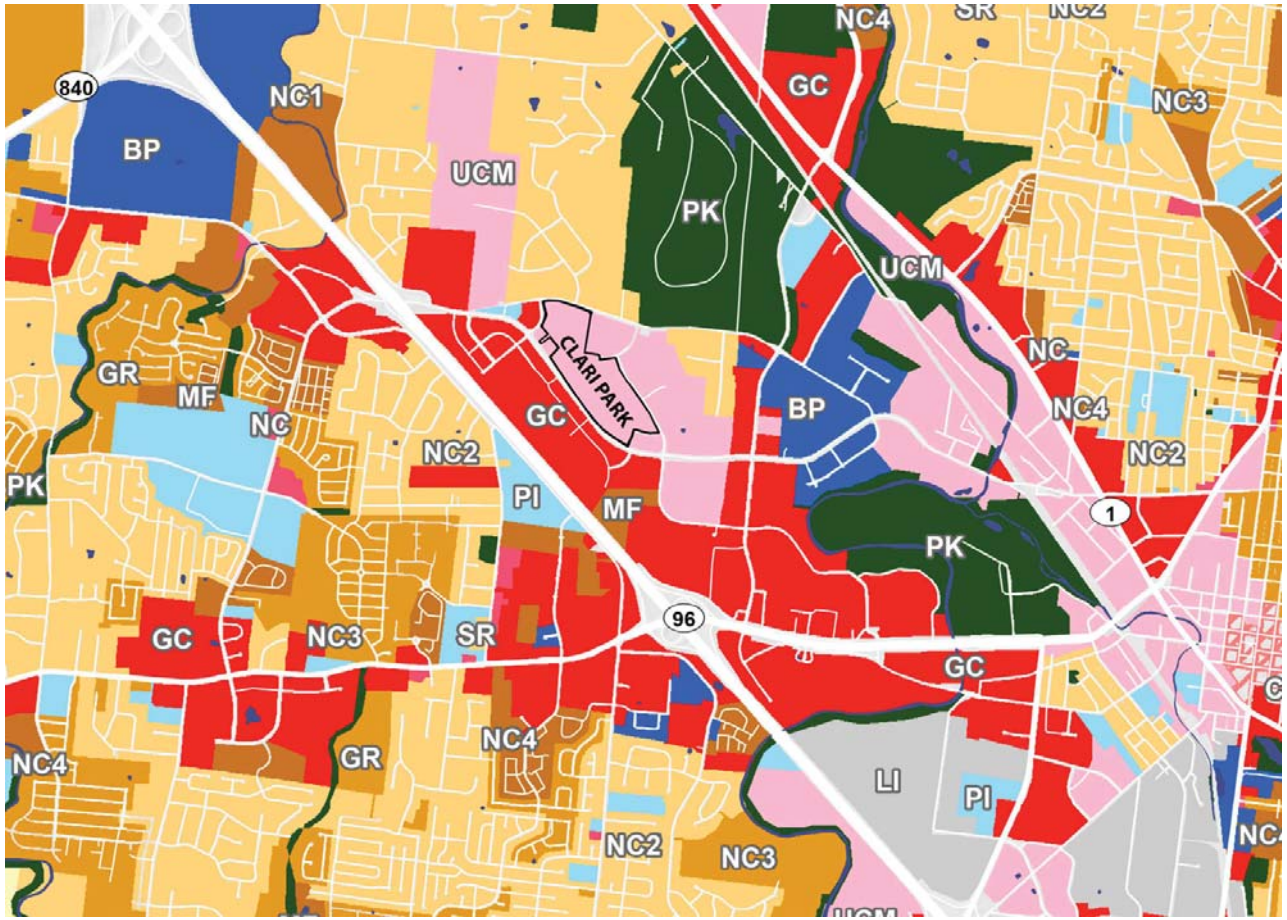
GDO - 2

Planned Development Overlay Zones

ZONE AE - 1% Annual Flood Chance

ZONE X - Moderate to Low Risk Flood Hazard

0 300 600



Legend

Future Land Use

- Business Park
- Central Business District
- General Commercial
- Auto Urban Residential
- Heavy Industrial
- Light Industrial
- Multi-Family Residential
- Neighborhood Commercial
- Public / Institutional
- Parks
- Suburban Estate
- Suburban Residential
- Urban Commercial / Mixed-Use
- Undeveloped

The Future Land Use Map designates the area of Clari Park as a Mixed-Use Corridor with urban, commercial, and mixed use character.

Mixed Use Corridor defined:

Allows a broad range of commercial, office and high-density residential uses and public spaces serving surrounding neighborhoods, commercial / professional business parks and visitors from nearby communities.

Suggested intensity / height guidelines for mixed use corridor in the future long range plan include:

1.85 FAR (approximately 60 DU/AC or 50-130 residents/acre), of which up to 0.50 FAR can be office or commercial / up to four stories.

City zoning districts suggested to match the mixed use corridor include:

Central Business District (CBD)
Mixed Use District (MU)
Planned Unit Development (PUD)

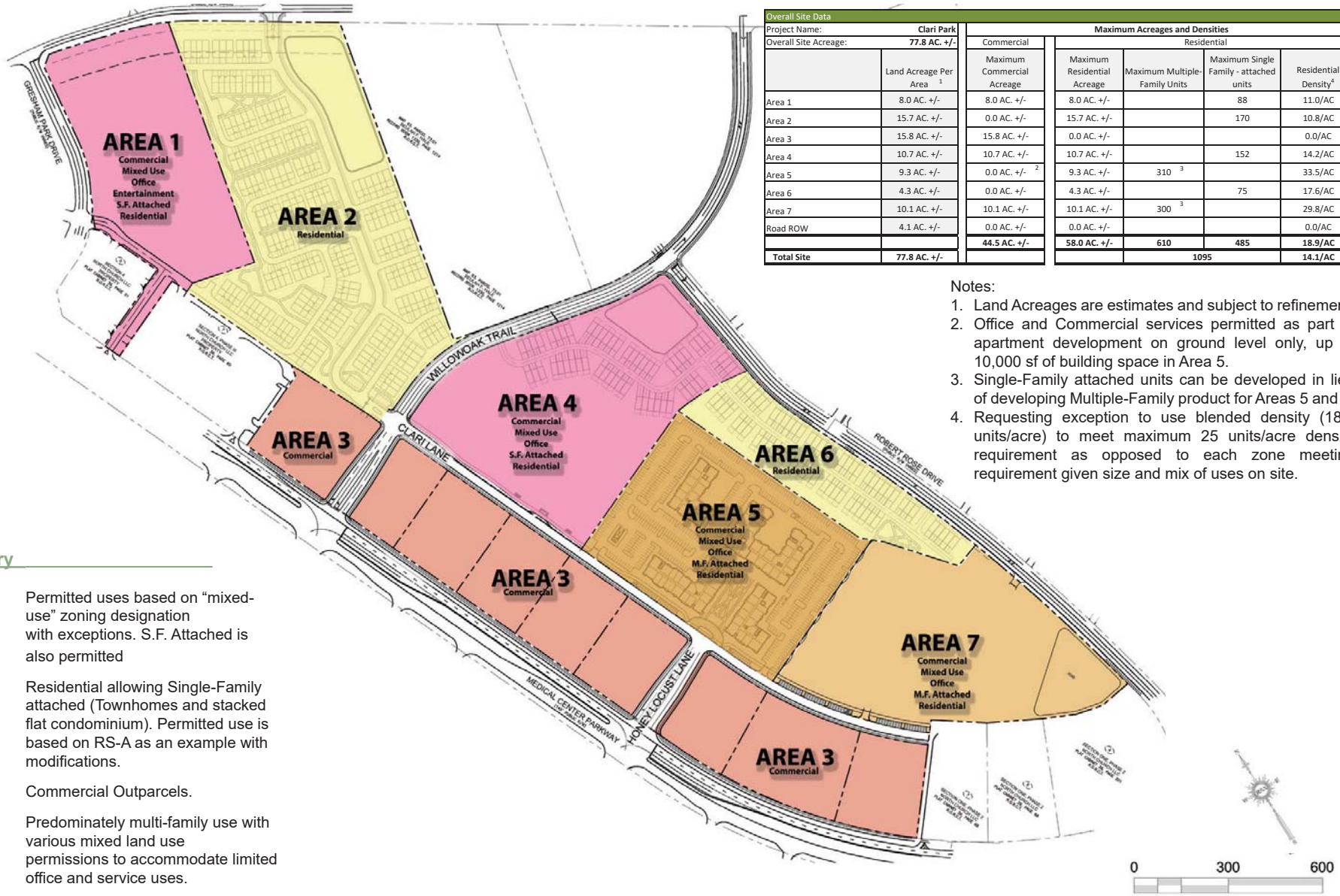
The proposed master plan for Clari Park is in keeping with the Future Long Range Land Use Map and its associated objectives as a Mixed Use Corridor. It speaks to the high level of infrastructure and quality of design that has been invested into the Murfreesboro Gateway. This location is very well suited for a mixture of high density uses and a mixture of residential options to feed into the growth and commerce of the gateway.

Clari Park

Master Plan

The land uses depicted in this master plan explore some of the exciting opportunities that can be integrated into mixed use development such as entertainment venues, neighborhood grocery stores, restaurants, and boutique hotels. The Master Plan depicted is an example of one potential build-out scenario for the site. Program and land uses are conceptual and subject to change and will be based on land uses permitted by the Land-Use Map and Land-Use table on following pages. Acreages are approximate. Not all the possible development scenarios have been depicted on these plans.

Proposed Land Use Map



Overall Site Data						
Project Name:	Clari Park	Maximum Acreages and Densities				
Overall Site Acreage:	77.8 AC. +/-	Commercial	Residential			
	Land Acreage Per Area [1]	Maximum Commercial Acreage	Maximum Residential Acreage	Maximum Multiple-Family Units	Maximum Single Family - attached units	Residential Density[4]
Area 1	8.0 AC. +/-	8.0 AC. +/-	8.0 AC. +/-		88	11.0/AC
Area 2	15.7 AC. +/-	0.0 AC. +/-	15.7 AC. +/-		170	10.8/AC
Area 3	15.8 AC. +/-	15.8 AC. +/-	0.0 AC. +/-			0.0/AC
Area 4	10.7 AC. +/-	10.7 AC. +/-	10.7 AC. +/-		152	14.2/AC
Area 5	9.3 AC. +/-	0.0 AC. +/- [2]	9.3 AC. +/-	310 [3]		33.5/AC
Area 6	4.3 AC. +/-	0.0 AC. +/-	4.3 AC. +/-		75	17.6/AC
Area 7	10.1 AC. +/-	10.1 AC. +/-	10.1 AC. +/-	300 [3]		29.8/AC
Road ROW	4.1 AC. +/-	0.0 AC. +/-	0.0 AC. +/-			0.0/AC
		44.5 AC. +/-	**58.0 AC. +/-**	**610**	**485**	**18.9/AC**
Total Site	**77.8 AC. +/-**			**1095**		**14.1/AC**

Notes:

1. Land Acreages are estimates and subject to refinement.
2. Office and Commercial services permitted as part of apartment development on ground level only, up to 10,000 sf of building space in Area 5.
3. Single-Family attached units can be developed in lieu of developing Multiple-Family product for Areas 5 and 7.
4. Requesting exception to use blended density (18.9 units/acre) to meet maximum 25 units/acre density requirement as opposed to each zone meeting requirement given size and mix of uses on site.

Area Summary

Area 1,4,7	Permitted uses based on “mixed-use” zoning designation with exceptions. S.F. Attached is also permitted
Area 2, 6	Residential allowing Single-Family attached (Townhomes and stacked flat condominium). Permitted use is based on RS-A as an example with modifications.
Area 3	Commercial Outparcels.
Area 5	Predominately multi-family use with various mixed land use permissions to accommodate limited office and service uses.

Land Use Table

USES PERMITTED	LAND USE AREA[1]						
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7
DWELLINGS (RESIDENTIAL)							
Single-Family attached[2]	X	X		X	X	X	X
Multiple-Family					X		X
OTHER HOUSING							
Accessory Apartment		X		X		X	X
Assisted-Care Living Facility	X			X	X		X
Class III Home for the Aged	X			X	X		X
Hotel	X			X	X		X
INSTITUTIONS							
Adult Day Care Center	X			X			X
Church	X			X			X
College, University	X			X			X
Day-Care Center	X		X	X			X
Family Day-Care Home	X		X	X			X
Group Day-Care Home	X		X	X			X
Hospital	X		X	X			X
Museum	X			X			X
Nursing Home	X			X			X
Nursery School	X			X			X
Park	X	X		X	X	X	X
Philanthropic Institution	X			X			X
COMMERCIAL							
Amusements, Commercial Indoor	X			X			X
Amusements, Commercial Outdoor excluding Motorized	X			X			X
Animal Grooming Facility	X		X	X			X
Art or Photo Studio or Gallery	X		X	X	X		X
Automotive Repair	X		X				
Bakery, Retail	X		X	X			X
Bank, Branch Office	X		X	X			X
Bank, Drive-Up Electronic Teller	X		X	X			X
Bank, Main Office	X		X	X			X
Barber or Beauty Shop	X		X	X			X
Book or Card Shop	X		X	X	X		X
Business and Communication Service	X		X	X			X
Catering Establishment	X		X	X			X
Clothing Store	X		X	X	X		X
Coffee, Food, or Beverage Kiosk[3]	X			X	X		X
Commercial Center	X		X	X			X
Convenience Sales and Service, maximum	X		X	X			X
Delicatessen	X		X	X			X
Department or Discount Store	X			X			X

Land Use Table

USES PERMITTED	LAND USE AREA[1]						
	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7
COMMERCIAL							
Dry Cleaning	X		X	X			X
Dry Cleaning Pick-Up Station	X		X	X	X		X
Financial Service[4]	X		X	X	X		X
Flower or Plant Store	X		X	X			X
Garden and Lawn Supplies[5]	X		X	X			X
Gas Station	X		X				
Health Club	X		X	X			X
Interior Decorator	X		X	X	X		X
Karate, Instruction	X		X	X			X
Keys, Locksmith	X		X	X			X
Laboratories, Medical	X		X	X			X
Laboratories, Testing	X		X	X			X
Liquor Store	X		X	X			X
Motor Vehicle Service	X		X	X			X
Movie Theater	X			X			X
Music or Dancing Academy	X		X	X			X
Offices	X		X	X	X		X
Optical Dispensaries	X		X	X			X
Personal Service Establishment (Hair, Nails)	X		X	X	X		X
Pet Shops	X		X	X			X
Pharmacies	X		X	X			X
Reducing and Weight Control Service	X		X	X			X
Restaurant and Carry-Out Restaurant	X		X	X			X
Restaurant, Drive-In[6]	X		X	X			X
Restaurant, Specialty	X		X	X			X
Restaurant, Specialty -Limited	X		X	X			X
Retail Shop, other than enumerated elsewhere	X		X	X			X
Shopping Center, Community	X		X	X			X
Shopping Center, Neighborhood	X		X	X			X
Veterinary Office	X		X	X			X
Veterinary Clinic	X		X	X			X
Veterinary Hospital	X		X	X			X
OTHER							
Home Occupations	X	X		X		X	X

Notes

1. Areas 1, 4, 7 generally based off Mixed-Use Zoning designation from 2020 Zoning Ordinance with minor modifications.
2. Single-Family attached generally refers to townhome and stacked flat condominium uses.
3. Financial services permitted include banks, financial advisors, investment management services, tax-preparation services and other similar type financial services. “Pay-day loan” services and cash advance facilities will not be permitted.
4. Garden and lawn supply operations shall display majority of merchandise indoors or outdoors hidden from public view.
5. Drive-In Restaurant use is permitted with the condition that only high quality fast food establishments that may or may not feature a drive-through service are allowed. Restaurants that primarily promote food consumption within motor vehicles on the premises will not be permitted.

Clari Park

Land Use Parameters

Land-Use Parameters	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7
RESIDENTIAL DENSITY							
Maximum Dwelling Units Multiple-Family	0		0	0	310		300
Maximum Dwelling Units Single-Family attached	88	170	0	152	0	75	0
Minimum Lot Area	none	none	none	none	5 acres for mulitiple-family N/A for all other uses	none	5 acres for mulitiple-family N/A for all other uses
Miniumum Lot Width	18' for townhomes N/A for all other uses	18' for townhomes N/A for all other uses	N/A	N/A	18' for townhomes N/A for all other uses	20'	18' for townhomes N/A for all other uses

MINIMUM YARD REQUIREMENTS							
Minimum Front Yard	15'	15'	15'	15'	15'	15'	15'
Minimum Side Yard	5' for townhomes 10' for all other uses	10'	10'	5' for townhomes 10' for all other uses	10'	10'	5' for townhomes 10' for all other uses
Minimum Rear Yard	10' for townhomes* 20' for all other uses	10' *Number of dwelling units with less than a 10' setback shall be capped at 20%of total units*	20'	10' for townhomes* 20' for all other uses	20'	10' *Number of dwelling units with less than a 10' setback shall be capped at 20%of total units*	10' for townhomes* 20' for all other uses
*No more than 20% of attached single family dwelling units shall have a 10' rear setback line							
LAND-USE INTENSITY RATIOS							
Max FAR	None	None	None	None	None	None	None
Minimum Livable Space Ratio	None	None	None	None	None	None	None
Minimum Open Space Requirement	20%	20%	20%	20%	20%	20%	20%
Minimum Formal Open Space Requirement	3-5% based on site acreage and use as determined in 2020 Zoning Ordinance						
Min Lot Coverage	None	None	None	None	None	None	None
Max Height	45' for S.F. Attached 150' for commercial/office uses	45'	35'	45' for S.F. attached 150' for commercial/office uses	45' for S.F. attached 75' for multiple-family uses 150' for commercial/office uses	45'	45' for S.F. attached 75' for multiple-family uses 150' for commercial/office uses
Parking Ratio	<u>Single-Family attached and Multiple-Family Uses</u> 1.1 space per bedroom <u>All other Uses:</u> Per "Chart 4" of 2020 Zoning Ordinance				Parking spaces within garages for Single Family Attached Residential and Multi-Family Residential will be considered as meeting parking count requirements. They will not be used for the parking or storage of boats, recreational vehicles, trailers, or equipment.		

