CITY OF MURFREESBORO
PLANNING COMMISSION
AGENDA

City Hall, 111 W. Vine Street, Council Chambers

JULY 15, 2020
2:30 PM

Kathy Jones
Chair

1. **Call to order**

2. **Determination of a quorum.**

3. **Old Business:**

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

4. **Consent Agenda:**

   a. East Side Village, Lot 1 [2020-2039] final plat for 1 lot on 1.9 acres zoned PCD located along North Rutherford Boulevard and Yearwood Avenue, Greenland Partners, LLC developer. (Project Planner: Austin Cooper)

   b. Greenhouse Ministries [2020-2040] final plat for 1 lot on 1.1 acres zoned PUD and CCO located at the southeast corner of South Academy Street and East Sevier Street, Greenhouse Ministries, Inc. developer. (Project Planner: Jafar Ware)

   c. Kingsbury, Section 2 [2020-2041] final plat for 47 lots on 9.62 acres zoned PRD located east of Asbury Lane, Kingsbury 156, LLC developer. (Project Planner: Austin Cooper)

   d. Laurelstone, Section 1, Phase 1A [2020-2042] final plat for 22 lots on 8.46 acres zoned PRD located along Lascassas Pike, Clayton Properties Group, Inc. developer. (Project Planner: Brad Barbee)

   e. Elam Farms, Resubdivision of lot 3 [2020-2043] final 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)

f. Shelton Crossing, Lot 1 (Including the Resubdivision of Shelton Square, Lot 132) [2020-2044] final plat for 1 lots on 11.65 acres zoned PRD located along Florence Road and Pointer Place, Ole South Properties, Inc. developer. (Project Planner: Austin Cooper)

g. Oakland Court, Resubdivision of lot 3 [2020-2045] final plat for 3 lots on 15.5 acres zoned PRD located along North Academy Street and East Hembree Street, Murfreesboro Housing Authority developer. (Project Planner: Brad Barbee)

h. The Crossings of Three Rivers, Resubdivision of Lots 5, 6, 7, & 24 [2020-2047] final plat for 8 lots on 0.75 acres zoned PRD located along Hospitality Lane, Three Rivers, LLC developer. (Project Planner: Jafar Ware)

i. Tommy Car Wash [2020-2048] final plat for 1 lot on 0.99 acres zoned CH located along Memorial Boulevard, Tommy Car Wash developer. (Project Planner: Austin Cooper)

j. University Villas and Lyon Property, Section 1 [2020-2049] final plat for 2 lots on 31.83 acres zoned CH and RM-16 located along John Bragg Highway, Front Street Partners developer. (Project Planner: Brad Barbee)

k. Westwind, Section 5 [2020-2050] final plat for 15 lots on 12.58 acres zoned RS-8 located along Fuji Apple Lane, Cornerstone Development, LLC developer. (Project Planner: Jafar Ware)

l. Marketplace at Savannah Ridge [2020-2051] final plat for 9 lots on 24.14 acres zoned PUD located along Shelbyville Pike, Murfreesboro North, LLC, developer. (Project Planner: Jafar Ware)

m. Pretoria Falls [2020-3079] site plan for 53 single-family, detached dwelling units on 10.5 acres zoned PRD located along Asbury Road and Asbury Lane, Landmark Homes of Tennessee, Inc. developer. (Project Planner: Margaret Ann Green)

5. Plats and Plans:

a. Kimbro Woods/The Meadows at Kimbro Woods [2020-1014] master plan amendment for 314 lots on approximately 83.4 acres zoned PRD located west of Saint Andrews Drive and north of Veterans Parkway, KW53, LLC developer. (Project Planner: Jafar Ware)

6. New Business:

a. Street renaming [2020-901] to rename an approximately 700'-long segment of East Overall Creek Road to Constantine Drive, City of Murfreesboro Planning Department applicant.

b. Sign Ordinance Amendment [2020-802] to amend Murfreesboro City Code, Chapter 25.2 Signs, Section 25.2-2, 25.2-4, 25.2-23, 25.2-24, 25.2-25, and Section 25.2-26, for the purposes of: (1) adding a definition of "External Customer Transaction Portal" and allow certain, limited electronic changeable signs at external locations such as ATMs, drive-up windows, and gasoline pumps; (2) decreasing the time a temporary sign can be claimed and increasing the fee of temporary signs picked up in the ROW; (3) prohibiting certain materials from use in signage; (4) reducing the maximum allowable size of temporary signs; and (5) allowing murals on more than two sides of a building, City of Murfreesboro Building and Codes Department applicant.

c. Revision to Amendment of McKnight Park Master Plan [2020-S101], City of Murfreesboro Legal Department applicant.

7. Staff Reports and Other Business:

a. 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)

8. Adjourn.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020

PROJECT PLANNER MARGARET ANN GREEN

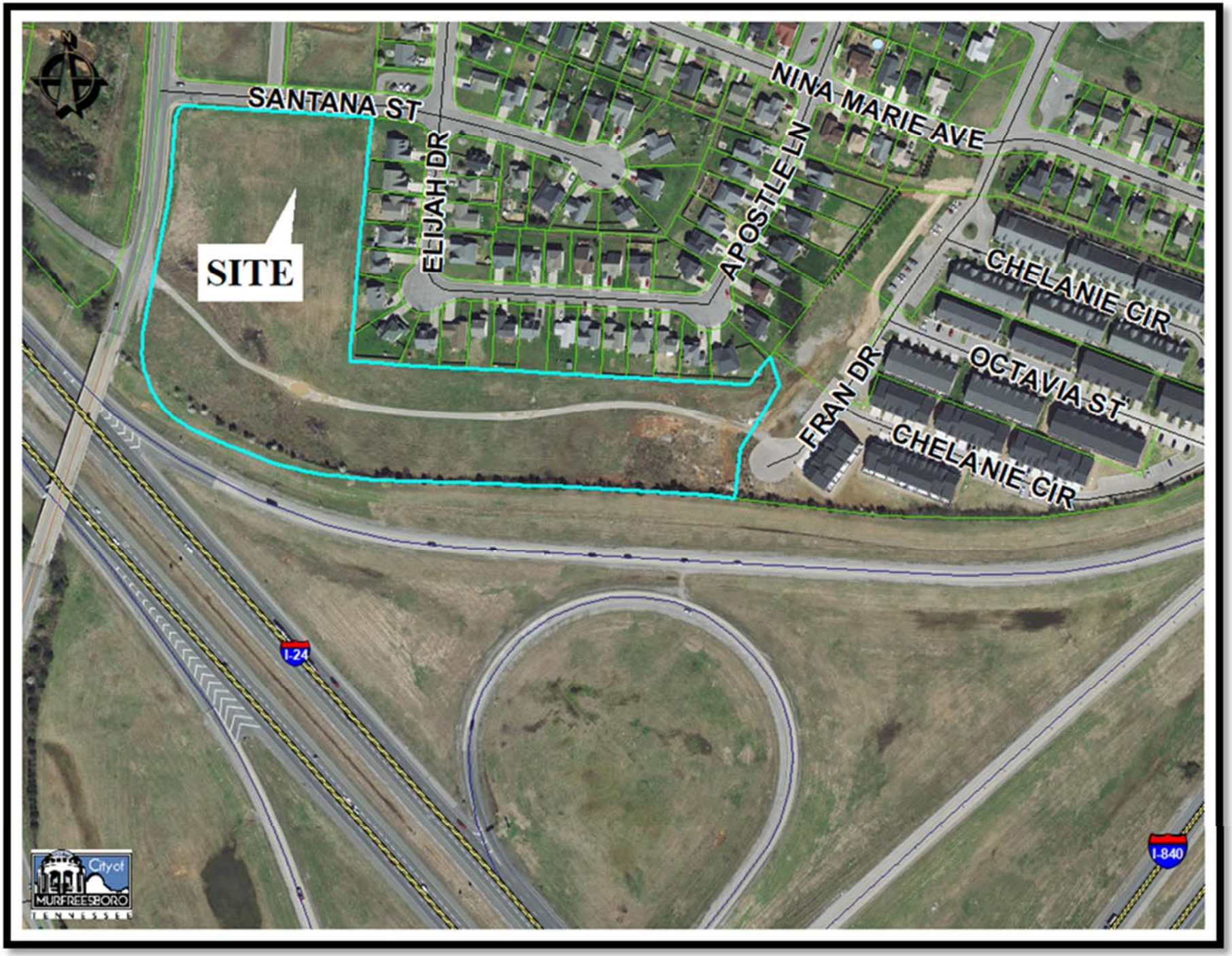
3.a. 840 Storage Solutions [2019-3148] site plan for 32,130 ft^2 self-service storage facility on 8.2 acres zoned PUD located along Florence Road and Santana Street, The Downs Group LLC developer.

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

The Planning Commission considered this item at the May 20, 2020 meeting. The Planning Commission discussed the proposal and expressed their concerns due to the location and the visibility of this site being the follow:

- Two different types of fencing for this project.
- Would like to see the architecture be similar as the compact storage buildings that have been recently approved and constructed in Murfreesboro.
- The applicant would need to provide an exhibit of the viewshed from all four sides of the property for the entire development.
- The applicant would need to provide a master plan to make known the future expansion for this development with landscaping and buffer details.
- The Planning Commission felt like this proposal is a step back from current approved storage facilities. This proposal is not raising the bar.

The item was deferred to give the developer an opportunity to prepare exhibits to demonstrate the proposed development. If the plans are approved, staff recommends it be made subject to all staff comments


SANTANA ST
NINA MARIE AVE
ELIJAH DR
APOSTLE LN
SITE
CHELANIE CIR
OCTAVIA ST
FRAN DR
CHELANIE CIR
I-24
I-840
City of
MURFREESBORO
TENNESSEE

Staff Comments

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

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

2) The Planning Commission should review the exhibits prepared by the development team and determine if they adequately communicate the viewsheds from I-24, I-840, Florence Road and Santana Road per discussion at the meeting.

3) Per discussion at the Planning Commission meeting, please relocate the landscape buffer and screening from I-24 so that it will not be need to be removed in the future for the construction of future phases.

4) Per discussion at the Planning Commission meeting, please provide a letter from the property owner stating they understand that any approvals of this site plan do not apply to any future phases. ***Provided***

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

No remaining comments.

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

No comments.

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

No comments.

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

1. Submit completed meter application and plumbing plans to CUDengineering@cudrc.com for review, tap fee calculation and meter sizing.
2. Submit conclusive fire sprinkler demand GPM from sprinkler design engineer.
3. A notary signed developer agreement must be submitted to CUD prior to CUD water plans being created.. .

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

1. No comments.

Informational and Procedural Comments

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

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1. A State of Tennessee Stormwater Permit is required. Evidence of this permit is required prior to the City issuing a Land Disturbance Permit (LDP).
2. An LDP is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and approved by the City Engineer.
3. Prior to an LDP, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for E&SC with details in general compliance with TDEC's Erosion and Sediment Control Handbook Fourth Edition.
4. A completed Stormwater Management Record Sheet is due prior to application for building permits.
5. Prior to issuance of certificate of occupancy, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

6. Prior to LDP issuance, a long-term Stormwater O&M plan and associated agreement must be reviewed and approved by the Engineering Department. .

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

1. Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner / lease holder should allow adequate time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy.
2. for self-service storage facilities that have a side or rear property line abutting the residential portion of a planned development, a minimum ten-foot wide landscape strip shall be provided which shall be planted in accordance with Section 27 of this article and at the discretion of the Planning Commission may include earth berms, masonry fences, or walls. The applicant or owner shall post a surety instrument satisfactory to the Development Services Division to ensure that the landscaping and screening will be maintained the first three years.

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

1. A "Private Water Agreement" with the City and MWSD or CUD must be filed and recorded Prior to Permitting).

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 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

MINUTES OF THE
MURFREESBORO PLANNING COMMISSION
MAY 20, 2020

840 Storage Solutions [2019-3148] site plan for 32,130 ft2 self-service storage facility on 8.2 acres zoned PUD located along Florence Road and Santana Street, The Downs Group LLC developer. Ms. Margaret Ann Green summarized the staff report which had been provided to the Planning Commission in the agenda packet. Ms. Green stated the PUD zoning allows this type use for this property. Staff has worked with the applicant over the past several months to work on the layout of the site and their traditional single-story building. This proposal meets the Design Guidelines. Staff has provided several comments about this property since it would be located at a highly visible site along I-24 and I-840.

Continuing, Ms. Green made known this site plan is for phase one and it would be facing Santana Street. The applicant owns the remaining property and proposes commercial outparcels that would be fronting Florence Road. The commercial outparcels would help screen this proposal. The proposal would be for interior storage only and the buildings would not be climate controlled.

Mr. Dickie Sullivan and Mr. Paul Bass were attendance to represent the application. Vice-Chairman Ken Halliburton wanted to know if this site would be viewed downward from the interstate or be at the same level as I-24 and I-840. Mr. Dickie Sullivan explained the view would be a similar elevation as I-24 with screening in all directions. Continuing, Ms. Sullivan stated the view for Phase 1, facing I-840, would be limited due to the interstate ramp. However, Phase 2, would be visible to I-24. Mr. Warren Russell commented how this site would be a Gateway into Murfreesboro. He asked for additional information regarding the screening and buffer for Phase 1. Mr. Brad Barbee came forward stating a Type D buffer would be placed on the eastern property line located beside the existing residential area. On the southern property line for Phase 1, a single row of trees would be planted to screen the bay doors and roll up doors from the ramp of I-840 and I-24. However, the applicant wants to remove the trees whenever Phase 2 occurs. The applicant proposes to provide screening for the entire property when the balance is developed.

Mr. Brad Barbee explained that for Phase 1 this proposal would be a typical one-story mini-storage development with bay doors that would need to be screened from public right-of-way. Ms. Margaret Ann Green explained that she opposes the applicant's plan to provide landscaping with Phase 1, then remove the trees during Phase 2. This is losing time on the growth of the trees. She has suggested for the applicant to place a buffer and trees with Phase 1, so it would be more effective for screening. At this time, there is no timeline for Phase 2.

The Planning Commission began discussing the proposal and expressed their concerns due to the location and the visibility of this site being the follow:

- Two different types of fencing for this project.
- Would like to see the architecture be similar as the compact storage buildings that have been recently approved and constructed in Murfreesboro.
- The applicant would need to provide an exhibit of the viewshed from all four sides of the property for the entire development.
- The applicant would need to provide a master plan to make known the future expansion for this development with landscaping and buffer details.
- The Planning Commission felt like this proposal is a step back from current approved storage facilities. This proposal is not raising the bar.

Mr. Paul Bass came forward stating the long slender buildings would have roll up doors with 50 percent brick and 50 percent hardi material to appear as retail. The buildings could be re-adapted from roll-up doors to a storefront assembly. In addition, Mr. Bass agreed to keep the landscaping in place from Phase 1 to be included with the landscaping for Phase 2.

Mr. Eddie Smotherman made a motion to defer, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

We, Downs Group, LLC, understand that any approvals of this site plan does not apply to any future phases.

Drew J. Luna, president

Downs Group, LLC

105 Southeast Parkway, Suite 104

Franklin, Tennessee 37064

840 STORAGE SOLUTIONS AT FLORENCE ROAD

(PHASE 1)

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

N

NOT TO SCALE

INDEX OF SHEETS

C0.0	TITLE
C0.1	NOTES
C1.0	EXISTING CONDITIONS (WITH SOILS)
C2.0, C2.1	SITE PLANS
C2.2	SITE PLAN DETAILS
C2.3	CONSTRUCTION PHASING PLAN
C2.4	AUTOTURN PLAN
C3.0	GRADING PLAN
C3.1	GRADING PLAN DETAILS
C3.2	WATER QUALITY PLAN
C3.3	WATER QUALITY DETAILS
C3.4	DRAINAGE MAP (PRE-CONSTRUCTION)
C3.5	DRAINAGE MAP (POST-CONSTRUCTION)
C3.6	BERM SECTIONS
C3.7	POND SECTIONS
C3.8-C3.11	UNDERGROUND DETENTION
C4.0	EPSC PLAN INITIAL PHASE
C4.1	EPSC PLAN INTERIM PHASE
C4.2	EPSC PLAN FINAL PHASE
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C5.0	UTILITY PLAN
C5.1	SANITARY SEWER PLAN
C5.2	UTILITY DETAILS
C6.0	TRAFFIC CONTROL
L1.0-L2.0	LANDSCAPE PLAN/DETAILS
A100	SITE PHASING PLAN
A110-A450	ARCHITECTURAL
E002	PHOTOMETRICS

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

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

CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

Tax Map 071, Parcel 025.15, 9.5 Acres

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

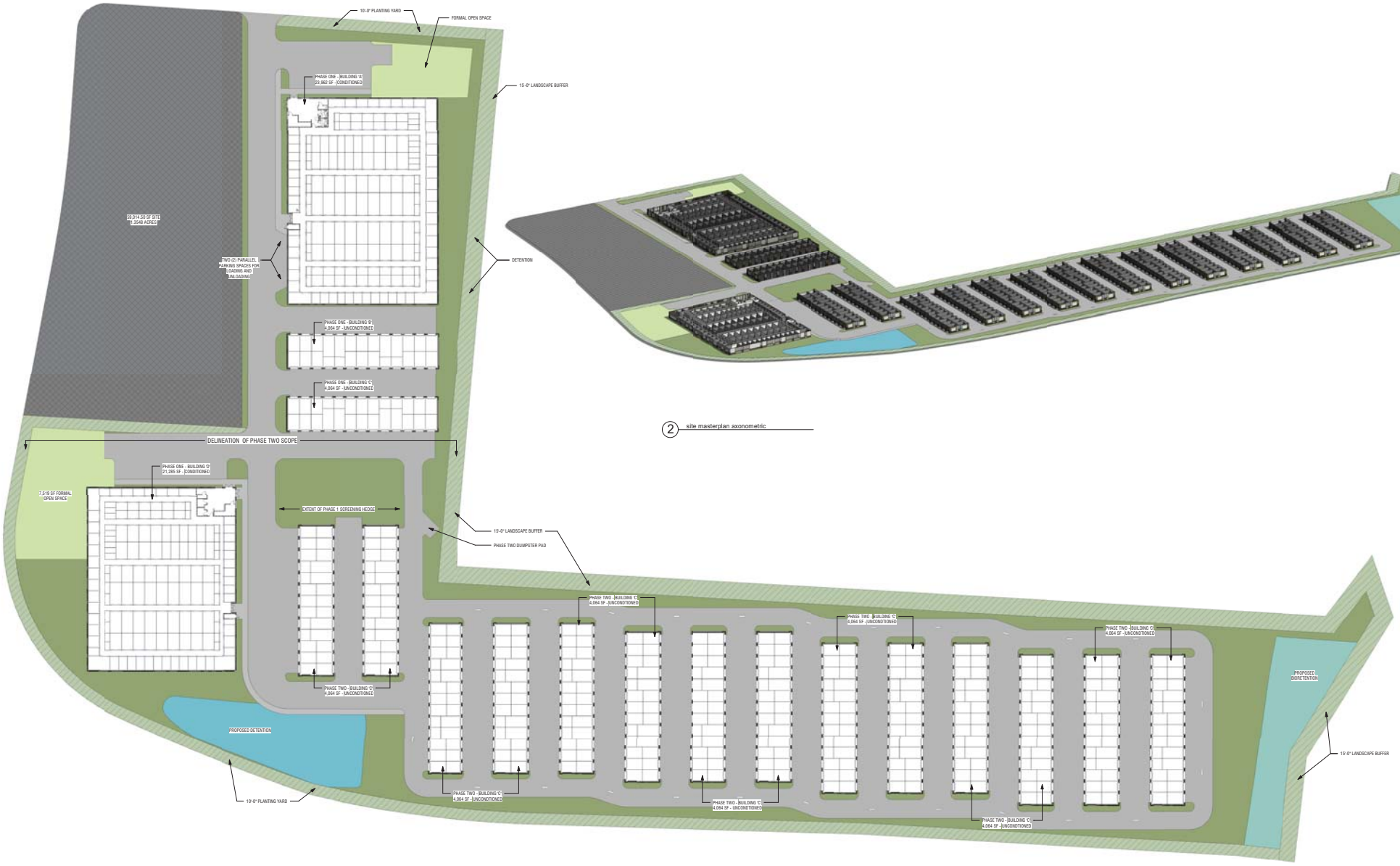
(ENGINEERING)
SULLIVAN ENGINEERINGING, INC.
Richard "Dickie" Sullivan
317 Main Street, Suite 201
Franklin, TN 37064
P/C 615.319.1855
E dickie@sullivanengineering.com

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

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

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

November 14, 2019
(Initial Submittal)
Re-Submit January 16, 2020
Re-Submit April 16, 2020
Re-Submit May 6, 2020
Re-Submit June 10, 2020
Re-Submit July 1, 2020



2 site masterplan axonometric

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

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

ARCHITECTURE | PLANNING
CONSORTIUM
1104 WEST MAIN STREET | FRANKLIN, TN 37064
www.consort4.com
office | 615.570.2780
IMPROVE
INFORM
INNOVATE
INSPIRE

client:

840 storage solutions

project:

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

revisions

date: 06.29.2020
project no.: a19017.00

site phasing plan

a100

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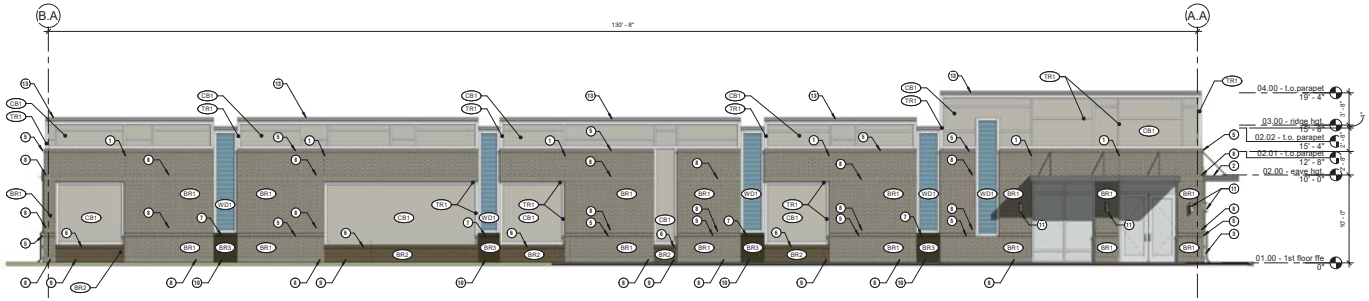
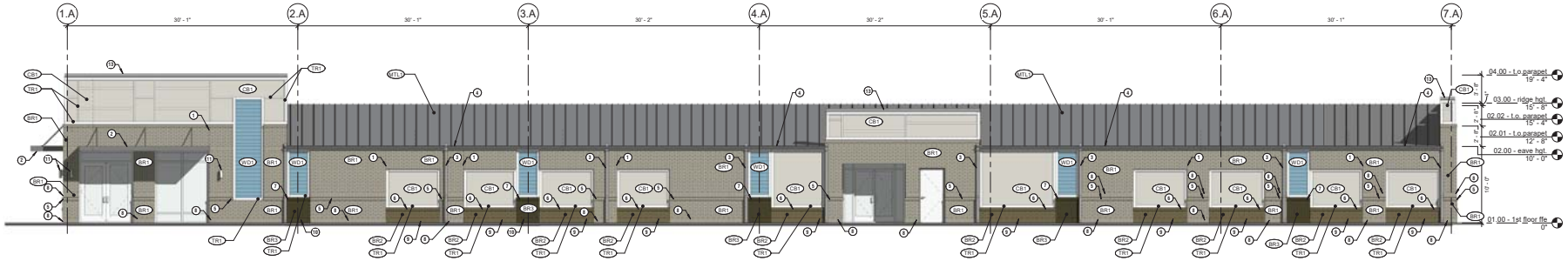


1 building 'A' - north elevation
3/16" = 1'-0"



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

building 'a' percentage of exterior materials

north elevation

brick	1,248 sf	(52.15%)
a) b1	1126 sf	(47.05%)
b) b2	86 sf	(3.60%)
c) b3	36 sf	(1.50%)
siding	162 sf	(6.77%)
hardi panel	853 sf	(35.65%)
door/window openings	130 sf	(5.43%)
total facade	2,393 sf	(100.00%)

west elevation

brick	1,582 sf	(63.38%)
a) b1	1,386 sf	(55.51%)
b) b2	146 sf	(5.85%)
c) b3	50 sf	(2.00%)
siding	161 sf	(6.45%)
hardi panel	622 sf	(24.91%)
door/window openings	132 sf	(5.28%)
total facade	2,497 sf	(100.00%)

south elevation

brick	1,138 sf	(53.93%)
a) b1	1,000 sf	(47.39%)
b) b2	98 sf	(4.64%)
c) b3	40 sf	(1.90%)
siding	153 sf	(7.25%)
hardi panel	819 sf	(38.82%)
total facade	2,110 sf	(100.00%)

east elevation

brick	1,462 sf	(72.48%)
a) b1	1,217 sf	(60.34%)
b) b2	195 sf	(9.67%)
c) b3	50 sf	(2.48%)
siding	110 sf	(5.45%)
hardi panel	445 sf	(22.06%)
total facade	2,017 sf	(100.00%)

total brick building	5,430 sf	(60.22%)
total siding building	3,325 sf	(36.87%)
total glazing	97 sf	(2.91%)
total trim board	165 sf	(1.83%)
total facade building	9,017 sf	

building 'a' office retail

north elevation (measured to the adjacent parapet height @ 15'-4" atl)

brick 238.92 sf (81.57% of the office/retail elevation)
glazing 149.10 sf (38.42% of the office/retail elevation)

west elevation (measured to the adjacent parapet height @ 15'-4" atl) - 15'-4 of affected wall width

brick 142.62 sf (65.63% of the office/retail elevation)
glazing 74.67 sf (34.36% of the office/retail elevation)

combined elevations

brick 381.54 sf (83.03% of the office/retail elevation)
glazing 223.77 sf (36.97% of the office/retail elevation)

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www.consort-t.com
office | 615.370.2780

client:

840 storage solutions

project:

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

elevation keynotes

1. MASONRY CONTROL JOINT - REFER TO DETAIL 03/A110.
2. PREFINISHED ALUMINUM CANOPY - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
3. PREFINISHED ALUMINUM DOWNSPOUT - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
4. PREFINISHED ALUMINUM CONCEALED GUTTER/CORNICE - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
5. BRICK ROWLOCK || COLOR: STONINGTON VELOUR.
6. BRICK ROWLOCK || COLOR: BADLANDS VELOUR.
7. BRICK ROWLOCK || COLOR: BROWN VELOUR.
8. SOLDIER COURSE || COLOR: STONINGTON VELOUR.
9. SOLDIER COURSE || COLOR: BADLANDS VELOUR.
10. SOLDIER COURSE || COLOR: BROWN VELOUR.
11. EXTERIOR LIGHTING REFER TO ELECTRICAL.
12. BUILDING WAYFINDING SIGNAGE - REPRESENTED AS REFERENCE ONLY.
13. PREFINISHED ALUMINUM COPING - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.

zone 4 - building envelope requirements fenestration

METAL FRAMING	
FIXED FENESTRATION	0.38
OPERABLE FENESTRATION	0.45
ENTRANCE DOORS	0.77
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.20	0.36 (SEW) 0.46 (N)
SHGC: 0.20 < PF < 0.50	0.43 (SEW) 0.53 (N)
SHGC: PF > 0.50	0.58 (SEW) 0.58 N)

zone 4 - building envelope requirements

ROOFS	
METAL BUILDINGS	R-19 + R-11 LINEAR SYSTEM U-0.035
WALLS ABOVE GRADE	
METAL FRAMED	R-13 + R-7.5 CONTINUOUS U-0.064
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW F-0.54
OPAQUE DOORS	
NONSWINGING	R-4.75 U-0.61
GARAGE DOORS:<14% GLAZING	U-0.31

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM).
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR.
3. THE INSIDE FACE OF THE ELEVATED PARAPET WALLS WILL UTILIZE HARDIE PANEL ON THE INSIDE FACE PAINTED TO MATCH THE ADJANCENT BRICK COLOR.

planning note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MURFREESBORO ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING STAFF/CITY OF MURFREESBORO. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING STAFF.

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED AT GRADE AND SCREENED ACCORDINGLY WITH LANDSCAPE ELEMENTS - REFER TO THE LANDSCAPE PLAN.

3 building 'A' northwest perspective

material legend

BR1	SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR
BR2	SIOUX CITY BRICK COLOR: BADLANDS VELOUR
BR3	SIOUX CITY BRICK COLOR: BROWN VELOUR
WD1	HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE
CB1	HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
TR1	TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
MTL1	METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY

revisions

1
2
3
4
5
6
7

date: 04.15.2020
project no.: a19017.00

building 'A' exterior elevations

a410

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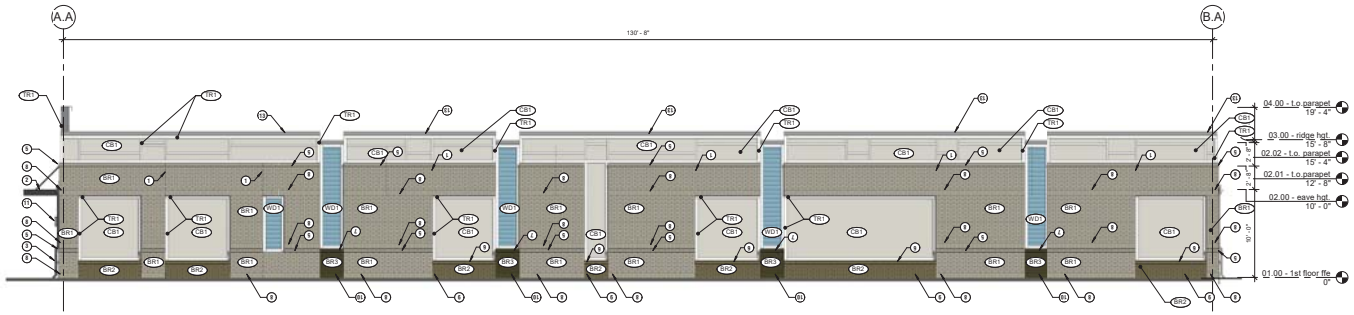

1 building 'A' - south elevation
3/16" = 1'-0"

building 'a' percentage of exterior materials

north elevation		
brick	1,248 sf	(52.19%)
a) b1	1126 sf	(47.05%)
b) b2	86 sf	(3.60%)
c) b3	36 sf	(1.50%)
siding	162 sf	(6.77%)
hardi panel	853 sf	(35.65%)
door/window openings	130 sf	(5.43%)
total facade	2,393 sf	(100.00%)

west elevation		
brick	1,582 sf	(63.98%)
a) b1	1,388 sf	(55.51%)
b) b2	146 sf	(5.83%)
c) b3	50 sf	(2.00%)
siding	161 sf	(6.43%)
hardi panel	622 sf	(24.91%)
door/window openings	132 sf	(5.28%)
total facade	2,497 sf	(100.00%)

south elevation		
brick	1,138 sf	(53.93%)
a) b1	1,000 sf	(47.39%)
b) b2	98 sf	(4.64%)
c) b3	40 sf	(1.90%)
siding	153 sf	(7.25%)
hardi panel	819 sf	(38.82%)
total facade	2,110 sf	(100.00%)

east elevation		
brick	1,462 sf	(72.48%)
a) b1	1,217 sf	(60.34%)
b) b2	195 sf	(9.67%)
c) b3	50 sf	(2.48%)
siding	110 sf	(5.45%)
hardi panel	445 sf	(22.06%)
total facade	2,017 sf	(100.00%)

total brick building	5,430 sf	(60.22%)
total siding building	3,335 sf	(36.87%)
total gliazing	97 sf	(2.91%)
total trim board	165 sf	(1.83%)
total facade building	9,017 sf	

building 'a' office retail

north elevation (measured to the adjacent parapet height @ 15'-4" aff)
brick 238.92 sf (61.57% of the office/retail elevation)
glazing 149.10 sf (38.42% of the office/retail elevation)

west elevation (measured to the adjacent parapet height @ 15'-4" aff) - 19'-4 of affected wall width
brick 142.62 sf (65.63% of the office/retail elevation)
glazing 74.67 sf (34.36% of the office/retail elevation)

combined elevation
brick 381.54 sf (63.03% of the office/retail elevation)
glazing 223.77 sf (36.97% of the office/retail elevation)

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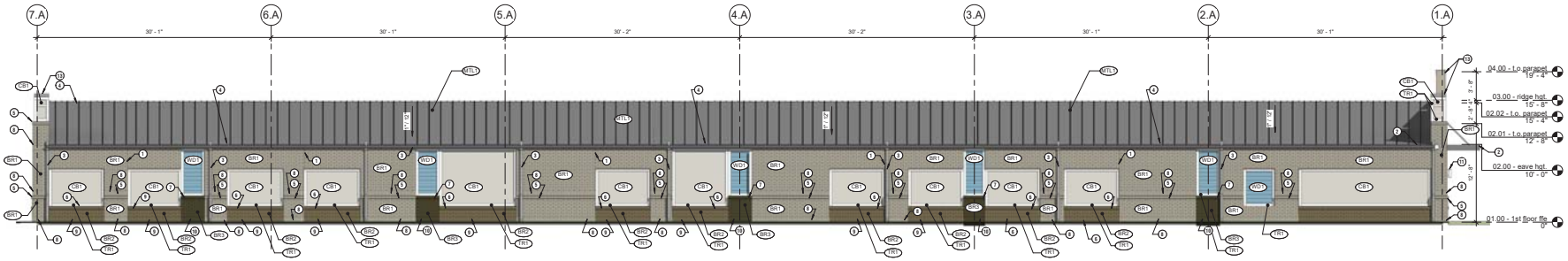
client:

840 storage solutions

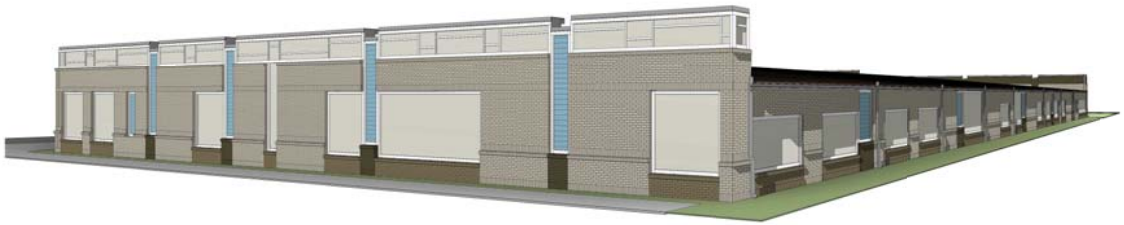
project:

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



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

NOTE:
THIS BUILDING ELEVATION IS NOT RANGE OF VIEW OF THE GENERAL PUBLIC. IN ADDITION, THIS ELEVATION IS FULLY SCREENED BY A LANDSCAPE BURER FROM THE ADJACENT NEIGHBORHOOD WHICH IS COMPOSED OF HOMES CLADD IN VINYL SIDING. THEREFORE, THE 40'-2" INCREMENTAL ELEVATION BREAKS DO NOT OCCUR ON THIS ELEVATION DUE TO LACK OF VISIBILITY.



3 building 'A' southeast perspective

elevation keynotes

1. MASONRY CONTROL JOINT - REFER TO DETAIL 03/A110.
2. PREFINISHED ALUMINUM CANOPY - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
3. PREFINISHED ALUMINUM DOWNSPOUT - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
4. PREFINISHED ALUMINUM CONCEALED GUTTER/CORNICE - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
5. BRICK ROWLOCK || COLOR: STONINGTON VELOUR.
6. BRICK ROWLOCK || COLOR: BADLANDS VELOUR.
7. BRICK ROWLOCK || COLOR: BROWN VELOUR.
8. SOLDIER COURSE || COLOR: STONINGTON VELOUR.
9. SOLDIER COURSE || COLOR: BADLANDS VELOUR.
10. SOLDIER COURSE || COLOR: BROWN VELOUR.
11. EXTERIOR LIGHTING REFER TO ELECTRICAL.
12. BUILDING WAYFINDING SIGNAGE - REPRESENTED AS REFERENCE ONLY.
13. PREFINISHED ALUMINUM COPING - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.

zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION	0.38	
OPERABLE FENESTRATION	0.45	
ENTRANCE DOORS	0.77	
SHGC - ALL FRAME TYPES		
SHGC: PF < 0.20	0.36 (SEW)	0.48 (N)
SHGC: 0.20 < PF < 0.50	0.43 (SEW)	0.53 (N)
SHGC: PF > 0.50	0.58 (SEW)	0.58 N)

zone 4 - building envelope requirements

ROOFS	
METAL BUILDINGS	R-19 + R-11 LINEAR SYSTEM U-0.035
WALLS ABOVE GRADE	
METAL FRAMED	R-13+R-7.5 CONTINUOUS U-0.064
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW F-0.54
OPAQUE DOORS	
NONSWINGING	R-4.75 U-0.61
GARAGE DOORS<14% GLAZING	U-0.31

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 90 (2) CLEAR.
3. THE INSIDE FACE OF THE ELEVATED PARAPET WALLS WILL UTILIZE HARDIE PANEL ON THE INSIDE FACE PAINTED TO MATCH THE ADJACENT BRICK COLOR.

planning note

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hvac screening

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material legend

BR1	SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR	CB1 HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
BR2	SIOUX CITY BRICK COLOR: BADLANDS VELOUR	TR1 TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
BR3	SIOUX CITY BRICK COLOR: BROWN VELOUR	MTL1 METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY
WD1	HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE	

revisions

date: 04.15.2020
project no.: a19017.00

building 'A' exterior elevations

a411

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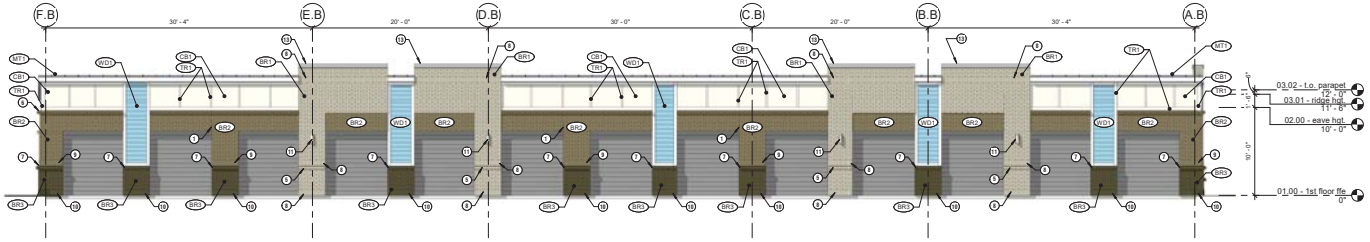
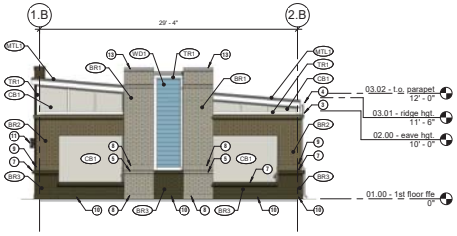
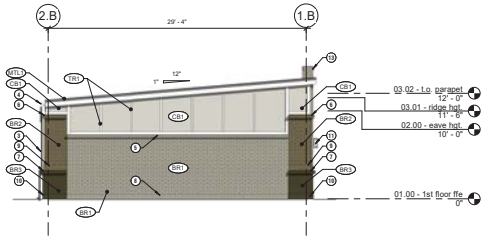


1 building 'B' - north elevation
3/16" = 1'-0"

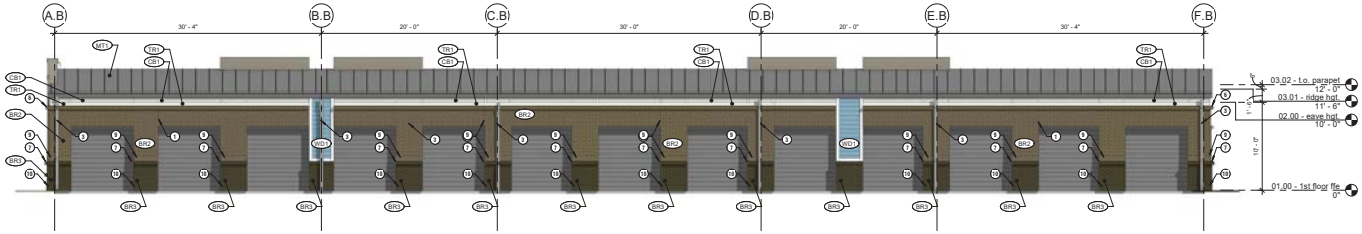


2 building 'B' - west elevation
3/16" = 1'-0"



3 building 'B' - east elevation
3/16" = 1'-0"

4 building 'B' northwest perspective



5 building 'B' - south elevation
3/16" = 1'-0"

elevation keynotes

1. MASONRY CONTROL JOINT - REFER TO DETAIL 03/A110.
2. PREFINISHED ALUMINUM CANOPY - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
3. PREFINISHED ALUMINUM DOWNSPOUT - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
4. PREFINISHED ALUMINUM CONCEALED GUTTER/CORNICE - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
5. BRICK ROWLOCK || COLOR: STONINGTON VELOUR.
6. BRICK ROWLOCK || COLOR: BADLANDS VELOUR.
7. BRICK ROWLOCK || COLOR: BROWN VELOUR.
8. SOLDIER COURSE || COLOR: STONINGTON VELOUR.
9. SOLDIER COURSE || COLOR: BADLANDS VELOUR.
10. SOLDIER COURSE || COLOR: BROWN VELOUR.
11. EXTERIOR LIGHTING REFER TO ELECTRICAL.
12. BUILDING WAYFINDING SIGNAGE - REPRESENTED AS REFERENCE ONLY.
13. PREFINISHED ALUMINUM COPING - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.

zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION	0.38	
OPERABLE FENESTRATION	0.45	
ENTRANCE DOORS	0.77	
SHGC - ALL FRAME TYPES		
SHGC: PF < 0.20	0.36 (SEW)	0.48 (N)
SHGC: 0.20 < PF < 0.50	0.43 (SEW)	0.53 (N)
SHGC: PF > 0.50	0.58 (SEW)	0.58 N)

zone 4 - building envelope requirements

ROOFS	
METAL BUILDINGS	R-19 u R-11 LINEAR SYSTEM U-0.035
WALLS ABOVE GRADE	
METAL FRAMED	R-13+R-7.5 CONTINUOUS U-0.064
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW F-0.54
OPAQUE DOORS	
NONSWINGING	R-4.75 U-0.61
GARAGE DOORS <14% GLAZING	U-0.31

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (3) CLEAR.
3. THE INSIDE FACE OF THE ELEVATED PARAPET WALLS WILL UTILIZE HARDIE PANEL ON THE INSIDE FACE PAINTED TO MATCH THE ADJANCENT BRICK COLOR.

planning note

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hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED AT GRADE AND SCREENED ACCORDINGLY WITH LANDSCAPE ELEMENTS - REFER TO THE LANDSCAPE PLAN.

building 'b' percentage of exterior materials

north elevation		
brick	337.29 sf	(52.19%)
b) b2	253.29 sf	(39.19%)
c) b3	84.00 sf	(13.00%)
siding	308.94 sf	(47.81%)
door/window openings	.00 sf	(00.00%)
total facade	646.23 sf	(100.00%)

south elevation		
brick	337.29 sf	(52.19%)
b) b2	253.29 sf	(39.19%)
c) b3	84.00 sf	(13.00%)
siding	308.94 sf	(47.81%)
door/window openings	.00 sf	(00.00%)
total facade	646.23 sf	(100.00%)

west elevation		
brick	137.92 sf	(41.52%)
a) b1	00.00 sf	(00.00%)
b) b2	113.92 sf	(34.29%)
c) b3	24 sf	(07.22%)
siding	194.28 sf	(58.48%)
door/window openings	.00 sf	(00.00%)
total facade	332.21 sf	(100.00%)

east elevation		
brick	137.92 sf	(41.52%)
a) b1	00.00 sf	(00.00%)
b) b2	113.92 sf	(34.29%)
c) b3	24 sf	(07.22%)
siding	194.28 sf	(58.48%)
door/window openings	.00 sf	(00.00%)
total facade	332.21 sf	(100.00%)

total brick building	950.42 sf	(48.57%)
total siding building	1,006.44 sf	(51.43%)
total facade building	1,956.86 sf	(100.00%)

storage unit doors

TYPE	DIMENSION	DESCRIPTION
A	8' - 0"W x 7' - 0"H	ROLL-UP
B	6' - 0"W x 7' - 0"H	ROLL-UP
C	3' - 6"W x 7' - 0"H	ROLL-UP

material legend

BR1	SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR	CB1	HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
BR2	SIOUX CITY BRICK COLOR: BADLANDS VELOUR	TR1	TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
BR3	SIOUX CITY BRICK COLOR: BROWN VELOUR	MTL	METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY
WD1	HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE		

6 building 'B' southeast perspective

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client:

840 storage solutions

project:

840 storage solutions at florence road
phase one | three building development
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revisions

date: 04.15.2020
project no.: a19017.00

building 'B' exterior elevations

a420

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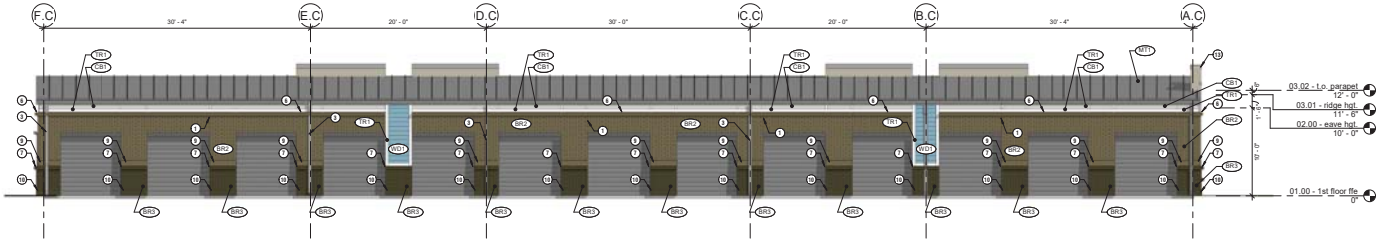
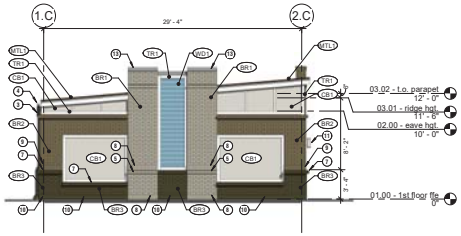
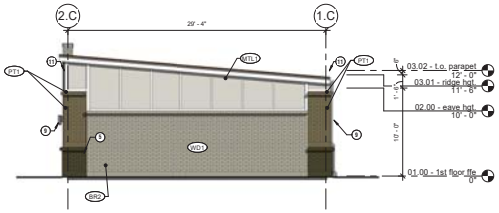


1 building 'C' - north elevation
3/16" = 1'-0"

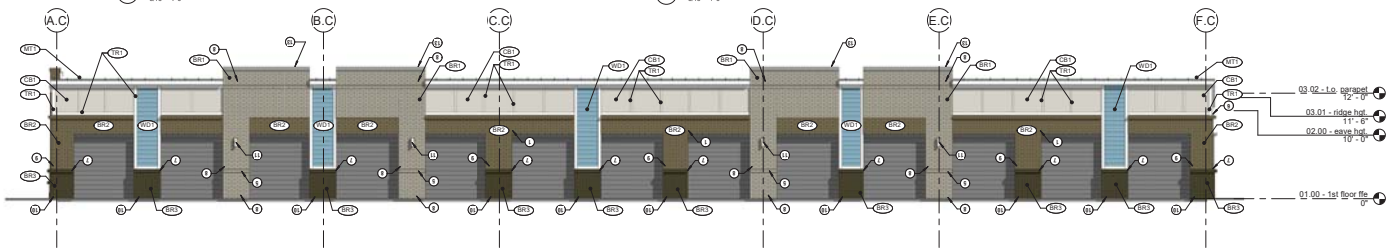


2 building 'C' - west elevation
3/16" = 1'-0"



3 building 'C' - east elevation
3/16" = 1'-0"

4 building 'C' northwest perspective



5 building 'C' - south elevation
3/16" = 1'-0"

6 building 'C' perspective

storage unit doors

TYPE	DIMENSION	DESCRIPTION
A	8' - 0"W x 7' - 0"H	ROLL-UP
B	6' - 0"W x 7' - 0"H	ROLL-UP
C	3' - 6"W x 7' - 0"H	ROLL-UP

elevation keynotes

1. MASONRY CONTROL JOINT - REFER TO DETAIL 03A110.
2. PREFINISHED ALUMINUM CANOPY - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
3. PREFINISHED ALUMINUM DOWNSPOUT - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
4. PREFINISHED ALUMINUM CONCEALED GUTTER/CORNICE - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.
5. BRICK ROWLOCK | | COLOR: STONINGTON VELOUR.
6. BRICK ROWLOCK | | COLOR: BADLANDS VELOUR.
7. BRICK ROWLOCK | | COLOR: BROWN VELOUR.
8. SOLDIER COURSE | | COLOR: STONINGTON VELOUR.
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13. PREFINISHED ALUMINUM COPING - COLOR TO PAC-CLAD CITYSCAPE OR SIMILAR.

zone 4 - building envelope requirements fenestration

METAL FRAMING		
FIXED FENESTRATION	0.38	
OPERABLE FENESTRATION	0.45	
ENTRANCE DOORS	0.77	
SHGC - ALL FRAME TYPES		
SHGC: PF < 0.20	0.36 (SEW)	0.48 (N)
SHGC: 0.20 < PF < 0.50	0.43 (SEW)	0.53 (N)
SHGC: PF > 0.50	0.58 (SEW)	0.58 N)

zone 4 - building envelope requirements

ROOFS	
METAL BUILDINGS	R-19 + R-11 LINEAR SYSTEM U-0.035
WALLS ABOVE GRADE	
METAL FRAMED	R-13 +R-7.5 CONTINUOUS U-0.064
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW F-0.54
OPAQUE DOORS	
NONSWINGING	R-4.75 U-0.61
GARAGE DOORS<14% GLAZING	U-0.31

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 60 (2) CLEAR.
3. THE INSIDE FACE OF THE ELEVATED PARAPET WALLS WILL UTILIZE HARDIE PANEL ON THE INSIDE FACE PAINTED TO MATCH THE ADJAINCENT BRICK COLOR.

planning note

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hvac screening

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building 'c' percentage of exterior materials

north elevation		
brick	524 sf	(52.19%)
b) b2	253.29 sf	(39.19%)
c) b3	84.00 sf	(13.00%)
siding	308.94 sf	(47.81%)
door/window openings	.00 sf	(00.00%)
total facade	646.23 sf	(100.00%)
west elevation		
brick	137.92 sf	(41.52%)
a) b1	00.00 sf	(00.00%)
b) b2	113.92 sf	(34.29%)
c) b3	24 sf	(07.22%)
siding	194.28 sf	(58.48%)
door/window openings	.00 sf	(00.00%)
total facade	332.21 sf	(100.00%)
south elevation		
brick	337.29 sf	(52.19%)
b) b2	253.29 sf	(39.19%)
c) b3	84.00 sf	(13.00%)
siding	308.94 sf	(47.81%)
door/window openings	.00 sf	(00.00%)
total facade	646.23 sf	(100.00%)
east elevation		
brick	137.92 sf	(41.52%)
a) b1	00.00 sf	(00.00%)
b) b2	113.92 sf	(34.29%)
c) b3	24 sf	(07.22%)
siding	194.28 sf	(58.48%)
door/window openings	.00 sf	(00.00%)
total facade	332.21 sf	(100.00%)
total brick building	950.42 sf	(48.57%)
total siding building	1,006.44 sf	(51.43%)
total facade building	1,956.88 sf	(100.00%)

material legend

- BR1 — SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR
- BR2 — SIOUX CITY BRICK COLOR: BADLANDS VELOUR
- BR3 — SIOUX CITY BRICK COLOR: BROWN VELOUR
- WD1 — HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE
- CB1 — HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
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- MTL1 — METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY

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office | 615.370.2780
IMPROVE INFORM INNOVATE INSPIRE

client:

840 storage solutions

project:

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

revisions

date: 04.15.2020
project no.: a19017.00

building 'C' exterior elevations

a430

PAUL B. HAGAN
REGISTERED ARCHITECT
TENNESSEE
TIME OF INVENTION

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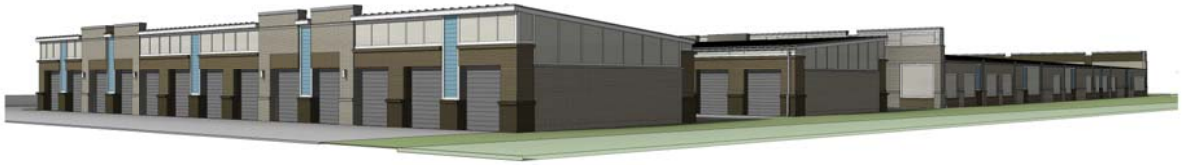
1 site axonometric

2 site perspective #1

3 site perspective #2



4 site perspective #3

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building perspectives

a440

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1 camera view 1 (florence road)
N.T.S.