Landscape Yard Minimums and Building Setbacks			
Roadway	Minimum Landscape Yard	Building Setback	Notes
Medical Center Parkway	25'	50'	Arterial Road
Robert Rose Drive	15'	15'	Local Road
Wilkinson Pike	30'	30'	Berm shall be constructed within 30' buffer per **Agreement with City (RB1614, pgs 3731-3745)** Portions of the berm adjacent to Area 1 shall be constructed at such time Area 1 is developed. The portions of the berm adjacent to Area 2 shall be constructed at such time Area 2 is developed. **Restrictive Covenants RB 1615, pgs 3728-3730** No building exceeding 3 stories in height shall be erected within 100 feet of the South right of way. No apartment development shall be placed on Property (within 100' of Wilkinson Pike) unless approved by the Planning Commisssion and the City Council as a Planned Development.
Willow Oak	15'	15'	Local Road
Clari Lane (to be named) (Road behind outparcels)	15'	15	Local Road

Requested Exceptions

Exception	Basis for Exception
1. Requesting "Single Family Attached" Use be permitted (Not currently permitted in underlying MU zoning)	Home buying opportunities in the heart of the Gateway District with direct access to employment areas, shopping, and dining at the Avenue are currently not available and are needed to support and sustain the already vibrant commercial activity in the area. A strong home ownership base at the core of the Gateway district will also help to attract new office users looking to retain and attract new employees that prefer a walkable, mixed-use environment. Introducing home ownership opportunities also has shown to instill a "pride of ownership" within the immediate and surrounding community and has been shown to boost educational performance of children, induce higher participation in civic and volunteering activity, improve health outcomes and lower crime rates[1].
2. Requesting exception to maximum 25 units per-acre density requirement for areas 5 and 7. The average residential density allowed for the overall master plan for Clari Park is approximately 19 units per-acre	The unique location of Clari Park is appropriate for densities higher than 25 units per acre. The site is located in close proximity to a large employment base, extensive retail services, and access to the interstate. The City has invested substantially in public infrastructure including the interchange and the higher density will increase fee and tax collection. Also, locating additional residential in this area is good planning practice as it minimizes impacts on other parts of the City by creating a high, density node in this area. The City has also set precedent for higher density in this area with the approval of the Vintage Avenue at over 40 units per acre.
3. Request adjustment to parking ratio requirement for 1-bedroom residential multifamily units of 1.5 spaces per bedroom to 1.1 per bedroom.	The exception applies to 1-bedroom multifamily units only and is requested for the following reasons: 1. Substantial evidence exists that parking ratios requiring fewer spaces than required per 2020 Zoning Code have been successfully implemented with no parking shortage issues in comparable projects in the immediate area, projects designed by Hines' architect, and projects developed by Hines. (See page 19 for list of comparable projects). 2. Programming excess parking results in larger non-permeable asphalt fields which lead to increased urban heat island effect, excess stormwater runoff, and less site area allocated to greenspace. 3. Multifamily projects generally operate at a 5%-10% vacancy due to the turnover of leases on an annual basis which will reduce actual demand for parking spaces.
4. Request removal of parking requirement for up to 10,000 sf of office space on first floor of each Multifamily project.	The Applicant is requesting flexibility to develop up to 10,000 sf of office space on the ground floor of Multifamily projects to vertically integrate a mix of uses within the project's core area. Given that a percentage of business tenants will be apartment tenants and office hours do not conflict with residential hours, the PUD proposal assumes a shared parking scenario.
5. Requesting 10' minimum rear setback for Townhome uses	Reducing the rear setback requirement from 20' to 10' for townhome uses will be considered as meeting parking requirements for the site.
6. Garages and Parking Counts	Parking spaces within garages for Single Family Attached Residential and Multi-Family Residential will be considered as meeting parking requirements for the site provided. They will not be used for the parking or storage of boats, recreational vehicles, trailers, or equipment.
7. An exception to allow outdoor sales and the sale of food and alcohol in park space and public open space for temporary special events	The temporary and controlled sale of food and alcohol will be a critical component to outdoor place making and social programming events (i.e. farmers markets, art exhibits, "food truck Fridays", etc.). These events will help to install a unique sense of place, a sense of community, and will promote the use of Clari Park's outdoor spaces. See details of Grand Lawn on page 39 for conceptual examples.

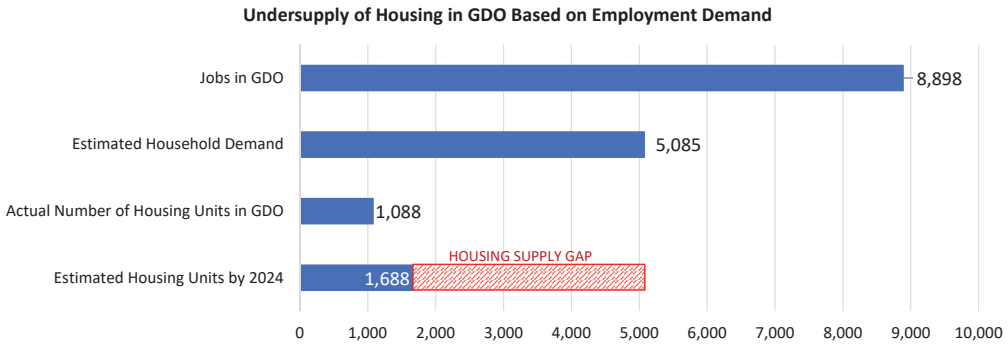
References:

1. Social Benefits of Homeownership and Stable Housing - National Association of Realtors - Research Division - April 2012.

The Case for Multi-Family

Employment vs. Housing Mismatch

There is a dramatic under-supply of housing in the Gateway District. Only 1,088 households in the Gateway District are provided despite an impressive employment base of nearly 9,000 jobs. This represents a jobs to households ratio of 0.12 compared to that of Rutherford County overall with a jobs to households ratio nearly ten times that amount (1.01).



Strategic Planning Promotes Smart Growth

With the growth that Murfreesboro is experiencing, smart planning strategies recommend higher density residential growth to be clustered in the core of the City alongside employment centers that can accommodate it, thereby reducing work to home commutes, urban sprawl, and overall traffic congestion.. By channeling the incoming demand for residential density within the core (the GDO district), that density can be harnessed to fuel urban growth, attract new office users to the GDO, and generate a higher tax base in a sustainable way that puts less strain on services and infrastructure on the outlying suburban areas of the City.

Favorable Tenant Demographic Profiles for Growth with Minimal Impact on Schools

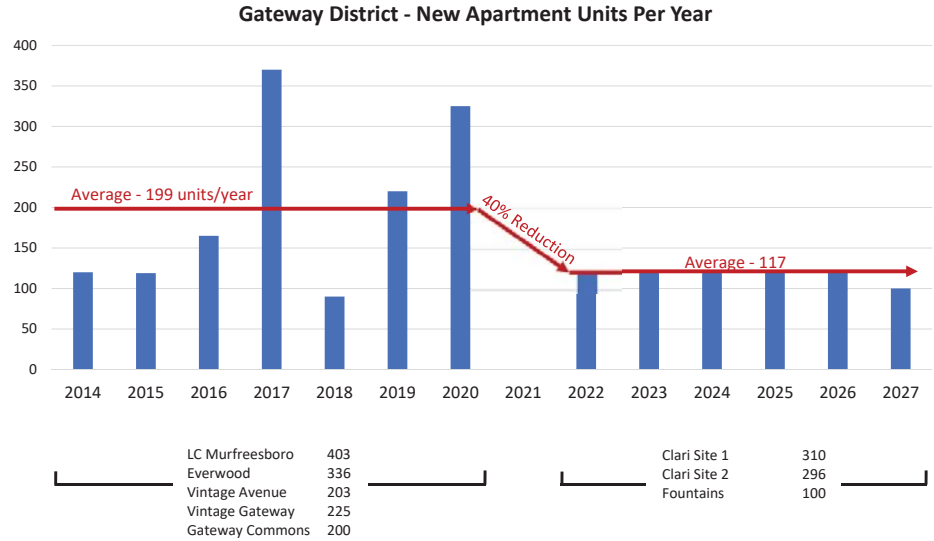
The demographic profile of projected renters in the GDO is highly skewed towards young professionals with growing amounts of discretionary income. This renter cohort is essential to sustain the growing GDO district and its commercial uses and to promote future growth. Furthermore, this demographic puts little stress on the school system as the majority do not have school aged children (less than 5%).

Maximum Possible Multifamily Land Use Acreage does not Exceed 25% of Total Land Area

The proposed land-use area plan designates less than 25% of the total overall acreage of the site for potential Multifamily land uses (building or group of buildings for and occupied by five or more families in separate dwelling units on the same lot of record as defined in the 2020 Zoning Code). To that effect, the request to designate these land areas for Multifamily Use is within the guidelines of the 2020 Rezoning Code. As whole, only about 12% of the total Commercial Developed land acreage in the entire GDO is designated as Multifamily, falling well short of the 25% land acreage maximum envisioned.

Projected Supply of Apartment Units that Support the GDO is Dropping Drastically

Historically, the Gateway District has seen +/- 200 units delivered per year on average since 2014 with demand meeting supply as evidenced by low vacancy rates in apartment projects. Moving forward, even with the addition of Clari Park, annual deliveries are projected to drop to +/-120 units/yr (a 40% reduction) between 2022 and 2027 which will create a lack of residential supply in the immediate GDO area. With no place for highly paid young professionals to rent, they will be forced to outlying areas of the City, increasing traffic and urban sprawl.



Parking Ratio Project Examples

Below is a list of parking ratios for comparable multifamily projects within the immediate area and projects developed and designed by the Applicant and the Applicant's architect. These projects have all been successfully developed and operated at the displayed ratios with no notable parking issues. The parking ratio required by the 2020 Zoning Ordinance (2.06 spaces per unit, or 1.29 spaces per bedroom given sample unit mix highlighted below) is significantly higher than all examples. The request to reduce the parking ratio from 1.5 spaces per 1 bedroom unit to 1.1 spaces per 1 bedroom unit will result, based on this sample unit mix, in ratios more in line with the examples (1.75 spaces/unit, and 1.10 spaces per bedroom)

Sample Unit Mix and Required Parking for Conceptual Multifamily Project

Below is a sample mix of a 301 unit apartment project potentially envisioned for Area 5.

Conceptual Unit Mix		Spaces Required Per Code		Proposed per PUD	
Bedrooms	Unit Count	*Ratio*	*Total*	*Ratio*	*Total*
Office Space[1]	9,500 sf	300	32	0	0
1	151	1.5	227	1.1	166
2	122	1.1	268	1.1	268
3	28	1.1	92	1.1	92
Total	**301**		**619**		**527**
Ratio			**2.06**		**1.75**

Notes:

Phase 1 of the luxury apartments may include up to 10,000 sf of micro-office space for small business tenants. Given that a percentage of business tenants will be apartment tenants and office hours do not conflict with residential hours, the PUD proposal assumes a shared parking scenario.

Subject Property

Project Name	Location		Parking Spaces	Units	Parking Ratio (spaces/unit)	# of Bedrooms	Spaces/Bedroom
Ratio Required by Code	Murfreesboro	TN	619	301	**2.06**	479	**1.29**
Requested Ratio	Murfreesboro	TN	527	301	**1.75**	479	**1.10**

Murfreesboro Apartments

Project Name	Location		Parking Spaces	Units	Parking Ratio (spaces/unit)	# of Bedrooms	Spaces/Bedroom
Vintage Avenue	Murfreesboro	TN	322	203	1.59	305	**1.06**

Recent Hines Suburban Apartments

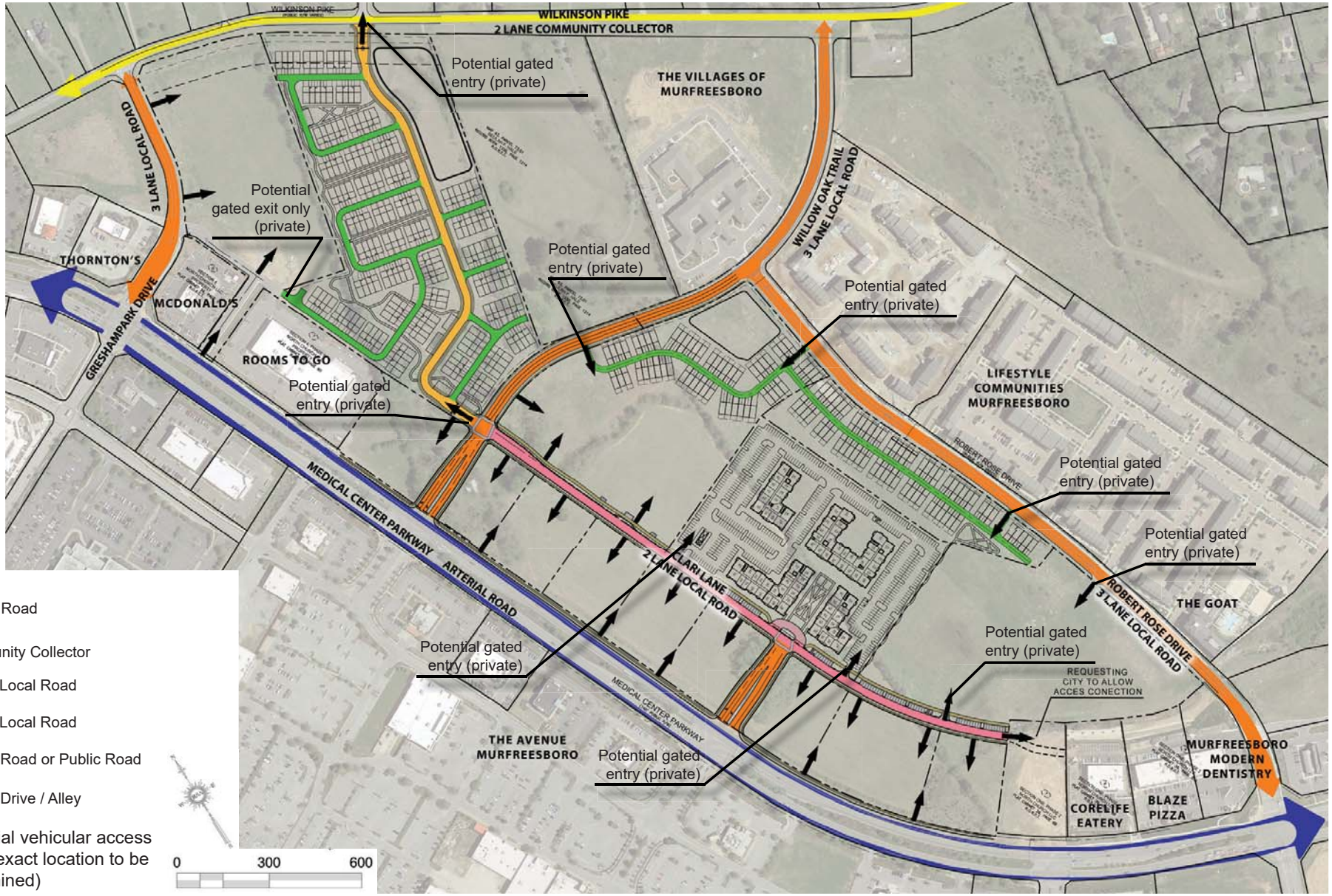
Project Name	Location		Parking Spaces	Units	Parking Ratio (spaces/unit)	# of Bedrooms	Spaces/Bedroom
SUR	Jacksonville	FL	535	306	1.75	487	**1.10**
Azure	St. Petersburg	FL	555	308	1.80	542	**1.02**
Celebration	Orlando	FL	529	306	1.73	487	**1.09**

Dynamik Design Apartments

Project Name	Location		Parking Spaces	Units	Parking Ratio (spaces/unit)	# of Bedrooms	Spaces/Bedroom Provided
M South Multifamily	Tampa	FL	470	288	1.63	408	**1.15**
San Pablo Multifamily	San Pablo	FL	476	302	1.58	476	**1.00**
Woods Crossing Multifamily	Greenville	SC	540	321	1.68	537	**1.01**
Sumner Boulevard	Raleigh	NC	470	304	1.55	458	**1.03**
Harris Road Multifamily	Fairburn	GA	420	276	1.52	383	**1.10**
Hillside Multifamily	Grayson	GA	355	234	1.52	326	**1.09**
The Aintree Multifamily	Gallatin	TN	430	240	1.79	408	**1.05**
Dawson Forest Multifamily	Dawson	GA	420	240	1.75	408	**1.03**
Solis Gainesville Multifamily	Gainesville	GA	378	222	1.70	341	**1.11**
Alta Old Franklin Multifamily	Antioch	TN	510	300	1.70	510	**1.00**
Barrett Pavilion	Kennesaw	GA	502	285	1.76	398	**1.26**
Conway Multifamily	Orlando	FL	318	202	1.57	292	**1.09**
Huntsville Multifamily	Huntsville	AL	552	348	1.59	598	**0.92**
Mallard Creek Multifamily	Charlotte	TN	480	320	1.50	448	**1.07**
McDonough Multifamily	McDonough	GA	380	250	1.52	378	**1.01**
Winter Springs Multifamily	Winter Springs	FL	459	279	1.65	424	**1.08**
Solis Wavery	Charlotte	NC	621	374	1.66	606	**1.02**

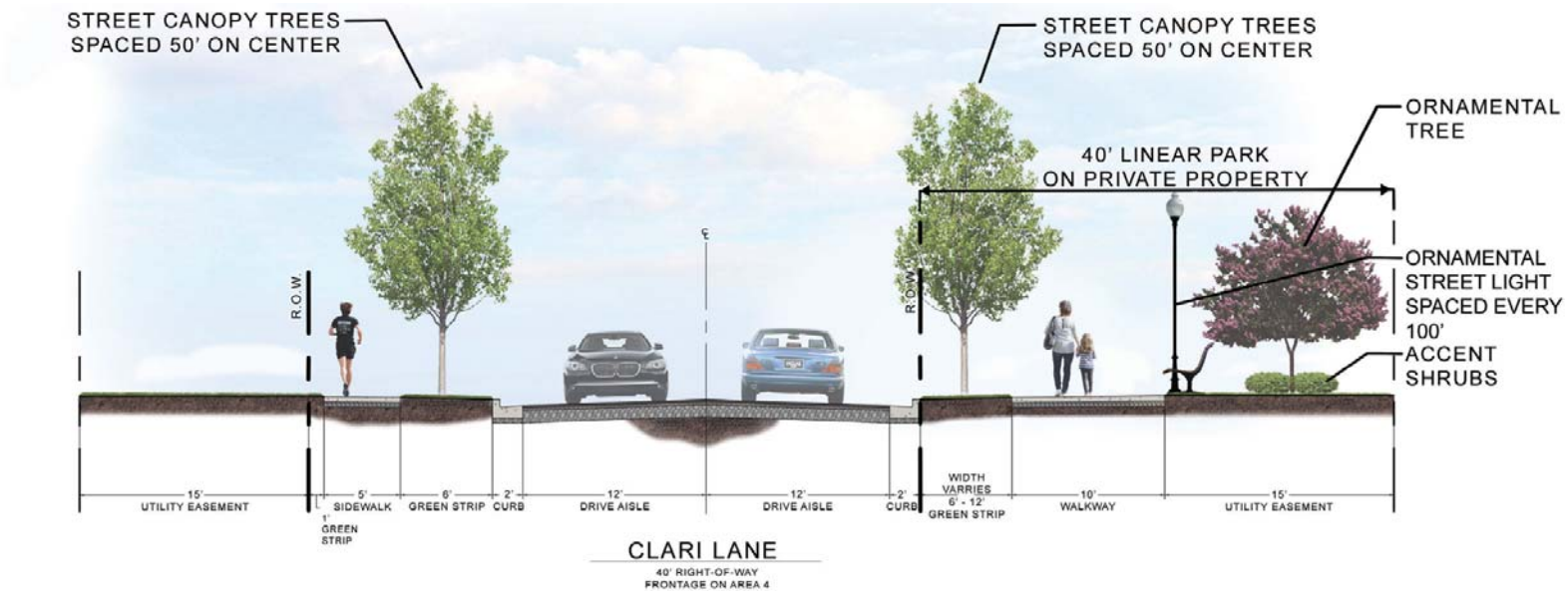
Clari Park

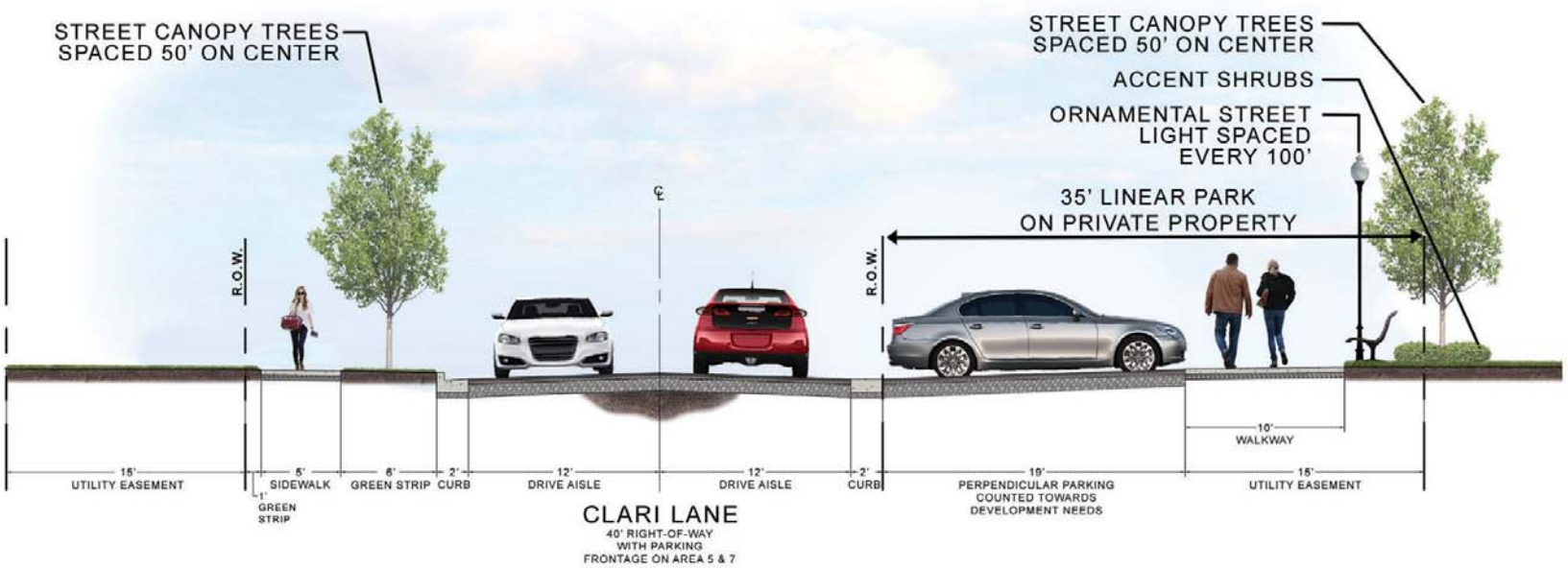
Vehicular Transportation Network



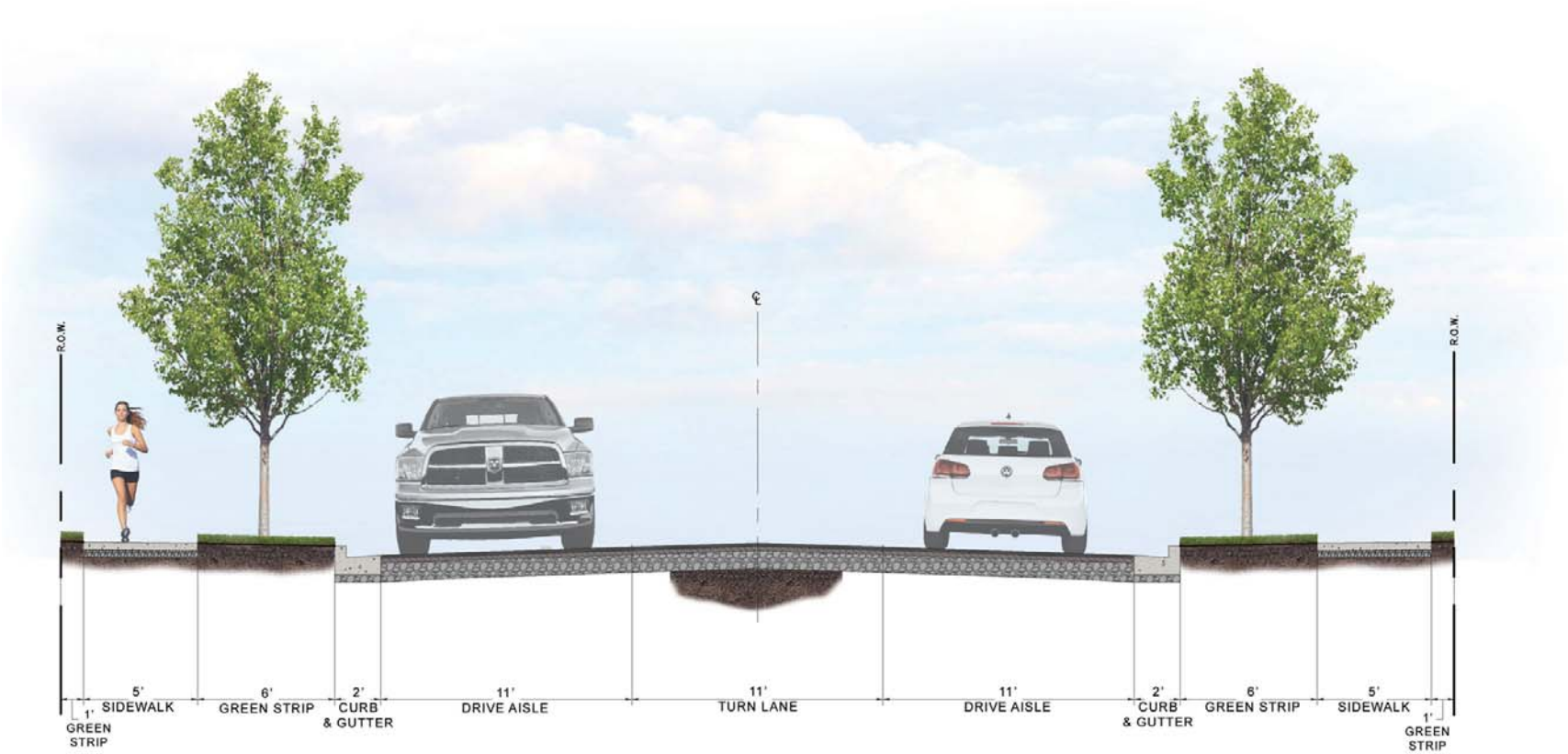
- Arterial Road
- Community Collector
- 3 Lane Local Road
- 2 Lane Local Road
- Private Road or Public Road
- Private Drive / Alley
- Potential vehicular access point (exact location to be determined)

Roadway Sections





Roadway Sections



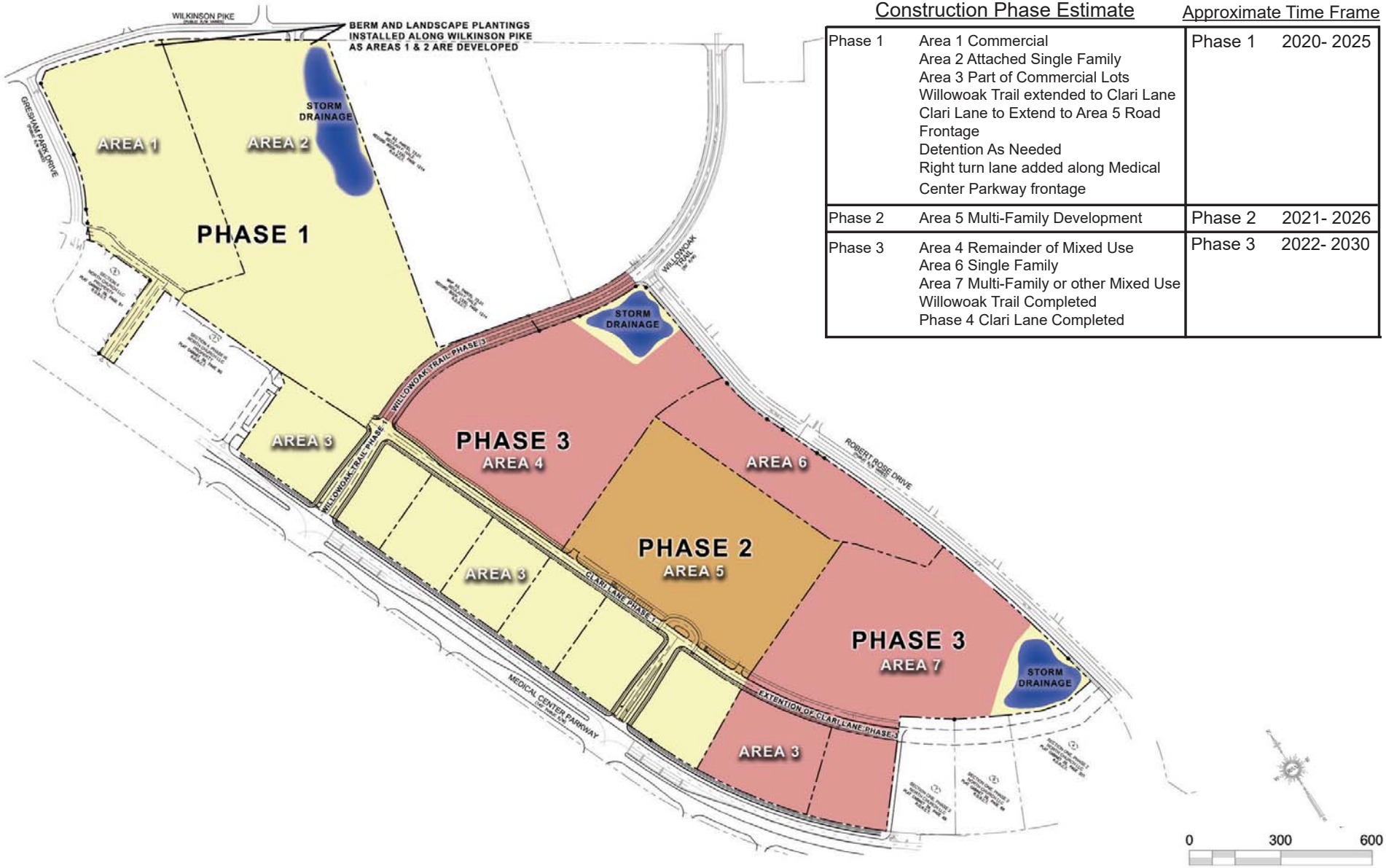
WILLOW OAK TRAIL

52' RIGHT-OF-WAY

Right of way will vary at intersections with Medical Center Parkway based on turn lane requirements

Phasing General Master Plan

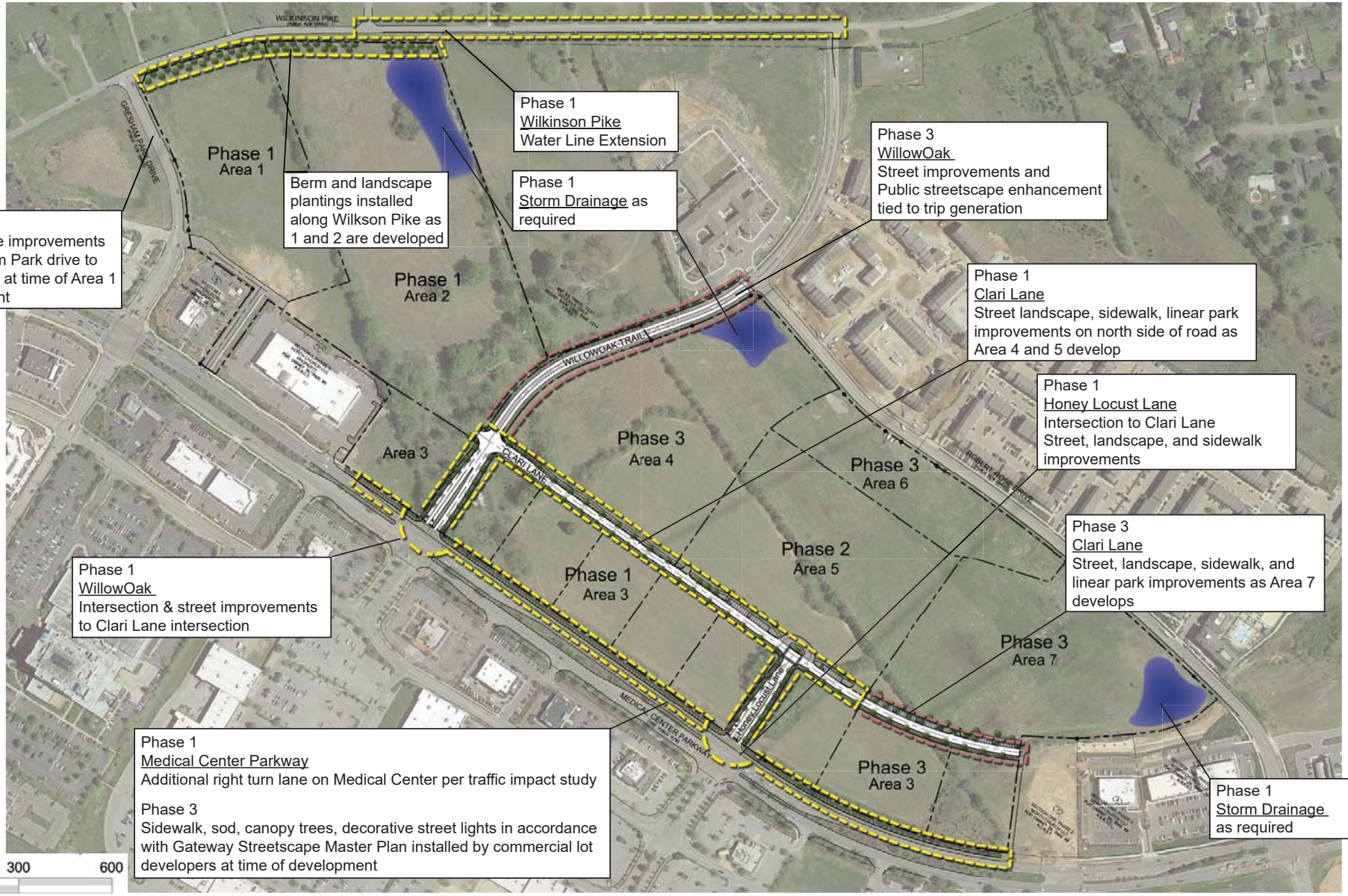
Clari Park



Construction Phase Estimate		Approximate Time Frame	
Phase 1	Area 1 Commercial Area 2 Attached Single Family Area 3 Part of Commercial Lots Willowoak Trail extended to Clari Lane Clari Lane to Extend to Area 5 Road Frontage Detention As Needed Right turn lane added along Medical Center Parkway frontage	Phase 1	2020- 2025
Phase 2	Area 5 Multi-Family Development	Phase 2	2021- 2026
Phase 3	Area 4 Remainder of Mixed Use Area 6 Single Family Area 7 Multi-Family or other Mixed Use Willowoak Trail Completed Phase 4 Clari Lane Completed	Phase 3	2022- 2030

Clari Park

Public Improvements



Phase 1
Wilkinson Pike
Water Line Extension

Phase 3
WillowOak
Street improvements and
Public streetscape enhancement
tied to trip generation

Berm and landscape
plantings installed
along Wilkson Pike as
1 and 2 are developed

Phase 1
Storm Drainage as
required

Phase 1
Streetscape improvements
on Gresham Park drive to
be installed at time of Area 1
development

Phase 1
Clari Lane
Street landscape, sidewalk, linear park
improvements on north side of road as
Area 4 and 5 develop

Phase 1
Honey Locust Lane
Intersection to Clari Lane
Street, landscape, and sidewalk
improvements

Phase 3
Clari Lane
Street, landscape, sidewalk, and
linear park improvements as Area 7
develops

Phase 1
WillowOak
Intersection & street improvements
to Clari Lane intersection

Phase 1
Medical Center Parkway
Additional right turn lane on Medical Center per traffic impact study

Phase 3
Sidewalk, sod, canopy trees, decorative street lights in accordance
with Gateway Streetscape Master Plan installed by commercial lot
developers at time of development

Phase 1
Storm Drainage
as required

Public Improvement Phasing

WillowOak Trail

Phase 1

- WillowOak Trail at MCP intersection improved with egress lanes / turn lanes as shown on public improvements plan.
- WillowOak Trail street improvements from Medical Center Parkway to Clari Lane intersection. Landscape and sidewalk improvements from Medical Center Parkway to Clari Lane intersection.
- WillowOak Trail and Medical Center Parkway intersection improvements in accordance with gateway streetscape master plan. (Seat wall, pedestrian plaza, and crosswalk)

Phase 2 or 3

- WillowOak Trail street improvements and public streetscape enhancement from Clari Lane to Robert Rose Drive. (WillowOak Trail extension shall be tied to trip generation to warrant when improvements are needed. Developer to coordinate with city transportation department)
- The applicant will commit to complete the full extension of WillowOak Trail within one year of the date that the development of Clari Park exceeds 60% of build-out. This will be measured by the trip generated from uses within Clari Park that have obtained building permits from the City.
- Applicant will commit to connect southern end of Clari Lane with adjacent bank parcel should a legally and commercially feasible solution be presented to do so. Applicant will work with City and adjacent landowner to explore viability of such a solution.

Honey Locust Lane

Phase 1

- Honey Locust Lane at MCP intersection improvements with egress lanes / turn lanes as shown on public improvement plan.
- Honey Locust Lane street improvements from Medical Center Parkway to Clari Lane intersection. Landscape ornamental lighting and sidewalk improvements from Medical Center Parkway to Clari Lane intersection.
- Honey Locust Lane and Medical Center Parkway intersection improvements in accordance with gateway streetscape master plan. (Seat wall, pedestrian plaza, and crosswalk)

Clari Lane

Phase 1

- Clari Lane street improvements from Willow Oak Trail to end of phase 2. (Frontage on areas 4 and 5)
- Streetscape and Linear Park improvements fronting areas 4 and 5 as areas 4 and 5 develop, and phase 1 commercial lots.

Phase 3

- Clari Lane street improvements, streetscape and linear park improvements fronting area 7 and phase 3 commercial lots.

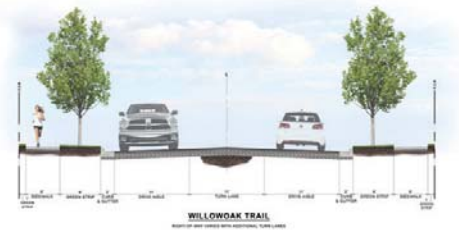
Medical Center Parkway

Phase 1

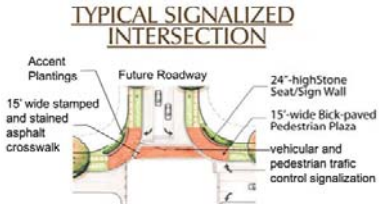
- Additional right turn lane along all lots fronting Medical Center Parkway

Phase 1, 2, 3

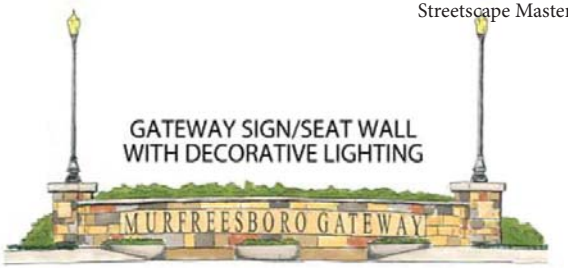
- Landscape, ornamental lighting, and sidewalk improvements installed by individual lots as they develop in accordance with the Gateway Streetscape Master Plan



WillowOak Trail street improvements
Gateway Seat wall(s) at intersection
See page 22



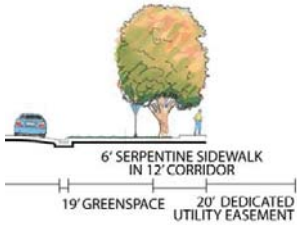
Gateway intersection at Willow Oak and Medical Center Parkway and Honey Locust Lane and Medical Center Parkway
See page 13 of the Murfreesboro Gateway Streetscape Masterplan



Clari Lane Linear Park Improvements
See page 27

Clari Lane Street Improvements
See page 21

Gateway landscaping, ornamental lights, and sidewalk improvements.
See page 13 of the Murfreesboro Gateway Streetscape Masterplan



Clari Park Green Space & Pedestrian Connections Master Plan

Green space in front of townhome units
Phase 1

Note: All areas within Clari Park will meet the minimum formal and informal open space requirements associated with each site at the time of development.