2 camera view 2 (santana street)
N.T.S.

5 camera view 5 (asbury road)
N.T.S.

0 aerial view
N.T.S.

3 camera view 3 (elijah drive)
N.T.S.

6 camera view 6 (I-24 W)
N.T.S.

7 camera view 7 (I-24 N)
N.T.S.

4 camera view 4 (fran drive)
N.T.S.

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keyed camera views

a441

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perspective from corner or florence and santana

perspective from the north

perspective from corner or florence and santana

aerial site perspective from the north

view from the south portion of phase one

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site renderings

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perspective from santana looking west

perspective from santana looking west

site perspective from phase two parcel

site perspective from phase two parcel

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site renderings

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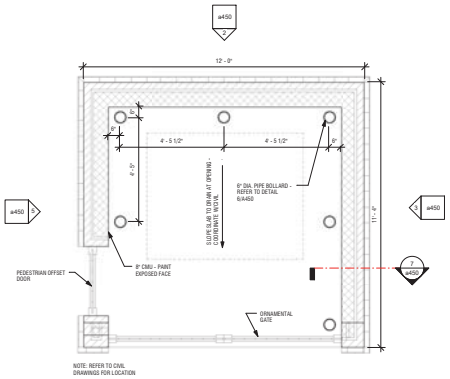
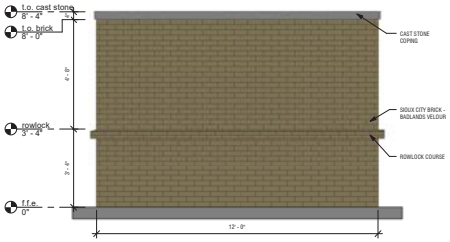
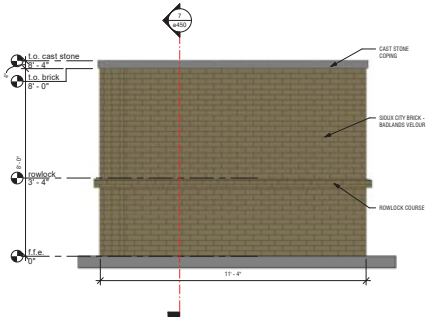


1 dumpster enclosure plan
1/2" = 1'-0"

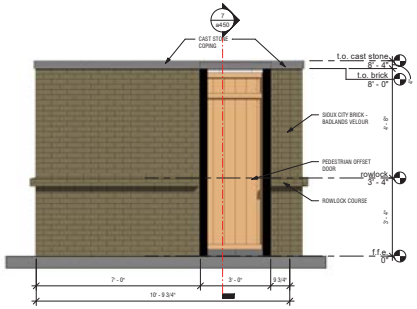


2 dumpster enclosure - rear elevation
1/2" = 1'-0"

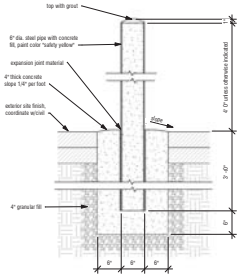


3 dumpster enclosure - plan east elevation
1/2" = 1'-0"

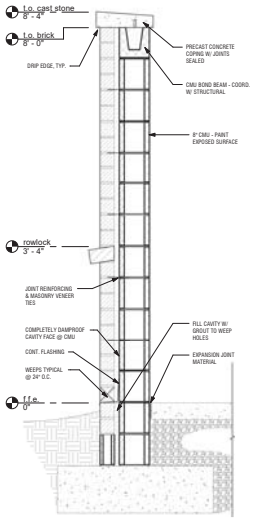
4 dumpster enclosure - plan south elevation
1/2" = 1'-0"



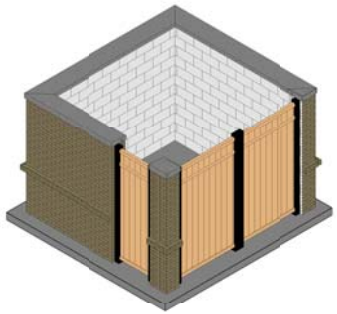
5 dumpster enclosure - plan west elevation
1/2" = 1'-0"



6 bollard detail
1" = 1'-0"



7 wall section
1" = 1'-0"



8 trash enclosure axonometric

material legend

BR1	SIOUX CITY BRICK COLOR: STONINGTON GRAY VELOUR	CB1	HARDI (HARDIE BOARD) PANEL W/ BATTEN COLOR: SW 7057
BR2	SIOUX CITY BRICK COLOR: BADLANDS VELOUR	TR1	TRIM BOARD & BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 7008 ALABASTER WHITE
BR3	SIOUX CITY BRICK COLOR: BROWN VELOUR	MTL1	METAL ROOF - FACTORY FINISH COLOR: ALUMINUM GRAY
WD1	HARDIE SIDING - 8" EXPOSURE COLOR: SW 6493 EBBTIDE		

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dumpster enclosure

a450

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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.

THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED ON THIS SITE:

I. AUCTIONS; COMMERCIAL, WHOLESALE, OR RETAIL SALES; AND MISCELLANEOUS OR GARAGE SALES;
II. THE SERVICING, REPAIRING, OR FABRICATION OF MOTOR VEHICLES, BOATS, TRAIL-ERS, LAWN MOWERS, APPLIANCES, OR OTHER SIMILAR EQUIPMENT;
III. THE OPERATION OF POWER TOOLS, SPRAY PAINTING EQUIPMENT, TABLE SAWS, LATHES, COMPRESSORS, WELDING EQUIPMENT, KILNS, OR OTHER SIMILAR EQUIPMENT;
IV. THE ESTABLISHMENT OF A TRANSFER OR STORAGE BUSINESS;
V. THE USING, OPERATING, OR PERMITTING TO BE PLAYED, USED OR OPERATED ANY RADIO RECEIVING SET, MUSICAL INSTRUMENT, PHONOGRAPH, LIVE BAND, AMPLIFIERS, LOUDSPEAKERS, OR OTHER MACHINE OR DEVICE FOR PRODUCING OR REPRODUCING SOUND IN SUCH A MANNER AS TO DISTURB THE PEACE, QUIET, AND COMFORT OF NEIGHBORING RESIDENTS AT ANY TIME WITH LOUDER VOLUME THAN IS NECESSARY FOR CONVENIENT HEARING FOR THE PERSONS RESPONSIBLE FOR PRODUCING OR REPRODUCING SUCH SOUND;
VI. ANY USE OF INDIVIDUAL UNITS FOR RESIDENTIAL PURPOSES, INCLUDING BUT NOT LIMITED TO COOKING OR SLEEPING; OR
VII. ANY USE THAT IS NOXIOUS OR OFFENSIVE BECAUSE OF ODORS, DUST, NOISE, FUMES, OR VIBRATIONS.
VIII. NOTWITHSTANDING THE FOREGOING, THE OWNER OR MANAGER OF THE SELF-SERVICE STORAGE FACILITY MAY CONDUCT AUCTIONS AND REPAIR AND MAINTAIN THE PREMISES WHEN REASONABLY REQUIRED IN THE USUAL AND CUSTOMARY OPERATION OF THE SELF SERVICE STORAGE BUSINESS.

SITE DATA TABLE

- ***THE PROPERTY IS TAX MAP 71, PARCEL 25.02, RUTHERFORD COUNTY, TN.***
- ***PRESENT / PROPOSED ZONING IS P.U.D.***
- ***SETBACKS ARE DEFINED IN P.U.D. AS FRONT=42', SIDE=10', REAR=20'***
- ***SQUARE FOOTAGE OF BUILDINGS IN PHASE 1 = 32,130 SF (BLDG A=23,962 SF / BLDG B=4,064 SF / BLDG C=4,064 SF)***
- ***BUILDING HEIGHT = 19'-4" MAX.***
- ***PROPOSED USE = LONG TERM STORAGE***
- ***IDENTIFIED USE FROM CHART 2 = SELF SERVICE STORAGE FACILITY WITH RETAIL***
- ***SEE SHEET C2.01 FOR PARKING CALCULATIONS***
- ***THIS PROPERTY IS LOCATED IN ZONE "X", WHICH IS AN AREA NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. FLOOD RATE INSURANCE MAP NO. 47149C0140H, DATED JANUARY 5, 2007.***

TOTAL PROJECT ACREAGE

PHASE 1 =	2.115 AC
PHASE 2 =	6.101 AC
PHASE 3 (OUT PARCEL)=	1.342 AC
TOTAL SITE AREA FOR 840 STORAGE SOLUTIONS AT FLORENCE ROAD =	9.558 AC

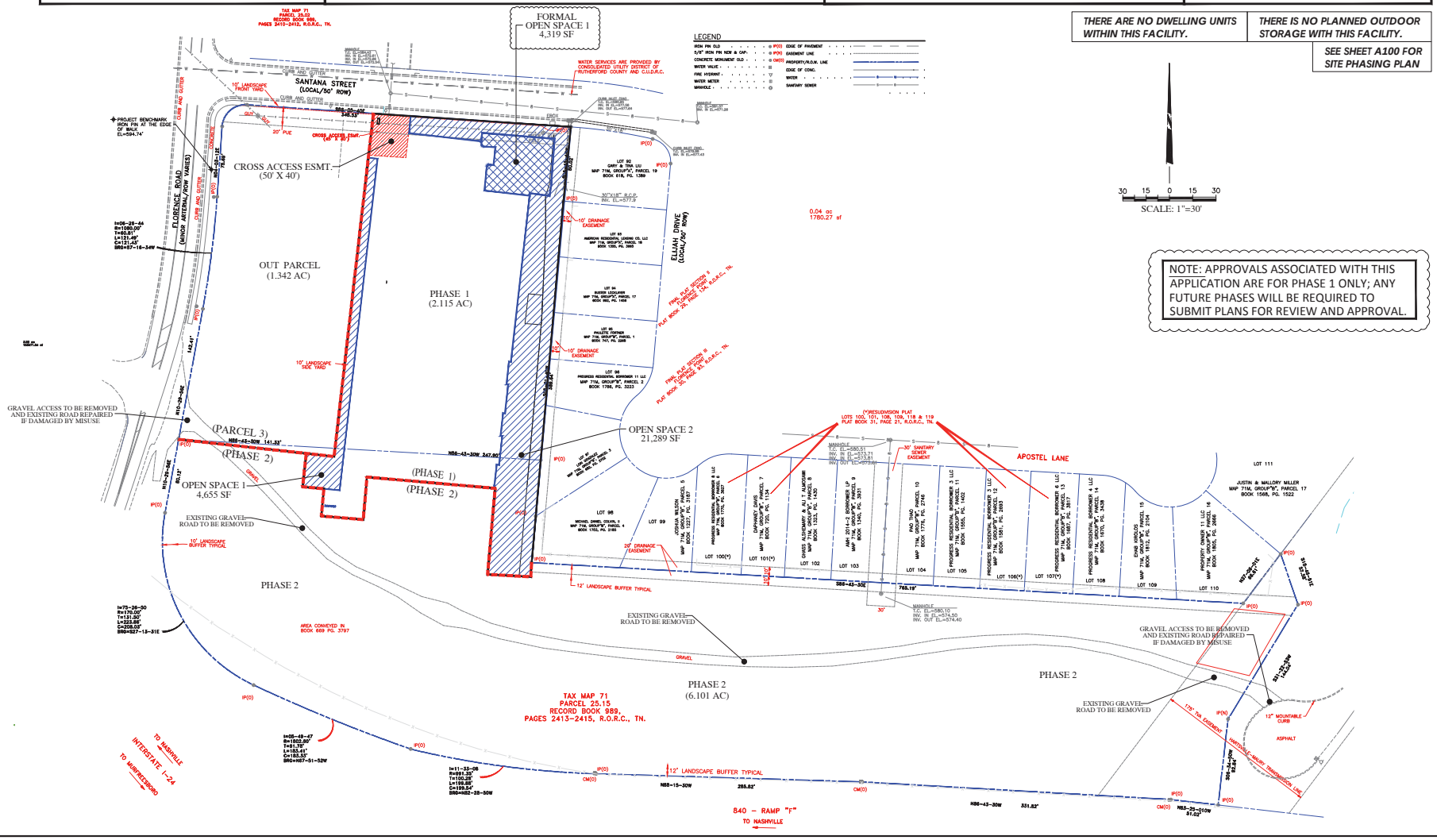
OPEN SPACE (PHASE 1 ONLY)

PHASE 1 ACREAGE =	2.115 AC
FORMAL OPEN SPACE (4.7 %) =	0.099 AC
OPEN SPACE (28.2%) =	0.596 AC
TOTAL OPEN SPACE PHASE 1 (32.9%) =	0.695 AC

THERE ARE NO DWELLING UNITS WITHIN THIS FACILITY.

THERE IS NO PLANNED OUTDOOR STORAGE WITH THIS FACILITY.

SEE SHEET A100 FOR SITE PHASING PLAN



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

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

REVISIONS:

840 STORAGE SOULTIONS AT FLORENCE ROAD
TAX MAP 071, PARCEL 025.15
MURFREESBORO, TENNESSEE

OVERALL SITE PLAN

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

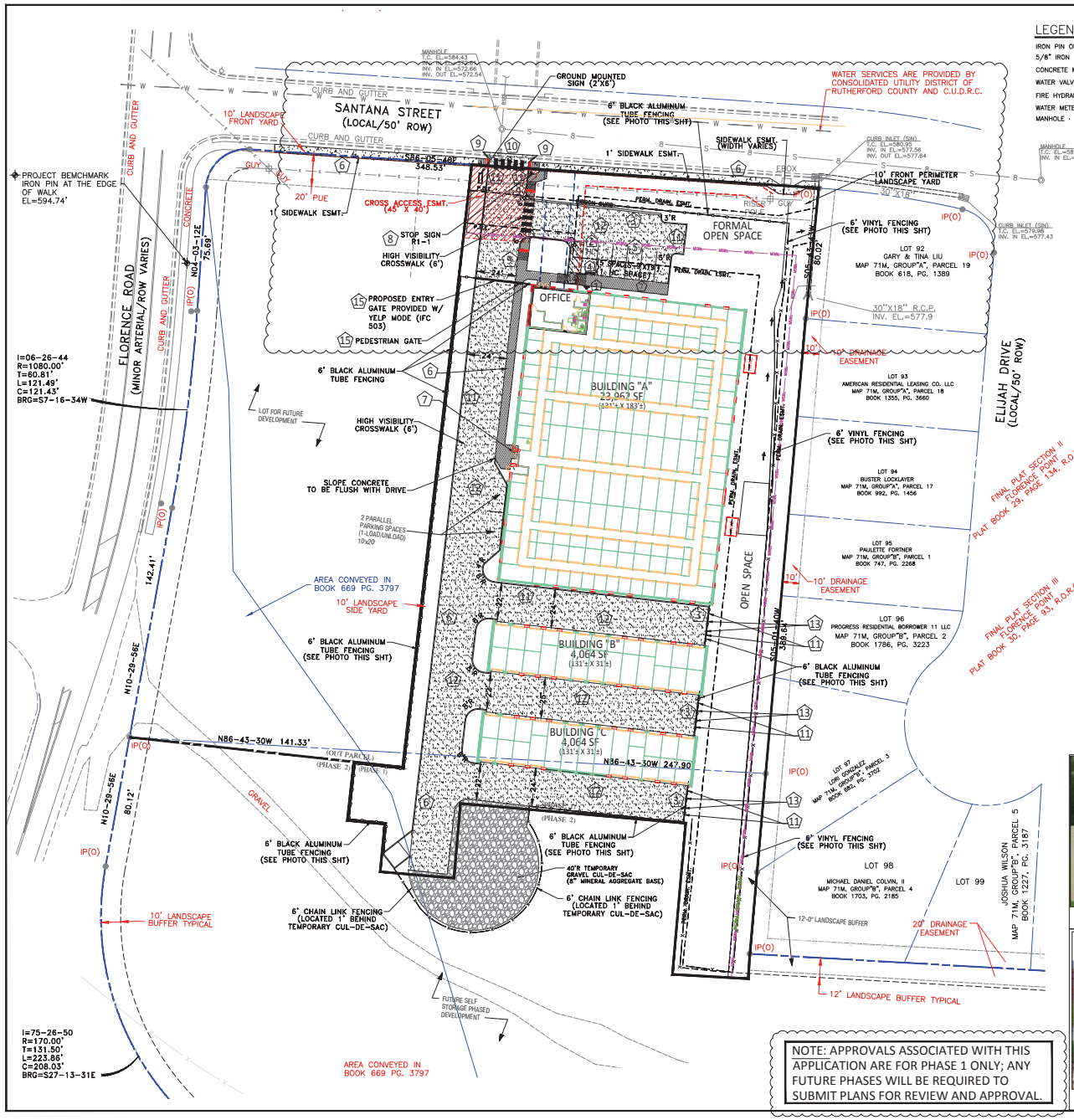
INITIAL DATE: 11-14-19 | SEI PROJECT NO.: 19-008

DRAWN BY: WPW | APPROVED BY: RDS

C.O.M. PROJECT NO.

SHEET NO.

C2.0



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

LEGEND

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

SCALE: 1"=30'

SITE PLAN NOTES

1) IN ACCORDANCE WITH TCA SECTION 7-59-310(B)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS 'EQUIPMENT,' TO BE PROVIDED AT EACH SUCH PROVIDERS EXPENSE.
2) ALL SIGNAGE,INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO REVIEW BY THE DEVELOPMENT SERVICES DIVISION. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
3) A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE DEVELOPMENT SERVICES DIVISION. A SEPARATE LAND DISTURBANCE PERMIT APPLICATION SHALL BE MADE WITH THE OFFICE OF THE DEVELOPMENT SERVICES DIVISION FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
4) FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE DEVELOPMENT SERVICES DIVISION PRIOR TO CONSTRUCTION COMMENCEMENT.
5) CONTRACTOR TO COORDINATE WITH THE TRAFFIC ENGINEER IN THE CITY TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF WORK IN THIS AREA TO AVOID DAMAGE TO TRAFFIC SIGNAL DEVICES.
6) A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME IS PROVIDED, SHEET C3.3.
7) AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE DIRECTOR OF THE MURFREESBORO WATER RESOURCES DEPARTMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8) A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9) A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10) THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
11) THIS SITE PLAN IS NOT AFFECTED BY THE CITY'S MAJOR TRANSPORTATION PLAN.
12) ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED LANDSCAPE ELEMENT(S) (TREES, SHRUBS, ETC...)

PARKING SPACES REQUIRED

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

THUS, 6 PARKING SPOTS AND 1 HANDICAP PARKING SPOT REQUIRED

PARKING SPACES PROVIDED

7 PARKING SPOTS
1 HANDICAP SPOT

IMPERVIOUS SURFACES (SF)

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

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

EXAMPLE OF VINYL FENCE

EXAMPLE OF ALUMINUM FENCE

DETAIL CALLOUTS THIS SHEET

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

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REVISIONS:

840 STORAGE SOULTIONS AT FLORENCE ROAD

TAX MAP 071, PARCEL 025.15
MURFREESBORO, TENNESSEE

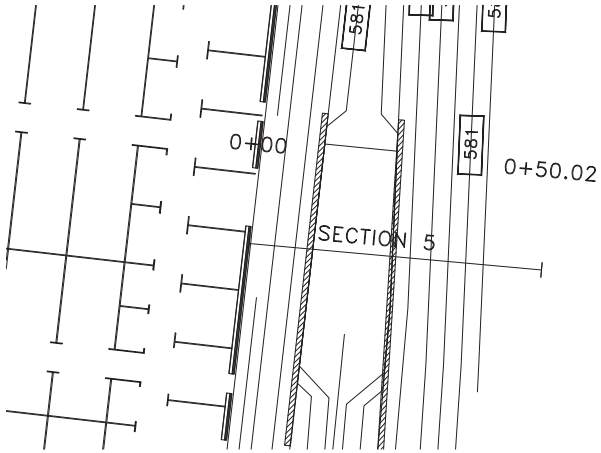
SITE PLAN

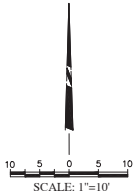
SITE PLAN - CITY OF MURFREESBORO - RUTHERFORD COUNTY, TN.

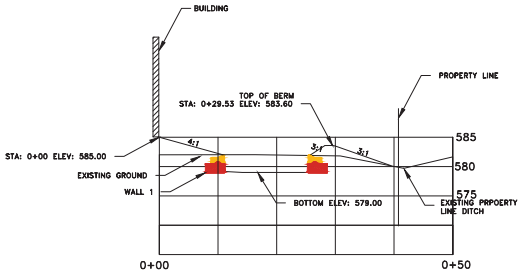
INITIAL DATE: 11-14-19 | SEI PROJECT NO.: 19-008
DRAWN BY: WPW | APPROVED BY: RDS

C.O.M. PROJECT NO.

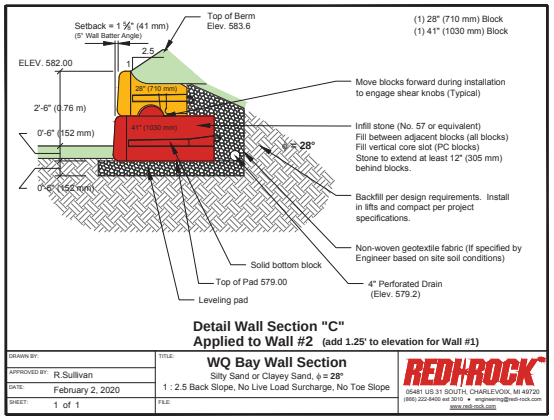
SHEET NO.
C2.1





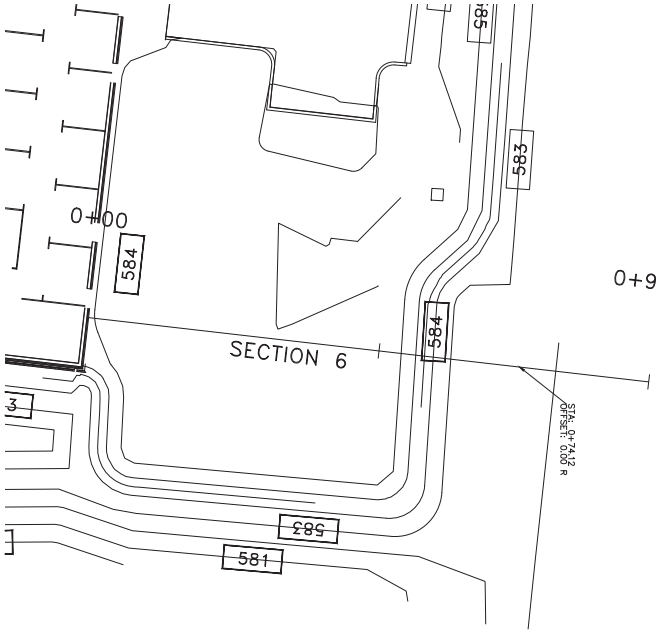


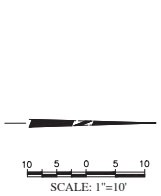
BERM SECTION#1
@ SECTION 5

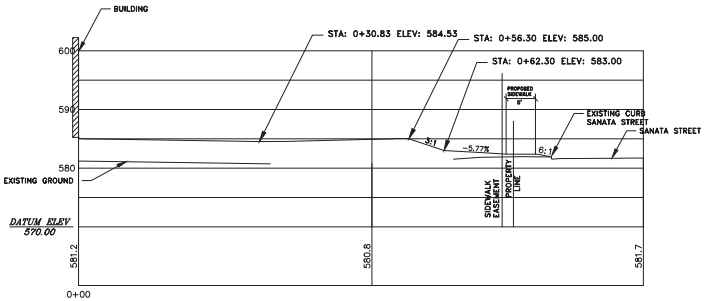


Detail Wall Section "C"
Applied to Wall #2 **(add 1.25' to elevation for Wall #1)**

DRAWN BY:	TITLE: **WQ Bay Wall Section** Silty Sand or Clayey Sand, ϕ = 28° 1 : 2.5 Back Slope, No Live Load Surcharge, No Toe Slope	REDROCK 05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (866) 222-8400 ext 3010 • engineering@red-rock.com www.red-rock.com
APPROVED BY: R.Sullivan		
DATE: February 2, 2020		
SHEET: 1 of 1	FILE:	







BERM SECTION#2
@ SECTION 6

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P.O. Box 1728
BRENTWOOD, TN. 37024

RICHARD D. SULLIVAN
No. 021614
STATE OF TENNESSEE

REVISIONS:

840 STORAGE SOULTIONS
AT FLORENCE ROAD
TAX MAP 071, PARCEL 025.15
MURFREESBORO, TENNESSEE

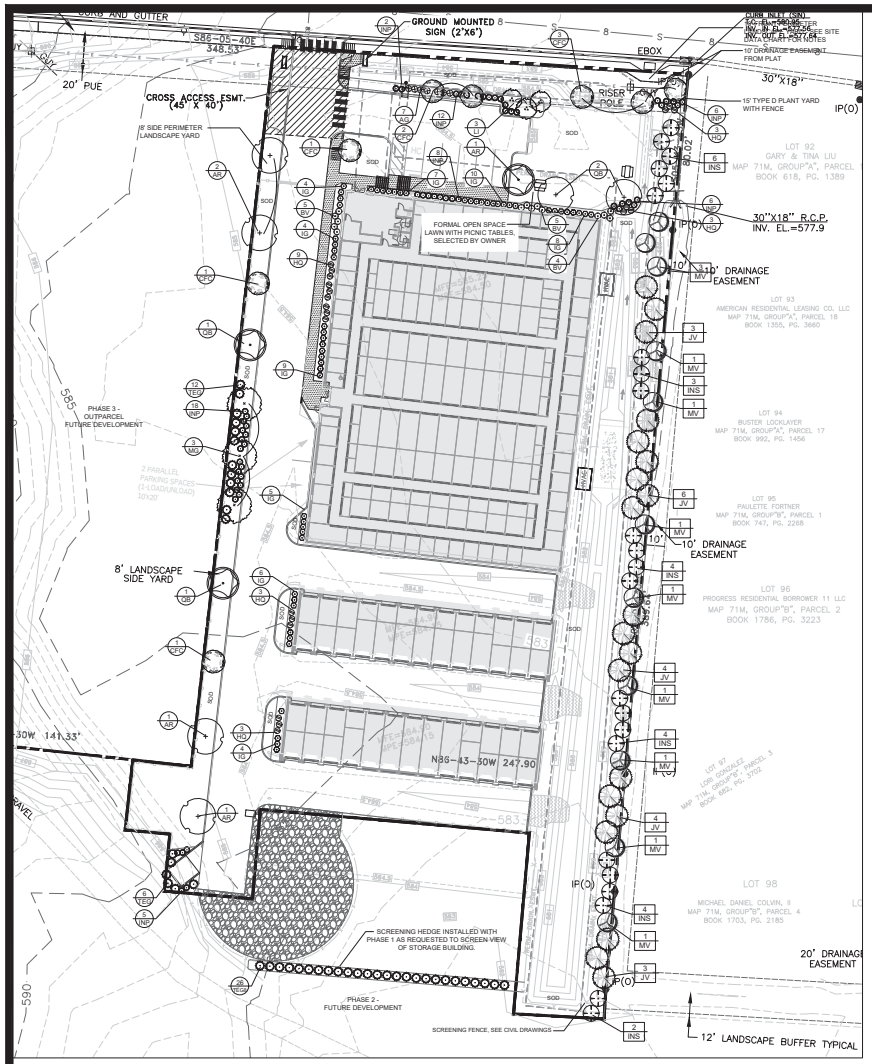
BERM SECTIONS

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

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

C.O.M. PROJECT NO.

SHEET NO.
C3.6



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

XX TYPE D BUFFER PLANT TAG

XX PLANT TAG

TYPE D BUFFER YARD PLANT SCHEDULE								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
TREES								
20	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR		6'	EVERGREEN	AS SHOWN	FULL AND BALANCED
23	INS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		6'	EVERGREEN	AS SHOWN	FULL AND BALANCED
11	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 1/2" CALIPER		EVERGREEN	AS SHOWN	6' CLEAR TRUNK, FULL CANOPY

SITE DATA:

PROJECT NAME:	840 STORAGE SOLUTIONS AT FLORENCE RD
SITE ZONING:	PUD
ADJACENT ZONING:	PUD/ INTERSTATE 24
TOTAL SITE AREA:	2.11+/- AC
TOTAL AREA OF PARKING:	3,822 SF
REQUIRED LANDSCAPE AREA PARKING AREA:	153 SF (4%)
PROVIDED LANDSCAPE AREA IN PARKING AREA:	200 SF ISLAND

REQUIRED PERIMETER LANDSCAPE:

NORTH: 10' FRONT PERIMETER LANDSCAPE YARD (+/-212 LF)
1 CANOPY TREE*/ 40 LF; OR 1 UNDERSTORY TREE/25 LF DUE TO UTILITY (9 TOTAL)
1 SHRUB/ 5 LF (43 TOTAL)
*DUE TO MTEMC OVERHEAD POWER LINE, UNDERSTORY TREES FROM THE MTEMC RECOMMENDED LIST HAVE BEEN USED FOR ALL REQUIRED TREES. TREES HAVE BEEN SHIFTED SO THEY ARE NOT DIRECTLY UNDER POWER LINES.

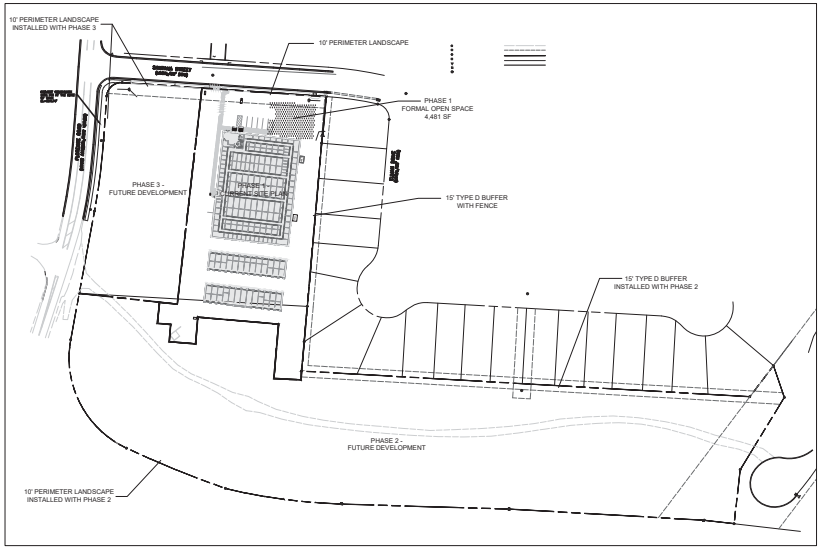
WEST: 5' SIDE PERIMETER LANDSCAPE YARD (+/-435 LF)
1 CANOPY TREE**/ 40 LF (11 TOTAL)
**UP TO 50% ORNAMENTAL

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

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

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

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



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

REQUIRED PLANT SCHEDULE								
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
TREES								
6	AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	3" CAL. B/B	14'-16'	DECIDUOUS	AS SHOWN	6' CLEAR, SINGLE-STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED
3	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL. B/B	16'-18'	DECIDUOUS	AS SHOWN	6' CLEAR, SINGLE-STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED
3	MG	MAGNOLIDA GRANDIFLORA	SOUTHERN MAGNOLIA		8'	EVERGREEN	AS SHOWN	EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED
8	CFC	CORNUS FLORIDA K.C. KOUSA 'CONSTELLATION'	CONSTELLATION DOGWOOD	1.5" CAL.		DECIDUOUS	AS SHOWN	6' CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
3		LAGERSTROEMIA INDICA X FAURIER 'YUMA'	YUMA CRAPE MYRTLE	1.5" CAL.		DECIDUOUS	AS SHOWN	3 TO 5 CANES, 1" CAL. MIN. EA. 4' CLEAR TRUNK, EVENLY BRANCHED, FULL SYMMETRICAL CROWN, MATCHED.
SHRUBS								
21	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HOLLY		24"	DECIDUOUS	30" O.C.	
65	INP	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY		24"	EVERGREEN	36" O.C.	
57	IG	ILEX GLABRA 'DENSA'	DENSA INKBERRY		24"	EVERGREEN	36" O.C.	
7	AG	ABELIA X GRANDIFLORA	GLOSSY ABELIA		24"	DECIDUOUS	36" O.C.	
9	BV	VIBURNUM BURKWOODII	BURKWOOD VIBURNUM		24"	EVERGREEN	36" O.C.	
18	TEG	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		6'	EVERGREEN	AS SHOWN	
26	TEGB	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		8'	EVERGREEN	5' O.C.	

NOTE:
1. LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES
2. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.
3. THERE SHALL BE NO COMBUSTIBLE MULCH WITHIN 2' OF THE BUILDING.
4. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED LANDSCAPE ELEMENT(S) (TREES, SHRUBS, ETC).

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

N 0 30 60 90
GRAPHIC SCALE 1"=30'

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

840 STORAGE SOLUTIONS AT FLORENCE ROAD
LANDSCAPE PLAN
Murfreesboro, Rutherford County, Tennessee

ISSUED: November 14, 2019

Revision	Date
1	Jan. 15, 2020
2	April 16, 2020
3	May 6, 2020
4	June 10, 2020
5	July 1, 2020

LANDSCAPE PLAN

SHEET
L1.0

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: AUSTIN COOPER

4.a. East Side Village, Lot 1 [2020-2039] final plat for 1 lot on 1.9 acres zoned PCD located along North Rutherford Boulevard and Yearwood Avenue, Greenland Partners, LLC developer.

This is a final plat review for the East Side Village subdivision located along North Rutherford Boulevard and Yearwood Avenue. The property is zoned PCD. The purpose of this plat is to create 1 lot of record and to record easements. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

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

1) Confirm that "member" is the correct title for Mr. Hazlett.
2) Spell out full street names. ("*North* Rutherford Boulevard")

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2) Resubmit two sets of plans to MWRD for the review of the Water and sewer.
3) Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4) MWRD must receive contract, offsite easement, surety prior to signing the plat.
5) The Developer is financially responsible for providing water, sewer service to each lot. Revise plans accordingly.

Informational and Procedural Comments

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

1) Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This site plan is not affected by the City's Major Transportation Plan.
3) The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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Engineering Division, 615.893.5514, engineering@medtn.com

1) No Comments

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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 — MICHAEL HAZLETT (MEMBER)
RECORD BOOK 1722, PAGE 1314 & 1318 — GREENLAND PARTNERS, LLC.

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.
6-25-20 — David A. Parker
DATE — REGISTERED SURVEYOR
TENN. R.L.S. No. 2381

DAVID A. PARKER — REGISTERED LAND SURVEYOR — No. 2381 — AGRICULTURAL — COMMERCIAL — TENNESSEE
6-25-20

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 WATER SYSTEMS
CITY OF MURFREESBORO 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 AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE — MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND 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

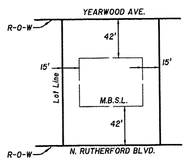
CERTIFICATE OF APPROVAL FOR RECORDING

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

LINE DATA

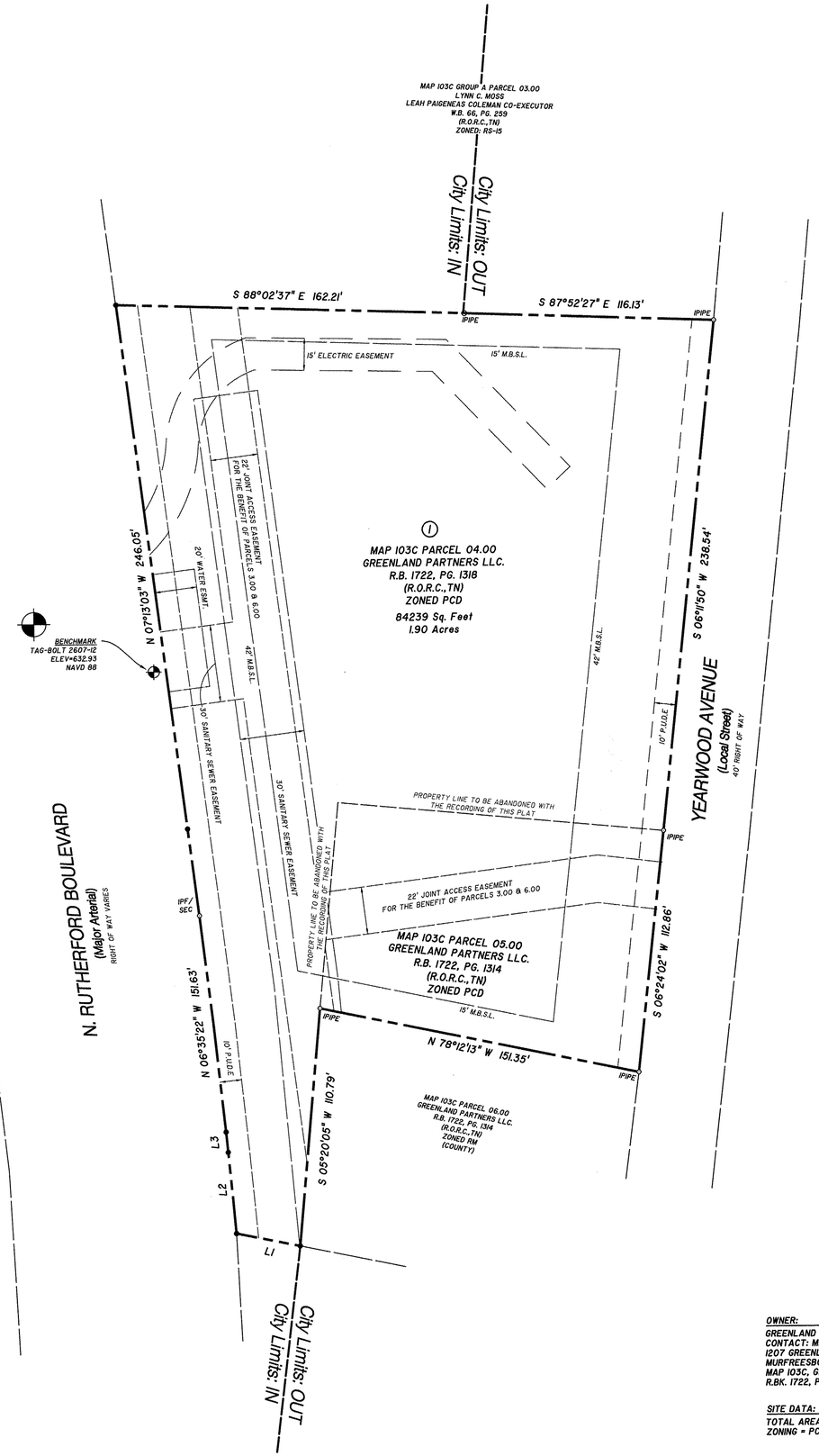
LINE	BEARING	DISTANCE
L1	N 78°23'44" W	30.21'
L2	N 05°15'53" W	37.86'
L3	N 05°27'22" W	9.51'



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

LEGEND

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



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 LOT OF RECORD FROM 2 PARCELS AND TO RECORD EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE.
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. 47149C0280 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 PCD. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 42' (ALONG RUTHERFORD BLVD) / SIDE = 15' / REAR = 42' (ALONG YEARWOOD AVENUNE)
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. 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.

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

OWNER:
GREENLAND PARTNERS, LLC.
CONTACT: MICHAEL HAZLETT
1207 GREENLAND DRIVE
MURFREESBORO, TN 37130
MAP 103C, GROUP A, PARCEL 4.00 & 5.00
R.BK. 1722, PG. 1314 & 1318

SITE DATA:
TOTAL AREA = 1.90 ACRES
ZONING = PCD

FINAL PLAT

LOT-1
EAST SIDE VILLAGE
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
19002	6/5/2020 REV.:	19002_EastSideVillagePlat	ACAD/JWK	1" = 30'	1 OF 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: JAFAR WARE

4.b. Greenhouse Ministries [2020-2040] final plat for 1 lot on 1.1 acres zoned PUD and CCO located at the southeast corner of South Academy Street and East Sevier Street, Greenhouse Ministries, Inc. developer.

This is the final plat review for the creation of 1 lot on 1.1 acres zoned PUD and CCO located at the southeast corner of South Academy Street and East Sevier Street. The purpose of this plat is to create 1 lot and easements and abandon a property line. 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
Jim Luebbering, 615.893.6441, jluebbering@murfreesborotn.gov

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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 — PHILLIP STREET, C.E.O. GREENHOUSE MINISTRIES INC.

RECORD BOOK 1270, PAGE 1918
RECORD BOOK 1543, PAGE 2991

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.
6-30-20 — David A. Parker
DATE — REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
CITY OF MURFREESBORO 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 AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE — MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND 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 RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE — PLANNING COMMISSION SECRETARY

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

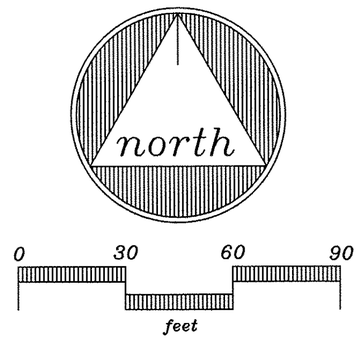
I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

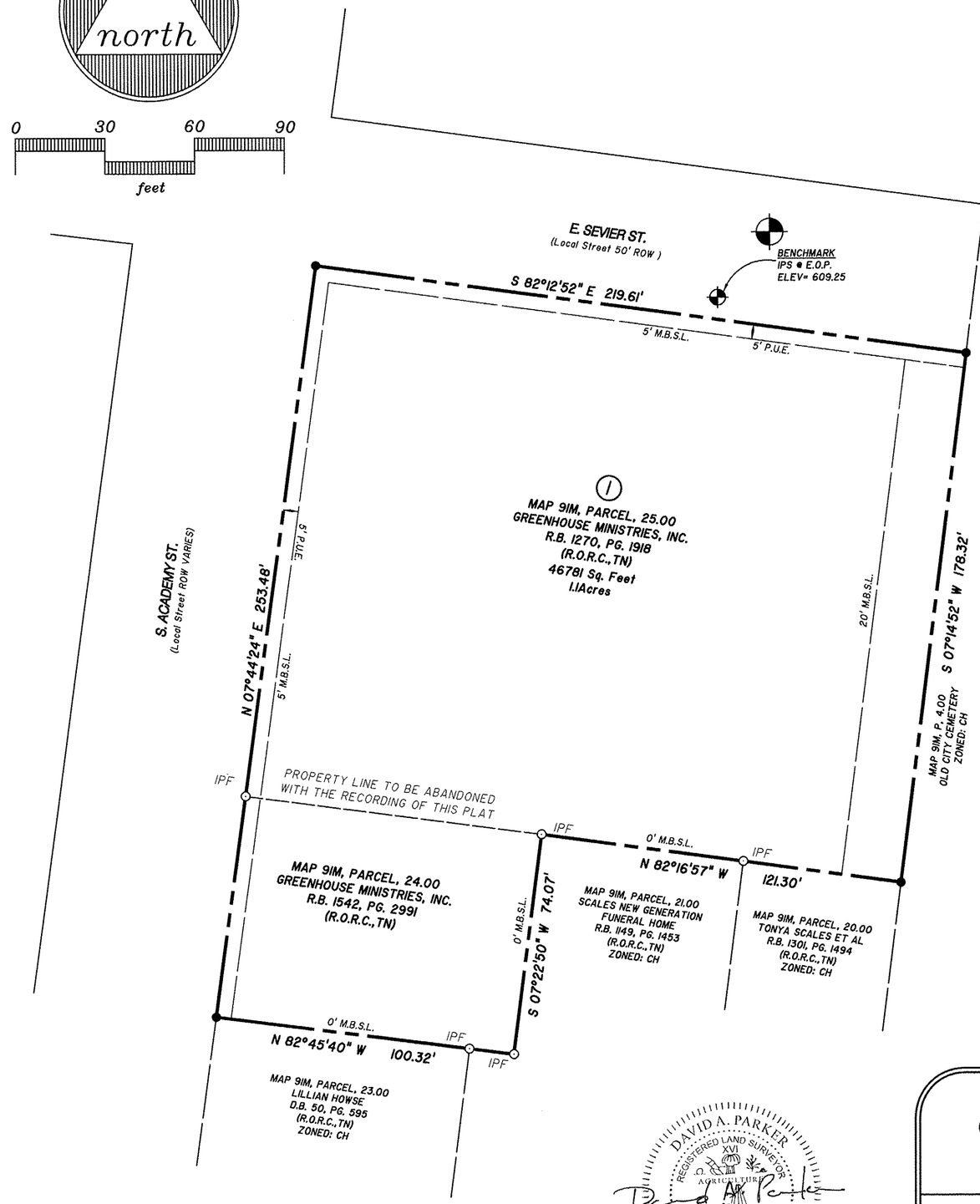
DATE — CITY ENGINEER

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





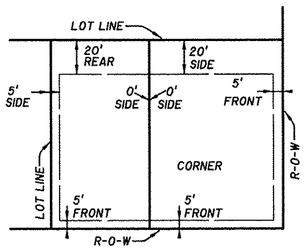
LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO ABANDONED A PROPERTY LINE, CREATE A SINGLE LOT OF RECORD, AND CREATE ANY 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, COMMUNITY PANEL 47149C0260H DATED 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 PUD & CCO. MINIMUM BUILDING SETBACKS FOR THIS PROPERTY ARE:
   FRONT (S. ACADEMY ST.): 5'
   FRONT (E. SEVIER ST.): 5'
   SIDE: 0'
   REAR: 20'
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. 10FT. 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. 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.
13. 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.

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

FINAL PLAT



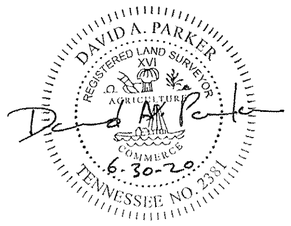
TYPICAL MINIMUM BUILDING SETBACKS FOR PUD & CCO ZONING
N.T.S.

LEGEND

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

OWNER:
GREENHOUSE MINISTRIES INC.
CONTACT: PHILLIP STREET
309 S. SPRING ST.
MURFREESBORO, TN 37130
MAP 91M , PARCEL 25.00 & 24.00
R.BK. 1270 , PG. 1918
R.BK 1543, PG. 2991

SITE DATA:
TOTAL AREA = 1.1 ACRES
NO. OF LOTS = 1
ZONING = PUD & CCO



THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES RECORD BOOK 1270, PG. 1918, & RECORD BOOK 1542, PG. 2991. AS RECORDED AT R.O.R.C., TN.

GREENHOUSE MINISTRIES

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: 6-11-2020 REV.:	FILE:	DRAWN BY:	SCALE:	SHEET 1 OF 1
12110		12110_GreenhouseMinistriesPlat	ACAD/JWK	1" = 30'	

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: AUSTIN COOPER

4.c. Kingsbury, Section 2 [2020-2041] final plat for 47 lots on 9.62 acres zoned PRD located east of Asbury Lane, Kingsbury 156, LLC developer.

This is a final plat review for the Kingsbury subdivision located east of Asbury Lane. The property is zoned PRD. The purpose of this plat is to create 47 lots and to dedicate easements and rights-of-way. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

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

1) All required landscaping will need to be installed and pass inspection signing of Section 2 final plat.
2) The parking lot in common area #2 must be constructed and pass inspection prior to signing of Section 2 final plat.
3) Construction of the "amenity lot" as depicted on the approved site plan must be completed and pass inspection prior to the signing of the Section 2 final plat.
4) Revise Section 2 plat to include the resubdivision of the common area in Section 1 with "Common Area #1" shown on the Section 2 plat, so that "Common Area #1" will have frontage on a public street (i.e., combine "Common Area #1" with the adjacent common area on the Section 1 plat).

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

1) No comments.

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.
2) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
3) Once construction is complete, show CUD clear space easements centered on actual water service locations. Actual locations will need to be field verified.

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

1) No Comments

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

1) No Comments

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

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

Informational and Procedural Comments

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

1) Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This site plan is not affected by the City's Major Transportation Plan.
3) The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

Development Services – Engineering
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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE — EDWARD M. TERRY (PRESIDENT/COO)
RECORD BOOK 1724, PAGE 2769 — KINGSBURY 156, LLC

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.
6-30-20 — David A. Parker
DATE — REGISTERED SURVEYOR
TENN. R.L.S. No. 2381

DAVID A. PARKER — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 2381 — 6-30-20

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (I) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "SECTION TWO, KINGSBURY" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE — CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

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

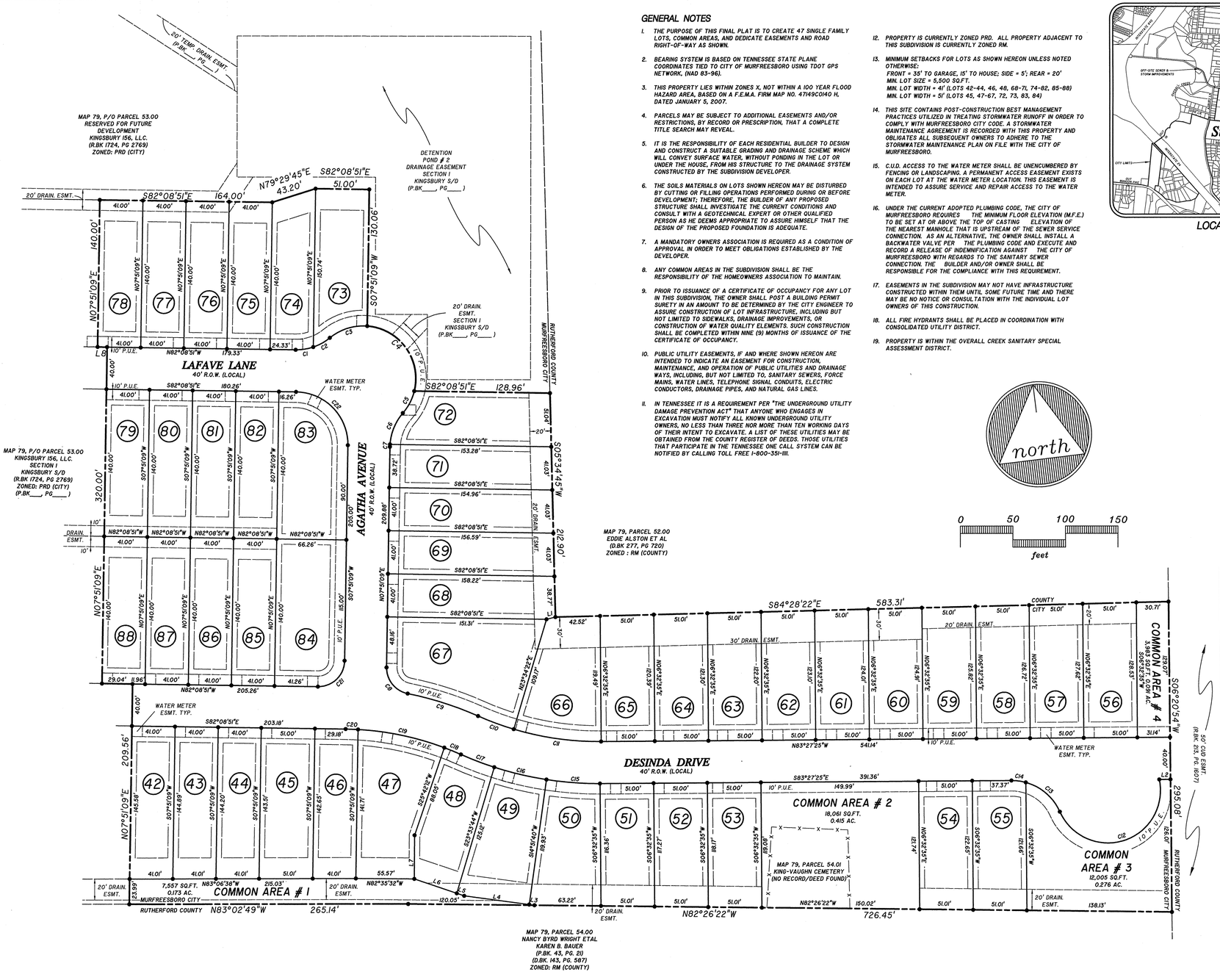
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL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

DATE — M.T.E.M.C. OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING

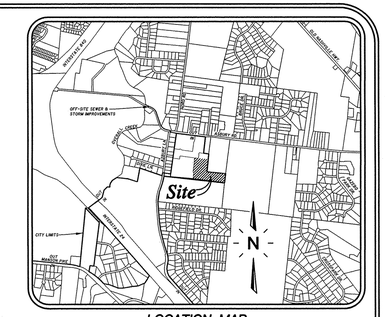
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN 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



GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 47 SINGLE FAMILY LOTS, COMMON AREAS, AND DEDICATE EASEMENTS AND ROAD RIGHT-OF-WAY AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO USING TDOT GPS NETWORK. (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONES X, NOT WITHIN A 100 YEAR FLOOD HAZARD AREA, BASED ON A F.E.M.A. FIRM MAP NO. 47149C0140 H, DATED JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
6. 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.
7. A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
8. ANY COMMON AREAS IN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
9. 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.
10. PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE ANNUAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
11. 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.
12. PROPERTY IS CURRENTLY ZONED PRD. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
13. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE:
FRONT = 35' TO GARAGE, 15' TO HOUSE; SIDE = 5'; REAR = 20'
MIN. LOT SIZE = 5,500 SQ.FT.
MIN. LOT WIDTH = 41' (LOTS 42-44, 46, 48, 68-71, 74-82, 85-88)
MIN. LOT WIDTH = 51' (LOTS 45, 47-67, 72, 73, 83, 84)
14. THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES UTILIZED IN TREATING STORMWATER RUNOFF IN ORDER TO COMPLY WITH MURFREESBORO CITY CODE. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED WITH THIS PROPERTY AND OBLIGATES ALL SUBSEQUENT OWNERS TO ADHERE TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.
15. C.U.D. ACCESS TO THE WATER METER SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE WATER METER LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE WATER METER.
16. 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 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 BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR THE COMPLIANCE WITH THIS REQUIREMENT.
17. 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.
18. ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
19. PROPERTY IS WITHIN THE OVERALL CREEK SANITARY SPECIAL ASSESSMENT DISTRICT.