Connection of open space with linear parks in Garden Townhome District
Phase 1

Historic Markers and locations for potential public art along Clari Lane Corridor - Specific design to be determined.
Phase 1

Pedestrian connection to Robert Rose and residents of LC Murfreesboro

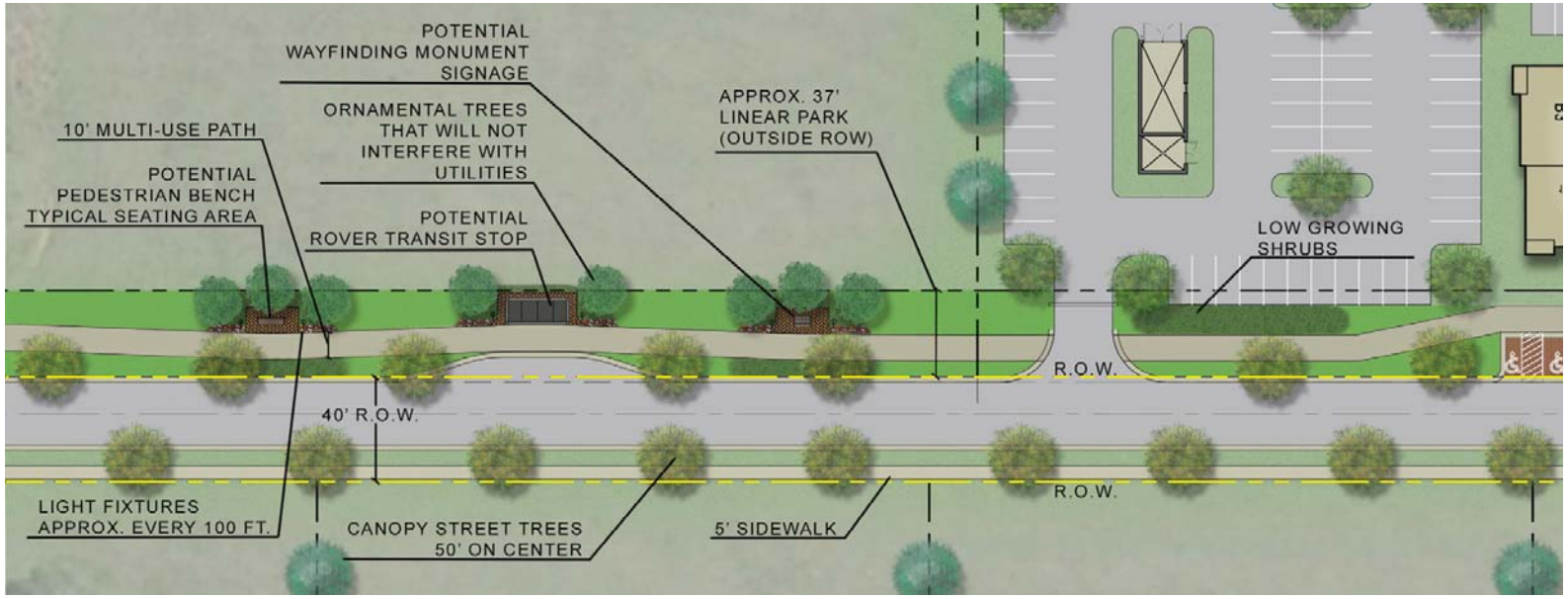
Pedestrian connection to Commercial Areas
Phase 3

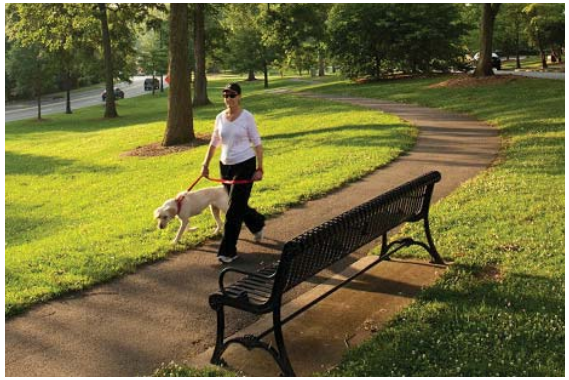
Linear Park along east side of Clari Lane
(see page 25)
Phase 1

Grand Lawn and Linear Park at Area 5 and Clari Lane
(see page 27)
Phase 2

Clari Lane Linear Park

Clari Lane will function as the main street of Clari Park by connecting the different land use areas. An integral function is the provision of green space running parallel to the street. Included in this green space will be an 10' wide multi-use path on the east side of the street, ornamental, pedestrian scaled streetlights, pocket parks with benches and site furniture. The landscape will include street canopy trees and ornamental trees. This design allows the streetscape to function as a linear park. The design below is a depiction of the linear park layout for conceptual purposes. Actual design subject to change.

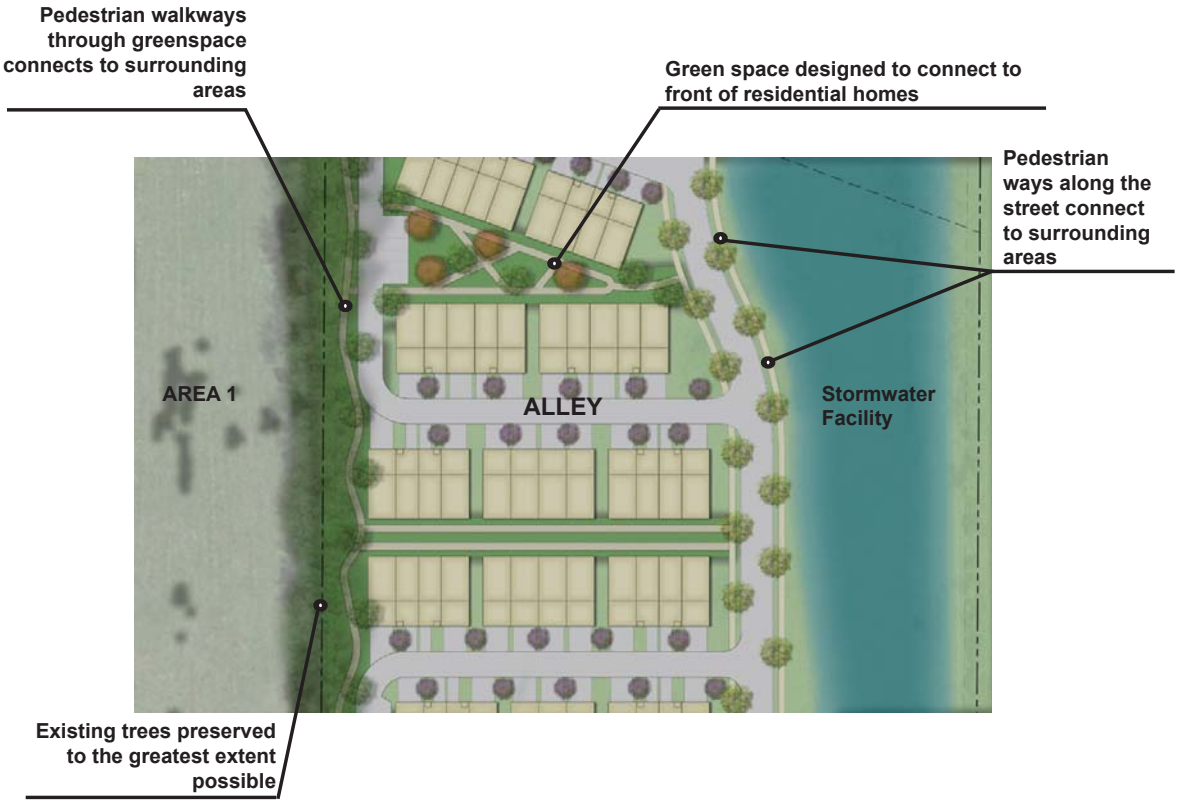




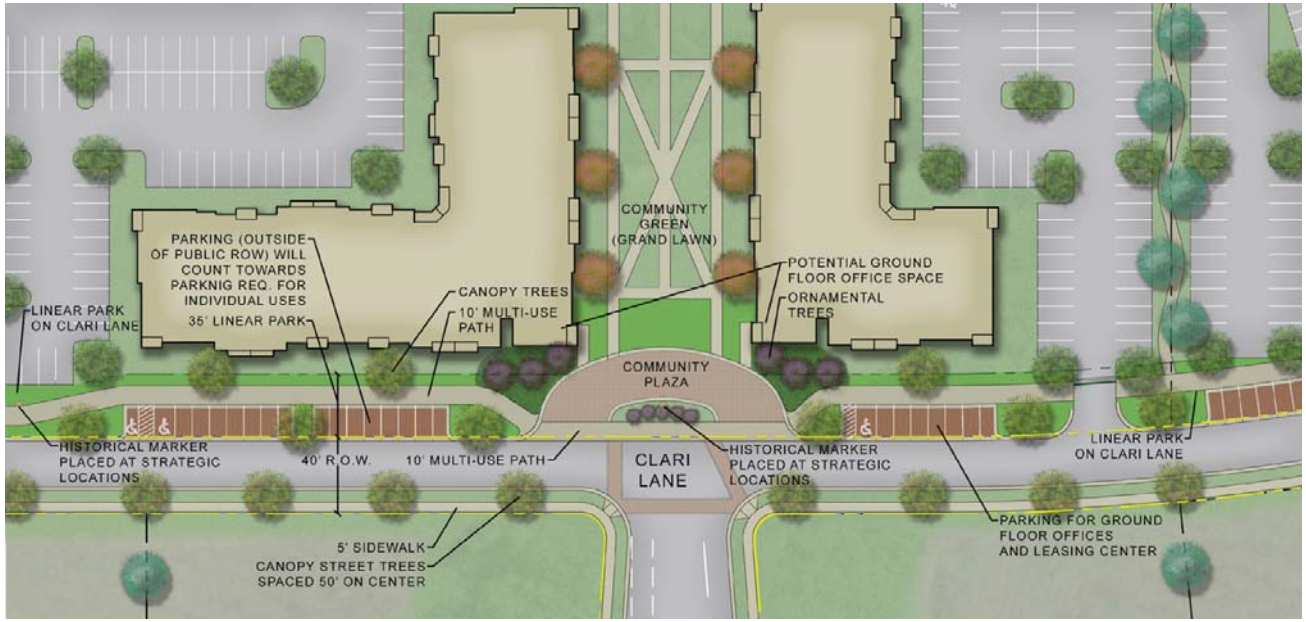
Connection of Open Space

Open space will extend from the linear park along Clari Lane into the surrounding residential and multi use areas. This connection in Area 2 (the townhome garden district) will include the incorporation of existing mature trees, proposed for preservation between Area 1 and Area 2. It will also connect pedestrian pathways to the front greenspace in between residential buildings. This links the front door of residential homes to a comfortable pathway that can carry them to the surrounding amenities and places of commerce.

The pedestrian walkway between Area 5 and Area 7 provides a pedestrian and green space connection through the high density part of the Clari Park. It also functions as part of the pedestrian network between Clari Lane and Robert Rose Drive.



The Grand Lawn / Honey Locust Lane / Clari Lane Entrance



The Grand Lawn

At the heart of the proposed multi family in Area 5 a grand lawn space is proposed. This will provide a visual focal point from the interior of the residential buildings and provide a visual terminus at the end of the three way intersection of Clari Lane and Honey Locust Lane. This open space is important as it provides a venue for outdoor informal social gatherings and formal community events. The grand lawn is connected to the linear park on Clari Lane and becomes part of the “main street” experience for people traveling through Clari Park. See page 39 for additional conceptual design details of Grand Lawn.

Avalon, a Hines Organization property

Grand Lawn Concept

ARTIST'S RENDERING OF GRAND LAWN

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Mixed Use - General Description (Areas 1,4, & 7)

Area 1 (Mixed Use)

This area is reserved for mixed use related to commercial, office and S.F. attached residential use. It has primary frontage on Gresham Park Drive as well as egress from Medical Center Pkwy. A larger commercial user can be accommodated on this parcel given the site's size and its visibility from the Gresham Park Drive and Medical Center Pkwy intersection and benefits from a large area for dedicated parking spaces. Multifamily apartments are not permitted in area 1.

Area 4 (Mixed Use)

This mixed use development area provides flexibility in space and response to market conditions. The design form of mixed use space typically allows for integrated, shared parking and good pedestrian connections. Area 4 has a strong relationship to Willow Oak Trail and Clari Lane. Its location at the center of the site provides opportunity for a mixture of commercial, residential or office uses that could allow for higher densities and taller buildings. Attached single family residential is permitted and portions of area 4 are well suited to connect and extend from the residential single family attached development proposed for areas 2 and 6. Multi-family apartments are not permitted in area 4. In addition to standard commercial or office uses this zone has the potential for live, work units and home occupations to be included in buildings that have a residential scale. A portion of area 4 could be well suited for the development of a hotel, community grocery, corporate office or entertainment type of development.

Area 7 (Mixed Use)

Area 7 is located at the south west portion of Clari Park and is adjacent to existing commercial and high density residential land use. This mixed use development area provides flexibility in space and response to market conditions for high density residential, commercial or office use. The design form of mixed use space typically allows for integrated, shared parking and good pedestrian connections. Area 7 has a strong relationship to Robert Rose Drive and Clari Lane. Its location provides opportunity for a mixture of commercial, residential or office uses that could allow for higher densities and taller buildings. Multi family residential is permitted and this area could be a strong extension of the proposed high density residential proposed for Area 5.

These photographic examples depict general concepts of building architectural character in Areas 1, 4, & 7. They are not intended to depict final architecture or site design and they do not capture every use or scenario permitted in these areas.

Photographic Examples (Areas 1, 4, & 7)

Architectural standards set forth in the Murfreesboro Design Guidelines referencing general character, heights and setbacks, building mass, scale and proportion, building composition and rhythm, transparency, articulation and expression, materials, color, and roof design will be taken into account with the design of this project.

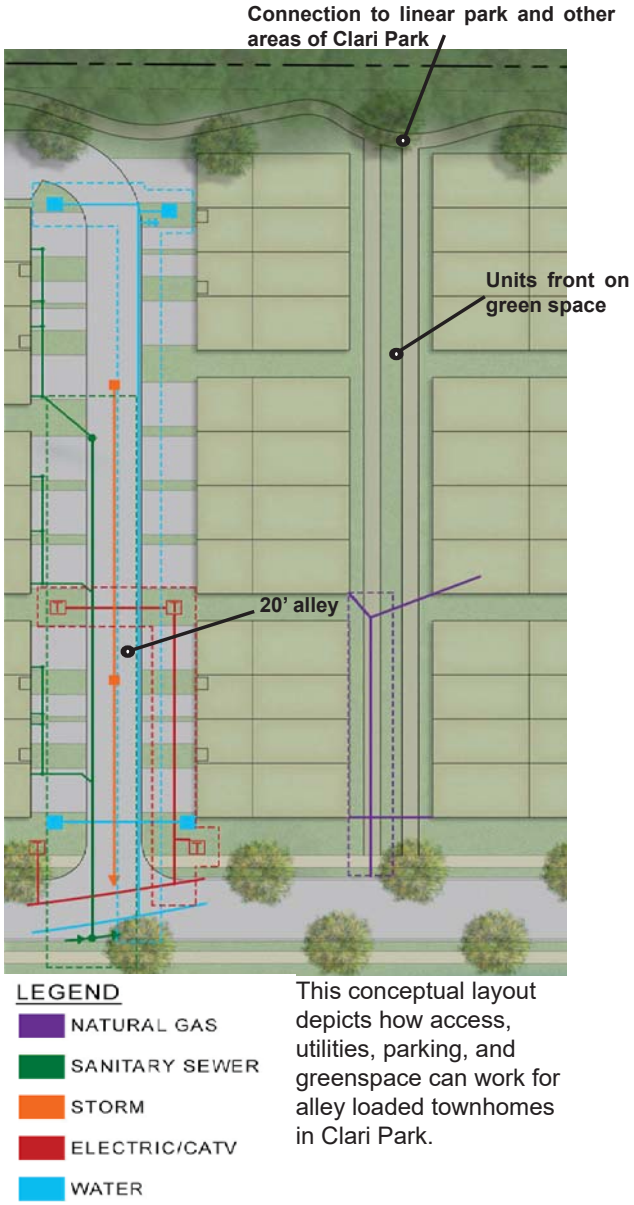
Single Family Attached - General Description

Area 2 (Attached Single Family Residential)

Area 2 is the Townhome Garden District of Clari Park. It has egress from Wilkinson Pike and an extension of the local street network off Willow Oak Trail and both access points may be gated. It provides good opportunity for a mixture of residential housing options that include attached single family. Attached single family homes may have individual lots or they may have horizontal property regimes with stacked or side by side units sharing a common lot area. Residential units are designed to front on green spaces and parks with vehicular access through an alley network in the rear. Buildings are limited to 3 story (45') to respect the context of Wilkinson Pike and the single family residential to the north. Attached single family is part of the Clari Park Master Plan to help meet the market demand for homes that integrate into the local commerce and invested infrastructure of The Gateway. This form of residential appeals to residents who want to be part of a walkable community close to the surrounding retail and restaurant amenities. Attention is given to architectural details to relate to a residential and pedestrian scale and buildings are arranged to connect to common open space and linear parkways. Street networks in area 2 have the potential for being public or private and parking is predominantly designed to be at the rear of residential units.

Area 6 (Attached Single Family Residential)

Area 6 is the Townhome Village District with egress from Robert Rose Drive and Willow Oak Trail. It blends into the context of the adjacent existing high density residential on Robert Rose and is a transition zone from the mixed use core to the surrounding land use north and east of Clari Park. Like Area 2 the attached single family in Area 6 helps meet the market demand for homes that integrate into the local commerce and invested infrastructure of The Gateway. Attached single family homes may have individual lots or they may have horizontal property regimes with stacked or side by side units sharing a common lot area. Townhome parking may be designed at the front or rear of buildings with buildings arranged to have a strong relationship to the street. Streets are designed to have strong landscape elements and pedestrian space and may be public or private. This form of residential appeals to residents who want to be part of a walkable community close to the surrounding retail and restaurant amenities and provides homeownership options for young urban professionals and "empty nesters".



This conceptual layout depicts how access, utilities, parking, and greenspace can work for alley loaded townhomes in Clari Park.

Single Family Attached - Conceptual Layout

Area 2 - Townhome Garden District of Clari Park

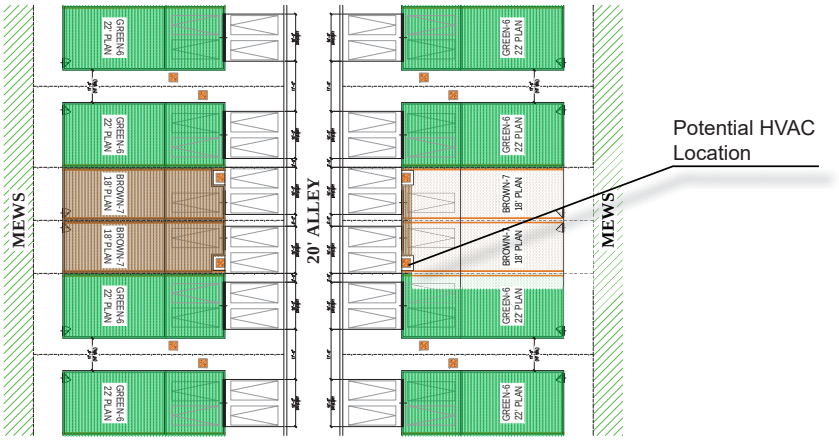
Area 6 - Townhome Village District of Clari Park

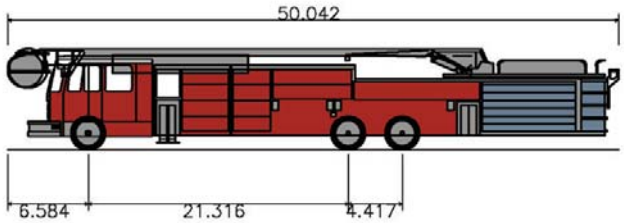
This conceptual layout and photographic examples for the potential single family development are for Areas 2 and 6. Layout and images are conceptual and are not intended to depict final architectural or site design.

Single Family Attached Private Street Network

Fire Truck Access and Movement

Fire truck and medical emergency access will be provided through the potential gates on both main entrances into the development.





Fire Truck	
Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	8.303ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Anticipated Site Data for Townhome Garden District

COMMUNITY INFO.

TOTAL SITE AREA:	±679,479 sqft / 15.6 acres
40' LANDSCAPE BUFFER:	±21,915 sqft / 0.5 acres
USABLE SITE AREA:	±657,564 sqft / 15.1 acres
DETENTION AREA:	±64,829 sqft / 1.49 acres
TOTAL SITE DENSITY:	10.9 D.U./acre
USABLE SITE DENSITY:	11.26 D.U./acre
MAX. DENSITY (per ZONING):	25.00 D.U./acre
DIST. BETWEEN RESIDENCE (detached)	N/A
RESIDENT PARKING REQ'd:	±479 (1.1 per BEDROOM)
GUEST PARKING REQ'd:	±120 (1 per 4 UNITS
PARKING PROVIDED:	±648 (4/3Bdrm:3/2Bdrm.+32

Photographic Examples (Areas 2 & 6)

These photographic examples depict general concepts building architectural character in Areas 2 & 6. They are not intended to depict final architecture or site design and they do not capture every use or scenario permitted in these areas.

Clari Park Multi Family Residential - General Description (Area 5)

Area 5 (Multi Family Residential - Mixed Use)

Area 5 is at the center of the Clari Park Master Plan and is appropriate for a high density use that takes full advantage of the surrounding Gateway infrastructure and promotes a highly valued development. Standards for architectural height and mass allow for large signature buildings. Buildings in Area 5 are arranged to create centralized open space with social programming, recreational opportunities and leisure amenities. These spaces are designed to become the heart of social activity for the residential multi family component of Clari Park. Area 5 has good opportunities to consider shared use parking for a mixture of uses and adjoining areas. Area 5 is proposed as predominantly multi-family use with the potential for a vertically integrated mixture of limited office and service use.

This conceptual layout and photographic examples for the potential multi-family development for Area 5 also apply to the potential multi-family for Area 7 as it relates to mixed use, multi-family opportunities. Layout and images are conceptual and are not intended to depict final architectural or site design.

Photographic Examples - Multi Family (Area 5)

These photographic examples depict general concepts of building architectural character in Area 5. They are not intended to depict final architecture or site design and they do not capture every use or scenario permitted in these areas.

Architectural standards set forth in the Murfreesboro Design Guidelines referencing general character, heights and setbacks, building mass, scale and proportion, building composition and rhythm, transparency, articulation and expression, materials, color, and roof design will be taken into account with the design of this project.

Multi-family Materials Palette (Per Murfreesboro Design Guidelines)

- Primary materials
  - Brick (full thickness or thin-set)
  - Cementitious siding
  - Natural or synthetic stone
- Secondary materials
  - Brick (full thickness or thin-set)
  - Wood (painted)
  - Cementitious siding
  - Split-face, ground-face, or polished-face concrete masonry (integrally colored)
  - Vinyl trim
  - Architectural metal panels with durable finish and defined profile
- Tertiary Materials
  - Metal copings, flashings, and trim
  - Wood or cementitious trim
- Prohibited materials
  - Smooth-face concrete masonry
  - Vinyl siding
  - Corrugated metal “R” panels

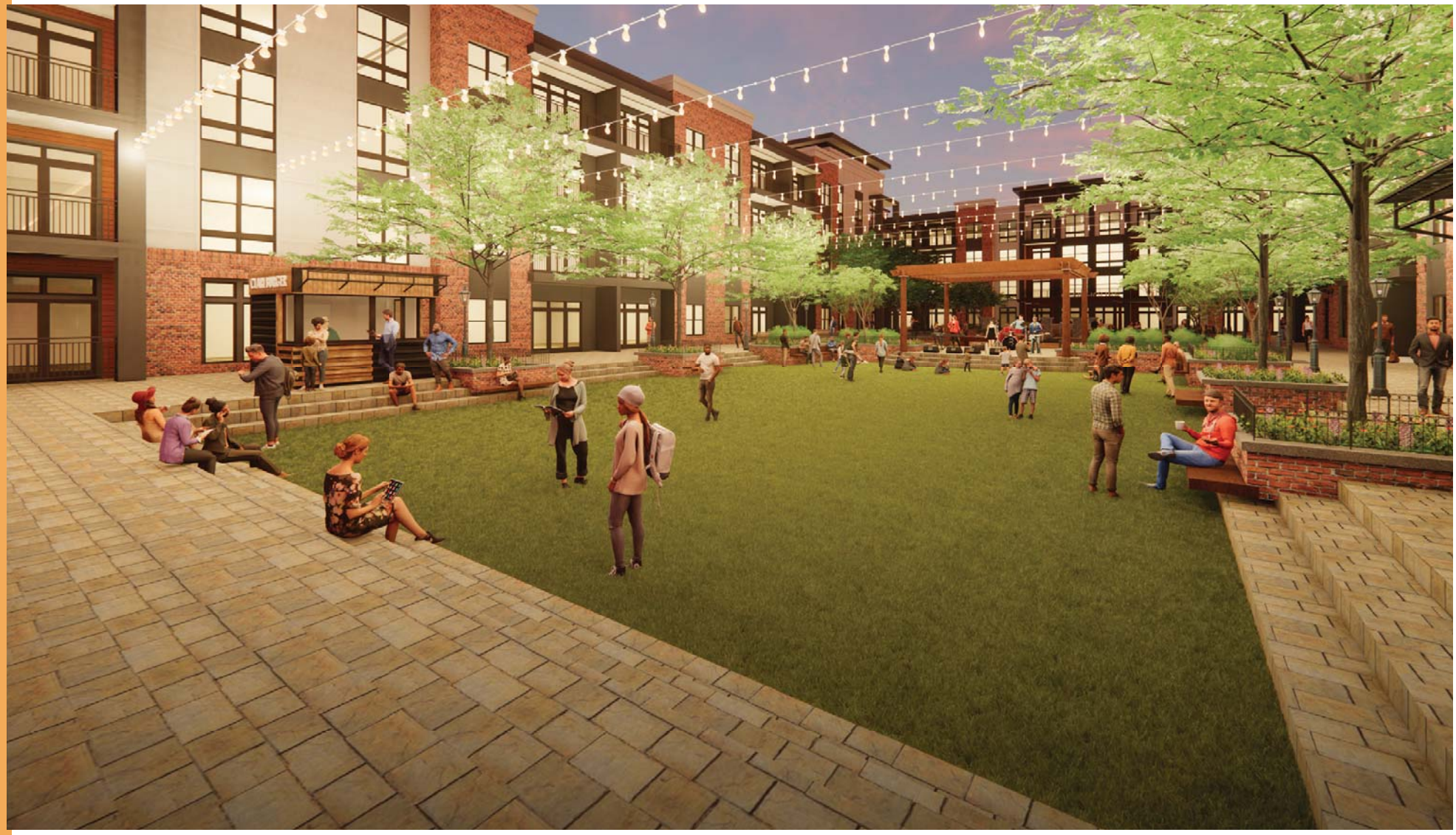
It is recognized that new materials and new uses for materials will continue to be developed. Materials not specifically approved herein may be considered for us on buildings if samples and supporting information are provided to the Planning Staff and the Planning Commission for consideration.

Grand Lawn Images

Grand Lawn design is conceptual in nature and is subject to change

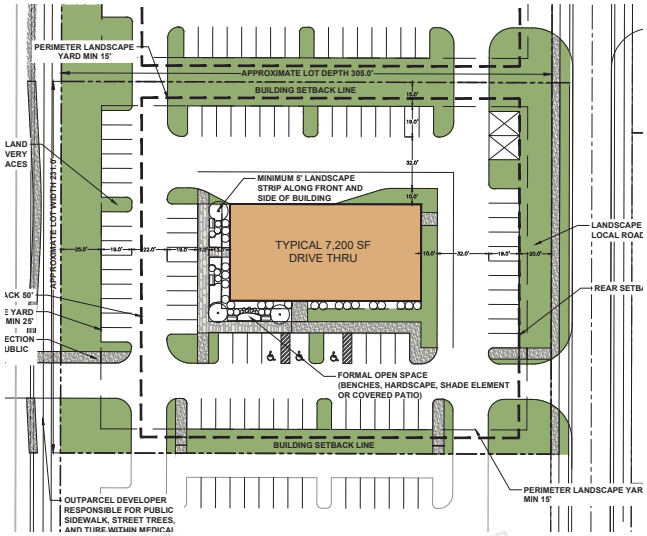
Grand Lawn Images

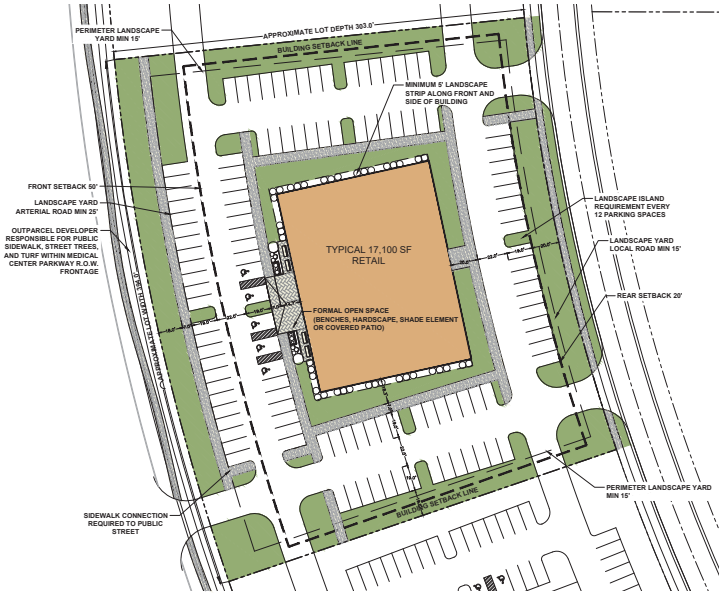
Grand Lawn Images

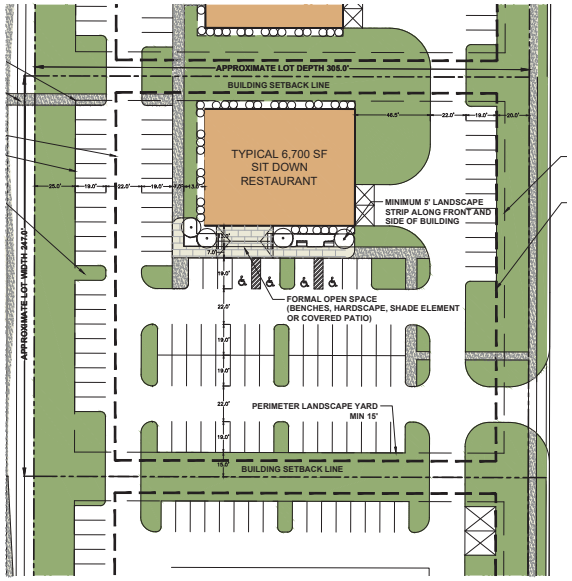


Commercial General Description - (Area 3)

- Commercial parcels in Area 3 range in size from approximately 1 to 3 acres and parcel boundaries are subject to change
- Commercial parcels in Area 3 will relate to existing commercial land patterns established along Medical Center Parkway.
- Commercial establishments in Area 3 will connect to the proposed residential and mixed use components of Clari Park and encourage a local, walkable lifestyle to occur in the gateway.
- Proposed residential densities that are part of the Clari Park plan, contribute to the commercial value and viability of Area 3.







- These typical outparcel layouts depict possible scenarios to illustrate how commercial developments may fit into Clari Park.
- Layouts are conceptual in nature. Final site design for each specific parcel will be provided at the time of actual development.
- Street improvements on Medical Center Parkway will follow the Gateway Streetscape Master Plan and City of Murfreesboro Design Guidelines including a 12' landscape area with a minimum 6' wide serpentine sidewalk

Commercial Photographic Examples (Area 3)

Architectural standards set forth in the Murfreesboro Design Guidelines referencing general character, heights and setbacks, building mass, scale and proportion, building composition and rhythm, transparency, articulation and expression, materials, color, and roof design will be taken into account with the design of this project.

Commercial Uses Materials Palette (Per Murfreesboro Design Guidelines)

- Primary material
  - Brick (full thickness or thin-set)
  - Cast stone
  - Natural or synthetic stone
- Secondary materials
  - Exterior Insulation Finish System (EIFS)
  - Split-face or ground-face, or polished-face concrete masonry (integrally colored)
  - Architectural metal panels with durable finish and defined profile
  - Composite panels
  - Cementitious siding or panels
  - Wood siding may be used on small scale buildings
  - Fabric Awnings
- Tertiary materials:
  - Metal copings, flashings, and trim
  - Wood or cementitious trim
- Prohibited materials
  - Smooth-face concrete masonry
  - Corrugated metal “R” panels

TUNE, ENTREKIN & WHITE, P.C.

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ERVIN M. ENTREKIN
1927-1990

*Rule 31 listed General Civil Mediator

June 2, 2020

Mayor Shane McFarland
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

Re: Clari Park

Dear Shane:

This letter concerns the use of the property within the Clari Park development in Murfreesboro. A conceptual layout for the attached single-family portion of the development is included with this letter. Some of the discussions between the applicant and City planning officials have led to a disagreement concerning the categorization of the types of housing proposed with the community. Planning has taken the position that Single-Family Attached (i.e townhomes or stacked flats) are multifamily dwellings which would push the development program past the limit of multifamily use that the underlying Mixed Use Zoning District permits on the property (that is, beyond 25%). Our analysis of the zoning ordinance concludes that Single Family Attached townhomes or stacked flats are a separate and distinct use category under the City's Zoning Ordinance.

The City's Zoning Ordinance provides separate and distinct definitions for Dwelling, Single Family Attached and a Dwelling, Multiple-Family.

> Dwelling, Single Family Attached: A dwelling unit designed for and occupied by no more than one family having a wall in common with any other dwelling unit".

Dwelling, Multiple-Family: A building or group of buildings for and occupied by five or more families in separate dwelling units on **the same lot of record.**

As you can see, the existence of the separate definition indicates that a Single Family Attached dwelling is not considered as a multifamily dwelling with the primary difference being the ownership structure. Multifamily allows for multiple families under one ownership entity (i.e an apartment community owner) and Single Family Attached (ie townhomes or stacked flats) provide for fee-simple or fractional ownership with each family owning its own dwelling unit.

Perhaps even more importantly, the application here is for a planned unit development under the city zoning standards, and as a result, the City Council may set specific standards for the development. But, there are instances which illustrate that Single Family Attached is not considered multifamily: for example, RS-A district was specifically established to allow single-family attached suburban or urban townhomes. In addition, Chart 1 of the Zoning Code lists Single Family Attached and Multiple-Family as two separate and distinct uses under the Dwellings category. The entire basis for my client's need to rezone the property from Mixed Use to Planned Development is to add the Single Family Attached use type to the community as it is not permitted under the current Mixed Use zoning.

These properties will **not** be for rent; the townhomes will be sold to new owners. This is **not** a situation like an apartment complex: these townhomes will not have a single owner but will instead be owned by many different people and will allow residents property ownership opportunities that are not presently available in the Gateway District.

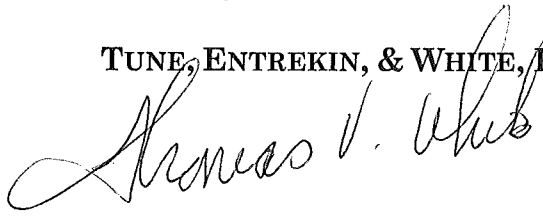
Aesthetically, the Single Family Attached product (townhomes and stacked flats) will have more of a residential scale given the nature of the product compared to the proposed apartments which help provide a balanced mix of densities within the overall Clari Park community.

The conceptual layout attached demonstrates that the Single Family Attached development will conform to the definition of Single Family Attached dwellings provided in the Murfreesboro 2020 Zoning Ordinance. We trust you agree that the Single Family Attached development should not be calculated as part of the area set aside for Multiple-Family development; but we would be glad to meet with you and/or provide any additional information that you may need in the course of reviewing this matter.

Thanks for your consideration.

Sincerely,

TUNE, ENTREKIN, & WHITE, PC



Thomas V. White

CLARI PARK PUD INITIAL SUBMITTAL-
MAY 18, 2020
STAFF COMMENTS,

PRINICIPAL PLANNER: MARGARET ANN GREEN

Zoning application [2020-409] for approximately 78 acres located along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike and Willowoak Trail to be rezoned from MU, GDO-1 and GDO-2 to PUD (Clari Park), GDO-1 and GDO-2, Hines Acquisitions LLC applicant. (Project Planner: Margaret Ann Green)

General

- The plan leaves uncertainty on how an area will develop. There is no commitment from the developer as to how an area may develop (mixed use or multi-family or commercial or entertainment)
- The proposed plan should mandate the mixed-use type development desired for this property and not just make it optional.
- The maximum number of dwellings on this property (density) exceeds desirable levels.
- This development consists of 75% multi-family (58.1 acres), residential which exceeds the maximum 25% of developable land area (19.35 acres).
- The plan needs to identify the public improvements being proposed with this PUD.
- The sense of place needs to be defined with streetscape design (see Murfreesboro Design Guidelines)- views from roadways, lighting, infrastructure, screening, buffering, links, berm, decorative fencing, decorative sidewalk,
- Roadway improvements and right-of-way dedication along Wilkinson Pike are be required with this development and shown on the plans as committed improvements.
- Willowoak Trail needs to be extended along the entirety of this project as a part of this development. The phase this improvement will be made needs to also be identified.
- Gateway Streetscape Master Plan elements (irrigation, sidewalks, street trees, pedestrian plazas, pedestrian scale lighting, etc.) need to be shown along Willowoak Trail, Wilkinson Pike and Medical Center Parkway.
- The sidewalk specs need to be updated to be consistent with the Gateway Streetscape Master Plan standards along Medical Center Parkway (min 6-ft wide, serpentine, 12-foot corridor) AND with Murfreesboro Design Guidelines
    - Provide adequate widths to account for variety of applications and anticipated pedestrian traffic or multi-modal traffic patterns as planned as part of the public street network.
    - Encourage wide-sidewalks in urban oriented streetscape to provide pedestrian gathering spaces (i.e., Plazas/café, etc.). 6’-15’ for urban or mixed-use pedestrian ways

- The provided street network proposed may not meet minimum street design standards and be difficult for service delivery vehicles to navigate.
- It is unclear how the southwestern portion of property will treat stormwater in this drainage sensitive area.
- The common areas will require a strong management organization; please provide this information.
- How will bicycles be stored? And parked?
- Provide identifiers, locations and details of any proposed gated entrances.
- plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. The location and orientation of exterior light fixtures and of garages shall be shown if such are to be included in the structures; and,
- The Clari Park multi-use path needs to tie into the proposed Wilkinson Pike multi-use path
- a drawing defining the location and area to be developed for buildings and parking; standards for pedestrian and vehicular circulation; the proposed points of ingress and egress to the development; the provision of spaces for loading; proposed screening to be made in relation to abutting land uses and zoning districts; and the extent of proposed landscaping, planting and other treatment adjacent to surrounding property;
- The phasing plan should indicate the minimum area and the approximate location of common space and public improvements that will be required at each phase.
- the application shall include a description of proposed signage for the development including calculations of square footage and height. If a development entrance sign is proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.
- The utility page needs to identify and reference the repurified water line
- Alley and private drives, when incorporated into the design of the street network, shall be built to public standards and shall be designed to provide the following criteria.
    - Widths to accommodate automobiles and service vehicles.
    - Turning radii to accommodate turning movement of emergency access vehicles, trash services, and public transportation vehicles (Rover).
    - Pavement design to accommodate service and vehicle weights.
    - Shall provide appropriate easements to accommodate utilities.
    - Coordinate with postal service for mail delivery.
    - Differentiation between public and private drives may be required with distinct paving patterns, signage, or similar demarcations.
- Private Streets, when proposed, shall consider the following criteria:
    - Designed and constructed to public street standards. (See currently approved City of Murfreesboro Street Design Specifications, Section 2.3 Private Streets).