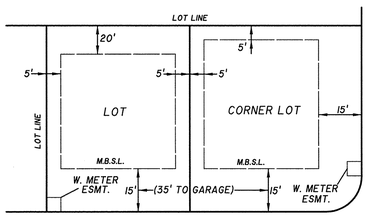


LOCATION MAP
N.T.S.

0 50 100 150
feet

LOT AREA DATA

AREA	SQ. FT.	ACRES
42	5,955	0.14
43	5,926	0.14
44	5,898	0.14
45	7,297	0.17
46	5,834	0.13
47	8,905	0.20
48	6,451	0.15
49	7,375	0.17
50	7,004	0.16
51	5,957	0.14
52	6,004	0.14
53	6,050	0.14
54	6,232	0.14
55	6,270	0.14
56	6,532	0.15
57	6,486	0.15
58	6,440	0.15
59	6,394	0.15
60	6,347	0.15
61	6,301	0.14
62	6,255	0.14
63	6,209	0.14
64	6,163	0.14
65	6,117	0.14
66	7,791	0.18
67	11,789	0.27
68	6,511	0.15
69	6,453	0.15
70	6,387	0.15
71	6,320	0.15
72	7,267	0.17
73	7,013	0.16
74	6,003	0.14
75	5,740	0.13
76	5,740	0.13
77	5,740	0.13
78	5,740	0.13
79	5,740	0.13
80	5,740	0.13
81	5,740	0.13
82	5,740	0.13
83	8,740	0.20
84	9,143	0.21
85	5,740	0.13
86	5,740	0.13
87	5,740	0.13
88	5,740	0.13
R.O.W.	70,381	1.62
Total	377,279	8.66



MINIMUM BUILDING SETBACKS
EASEMENT DETAIL
N.T.S.

OWNER/DEVELOPER:
KINGSBURY 156, LLC.
3 CHURCH CIRCLE, STE E
ANNAPOLIS, MD 21401

LAND DATA:
ZONING: PRD
RESIDENTIAL LOTS (47) AREA = 7.04 ± ACRES
COMMON AREA # 1 = 0.173 ± ACRES
CEMETERY/COMMON AREA # 2 = 0.415 ± ACRES
COMMON AREA # 3 = 0.276 ± ACRES
COMMON AREA # 4 = 0.091 ± ACRES
RIGHT-OF-WAY AREA = 1.62 ± ACRES
TOTAL AREA = 9.615 ± ACRES

YARD REQUIREMENTS:
FRONT = 35' TO GARAGE, 15' TO HOUSE
SIDE = 5'
REAR = 20'
MIN. LOT SIZE = 5,500 SQ.FT.
MIN. LOT WIDTH:
41' = (LOTS 42-44, 46, 48, 68-71, 74-82, 85-88)
51' = (LOTS 45, 47-67, 72, 73, 83, 84)

DEED REFERENCE:
MAP 79, P/O PARCEL 53.00
R.BK. 1724, PG. 2769

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	19°28'12"	16.99'	S88°07'03"W	16.91'
C2	50.00'	20°44'49"	18.11'	S68°00'32"W	18.01'
C3	50.00'	43°46'06"	38.20'	N79°31'11"E	37.27'
C4	50.00'	99°29'43"	86.83'	S28°50'54"E	76.32'
C5	50.00'	27°10'14"	23.71'	N34°29'04"E	23.49'
C6	50.00'	37°36'07"	32.81'	S29°16'07"W	32.23'
C7	50.00'	2°36'54"	2.28'	S09°09'36"W	2.28'
C8	25.00'	79°28'15"	34.68'	S31°52'58"E	31.96'
C9	320.00'	12°35'45"	70.35'	S65°19'13"E	70.21'
C10	280.00'	7°24'10"	36.19'	N62°43'29"W	36.16'
C11	280.04'	17°13'54"	84.19'	S75°02'23"E	83.88'
C12	50.00'	167°57'32"	146.57'	N78°59'08"E	99.45'
C13	50.00'	50°36'09"	44.16'	N42°20'11"W	42.74'
C14	50.00'	15°49'10"	13.81'	S75°32'50"E	13.76'
C15	320.00'	9°08'28"	51.05'	N76°48'37"W	51.00'
C16	320.00'	9°08'28"	51.05'	N69°40'08"W	51.00'
C17	320.00'	6°04'33"	33.93'	S62°03'38"E	33.92'
C18	280.00'	3°29'47"	17.09'	S60°46'15"E	17.08'
C19	280.00'	17°12'35"	84.10'	S77°07'26"E	83.79'
C20	280.00'	2°25'07"	11.82'	N80°56'17"W	11.82'
C21	25.00'	90°00'00"	39.27'	N52°51'09"E	35.36'
C22	50.00'	90°00'00"	78.54'	N37°08'51"W	70.71'

LINE DATA

LINE	BEARING	DISTANCE
L1	N82°50'18"E	8.74'
L2	N83°27'25"W	10.67'
L3	N75°24'27"W	5.02'
L4	N75°24'27"W	62.37'
L5	N64°17'48"W	7.46'
L6	N64°17'48"W	42.61'
L7	N07°24'28"E	41.45'
L8	N82°08'51"W	9.00'

LEGEND
○ IRON PIN (FOUND)
● IRON PIN SET (NEW)

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

#REVISIONS PER CITY COMMENTS 7-1-2020#

FINAL PLAT

SECTION TWO
KINGSBURY
SUBDIVISION

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

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
16078	6-11-2020 REV: 7-1-2020	Kingsbury Sec2 FinalPlat	JDG	1" = 50'	1 OF 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: BRAD BARBEE

4.d. Laurelstone, Section 1, Phase 1A [2020-2042] final plat for 22 lots on 8.46 acres zoned PRD located along Lascassas Pike, Clayton Properties Group, Inc. developer.

This is the final plat review for Laurelstone, Section 1, Phase 1A. The property is zoned PRD. The purpose of this plat is to create twenty-two lots of record, four common space areas, 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. List the owner's name and title as it relates to this project in the Certificate of Ownership and Dedication.
2. Provide evidence of E911 approval for Granite Street.
3. HOA documents will be required for review prior to signing the final plat.
4. Landscaping must be installed and inspected prior to signing the final plat.
5. Add a note to the remainder areas as "Not a Buildable Lot".
6. Provide a 10ft PUE along the front of all lots. *Continue the PUE across the common areas.*

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

1. Alleys should also be labeled as drainage easements; a note is not sufficient.

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.
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. CUD will require the 10'x10' CUD clear space easement to be shown on final plat according to taps installed within development. If any meter locations are altered during water line construction, the new location must be shown on the final plat and clear space adjusted accordingly. Actual locations will need to be verified in the field.

4. Show 20' CUD water line easement at entrance along Lascassas Pike.
5. The layout does not match the latest design submitted to CUD. The developer and design engineer should verify layout and communicate that to CUD.

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

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

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

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

Informational and Procedural Comments

Development Services – Planning
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

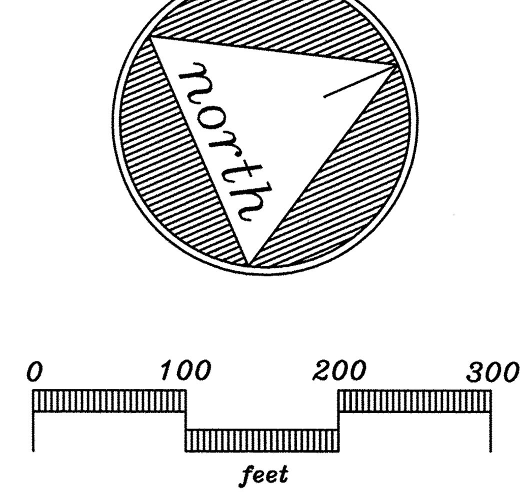
Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
No Comments

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
No 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 ______________ ______________________________

RECORD BOOK 1587, PAGE 2123 — CLAYTON PROPERTIES GROUP, INC.
C/O KEITH PORTERFIELD, AUTHORIZED AGENT

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.
6-1-20 David A. Parker
DATE — REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

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

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

DATE — MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

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

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE ______________ ______________________________
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE — MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF 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

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

OWNER/DEVELOPERS:
CLAYTON PROPERTIES GROUP INC
393 MAPLE ST
GALLATIN, TN 37066

LAND DATA:
22 LOTS ON 8.458± ACRES

DEED REFERENCE:
R.BK. 1587, PG. 2123
MAP 68, PARCEL 116.00

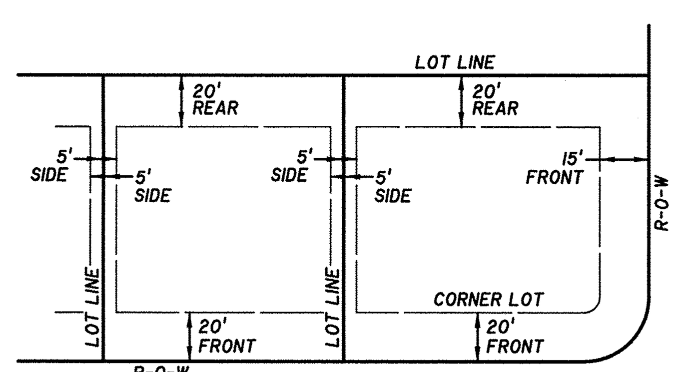
ZONING: PRD

YARD REQUIREMENTS:

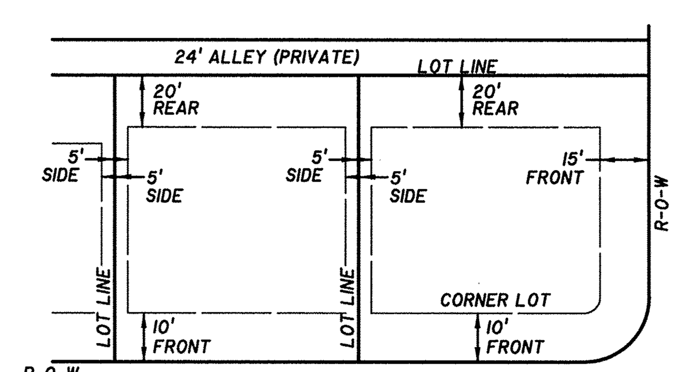
COTTAGES INTERNAL LOTS 31-53
- FRONT - 10'
- REAR - 20'
- SIDE - 5' W/MIN. 10' BETWEEN BUILDINGS
- CORNER SIDE - 15'

VILLAS LOTS 1-30
- FRONT - 20'
- REAR - 20'
- SIDE - 5' W/MIN. 10' BETWEEN BUILDINGS
- CORNER SIDE - 15'

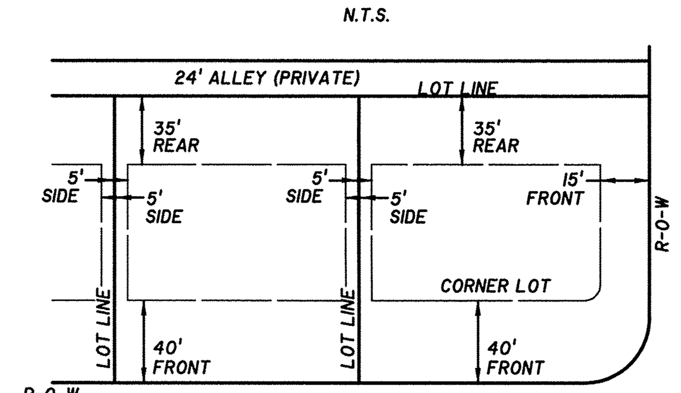
DAVID A. PARKER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2381
6-1-20



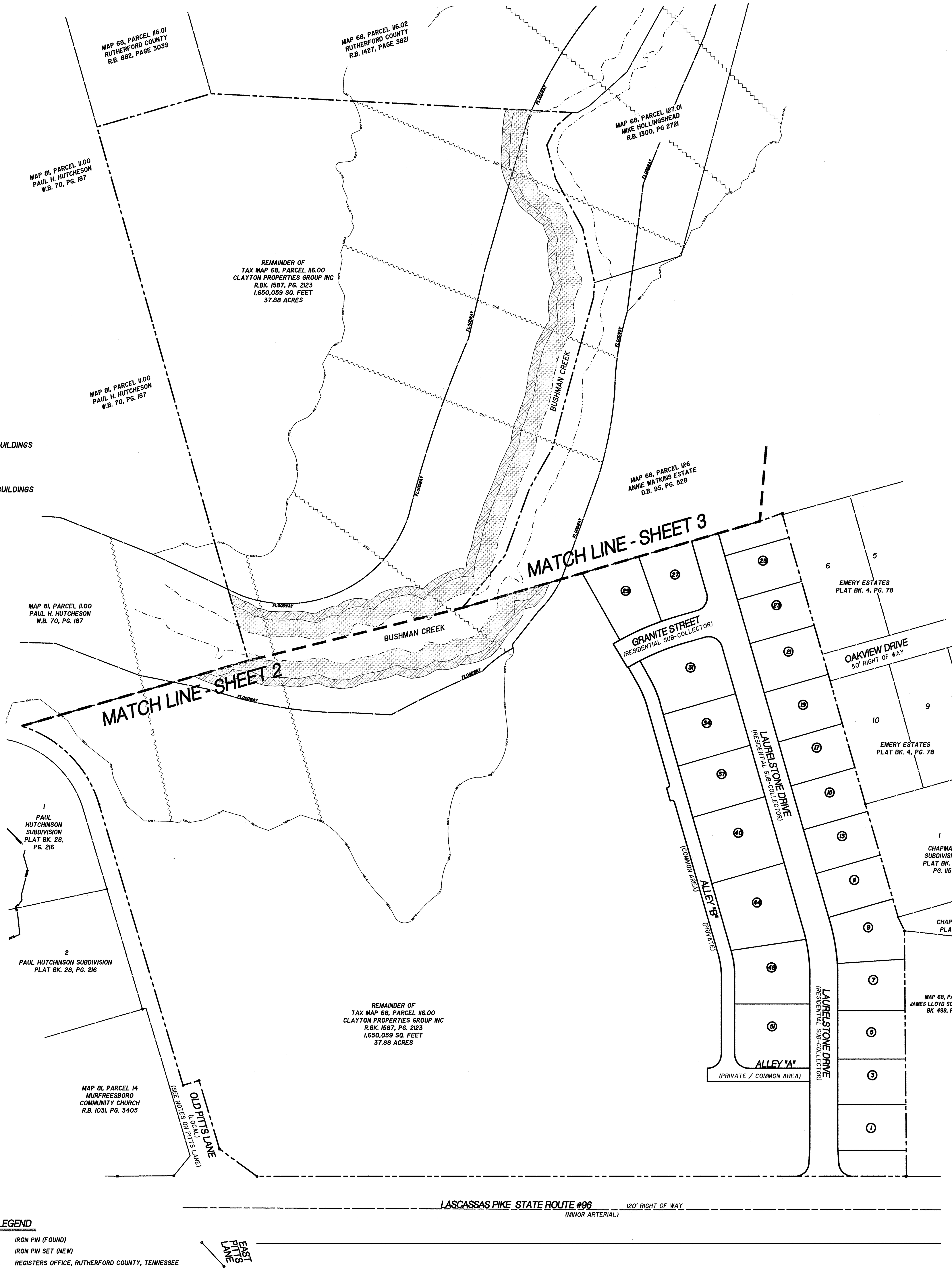
TYPICAL MINIMUM BUILDING SETBACKS
VILLAS
N.T.S.



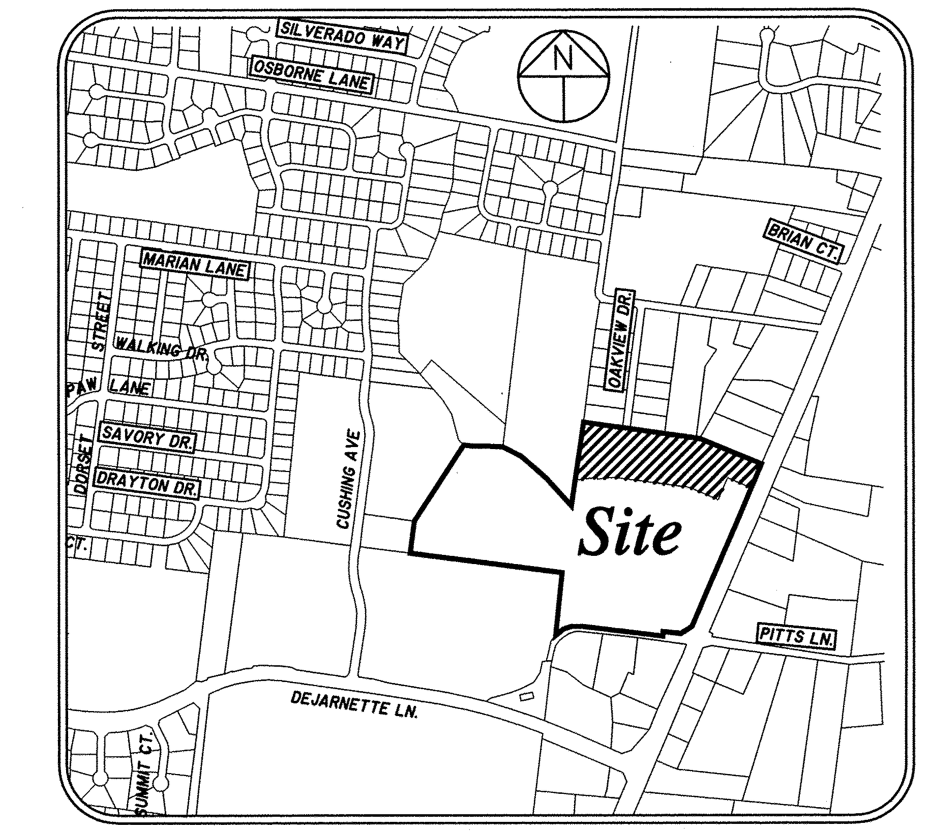
TYPICAL MINIMUM BUILDING SETBACKS
COTTAGES : INTERIOR LOTS
N.T.S.



TYPICAL MINIMUM BUILDING SETBACKS
COTTAGES : PERIMETER LOTS
N.T.S.



LEGEND
- ⊙ IRON PIN (FOUND)
- ● IRON PIN SET (NEW)
- R.O.R.C., TN. REGISTERS OFFICE, RUTHERFORD COUNTY, TENNESSEE



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 22 LOTS OF RECORD, DEDICATE STREET RIGHT-OF-WAY, 4 COMMON SPACE AREAS AND EASEMENTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UGB02-484 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE "AE" & "X", A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0163 H & 47149C0164 H, EFFECTIVE DATE JANUARY 5, 2007.
4. ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. SUBJECT PROPERTY IS ZONED PRD. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: (SEE DETAILS BELOW)
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 INDEMNIFI- CATION 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. ALL COMMON AREAS IN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
17. A HOMEOWNERS ASSOCIATION WAS CREATED IN R.BK. ________, PG. ________, AND THE LATEST DECLARATION OF COVENANTS & RESTRICTIONS AMENDED IN R.BK. ________, PG. ________
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. THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES UTILIZED IN TREATING STORMWATER RUNOFF IN ORDER TO COMPLY WITH MURFREESBORO CITY CODE. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED WITH THIS PROPERTY AND OBLIGATES ALL SUBSEQUENT OWNERS TO AHERE TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.
20. PERMITTED EXTERIOR MATERIALS FOR THE PROPOSED HOMES ARE BRICK, STONE, AND CEMENT BOARD SIDING. VINYL WILL ONLY BE ALLOWED IN THE TRIM AND SOFFITS.
21. PER THE APPROVED PRD, EACH BUILDING ADJACENT TO AN ALLEY WILL BE REQUIRED TO PROVIDE AUTOMATIC LIGHTING FOR THE ALLEY. IN ADDITION, PER THE APPROVED PRD, ALL YARDS MUST BE SODDED.
22. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. ________, PG. ________
23. SIDEWALKS TO BE CONSTRUCTED BY THE HOMEBUILDER AS HOMES ARE CONSTRUCTED. THE DEVELOPER WILL CONSTRUCT SIDEWALKS LOCATED ALONG COMMON AREA WITH THE INFRASTRUCTURE.
24. ALLEY WAYS ON THIS FINAL PLAT ARE COMMON AREAS AND ALSO DRAINAGE EASEMENTS.

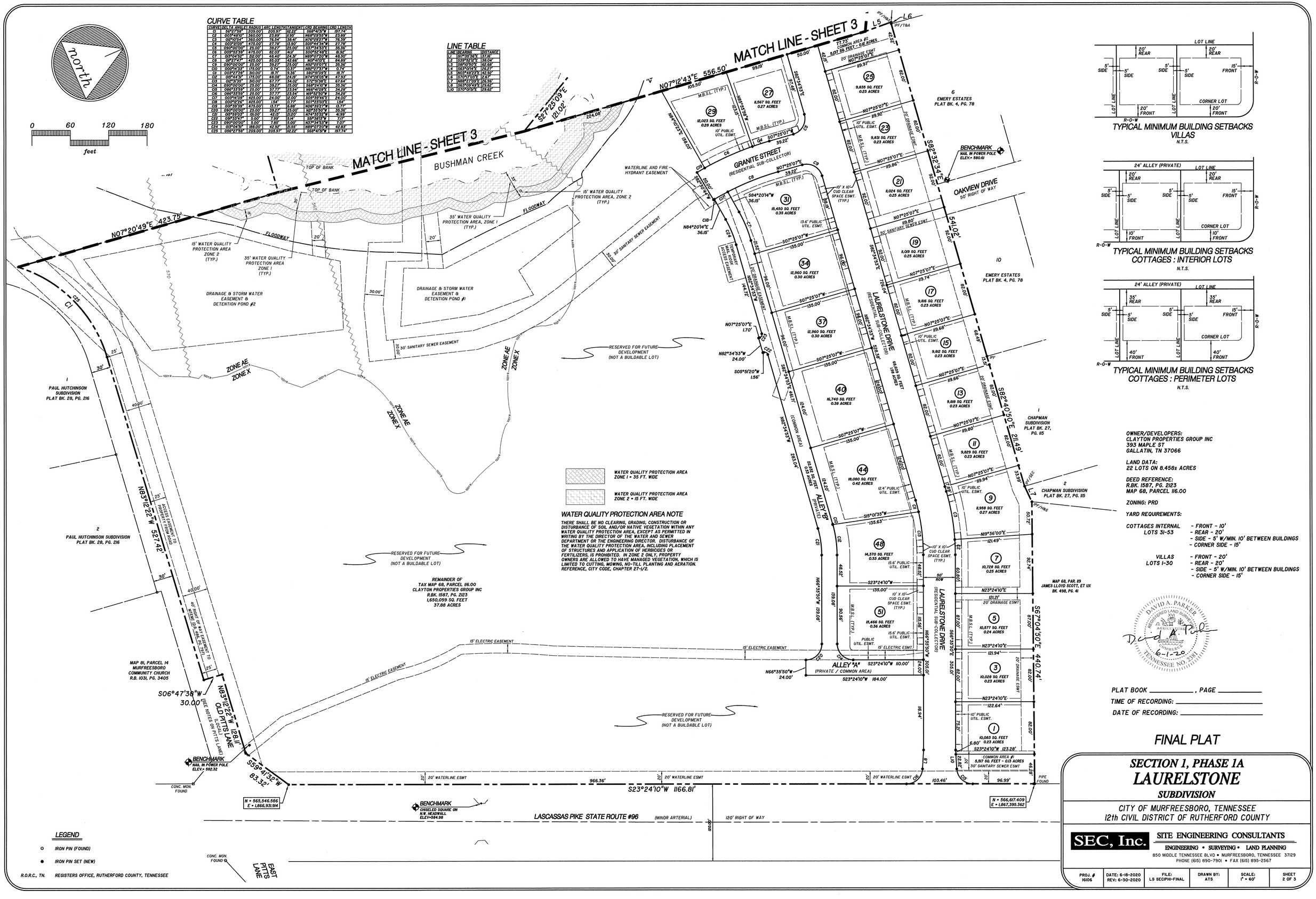
FINAL PLAT

SECTION 1, PHASE 1A
LAURELSTONE
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
12th 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:	FILE:	DRAWN BY:	SCALE:	SHEET
16106	6-18-2020 REV: 6-30-2020	LS SECIPHI-FINAL	ATS	1" = 100'	1 OF 3



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C1	56°47'58"	209.00'	205.97'	112.22'	S88°42'51"W	197.74'
C2	003°48'00"	360.00'	23.89'	11.95'	N68°29'55"W	23.89'
C3	012°10'54"	360.00'	76.54'	38.40'	N76°23'27"W	76.39'
C4	003°32'05"	478.00'	27.78'	13.90'	S09°44'54"W	27.78'
C5	090°00'00"	25.00'	39.27'	25.00'	S37°34'53"E	35.36'
C6	009°53'59"	478.00'	82.03'	41.1'	S00°52'48"E	81.92'
C7	013°04'59"	292.00'	66.40'	24.31'	N89°07'20"W	66.30'
C8	019°27'47"	425.00'	85.03'	42.85'	N01°41'13"E	84.89'
C9	090°00'00"	25.00'	39.27'	25.00'	N52°25'07"W	35.36'
C10	000°14'33"	175.00'	0.74'	0.37'	N85°27'37"W	0.74'
C11	003°27'09"	300.00'	18.77'	9.38'	S80°51'09"E	18.77'
C12	018°44'19"	175.00'	46.08'	24.19'	N74°28'05"W	47.93'
C13	012°53'35"	300.00'	67.77'	34.06'	S77°52'38"E	67.64'
C14	090°00'00"	25.00'	39.27'	25.00'	S52°25'07"E	35.36'
C15	086°53'09"	25.00'	37.77'	23.54'	N66°42'09"E	34.28'
C16	086°53'09"	25.00'	37.77'	23.54'	N19°50'59"W	34.28'
C17	003°14'09"	425.00'	24.00'	12.00'	S09°33'46"E	24.00'
C18	000°05'26"	425.00'	1.54'	0.77'	S07°23'03"E	1.54'
C19	009°39'39"	475.00'	15.77'	8.89'	N06°33'27"W	15.77'
C20	090°00'00"	25.00'	39.27'	25.00'	N39°35'50"W	35.36'
C21	091°59'03"	25.00'	42.01'	27.20'	N74°35'22"W	41.99'
C22	018°33'47"	5.00'	1.62'	0.14'	S86°53'13"W	1.11'
C23	090°00'00"	5.00'	7.85'	5.00'	N37°24'50"W	7.07'
C24	013°04'59"	188.00'	42.92'	21.55'	N89°07'20"W	42.83'
C25	056°27'58"	209.00'	205.97'	112.22'	S88°42'51"W	197.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°33'36"E	37.16'
L2	S39°52'10"E	38.04'
L3	S18°10'50"E	62.68'
L4	S65°09'14"E	66.27'
L5	N03°48'33"E	42.92'
L6	S70°17'03"E	12.67'
L7	N88°27'03"E	26.96'
L8	S53°09'49"E	29.83'
L10	S70°09'25"E	29.62'

TYPICAL MINIMUM BUILDING SETBACKS VILLAS
N.T.S.

TYPICAL MINIMUM BUILDING SETBACKS COTTAGES : INTERIOR LOTS
N.T.S.

TYPICAL MINIMUM BUILDING SETBACKS COTTAGES : PERIMETER LOTS
N.T.S.

OWNER/DEVELOPERS:
CLAYTON PROPERTIES GROUP INC
393 MAPLE ST
GALLATIN, TN 37066

LAND DATA:
22 LOTS ON 8.458± ACRES

DEED REFERENCE:
R.BK. 1587, PG. 2123
MAP 68, PARCEL 116.00

ZONING: PRD

YARD REQUIREMENTS:

COTTAGES INTERNAL LOTS 31-53
- FRONT - 10'
- REAR - 20'
- SIDE - 5' W/MIN. 10' BETWEEN BUILDINGS
- CORNER SIDE - 15'

VILLAS LOTS 1-30
- FRONT - 20'
- REAR - 20'
- SIDE - 5' W/MIN. 10' BETWEEN BUILDINGS
- CORNER SIDE - 15'

DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE
SUMMERVILLE
TENNESSEE NO. 2381
6-1-20

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

FINAL PLAT

SECTION 1, PHASE 1A
LAURELSTONE
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
12th 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: 6-18-2020 REV: 6-30-2020	FILE: LS SECIPHI-FINAL	DRAWN BY: ATS	SCALE: 1" = 60'	SHEET 2 OF 3
16106					

north

0 60 120 180
feet

WATER QUALITY PROTECTION AREA ZONE 1 = 35 FT. WIDE

WATER QUALITY PROTECTION AREA ZONE 2 = 15 FT. WIDE

WATER QUALITY PROTECTION AREA NOTE

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.

OWNER/DEVELOPERS:
CLAYTON PROPERTIES GROUP INC
393 MAPLE ST
GALLATIN, TN 37066

LAND DATA:
22 LOTS ON 8.458± ACRES

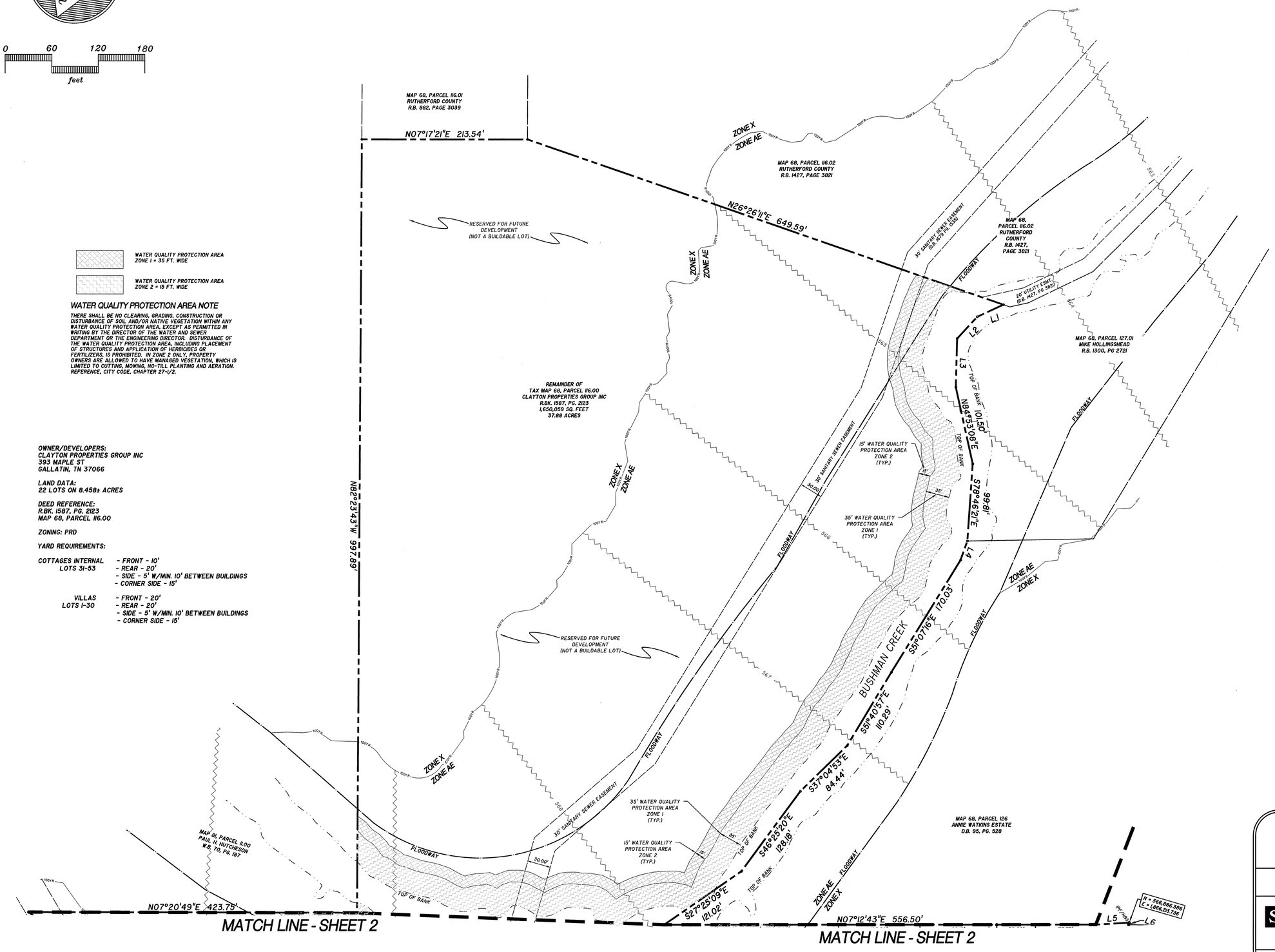
DEED REFERENCE:
R.BK. 1587, PG. 2123
MAP 68, PARCEL 116.00

ZONING: PRD

YARD REQUIREMENTS:

COTTAGES INTERNAL LOTS 31-53
- FRONT - 10'
- REAR - 20'
- SIDE - 5' W/MIN. 10' BETWEEN BUILDINGS
- CORNER SIDE - 15'

VILLAS LOTS 1-30
- FRONT - 20'
- REAR - 20'
- SIDE - 5' W/MIN. 10' BETWEEN BUILDINGS
- CORNER SIDE - 15'



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	54°47'58"	209.00'	205.97'	112.22'	S56°41'01"W	197.74'
C2	003°46'10"	360.00'	23.69'	11.85'	N86°29'55"W	23.69'
C3	015°10'54"	360.00'	76.54'	38.41'	N78°25'27"W	76.37'
C4	003°11'05"	475.00'	27.78'	13.90'	S05°44'34"W	27.78'
C5	090°00'00"	25.00'	39.27'	25.00'	S37°54'53"E	35.36'
C6	009°53'39"	475.00'	82.03'	41.11'	S00°52'48"E	81.92'
C7	003°04'52"	825.00'	46.40'	24.31'	N85°07'20"W	46.30'
C8	019°27'47"	425.00'	85.03'	42.88'	N04°41'13"E	84.89'
C9	090°00'00"	25.00'	39.27'	25.00'	N52°25'07"W	35.36'
C10	000°14'33"	175.00'	0.74'	0.37'	N82°27'37"W	0.74'
C11	003°27'28"	300.00'	18.11'	9.06'	S80°14'09"E	18.11'
C12	015°44'39"	175.00'	48.08'	24.19'	N74°28'05"W	47.93'
C13	012°31'33"	300.00'	67.77'	34.08'	S77°51'38"E	67.64'
C14	090°00'00"	25.00'	39.27'	25.00'	S68°24'10"W	35.36'
C15	086°33'59"	25.00'	37.77'	23.54'	N66°41'09"E	34.28'
C16	086°33'59"	25.00'	37.77'	23.54'	N19°52'50"W	34.28'
C17	003°14'09"	425.00'	24.00'	12.00'	S05°39'46"E	24.00'
C18	000°15'52"	425.00'	1.84'	0.77'	S01°23'03"E	1.84'
C19	006°33'39"	475.00'	13.77'	6.88'	N06°39'27"W	13.77'
C20	090°00'00"	25.00'	39.27'	25.00'	N20°35'50"W	35.36'
C21	005°93'05"	59.00'	4.23'	21.20'	N74°55'12"W	4.09'
C22	099°33'47"	5.00'	7.99'	5.14'	S59°36'13"W	7.17'
C23	090°00'00"	5.00'	7.85'	5.00'	N33°54'53"W	7.07'
C24	013°04'06"	188.00'	42.98'	21.55'	N85°07'20"W	42.83'
C25	055°57'58"	209.00'	205.97'	112.22'	S56°41'01"W	197.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°35'56"E	37.26'
L2	S39°03'18"E	38.04'
L3	S56°10'50"E	62.68'
L4	S63°01'14"E	56.27'
L5	N03°49'23"E	42.92'
L6	S70°17'03"E	2.67'
L7	N68°17'03"E	26.96'
L8	S63°03'49"E	29.60'
L10	S70°01'51"E	29.62'

DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2381
6-1-20

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

SECTION 1, PHASE 1A
LAURELSTONE
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
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PROJ. #	DATE: 6-18-2020 REV: 6-30-2020	FILE: LS SECIPH-FINAL	DRAWN BY: ATS	SCALE: 1" = 60'	SHEET 3 OF 3
16106					

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: BRAD BARBEE

4.e. Elam Farms, Resubdivision of Lot 3 [2020-1012] final 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 final plat review for Elam Farms, 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. 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. Label the roadway classification for Elam Farms Parkway as Commercial Collector.
2. In the certificate for the Murfreesboro Water Resources Department change Murfreesboro Water and Sewer Official to Murfreesboro Water Resources Official.
3. If lot 5 is to be donated to the city, the donation will require a mandatory referral to take place.

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-constructions 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

1. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.
2. On sheet 1 label water easement along Elam Road as "30-foot CUD water line easement Record Book 116 Page 1696 R.O.R.C. TN".
3. On sheet 2 label water easement as "40'x40' CUD water meter vault easement".

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

No comments

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

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. MWRD must receive contract, offsite easement, surety prior to signing the plat.
3. 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.
4. The Developer is financially responsible for providing water, repurified water, sewer service to each lot. Revise plans accordingly.
5. Contact MWRD to confirm compliance with the sewer allocation ordinance.

<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. Elam Road is on the Major Transportation plan to be upgraded to a 3-lane cross section. Right of Way dedication will be required on lot 2 so that there is 30' of right of way from the centerline of Elam Road.
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

4. 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.
5. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan.
6. 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

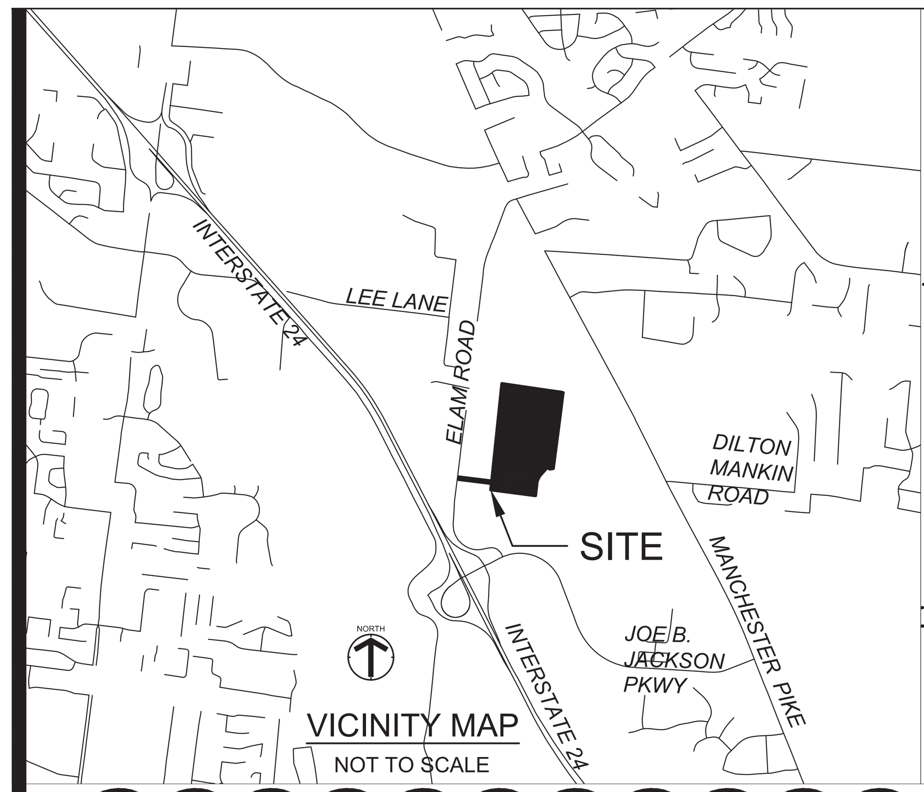
Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
No Comments

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

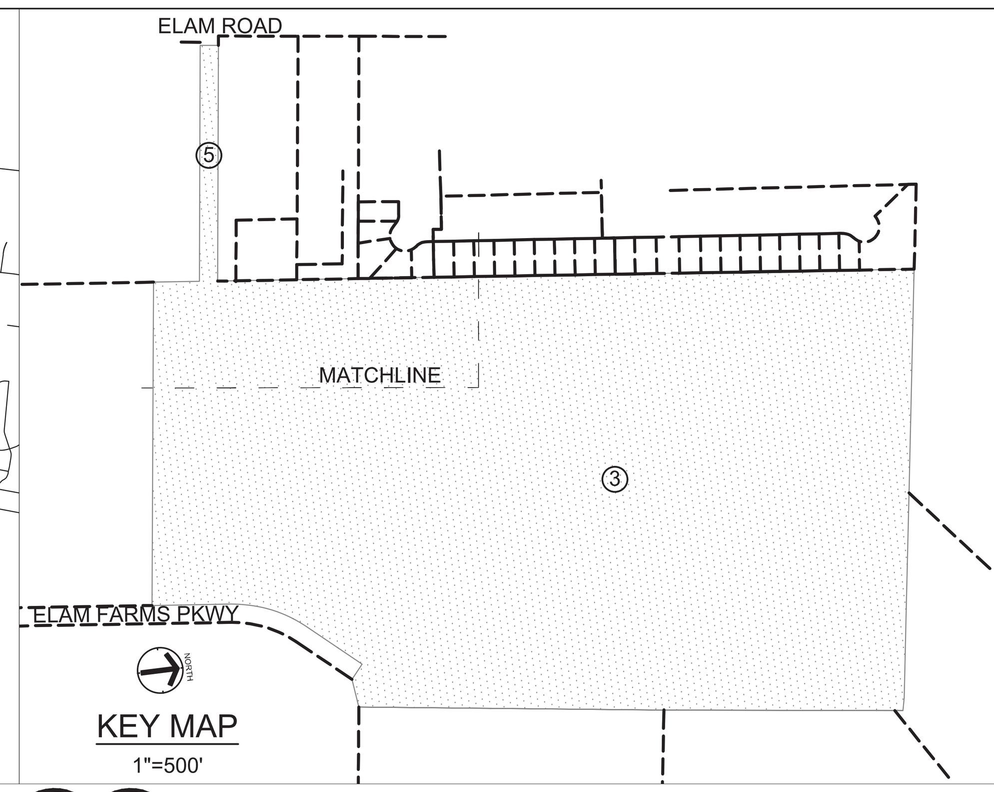
No Comments

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

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



VICINITY MAP
NOT TO SCALE



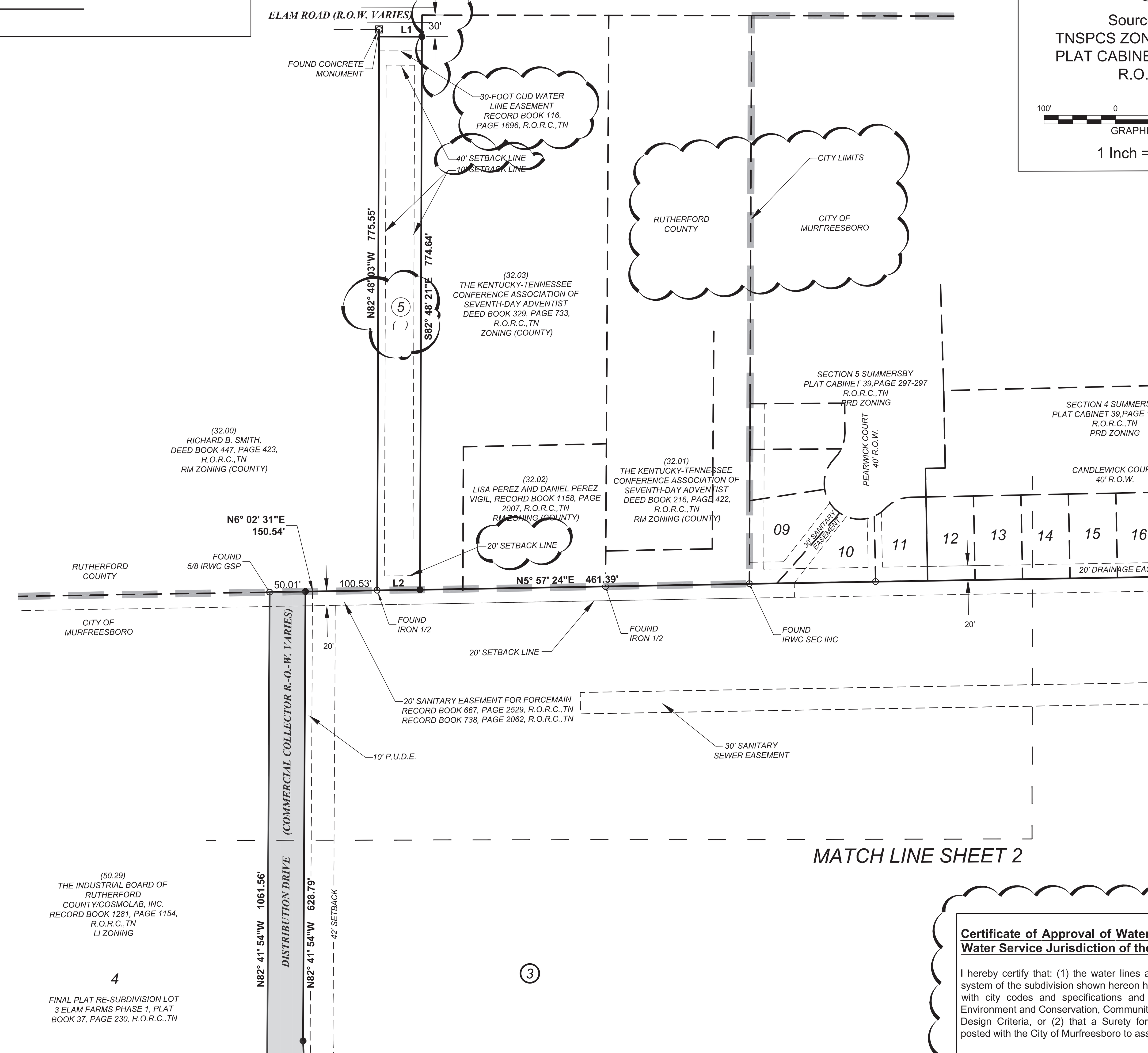
KEY MAP
1"=500'

Date of recording: ____________________

Time of recording: ____________________

Plat book/Record Book: ____________________

Page: ____________________



NORTH

Source of North
TNSPCS ZONE 4100 (NAD 83)
PLAT CABINET 28, PAGE 241,
R.O.R.C.,TN

100' 0 100' 200'
GRAPHIC SCALE
1 Inch = 100 Feet

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

FINAL PLAT

ELAM FARMS SUBDIVISION, RESUBDIVISION OF LOT 3

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

General Notes

1. The purpose of this plat is to create 2 lots of record, an accessory lot to Lot 3, and to dedicate right of way 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. No existing (including utilites) or proposed improvements are shown on this plat.
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 accessory lot depicted on this plat may only be transferred with Lot 3. The accessory lot cannot be transferred independently of Lot 3. The owner of Lot 3 is responsible for the maintenance of the accessory lot. The accessory lot may only be sold separately if a subdivision plat, duly approved by the City of Murfreesboro, is recorded creating the accessory lot as a separate lot of record with a separate lot number. The above is a binding restriction placed on the property depicted on this plat.
12. This plat provides an electric easement for electrical utilities not in public right-of-way.
    Overhead-40 ft (20 ft either side of nearest power pole)
    Down Guys-5 ft X 30 ft
    Underground-15 ft X total underground trench length

Site Information

Tax Map 126, Parcel 50.14
Civil District - 18
Current Zoning - LI (Light Industrial District-*per COM GIS*)
Current Owner - Prologis LP
6650 Telecom Drive, Ste.250
Indianapolis, IN 46278
Owner Document - Book 1868, Page 3641, R.O.R.C.,TN

DEDICATION
(ELAM FARMS PKWY & DISTRIBUTION DR)

TEMPORARY TURN AROUND EASEMENT

LOT 3	*3,258801 SQ FT / 74.94 AC*
LOT 5	*46,531 SQ FT / 1.07 AC*
ELAM FARMS PARKWAY DEDICATION	*12,649 SQ FT / 0.29 AC*
DISTRIBUTION DRIVE DEDICATION	*59,258 SQ FT / 1.23 AC*
ACCESSORY LOT TO LOT 3	*5,224 SQ FT / 0.12 AC*
TOTAL PLAT AREA	*3,382,463 SQ FT / 77.65 AC*

Line Table

Line #	Direction	Length
L1	N7° 04' 59"E	60.00
L2	S6° 13' 05"W	60.07
L3	S78° 09' 09"E	42.91
L4	S7° 09' 51"W	24.72
L5	S83° 11' 47"W	93.98
L6	N49° 03' 29"W	60.00
L7	S40° 56' 32"W	165.34
L8	S6° 01' 28"W	105.71
L9	N82° 41' 59"W	145.87
L10	S7° 18' 01"W	12.93

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	262.05	430.00	34.92	S23° 29' 00"W	258.02
C2	47.79	30.00	91.27	N51° 40' 01"E	42.89

LEGEND

Symbol	Description	Symbol	Description
G	Gas Meter	GV	Gas Valve
●	Set 1/2" Diameter Iron Rebar with Gresham Smith Cap	W	Water Meter
○	Found Property Corner	WV	Water Valve
□	Found Concrete/ROW Monument		Fire Hydrant
———	Property Line	T	Telephone Manhole
— — —	Adjacent Property Line	S	Sewer Manhole
- - - -	Easement Line	D	Storm Drain Manhole
—W—	Water Line		Catch Basin
—STS—	Storm Line	Ø	Power Pole
—SAN—	Sewer Line	(	Guy Wire
—G—	Gas Line	◉	Sewer Clean-Out
—OHE—	Overhead Electric Line	⊠	Utility Pull Box (Electric/Traffic/Comm.)
—UGE—	Underground Electric Line		Light Pole
—FO—	Fiber Optic Line	—UGT—	Underground Telephone Line

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.