    - Provide means of emergency and service vehicle access.
    - Developments with private streets shall provide for the long term operation, maintenance and replacement by the Homeowners Association. The H.O.A. must have long term financial capability to meet its obligations.
- Add appropriate traffic calming methods may include, but shall not be limited to:
    - Roundabouts
    - Bulbed Corners
    - On-street parking
    - Curved Roads
    - Changes in pavement treatment
    - Narrower streets
    - Defined crosswalks
    - Raised Intersections *(in limited circumstances)*
- Add traffic calming that is designed to:
    - Slow traffic
    - Reinforce pedestrian oriented streetscape
    - Break up long, linear extensions of roads and/or buildings
- Coordinate with the City of Murfreesboro Engineering Department relative to specific design criteria for various traffic calming methods.
- When implementing traffic calming methods on existing streets, design solutions shall minimize impact to surrounding properties relative to:
    - On-street parking
    - Utility Connections
    - Streetscape elements
- Street layout and design must look at appropriate utility separation requirements.
    - Minimum 5 foot off of curb, 7 foot with grass strip and sidewalk.
    - Traffic signals need 10 foot separation (vertical & horizontal) between power lines and signal cables.
    - Utilities can be located under sidewalk.
- Incorporate landscape islands to break up parking and create pedestrian and service access in areas with on street parking .
- When incorporated into street design, on-street parking should provide clearly designated stalls for cars and consider possible “bump outs” to accommodate landscape and street trees where appropriate. This provides a pedestrian scale to the street and discourages high travel speeds.
- Bump outs designed as part of on-street parking also help facilitate shorter pedestrian crosswalks at street intersections.
- On-street parking may need to be maintained by the adjacent developer/land owner.
- On-street parking may need to be surfaced with concrete to be clearly separated from asphalt travel lanes.

- incorporate furniture in developments that incorporate pedestrian oriented streetscapes in high density and mixed use environments.
- Identify the areas that can incorporate public art in plazas, gateway spaces, roundabouts or other open spaces created within a streetscape and provide a plan for their incorporation.
    - Coordinate with the City of Murfreesboro Parks and Recreation, Planning, and Transportation Departments to identify locations in urban and mixed-use development sites that would serve as good potential pocket parks and places of formal open space to accommodate streetscape amenities and public art.
- High density mixed-use developments shall incorporate public pocket parks or plazas as part of their open space. Open space shall be allowed to count toward formal open space requirements.
- Locate along arterials and collectors and designated mass transit routes as required by the City Transportation, Engineering and Planning Departments.
    - Provide adequate area, turning movements and widths for pullouts.
    - Provide sidewalks to connect to existing or proposed street sidewalk system.
    - Provide appropriate amenities to accommodate anticipated uses.
    - The need for Benches, Trash receptacles, Lighting, & Shelters should be evaluated in collaboration with the City Transportation, Engineering and Planning Departments.
    - If a site is adjacent to public Right-Of-Way that has a designated mass transit route, as established by the City or Murfreesboro Rover System Map, a designated pick up and drop off location shall be included in Site Design Requirements.

Residential

- The plan does not make any commitments to high-quality architectural styles for the apartments, townhomes, commercial areas. Some of the examples do not comply with expectations for this area. There are no tools identified for continuity of design, continuation of architecture style, linkage of design, etc.
- An ARC should be established to review the proposed architectural design of the developments prior to submission to the City of Murfreesboro.
- The number of residential units far exceeds staff's recommendation for this area. 1095 units- plus potentially 697 accessory apartments???
- Does the maximum number of units stated also include Accessory Apartments? How do they play into the proposed parking calculations
- The site lacks high-quality formalized amenities. Elements that should be added include a pool, community clubhouse, playgrounds, dog parks, open play spaces/recreation areas, sitting area/woods, pickleball, bocce, water features, fountains, pocket parks, etc.
- The multi-use path should be a minimum of 10 feet wide, consistent with TDoT minimum standards which is utilized by the City of Murfreesboro. The plans should identify the

maximum distance between street furniture/furnishing and any other linear park features.

- What is the minimum square feet of the townhomes
- What is the minimum width of the townhomes
- front loaded garages are not appropriate in the Gateway Design Overlay district.
- Are garages proposed or required? What are those standards?
- Do garage spaces contribute toward minimum parking calculations. If so, they need to be identified on the plan.
- The on-street parking spaces that contribute toward the minimum parking standards need to be available to the unit which is seeking credit. Identify the maximum distance a required parking space is from its unit. Off-street parking shall be conveniently accessible to all dwelling units and other uses.
- The reduced 10-foot setback for the townhomes is too shallow to support a parking space- it should be increased to 20-feet behind the curb
- Identify the minimum depth and width of add driveways
- The plan needs to address the placement and location of HVAC.
- The planned development shall provide reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of objectionable views or uses and reduction of noise through the use of fences, insulation, natural foliage, berms, and landscape barriers. Should high-rise buildings be approved, they shall be located within the development in such a manner as to minimize any adverse impact on adjoining low-rise buildings.
- Additional guest parking should be incorporated within the design of the residential developments.
- What is the solid waste management plan for the different areas? Uses?
- The spaces required per code on the supplemental parking chart are off by a few spaces. Any fraction should be rounded up (122 two-bedroom = 269 spaces; 28 three bedroom = 93 spaces; etc)

Commercial

- Some of the proposed uses permitted are listed as prohibited uses within GDO~~3~~ and should be removed (ex. Commercial Outdoor amusements, commercial indoor amusements, packaged beer, tavern)
- Automotive repair, gas station, general service and repair, motor vehicle sales, drive-in restaurant, advertising sign are not an appropriate use in the commercial outparcels of a mixed-use development
- Coffee, food or beverage kiosk is not an appropriate principle use for any commercial outparcel (Area 3)

- Staff suggest personal service establishment should be permitted within the commercial outparcels (hair, nails) and possibly within Area 5. The applicant may wish to further define the types of personal service establishments.
- Provide a a tabulation setting forth:

  (aa) maximum total square feet of building floor area proposed for commercial uses and for industrial uses, by general type of use;

  (bb) maximum total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to commercial and/or industrial uses; minimum public and private open space; streets and off- street parking and loading areas; and,

  (cc) a tabulation of the maximum floor area to be constructed, the F.A.R. (floor area ratio), the L.S.R. (livability space ratio), and the O.S.R. (open space ratio).

Transportation/public infrastructure meeting 05-18-2020

- the developer will be required to participate in improvements to Wilkinson Pike. These may be in the form of roadway improvements (turn lanes, infrastructure, etc) or possible a fee-in-lieu-of construction.
- Fees in lieu of construction for sidewalk and streetscape per Gateway SSMP for all frontage on Wilkerson and Greshampark or build if City project in complete before Clari Park
- Add left turn(s) on Wilkerson with development of Clari Park
- Honeylocust drive needs to connect to Robert Rose Drive as has been Master Planned
- The connection of Willowoak Trail should be made during an earlier phase
- Clari Lane should not terminate in a dead end.
- Medical Center Parkway should be designed with continuous right-turn lane
- A Rover pull-out to be added along the secondary street of Robert Rose Drive or Willowoak Trail
- The developer will be responsible for signal modification.
- It is preferable to rely on public streets in lieu of private streets

RAGAN SMITH

June 6, 2020

Sent via download link

Margaret Ann Green
Planning & Zoning Department
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

RE: Clari Park Planned Development Application
Response to Staff Review Comments

Margaret Ann,

Please find attached revised documents for the Clari Park Planned Development in addition to these written applicant responses to the May 18, 2020 city of Murfreesboro staff review comments:

Zoning application [2020-409] for approximately 78 acres located along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike and Willowoak Trail to be rezoned from MU, GDO-1 and GDO-2 to PUD (Clari Park), GDO-1 and GDO-2, Hines Acquisitions LLC applicant. (Project Planner: Margaret Ann Green)

Definitions

Definitions for use in responses:
"CPPB" = Clari Park Pattern Book/Rezoning Document initially submitted on April 16th, 2020 and amended and submitted on June 3rd, 2020
"City Zoning Code" = Refers to the 2020 Murfreesboro Zoning Code updated January 9th, 2020
"Applicant/Developer" = Hines, Responses in Blue

General

1. The plan leaves uncertainty on how an area will develop. There is no commitment from the developer as to how an area may develop (mixed use or multi-family or commercial or entertainment)

   Applicant Response: The Clari Park Pattern Book (referred to as "CPPB" herein) provides significantly more certainty as to how each area will develop than the underlying MU zoning:

   - **Areas 1 and 4** provide the most flexibility of program, however they both prohibit Multiple-Family Residential and permit 47 uses of the total of 102 uses permitted under the MU Zoning (less than 50%).

- **Area 7** allows for a similar level of flexibility of use as Area's 1 and 4, however Multiple-Family Residential is also a permitted use. This Area would accommodate a second phase of apartments if a viable commercial use cannot be secured.
- **Area 3** prohibits any residential use and further restricts the type commercial that can be developed.
- **Areas 2 and 6** allow permit Single-Family Attached, Parks and Home Occupations. Thus, these areas prohibit 97% of the uses allowed under the MU Zoning.
- **Area 5'**s primary use will be Multiple-Family Residential with a handful of Commercial permitted as ancillary occupancies within the ground floor of the apartment building as encouraged by one of the City Council members. Area 5 prohibits 88% of the allowable MU uses.

Clari Park is expected to be developed over the next 7 to 10 years. Market conditions can change dramatically and unpredictably over the period as evidenced by the changes currently underway due to the Covid-19 pandemic. The applicant is prepared to make a substantial investment into Clari Park that will create a large, long-term revenue stream for the City in terms of fees, sales tax revenue and property tax revenue. The flexibility designed into the CPPB is appropriate and necessary to ensure the economic viability of this community and protect these revenue streams for the City.

2. The proposed plan should mandate the mixed-use type development desired for this property and not just make it optional.

Applicant Response: Item 22 on page A:294 of the City Zoning Code notes that "In the MU District, each development shall include uses from no fewer than two (2) of the following use categories listed in Chart 1 of this article: dwellings, other housing, institutions, and commercial". As described in the response to Comment 1 above, the use limitations provided for in the CPPB will ensure that this Code requirement is met. Areas 2 and 6 only permit uses under the "Dwellings" category (with Home Occupations permitted within each unit) while Area 3 only permits uses in the "Institutions and Commercial" categories.

The CPPB is not structured as a "mandate" of uses, but instead, a guide that directs the appropriate use type to Areas within the Master Plan that are appropriate for the use type while providing a reasonable level of flexibility to meet market demands.

3. The maximum number of dwellings on this property (density) exceeds desirable levels.

Applicant Response: Applicant believes that there are number of factors that support the density of residential uses proposed by the applicant:

- The Clari Park site represents a truly unique location with the City to provide residential uses that meet a large and growing consumer segment. Consumer research by Robert Charles Lesser (RCLCo), a leading residential market research firm, indicates that approximately 30% of homebuyers are seeking to live in suburban areas with a mix of shops and dining that they can walk to. This research has been done pre-Covid-19 and we are seeing this trend accelerating with the movement of urban dwellers to more suburban locations that still provide the walkability they previously enjoyed.
- Good planning practice dictates providing housing in proximity to employment and services. There presently exists a massive imbalance of employment to housing in the Gateway with employment of 8,900 generating a demand for over 5,000 housing units and only 1,400 units supplied. Further, by placing higher density housing near the Interstate, services and jobs, the City will minimize traffic in other areas of the City that are already congested.
- Additional residential near The Avenue and other services on Medical Center Parkway is essential to long term viability of the commercial sector. The Avenue is the second largest property tax payor in the City. Retailers there were struggling to survive before Covid-19 and are now in a much more precarious financial position. Covid-19 has accelerated the transition to e-commerce and bringing additional residents into proximity of The Avenue will help ensure that long-term viability of this critical City asset.
- The proposed density of apartments in Clari Park will result in an annual delivery of apartments to the Gateway that is 40% below the prior 7 to 8 years.
- There is precedent in the Gateway for higher density apartments than proposed. The Vintage Avenue community has a density of over 40 units per acre compared to the max 33.3 units per acre requested at Clari Park.
- If the City expects to continue to grow its citizen base, it will continue to need to provide rental housing. Approximately 48% of the City's housing is rental housing presently. Given recent tax law and consumer preference changes, more households are choosing to rent rather than own even if they have the financial means to own. The renter profile in two existing Gateway communities indicates average incomes between $70K and $90K with almost no school age children. These renters are largely affluent, young professionals that will become future homeowners with the City and the exact profile of future residents that City should seek to attract.
- The City has invested substantial capital in the roadways, interchange and utilities in the Gateway. Providing higher density housing represents good fiscal planning as the fees and taxes generated from Clari Park will help the City recoup these investments.

4. This development consists of 75% multi-family (58.1 acres), residential which exceeds the maximum 25% of developable land area (19.35 acres).

   Applicant Response: As described in response to Comment 1, Multiple-Family Residential is only permitted to occur in Areas 5 and 7 of the Clari Park Master Plan. The combined acreage of these two areas is 19.4 acres or 24.93% of the total area within Clari Park. The City Zoning Code notes that Multiple-Family Dwellings shall not exceed 25% of the land area of a project over 10 acres in size (Item 22 – pg. A294). The total area of Clari Park is 77.8 acres and 25% of this area is 19.45 acres.

   There are other Areas in Clari Park where Single-Family Attached Dwellings are permitted, however these are a separate use category under Chart 1 of the City's Zoning Code. Comment 22 on page A:294 is 1 of 22 notes provided to clarify "Chart 1: Uses Permitted by Zoning District". Chart 1 clearly lists "Multiple-Family" and "Single-Family Attached" as two separate and distinct uses under the "Dwellings" category. The language in Comment 22 is absolutely clear in stating that "...the use **dwellings, multiple-family** shall constitute no more than twenty-five (25) percent of the developable land area". Comment 22 clearly makes no reference to including the use "dwellings, single-family attached" in this limitation. Please see the attached letter from Tune, Entrekin & White concerning the categorization of single family attached residential compared to multi-family residential and its relevance to Clari Park.

   The core request of this rezoning is to add Single-Family, Attached as a use type. Market research indicates that living preferences for homeowners have changed such that roughly 30% of all prospective homebuyers are seeking to purchase home in suburban areas that offer shopping and dining areas within walking distance. Clari Park is one of the unique locations in the City that this lifestyle can be accommodated. Adding residents that own homes in the Gateway will provide meaningful intangible benefits for the City in addition to the tax and fee revenue generated. Introducing home ownership opportunities has shown to instill a “pride of ownership” within the immediate and surrounding community and has been shown to boost educational performance of children, induce higher participation in civic and volunteering activity, improve health outcomes and lower crime rates according to a white paper published by the National Association of Realtors cited in the CPPB.

5. The plan needs to identify the public improvements being proposed with this PUD.

   Applicant Response: The CPPB has been modified to clearly delineate public improvements and the timing of these improvements.

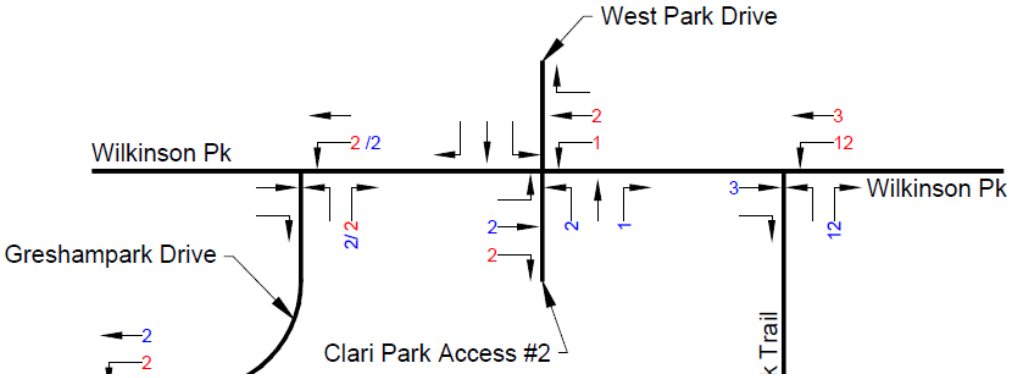
6. The sense of place needs to be defined with streetscape design (see Murfreesboro Design Guidelines)- views from roadways, lighting, infrastructure, screening, buffering, links, berm, decorative fencing, decorative sidewalk.

   Applicant Response: Additional site plan level details have been added to the CPPB. Consistent with the City Zoning Code, site plans for each specific phase of Clari Park will be submitted for staff and Planning Commission review as part of the site plan approval process. Additional details regarding the type and placement of detailed program elements will also be provided with each separate site plan.

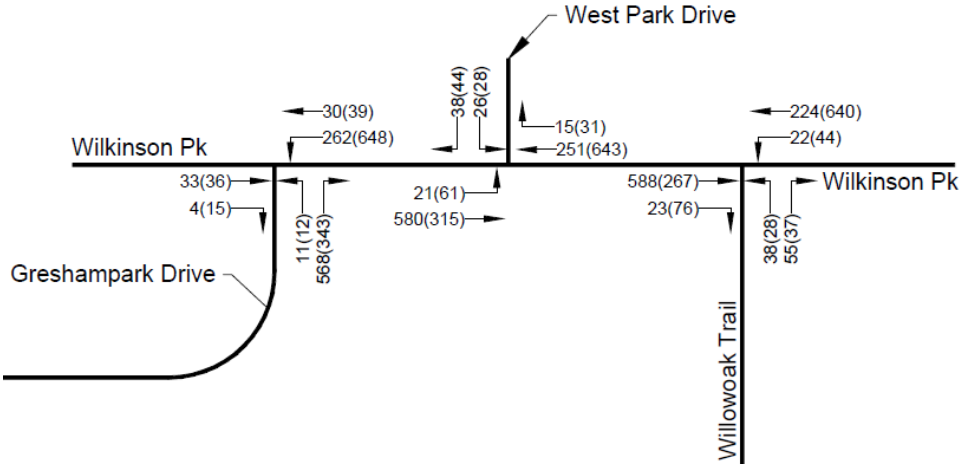
7. Roadway improvements and right-of-way dedication along Wilkinson Pike are be required with this development and shown on the plans as committed improvements.

   Applicant Response: ROW dedication has occurred - trip generation from project does not warrant widening of Wilkinson Pike as the project will only a handful of trips to Wilkinson Pike and less than 2% of projected Build-Out Volume per the TIS.

Clari Park Trip Generation at Wilkinson Pike



Background Traffic on Wilkinson Pike



8. Willowoak Trail needs to be extended along the entirety of this project as a part of this development. The phase this improvement will be made needs to also be identified.

   Applicant Response: The applicant will commit to funding 100% of the cost of the public improvement to extend Willow Oak Trail from Robert Rose Drive to Medical Center Parkway. Based on the TIS prepared by Ragan Smith, over 60% of the projected vehicle trips on this road following build out of Clari Park will not be generated from Clari Park.

   The applicant will commit to complete the full extension of Willow Oak Trail within one year of the date that the development of Clari Park exceeds 60% of build-out. This will be measured by the trip generated from uses within Clari Park that have obtained building permits from the City.

9. Gateway Streetscape Master Plan elements (irrigation, sidewalks, street trees, pedestrian plazas, pedestrian scale lighting, etc.) need to be shown along Willowoak Trail, Wilkinson Pike and Medical Center Parkway.

   Applicant Response: The applicant will provide the Gateway Streetscape Master Plan elements along the frontage of Willow Oak Trail and Medical Center Parkway as the parcels fronting these roadways are developed.

   The applicant will further commit to install the berm and landscaping along Wilkinson Pike in accordance with the agreement between the Gatton Foundation and City recorded in the County Registry. If the City would prefer that the applicant install the Gateway Streetscape Master Plan elements along the Clari Park frontage on Wilkinson Pike in lieu of the berm and landscape, then the Applicant is willing to do so.

10. The sidewalk specs need to be updated to be consistent with the Gateway Streetscape Master Plan standards along Medical Center Parkway (min 6-ft wide, serpentine, 12-foot corridor) AND with Murfreesboro Design Guidelines
    - Provide adequate widths to account for variety of applications and anticipated pedestrian traffic or multi-modal traffic patterns as planned as part of the public street network.
    - Encourage wide sidewalks in urban oriented streetscape to provide pedestrian gathering spaces (i.e., Plazas/café, etc.). 6’-15’ for urban or mixed-use pedestrian ways

    Applicant Response: The CPPB has been updated to include more specific information regarding sidewalk placement and width. Sidewalks will comply with the Gateway Overlay District Overlay and Murfreesboro Design Guidelines.

11. The provided street network proposed may not meet minimum street design standards and be difficult for service delivery vehicles to navigate.

    Applicant Response: Clari Lane and turn lane off of MCP will provide access into Commercial outparcels - no different than MCP precedent. An evacuation of emergency access routes through the private street and alley layout for the single family attached townhomes in area 2 has been provided. Specific street design and access will be further evaluated as part of the site plan review process for each area of the Master Plan. It is understood that all private streets will meet minimum City of Murfreesboro standards.

12. It is unclear how the southwestern portion of property will treat stormwater in this drainage sensitive area.

    Applicant Response: The existing swale the runs from Medical Center Parkway to Robert Rose Drive will either be maintained in its current location, relocated within the applicant's property or converted to a piped system sized to handle the design flow. Detailed site plans for the roads or parcels in this area of Clari Park will provide design details.

13. The common areas will require a strong management organization; please provide this information.

    Applicant Response: The existing Wilkinson Pike Drainage Association will be expanded to include all areas within Clari Park. The applicant will assume the Declarant position in the association and provide oversight of the management of the association through build-out of the community. The WPDA will be responsible for the management and maintenance of common areas and enforcement of covenants and restrictions. The Hines organization, as one of the country's largest owners of Class A real estate, has extensive experience in the management of high-quality mixed-use and residential communities. The Hines development and property management teams will jointly oversee the on-going operations of the community.

14. How will bicycles be stored? And parked?

    Applicant Response: The location of bike racks will be provided with each detailed parcel site plan. The Multiple-Family residential communities will each provide bike storage rooms in addition to exterior bicycle ranks as will be further described with the site plan submittals.

15. Provide identifiers, locations and details of any proposed gated entrances.

Applicant Response: The preliminary location of potential gated entry points have been located in the CPPB. The details of the gated entry designs and final locations will be provided with each site plan.

16. plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. The location and orientation of exterior light fixtures and of garages shall be shown if such are to be included in the structures; and,

    Applicant Response: Location of light fixtures on structures can be shown at site plan review. Additional architectural materials detail has been added to the CPPB. Architecture will meet The Gateway and City of Murfreesboro Design Standards and will be further reviewed as part of site plan review and approval once specific buildings are designed for each area.

17. The Clari Park multi-use path needs to tie into the proposed Wilkinson Pike multi-use path

    Applicant Response: The sidewalk along the spine road through Area 2 will tie into the linear park network within Area 2 and will link this network to any sidewalk or multi-use path along Wilkinson Pike.

18. a drawing defining the location and area to be developed for buildings and parking; standards for pedestrian and vehicular circulation; the proposed points of ingress and egress to the development; the provision of spaces for loading; proposed screening to be made in relation to abutting land uses and zoning districts; and the extent of proposed landscaping, planting and other treatment adjacent to surrounding property;

    Applicant Response: The berm and landscape buffer along Wilkinson Pike will be constructed per the recorded agreement with the City. The existing tree line between Area 1 and Area 2 will be preserved to buffer residential from potential commercial use. The remaining parcels abut arterial roads and buildings in these areas will front the adjacent roadway in accordance with the City Zoning Code. The CPPB provides building setbacks for individual uses within the Master Plan. Site plans for each individual parcel will contain more detailed information for staff and Planning Commission review.

19. The phasing plan should indicate the minimum area and the approximate location of common space and public improvements that will be required at each phase.

    Applicant Response: A Public Improvements Plan and the anticipated phasing of public improvements has been added to the CPPB. Anticipated phasing has been noted on the Green Space & Pedestrian Connections Master Plan.

20. the application shall include a description of proposed signage for the development including calculations of square footage and height. If a development entrance sign is

proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.

Applicant Response: Entry signage at Willow Oak and Honey Locust will match the GDO Master Plan guideline. Detailed signage for individual parcels will be provided during site plan review.

21. The utility page needs to identify and reference the repurified water line.

    Applicant Response: The CPPB has been updated accordingly.

22. Alley and private drives, when incorporated into the design of the street network, shall be built to public standards and shall be designed to provide the following criteria.
    - Widths to accommodate automobiles and service vehicles.
    - Turning radii to accommodate turning movement of emergency access vehicles, trash services, and public transportation vehicles (Rover).
    - Pavement design to accommodate service and vehicle weights.
    - Shall provide appropriate easements to accommodate utilities.
    - Coordinate with postal service for mail delivery.
    - Differentiation between public and private drives may be required with distinct paving patterns, signage, or similar demarcations.

    Applicant Response: New alley and private drives will be designed and constructed in accordance with the current standards as required by the City. Detailed design information will be provided during the site development review process and will include horizontal/vertical geometry, pavement design criteria demonstrating vehicle accessibility, proper pavement design, along with the limits of public/private ownership.

23. Private Streets, when proposed, shall consider the following criteria:
    - Designed and constructed to public street standards. (See currently approved City of Murfreesboro Street Design Specifications, Section 2.3 Private Streets).
    - Provide means of emergency and service vehicle access.
    - Developments with private streets shall provide for the long-term operation, maintenance and replacement by the Homeowners Association. The H.O.A. must have long term financial capability to meet its obligations.

    Applicant Response: An evaluation of emergency access routes through the private street and alley layout for the single family attached townhomes in area 2 has been provided. Specific street design and access (including turning radii, dead-ends per Code, and turnarounds) will be further evaluated as part of the site plan review process for each area of the master plan. It is understood that all private streets will meet minimum City of Murfreesboro standards. As mentioned previously, the Hines organization has extensive experience in the management of high-quality residential communities and the operation of H.O.A.'s.

24. Add appropriate traffic calming methods may include, but shall not be limited to:
    - Roundabouts
    - Bulbed Corners
    - On-street parking
    - Curved Roads
    - Changes in pavement treatment
    - Narrower streets
    - Defined crosswalks
    - Raised Intersections *(in limited circumstances)*

    Applicant Response: Applicant understands that City staff has created a multi-department working group to establish more definitive traffic calming and pedestrian circulation standards for the City. The applicant will work with the City's team to apply traffic calming elements into the individual site plans for roadways and parcels within the community. The applicant is particularly interested in understanding what options the City will offer to move pedestrians from Area 2 to Clari Lane. The applicant requests that a flashing pedestrian crossing which can be activated by pedestrians be permitted to facilitate this pedestrian movement.

    The applicant will provide for pedestrian crossings on Medical Center Parkway at the Willow Oak and Honey Locust intersections. The applicant will also provide for a pedestrian crossing from LC Murfreesboro across Robert Rose Drive at a mid-block location to be established in conjunction with the City staff. The applicant requests that a pedestrian-activated crossing signal be permitted in that location.

25. Add traffic calming that is designed to:
    - Slow traffic
    - Reinforce pedestrian oriented streetscape
    - Break up long, linear extensions of roads and/or buildings

    Applicant Response: See Response to Item 24

26. Coordinate with the City of Murfreesboro Engineering Department relative to specific design criteria for various traffic calming methods.

    Applicant Response: See Response to Item 24

27. When implementing traffic calming methods on existing streets, design solutions shall minimize impact to surrounding properties relative to:
    - On-street parking
    - Utility Connections
    - Streetscape elements

Applicant Response: See Response to Item 24

28. Street layout and design must look at appropriate utility separation requirements.
    - Minimum 5 foot off curb, 7 foot with grass strip and sidewalk.
    - Traffic signals need 10-foot separation (vertical & horizontal) between power lines and signal cables.
    - Utilities can be located under sidewalk.

    Applicant Response: It is understood that the roadway and utility design shall meet the appropriate separation criteria and preferred placement to the greatest extent possible. The signal poles are existing with only mast arm/signal improvements anticipated. Detailed typical sections will be included as a part of the site plan review process.

29. Incorporate landscape islands to break up parking and create pedestrian and service access in areas with on street parking.

    Applicant Response: No more than 12 spaces shall be provided without a landscaped divider.

30. When incorporated into street design, on-street parking should provide clearly designated stalls for cars and consider possible "bump outs" to accommodate landscape and street trees where appropriate. This provides a pedestrian scale to the street and discourages high travel speeds.

    Applicant Response: On-street parking will be clearly designated for cars using varying pavement fields (i.e. brick pavers, concrete, or stamped asphalt) as depicted in the CPPB. Striping will be clearly indicated by contrasting colors and or materials. Canopy trees will be appropriately spaced to provide a long-term shade canopy benefit (no more than 12 contiguous parking spaces without landscape island and tree).

31. Bump outs designed as part of on-street parking also help facilitate shorter pedestrian crosswalks at street intersections.

    Applicant Response: Acknowledged

32. On-street parking may need to be maintained by the adjacent developer/landowner.

    Applicant Response: On-street parking will be on private property and will be maintained by the owner of said property.

33. On-street parking may need to be surfaced with concrete to be clearly separated from asphalt travel lanes.

Applicant Response: On-street parking may be surfaced with concrete, concrete pavers, or stamped asphalt to differentiate these parking areas from drive lanes.

34. incorporate furniture in developments that incorporate pedestrian oriented streetscapes in high density and mixed-use environments.

    Applicant Response: Streetscape elements and furniture details have been provided in the CPPB. Site plans subject to Staff and Planning Commission review provided for each parcel within Clari Park will provide additional details on the placement of exterior furniture and other streetscape elements.

35. Identify the areas that can incorporate public art in plazas, gateway spaces, roundabouts or other open spaces created within a streetscape and provide a plan for their incorporation.
    - Coordinate with the City of Murfreesboro Parks and Recreation, Planning, and Transportation Departments to identify locations in urban and mixed-use development sites that would serve as good potential pocket parks and places of formal open space to accommodate streetscape amenities and public art.

    Applicant Response: Applicant is open to locating public art in park spaces contingent upon a right to approve the proposed art and a better understanding of who would bear the cost for the artwork. Potential locations along the linear park have been identified in the CPPB for such artwork. See page 27 of the CPPB.

36. High density mixed-use developments shall incorporate public pocket parks or plazas as part of their open space. Open space shall be allowed to count toward formal open space requirements.

    Applicant Response: Numerous park spaces and linear parks have been identified on the site plan within the CPPB. See page 26 of the CPPB for greenspace locations and descriptions.

37. Locate along arterials and collectors and designated mass transit routes as required by the City Transportation, Engineering and Planning Departments.
    - Provide adequate area, turning movements and widths for pullouts.
    - Provide sidewalks to connect to existing or proposed street sidewalk system.
    - Provide appropriate amenities to accommodate anticipated uses.
    - The need for Benches, Trash receptacles, Lighting, & Shelters should be evaluated in collaboration with the City Transportation, Engineering and Planning Departments.
    - If a site is adjacent to public Right-Of-Way that has a designated mass transit route, as established by the City or Murfreesboro Rover System Map, a designated pick up and drop off location shall be included in Site Design Requirements.

Applicant Response: A public transit stop (Rover) has been proposed within the linear park that runs along Clari Lane as seen on page 27 of the CPPB. Developer is open to discussing optimal location for transit stop. Sidewalks, landscaping and street furnishings are also addressed on this page.

Residential

38. The plan does not make any commitments to high-quality architectural styles for the apartments, townhomes, commercial areas. Some of the examples do not comply with expectations for this area. There are no tools identified for continuity of design, continuation of architecture style, linkage of design, etc.

    Applicant Response: Additional detailed architectural specifications and character images have been provided for proposed townhomes, multifamily, and commercial buildings. The Hines team has extensive experience in working with homebuilders and commercial developers to execute high-quality community development and will retain approval rights over all exterior building architecture.

39. An ARC should be established to review the proposed architectural design of the developments prior to submission to the City of Murfreesboro.

    Applicant Response: Applicant will form an ARC that will also include Ragan Smith and Associates to review all plans for improvements. Applicant has extensive experience with creating and managing Property Owner's Associations and Architectural Review Committees for both residential and commercial applications and has proven to be an industry leader in ensuring the architectural integrity of its communities. Examples include the development and management of Palencia, a 2,400-unit mixed-use master planned resort community and Markland, a 355-unit residential community in St. Augustine, FL.

40. The number of residential units far exceeds staff's recommendation for this area. 1095 units- plus potentially 697 accessory apartments???

    Applicant Response: It was not the Applicant's intent to add additional density over the 1095-unit count and therefore applicant has removed the "Accessory Apartments" use from the list of permitted uses.

    Please see response to Comment 3 regarding justification for residential density.

41. Does the maximum number of units stated also include Accessory Apartments? How do they play into the proposed parking calculations?

    Applicant Response: Please see response to Comment 40 above.

42. The site lacks high-quality formalized amenities. Elements that should be added include a pool, community clubhouse, playgrounds, dog parks, open play spaces/recreation areas, sitting area/woods, pickleball, bocce, water features, fountains, pocket parks, etc.

    Applicant Response: The site's main formal open space is the Great Lawn for the community in Area 5 at the terminus of Honey Locust Lane. A robust social programming campaign and a dynamic landscape design will activate this space for all Clari Park residents. Additional detail has been added to page 39 of the CPPB to conceptually illustrate the use of the space. MF developments will be required to have their own pool, fitness area, clubroom. The Garden District Townhome area (area 2) will feature a series of formal and passive parks throughout the sites fronting the units and along the linear park network located on the east side of the site under clusters of existing canopy trees.

43. The multi-use path should be a minimum of 10 feet wide, consistent with TDoT minimum standards which is utilized by the City of Murfreesboro. The plans should identify the maximum distance between street furniture/furnishing and any other linear park features.

    Applicant Response: The multi-use path has been widened to 10'.

44. What are the minimum square feet of the townhomes?

    Applicant Response: 1,400 SF for Area 2 Townhomes

45. What is the minimum width of the townhomes?

    Applicant Response: 18'

46. front loaded garages are not appropriate in the Gateway Design Overlay district.

    Applicant Response: All garages will be rear load with fronts of units facing on linear park areas.

47. Are garages proposed or required? What are those standards?

    Applicant Response: Minimum one-car garage is required for TH units. Stacked flats, if developed, may have tuck under garages but such are not required. Garage details for Area 2 Townhome Development can be found on page 35. The apartments in Areas 5 and 7 will have surface parking and free-standing garages that will be fully articulated on the site plan for each phase.

48. Do garage spaces contribute toward minimum parking calculations. If so, they need to be

identified on the plan.

Applicant Response: Additional garage detail and parking counts have been added to Area 2 Townhome development parcel (page 35 of CPPB). Detailed parking calcs for each use will be provided at the time of site plan approval. Garages will count toward the parking requirement and will be shown on the detailed site plans.

49. The on-street parking spaces that contribute toward the minimum parking standards need to be available to the unit which is seeking credit. Identify the maximum distance a required parking space is from its unit. Off-street parking shall be conveniently accessible to all dwelling units and other uses.

    Applicant Response: On-street parking will count towards parking count requirements. Per City Zoning Code, maximum distance from parking space to building for is 300' to be counted.

50. The reduced 10-foot setback for the townhomes is too shallow to support a parking space- it should be increased to 20-feet behind the curb

    Applicant Response: Developer would like to maintain some level of flexibility to allow builders to potentially build detached garages closer to the alley in an effort to vary product type and provide site plan flexibility. As a result, the CPPB has been amended to cap the number of dwelling units with less than a 10' setback to 20% as long as parking ratios are still met within the site plan.

51. Identify the minimum depth and width of add driveways

    Applicant Response: Driveways will be 20' in depth to count as "head in" parking and 10' in width to count as a parallel space.

52. The plan needs to address the placement and location of HVAC.

    Applicant Response: Conceptual HVAC locations for Area 2 Townhome development has been diagramed on page 35 of the CPPB. HVAC condensers that serve the apartments proposed for Areas 5 and 7 will be mounted on the roofs of the buildings within each phase or at grade adjacent to each building. The roof parapet wall will exceed the height of the condenser units.

53. The planned development shall provide reasonable visual and acoustical privacy for dwelling units within and adjacent to the planned development. Protection and enhancement of property and the privacy of its occupants may be provided by the screening of objectionable

views or uses and reduction of noise through the use of fences, insulation, natural foliage, berms, and landscape barriers. Should high-rise buildings be approved, they shall be located within the development in such a manner as to minimize any adverse impact on adjoining low-rise buildings.

Applicant Response: Buffer and berm along Wilkinson Pike will be constructed per recorded agreement with City. Existing tree line will be preserved between Area 1 and Area 2 to buffer residential use from potential commercial use. Remaining parcels abut arterial roads and buildings will front on them. Residential in Area 4 is intended to be more urban in context and will not be buffered from the adjacent uses. No high-rise buildings are proposed in the Master Plan.

54. Additional guest parking should be incorporated within the design of the residential developments.

Applicant Response: Guest parking has been incorporated into the design of the Area 2 Townhome parcel and will be more specifically provided for other parcels at Site Plan Review in accordance with parking requirements.

55. What is the solid waste management plan for the different areas? Uses?

Applicant Response: Area 2 Townhome development will utilize a private-service provider for trash pickup in the rear alleys. The Multiple Family uses will use a centralized trash compactor or dumpster coupled with a private door to door valet service for trash management.

56. The spaces required per code on the supplemental parking chart are off by a few spaces. Any fraction should be rounded up (122 two-bedroom = 269 spaces; 28 three bedroom = 93 spaces; etc.)

Applicant Response: Parking updates have been made to the CPPB.

Commercial

57. Some of the proposed uses permitted are listed as prohibited uses within GDO-3 and should be removed (ex. Commercial Outdoor amusements, commercial indoor amusements, packaged beer, tavern)

Applicant Response: Beer - Packaged and Tavern are not permitted per the list of Allowable Uses within Clari Park. The other two noted uses, Amusement-Commercial Indoor and Amusements-Commercial Outdoor Excluding Motorized are prohibited only

in the GDO 3 area. Clari Park is located in GDO 1 and 2. Applicant believes that an entertainment use (i.e. Dave & Busters, Main Event, etc.) would be appropriate in this area and consistent with the vision for the development of Clari Park.

58. Automotive repair, gas station, general service and repair, motor vehicle sales, drive-in restaurant, advertising sign are not an appropriate use in the commercial outparcels of a mixed-use development

Applicant Response: The rezoning document has been amended to allow automotive repair uses in Areas 1 and 3 (outparcels along Medical Center Parkway or along Gresham Park Drive) to provide flexibility to allow for high quality auto-repair shop (i.e. Tires Plus) to be built provided that the architecture meets the parameters outlined in the zoning document and the Murfreesboro Design Guidelines and the site plan meets all landscape and buffer requirements. Should a viable auto-repair use considered along Medical Center Parkway, it would be placed away from the major intersections of Honey Locust Lane and Willow Oak.

The same guidelines and parameters would apply for a gas station use if one were viable. The document has been amended to allow Gas station uses only in Areas 1 and 3 given their adjacency to Gresham Park Drive and Medical Center Parkway.

General service and repair and advertising sign uses have been removed from permitted uses table. Drive-In Restaurant use is permitted with the condition that only high-quality fast food establishments that may or may not feature a drive-through service are allowed. Restaurants that primarily promote food consumption within motor vehicles on the premises will not be permitted.

59. Coffee, food or beverage kiosk is not an appropriate principle use for any commercial outparcel (Area 3)

Applicant Response: Kiosk use has been removed from Area 3

60. Staff suggest personal service establishment should be permitted within the commercial outparcels (hair, nails) and possibly within Area 5. The applicant may wish to further define the types of personal service establishments.

Applicant Response: Service Uses have been added per Staff's suggestion.

61. Provide a tabulation setting forth:

- (aa) maximum total square feet of building floor area proposed for commercial uses and for industrial uses, by general type of use;
- (bb) maximum total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to commercial and/or industrial uses; minimum public and private open space; streets and off- street parking and loading areas; and,
- (cc) a tabulation of the maximum floor area to be constructed, the F.A.R. (floor area ratio), the L.S.R. (livability space ratio), and the O.S.R. (open space ratio).