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of the City of Murfreesboro

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

Date ____________ Murfreesboro Water and Sewer Official ____________

Certificate of Approval for Recording

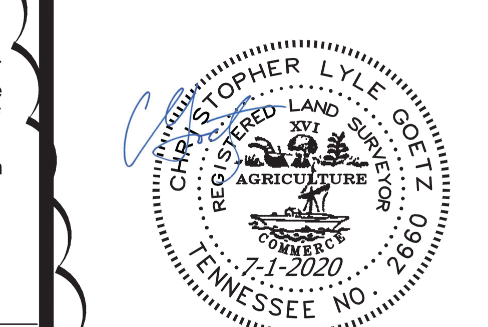
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County Tennessee, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

Date ____________ Planning Director (Rutherford County) ____________

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 ____________



This sheet has been signed, sealed, and dated digitally

Revision		
No.	Date	Description

SHEET TITLE: PLAT SHEET

SHEET NO.: 01

PROJECT: 44314.00
DATE: 7.1.2020

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.

7/1/20
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 ____________

Mike Carrico
VP, Project Management
Prologis

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 ____________

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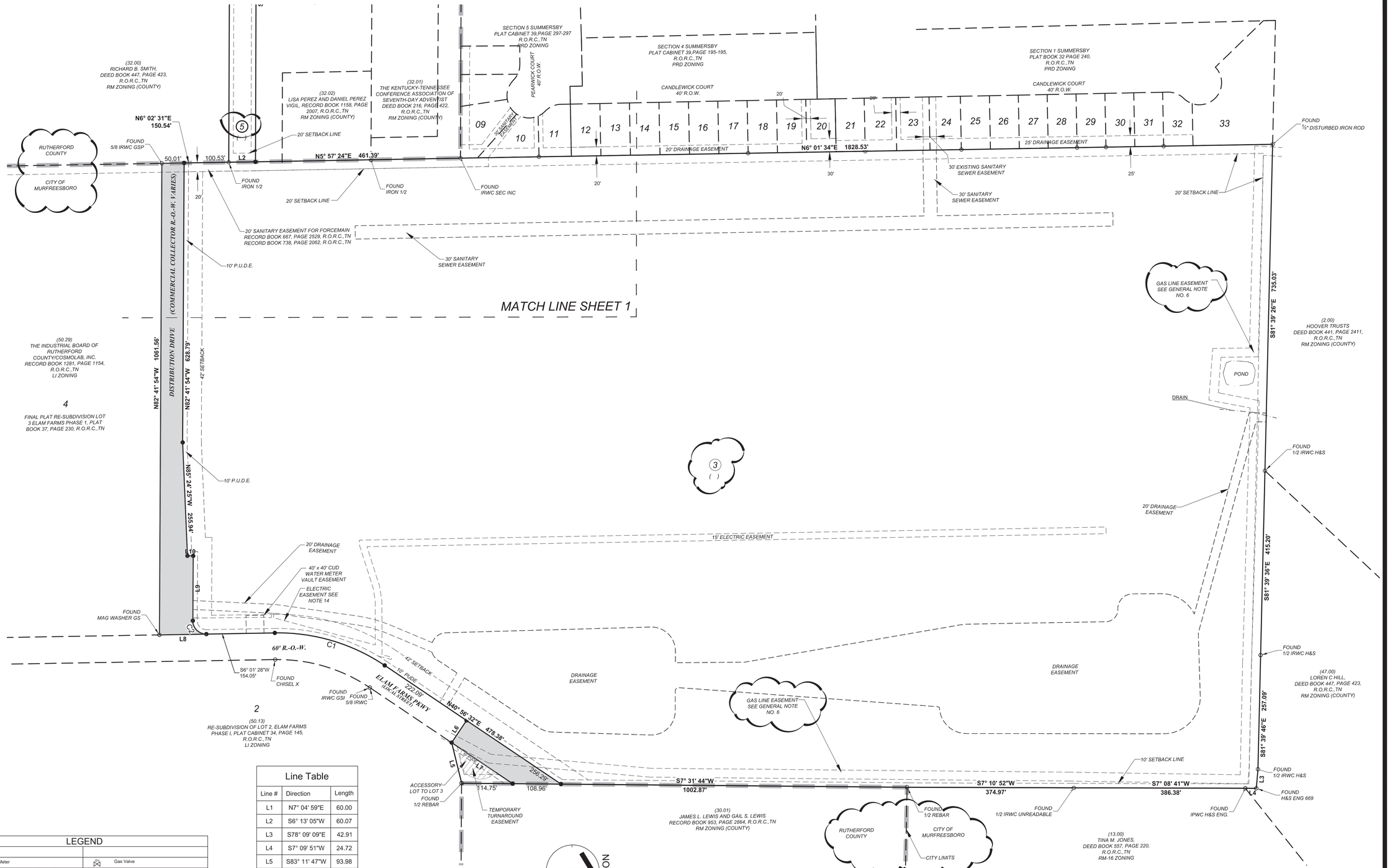


Line Table

Line #	Direction	Length
L1	N7° 04' 59"E	60.00
L2	S6° 13' 05"W	60.07
L3	S78° 09' 09"E	42.91
L4	S7° 09' 51"W	24.72
L5	S83° 11' 47"W	93.98
L6	N49° 03' 29"W	60.00
L7	S40° 56' 32"W	165.34
L8	S6° 01' 28"W	105.71
L9	N82° 41' 59"W	145.87
L10	S7° 18' 01"W	12.93

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	262.05	430.00	34.92	S23° 29' 00"W	258.02
C2	47.79	30.00	91.27	N51° 40' 01"E	42.89

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
	Easement Line		Storm Drain Manhole
—W—	Water Line		Catch Basin
—STS—	Storm Line		Power Pole
—SAN—	Sewer Line		Guy Wire
—G—	Gas Line		Sewer Clean-Out
—OHE—	Overhead Electric Line		Utility Pull Box (Electric/Traffic/Comm.)
—UGE—	Underground Electric Line		Light Pole
—FO—	Fiber Optic Line	—UGT—	Underground Telephone Line

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

ELAM FARMS SUBDIVISION, RESUBDIVISION OF LOT 3

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

CHRISTOPHER LYLE GOETZ
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
COMMERCE
7-1-2020
TENNESSEE NO. 2160

This sheet has been signed, sealed, and dated digitally

Revision

No.	Date	Description

SHEET TITLE: PLAT SHEET

SHEET NO.: 02

PROJECT: 44314.00
DATE: 07.01.2020

\\global.gsgdata\nrfna_n95\44314\00\05\Survey\Gp\CAD\Plat\44314\00 V-Survey_FinalPlat.dwg - Goetz, Chris - 7/1/2020 8:14:54 AM

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: AUSTIN COOPER

4.f. Shelton Crossing, Lot 1 (Including the Resubdivision of Shelton Square, Lot 132) [2020-2044] final plat for 1 lots on 11.65 acres zoned PRD located along Florence Road and Pointer Place, Ole South Properties, Inc. developer.

This is a final plat review for Lot 1 of the Shelton Crossing subdivision located along Florence Road and Pointer Place. The property is zoned PRD. The purpose of this plat is to create 1 lot of record. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) MWRD must receive contract and surety prior to signing the plat.
2) Water & sewer easements shall be exclusive to water & sewer only; other parallel utilities must be outside easement.

Informational and Procedural Comments

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

1) Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This site plan is not affected by the City's Major Transportation Plan.
3) The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE

RECORD BOOK 1838, PAGE 1231
RECORD BOOK 1737, PAGE 2367

JOHN D. FLOYD, PRESIDENT
OLE SOUTH PROPERTIES, INC.
A TENNESSEE CORPORATION

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.
6-25-20 David A. Parker
DATE REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

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

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE MURFREESBORO WATER RESOURCES OFFICIAL

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

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

DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

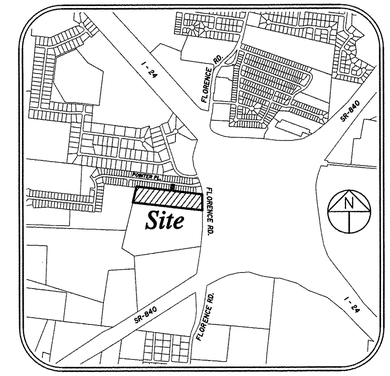
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

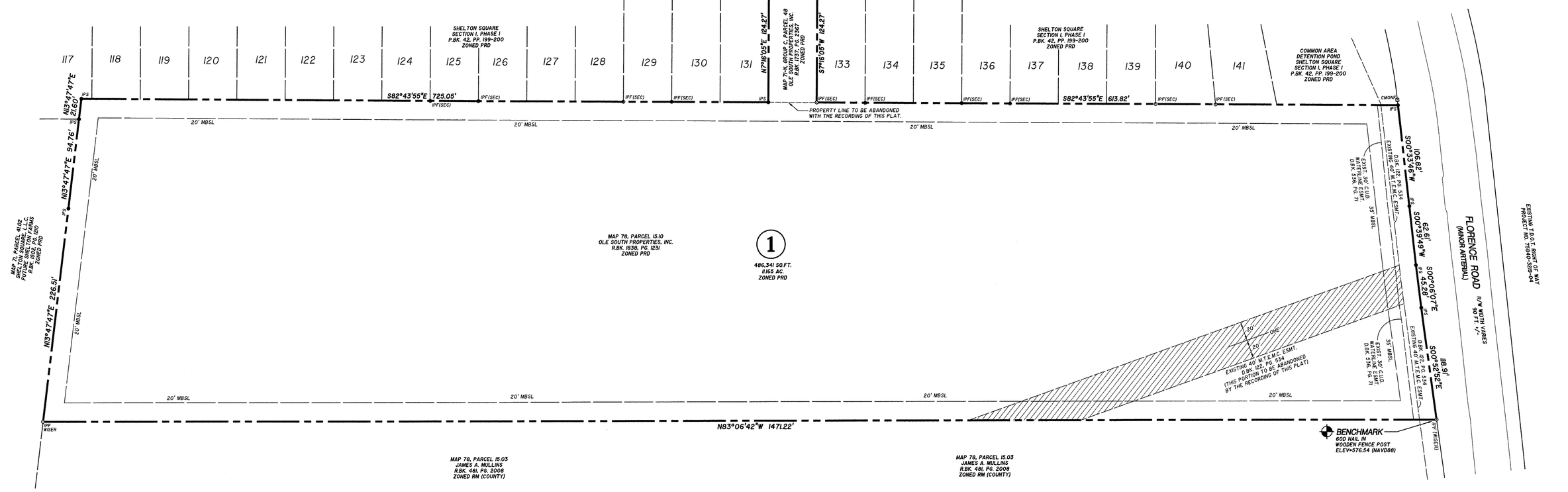
DATE PLANNING COMMISSION SECRETARY

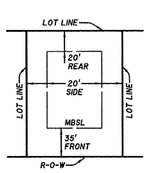
GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE LOT OF RECORD, COMBINING MAP 78, PARCEL 15.10 AND MAP 71-N, GROUP C, PARCEL 48.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO THE GNSS TDOT NETWORK (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0140 H, EFFECTIVE DATE JANUARY 5, 2007.
4. ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. SUBJECT PROPERTY IS ZONED PRD. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE:
   FRONT = 35' (FLORENCE ROAD MINOR ARTERIAL)
   SIDE = 20' / REAR = 20'
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. EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO WATER RESOURCES DEPARTMENT, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, NATURAL GAS COMPANIES, CONSOLIDATED UTILITY DISTRICT, 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. PRIVATE ROADWAYS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS/UNITS 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. THIS PROPERTY IS CURRENTLY WITHIN THE OVERALL CREEK SEWER ASSESSMENT DISTRICT, HOWEVER, IT IS WITHIN A PROPOSED SEWER ASSESSMENT DISTRICT, IN WHICH THE FEES ARE NOT CURRENTLY KNOWN.

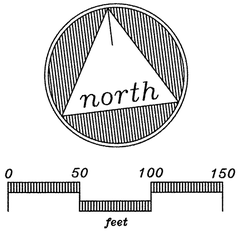


LOCATION MAP
N.T.S.





TYPICAL MINIMUM BUILDING SETBACKS FOR SHELTON CROSSING PRD
N.T.S.



LEGEND

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

DAVID A. PARKER REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2381
6-25-20

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 132 ON A FINAL PLAT ENTITLED "SHELTON SQUARE, SECTION 1, PHASE 1", AS RECORDED IN PLAT BOOK 42, PAGES 199-200, R.O.R.C., TN.

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

OWNER:
OLE SOUTH PROPERTIES, INC.
262 ROBERT ROSE DRIVE - SUITE 300
MURFREESBORO, TN 37129
MAP 78, PARCEL 15.10
R.BK. 1838, PG. 1231
MAP 71-N, GROUP C, PARCEL 48
R.BK. 1737, PG. 2367

SITE DATA:
TOTAL AREA = 11.165 ACRES
NO. OF LOTS = 1
MINIMUM LOT SIZE = N/A SQ.FT.
ZONING = PRD

FINAL PLAT

Lot 1, Shelton Crossing Subdivision and Resubdivision of Lot 132, Shelton Square, Section1, Phase 1

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

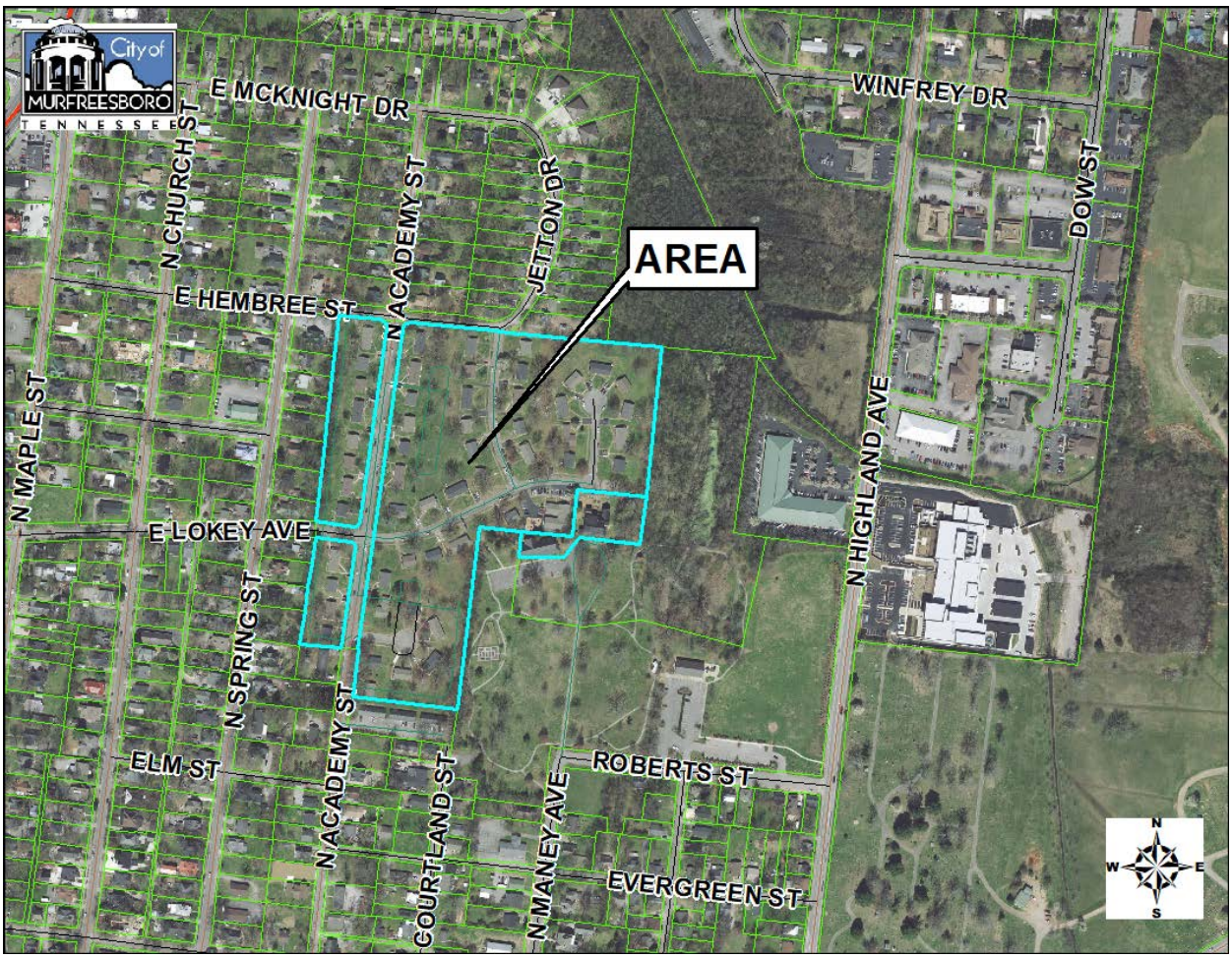
SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
1982	6-08-20 REV.: 6-25-20	SHELTONCROSSING RECORDLOTPLAT	ACAD/JWG	1" = 50'	1 OF 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: BRAD BARBEE

4.g. Oakland Court, Resubdivision of lot 3 [2020-2045] final plat for 3 lots on 15.5 acres zoned PRD located along North Academy Street and East Hembree Street, Murfreesboro Housing Authority, developer.

This is the final plat review for Oakland Court, Resubdivision of lot 3. The property is zoned PRD. The purpose of this plat is to create three lots of record from a single parcel of land and to record easements as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

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

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

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

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

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

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

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

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

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

Informational and Procedural Comments

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

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

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

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

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

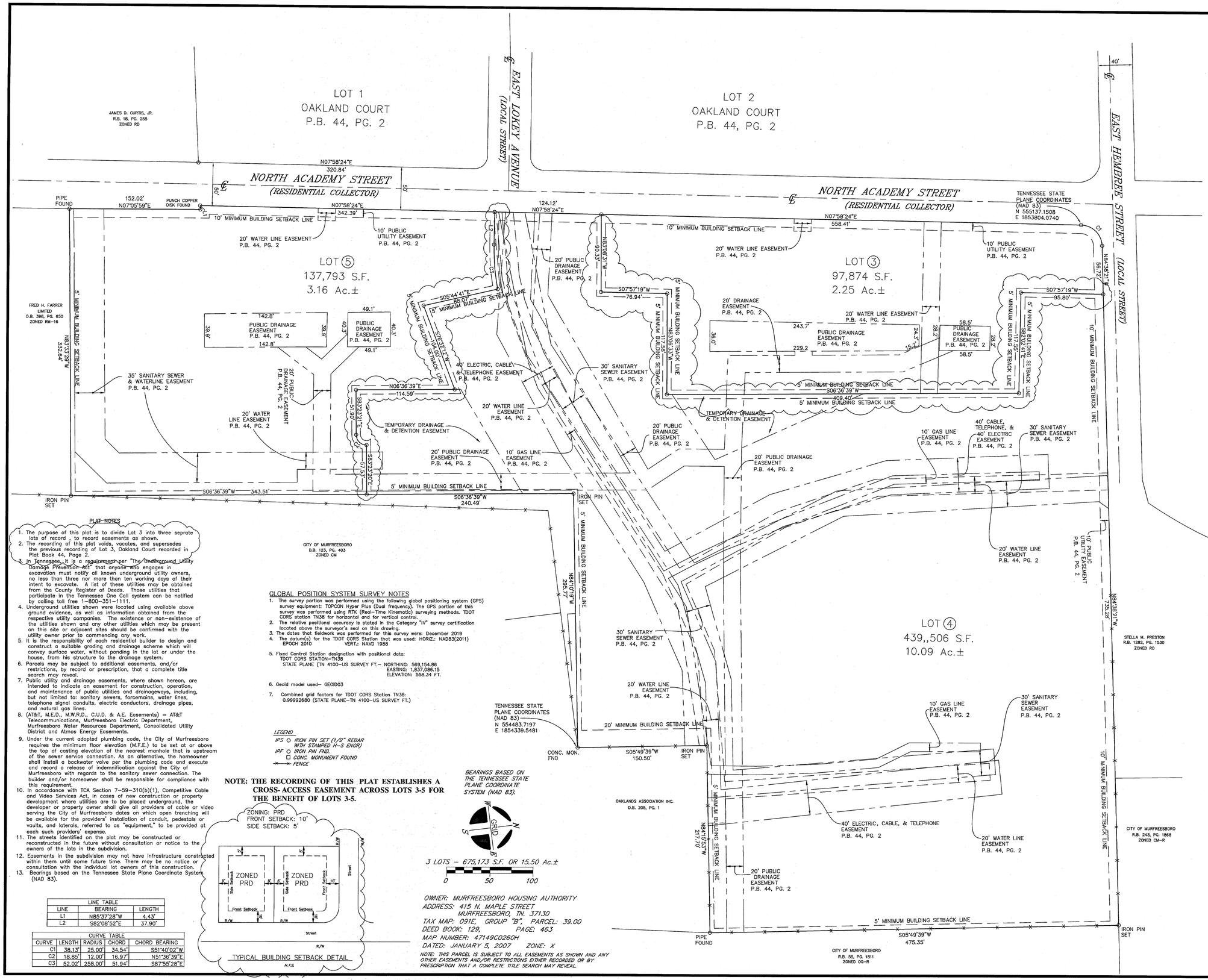
Signage (Building and Codes)
Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov
No Comments

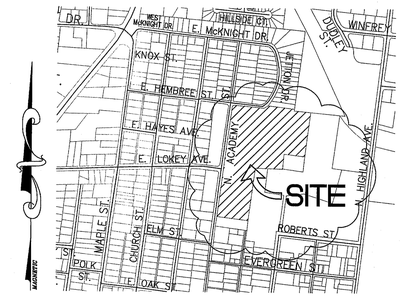
Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
No Comments

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

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

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





LOCATION MAP

N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE

MURFREESBORO HOUSING AUTHORITY

Record Book: 129
Page: 463

L. Thomas Rowe
Executive Director

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATE

MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

DATE

MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

DATE

MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

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

DATE

CITY ENGINEER

CERTIFICATE OF ACCURACY

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

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

PRELIMINARY FOR REVIEW ONLY

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

FINAL PLAT

OAKLAND COURT SUBDIVISION

THE RESUBDIVISION OF LOT 3

20th CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

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

PLAT NOTES

1. The purpose of this plat is to divide Lot 3 into three seprate lots of record , to record easements as shown.
2. The recording of this plat voids, vacates, and supersedes the previous recording of Lot 3, Oakland Court recorded in Plat Book 44, Page 2.
3. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1–800–351–1111.
4. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or non–existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
5. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
6. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
7. Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
8. (AT&T, M.E.D., M.W.R.D., C.U.D. & A.E. Easements) = AT&T Telecommunications, Murfreesboro Electric Department, Murfreesboro Water Resources Department, Consolidated Utility District and Atmos Energy Easements.
9. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
10. In accordance with TCA Section 7–59–310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
11. The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the owners of the lots in the subdivision.
12. Easements in the subdivision may not have infrastructure constructed within them until some future time. There may be no notice or consultation with the individual lot owners of this construction.
13. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).

GLOBAL POSITION SYSTEM SURVEY NOTES

1. The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real–Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: December 2019
4. The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION–TN38
   STATE PLANE (TN 4100–US SURVEY FT.– NORTHING: 569,154.86
   EASTING: 1,837,086.15
   ELEVATION: 558.34 FT.
6. Geoid model used– GEOID03
7. Combined grid factors for TDOT CORS Station TN38:
   0.99992680 (STATE PLANE–TN 4100–US SURVEY FT.)

LEGEND

IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H–S ENGR)
IPF ○ IRON PIN FND.
□ CONC. MONUMENT FOUND
FENCE

NOTE: THE RECORDING OF THIS PLAT ESTABLISHES A CROSS- ACCESS EASEMENT ACROSS LOTS 3-5 FOR THE BENEFIT OF LOTS 3-5.

TYPICAL BUILDING SETBACK DETAIL

N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°37'28"W	4.43'
L2	S82°08'52"E	37.90'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	38.13'	25.00'	34.54'	S51°40'02"W
C2	18.85'	12.00'	16.97'	N51°36'39"E
C3	52.02'	258.00'	51.94'	S87°55'28"E

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

3 LOTS – 675,173 S.F. OR 15.50 Ac.±

0 50 100

OWNER: MURFREESBORO HOUSING AUTHORITY
ADDRESS: 415 N. MAPLE STREET
MURFREESBORO, TN. 37130
TAX MAP: 091E, GROUP "B", PARCEL: 39.00
DEED BOOK: 129, PAGE: 463
MAP NUMBER: 47149C0260H
DATED: JANUARY 5, 2007 ZONE: X

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.

\\ACADD2020\Land Projects 2006\MURFREESBORO HOUSING AUTHORITY - N ACADEMY ST\dwg\MURFREESBORO HOUSING AUTHORITY - OAKLAND COURT LOT 3 REBUILD.dwg, 7/17/2020 8:26:40 AM

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: JAFAR WARE

4.h. The Crossings of Three Rivers, Resubdivision of Lots 5, 6, 7, & 24 [2020-2047] final plat for 8 lots on 0.75 acres zoned PRD located along Hospitality Lane, Three Rivers, LLC developer.

This is the final plat review for the creation of 8 lots on 0.75 acres zoned PRD located along Hospitality Lane. The purpose of this plat is to re-subdivide lots 5,6,7, and 24. 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. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@cudrc.com.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

Informational and Procedural Comments

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

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

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

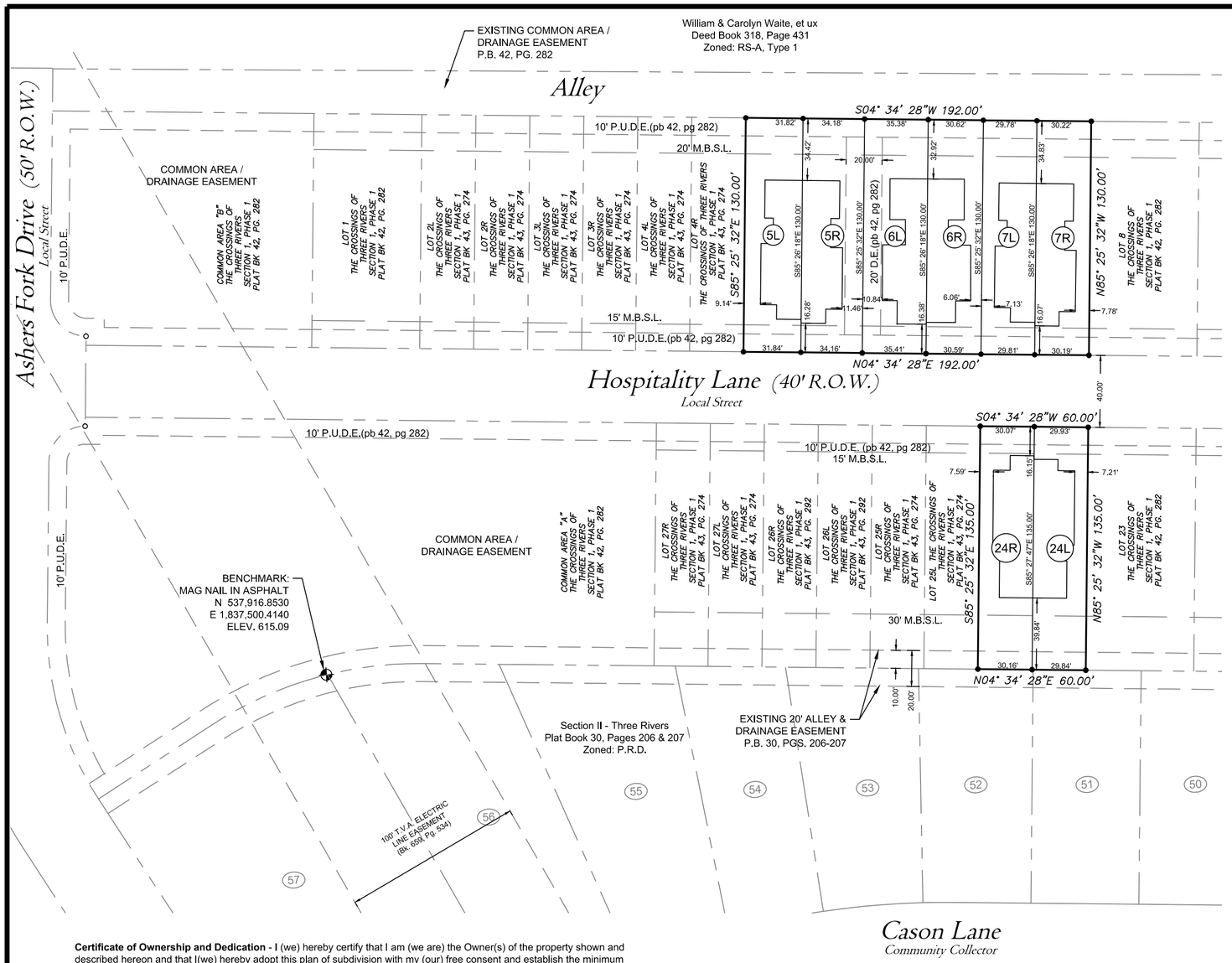
1. No Comments.

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

1. No Comments.

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

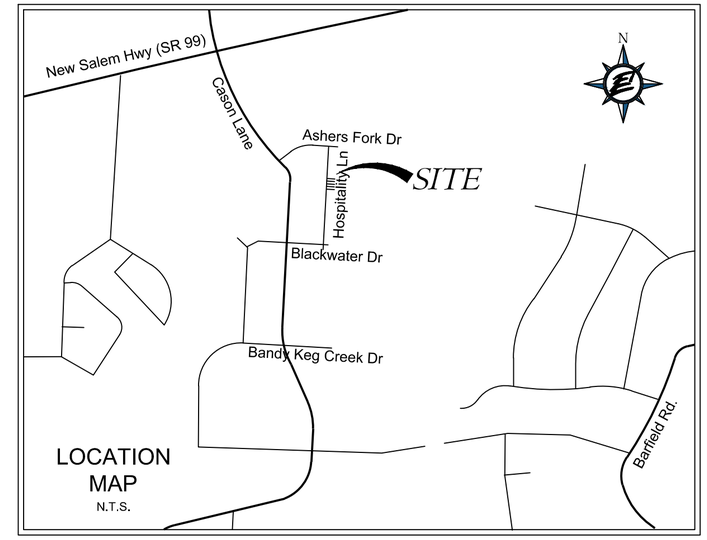
1. No Comments.

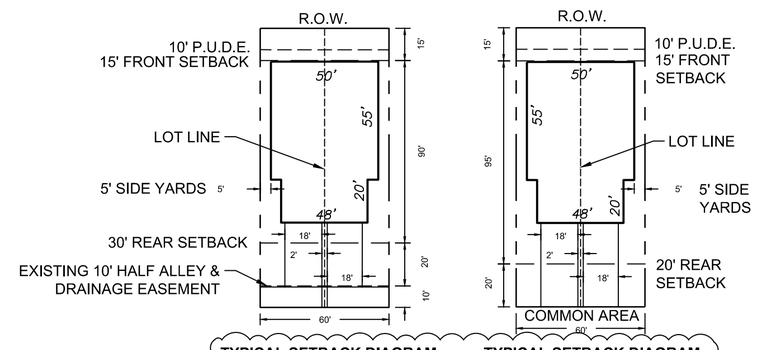


LEGEND

OVER HEAD UTILITIES	—OH—
EASEMENT	— —
EXISTING PROPERTY LINE	— - —
UNDER GROUND TELEPHONE	—UGT—
WATER LINE	—W—
SANITARY SEWER LINE	—SA—
TREE LINE	
FENCE LINE	—X—

Lot Table		
Lot	Square Feet	Acres
5L	4138	0.09
5R	4442	0.10
6L	4602	0.11
6R	3978	0.09
7L	3873	0.09
7R	3927	0.09
24L	4034	0.09
24R	4066	0.09





TYPICAL SETBACK DIAGRAM LOT WEST OF HOSPITALITY LANE (LOT 24)

TYPICAL SETBACK DIAGRAM LOTS EAST OF HOSPITALITY LANE (LOTS 5, 6, & 7)

PLAT NOTES

1. The purpose of this plat is to re-subdivide lots 5,6,7, & 24
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels are subject to all easements as shown and any other easements, and/or restrictions by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewer, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
6. 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.
7. This property is within the Salem/Barfield Sanitary Sewer Assessment District.
8. Water service, domestic and fire protection are provided by Consolidated Utilities District (C.U.D.) of Rutherford County, Tennessee.
9. No HVAC units will be permitted in the 5' side setback.
10. Garages will be restricted to vehicular parking as their primary use. All garages must be made avaible for the parking of two vehicles at all times.
11. The recording of this plat voids, vacates, and supercedes the previous recording of lots 5, 6, 7, and 24 Crossings of the Three Rivers recorded in Plat Book 42, Page 282. All other information remains the same.

SPECIAL NOTE:
The Right of Way and PUDEs may not be used without the written premission of the developer until such time as Murfreesboro has accepted the streets for public use.

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 _____ Three Rivers, LLC
Zachary Randolph, Vice President

Deed Book: 42

Page: 282

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

Date _____ Consolidated Utility District Official

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

Date _____ Planning Commission Secretary

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

Date _____ Murfreesboro Water Resources Official

SITE DATA

REFERENCE:	Plat Book 42, Pg. 282
TAX MAP, PARCELS:	Map 114F, Parcel 005.00 Map 114F, Parcel 006.00 Map 114F, Parcel 007.00 Map 114F, Parcel 024.00
ZONING:	PRD
OWNER/DEVELOPER:	Three Rivers, LLC
CONTACT:	Kevin Hyneman
ADDRESS:	2550 Meridian Blvd., Suite 200 Franklin, TN 37067
AREA OF LOTS:	0.75 AC.
AREA OF R.O.W.:	0.00 AC..

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

1 July 2020
Date

2220
Tennessee Reg. No.

TROY D. WALLS REGISTERED LAND SURVEYOR XVI TENNESSEE NO. 2220

Surveyor

FIRM PANEL NO.:
These lots are not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program community map 470165,Panel Nos. 0255H & 0265H, Zone X, Dated Jan. 5, 2007

Date of recording: _____

Time of recording: _____

Plat Book / Record book: _____

Page: _____

FINAL PLAT

RESUBDIVISION OF LOTS 5, 6, 7, & 24
THE CROSSINGS OF THREE RIVERS SUBDIVISION
SECTION 1, PHASE 1
A PLANNED RESIDENTIAL DEVELOPMENT
12th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

Date: 11 June 2020
Rev.: 1 July 2020

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: AUSTIN COOPER

4.i. Tommy Car Wash [2020-2048] final plat for 1 lot on 0.99 acres zoned CH located along Memorial Boulevard, Tommy Car Wash developer.

This is a final plat review for the Tommy Car Wash subdivision located along Memorial Boulevard. The property is zoned CH. The purpose of this plat is to create 1 lot of record. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments

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

1) This lot has not previously been recorded. Please label the plat as "Tommy Car Wash Subdivision Lot 1".
2) Remove note 13 from under Typical Building Setback Detail as it is not applicable to this lot.
3) Remove the word "wide" from the sewer easement along the front of the property.
4) Add a 10' public utility easement along the front of the property to be recorded with this plat.
5) Please include the name and the title for the signatory for Peoples Bank in the ownership and dedication signature block.
6) Show both sides of the Memorial Blvd ROW.
7) Increase the scale of the plat for better readability and so that there is not so much blank space on the plat.
8) Revise purpose note to read, "The purpose of this plat is to create 1 lot of record and to record easements as shown."

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

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

Informational and Procedural Comments

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

1) Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This site plan is not affected by the City's Major Transportation Plan.
3) The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

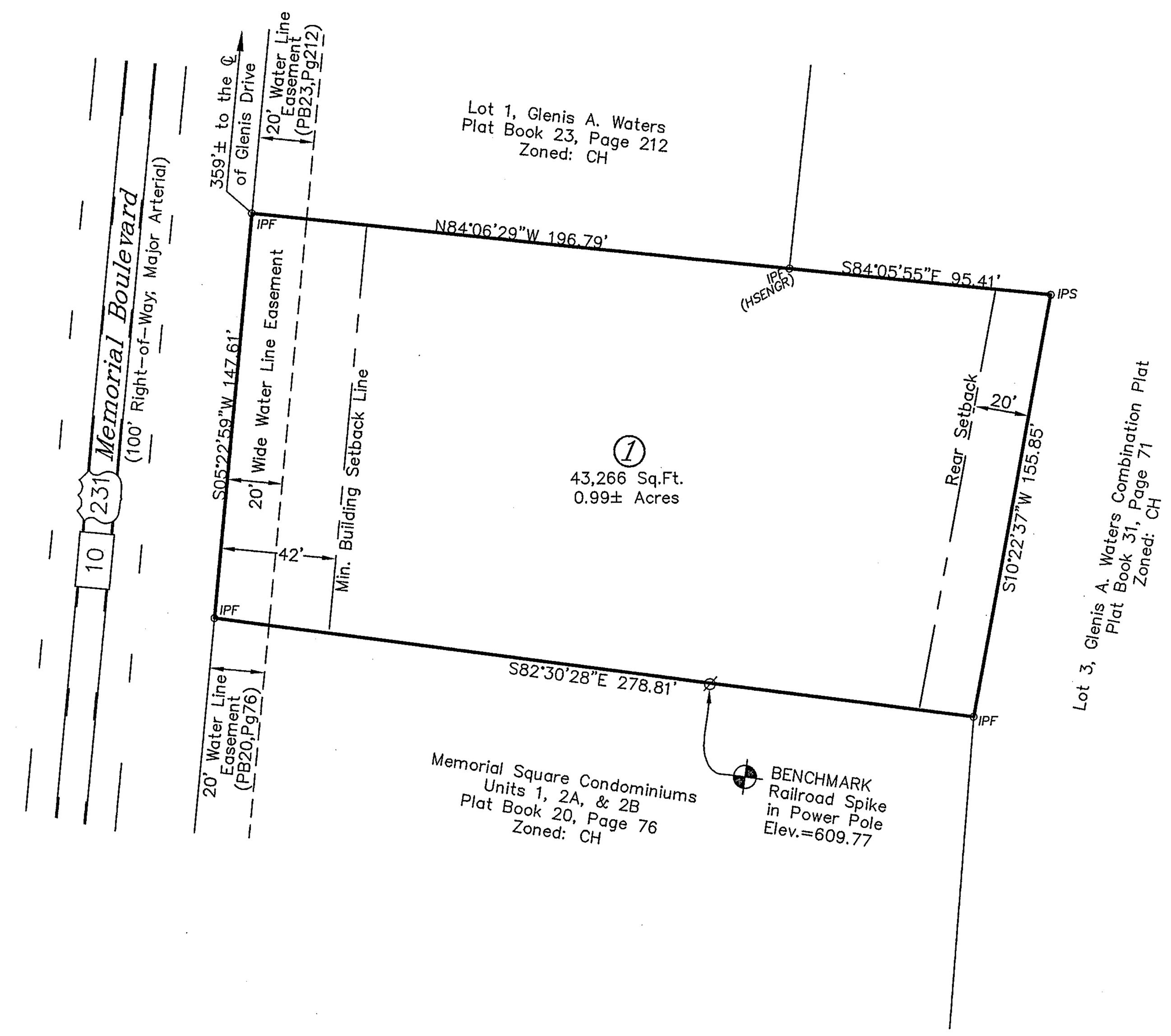
1) No Comments

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

1) No Comments

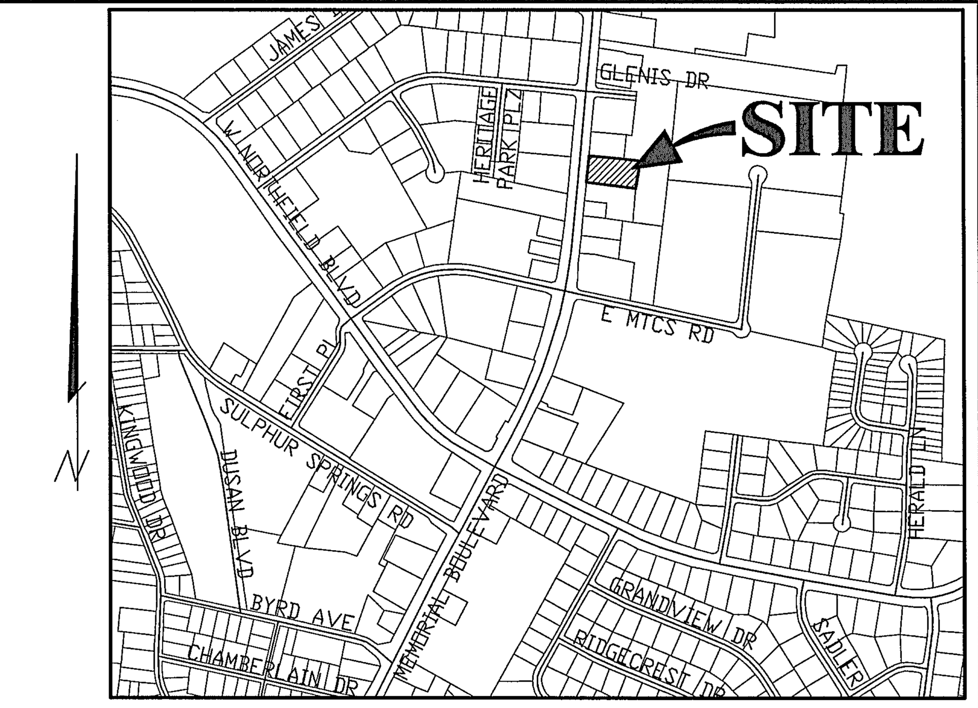
Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1) No Comments



PLAN NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
6. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Planning and Engineering Department and must be approved by the City Engineer.
7. An erosion prevention and sediment control plan will be required with an application for a Land Disturbance Permit.
8. Construction Plans will be subject to review and approval by the City Engineer and Murfreesboro Water and Sewer Department.
9. Final approval subject to approval of construction drawings and hydraulic calculations by M.W.S.D.
10. Per the City of Murfreesboro, under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
11. Per the City of Murfreesboro, both TDOT and City Right-of-Way permits will be required for this project. A State of Tennessee Stormwater permit is required. Evidence of this permit must be provided prior to the city issuing a Land Disturbance Permit.
12. Per Murfreesboro Water Resource Dept. (MWRD) the existing sanitary sewer service on this lot must be tested and approved or replaced.
13. No work within the right-of-way of Memorial Blvd. (aka US 231) without the prior written approval by the Tennessee Dept. of Transportation (TDOT).
14. Any signage will require a separate permit.
15. The purpose of this plat is to satisfy City of Murfreesboro requirements and dedicate a Water Line Easement.



LOCATION MAP
N.T.S.

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

Date ____________________ ____________________
Record Book 1392, Page 2256 Peoples Bank of Middle Tennessee

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

Date ____________________ SECRETARY, PLANNING COMMISSION

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

Date ____________________ CITY ENGINEER

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

Date ____________________ MURFREESBORO WATER RESOURCES OFFICIAL

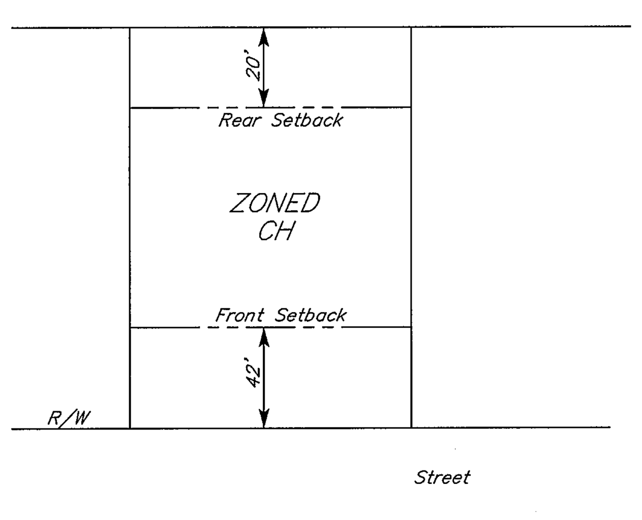
Certificate of Approval of Sewer Systems I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation,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

Date ____________________ MURFREESBORO WATER RESOURCES OFFICIAL

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

Date ____________________ MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

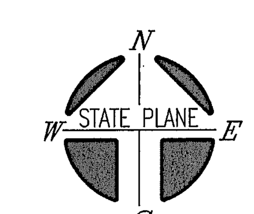
ZONING: CH
FRONT SETBACK: 42'
SIDE SETBACK: 0(6)
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

	Minimum Lot Requirements		Minimum Yard Requirements (5,17)					Land Use Intensity Ratios			
	Area (Sq.Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Maximum Height 16 (Ft.)	Maximum Gross Density (2) (D.U./Acre)	Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	Maximum Lot Coverage (percent)
CH DISTRICT 1. All Uses	none	none (13)	42	10(6)	20	75	none	none	none	none	none

6. The minimum side yard shall apply only if the property abuts or is adjacent to property zoned or used for residential purposes or the residential portion of an approved planned development. Otherwise, no side yard is required.
13. Flag lots may be allowed as warranted by physical conditions of land form, exissting lot pattern, unusual size or shape of the parcels or as approved by the Planning Commission. The narrow strip of land connecting the main portion of a flag lot to the street shall be not less than thirty feet wide at any point. The narrow portion (the flag pole) shall not be considered to satisfy the minimum lot area requireement of the zoning district. Provided, however, no lot shall be permitted along a major arterial road identified as such on Figure 6 of the Major Street Plan adopted September, 1990, which identified funtional classification of street, unless the lot has a minimum street frontage of fifty feet.



1 Lot = 0.99± Acre
50' 0 50'

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
—×—× FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

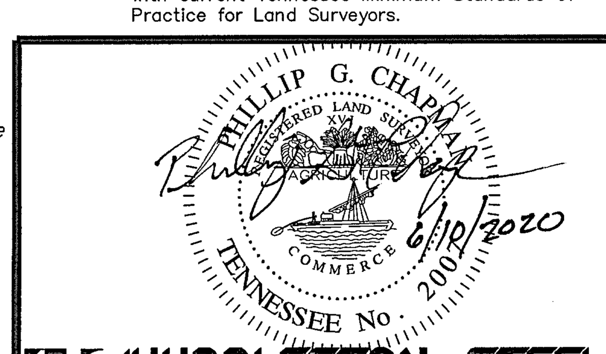
OWNER: Peoples Bank of Middle Tennessee
ADDRESS: 1122 North Main Street
Shelbyville, TN 37160

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

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

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

DATE OF RECORDING:____________
TIME OF RECORDING:____________
PLAT BOOK:________, PAGE:________.



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

FINAL PLAT
Tommy Car Wash Subdivision
1810 Memorial Boulevard
13th Civil District of Rutherford County, Tennessee

Date: June, 2020	Scale: 1"=50'	Sheet 1 of 1

\\ACAD209\Land Projects 3\Tommy's Car Wash-Memorial Blvd\dwg\Tommy Subdivision Plat.dwg, 6/10/2020 8:31:01 AM, ACAD109

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: BRAD BARBEE

4.j. University Villas and Lyon Property, Section 1[2020-2049] final plat for 2 lots on 31.83 acres zoned CH and RM-16 located along John Bragg Highway, Front Street Partners developer.

This is the final plat review for the University Villas and Lyon Property, Section 1. The property is zoned CH and RM-16. The purpose of this plat is to create two lots of record from and to record easements and 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. Add a cemetery easement around the cemetery and add an access easement for the families to visit the cemetery.
2. Add a note, "Not a buildable lot" to all property identified as remaining area.
3. Increase the font size of the setback and zoning labels for better readability.
4. Add the footnotes for CH and RM-16 zoning districts.
5. Please add the Sewer Systems signature block below for the Murfreesboro Water Resources Department. *Revise the signature line to reflect Murfreesboro Water Resources Official as shown below.*

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
CITY OF MURFREESBORO ~~WATER~~ SERVICE JURISDICTION
SEWER

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 AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION ~~COMMUNITY PUBLIC WATER SYSTEMS~~ DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

5/15/2018 Valerie H. Smith
DATE MURFREESBORO WATER AND SEWER OFFICIAL

6. Add a setback detail for CH and RM-16

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

1. Note 9 should be called out at the Water Quality Protection Area Note.

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

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

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

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

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

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

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

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

Informational and Procedural Comments

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

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

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

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
No comments

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY THAT I AM (WE ARE) THE OWNER(S) 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 ROADS, UTILITY LINES AND EASEMENTS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED.

DATE JAMES LAWRENCE LYONS JR., OWNER
RECORD BOOK 1535, PAGE 2407

DATE UNIVERSITY VILLAS, GP. - LARRY ELLIOT, MEMBER
RECORD BOOK 838, PAGE 3182

CERTIFICATE OF ACCURACY

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

DATE SURVEYOR

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 ONE YEAR OF THIS DATE.

DATE PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT (I) THE STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF THE SAME.

DATE CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS LOCATED IN THE WATER SERVICE JURISDICTION OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH THE 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 SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF THE SAME.

DATE CONSOLIDATED UTILITY DISTRICT OFFICIAL

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS. BEFORE THE INITIATION OF CONSTRUCTION THE LOCATED ON THE HOUSE OR OTHER STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE RUTHERFORD CO. HEALTH DEPT. OFFICIAL

CERTIFICATION OF APPROVAL FOR ELECTRIC POWER IN THE ELECTRIC SERVICE JURISDICTION OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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 UNITL 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.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS CITY OF MURFREESBORO SEWER SERVICE JURISDICTION

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 THE CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF THE SAME.

DATE MURFREESBORO SEWER OFFICIAL

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OF RECORD AND TO RECORD EASEMENTS AND RIGHT-OF-WAY AS SHOWN.
2. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
3. FOR BOUNDARY AND/OR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN AUGUST 8, 2019 AND OCTOBER 1, 2019 UTILIZING A "TOPCON HYPER V" DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING THE CLOSEST RTCM 3.0 CORS STATION REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12A.
   *POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.013, V 0.026'
4. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
5. THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
6. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
7. LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
8. ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47016S0280 DATED 01-05-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION EXCEPT AS PERMITTED IN WRITING BY THE CITY OF MURFREESBORO.

LEGEND

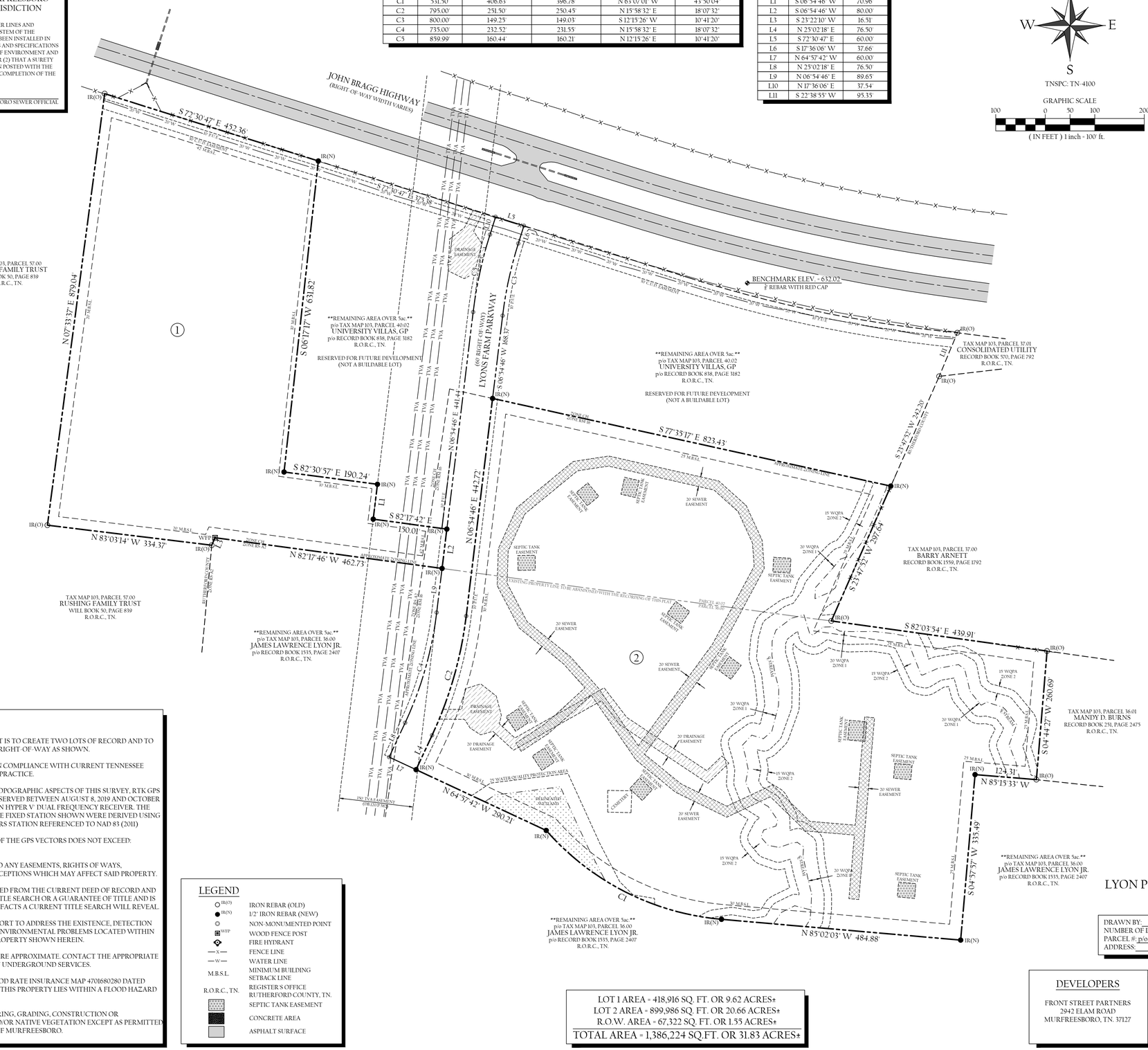
IR(O)	IRON REBAR (OLD)
IR(N)	1/2" IRON REBAR (NEW)
	NON-MONUMENTED POINT
WFP	WOOD FENCE POST
	FIRE HYDRANT
—X—	FENCE LINE
—W—	WATER LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.R.C., TN.	REGISTER'S OFFICE RUTHERFORD COUNTY, TN.
	SEPTIC TANK EASEMENT
	CONCRETE AREA
	ASPHALT SURFACE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	531.50'	406.63'	396.78'	N 63°07'01" W	43°50'04"
C2	795.00'	251.50'	250.45'	N 15°58'32" E	18°07'32"
C3	800.00'	149.25'	149.03'	S 12°15'26" W	10°41'20"
C4	735.00'	232.52'	231.55'	N 15°58'32" E	18°07'32"
C5	859.99'	160.44'	160.21'	N 12°15'26" E	10°41'20"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°54'46" W	70.96'
L2	S 06°54'46" W	80.00'
L3	S 23°22'10" W	16.51'
L4	N 25°02'18" E	76.50'
L5	S 72°30'47" E	60.00'
L6	S 17°36'06" W	37.66'
L7	N 64°57'42" W	60.00'
L8	N 25°02'18" E	76.50'
L9	N 06°54'46" E	89.65'
L10	N 17°36'06" E	37.54'
L11	S 22°38'55" W	95.35'

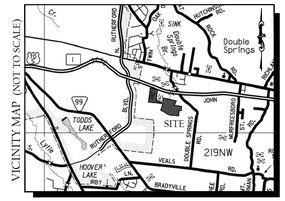


LOT 1 AREA = 418,916 SQ. FT. OR 9.62 ACRES±
LOT 2 AREA = 899,986 SQ. FT. OR 20.66 ACRES±
R.O.W. AREA = 67,322 SQ. FT. OR 1.55 ACRES±
TOTAL AREA = 1,386,224 SQ.FT. OR 31.83 ACRES±

N
W E
S
TNSPC: TN-4100

GRAPHIC SCALE
100 0 50 100 200
(IN FEET) 1 inch = 100' ft.

VICINITY MAP (NOT TO SCALE)



ADVANCE COPY: FOR REVIEW PURPOSES ONLY
TAYLOR L. DILLEHAY
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2597
THIS PLAT IS NOT TO BE RECORDED FOR PROPERTY UNLESS SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.

PARCEL REFERENCE

BEING A PORTION OF PARCELS 36.00 & 40.02, AS SHOWN ON RUTHERFORD COUNTY TAX MAP 103.

DEED REFERENCE

36.00
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES LAWRENCE LYON JR., OF RECORD IN RECORD BOOK 1535 PAGE 2407, R.O.R.C., TN.

40.02
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO UNIVERSITY VILLAS, GP, OF RECORD IN RECORD BOOK 838 PAGE 3182, R.O.R.C., TN.

ZONED RM-16

RESIDENTIAL MULTI-FAMILY DISTRICT
SETBACKS
FRONT - 30'
REAR - 25'
SIDE - 25'

ZONED CH

HIGHWAY COMMERCIAL DISTRICT
SETBACKS
FRONT - 42'
REAR - 20'
SIDE - 10'

WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000

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

FINAL SUBDIVISION PLAT

UNIVERSITY VILLAS AND LYON PROPERTY SUBDIVISION, SECTION I

18th CIVIL DISTRICT,
RUTHERFORD COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	31.83
NUMBER OF LOTS:	2	JOB NUMBER:	19-311
PARCEL #:	p/o MAP 103, PAR. 36.00 & 40.02	DATE:	07-01-2020
ADDRESS:	JOHN BRAGG HIGHWAY	SCALE:	1"=100'

DEVELOPERS

FRONT STREET PARTNERS
2942 ELAM ROAD
MURFREESBORO, TN. 37127

OWNERS

UNIVERSITY VILLAS, GP
109 LYON STREET
MCMINNVILLE, TN. 37110
JAMES LAWRENCE LYON JR.
412 STONE VALLEY
HIXON, TN. 37343

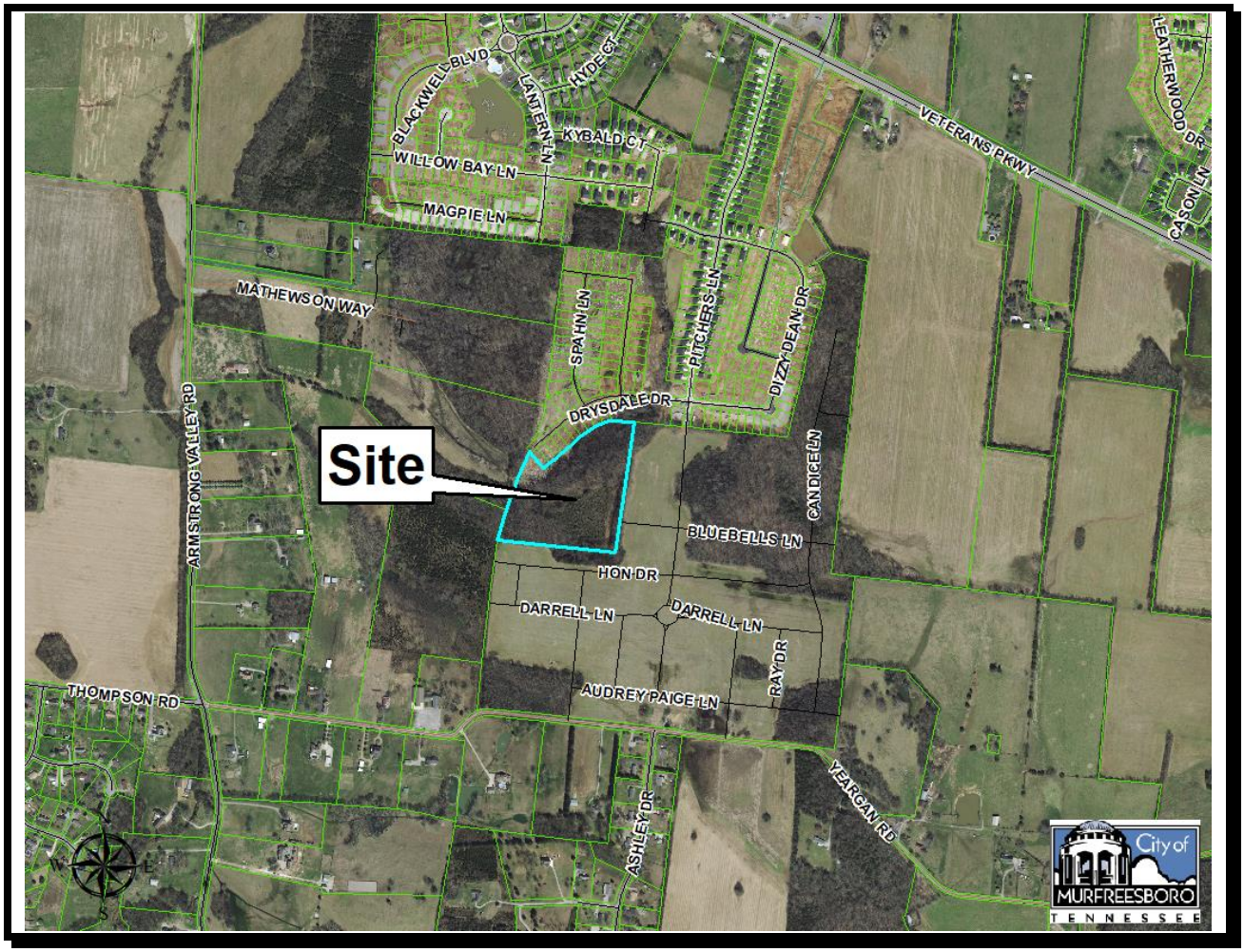
SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: JAFAR WARE

4.k. Westwind, Section 5 [2020-2050] final plat for 15 lots on 12.58 acres zoned RS-8 located along Fuji Apple Lane, Cornerstone Development, LLC developer.

This is the final plat review for the creation of 15 lots on 12.58 acres zoned RS-8 located along Fuji Apple Lane. The purpose of this plat is to create 15 lots, common area, Right-Of-Way, and easements. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

Development Services – Planning 615-893-6441

Jafar Ware jware@murfreesborotn.gov

1. Add Mr. Harry Minge's title in the Certificate of Ownership and Dedication.
2. Add a note which states that the Magnolia Grove Phase 1, Section 1 final plat cannot be recorded until the Westwind Section 5 final plat is recorded.
3. Include a note which states that landscaping must be installed before the signing of the final plat.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Water Quality Protection Area notes should be provided.
2. Common area to the rear of lots 232 – 239 should also be labeled as a drainage easement.

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. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
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. Once construction is complete, show CUD clear space easements centered on actual water service locations. Actual locations will need to be field verified.

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

1. No Comments.

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

1. No Comments.

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

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

Informational and Procedural Comments

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

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

Development Services – Engineering
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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

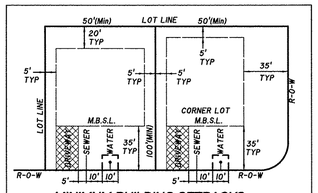
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No Comments.

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

1. No Comments.

LOCATION MAP
N.T.S.



MINIMUM BUILDING SETBACKS FOR RS-8 ZONING

SCALE: N.T.S.

RS-8 DISTRICTS WHERE THE MINIMUM SIDE YARD MAY BE FIVE FEET ON ONE SIDE OF THE STRUCTURE, THE SUM OF THE TWO SIDE YARDS SHALL BE NO LESS THAN FIFTEEN FEET, EXCEPT WHERE TWO SINGLE-FAMILY DWELLING UNITS SHARE A PROPERTY LINE.
THE MINIMUM FRONT YARD IS 30' IN A RS-8 ZONING DISTRICT BUT THE DEVELOPER HAS VOLUNTARILY INCREASED THE FRONT SETBACKS OF THE LOTS SHOWN HEREON TO 35'.

OWNER/DEVELOPERS:
CORNERSTONE DEVELOPMENT, LLC.
216 NOAH DR., STE 100
FRANKLIN, TN 37064
CONTACT: HARRY MINGE
PHONE: 615-642-2342

LAND DATA:
15 LOTS ON 12.58± ACRES

DEED REFERENCE:
R.BK. 1335, PG. 3998
TAX MAP 124, PARCEL 29.02

ZONING: RS-8

SETBACKS:
FRONT = 35'
SIDE = 5'
REAR = 20'

north

0 60 120 180
feet

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 _____ HARRY MINGE FOR
RECORD BOOK 1335, PAGE 3998 CORNERSTONE DEVELOPMENT, LLC.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C1	005°45'59"	49.00'	7.64'	3.73'	N75°57'10"W	7.63'
C2	054°35'01"	51.00'	48.59'	26.51'	S24°38'39"E	46.77'
C3	031°42'07"	51.00'	28.23'	14.48'	S67°47'20"E	27.86'
C4	051°43'39"	49.00'	49.36'	27.01'	S46°04'51"E	47.70'
C5	160°07'57"	51.00'	142.54'	1218'20"	N82°42'50"E	100.47'

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. 7-1-20 David A. Parker
DATE REGISTERED SURVEYOR
TENN. R.L.S. No. 7-1-20

DAVID A. PARKER
REGISTERED LAND SURVEYOR
No. 2381
STATE OF TENNESSEE
7-1-20
TENNESSEE NO. 2381

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

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

DATE _____ _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

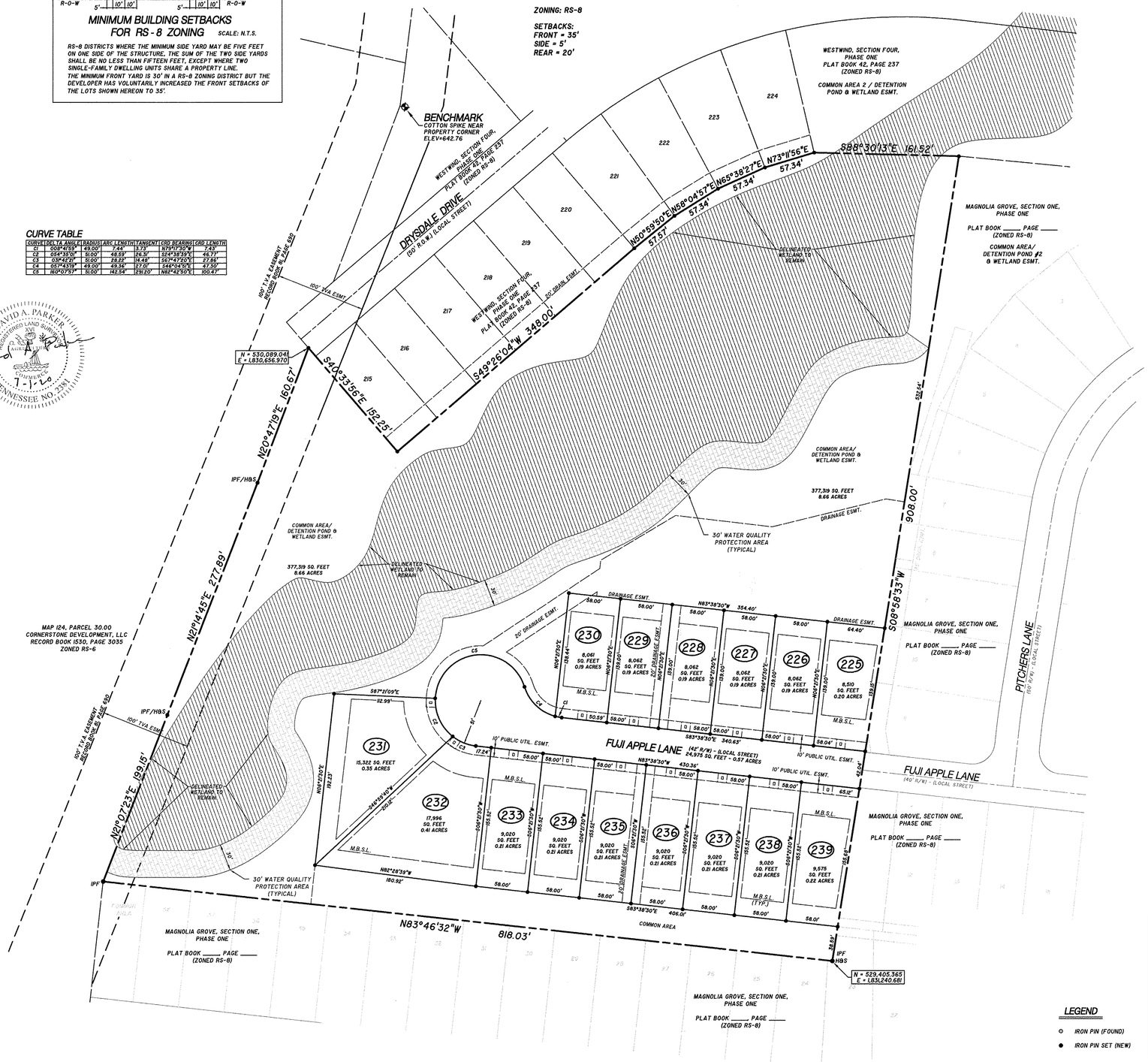
I HEREBY CERTIFY: (I) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE 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



GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 15 SINGLE FAMILY LOTS, 1 (ONE) LARGE COMMON AREA LOT, ROAD RIGHT-OF-WAY AND EASEMENTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0265 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-8. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE:
   FRONT = 35' / SIDE = 5' / REAR = 20'
   CORNER LOTS HAVE 2 FRONTS AND 2 SIDES.
   RS-8 DISTRICTS WHERE THE MINIMUM SIDE YARD MAY BE FIVE FEET ON ONE SIDE OF THE STRUCTURE, THE SUM OF THE TWO SIDE YARDS SHALL BE NO LESS THAN FIFTEEN FEET, EXCEPT WHERE TWO SINGLE-FAMILY DWELLING UNITS SHARE A PROPERTY LINE.
   THE MINIMUM FRONT YARD IS 30' IN A RS-8 ZONING DISTRICT BUT THE DEVELOPER HAS VOLUNTARILY INCREASED THE FRONT SETBACKS OF THE LOTS SHOWN HEREON TO 35'.
8. THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
9. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
10. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
11. UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
12. ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
13. THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
14. EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
15. A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
16. THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
17. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
18. ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
19. THE WESTWIND HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN R.BK. 1457, PG. 2899. ANY COMMON AREAS AND/OR DETENTION PONDS SHALL BE MAINTAINED BY THE ASSOCIATION.
20. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. _____, PG. _____
21. THE PROPERTY REPRESENTED ON THIS PLAT IS WITHIN THE SALEM/BARFIELD CREEK AND BASIN "D" ASSESSMENT DISTRICTS.

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

FINAL PLAT

SECTION 5 WESTWIND SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
12th CIVIL DISTRICT OF RUTHERFORD COUNTY

LEGEND
○ IRON PIN (FOUND)
● IRON PIN SET (NEW)

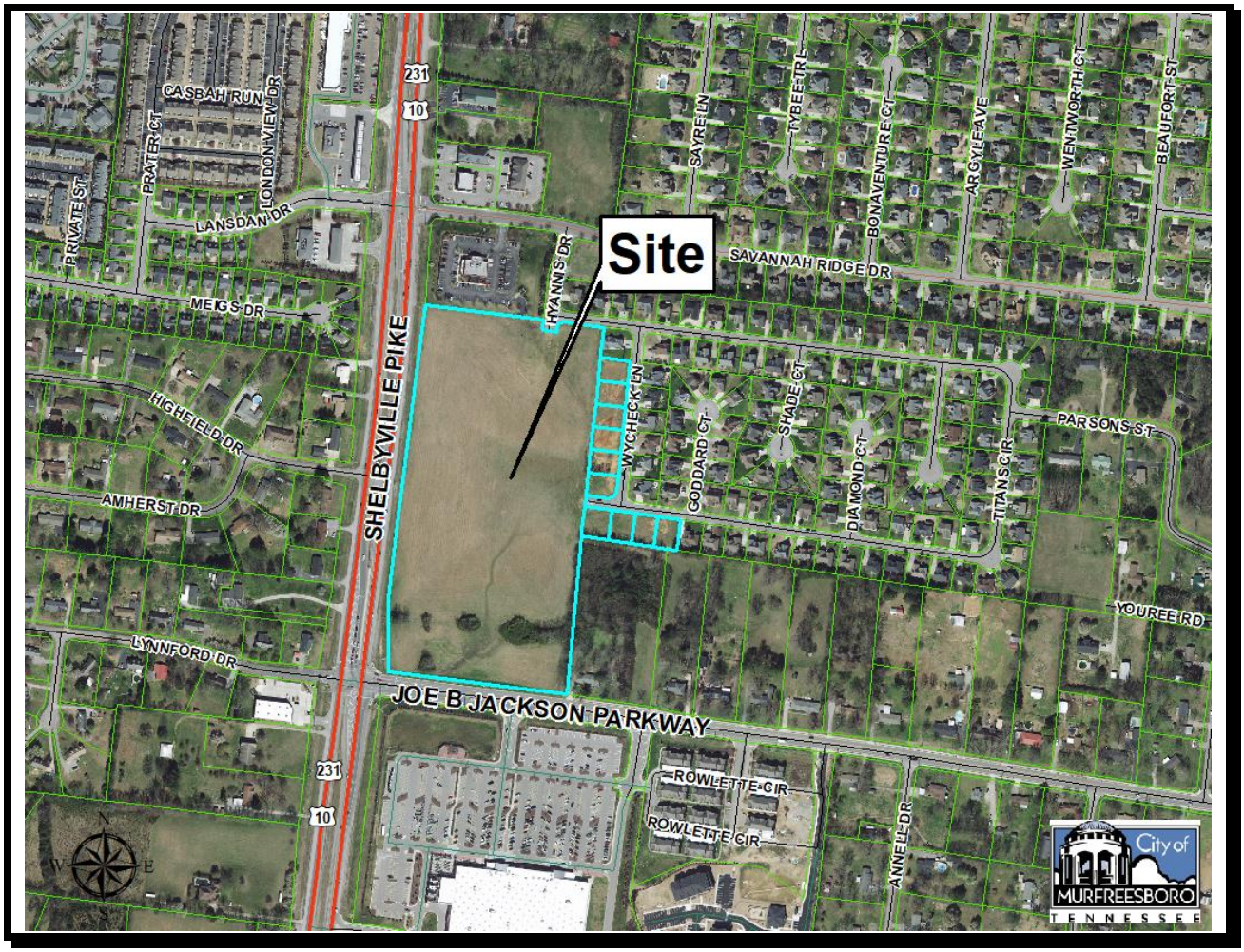
SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 6-11-2020 REV.: 06-30-2020	FILE: WESTWIND-S5.DWG	DRAWN BY: ATS	SCALE: 1" = 60'	SHEET 1 OF 1
16134					

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: JAFAR WARE

4.k. Marketplace at Savannah Ridge [2020-2051] final plat for 9 lots on 24.14 acres zoned PUD located along Shelbyville Pike, Murfreesboro North, LLC, developer.

This is the final plat review for the creation of 9 lots on 24.14 acres zoned PUD located Shelbyville Pike. The purpose of this plat is to to re-subdivide 11 lots of record and 2 parcels of land in order to create 9 lots of record and dedicate rights-of-way and easements. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

Development Services – Planning 615-893-6441

Jafar Ware jware@murfreesborotn.gov

1. **Informative** - The companion site plan amendment for Lot 6 must receive final approval prior to the recording of this final plat.
2. **Informative** - The quitclaim deed abandoning various easements and ROW must be recorded prior to the recording of this final plat. In addition, any replacement easements must be recorded prior to the recording of this final plat.
3. **Informative** - Contact CUD separately regarding the abandonment of its water line easement and whether it can "abandoned with the recording of this plat."

Development Services – Engineering

Jim Luebbering, 615.893.6441, jluebbering@murfreesborotn.gov

1. The proposed abandonment of drainage and detention easements needs "mandatory referral".
2. Cover sheet requires a key map showing tracts, parcels and lots by number or letter. When the plat contains more than two sheets, the key map must define the area covered by each sheet and indicate the sheet number.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. No Comments.

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

1. No Comments.

Signage (Building and Codes)

Teresa Stevens, 615.893.1403, tstevens@murfreesborotn.gov

1. No Comments.

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

William Steele, 615.663.1441, wsteele@cudrc.com

1. Add note to plat: CUD will require an amendment plat to be generated once water line construction is complete for each phase of construction to ensure all CUD water lines, valves, fittings, and related appurtenances have been installed within designated easements.
2. Submit plat directly to cudengineering@cudrc.com for further review and comment.
3. Remove all call outs regarding abandonment of CUD water line easements. CUD will not agree to abandon any water line easements until construction is complete and will then reassess necessary easement abandonment/acquisition after each phase of construction.

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

1. No Comments.

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

1. No Comments.

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

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
3. MWRD must receive contract and surety prior to signing the plat.
4. The Developer is financially responsible for providing sewer service to each lot. Revise plans accordingly.

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.

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

1. No Comments.

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

1. No Comments.

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

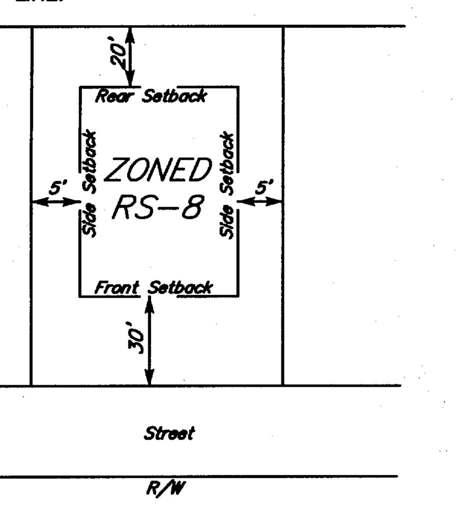
1. No Comments.

PLAT NOTES

1. The purpose of this plat is to resubdivide 11 lots of record 2 parcels of land in order to create 9 lots of record. The plat also dedicates easements and right-of-way.
2. The recording of this plat voids, vacates, and supersede the previous recording of Lots 76–86 Villages @ Savannah Ridge, Section III recorded in Plat Book: 29, Page: 275. All other information on said plat remains the same.
3. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1–800–351–1111.
4. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or non–existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
5. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
6. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
7. Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
8. (AT&T, M.E.D., M.W.R.D., C.U.D. & A.E. Easements) = AT&T Telecommunications, Murfreesboro Electric Department, Murfreesboro Water Resources Department, Consolidated Utility District and Atmos Energy Easements.
9. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
10. In accordance with TCA Section 7–59–310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
11. The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the owners of the lots in the subdivision.
12. Easements in the subdivision may not have infrastructure constructed within them until some future time. There may be no notice or consultation with the individual lot owners of this construction.
13. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
14. Property is within the Overall Creek assessment district.
15. CUD will require an amendment plat to be generated once water line construction is complete for each phase of construction to ensure all CUD water lines, valves, fittings, and related appurtenances have been installed within designated easements.

APPLIES ONLY TO LOT 76
ZONING: RS–8
FRONT SETBACK: 30'
SIDE SETBACK: 5'
REAR SETBACK: 20'

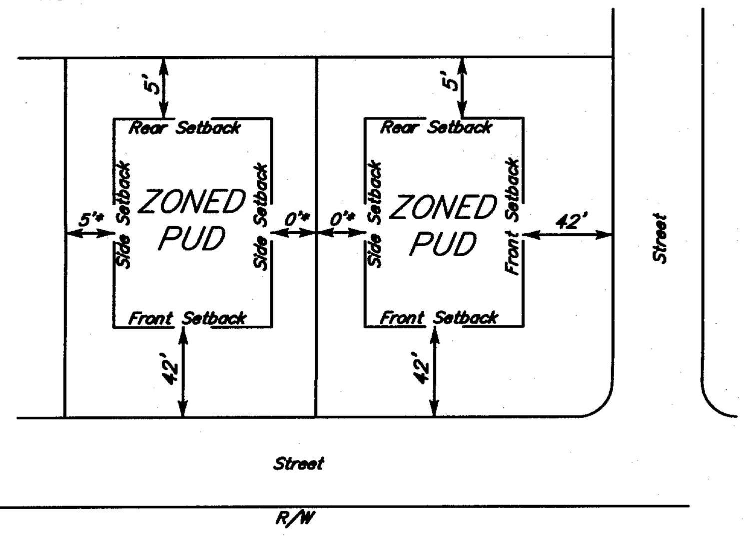
IN THE RS–8 DISTRICT WHERE THE MINIMMUM SIDE YARD MAY BE FIVE FEET ON ONE SIDE OF THE STRUCTURE, THE SUM OF THE TWO SIDE YARDS SHALL BE NO LESS THAN FIFTEEN FEET, EXCEPT WHERE TWO SINGLE–FAMILY DWELLING UNITS SHARE A PROPERTY LINE.



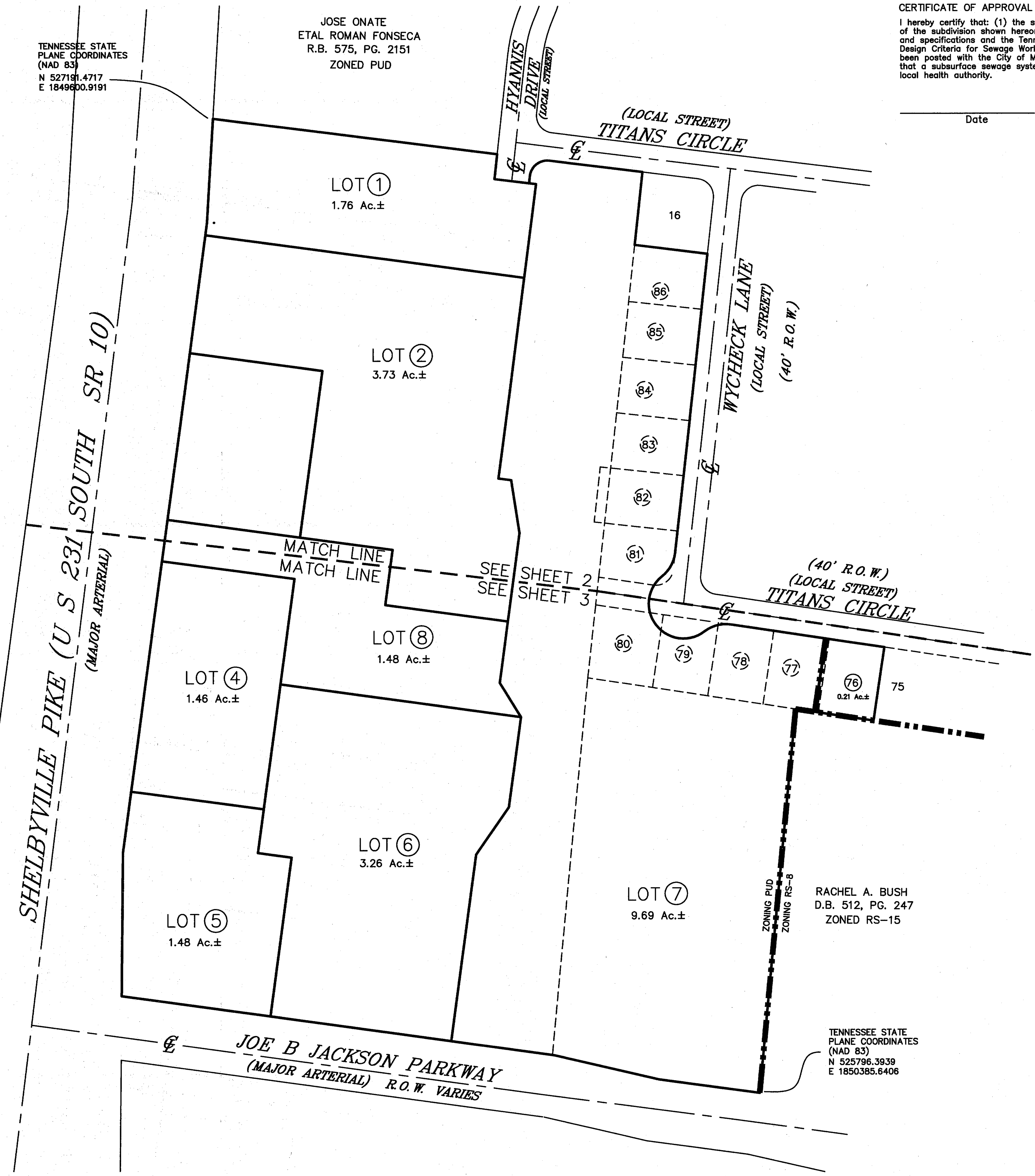
TYPICAL BUILDING SETBACK DETAIL
N.T.S.

APPLIES ONLY TO LOTS 1–8
ZONING: PUD
FRONT SETBACK: 42'
*SIDE SETBACK: 5'**
REAR SETBACK: 5'

**THE SIDE SETBACK IS 5 FEET FROM THE ADJACENT PROPERTY NOT IN PUD. THE SIDE SETBACK IS 0 FEET WITHIN PUD.*

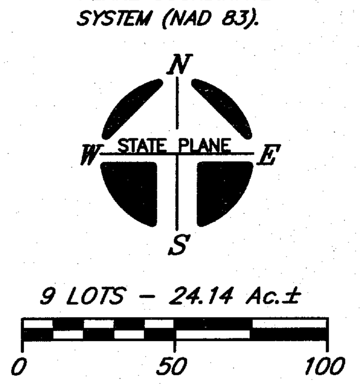


TYPICAL BUILDING SETBACK DETAIL
N.T.S.



NOTE: THE RECORDING OF THIS PLAT ESTABLISHES A CROSS-ACCESS EASEMENT AND PARKING EASEMENT ACROSS LOTS 1-8 FOR THE BENEFIT OF LOTS 1-8.

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



9 LOTS – 24.14 Ac.±

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER. 47149C0270H DATED: JAN. 5, 2007 ZONE: X

GLOBAL POSITION SYSTEM SURVEY NOTES

1. The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real–Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: November 2019
4. The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION–TN38
   STATE PLANE (TN 4100–US SURVEY FT.– NORTHING: 569,154.86; EASTING: 1,837,086.15; ELEVATION: 558.34 FT.
6. Geoid model used– GEOID03
7. Combined grid factors for TDOT CORS Station TN38: 0.99992680 (STATE PLANE–TN 4100–US SURVEY FT.)

LOT 76
OWNER: ROGER K. DAUGHERTY
ETUX TEODORA
ADDRESS: 527 TITANS CIRCLE
MURFREESBORO, TN 37127
TAX MAP: 125N, GROUP "E", PARCEL: 58.00
RECORD BOOK: 1688, PAGE: 1377

LOTS 77–86
OWNER: MURFREESBORO NORTH LLC
ADDRESS: P.O. BOX 790830
SAN ANTONIO, TX 78279–0830
TAX MAP: 125N, GROUP "E", PARCELS: 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 59.00, 60.00, 61.00, & 62.00
RECORD BOOK: 755, PAGE: 1653

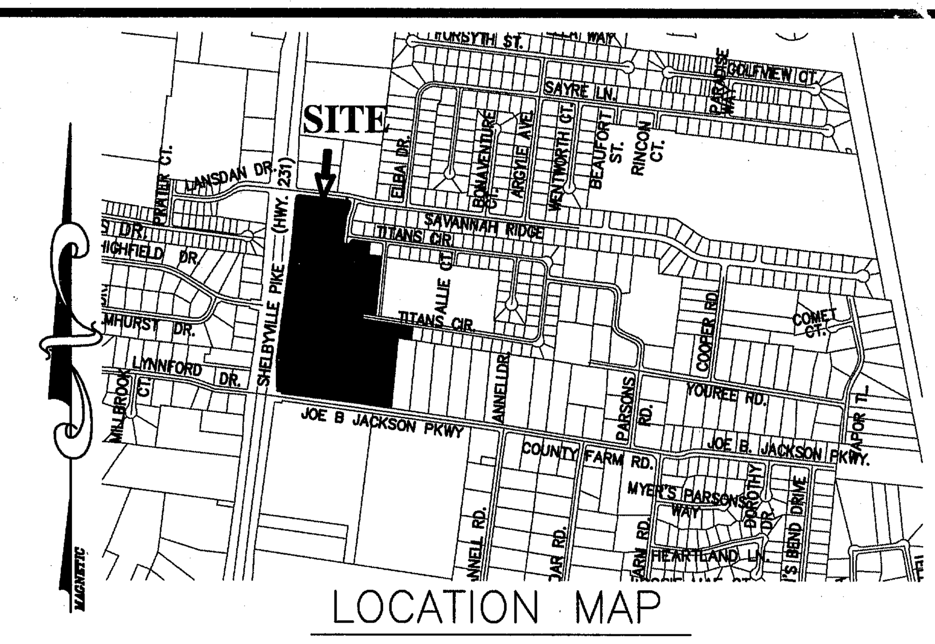
TAX MAP 125, PARCELS 26.00 & 40.00
OWNER: MURFREESBORO NORTH LLC
ADDRESS: P.O. BOX 790830
SAN ANTONIO, TX 78279–0830
TAX MAP: 125, PARCELS: 25.00 & 40.00
RECORD BOOK: 755, PAGE: 1650
RECORD BOOK: 723, PAGE: 3886

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.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

Date ____________ MURFREESBORO WATER RESOURCES OFFICIAL ____________



LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.
TAX MAP: 125N, GROUP "E", PARCEL: 58.00

Date ____________ Roger K. Daugherty ____________

Record Book: 1688
Page: 1377

Teodora Daugherty ____________

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.
TAX MAP: 125N, GROUP "E", PARCELS: 1.00, 2.00
3.00, 4.00, 5.00, 6.00, 59.00, 60.00, 61.00, & 62.00
TAX MAP: 125, PARCELS: 25.00 & 40.00

Date ____________ Murfreesboro North, LLC, David Baker, Principal Broker ____________

Record Book: 755
Page: 1653
Record Book: 755
Page: 1650
Record Book: 723
Page: 3886

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date ____________ SECRETARY, PLANNING COMMISSION ____________

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

Date ____________ CONSOLIDATED UTILITY DISTRICT OFFICIAL ____________

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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

DATE ____________ MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL ____________

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

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

DATE ____________ CITY ENGINEER ____________

CERTIFICATE OF ACCURACY

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

LOTS 76–86 PREVIOUSLY RECORDED IN PLAT BOOK: 29, PAGE: 275.

DATE OF RECORDING:____________
TIME OF RECORDING:____________

PLAT BOOK:________, PAGE:________.

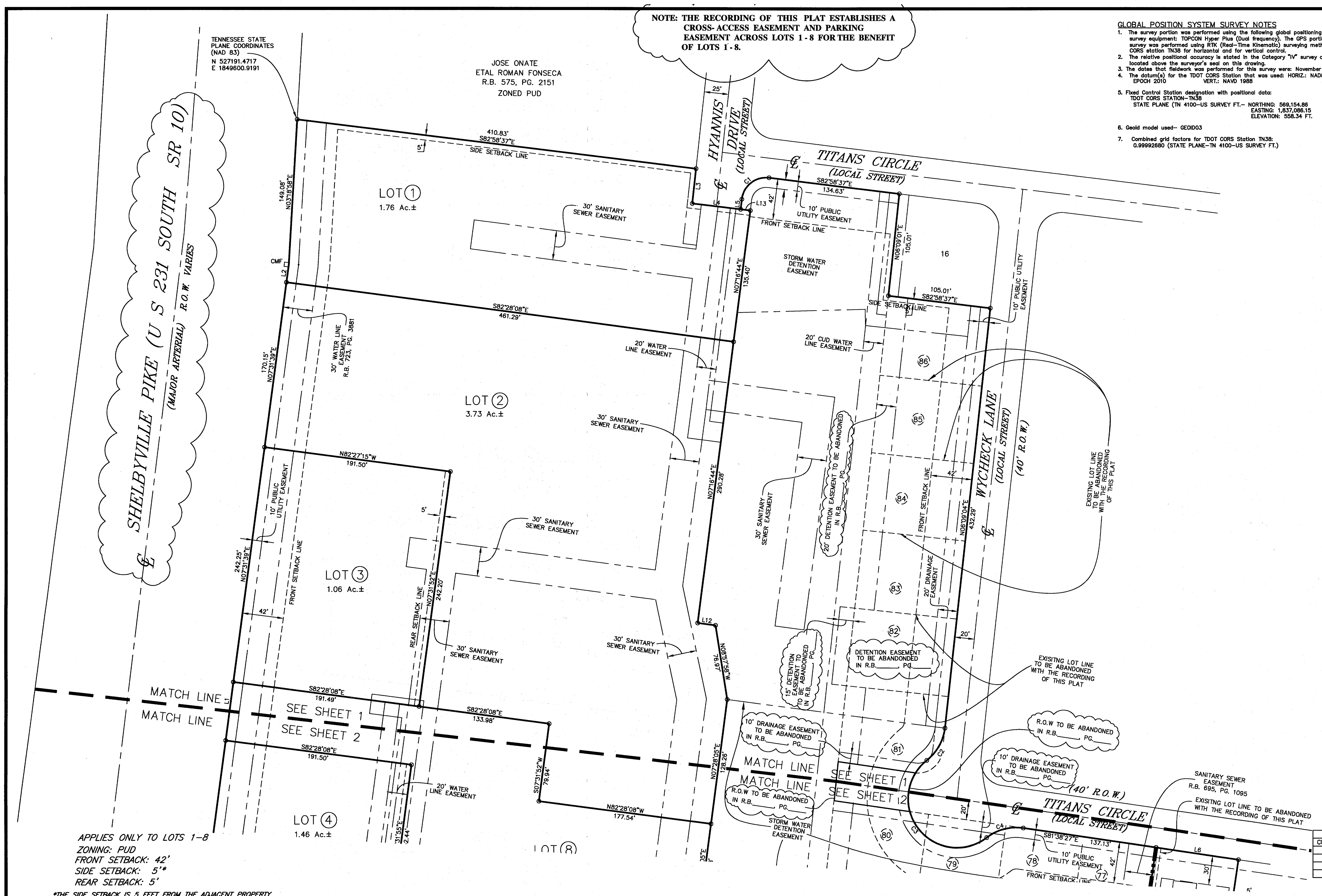
PRELIMINARY FOR REVIEW ONLY

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

FINAL PLAT
MARKETPLACE AT SAVANNAH RIDGE SUBDIVISION
(INCLUDING THE RESUBDIVISION OF LOTS 77–86 OF THE VILLAGES AT SAVANNAH RIDGE SUBDIVISION)
AND VILLAGES AT SAVANNAH RIDGE SUBDIVISION, RESUBDIVISION OF LOT 76
11th CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

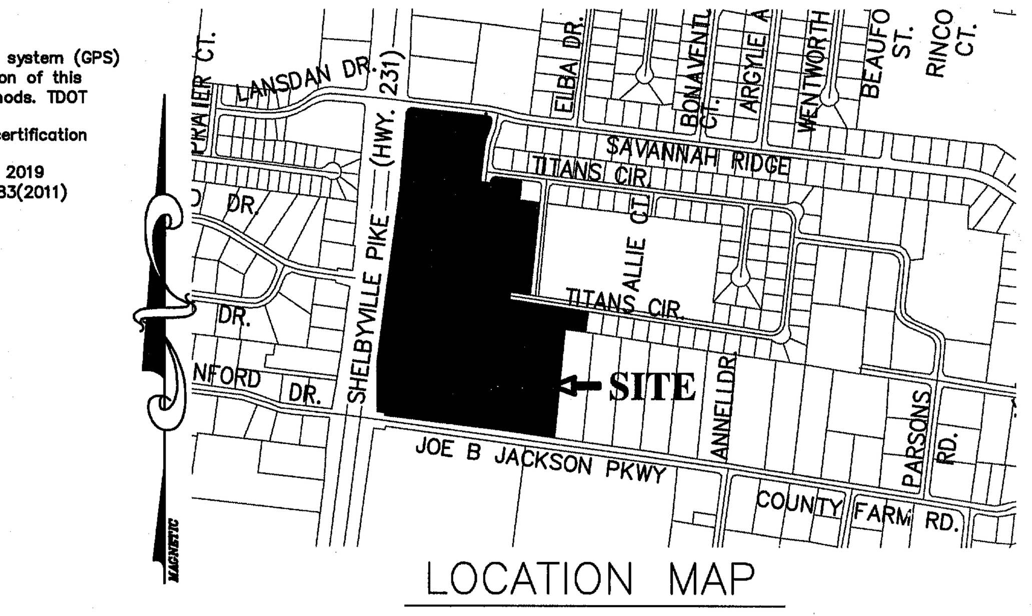
Date: July 2020	Scale: 1"=50'	Sheet 1 of 3

\ACAD236\Land Projects 2004\VILLAGES @ SAVANNAH RIDGE\dwg\MARKETPLACE AT SAVANNAH RIDGE COVER SHEET.dwg, 7/1/2020 8:43:44 AM



GLOBAL POSITION SYSTEM SURVEY NOTES

1. The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: November 2019
4. The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION–TN38
   STATE PLANE (TN 4100–US SURVEY FT.– NORTHING: 569,154.86
   EASTING: 1,837,086.15
   ELEVATION: 558.34 FT.
6. Geoid model used– GEOID03
7. Combined grid factors for TDOT CORS Station TN38:
   0.99992680 (STATE PLANE–TN 4100–US SURVEY FT.)



LOCATION MAP

N.T.S.

PLAT NOTES

1. The purpose of this plat is to resubdivide 11 lots of record 2 parcels of land in order to create 9 lots of record. the plat also dedicates easements and right–of–way.
2. The recording of this plat voids, vacates, and supersede the previous recording of Lots 76–86 Villages @ Savannah Ridge, Section III recorded in Plat Book: 29, Page: 275. All other information on said plat remains the same.
3. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1–800–351–1111.
4. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or non–existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
5. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
6. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
7. Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
8. (AT&T, M.E.D., M.W.R.D., C.U.D. & A.E. Easements) = AT&T Telecommunications, Murfreesboro Electric Department, Murfreesboro Water Resources Department, Consolidated Utility District and Atmos Energy Easements.
9. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
10. In accordance with TCA Section 7–59–310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
11. The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the owners of the lots in the subdivision.
12. Easements in the subdivision may not have infrastructure constructed within them until some future time. There may be no notice or consultation with the individual lot owners of this construction.
13. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
14. Property is within the Overall Creek assessment district.

LINE TABLE

LINE	BEARING	LENGTH
L1	N07°31'39"E	60.00'
L2	N07°31'39"E	18.20'
L3	S06°09'01"W	35.94'
L4	S83°14'01"E	50.00'
L5	N06°09'01"E	10.33'
L6	S81°37'59"E	85.00'
L7	S08°22'01"W	105.95'
L8	N81°31'02"W	85.01'
L9	N08°22'24"E	105.78'
L10	N81°31'02"W	27.86'
L11	N34°34'39"E	82.78'
L12	N82°28'08"W	18.47'
L13	S83°14'01"E	9.97'
L14	N82°28'08"W	54.86'
L15	N07°31'55"E	63.35'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	39.65'	25.00'	35.62'	N51°35'12"E
C2	38.86'	50.00'	37.89'	S29°27'22"W
C3	156.15'	50.00'	100.00'	S37°44'33"E
C4	39.77'	50.00'	38.73'	N75°34'41"E

LEGEND

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

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

N / STATE PLANE / E / S / W

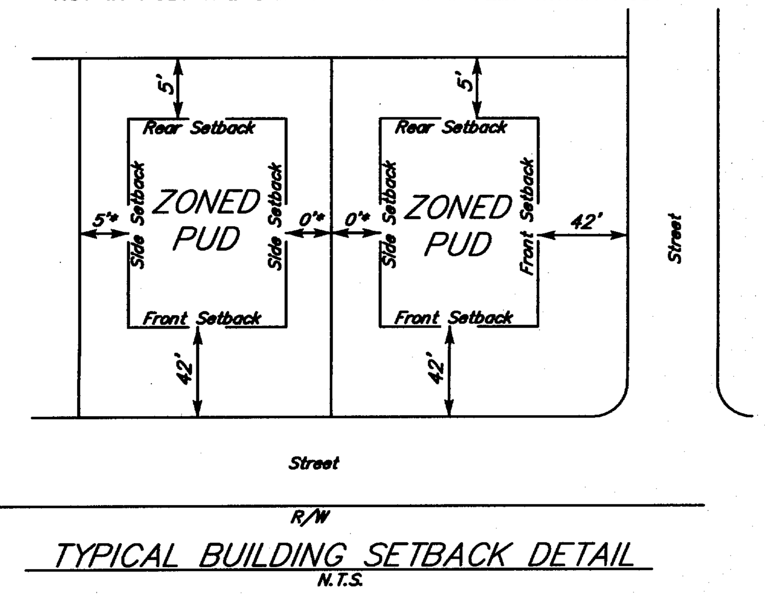
9 LOTS – 24.14 Ac.±

0 50 100

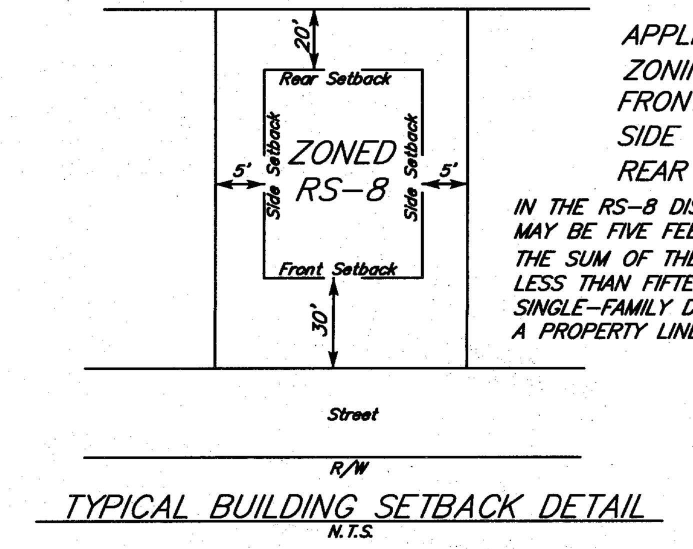
THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER. 47149C0270H DATED: JAN. 5, 2007 ZONE: X

APPLIES ONLY TO LOTS 1–8
ZONING: PUD
FRONT SETBACK: 42'
*SIDE SETBACK: 5'**
REAR SETBACK: 5'

**THE SIDE SETBACK IS 5 FEET FROM THE ADJACENT PROPERTY NOT IN PUD. THE SIDE SETBACK IS 0 FEET WITHIN PUD.*



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

APPLIES ONLY TO LOT 76
ZONING: RS–8
FRONT SETBACK: 30'
SIDE SETBACK: 5'
REAR SETBACK: 20'

IN THE RS–8 DISTRICT WHERE THE MINIMMUM SIDE YARD MAY BE FIVE FEET ON ONE SIDE OF THE STRUCTURE, THE SUM OF THE TWO SIDE YARDS SHALL BE NO LESS THAN FIFTEEN FEET, EXCEPT WHERE TWO SINGLE–FAMILY DWELLING UNITS SHARE A PROPERTY LINE.

LOT 76
OWNER: ROGER K. DAUGHERTY ETUX TEODORA
ADDRESS: 527 TITANS CIRCLE MURFREESBORO, TN 37127
TAX MAP: 125N, GROUP "E", PARCEL: 58.00
RECORD BOOK: 1688, PAGE: 1377

LOTS 77–86
OWNER: MURFREESBORO NORTH LLC
ADDRESS: P.O. BOX 790830 SAN ANTONIO, TX 78279–0830
TAX MAP: 125N, GROUP "E", PARCELS: 1.00, 2.00 3.00, 4.00, 5.00, 6.00 59.00, 60.00, 61.00, & 62.00
RECORD BOOK: 755, PAGE: 1653

TAX MAP 125, PARCELS 26.00 & 40.00
OWNER: MURFREESBORO NORTH LLC
ADDRESS: P.O. BOX 790830 SAN ANTONIO, TX 78279–0830
TAX MAP: 125, PARCELS: 25.00 & 40.00
RECORD BOOK: 755, PAGE: 1650
RECORD BOOK: 723, PAGE: 3886

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.