Applicant Response: The Land-Use Parameters chart on page 16 of the CPPB presents various land-use intensity ratios and densities for each Area. Ratios and densities for Areas that permit commercial land-uses were modelled off the existing CH and MU zoning designations which do not define specific ratios or densities in the City Zoning Code. All Areas that permit commercial uses will meet the 20% open space requirement, the 3-5% formal open space requirements and will be bound by the minimum yard, height and parking requirements set forth in the CPPB as the determining factor for commercial density.

Traffic Impact Study Review

Project Name: Gatton Property – Clari Park
MPC #: NA
Design Engineer: Brandon Baxter, Ragan Smith

Mr. Baxter-

Transportation staff has reviewed the TIS and has made the following comments:

General Comments:

1. To be consistent with the MCP corridor, a right turn auxiliary lane along MCP frontage will be required.

   Applicant Response: Acknowledged and agreed.

2. As this project hits multiple intersections and corridors, please work with the designer to provide depictions of improvements. Preferable, provide an aerial photo with laneage improvements to be presented with conclusions. Depictions do not have to be design level quality, but it is needed to show clearly what is stated as the responsibility of the development team.

   Applicant Response: Acknowledged and agreed.

3. Informational - It will be the responsibility of the development team to provide signal modifications to signal components to ensure signals remain operational. This includes but is not limited to modifications/programming of controllers, MMU, and video detection.

   Applicant Response: Acknowledged and agreed.

MCP & Willow Oak Trail –

4. Recommendation does not mirror the WB approach for Willow Oak Trail. WB approach has a six (6) lane cross section (2 receiving, 2 lefts, 1 through, 1 right). TIS recommends the EB approach to have a five (5) lane cross section (2 receiving, 1 left, 1 through, 1 right). Staff will require the cross section to match for traffic and signal operation. An additional left will be required.

Applicant Response:

- Traffic analysis indicates negligible impacts/differences between proposed development design and higher impact, wider design. Applicant and Applicant's Traffic engineer will work with Transportation Staff to work through findings of traffic study to support this position.

- Given the width of MCP, it is feasible to provide a transition thru the intersection for the side street through movements that will mitigate the different cross sections

- There are numerous examples in the immediate area where lanes are not mirrored on opposing sides of intersections.

- 2nd WB left turn lane increases width of Willowoak and length of required transition taper. Development effort is to provide a pedestrian scale roadway connection which encourages lower travel speeds, limit amount of new impervious, and keep lane transition tapers between MCP and Clari Park Dr.

- We would also like to discuss how are we going to get pedestrians to/from the Garden District TH's into the heart of Clari Park? Will there be a flashing mid-block crosswalk giving pedestrians the right-of-way since a stop condition on Willowoak at Clari Lane is unlikely? See Response to Item 24 above.

MCP & Honey Locust Lane –

5. Staff understands your intent is to move forward with your development to an initial submittal for Planning Staff review, along with the TIS, for Honey Locust Lane to not connect to Robert Rose Drive. Our Transportation Staff recommends Honey Locust to have vehicular connection to Robert Rose Drive for traffic operations.

Applicant Response:

- Traffic impact study analysis demonstrates that the local connection of Honeylocust between MCP and Robert Rose Dr is not necessary to serve Clari Park or other apartment traffic given availability and convenience of MCP, Robert Rose, Willowoak, Wilkinson, and Greshampark connections.

- The current transportation Thouroughfare plan does not show Honeylocust as a critical collector or arterial road. Existing design of Honeylocust on the Avenue side is serving only to access commercial parcels and parking areas.

- The prior master development plan was based on different programmed uses and one of many conceptual plans Mr. Smith shared with City. The rezoning application seeks to completely replace any prior conceptual plans.

- The Honeylocust extension destroys the central element of the master plan without providing any demonstrable improvement to traffic conditions in the area. This use of valuable land to generate needed tax revenue for the City and the unnecessary expense imposed on the project are not justified by the benefit.

- Future roadway plan in City's long-range planning documents does not show this continuation.

6. Recommendation does not mirror the WB approach for Honey Locust Lane. WB approach has a six (6) lane cross section (2 receiving, 2 lefts, 1 through, 1 right). TIS recommends the EB approach to have a four (4) lane cross section (1 receiving, 1 left, 1 through, 1 right). Staff will require the cross section to match WB cross section for traffic and signal operation. An additional left lane and receiving lane will be required.

   Applicant Response:

   - After discussing with Transportation Staff, Applicant will commit to building additional receiving lane.

   - Regarding addition of the left turn lane, Traffic analysis indicates minimal impacts/differences between proposed development design and higher impact, wider design. Applicant and Applicant's Traffic engineer will work with Transportation Staff to work through findings of traffic study to support this position.

   - Given the width of MCP, it is feasible to provide a transition thru the intersection for the side street through movements that will mitigate the different cross sections

   - There are many examples in the area where lanes are not mirrored on opposing sides of intersections.

7. Recommendation states SB to provided one (1) left turn lane to access the new leg of Honey Locust Lane. Two (2) left lanes will need to be provided. The intersection is already built with pavement to accommodate dual lefts. Intersection will need to be installed as initially planned to mazimize traffic efficiency through this major arterial.

   Applicant Response: Applicant will commit to stripe both left turn lanes on Medical Center Parkway.

MCP & Maple Grove Drive –

8. As mentioned in the first comment, a right turn auxiliary lane will need to be extended from the Maple Grove Drive intersection through the Willow Oak Trail intersection.

   Applicant Response: Acknowledged and agreed.

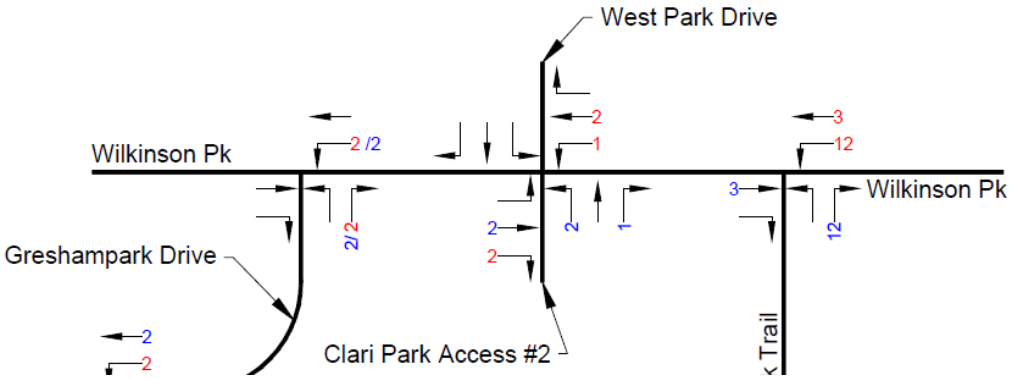
Wilkinson Pike/Clari Park Access #2 –

9. A three-lane cross section will need to be provided on Wilkinson Pike from Greshampark Drive to Access #2. Left lanes will need to be developed for entry turns onto Clari Park and onto West Park Drive. Transportation Staff understands a project is planned for Wilkinson Pike by the City. However, this cross section is needed to be in place at the point Access 2 comes online. The time frame for the Wilkinson Pike project has not been finalized by the City. As such, the development needs to move forward with the plan to provide the improvement as stated.

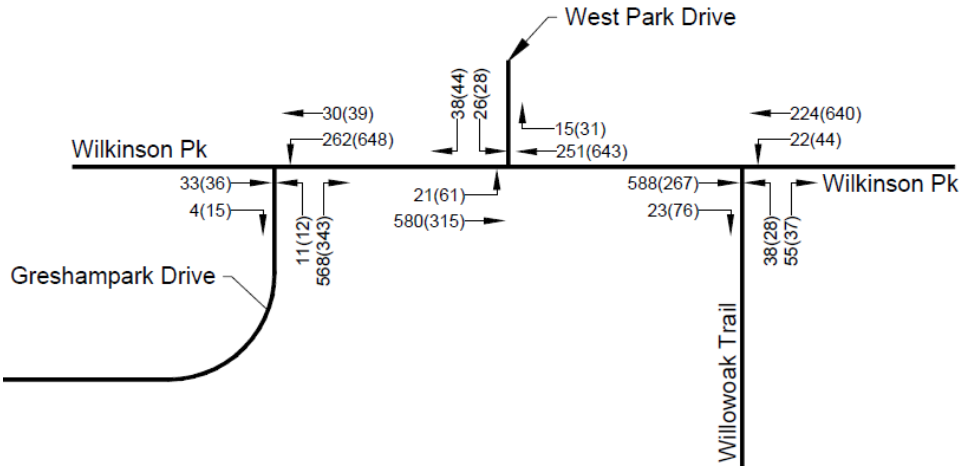
   Applicant Response: As part of the applicant's due diligence process, the applicant, RSA and applicant's attorney met with City representatives on July 18, Nov 7 and Dec 18, 2019. Wilkinson Pike was discussed in all three meetings. The City requested that the applicant add a connection to Wilkinson Pike from the TH parcel and that the applicant construct the berm and buffer which requests the applicant has agreed to. The City repeated communicated that the City had completed the design to change WP to 3 lanes and the City was in the process of ROW acquisition and then that the City would proceed with the improvement. The City confirmed that the ROW from the Gatton property had been dedicated with no remuneration paid to the landowner. It was never communicated that the applicant would be responsible for the cost of the expansion of WP. We proceeded forward in good faith and completed our due diligence, confirming the land price to Mr. Gatton based on the due diligence performed that did not include the cost of widening WP. We respectfully request that we proceed per prior discussions.

   Trip generation from project does not warrant widening of Wilkinson Pike as the project will only a handful of trips to Wilkinson Pike that amount to just over 1% of projected Build-Out Volume per the TIS.

Clari Park Trip Generation at Wilkinson Pike



Background Traffic on Wilkinson Pike



Clari Park Access 3, 7, 8, 9, and 10 –

10. Consistent with this area, Traffic staff will recommend a three-lane cross section for private entrances.

Applicant Response:

- Applicant will work with Transportation Staff to determine which access points will require a 3-lane cross section entry/exit and which will not. Private drives and or alleys that will command less vehicular traffic will be considered for 2-lane entrances.

- Traffic impact study analysis demonstrates that appropriate access to the development in various locations is possible with one lane for entering and one lane for exiting traffic

Contact Murfreesboro Engineering Department for questions or concerns at 615-893-6441.

Thank you
Matt Fasig

Transportation/public infrastructure meeting 05-18-2020

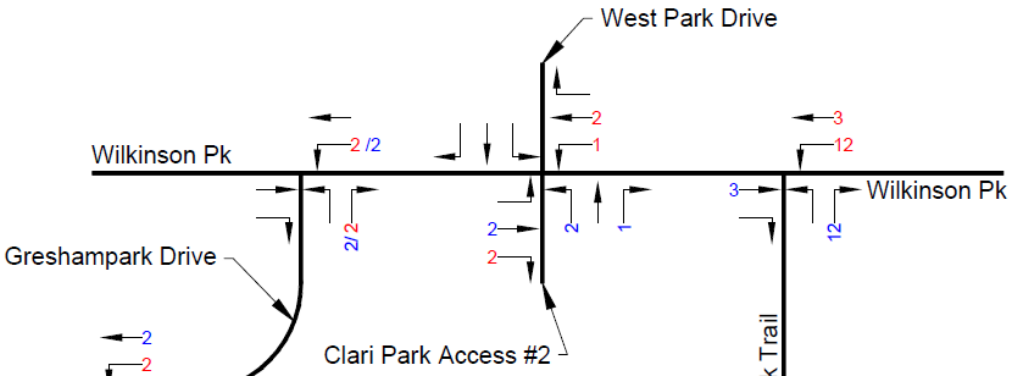
1. The developer will be required to participate in improvements to Wilkinson Pike. These may be in the form of roadway improvements (turn lanes, infrastructure, etc.) or possible a fee-in-lieu-of construction.

Applicant Response: The applicant will commit to install the berm and landscaping along Wilkinson Pike in accordance with the agreement between the Gatton Foundation and City recorded in the County Registry.

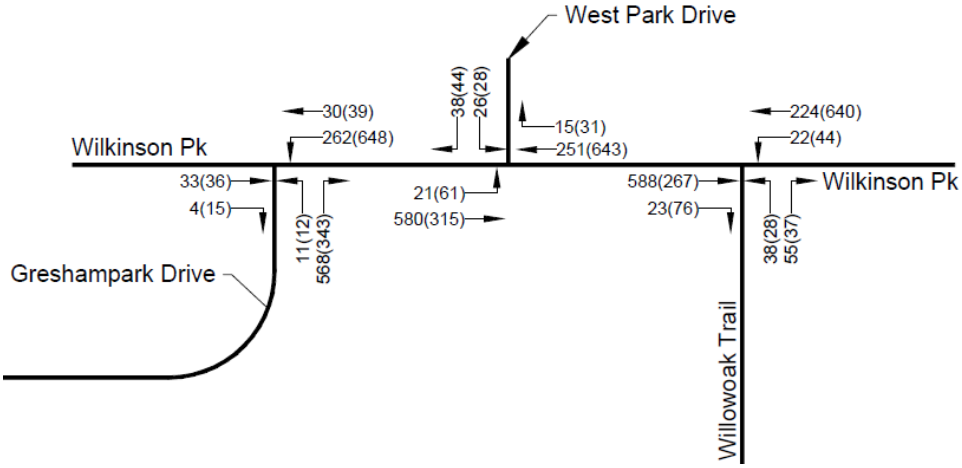
As part of the applicant's due diligence process, the applicant, RSA and applicant's attorney met with City representatives on July 18, Nov 7 and Dec 18, 2019. Wilkinson Pike was discussed in all three meetings. The City requested that the applicant add a connection to Wilkinson Pike from the TH parcel and that the applicant construct the berm and buffer which requests the applicant has agreed to. The City repeated communicated that the City had completed the design to change WP to 3 lanes and the City was in the process of ROW acquisition and then that the City would proceed with the improvement. The City confirmed that the ROW from the Gatton property had been dedicated with no remuneration paid to the landowner. It was never communicated that the applicant would be responsible for the cost of the expansion of WP. We proceeded forward in good faith and completed our due diligence, confirming the land price to Mr. Gatton based on the due diligence performed that did not include the cost of widening WP. We respectfully request that we proceed per prior discussions the City.

Trip generation from project does not warrant widening of Wilkinson Pike as the project will only a handful of trips to Wilkinson Pike that amount to just over 1% of projected Build-Out Volume per the TIS.

Clari Park Trip Generation at Wilkinson Pike



Background Traffic on Wilkinson Pike



2. Fees in lieu of construction for sidewalk and streetscape per Gateway SSMP for all frontage on Wilkerson and Gresham Park or build if City project in complete before Clari Park

   Applicant Response: The applicant will commit to install the berm and landscaping along Wilkinson Pike in accordance with the agreement between the Gatton Foundation and City recorded in the County Registry. If the City would prefer that the applicant install the Gateway Streetscape Master Plan elements along the Clari Park frontage on Wilkinson Pike in lieu of the berm and landscape, then the applicant is willing to do so.

   Acorn-style streetlights are already in place along Greshampark Dr. As parcels fronting Greshampark Dr are developed, the Gateway standard landscaping and sidewalks will be installed with the site work for such parcel development.

3. Add left turn(s) on Wilkerson with development of Clari Park

   Applicant Response: Please see response to Comment 1.

4. Honey Locust Drive needs to connect to Robert Rose Drive as has been Master Planned

   Applicant Response:
   - Traffic impact study analysis demonstrates that the local connection of Honeylocust between MCP and Robert Rose Dr is not necessary to serve Clari Park or other apartment traffic given availability and convenience of MCP, Robert Rose, Willowoak, Wilkinson, and Greshampark connections.

- The current transportation Thouroughfare plan does not show Honeylocust as a critical collector or arterial road. Existing design of Honeylocust on the Avenue side is serving only to access commercial parcels and parking areas.

- The prior master development plan was based on different programmed uses and one of many conceptual plans Mr. Smith shared with City. The rezoning application seeks to completely replace any prior conceptual plans.

- The Honeylocust extension destroys the central element of the master plan without providing any demonstrable improvement to traffic conditions in the area. This use of valuable land to generate needed tax revenue for the City and the unnecessary expense imposed on the project are not justified by the benefit.

- Future roadway plan in City's long-range planning documents does not show this continuation.

5. The connection of Willowoak Trail should be made during an earlier phase

   Applicant Response: The applicant will commit to complete the full extension of Willow Oak Trail within one year of the date that the development of Clari Park exceeds 60% of build-out. This will be measured by the trip generated from uses within Clari Park that have obtained building permits from the City.

6. Clari Lane should not terminate in a dead end.

   Applicant Response: Applicant will commit to connect southern end of Clari Lane with adjacent bank parcel should a legally and commercially feasible solution to do so be presented. Applicant will work with City and adjacent landowner to explore viability of such a solution.

7. Medical Center Parkway should be designed with continuous right-turn lane

   Applicant Response: Acknowledged and agreed. Applicant will commit to building a right-turn auxiliary lane between Honey Locust Drive and Willowoak Trail.

8. A Rover pull-out to be added along the secondary street of Robert Rose Drive or Willowoak Trail

Applicant Response: Applicant has proposed a public transit stop (Rover) within the linear park that runs along Clari Lane as seen on pg 27 of CPPB. Developer is open to discussing optimal location for transit stop.

9. The developer will be responsible for signal modification.

Applicant Response: Acknowledged and agreed.

10. It is preferable to rely on public streets in lieu of private streets

Applicant Response: Acknowledged and agreed. Clari Park will utilize public streets where possible (ie Clari Lane) and will utilize private streets where necessary (i.e within Townhome development areas)

Please let me know if you need any additional information or clarification.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Kevin Guenther, RLA, LEED AP

Vice President

Clari Park – Single-Family Attached Dwelling Layout (example)

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JUNE 17, 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 conducted a stakeholder meeting with developers to discuss the ordinance amendment, specifically as it relates to the minimum garage sizes for single-family developments seeking to utilize garage parking spaces to meet minimum parking requirements. By the end of the meeting, there seemed to be a consensus regarding the garage dimensions. As a point of clarification, for garages not used to meet minimum parking requirements, there are no proposed restrictions on their size or usage.

In addition, this ordinance amendment was brought up for discussion at the May 20th regular Planning Commission meeting. Several Planning Commissioners expressed concerns about the language restricting the use of garages when such garages were being used to meet minimum parking requirements. While it would still be a violation to use such a garage in a manner inconsistent with its approval and in a manner that would preclude the parking of the required number of vehicles, the sentence that was previously included explicitly stating that would be a violation has been removed from the ordinance amendment. In addition, the proposed language in the ordinance has been made more permissive regarding how such garages can be used. For example, it is now explicitly stated that the use of the garage for the storage or parking of other items is only prohibited if it precludes the parking of the requisite number of vehicles. In other words, people can use these garages for storage of other items, so long as it doesn't conflict with their ability to park vehicles if the garage was used to meet the minimum parking requirements during the approval process.

Staff requests that the Planning Commission reschedule this item for a public hearing on July 8th. The staff comments from the May 6th meeting are included below for reference as is the revised version of the ordinance amendment with the language referenced above as well as the dimensions discussed at the stakeholder meeting.

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 for parking of automobiles (and not for the parking or storage of boats, recreational vehicles, trailers, equipment, household items, or any other items if such parking or storage would preclude the parking of the requisite number of vehicles), 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 19 ft., 4 inches wide by 20 ft. deep and the interior of one-car garages from wall to wall shall have minimum dimensions of 11 ft., 4 inches wide by 20 ft. deep.

(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 for parking of automobiles (and not for the parking or storage of boats, recreational vehicles, trailers, equipment, household items, or any other items if such parking or storage would preclude the parking of the requisite number of vehicles), 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 19 ft., 4 inches wide by 20 ft. deep and the interior of one-car garages from wall to wall shall have minimum dimensions of 11 ft., 4 inches wide by 20 ft. deep. 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.

(g) *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 only 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]