CERTIFICATE OF ACCURACY

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

LOTS 76–86 PREVIOUSLY RECORDED IN PLAT BOOK: 29, PAGE: 275.

DATE OF RECORDING:__________
TIME OF RECORDING:__________

PLAT BOOK:________, PAGE:________.

PRELIMINARY FOR REVIEW ONLY

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

FINAL PLAT

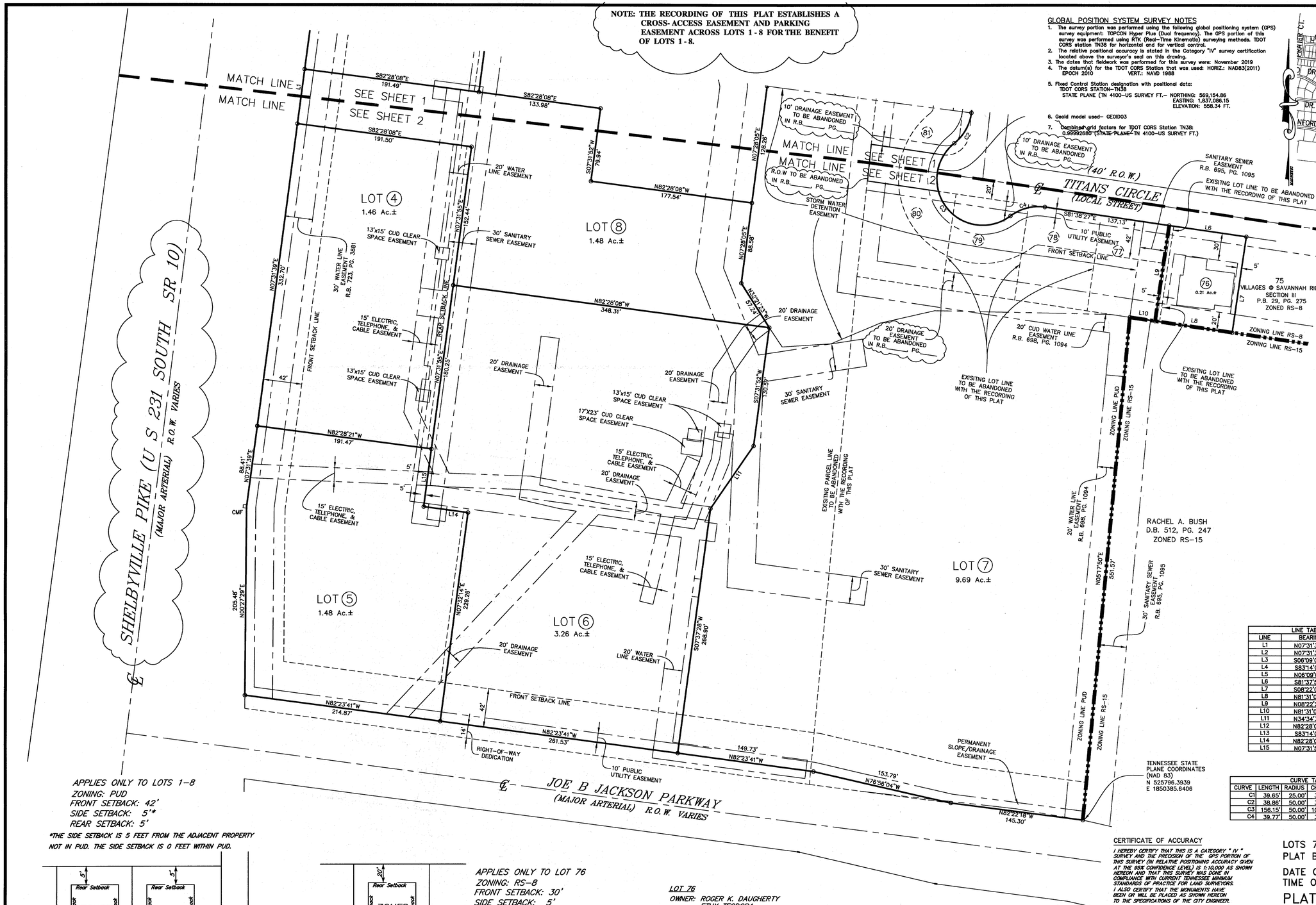
MARKETPLACE AT SAVANNAH RIDGE SUBDIVISION (INCLUDING THE RESUBDIVISION OF LOTS 77–86 OF THE VILLAGES AT SAVANNAH RIDGE SUBDIVISION) AND VILLAGES AT SAVANNAH RIDGE SUBDIVISION, RESUBDIVISION OF LOT 76

11th CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

Date: July 2020	Scale: 1"=50'	Sheet 2 of 3

\ACAD236\Land Projects 2004\VILLAGES @ SAVANNAH RIDGE\dwg\VILLAGES @ SAVANNAH RIDGE RESUB PLAT 2004 JLK - 50 SCALE.dwg, 7/1/2020 8:42:44 AM

NOTE: THE RECORDING OF THIS PLAT ESTABLISHES A CROSS-ACCESS EASEMENT AND PARKING EASEMENT ACROSS LOTS 1-8 FOR THE BENEFIT OF LOTS 1-8.



GLOBAL POSITION SYSTEM SURVEY NOTES

1. The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
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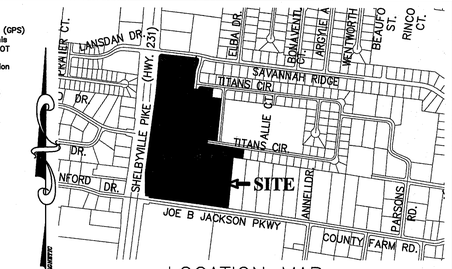
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN38: 0.99992680 (STATE PLANE TN 4100-US SURVEY FT.)



LOCATION MAP

N.T.S.

PLAT NOTES

1. The purpose of this plat is to resubdivide 11 lots of record 2 parcels of land in order to create 9 lots of record. the plat also dedicates easements and right-of-way.
2. The recording of this plat voids, vacates, and supersede the previous recording of Lots 76-85 Villages @ Savannah Ridge, Section III recorded in Plat Book: 29, Page: 275. All other information on said plat remains the same.
3. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
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5. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
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8. (AT&T, M.E.D., M.W.R.D., C.U.D. & A.E. Easements) = AT&T Telecommunications, Murfreesboro Electric Department, Murfreesboro Water Resources Department, Consolidated Utility District and Atmos Energy Easements.
9. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
10. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
11. The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the owners of the lots in the subdivision.
12. Easements in the subdivision may not have infrastructure constructed within them until some future time. There may be no notice or consultation with the individual lot owners of this construction.
13. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
14. Property is within the Overall Creek assessment district.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°31'39"E	60.00'
L2	N07°31'39"E	18.20'
L3	S06°09'01"W	35.94'
L4	S83°14'01"E	50.00'
L5	N06°09'01"E	10.33'
L6	S81°37'59"E	85.00'
L7	S08°22'01"W	105.95'
L8	N81°31'02"W	85.01'
L9	N08°22'24"E	105.78'
L10	N81°31'02"W	27.86'
L11	N34°34'39"E	82.78'
L12	N82°28'08"W	18.47'
L13	S83°14'01"E	9.97'
L14	N82°28'08"W	54.86'
L15	N07°31'55"E	63.35'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	39.65'	25.00'	35.62'	N51°35'12"E
C2	38.86'	50.00'	37.89'	S29°27'22"W
C3	156.15'	50.00'	100.00'	S37°44'33"E
C4	39.77'	50.00'	38.73'	N75°34'41"E

LEGEND

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

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

N / W STATE PLANE E / S

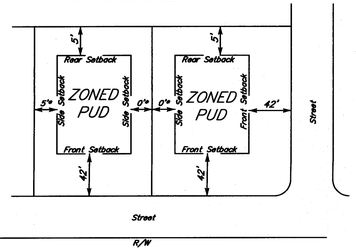
9 LOTS - 24.14 Ac.±

0 50 100

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER: 47189C0270H DATED: JAN. 6, 2007 ZONE: X

APPLIES ONLY TO LOTS 1-8
ZONING: PUD
FRONT SETBACK: 42'
SIDE SETBACK: 5'*
REAR SETBACK: 5'

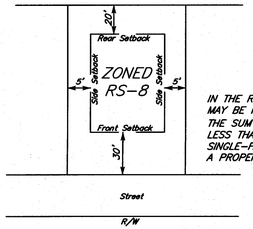
*THE SIDE SETBACK IS 5 FEET FROM THE ADJACENT PROPERTY NOT IN PUD. THE SIDE SETBACK IS 0 FEET WITHIN PUD.



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

APPLIES ONLY TO LOT 76
ZONING: RS-8
FRONT SETBACK: 30'
SIDE SETBACK: 5'
REAR SETBACK: 20'

IN THE RS-8 DISTRICT WHERE THE MINIMMUM SIDE YARD MAY BE FIVE FEET ON ONE SIDE OF THE STRUCTURE, THE SUM OF THE TWO SIDE YARDS SHALL BE NO LESS THAN FIFTEEN FEET, EXCEPT WHERE TWO SINGLE-FAMILY DWELLING UNITS SHARE A PROPERTY LINE.



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LOT 76
OWNER: ROGER K. DAUGHERTY
ETUX TEODORA
ADDRESS: 527 TITANS CIRCLE
MURFREESBORO, TN 37127
TAX MAP: 125N, GROUP "E", PARCEL: 58.00
RECORD BOOK: 1688, PAGE: 1377

LOTS 77-86
OWNER: MURFREESBORO NORTH LLC
ADDRESS: P.O. BOX 790830
SAN ANTONIO, TX 78279-0830
TAX MAP: 125N, GROUP "E", PARCELS: 1.00, 2.00
3.00, 4.00, 5.00, 6.00
59.00, 60.00, 61.00, & 62.00
RECORD BOOK: 755, PAGE: 1653

TAX MAP 125, PARCELS 26.00 & 40.00
OWNER: MURFREESBORO NORTH LLC
ADDRESS: P.O. BOX 790830
SAN ANTONIO, TX 78279-0830
TAX MAP: 125, PARCELS: 25.00 & 40.00
RECORD BOOK: 755, PAGE: 1650
RECORD BOOK: 723, PAGE: 3886

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.

CERTIFICATE OF ACCURACY

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

LOTS 76-86 PREVIOUSLY RECORDED IN PLAT BOOK: 29, PAGE: 275.

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

PRELIMINARY FOR REVIEW ONLY

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

FINAL PLAT

MARKETPLACE AT SAVANNAH RIDGE SUBDIVISION (INCLUDING THE RESUBDIVISION OF LOTS 77-86 OF THE VILLAGES AT SAVANNAH RIDGE SUBDIVISION) AND VILLAGES AT SAVANNAH RIDGE SUBDIVISION, RESUBDIVISION OF LOT 76

11th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

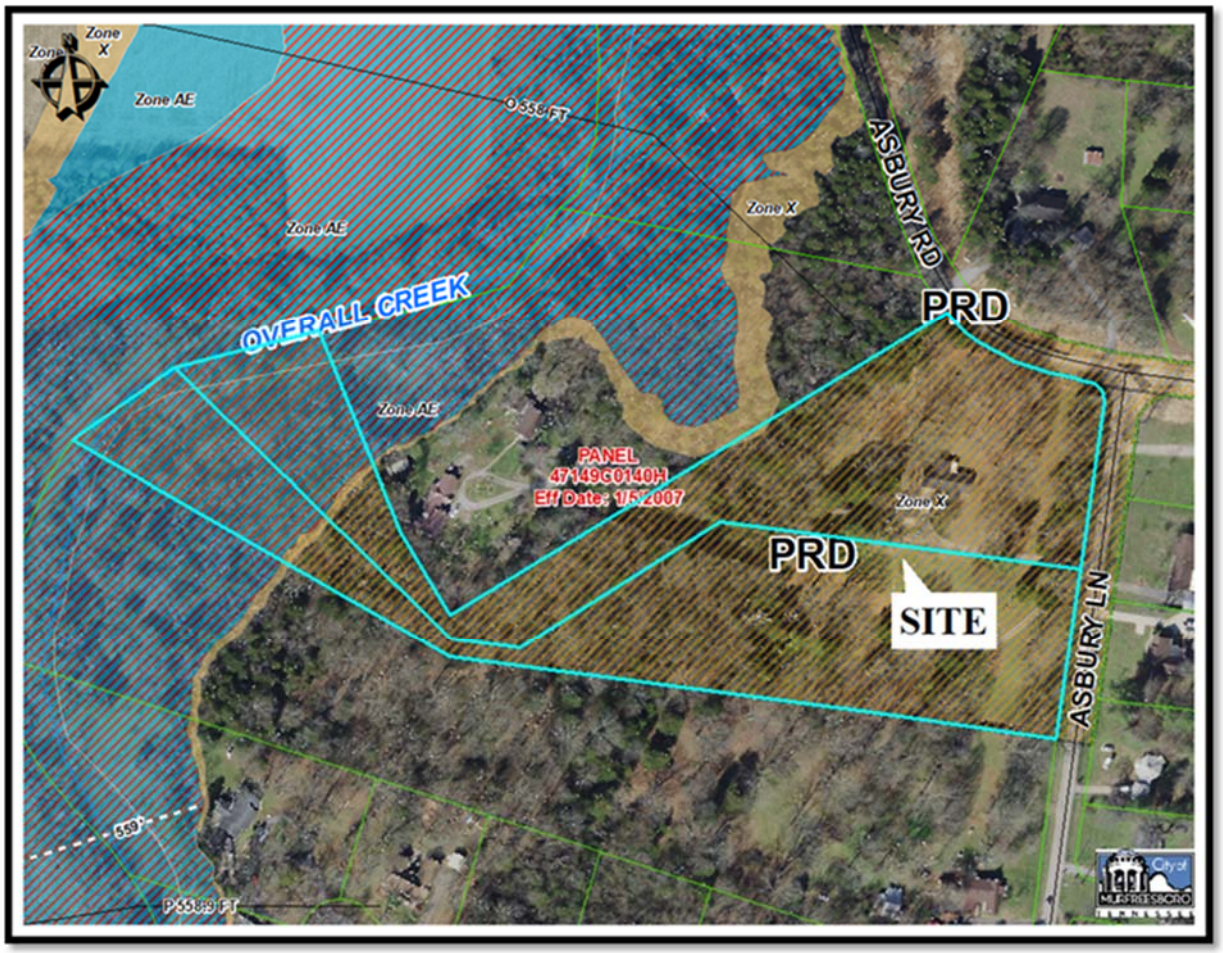
Date: July 2020 | Scale: 1"=50' | Sheet 3 of 3

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020

PROJECT PLANNER MARGARET ANN GREEN

4.m. Pretoria Falls [2020-3079] site plan for 53 single-family, detached dwelling units on 10.5 acres zoned PRD located along Asbury Road and Asbury Lane, Landmark Homes of Tennessee, Inc. developer.

This is the site plan review for a residential development located along Asbury Lane and Asbury Road. This property was recently zoned PRD (file 2019-3079) and allows single-family, detached homes with a horizontal regime form of ownership. As proposed there are 53 units on 10.5 acres for a density of 5.1 dwelling units per acre. Overall Creek and its floodway are located along the western property boundary. The developer is required to participate in right-of-way improvements along Asbury Land and Asbury Road. Any approvals of this plan are subject to all staff comments.



Staff Comments

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

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

2) Left turn lane improvement to Asbury Lane will be completed **prior to issuance of a Certificate of Occupancy** for the first dwelling.

3) Provide evidence that the restrictive covenants restricts garage parking in accordance with the PRD program book. This will be required **prior to the issuance of any building permit**.

4) The details for the Piazza floorplan illegible. The design team may need to add the garage dimension. .

5) Please show the location of any proposed ground signs on the landscape plan.

6) The front entry monument signage should be constructed with stacked limestone boulders, cultured stone worded sign with high-density urethane. **Prior to the issuance of a sign permit,** the applicant must provide evidence that the sign permit conforms to the PRD standards.

7) Lighting levels shall meet applicable standards for safety and security for parking, pedestrian and service areas. Exterior lighting levels for parking and walkways shall be a minimum of 0.5 foot-candles. Lighting shall be even, and "hot" spots are to be avoided. Switched light fixtures under the control of residents may not be used in the foot-candle calculation. Ground-oriented, pedestrian-scale lighting shall be considered as an alternative to pole-mounted fixtures along pedestrian walkways. **The walkways around the pond need additional lighting**.

8) The PRD commits to preserving existing trees where possible. Please provide a tree preservation and protection plan. **The Zoning Ordinance requires the following information shall be submitted and/or indicated on the tree preservation plan:**

   (**a**) tree survey at the same scale as the site plan or landscape plan, showing location of each existing tree(s) to be preserved that is 1½ inches in diameter or larger;
   (**b**) groups of trees in close proximity (those within five feet of each other) may be designated as a clump of trees, with the predominant species, estimated number and average diameter indicated;
   (**c**) species, size and condition of each tree(s);
   (**d**) trees which are noteworthy due to size, age, historic, cultural or aesthetic value;
   (**e**) trees to be removed;
   (**f**) location and type of tree protection barrier;

(**g**) any proposed changes in grade or drainage around tree(s) to be preserved;
(**h**) location of all existing utilities and proposed utilities; and,
(**i**) location of all existing and proposed structures, improvements, rights-of-way, and easements on the property (driveways, alleys, walkways, bicycle paths, parking lots, etc.).

9) Please provide a detailed plan for the following items: dog park, swing area, playground area, picnic and rest areas, ~~covered mail kiosk~~, and interconnected trail system.
   a. Identify on the plan the location of the details shown on sheet C5.02 (a separate amenities or formal open space sheet may be utilized).
   b. Provide details for the swing area, the rest areas and the interconnected trail system.
   c. The dog park should provide watering station, play equipment, shade near the benches and additional landscaping.

10) Due to the very close proximity of the proposed playground to the existing, adjacent single-family house, staff suggest continuing the buffer in the area. Privacy fencing along the shared boarder may be utilized as well to add to the safety of the children and privacy of the adjacent property. **Provide details of the x-foot wall proposed for sufficient separation.**

11) Proposed 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.

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

1. The Program Book for this project states "This development will provide right-of-way dedication as needed for future road widening to accommodate the future realignment of Asbury Road." Dedication of ROW will be required on Asbury Lane so that there is a total of 30' from the centerline of the road.
2. Stormwater runoff from the rear of units 1-36 should be captured and directed to treatment. Downspouts for the units should all be directed to the front if no system is provided in the rear to capture that water.
3. Evaluate site distance for guest parking adjacent unit one for both the proposed condition and the future intersection.
4. Drainage along Asbury Land and Asbury Road should be maintained along the roadway and across both site entrances. A plan for how this will happen should be provided, a note is not sufficient.
5. If rip rap at headwall is not to be used, the detail should be removed.

6. Look at sheet number for sheet C5.03..

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

1. It appears that this plan has not been designed to be consistent with the City of Murfreesboro Design Standards approved December 2017. The landscape plan will need to be revised.
2. Label all proposed buffers with the type and options.
3. Provide the required type D buffer with berming along public street frontages as required by the Pretoria plan book. Specify the berm type and show all details.
4. Provide cut sheets at a larger scale. The buffer areas and base of building plantings are still very difficult to read when printed.
5. Use call outs to identify proposed plant materials. When printed the symbols are not easily distinguishable from one another.
6. Remove the caliper size from the Leyland Cypress in the materials schedule.
7. Remove all references to street trees in the "City of Murfreesboro Landscape Design Guidelines". Street trees are not provided with this plan.
8. The landscape designer is calling out a Type "10" buffer along Asbury Lane and Asbury Road. The City of Murfreesboro Zoning Ordinance does not reference this type of buffer. Please clarify. This should be a type "D" Buffer per the Pretoria plan book.
9. Provide the required perimeter planting yard and trees along the remaining extent of the southern property extending from the type C buffer to the end of the cul-de-sac.
10. Provide the required landscape irrigation plan for properties over 1.5 acres.

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

1. No comments.

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

1. Proposed water line routing is not acceptable to CUD. Owner to verify that additional easements may be obtained from Tax Map 079 Parcel 19.04 and 19.01 for water line routing from Hord Road as discussed with civil engineer, CSDG.
2. Remove leader and wording regarding the additional water connection for the offsite improvements "connect existing 4" main to new line".

3. Verify with City of Murfreesboro Engineering that water line may be installed as shown at a 45° angle "if" the additional easements cannot be obtained for water line routing as proposed by CUD.

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

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

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

1. No comments.

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

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

Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.

6. MWRD must receive contract prior to approving the plans.
7. The Developer is financially responsible for providing water, repurified water, sewer service to each lot. Revise plans accordingly.
8. 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
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. 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.
15. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. Contact MWRD at 615/848-3200 for details.
16. 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.
17. Water & Sewer easements shall be exclusive to water and sewer; other utilities must be outside of easement.
18. Contact MWRD to confirm compliance with the sewer allocation ordinance.

Informational and Procedural Comments

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

1. Per the engineer's certification on this plan, this property lies in Zone AE & X, inside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for

the City of Murfreesboro. ***Any work in the floodway triggers at a minimum a No Rise analysis and certification***.

2. This site plan is affected by the City's Major Transportation Plan a future road bisects the property. A 60-foot right-of-way is identified.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.
4. 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 Austin Cooper at acooper@murfreesborotn.gov to begin the prior to permit process
5. Contact Sergeant Harry Haigh in the Murfreesboro Police Department at 0367@murfreesborotn.gov or call (629) 201-5574 for guidance on Crime Prevention through Environmental Design (CPTED). http://www.murfreesborotn.gov/1475/Crime-Free-Multi-Housing-Program .

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

1. Roadway improvement plans will require the approval of Public Infrastructure Engineering prior to the issuance of the Site Work permit.
2. The section of Right of Way that is being dedicated for the construction of MTI#7 would need to be dedicated by description prior to the recording of the plat.
3. All Roadways will need to be in binder prior to the release of any building permits.
4. This work will be permitted by both a Land Disturbance Permit and a Cost of Construction Site Work Permit. These permits should be issued simultaneously. Site Plan should have final approval prior to any permit being issued for this site.
5. As with all developments of more than one acre or developments that are part of a larger plan of development that is more than an 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.
6. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer

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.

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

1. No comments.

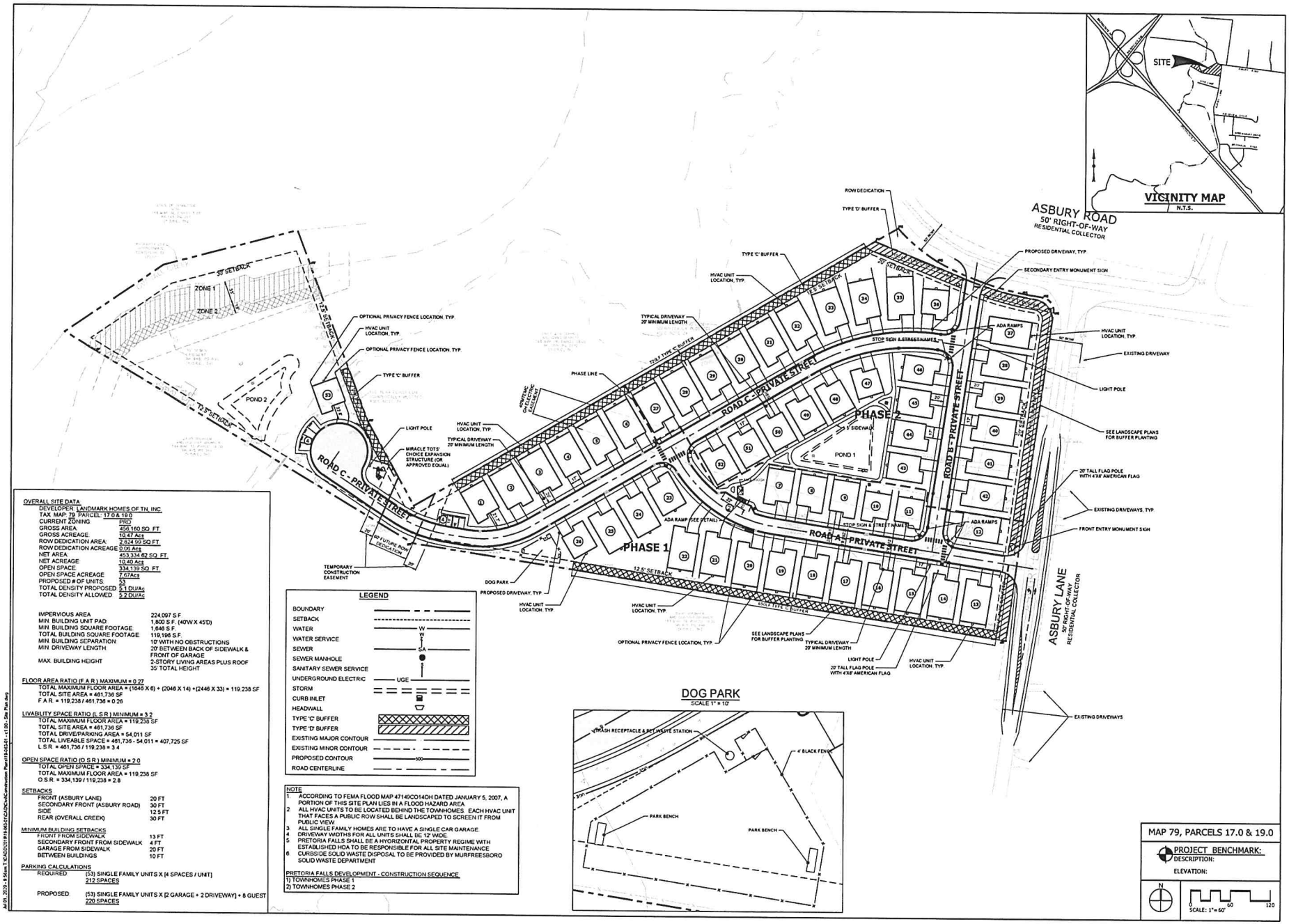
Murfreesboro Electric Department
Engineering Division, 615.893.5514, engineering@medtn.com

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

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

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

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



OVERALL SITE DATA

DEVELOPER: LANDMARK HOMES OF TN, INC.	
TAX MAP: 79 PARCEL: 17.0 & 19.0	
CURRENT ZONING	PRD
GROSS AREA	456,160 SQ. FT.
GROSS ACREAGE	10.47 Acs
ROW DEDICATION AREA	2,624.99 SQ.FT.
ROW DEDICATION ACREAGE	0.06 Acs
NET AREA	453,334.62 SQ. FT.
NET ACREAGE	10.40 Acs
OPEN SPACE	334,139 SQ. FT.
OPEN SPACE ACREAGE	7.67Acs
PROPOSED # OF UNITS	53
TOTAL DENSITY PROPOSED	5.1 DU/Ac
TOTAL DENSITY ALLOWED	5.2 DU/Ac

IMPERVIOUS AREA	224,097 S.F.
MIN. BUILDING UNIT PAD	1,800 S.F. (40'W X 45'D)
MIN. BUILDING SQUARE FOOTAGE	1,646 S.F.
TOTAL BUILDING SQUARE FOOTAGE	119,196 S.F.
MIN. BUILDING SEPARATION	10' WITH NO OBSTRUCTIONS
MIN. DRIVEWAY LENGTH	20' BETWEEN BACK OF SIDEWALK & FRONT OF GARAGE
MAX. BUILDING HEIGHT	2-STORY LIVING AREAS PLUS ROOF 35' TOTAL HEIGHT

FLOOR AREA RATIO (F.A.R.) MAXIMUM = 0.27
- TOTAL MAXIMUM FLOOR AREA = (1646 X 6) + (2046 X 14) +(2446 X 33) = 119,238 SF
- TOTAL SITE AREA = 461,736 SF
- F.A.R. = 119,238 / 461,736 = 0.26

LIVABILITY SPACE RATIO (L.S.R.) MINIMUM = 3.2
- TOTAL MAXIMUM FLOOR AREA = 119,238 SF
- TOTAL SITE AREA = 461,736 SF
- TOTAL DRIVE/PARKING AREA = 54,011 SF
- TOTAL LIVEABLE SPACE = 461,736 - 54,011 = 407,725 SF
- L.S.R. = 461,736 / 119,238 = 3.4

OPEN SPACE RATIO (O.S.R.) MINIMUM = 2.0
- TOTAL OPEN SPACE = 334,139 SF
- TOTAL MAXIMUM FLOOR AREA = 119,238 SF
- O.S.R. = 334,139 / 119,238 = 2.8

SETBACKS

FRONT (ASBURY LANE)	20 FT
SECONDARY FRONT (ASBURY ROAD)	30 FT
SIDE	12.5 FT
REAR (OVERALL CREEK)	30 FT

MINIMUM BUILDING SETBACKS

FRONT FROM SIDEWALK	13 FT
SECONDARY FRONT FROM SIDEWALK	4 FT
GARAGE FROM SIDEWALK	20 FT
BETWEEN BUILDINGS	10 FT

PARKING CALCULATIONS

REQUIRED	(53) SINGLE FAMILY UNITS X [4 SPACES / UNIT] 212 SPACES
PROPOSED	(53) SINGLE FAMILY UNITS X [2 GARAGE + 2 DRIVEWAY] + 8 GUEST 220 SPACES

LEGEND

BOUNDARY	
SETBACK	
WATER	W
WATER SERVICE	W
SEWER	SA
SEWER MANHOLE	
SANITARY SEWER SERVICE	
UNDERGROUND ELECTRIC	UGE
STORM	
CURB INLET	
HEADWALL	
TYPE 'C' BUFFER	
TYPE 'D' BUFFER	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED CONTOUR	500
ROAD CENTERLINE	

NOTE
1. ACCORDING TO FEMA FLOOD MAP 47149C0140H DATED JANUARY 5, 2007, A PORTION OF THIS SITE PLAN LIES IN A FLOOD HAZARD AREA
2. ALL HVAC UNITS TO BE LOCATED BEHIND THE TOWNHOMES. EACH HVAC UNIT THAT FACES A PUBLIC ROW SHALL BE LANDSCAPED TO SCREEN IT FROM PUBLIC VIEW
3. ALL SINGLE FAMILY HOMES ARE TO HAVE A SINGLE CAR GARAGE.
4. DRIVEWAY WIDTHS FOR ALL UNITS SHALL BE 12' WIDE.
5. PRETORIA FALLS SHALL BE A HYORIZONTAL PROPERTY REGIME WITH ESTABLISHED HOA TO BE RESPONSIBLE FOR ALL SITE MAINTENANCE
6. CURBSIDE SOLID WASTE DISPOSAL TO BE PROVIDED BY MURFREESBORO SOLID WASTE DEPARTMENT

PRETORIA FALLS DEVELOPMENT - CONSTRUCTION SEQUENCE
1) TOWNHOMES PHASE 1
2) TOWNHOMES PHASE 2

DOG PARK
SCALE 1" = 10'

MAP 79, PARCELS 17.0 & 19.0

PROJECT BENCHMARK:
DESCRIPTION:
ELEVATION:

N
SCALE: 1" = 60'
0 60 120

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL

PRETORIA FALLS

Asbury Lane
Murfressboro,
Rutherford County,
Tennessee

ISSUE SET

ISSUE DATE

REVISION SCHEDULE

No.	Description	Date
1	Initial Submittal	6.10.2020
1	City Comments	7.1.2020

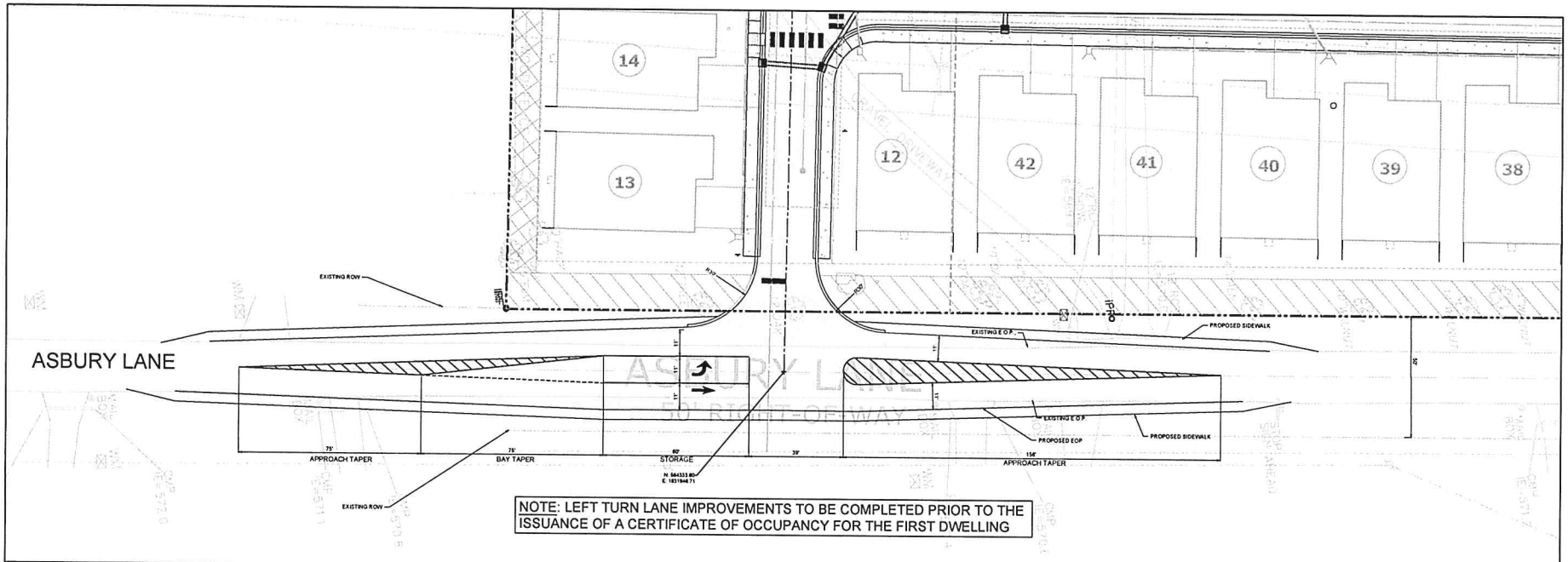
REVISION	DRAWN	CHECKED

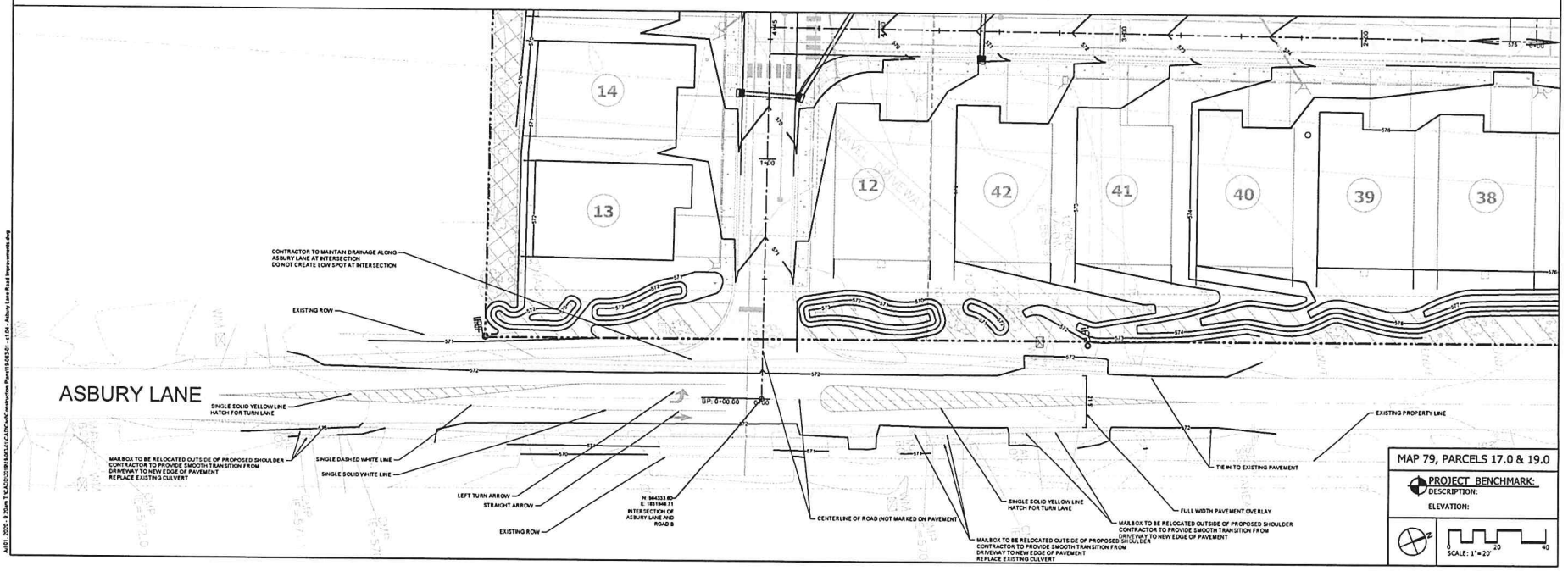
SITE PLAN

C1.00

PROJECT NO.: 19-063-01

JUL 01, 2020 - 8:56am T:\CADD\2019\19-063-01\CADD\Construction Plans\19-063-01 - C1.00 - Site Plan.dwg





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615.248.9999
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SEAL

KYLE EUGENE GRIFFIN
REGISTERED ENGINEER
NO. 118362
STATE OF TENNESSEE
7/13/2020

PRETORIA FALLS

Asbury Lane
Murfreesboro,
Rutherford County,
Tennessee

ISSUE SET

ISSUE DATE

REVISION SCHEDULE

No	Description	Date
1	Initial Submittal	6.12.2020
1	City Comments	7.13.2020

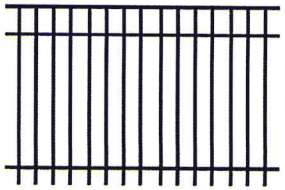
REVISION	DRAWN	CHECKED

ASBURY LANE ROAD IMPROVEMENTS

C1.04

PROJECT NO.: 19-063-01

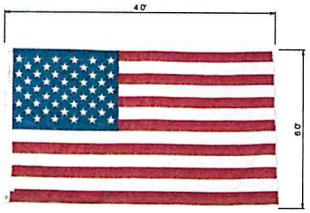
JUL01, 2020 - 8:20am T:\CADD\2019\19063\CAD\Civil\Construction Plans\19063-C1.04 - Asbury Lane Road Improvements.dwg



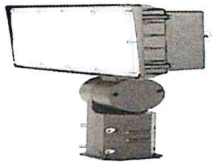
4' TALL BLACK ALUMINUM FENCE

6' TALL WHITE VINYL FENCE

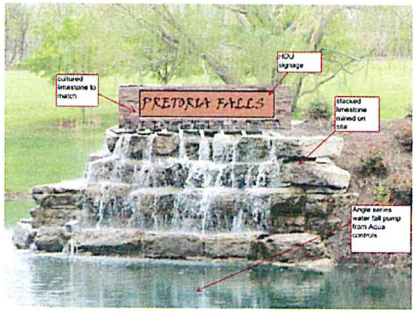
20' TALL FLAGPOLE



4' X 6' AMERICAN FLAG

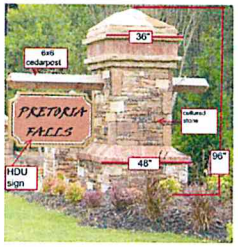


LED LIGHT FOR SIGNAGE



FRONT ENTRY MONUMENT SIGN

SHOWN FOR REFERENCE ONLY. REFER TO SIGNAGE PACKAGE.



SECONDARY ENTRY MONUMENT SIGN

SHOWN FOR REFERENCE ONLY. REFER TO SIGNAGE PACKAGE.

MIRACLE TOTS' CHOICE EXPANSION STRUCTURE

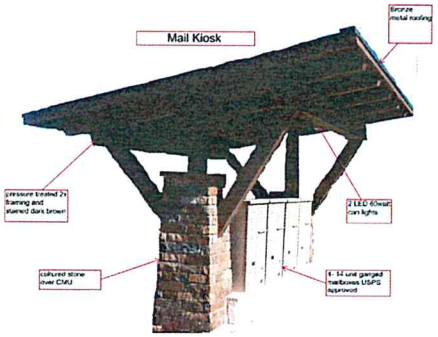
BENCH

FRONT ENTRY MONUMENT SIGN PUMP

SHOWN FOR REFERENCE ONLY. REFER TO SIGNAGE PACKAGE.

PRETORIA POND PUMP

PET WASTE STATION



MAIL KIOSK

TRASH RECEPTACLE

CSDG

Planning | Engineering
Landscape Architecture

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Nashville, TN 37211
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csdgtn.com

SEAL

PRETORIA FALLS

Asbury Lane
Murfressboro,
Rutherford County,
Tennessee

ISSUE SET:

ISSUE DATE:

REVISION SCHEDULE

No.	Description	Date
1	Initial Submittal	6.10.2020
1	City Comments	7.13.2020

REVISION	DRAWN	CHECKED

CIVIL NOTES & DETAILS

C5.02

PROJECT NO.: 19-063-01

Jul 01, 2020 - 9:57am T:\CADD\2019\063-01\CLDC\NC\Construction Plans\19-063-01 - C5.01 - Civil Notes & Details.dwg

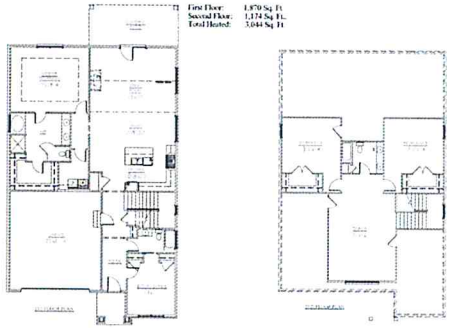
Piazza

"It's not just a home, it's your Landmark."

LANDMARK HOMES OF TENNESSEE (615) 773-0700 www.yourlandmark.com

Piazza

First Floor: 1,870 Sq. Ft.
Second Floor: 1,174 Sq. Ft.
Total Heated: 3,044 Sq. Ft.



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LANDMARK HOMES OF TENNESSEE (615) 773-0700 www.yourlandmark.com

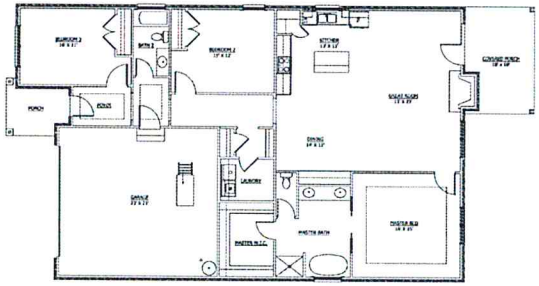
Maggio

"It's not just a home, it's your Landmark."

LANDMARK HOMES OF TENNESSEE (615) 773-0700 www.yourlandmark.com

Maggio

Total Heated: 1,914 Sq. Ft.



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SEAL

PRETORIA FALLS

Asbury Lane
Murfressboro,
Rutherford County,
Tennessee

ISSUE SET:

ISSUE DATE:

REVISION SCHEDULE

No.	Description	Date
1	Initial Submittal	6.10.2020
1	City Comments	7.1.2020

REVISION	DRAWN	CHECKED

RCHITECTURAL ELEVATIONS

A1.0

PROJECT NO.: 19-063-01

AUG 2020 - 9:24am T:\CADD\2019\19-063-01\CADD\-NC\Construction Plans\19-063-01 - A1.0 - Architectural Elevations.dwg

Dante 3 Bed

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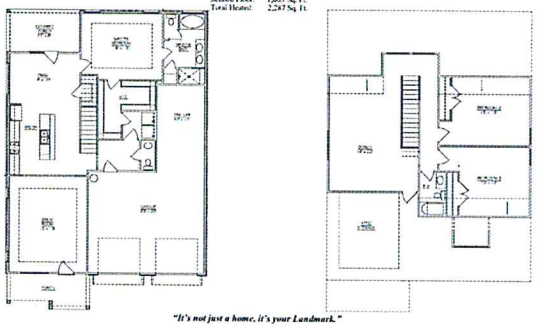
Dante 3 Bed

First Floor: 1,284 Sq. Ft.
Second Floor: 1,003 Sq. Ft.
Total Heated: 2,287 Sq. Ft.



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www.yourlandmark.com

Lucca

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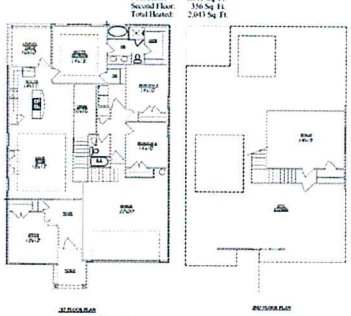
LANDMARK HOMES OF TENNESSEE
(615) 773-0700
www.yourlandmark.com

Lucca

First Floor: 1,687 Sq. Ft.
Second Floor: 356 Sq. Ft.
Total Heated: 2,043 Sq. Ft.



1ST FLOOR PLAN 2ND FLOOR PLAN

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PRETORIA FALLS

Asbury Lane
Murfressboro,
Rutherford County,
Tennessee

ISSUE SET:

ISSUE DATE:

REVISION SCHEDULE:

No.	Description	Date
1	Initial Submittal	8.12.2020
1	City Comments	7.1.2021

REVISION	DRAWN	CHECKED

RCHITECTURAL ELEVATIONS

A1.1

PROJECT NO.: 19-063-01

A101 2020-8-3 Jam T:\CADD\2019\19-063-01\CAD\Civil\Construction Plans\19-063-01 - A1.1 - Architectural Elevations.dwg

Rosé

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Rosé

First Floor: 1,406 Sq. Ft.
Second Floor: 747 Sq. Ft.
Total Heated: 2,153 Sq. Ft.

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Florence

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LANDMARK HOMES OF TENNESSEE
(615) 773-0700
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Florence

First Floor: 1,898 Sq. Ft.
Second Floor: 1,205 Sq. Ft.
Total Heated: 3,103 Sq. Ft.

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SEAL

PRETORIA FALLS

Asbury Lane
Murfressboro,
Rutherford County,
Tennessee

ISSUE SET

ISSUE DATE

REVISION SCHEDULE

No.	Description	Date
1	Initial Submittal	6.15.2020
2	City Comments	7.1.2020

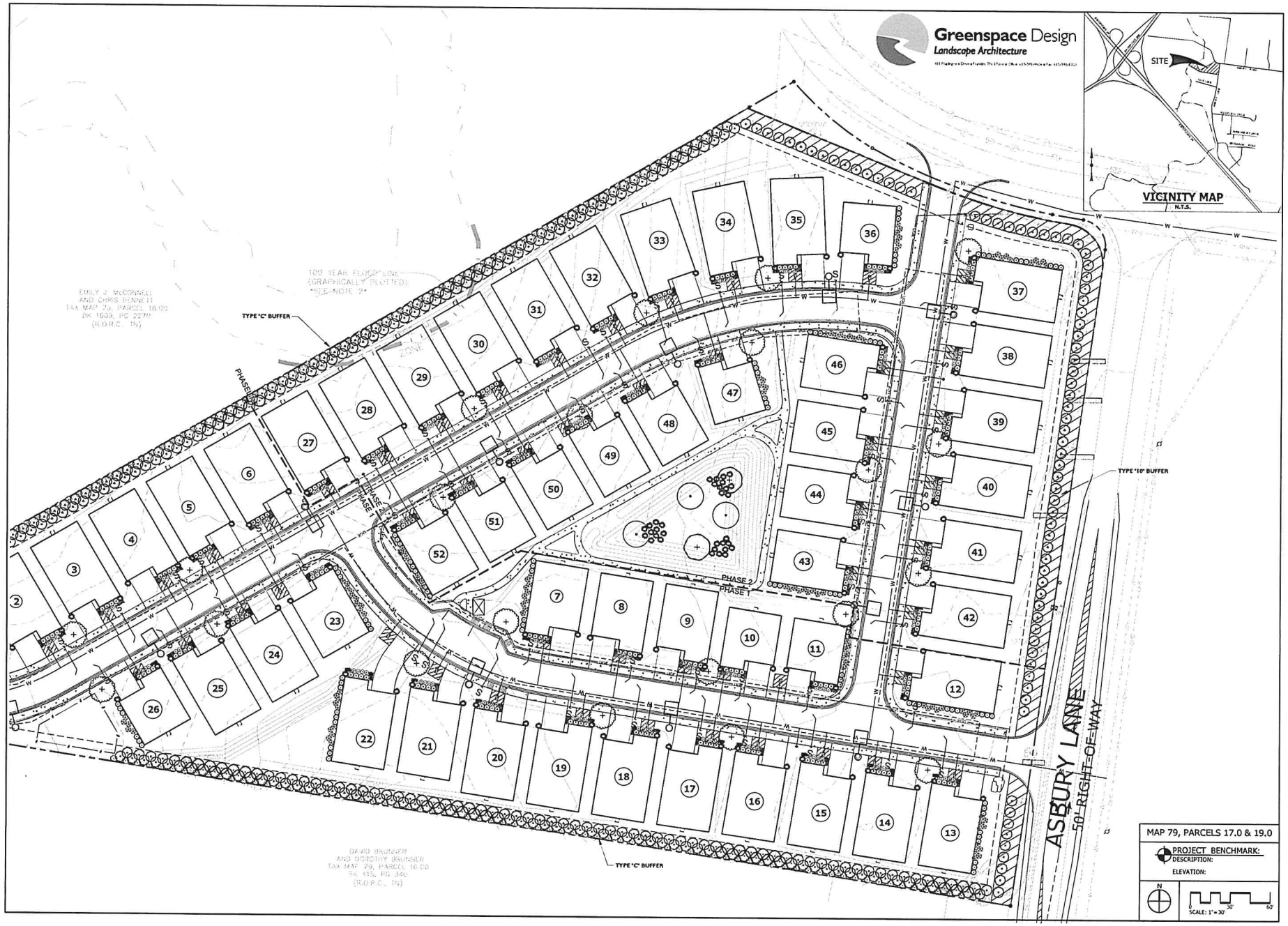
REVISION	DRAWN	CHECKED

RCHITECTURAL ELEVATIONS

A1.2

PROJECT NO.: 19-063-01

A1.01, 2020-9-2 Sam T:\CAD\2019\19-063-01\CAD\Civil\Construction Plans\19-063-01 - A1.2 - Architectural Elevations.dwg



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Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL

PRETORIA FALLS

Asbury Lane
Murfreesboro,
Rutherford County,
Tennessee

ISSUE SET:

ISSUE DATE: 05/14/2020

REVISION SCHEDULE:

No.	Description	Date
	City Comments	6/29/2020

REVISION	DRAWN	CHECKED
JBH	JBH	JBH

LANDSCAPE PLAN

L1.00

PROJECT NO.: 19-063-01

PLANT SCHEDULE PHASE 2

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	3	Platanus occidentalis	American Sycamore	14'-16'	7'-8'	3"	5' Clear Trunk
	10	Quercus phellos 'Hightower'	Willow Oak	16'-18'	8'-9'	4"	5' Clear Trunk
	2	Taxodium distichum	Bald Cypress	14'-16'	7'-8'	3"	5' Clear Trunk

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	28	Cupressocyparis leylandii	Leyland Cypress	8'-10'	4'-5'	2"	F.T.B.
	54	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	8'-10'	4'-5'		F.T.B.
	74	Thuja plicata 'Green Giant'	Western Red Cedar	8'-10'	4'-5'		F.T.B.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	46	Hydrangea quercifolia 'Sikes Dwarf'	Oakleaf Hydrangea	18"-24"	12"-18"	F.T.B.	
	46	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	18"-24"	12"-18"	F.T.B.	
	42	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	18"-24"	18"-24"	F.T.B.	
	104	Spiraea x bumalda 'Shrobana'	Shrobana Spirea	18"-24"	12"-18"	F.T.B.	
	104	Taxus x media 'Densiformis'	Dense Yew	12"-18"	12"-18"	F.T.B.	

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	84	Miscanthus sinensis 'Gracillimus'	Maiden Grass	24"-30"	18"-24"		#3 Container

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SPACING
	250	Hemerocallis hybrid 'Stella de Oro'	Stella de Oro Daylily	4" Peat Pots	24" o.c.

TURF
SEED — Turf Mixture — Rebel III Turftype Fescue. Seed all disturbed areas @ 8 #/1,000sf.

MISCELLANEOUS
Shredded Hardwood Bark Mulch

REMARKS
Minimum 3" depth throughout.

NOTES
F.T.B. = Full To Bale

PLANT SCHEDULE PHASE 1

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	14	Quercus phellos 'Hightower'	Willow Oak	16'-18'	8'-9'	4"	5' Clear Trunk

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	89	Cupressocyparis leylandii	Leyland Cypress	8'-10'	4'-5'	2"	F.T.B.
	41	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	8'-10'	4'-5'		F.T.B.
	131	Thuja plicata 'Green Giant'	Western Red Cedar	8'-10'	4'-5'		F.T.B.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	70	Hydrangea quercifolia 'Sikes Dwarf'	Oakleaf Hydrangea	18"-24"	12"-18"	F.T.B.	
	123	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	18"-24"	12"-18"	F.T.B.	
	86	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	18"-24"	18"-24"	F.T.B.	
	109	Spiraea x bumalda 'Shrobana'	Shrobana Spirea	18"-24"	12"-18"	F.T.B.	
	109	Taxus x media 'Densiformis'	Dense Yew	12"-18"	12"-18"	F.T.B.	

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	54	Miscanthus sinensis 'Gracillimus'	Maiden Grass	24"-30"	18"-24"		#3 Container

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SPACING
	259	Hemerocallis hybrid 'Stella de Oro'	Stella de Oro Daylily	4" Peat Pots	24" o.c.

TURF
SEED — Turf Mixture — Rebel III Turftype Fescue. Seed all disturbed areas @ 8 #/1,000sf.

MISCELLANEOUS
Shredded Hardwood Bark Mulch

REMARKS
Minimum 3" depth throughout.

NOTES
F.T.B. = Full To Bale

Greenspace Design
Landscape Architecture
401 Highpoint Drive Franklin, TN 37064 Office 615.591.1400 Fax 615.591.4323

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 200
Nashville, TN 37211
615.248.9999
csdgts.com

SEAL

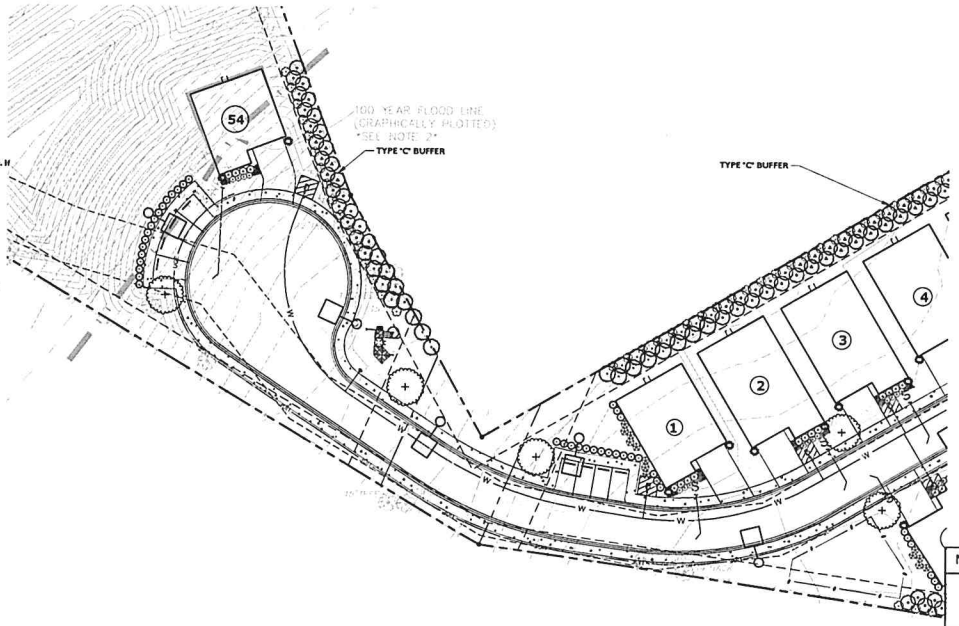
CITY OF MURFREESBORO LANDSCAPE DESIGN GUIDELINES:

1. 1 tree per 50 feet of street frontage.
2. Provide a minimum 8' wide planting area. Alternative widths and treatments shall be considered for urban applications.
3. Street trees in R.O.W. to be maintained by the City of Murfreesboro. * Street trees outside of the R.O.W. shall be maintained by the Home Owners/Management Association.
4. Street trees shall be installed by the developer or builder at the time that 75% of a projects lots are developed and granted certificates of occupancy. If a project is phased then street trees shall be installed at the completion of 75% of a phase.
5. The developer is responsible for establishment & maintenance of street trees. Sureties will be required.
6. Street trees in R.O.W. shall be located between the walk and curb.
7. The location of the street trees may vary and will be considered based on the merit of the design.
8. The location of the street trees shall be reviewed in context with providing appropriate service delivery capabilities as it relates to vertical and horizontal clearances.
9. The location of the street trees shall be coordinated with the location of utility lines and appurtenances to minimize potential conflicts.
10. All street trees installation shall be done in accordance with the current City of Murfreesboro Tree Management Ordinance.
11. The quality and species of the street trees shall be consistent throughout the streetscape.
12. The species of the street frontage tree shall be approved by the Urban Environment Department.
13. All street trees shall conform to standard street tree specifications as required by the City of Murfreesboro Urban Environmental Department and listed under landscape designer resources.
14. Prior to installation, each individual tree shall be inspected and approved by the Urban Environmental Department. * In developments with multiple street networks the designer shall use multiple species to avoid a monoculture plant palet.
15. Street trees shall account for sight distance requirements.
16. Understory trees shall be considered where overhead utilities exist.
17. Permits are required to be obtained from the Urban Environmental Department
18. Large areas of gravel, pine straw, bark, mulch or bare soil shall be prohibited. Areas shall be landscaped with sod, seed, turf, groundcover or shrubs. Decorative stone may be considered in combination with ground cover and shrubs, but shall not exceed 20% of the required mulch area on site.
19. Surface areas designated for treatment of water quality shall conform to landscape treatments as required under City of Murfreesboro stormwater regulations.
20. A minimum 8'-0" foot diameter mulch area shall be provided at the base of all trees.
21. Any undeveloped areas that have been disturbed shall be seeded with grass and maintained as lawn.
22. Backfill and finish grade material for all landscape planting areas shall be clean, fertile topsoil that is free of construction debris, rocks and waste material. All landscape islands in parking areas shall contain a minimum of 10" of topsoil.
23. All sites shall be designed in accordance with the current City of Murfreesboro Zoning Ordinance (See Sections 27 Landscaping and Screening and Section 24 Overlay Article III GDO Gateway Overlay.

PROPOSED TREE NOTE:
For perimeter landscape and parking lot requirements, the following mix of trees shall be required.
- 10% of trees to be 4" caliper.
- 15% of trees to be 3" caliper.
- Remainder of trees shall be the minimum size as established in the Murfreesboro Zoning Ordinance.
- Different mixes will be considered for urban, new urbanism towncenter and transit oriented developments.

NOTE:

1. THIS SITE WILL BE IRRIGATED, SEE IRRIGATION PLAN.
2. 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.)



MAP 79, PARCELS 17.0 & 19.0

PROJECT BENCHMARK:
DESCRIPTION:
ELEVATION:

N

SCALE: 1" = 30'

PRETORIA FALLS

Asbury Lane
Murfressboro,
Rutherford County,
Tennessee

ISSUE SET

ISSUE DATE: 05/14/2020

REVISION SCHEDULE

No.	Description	Date
1	City Comments	5/29/2020

REVISION	DRAWN	CHECKED
JBH	JBH	JBH

LANDSCAPE PLAN

L1.01

PROJECT NO.: 19-063-01

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
PROJECT PLANNER: JAFAR WARE

5.a. Kimbro Woods/The Meadows at Kimbro Woods [2020-1014] master plan amendment for 314 lots on approximately 83.4 acres zoned PRD located west of Saint Andrews Drive and north of Veterans Parkway, KW53, LLC developer.

This is the master plan amendment review for 314 lots on 83.4 acres zoned PRD. The purpose of this plat is to modify rights-of-way, street traffic and subdivision entrance/exit location. These lots are a part of the Kimbro Woods/The Meadows at Kimbro Woods residential 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. No Comments.

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

1. Saint Andrews Drive is a substandard road. The developer will need to participate in improvements to that roadway with this development.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Property is within the Salem/Barfield assessment district. Add this note to the plan.
3. Resubmit two sets of plans to MWRD for the review of the sewer.
4. Add the Release & Covenant Not to Sue note to the plan:
    a. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting

elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.

5. MWRD must receive contract and surety prior to signing the plan.
6. The Developer is financially responsible for providing water, repurified water, sewer service to each lot. Revise plans accordingly.
7. Submit a copy of the final Electric Utility Plan to MWRD.
8. Contact MWRD to confirm compliance with the sewer allocation ordinance.

<u>Informational and Procedural Comments</u>

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

1. Per the engineer's certification on this plan, this property lies in Zones AE and X, inside and outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is affected by the City's Major Transportation Plan. Saint Andrews Drive is on the Major Transportation Plan to be widened to 3 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

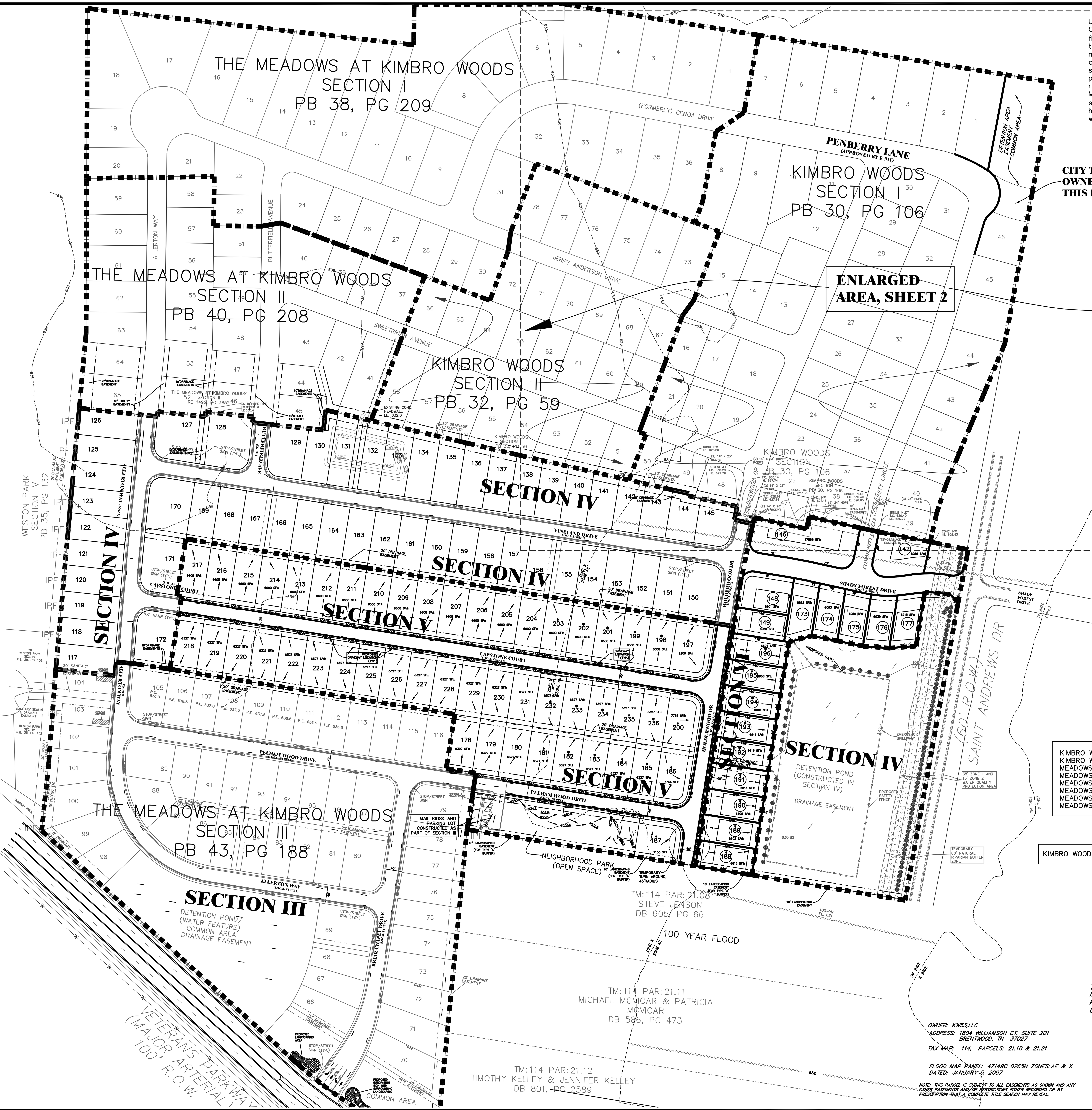
1. No Comments.

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

1. No Comments.

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

1. No Comments.



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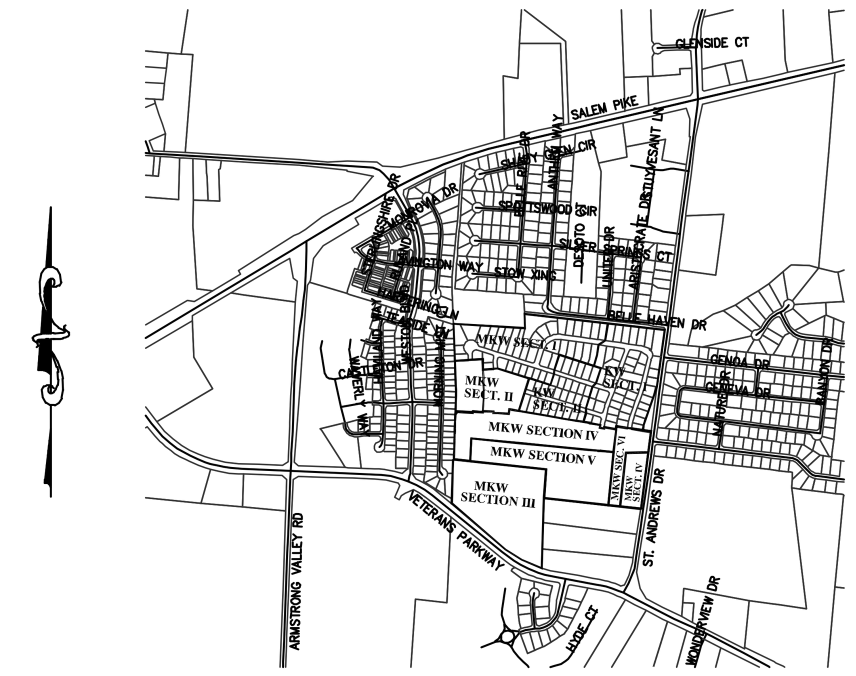


LOCATION MAP

N.T.S.

LOT REQUIRMENTS

MINIMUM LOT SIZE: 6,000SF
MINIMUM LOT WIDTH: 55'

HOMES ARE TO HAVE 100% MASONARY EXTERIOR MATERIALS INCLUDING BRICK, STONE, AND FIBER CEMENT SIDING WITH VINYL ONLY ALLOWED ON TRIM AND SOFFIT. HOMES WILL RANGE FROM 1,400SF TO 2,200SF.

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- —SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- —SF— INIT. MEAS. Siltation Fence (Initial Measure)
- —SF— ONCE CONST. Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

APPROVED FOR CONSTRUCTION
THE PLANS BEARING THIS STAMP HAS BEEN REVIEWED BY THE
MURFREESBORO ENGINEERING DEPARTMENT
AND ARE HEREBY APPROVED FOR CONSTRUCTION

THIS REVIEW AND APPROVAL IS FOR GENERAL COMPLIANCE WITH THE APPLICABLE POLICIES AND REGULATIONS OF THE MURFREESBORO ENGINEERING DEPARTMENT AND ASSUMES THAT THE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AS EVIDENCED BY THE SIGNED SEAL OF THE ENGINEER OF RECORD. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO ENGINEERING DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL DATE ______________
APPROVAL EXPIRES IN 12 MONTHS

BY ______________

16

NOTE: SIDEWALKS IN COMMON AREA MUST BE CONSTRUCTED BY DEVELOPER WITH ROADWAY.

KIMBRO WOODS SECTION I – 50 LOTS
KIMBRO WOODS SECTION II – 28 LOTS
MEADOWS AT KIMBRO WOODS SECTION I – 36 LOTS
MEADOWS AT KIMBRO WOODS SECTION II – 29 LOTS
MEADOWS AT KIMBRO WOODS SECTION III – 51 LOTS
MEADOWS AT KIMBRO WOODS SECTION IV – 52 LOTS
MEADOWS AT KIMBRO WOODS SECTION V – 50 LOTS
MEADOWS AT KIMBRO WOODS SECTION VI – 18 LOTS

KIMBRO WOODS/MEADOWS AT KIMBRO WOODS TOTAL – 83.4 ±ACRES

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1–800–351–1111.
2. Underground utilities shown were located using available 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 A list of these utilities may be obtained from the County Register owner prior to comencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitatary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
6. Developer will be responsible for sidewalk construction including sidewalk along common area.

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	06/29/20	ADDRESSED CITY STAFF COMMENTS

OWNER: KW53,LLC
ADDRESS: 1804 WILLIAMSON CT. SUITE 201 BRENTWOOD, TN 37027

TAX MAP: 114, PARCELS: 21.10 & 21.21

FLOOD MAP PANEL: 47149C 0265H ZONES: AE & X
DATED: JANUARY 5, 2007

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

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

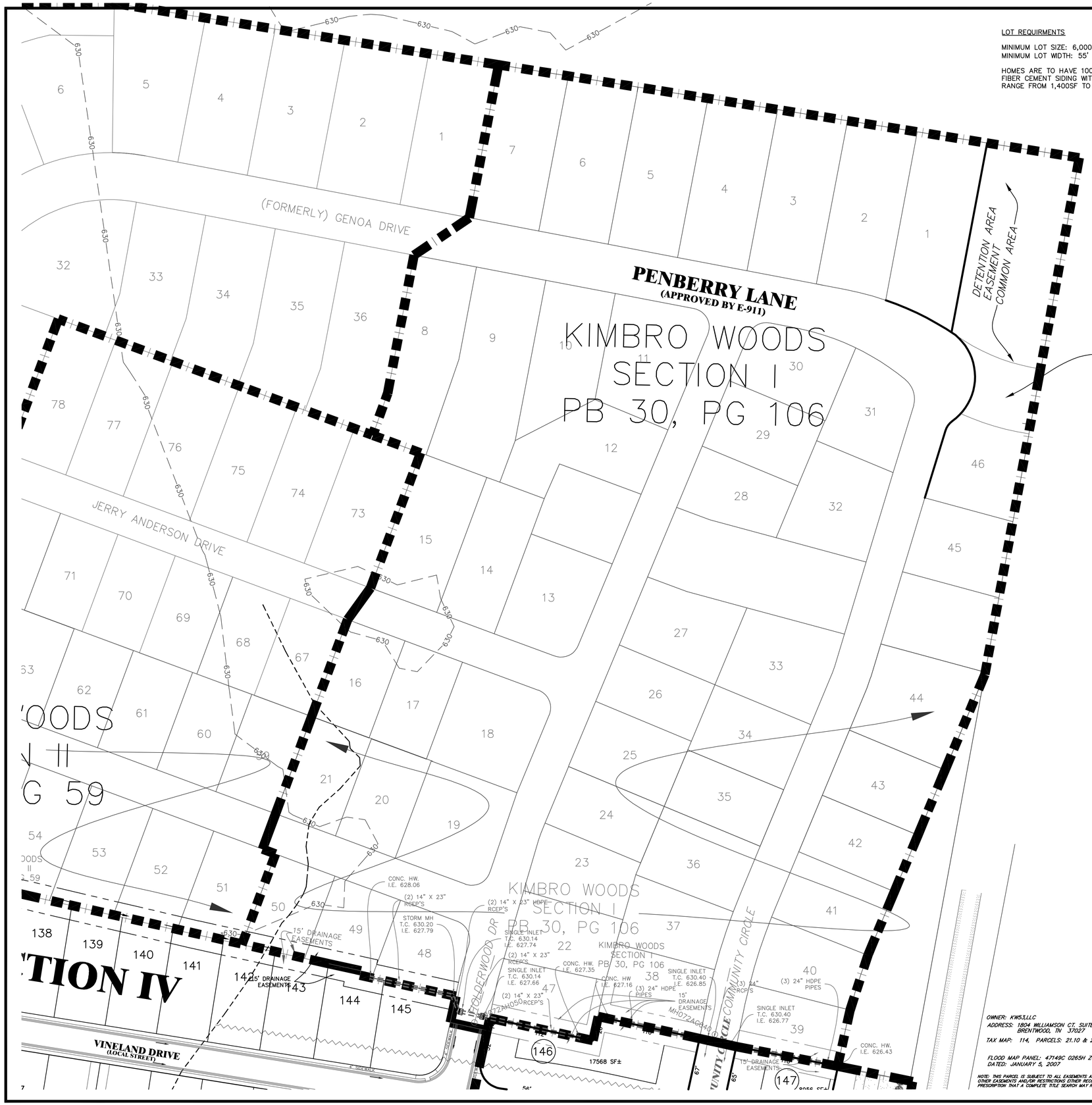
KIMBRO WOODS / THE MEADOWS AT AT KIMBRO WOODS
MASTER PLAN AMENDMENT
12th Civil District – Rutherford County, TN.

DATE: JUNE, 2020	SCALE 1"=100'	SH. 1 OF 6

LOT REQUIRMENTS

MINIMUM LOT SIZE: 6,000SF
MINIMUM LOT WIDTH: 55'

HOMES ARE TO HAVE 100% MASONARY EXTERIOR MATERIALS INCLUDING BRICK, STONE, AND FIBER CEMENT SIDING WITH VINYL ONLY ALLOWED ON TRIM AND SOFFIT. HOMES WILL RANGE FROM 1,400SF TO 2,200SF.



LEGEND

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- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
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- —W— Existing Water Line
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KIMBRO WOODS/MEADOWS AT KIMBRO WOODS TOTAL – 83.4 ±ACRES

N
W MAGNETIC E
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50' 0 50'

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BRENTWOOD, TN 37027

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FLOOD MAP PANEL: 47149C 0265H ZONES:AE & X
DATED: JANUARY 5, 2007

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#	DATE	REVISION DESCRIPTION

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

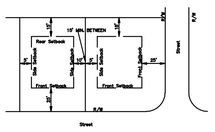
ENLARGED AREA

THE MEADOWS AT KIMBRO WOODS

12th Civil District – Rutherford County, TN.

DATE: JUNE, 2020 | SCALE 1"=50' | SH. 2 OF 6

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

ZONED: PRD
FRONT SETBACK: 25'
SIDE SETBACK: 15'
REAR SETBACK: 15'

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

OLD GENOA DRIVE ACCESS

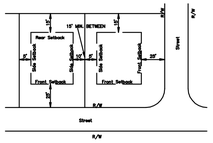
KIMBRO WOODS

SECTION I

12th Civil District - Rutherford County, TN.

DATE: MAY, 2020 | SCALE 1"=30' | SH. 3 OF 6

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

ZONED: PRD
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TELEPHONE : (615)893 – 4084, FAX: (615)893 – 0080

CLOSED GENOA DRIVE

KIMBRO WOODS

SECTION I

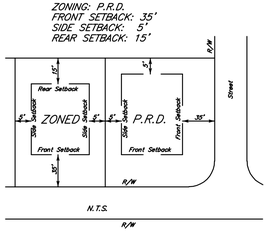
12th Civil District – Rutherford County, TN.

DATE: MAY, 2020	SCALE: 1"=30'	SH. 4 OF 6

C:\PLOT FILES\KIMBRO WOODS SECTION 1 REVISION TRUCK TEMPLATES MAY 2020.DWG, ACAD108, PDF Complete, 1:30

VINELAND DRIVE (LOCAL STREET)
SECTION IV
SECTION V
CAPSTONE COURT (LOCAL STREET)
PELHAM WOOD DRIVE (LOCAL STREET)
ALLERTON WAY (LOCAL STREET)
HOLDERWOOD DR (LOCAL STREET)
SHADY FOREST DRIVE (LOCAL STREET)
COMMUNITY CIRCLE COMM.
SAINT ANDREWS DR (60' R.O.W.)
20' DRAINAGE EASEMENT
10' PUBLIC UTILITY EASEMENT
PROPOSED DRIVEWAY LOCATION (TYP.)
DRIVEWAY LOCATION (TYP.)
STOP/STREET SIGN (TYP.)
ZONE X
ZONE AE
MAIL KIOSK AND PARKING LOT CONSTRUCTED AS PART OF SECTION III
10' LANDSCAPING EASEMENT (FOR TYPE 'A' BUFFER)
NEIGHBORHOOD PARK (OPEN SPACE)
TEMPORARY TURN AROUND, 43'RADIUS
PROPOSED GATE
EMERGENCY SPILLWAY
DETENTION POND (CONSTRUCTED IN SECTION IV)
DRAINAGE EASEMENT
PROPOSED SAFETY FENCE
35' ZONE 1 15' ZONE 2 WATER QUAL PROTECTION
TEMPORARY 60' NATURAL RIPARIAN BUFFER ZONE
EX. TOP OF BANK
100-YR EL. 631
100-YR EL. 630
TM:114 PAR:21.08
STEVE JENSON
DB 605, PG 66
100 YEAR FLOOD
DETENTION POND/ (WATER FEATURE) COMMON AREA DRAINAGE EASEMENT
SINGLE INLET T.C. 630.40 I.E. 626.77
CONC. HW. I.E. 626.43
(2) 14" X 23" RCEP'S
(3) 24" HDPE PIPES
15' DRAINAGE EASEMENTS
MH072AC044
MH072N050
630.82

ZONING: P.R.D.
FRONT SETBACK: 35'
SIDE SETBACK: 5'
REAR SETBACK: 15'



TYPICAL BUILDING SETBACK DETAIL

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OWNER: KWS3,LLC
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BRENTWOOD, TN 37027
TAX MAP: 114, PARCELS: 21.10 & 21.21

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NEW LOT REVISIONS

THE MEADOWS AT KIMBRO WOODS

12th Civil District – Rutherford County, TN.

DATE: MAY, 2020 | SCALE: 1"=50' | SH. 5 OF 6

SECTION IV

SECTION V

SECTION V, PHASE II

VINELAND DRIVE (LOCAL STREET)

CAPSTONE COURT (LOCAL STREET)

PELHAM WOOD DRIVE (LOCAL STREET)

ALLERTON WAY (LOCAL STREET)

HOLDERWOOD DR (LOCAL STREET)

COMMUNITY CIRCLE COURT

SAINT ANDREWS DR (60' R.O.W.)

NEIGHBORHOOD PARK (OPEN SPACE)

MAIL KIOSK AND PARKING LOT CONSTRUCTED AS PART OF SECTION III

DETENTION POND (CONSTRUCTED IN SECTION IV)

DRAINAGE EASEMENT

DETENTION POND/ (WATER FEATURE) COMMON AREA DRAINAGE EASEMENT

TM:114 PAR:21.08
STEVE JENSON
DB 605, PG 66

100 YEAR FLOOD

PROPOSED GATE

EMERGENCY SPILLWAY

PROPOSED SAFETY FENCE

35' ZONE 1
15' ZONE 2
WATER QUAL PROTECTION

TEMPORARY 60' NATURAL RIPARIAN BUFFER ZONE

10' LANDSCAPING EASEMENT (FOR TYPE 'A' BUFFER)

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STOP/STREET SIGN (TYP.)

PROPOSED 6' PRIVACY FENCE

PROPOSED DRIVEWAY LOCATION (TYP.)

20' DRAINAGE EASEMENT

10'PUBLIC UTILITY EASEMENT

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SINGLE INLET T.C. 630.40 I.E. 626.77

CONC. HW. I.E. 626.43

100-YR EL. 630

100-YR EL. 631

EX. TOP OF BANK

N.T.S.

TYPICAL BUILDING SETBACK DETAIL

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FRONT SETBACK: 35'
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OLD LOT LAYOUT

THE MEADOWS AT KIMBRO WOODS

12th Civil District - Rutherford County, TN.

DATE: MAY, 2020 | SCALE: 1"=50' | SH. 6 OF 6

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020

6.a. Street renaming [2020-901] to rename an approximately 700'-long segment of East Overall Creek Road to Constantine Drive, City of Murfreesboro Planning Department applicant.

Section 5.2 of the Subdivision Regulations states that "The Planning Commission shall have final authority over street names." Having consistent and logical protocols for street naming and property addressing aids in predictability for the general public as well as for service providers, including emergency service providers. However, the Subdivision Regulations offers little additional guidance regarding street naming, except that proposed streets may not duplicate existing subdivision names or street names and that extensions of existing streets shall continue the same street name. In an effort to fill in the gaps, Staff, in consultation with various emergency service providers, attempts to provide professional guidance to the Planning Commission in carrying out its street naming authority.

In an effort to clarify when renaming a street is appropriate, the Planning Commission adopted the following policy in January 2019: "*It shall be the policy of the City of Murfreesboro Planning Commission to rename existing streets only when a legitimate public interest is served and only when it promotes the public health, safety, and welfare of the community as a whole (e.g., in conjunction with a road construction project or to eliminate confusion for emergency service providers). The Planning Commission shall not endorse street renaming requests that do not meet this standard."* This policy was adopted to provide guidance for the Planning Commission in determining when to consider renaming streets.

Included in the agenda packet is a map of a segment of East Overall Creek Road. The City annexed the highlighted segment of East Overall Creek Road (located between Old Salem Road and Constantine Drive) several years ago. As one travels west on East Overall Creek Road away from Old Salem Road there is a 3-way stop. To continue on East Overall Creek Road, one turns left 90-degrees at the 3-way stop. However, if one were to continue going straight, the street name changes to Constantine Drive instead. A screenshot has been included below, illustrating this.

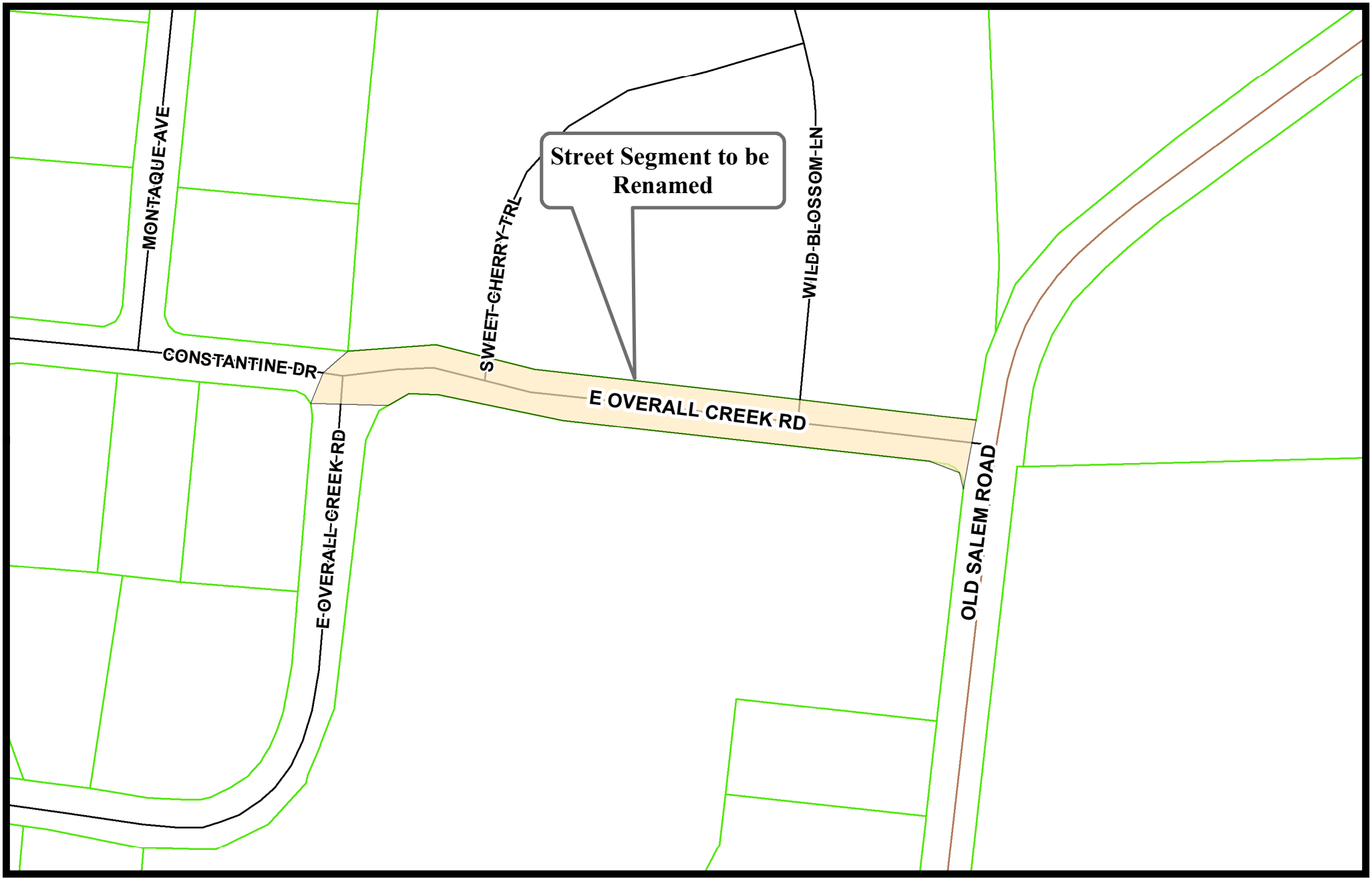
It defies traditional street naming logic that in order to remain on the same "street" one would need to turn 90-degrees. Similarly , it also defies logic that the street name *changes* when one travels straight through the intersection. While Staff is not aware of any specific problems caused by the current situation, it has the potential to cause confusion, as predictability is key in street naming and addressing, including for emergency service providers. Staff is proposing to

rename this segment of East Overall Creek Road to Constantine Drive. If the renaming is approved, it will essentially be a continuation of the existing Constantine Drive from the 3-way stop east to Old Salem Road. The balance of Constantine Drive west of the 3-way stop is a County road. It is Staff's opinion that this request complies with the policy adopted by the Planning Commission in 2019.

Plans have been approved for Section 2 of the Bellemore Subdivision, which will have new lots fronting on the highlighted segment of East Overall Creek Road as well as on the segment south of the 3-way stop. The timing seemed to be ideal to bring this up now before the new lots are recorded and addressed. There is only one existing house addressed off of this segment of East Overall Creek Road that will be affected by the street name change. It is owned by the developer of Bellemore, Mr. David Alcorn. Mr. Alcorn leases this house to tenants. Mr. Alcorn has indicated to Staff that he is in favor of the renaming. Staff is in the process of contacting various City departments and agencies to receive feedback regarding the proposed street renaming.

<u>Action Needed:</u>

The Planning Commission will need to discuss this street renaming request and then schedule it for a public hearing. Staff recommends a public hearing date of **August 5, 2020**.



Path: C:\Users\bbarbee\Desktop\MAP\Constantine.mxd

Proposed Renaming of Segment of East Overall Creek Road to Constantine Drive

0 62.5125 250 375 500 Feet

N W E S

Path: C:\Users\bbarbee\Desktop\MAP\Constantine.mxd

City of MURFREESBORO TENNESSEE

Proposed Renaming of Segment of East Overall Creek Road to Constantine Drive

0 62.5125 250 375 500 Feet

N W E S

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020
SIGN ADMINISTRATOR: TERESA STEVENS

6.b. Sign Ordinance Amendment [2020-802] to amend Murfreesboro City Code, Chapter 25.2 Signs, Section 25.2-2, 25.2-4, 25.2-23, 25.2-24, 25.2-25, and Section 25.2-26, for the purposes of: (1) adding a definition of "External Customer Transaction Portal" and allow certain, limited electronic changeable signs at external locations such as ATMs, drive-up windows, and gasoline pumps; (2) decreasing the time a temporary sign can be claimed and increasing the fee of temporary signs picked up in the ROW; (3) prohibiting certain materials from use in signage; (4) reducing the maximum allowable size of temporary signs; and (5) allowing murals on more than two sides of a building, City of Murfreesboro Building and Codes Department applicant.

Added Definition:

The Sign Ordinance provides definitions for words or terms that may deviate from the Webster's Eleventh Collegiate Dictionary and or the International Building Code. To more clearly define a specific use of signage in Section 25.2-26 On Site Permanent Signs, Staff is proposing adding the term and definition ' External Customer Transaction Portal (ECTP)' – as a location where an activity or event that can be measured in terms of money and which affects the financial position or operations of the business entity. Examples include, but are not limited to; ATM machines, fuel dispensers and DVD rental kiosks.

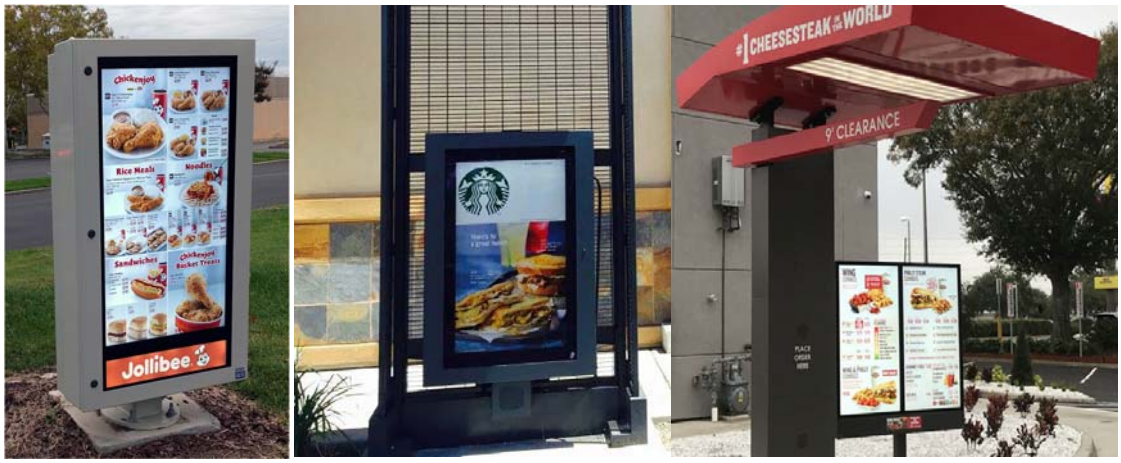
On-Site Permanent Signs, Section 25.2-26

- Signs for a 'External Customer Transaction Portal (ECTP)' will be allowed under the new Sign Ordinance proposal.
- The proposed ordinance will allow one changeable sign per External Customer Transaction Portal (ECTP), the sign (video screen) shall be no greater than 3 square feet and no more than 6 feet above grade.
- These signs will be required to automatically adjust to ambient light conditions.

(Example of ECTP)

This is a continuation of Section 25.2-26 and will allow the use of what is commonly termed as a digital menu boad in drive thru lanes. Staff recognizes the technology has transitioned as such that allowing these types of signs is a benefit to our customers and the community. The following additions are being proposed.

- One nine square foot ‘pre order’ board.
- One menu or reader board that is no more than twenty square feet.
- One order station of no more than nine square feet and may include up to a three square feet video display insert to display orders being processed.
- Sign must be placed between the beginning of each drive lane (stacking lane) and the 1st pick up window.
- The signs must be equipped to automatically adjust to ambient light conditions.
- No greater than six feet in over all height.



(Examples from L-R, pre order menu board, ordering station and a menu board)

(Example of Drive Thru or 'Stacking' Lane)

<u>Violations and Penalties, Section 25.2-4 and Section 25.2-25 Temporary Signs</u>

Staff is proposing amending Section 25.2-4(B) *Signs Placed in Right of Way*, by increasing the return fine for signs 5 ½ square feet and under to $15.00, an increase of $10.00 per sign and increasing the return fine of signs over 5 ½ square feet to $75.00, an increase of $50.00 per sign. Currently the City will hold confiscated signs for 10 days, staff is proposing this be decreased to 5 business days.

Additionally, staff proposes deleting Section 25.2-25(F) Violations; penalties from Temporary Signs as it duplicates Section 25.2-4 Violations; penalties.

Prohibited Signs and Other Regulations, Section 25-2-24

Currently Section 25.2-24(A)(18) is 'reserved', staff proposes substituting 'reserved' with the following, "Signs which are constructed from painted or unpainted tires; exposed razor or barbed wire; or wood, metal, or plastic pallets", making these materials as prohibited for use as a sign.

Temporary Signs, Section 25.2-25

In subsection (C)(12) *Other Temporary Signs,* staff is proposing the size of other temporary signs be reduced from thirty-two (32) square feet to sixteen (16) square feet, the maximum height reduced from twelve feet (12') to six feet (6') and signs may not be placed so as to appear to be one sign that exceeds sixteen (16) square feet.

Exemptions, Section 25.2-23, Prohibited Signs and Other Regulations, Section 25.2-24 and Temporary Signs, Section 25.2-25

The Sign Ordinance defines a mural as a painting or graphic applied directly to a wall or permanent surface, other than a window, which contains no advertising material. Murals are not allowed on the front building elevation, staff needed to clarify, for the purposes of this subsection, what defines a front elevation on corner lots. This change will define front elevation as the exterior wall or elevation that is substantially parallel to the public street or right of way reflected by the building's street address.

Murals are also addressed in Section 25.2-25, Temporary Signs at subsection (D)(17), staff is proposing deleting this section in its entirety and substituting 'reserved'.

Action Needed:

The Planning Commission will need to discuss this ordinance amendment and then schedule it for a public hearing. Staff recommends a public hearing date of **August 5, 2020**.

DRAFT

ORDINANCE 20-O-XX amending Murfreesboro City Code, Chapter 25.2 Signs, Sections 25.2-2, 25.2-4, 25.2-23, 25.2-24, 25.2-25, and Section 25.2-26, for the purposes of: (1) adding a definition of "External Customer Transaction Portal" and allow certain, limited electronic changeable signs at external locations such as ATMs, drive-up windows and gasoline pumps, (2) allowing the immediate disposition of temporary signs picked up in the ROW, (3) prohibiting certain materials from use in signage, (4) reducing the maximum allowable size of temporary signs, and (5) allowing murals on more than two sides of a building.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. Section 25.2-2, Definitions; interpretation, of the Murfreesboro City Code is hereby amended at subsection (A) by adding the following definition in appropriate alphabetical order:

"External Customer Transaction Portal (ECTP)": An exterior location where an activity or event that can be measured in terms of money and which affects the financial position or operations of the business entity. Examples include, but are not limited to: ATM machines, fuel dispensers, and DVD rental kiosks.

SECTION 2. Section 25.2-4, Violations; penalties, of the Murfreesboro City Code is hereby amended at subsection (B), *Signs Placed in Right of Way,* by deleting subsection (B)(1) and (B)(2) in their entirety and substituting in lieu thereof the following:

(B)(1) Signs five and one-half square feet and under - $15.00 return fine. If the sign is not claimed within 5 business days, the City may consider it abandoned and destroy same.

(B)(2) Signs over five and one-half square feet - $75.00 return fine. If the sign is not claimed within 5 business days, the City may consider it abandoned and destroy same.

DRAFT

SECTION 3. Section 25.2-23, Exemptions, of the Murfreesboro City Code is hereby amended at subsection (A)(6) by adding the following:

(6) Murals placed on a side or rear wall or elevation. Murals placed on front elevation are prohibited. See Section 25.2-24.

SECTION 4. Section 25.2-24, Prohibited signs and other regulations, of the Murfreesboro City Code is hereby amended at subsections (A)(18) and (A)(23) by deleting the word 'Reserved' and substituting in lieu thereof the following:

(18) Signs which are constructed from painted or unpainted tires; exposed razor or barbed wire; or wood, metal, or plastic pallets.

(23) Murals placed on a front wall or elevation. For purposes of this subsection, the front wall or elevation of a building shall be the exterior wall or elevation that is substantially parallel to the public street or right of way reflected by the building's street address.

SECTION 5. Section 25.2-25, Temporary Signs, of the Murfreesboro City Code is hereby amended at subsection (C)(12) by deleting subsections (C)(12)(b), (C)(12)(c), and (C)(12)(i) in their entirety and substituting in lieu thereof the following:

(b) Size – sixteen (16) square feet maximum

(c) Height – six (6) feet maximum

(i) Other Limitations- On-site only. Multiple signs shall not be placed so as to appear to be one sign that exceeds sixteen (16) square feet.

SECTION 6. Section 25.2-25, Temporary Signs, of the Murfreesboro City Code is hereby amended at subsection (D)(17) by deleting it in its entirety and substituting in lieu thereof the following:

(17) Reserved.

SECTION 7. Section 25.2-25, Temporary Signs, of the Murfreesboro City Code is hereby amended by deleting subsection (F), Violations; penalties, in its entirety and marking as "Reserved."

SECTION 8. Section 25.2-26, On-site permanent sign requirements, of the Murfreesboro City Code is hereby amended at subsection (C)(9), Allowable changeable signs, by adding the following subsection to the end thereof:

(g) A 'changeable sign-electronic graphic display' or a 'changeable sign-video display' sign may be used at a point of sale or an automated External Customer Transaction Portal (ECTP), the location of which must be shown on a site plan and approved by the Planning Department, prior to the issuance of a sign permit pursuant to Chapter 25.2, subject to the following:

[1] At an External Customer Transaction Portal (ECTP)

a) An External Customer Transaction Portal (ECTP) shall be allowed one 'changeable sign-video display' sign per station that is no greater than three (3) square feet.

b) The 'changeable sign-video display' sign can be no more than six (6) feet above the adjacent ground.

c) Signs must be equipped to automatically adjust to ambient light conditions.

[2] At Drive Thru Lanes and Point of Sale Sites

a) Drive Thru Lanes as shown on approved site plans shall be permitted the following signs at each drive lane.

1) One nine (9) square foot 'changeable sign- electronic graphic display' sign.

2) One 'changeable sign- electronic graphic display' sign menu or reader board that is no more than twenty (20) square feet.

3) One order station 'changeable sign- electronic graphic display' sign of no more than nine (9) square feet which can include no more than three (3) square feet of changeable sign-video display signage.
4) Signs allowed by (1), (2), and (3) of this subsection (g)[2](a);
    a. Must be placed between the beginning of each drive lane (stacking lane) and the 1st pick up window.
    b. Must be equipped to automatically adjust to ambient light conditions.
    c. Shall have a maximum six (6) feet in overall height.

SECTION 9. That Section 5 of this Ordinance shall become effective [PLACEHOLDER: six months from the date of passage]. The remainder of this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

_____
Shane McFarland, Mayor

ATTEST:

_____
Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

_____
Adam F. Tucker
City Attorney

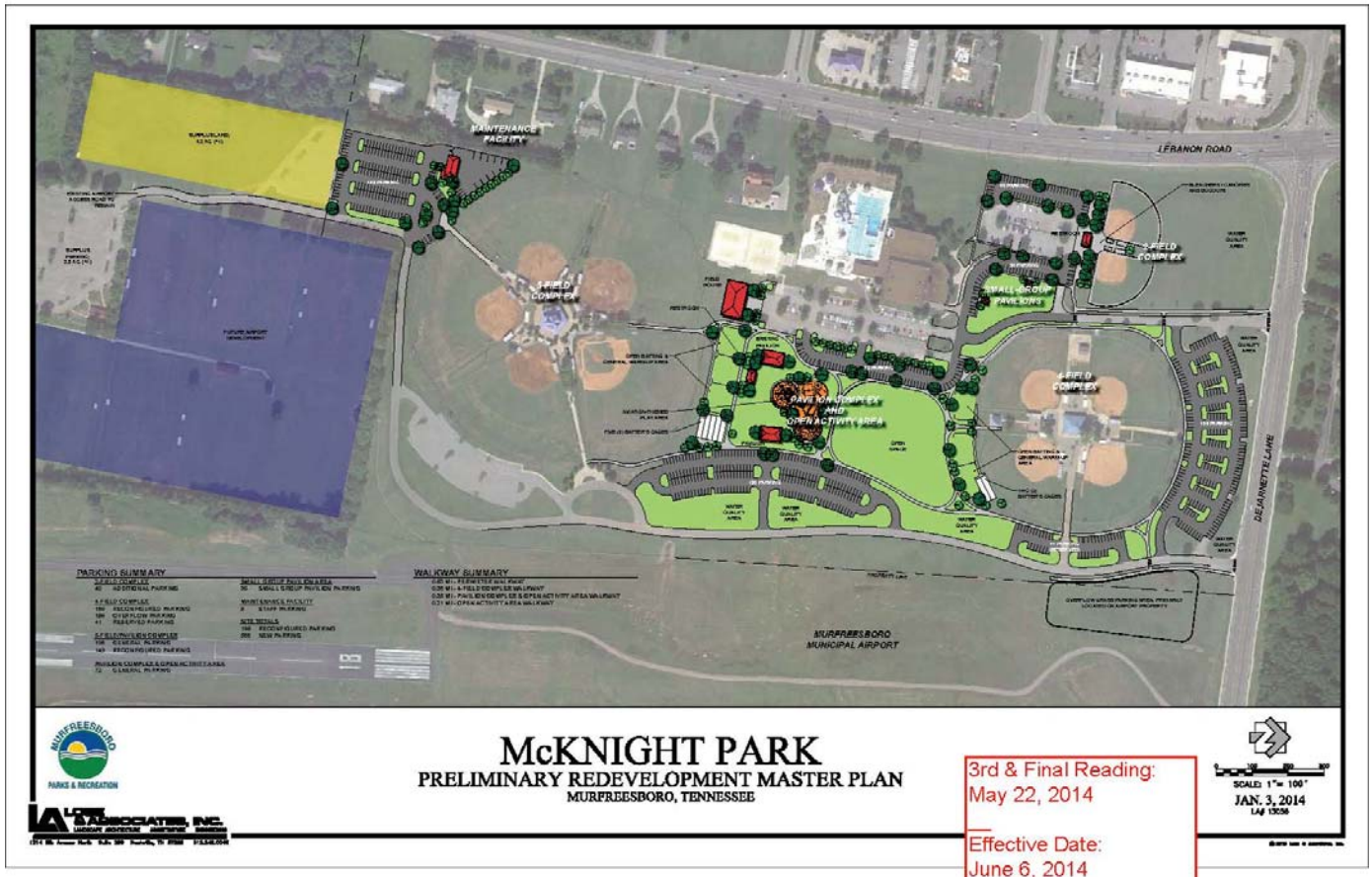
SEAL

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020

PROJECT PLANNER MARGARET ANN GREEN

6.c. Revision to Amendment of McKnight Park Master Plan [2020-S101], City of Murfreesboro Legal Department applicant.

Please find attached a memo from the Legal Department describing in detail the need for a revision to the currently approved Master Plan for McKnight Park. Staff believes that the surplus property should be re-configured as shown on Exhibit B. This configuration moves the park access road from the East side of the surplus property to the West side. It also slightly enlarges the surplus property. Since this revision constitutes a further amendment to a Master Plan, a 30-day notice is required for the Planning Commission public hearing. Accordingly, staff requests that Planning Commission set this matter for public hearing on September 2, 2020.



3rd & Final Reading:
May 22, 2014

Effective Date:
June 6, 2014

File # 2014-S102

MEMORANDUM
CITY OF MURFREESBORO
LEGAL DEPARTMENT

TO: Chair Jones and Members of the Planning Commission

FROM: David A. Ives

DATE: July 6, 2020

RE: Revision to Amendment of McKnight Park Master Plan

In May 2014, following months of planning, study, and public hearings before the Planning Commission and City Council, the McKnight Park Master Plan was amended, in part, to declare 4.2 ac. (+/-) of land at the Southwest corner of the Park to be surplus and available for sale. A copy of the illustration showing the Amendments to the Master Plan, including the land declared to be surplus is attached as **Exhibit A**.

Since May 2014 a number of events relative to this surplus land have occurred, including:

- Construction of commercial facilities between the surplus property and Memorial Boulevard, including an Arby's and a Chick-fil-A;
- Construction, by the developer of those facilities, of a park access road along a portion of the Western side of the surplus property;
- Construction of a hangar and related office space for TDK Aviation at the Northern end of the Airport hangar complex and adjacent to McKnight Park; and, most recently,
- Construction of a new Maintenance Facility on a portion of the parking lot to the North of the surplus property, in a slightly different configuration than shown in the Amended Master Plan.

For all of these reasons, staff believes that the surplus property should be re-configured as shown on Exhibit B. This configuration moves the park access road from the East side of the surplus property to the West side. It also slightly enlarges the surplus property as it does not appear that a substantial "gap" between the new Maintenance Facility and the surplus property would be useful for anyone. The surplus tract now encompasses 5.65 +/- acres.

In 2014 the plan was to sell this surplus property (along with a 60 ft. x 225 ft. strip between the Arby's and the Chick-fil-A) to a commercial developer and use the proceeds to acquire additional parkland, now identified as the approx. 73 acre Loyd Farm which joins the Southern boundary of the Barfield Wilderness Area. That is still the plan, and it is expected that the adjoining property owner will be interested in acquiring the 60 ft. x 225 ft. strip. The only change is that instead of selling the 5.65 +/- acre surplus property for commercial development, the plan now is to "transfer" that property for its appraised value to the Airport for future expansion.

Since this revision constitutes a further amendment to a Master Plan, a 30-day notice is required for the Planning Commission public hearing. Accordingly, staff requests that Planning Commission set this matter for public hearing on September 2, 2020.

I will be happy to answer any questions.

PARKING SUMMARY

2-FIELD COMPLEX
40 ADDITIONAL PARKING

4-FIELD COMPLEX
186 RECONFIGURED PARKING
156 OVERFLOW PARKING
41 RESERVED PARKING

5-FIELD/PAVILION COMPLEX

SMALL GROUP PAVILION AREA
36 SMALL GROUP PAVILION PARKING

MAINTENANCE FACILITY
5 STAFF PARKING

SITE TOTALS
186 RECONFIGURED PARKING
588 NEW PARKING

WALKWAY SUMMARY

0.63 MI - PERIMETER WALKWAY
0.38 MI - 4-FIELD COMPLEX WALKWAY
0.35 MI - PAVILION COMPLEX & OPEN ACTIVITY AREA WALKWAY
0.21 MI - OPEN ACTIVITY AREA WALKWAY

McKNIGHT PARK

PRELIMINARY REDEVELOPMENT MASTER PLAN

MURFREESBORO, TENNESSEE

SCALE: 1"= 100'

JAN. 3, 2014

LA# 13056

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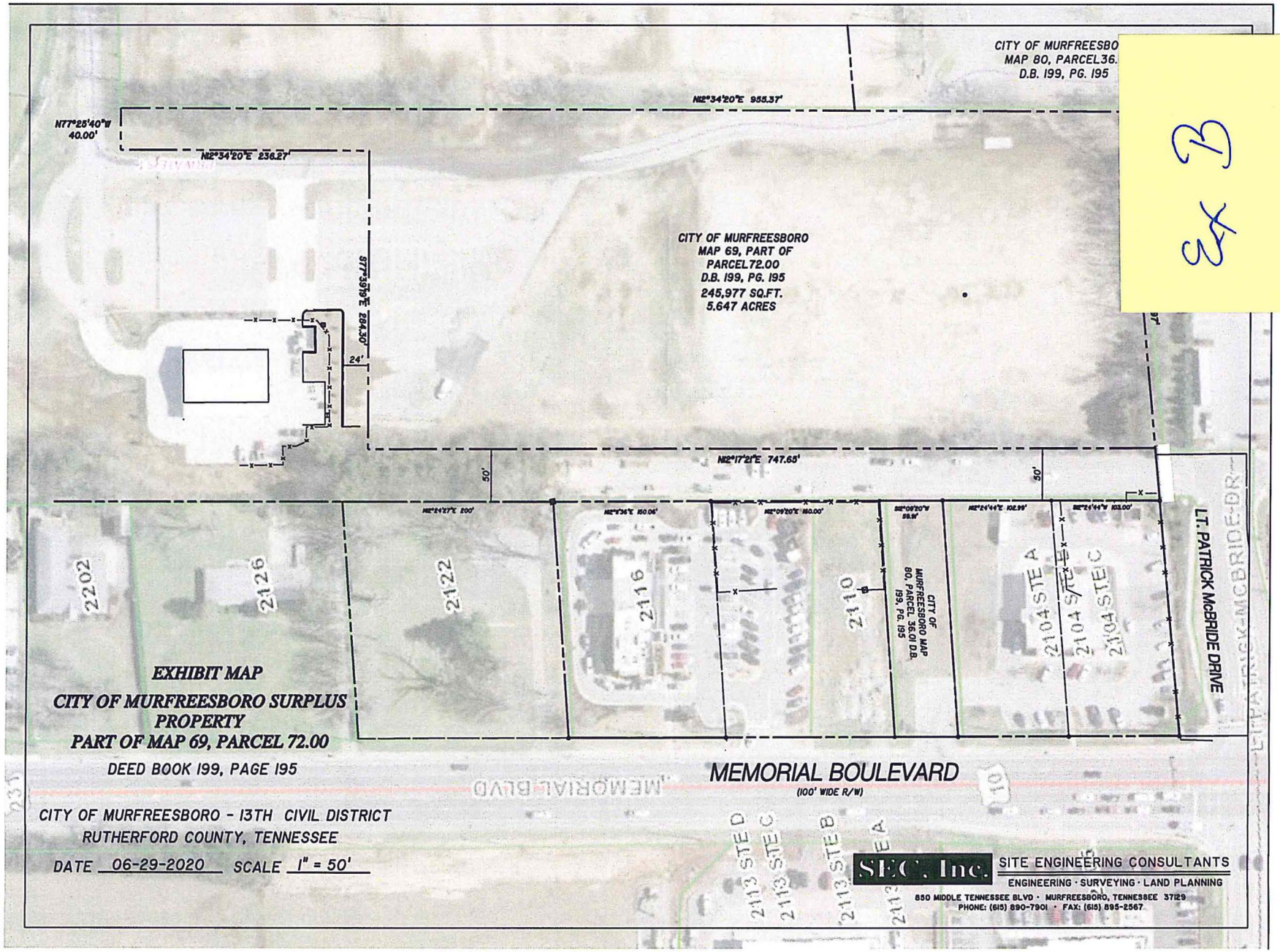
Ex A


CITY OF MURFREESBO
MAP 80, PARCEL36.
D.B. 199, PG. 195
N12°34'20"E 955.37'
N77°25'40"W
40.00'
N12°34'20"E 236.27'
S77°39'19"E 284.30'
24'
CITY OF MURFREESBORO
MAP 69, PART OF
PARCEL72.00
D.B. 199, PG. 195
245,977 SQ.FT.
5.647 ACRES
N12°17'21"E 747.65'
50'
50'
N12°21'21"E 200'
N12°9'36"E 150.06'
N12°09'20"E 150.00'
S12°09'20"W
59.99'
N12°24'44"E 102.99'
S12°24'44"W 103.00'
2202
2126
2122
2116
2110
CITY OF
MURFREESBORO MAP
80, PARCEL 36.01 D.B.
199, PG. 195
2104 STE A
2104 STE B
2104 STE C
LT. PATRICK McBRIDE DRIVE
EXHIBIT MAP
CITY OF MURFREESBORO SURPLUS
PROPERTY
PART OF MAP 69, PARCEL 72.00
DEED BOOK 199, PAGE 195
CITY OF MURFREESBORO - 13TH CIVIL DISTRICT
RUTHERFORD COUNTY, TENNESSEE
DATE 06-29-2020 SCALE 1" = 50'
MEMORIAL BOULEVARD
(100' WIDE R/W)
MEMORIAL BLVD
10
2113 STE D
2113 STE C
2113 STE B
2113 STE A
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
850 MIDDLE TENNESSEE BLVD · MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 · FAX: (615) 895-2567

Ex B

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
JULY 15, 2020

PRINICIPAL PLANNER: MARGARET ANN GREEN

7.a. 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 77.8 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 as amended proposes to increases the amount of land utilized for commercial purposes and is committed to include a minimum of 4,0000 square feet of commercial space for each multi-family apartment development. The townhome portion occupies approximately 31% land area, commercial is 39% and the apartment/commercial mixed-use is 25% of the land area.

Clari Park PUD:

The Clari Park PUD is a 77.8 acre development, consisting of townhomes, multi-family condominiums, and apartment complexes and commercial components. The project is divided into 7 independent and distinct areas with the possibility of a few of the areas merging into each other.

During the June 17, 2020 Planning Commission meeting, staff expressed concerns with the amount of uncertainty presented in the program book with not enough clear commitments or guidance on future development. Several images were 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 were being made that guarantee this project will develop as suggested. The applicant expressed a desire to allow this project to be open-ended and market-driven and is requesting the PUD be approved as such.

The applicant has revised the PUD program book and present it for the Planning Commission consideration. Staff is still working with the design team to further clarify and details of the plan.

Below is a ***revised*** chart highlighting some elements of the plan.

		Acres	Dwelling Units	Density	Phase
Area 1	Commercial	8	0	0	**PHASE 1**
Area 2	Townhomes	15.7	165	10.5	
Area 3	Commercial Outparcels	15.8	0	0	
Area 5	Multi-family apartments & commercial	9.3	304	32.7	**PHASE 2**
Area 4	Commercial	6.7	0	0	**PHASE 3**
Area 6	Townhomes or multi-family condominiums	8.3	125	15.1	
Area 7	Multi-family apartments & commercial	10.1	296	29.3	

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)
24 acres

Staff would like additional details on the design criteria, architectural standards and programing for the townhomes/condos. Areas of concern include the following: raised foundations, useable porches, commitments to fenestrations, windows, variations in rooflines, off-sets, materials, corner unit elements, requiring continuous architectural styles, identifying formalized amenities, provide architecture of garages, fencing. Staff is also concerned with the overuse of 18-foot wide units because they create a “sea of pavement” with a lack of effective landscaping between driveways, positioning of utility boxes, adequate off-street parking, incorporation of street trees, and other such site design elements. Additional 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>Commercial- Areas 1 & 4</u> (pages 32 & 33)
14.7 acres

The option to allow townhomes in this area has been eliminated so that commercial uses are the only proposed uses. The list of uses permitted can be found on page 14 and 15 of the program book.

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

Area 5
This area is expected to be multi-family apartments. The plan requires a minimum of 4,000 square feet office, service and commercial uses on the first floor. 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 is expected to be multi-family apartments. The plan requires a minimum of 4,000 square feet office, service and commercial uses on the first floor. There is also a potential opportunity to extend the apartments within Area 5 within this area no sooner than three years after the completion of Area 5.

In the previous version of the PUD program book, a mixture of commercial, residential or office uses was allowed but was not a requirement. The decision was proposed to be left to "market conditions". The applicant now proposed a minimum area to be developed to commercial uses to create a more mixed-use model.

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

This section is 15.8 acres and is the. The nine 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 those are incompatible with residential uses, such as automotive repair and outdoor commercial amusements. 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:

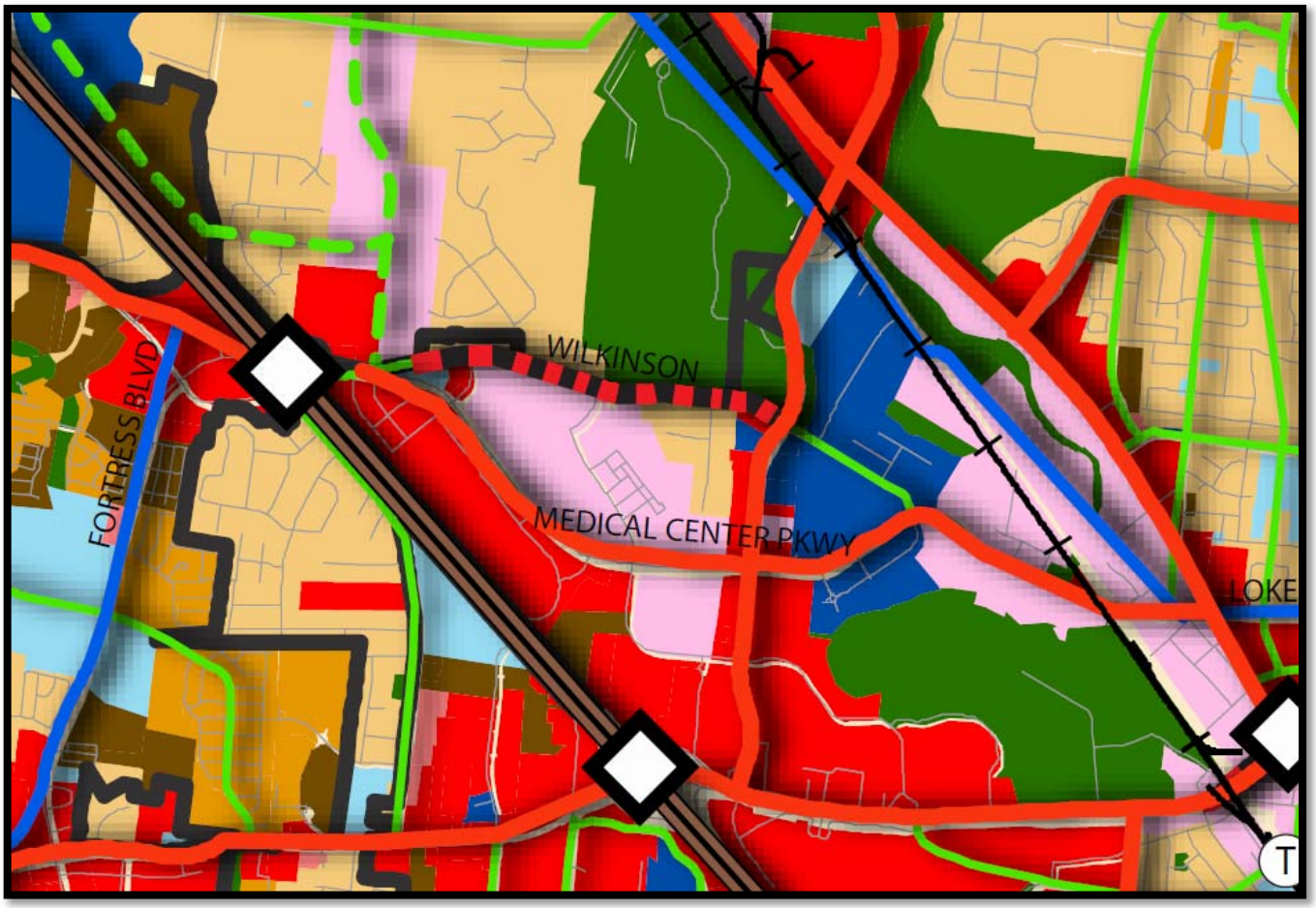
1. To allow townhomes (single-family, attached) as a permitted use within the MU district
2. To exceed the maximum density of 25 dwelling units/ acre for the apartments
3. The reduce the required parking for one-bedroom apartments from 1.5 to 1.1 space. To exempt up to 10,000 ft^2 of the potential first 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.

Staff meet with a representative of the design team to discuss ways to address the transportation design challenges. Staff asked the applicant to continue to work on the plan in preparation for future meetings. Staff will have additional comments at the meeting.

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.

If the property develops as a mixed-use development, it will be consistent with the UC character.

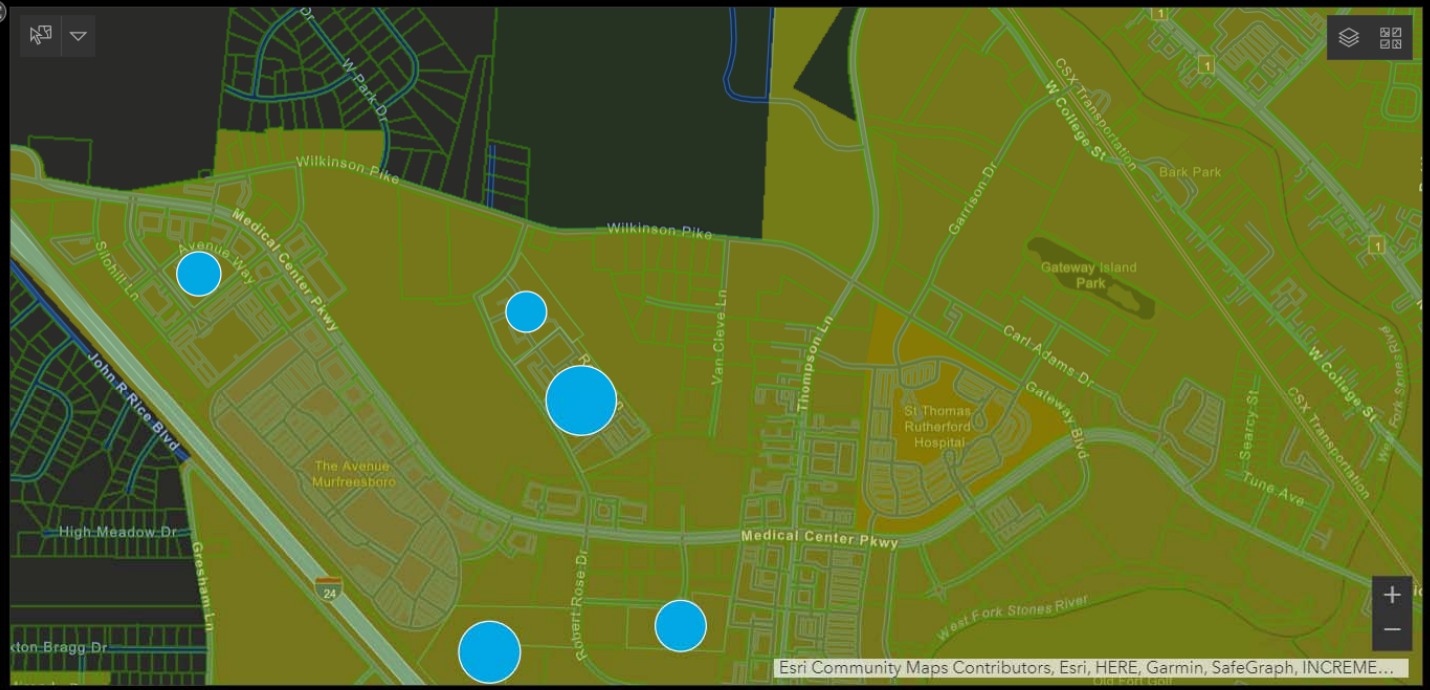
A neighborhood meeting is scheduled for this project on July 28, 2020, at Fire Station #4.

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.

MURFREESBORO MULTI-FAMILY UNIT DASHBOARD

APARTMENTS

- **HENLEY STATION PH 2**
  177 Units
- **HENLEY STATION AT THE GATEWAY**
  403 Units
- **EVERWOOD AT THE AVENUE**
  336 Units
- **DWELL WELL VINTAGE GATEWAY**
  255 Units
- **VINTAGE AT THE AVENUE**
  203 Units



NUMBER OF COMPLEXES

TOTAL UNITS

1,374

Last update: a few seconds ago

RAGAN SMITH

Clari Park PUD – Summary of Updates Made to Revised Pattern Book
Submitted July 1, 2020 and updated July 9, 2020

Definitions: "CPPB" = Clari Park Pattern Book

SUMMARY OF CHANGES BY CATEGORY:

Land Use and Master Plan Updates:

- **Area 1**: All residential uses have been removed

  Area 4: All residential uses have been removed. Commercial uses (office and retail) and hotel will be programmed for this Area. Area 4 size has been reduced from 10.7 to 6.7 acres.

- **Area 2 and 6**- Single Family Attached: The total number of Single-Family Attached units is now capped at 290. Area 6 size has increased from 4.3 to 8.3 acres.

  Provision has been added on footnote #6 to the data table in the CPPB that states: Townhomes or condominiums developed in this Area shall not be sold in bulk to a developer or owner of rental units for the purpose of operating a rental community. The builder of townhomes or condominiums in this Area shall sell finished units to individual buyers. *(This note has now been added to the July 9th Version of the Submittal)*

- **Areas 5:** Mixed-Use Buildings (Multi-Family & Commercial): Changed from maximum of 310 units to maximum of 304 multi-family units and added requirement for minimum of 4,000 SF of commercial space on ground floor.
- **Areas 7**: Mixed-Use Buildings (Multi-Family & Commercial): Changed from maximum of 300 units to maximum of 296 multi-family units and added requirement for minimum of 4,000 SF of commercial space on ground floor.

  Added footnote #5 to the site data table that construction of site work and buildings shall not commence until three years from approval of CPPB Zoning (master utilities, master stormwater system and mass grading are exempt from construction start provision). Permitting shall be permitted to proceed prior to three years from the CPPB Zoning approval.
- Accessory apartments have been removed from land use
- Master Plan has been updated to depict more site plan specifics in Areas not previously detailed. This includes more detail for Areas 1,3,4, and 7. Added stacked flats layout to Area 6.

- Added additional green space connections from Clari Park Lane to Robert Rose Drive to Green Space Plan on page 21, 27 and 29.
- Added Pedestrian Circulation Plan (page 21, 29) *(New to July 9th Version)*

Public Improvement Commitments:

- Update has been made to pages 24, 25, and 26 to indicate that Applicant will construct turn lanes at access point onto Wilkinson Pike during the initial phase of construction
- Timing of the Wilkinson Pike turn lanes, buffer improvements and corresponding Gateway Streetscape has been updated on Pages 24, 25 and 26 to occur during the initial phases of construction.
- Timing of adding right turn auxiliary lane to Medical Center Parkway has been clarified to occur during the initial phase of construction (+/- 2,500 linear feet of improvements).

Architectural Detail and Amenity Standards:

- Site specific architectural elevations and renderings have been added for townhomes, stacked flats, and apartments (pages 36-39, 42, and 45-46).
- Additional prescriptive architectural and design standards have been added for all product types
- Additional information regarding specific amenity program for the Area 2 townhomes *(This note has now been added to the July 9th Version of the Submittal)* and Multiple-Family communities has been added to page 35 and 49.
- The minimum width of a driveway space has been clarified as 8'-0" for a single car driveway and 16'-0" for a two-car driveway as part of the architectural standards on page 36.
- Amenity space has been allocated to Area 2 Garden Townhomes south of the detention pond as depicted on the Master Plan (page 35)
- Additional detail in the form of plans and renderings have been added to page 40 to illustrate amenity green space system that Townhomes front in Area 2.
- Additional rendering has been added to page 48 to illustrate ground floor office in apartment project.

Exceptions

- Added exception to allow all residential front porches, stoops and bay windows to encroach front and side yard setbacks.

SUMMARY OF CHANGES BY PAGE NUMBER:

- **Cover –** Updated Cover Image
- **Table of Contents –** Updated to match new page sequence
- **Page 12 –** Master Plan has been updated to depict more site plan specifics in Areas not previously detailed. Added stacked flats layout to Area 6.
- **Page 13**
    - **Area 1**: All residential uses have been removed
    - **Area 4**: All residential uses have been removed. Commercial uses (office and retail) and hotel will be programmed for this Area. Area 4 size has been reduced from 10.7 to 6.7 acres.
    - **Area 2 and 6**- Single Family Attached: The total number of Single-Family Attached units is now capped at 290. Area 6 size has increased from 4.3 to 8.3 acres.
    - Provision has been added to the CPPB as a footnote #6 that states: Townhomes or condominiums developed in this Area shall not be sold in bulk to a developer or owner of rental units for the purpose of operating a rental community. The builder of townhomes or condominiums in this Area shall sell finished units to individual buyers. *(This note has now been added to the July 9th Version of the Submittal)*
    - **Areas 5:** Mixed-Use Buildings (Multi-Family & Commercial): Changed from maximum of 310 units to maximum of 304 multi-family units and added requirement for minimum of 4,000 SF of commercial space on ground floor.
    - **Areas 7**: Mixed-Use Buildings (Multi-Family & Commercial): Changed from maximum of 300 units to maximum of 296 multi-family units and added requirement for minimum of 4,000 SF of commercial space on ground floor.
    - Added note that construction of site work and buildings shall not commence until three years from approval of CPPB Zoning (master utilities, master stormwater system and mass grading are exempt from construction start provision). Permitting shall be permitted to proceed prior to three years from the CPPB Zoning approval.
- **Page 14** - Accessory apartments have been removed from land use
- **Page 16**
    - Updated Unit densities to reflect table on page 13
    - Removed references to residential product parameters in Areas 1 and Area 4
    - Added language in Landscape yard Minimums Table that Berm along Wilkinson Pike shall be constructed as part of initial phase of construction
    - Added note that porches, stoops and bay windows may encroach in setbacks
- **Page 17 –**

    - Added an exception that porches, stoops and bay windows may encroach in setbacks
    - Updated Basis for Exception language for Exception #5 to make more relevant
- **Page 20**
    - Updated transportation network plan to match new site layout. No change to concept of network
- **Page 21**
    - Added page to illustrate pedestrian network
- **Page 23**
    - Removed Note indicating that Wilkinson Pike Berm is to be developed as Areas 1 and 2 are developed.
    - Added Wilkinson Pike left turn lane, streetscape and berm improvements to Phase 1 Construction timeline
    - Added Wilkinson Pike streetscape and turn lane improvements to Phase 1 label
    - Updated berm and landscaping label on Wilkinson Pike to indicate berm will be built in Phase 1 construction
- **Page 24**
    - Added Wilkinson Pike improvements to the timeline
- **Page 27**
    - Updated imagery of green space in front of units
    - Added pedestrian connections to Robert Rose Drive through Area 6
- **Page 29**
    - Revised text to better describe the connection of opens space at Clari Park
    - Added greenway/pedestrian circulation diagram
- **Page 32**
    - Added materials palette to mixed-use Areas 1 and 4
    - Removed any reference to residential given that Areas 1 and 4 no longer allow residential uses
- **Page 34**
    - Removed any reference to front loaded garages for area 6. All Townhome units are proposed to have rear loaded garages
- **Page 35**
    - Updated Area 2 description to describe and locate amenity space
    - Re-designed Area 6 layout to contemplate the integration of stacked flats
    - Identified potential location of amenity space for Area 6
- **Page 36-39**
    - Introduced new townhome elevations
    - Provided more prescriptive single family attached architectural specifications
    - *(These images are the same as shown with the July 1st submittal but are now larger with the July 9th Version of the Submittal)*
- **Page 40**
    - Added conceptual rendering and plan to illustrate green space network between fronts of townhomes in Area 2.
- **Page 41**
    - Removed site data table. All site data is now shown on Page 13 table

- **Page 42**
  - Introduced stacked flat elevations and renderings with specific material labels
- **Page 45-46**
  - Introduced specific architectural elevations for multi-family product with material labels. *(One additional architectural image added for multi family with July 9th Version of Submittal)*
  - Added more prescriptive architectural specifications for multi-family product
  - *(These images are the same as shown with the July 1st submittal but are now larger with the July 9th Version of the Submittal)*
- **Page 49**
  - Added page to better communicate vision of ground floor office within the multi-family project
  - Added description of amenity package for Multifamily projects

CLARI PARK

MURFREESBORO

A Planned Unit Development

Planning Commission Application April 16, 2020
Revised June 3, 2020
Resubmitted for Planning Commission July 1, 2020

Hines

APPLICANT

Hines
Walter O'Shea & Kevin Jund
11512 Lake Mead Avenue, Suite 603
Jacksonville FL, 32256
(904) 599-9004
walter.oshea@hines.com

LANDSCAPE ARCHITECT

Ragan Smith
Planning / Landscape Architecture/ Engineering
Kevin Guenther
100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050
KGuenther@ragansmith.com

Clari Park

a

PROJECT INTRODUCTION 1-5

- Introduction
- Hines Background Information
- Historical Cultural Context

b

SITE INVENTORY/ANALYSIS 6-11

- Location Map
- Surrounding Land Use & Zoning
- Existing Site Conditions
- Existing Utilities Map
- Overlays & Flood Zones
- Future Long Range Plan

c

THE MASTER PLAN 12-25

- Master Plan
- Proposed Land Use Map
- Land-Use Table
- Land Use Parameters
- Requested Exceptions
- Case for Multi Family
- Adjusted Parking
- Proposed Transportation Network
- Street Sections
- Phasing - General Master Plan
- Public Improvements
- Phasing of Public Improvements

d

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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
- The Grand Lawn Concept

e

MIXED USE (AREAS 1 & 4) 32-33

- General Description
- Photographic Examples

f

SINGLE FAMILY ATTACHED (AREAS 2 & 6) 34-38

- General Description
- Single Family Attached Conceptual Layout
- Single Family Attached - Private Street Network
- Architectural Examples

g

MULTI-FAMILY RESIDENTIAL (AREAS 5 & 7) 39-45

- General Description
- Architectural Examples
- Photographic Amenity Examples
- Grand Lawn Images

h

COMMERCIAL (AREA 3) 46-47

- 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

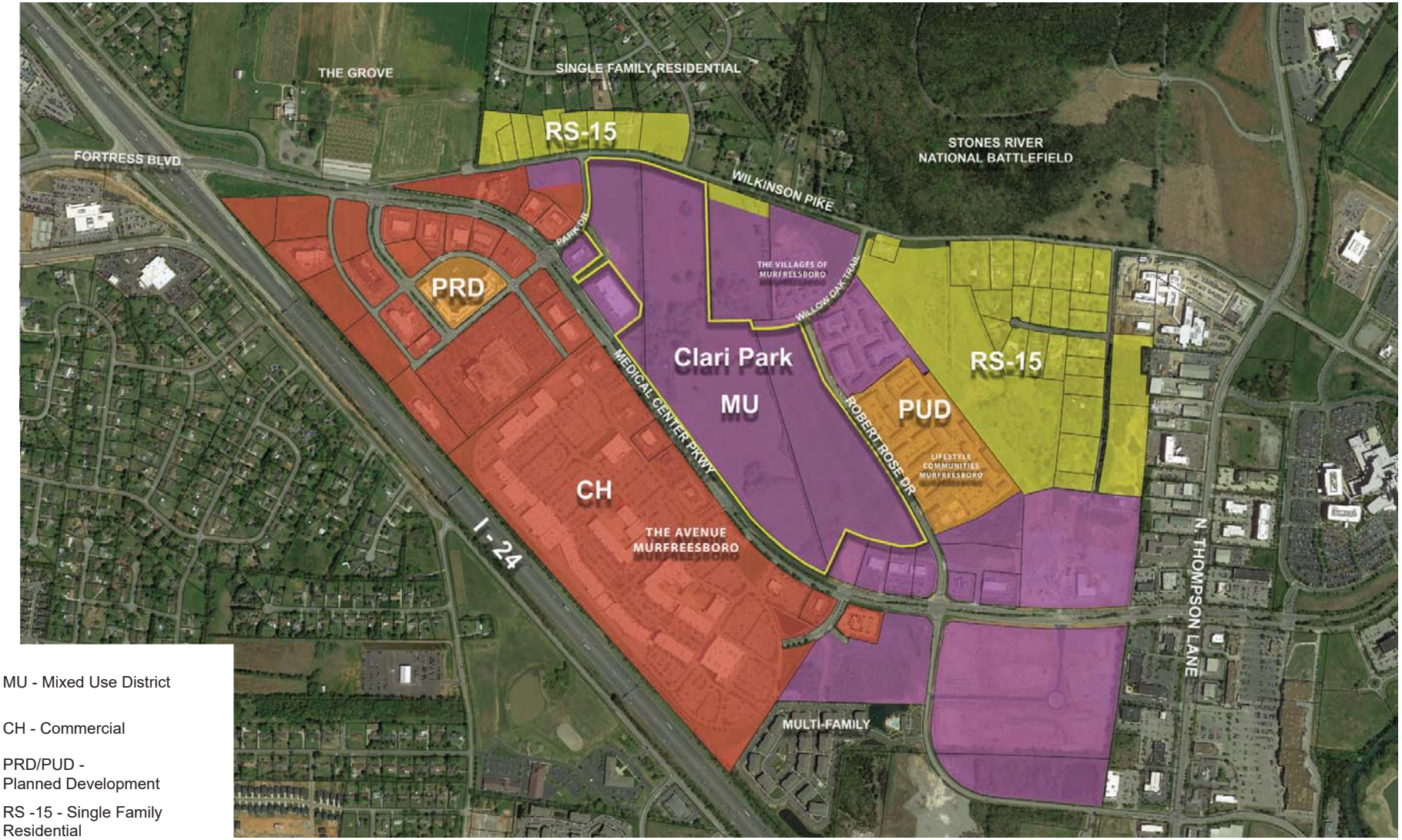
b Clari Park

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

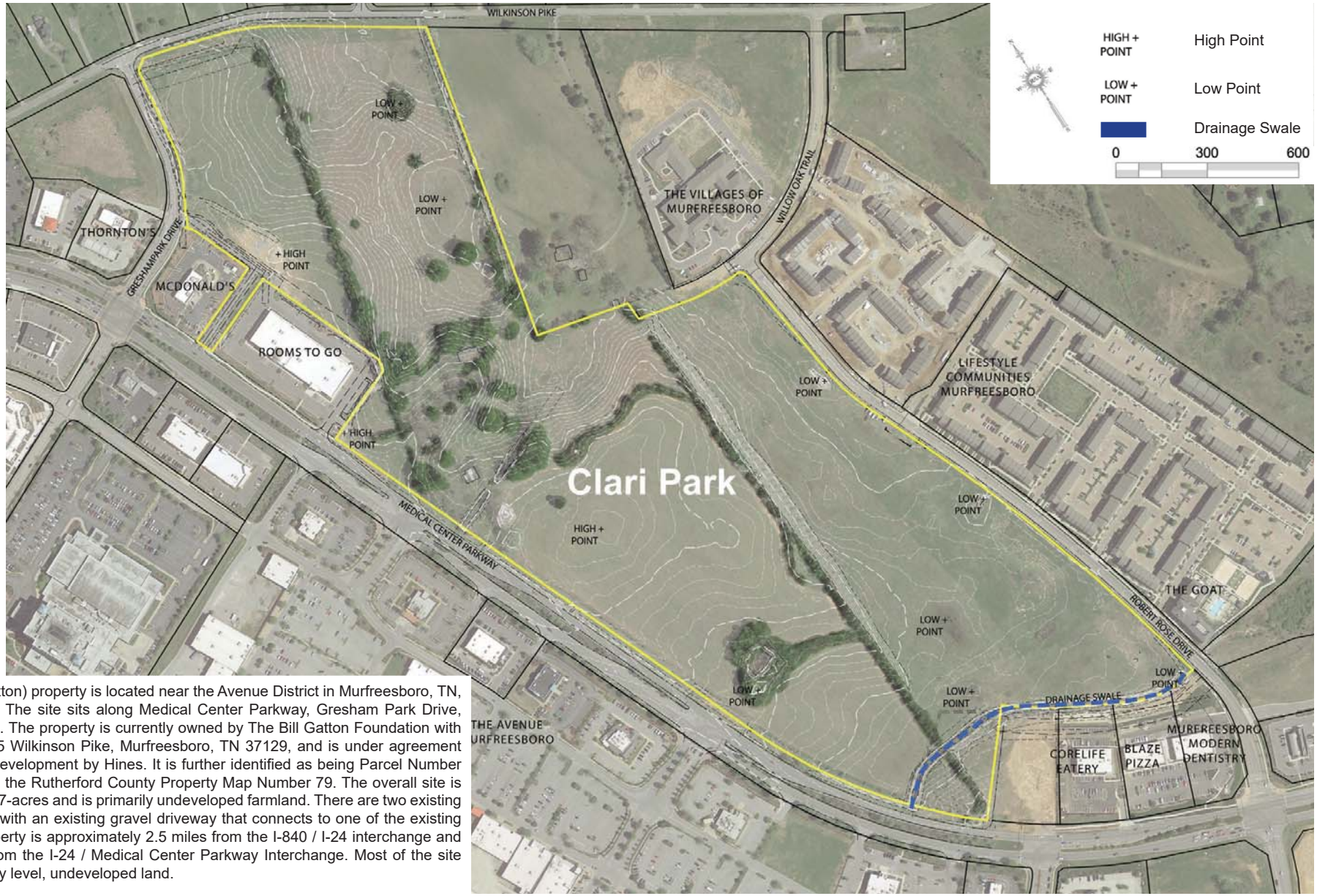
CH - Commercial

PRD/PUD - Planned Development

RS -15 - Single Family Residential

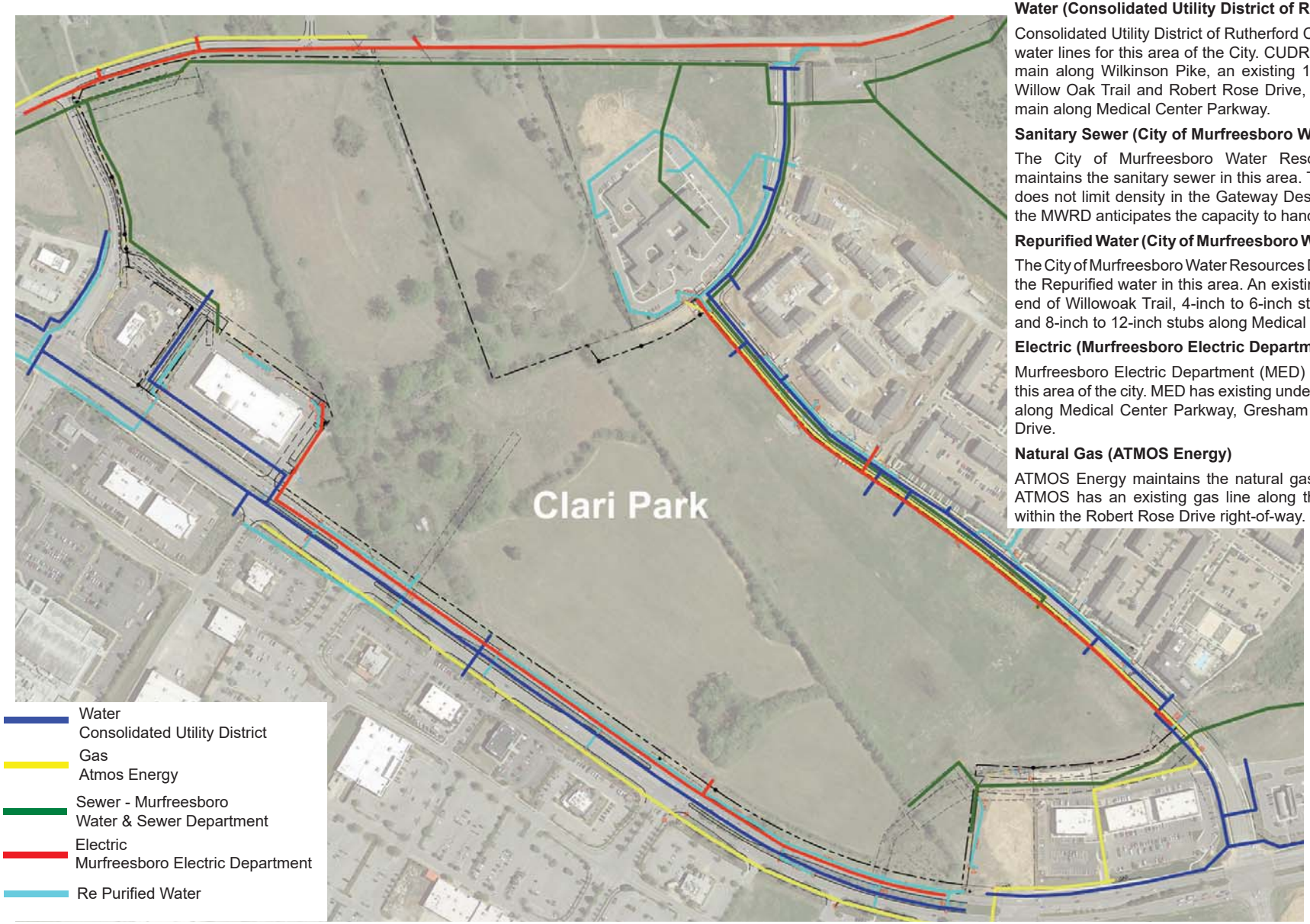
Clari Park

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

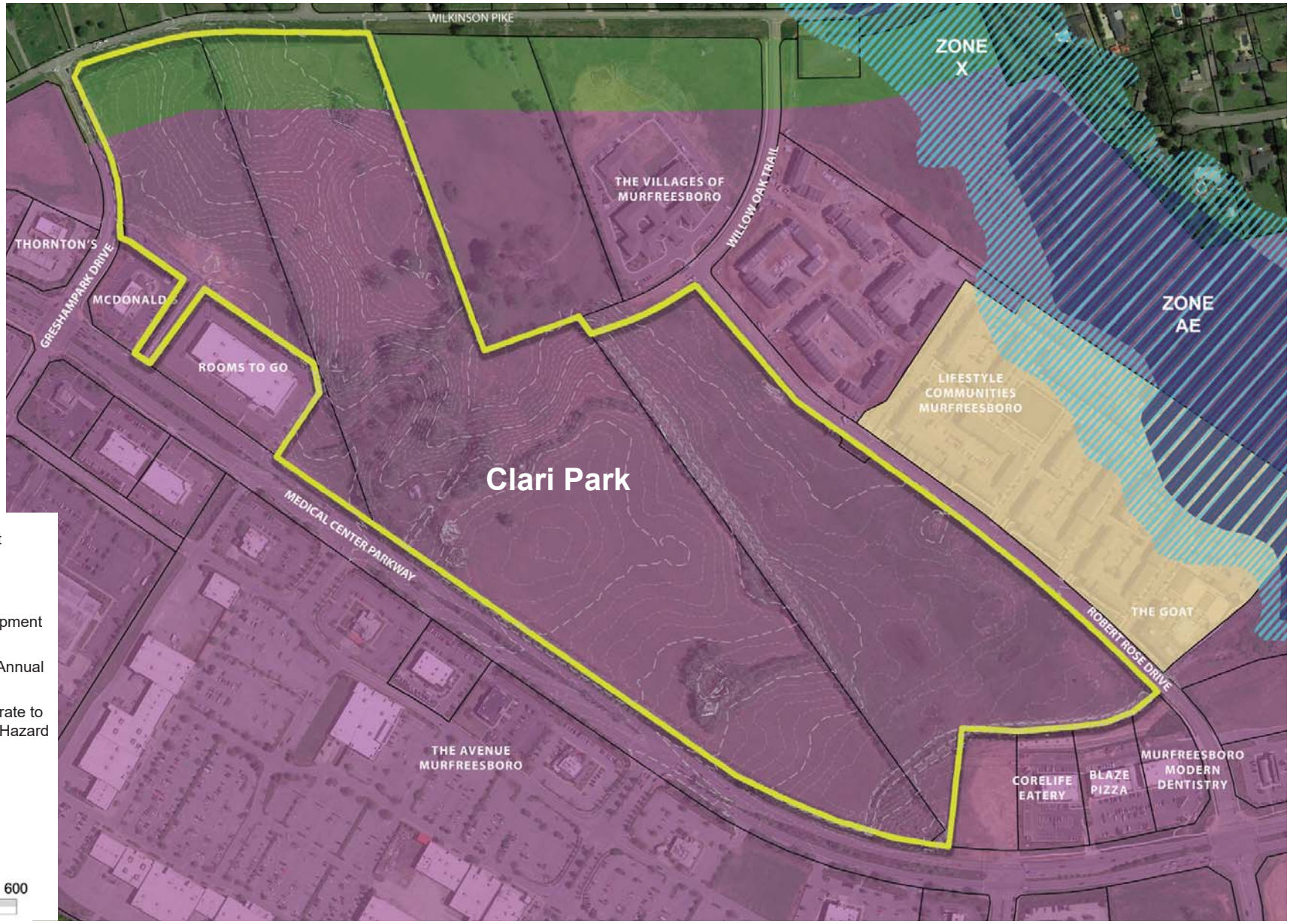
Overlays and Flood Zones

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

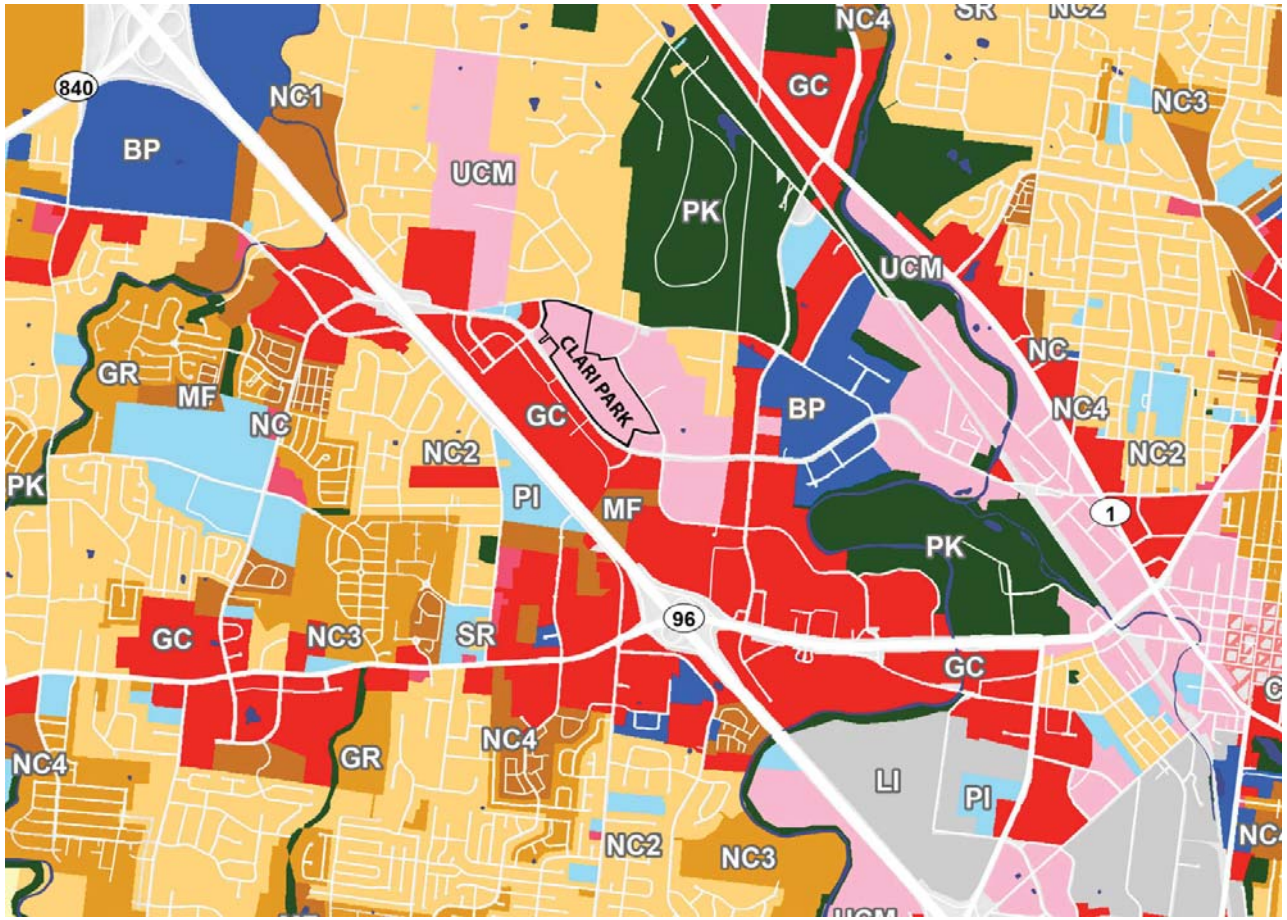
GDO - 2

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)

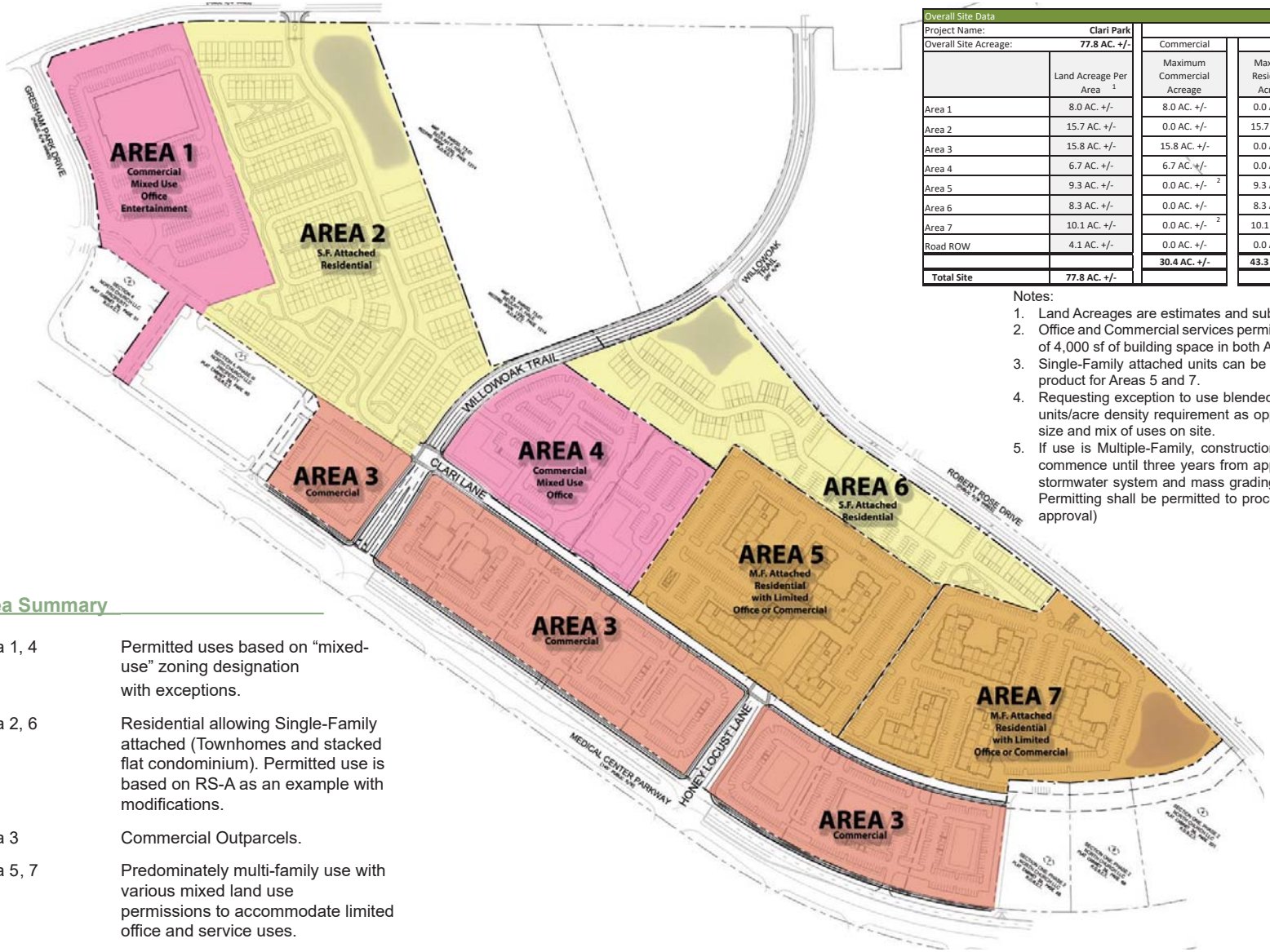
The proposed master plan for Clari Park is in keeping with the Future Long Range Land Use Map and its associated objectives as a Mixed Use Corridor. It speaks to the high level of infrastructure and quality of design that has been invested into the Murfreesboro Gateway. This location is very well suited 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. +/-	0.0 AC. +/-			0.0/AC
Area 2	15.7 AC. +/-	0.0 AC. +/-	15.7 AC. +/-		165	10.5/AC
Area 3	15.8 AC. +/-	15.8 AC. +/-	0.0 AC. +/-			0.0/AC
Area 4	6.7 AC. +/-	6.7 AC. +/-	0.0 AC. +/-			0.0/AC
Area 5	9.3 AC. +/-	0.0 AC. +/- [2]	9.3 AC. +/-	304 [3]		32.7/AC
Area 6	8.3 AC. +/-	0.0 AC. +/-	8.3 AC. +/-		125	15.1/AC
Area 7	10.1 AC. +/-	0.0 AC. +/- [2]	10.1 AC. +/-	296 [3,5]		29.4/AC
Road ROW	4.1 AC. +/-	0.0 AC. +/-	0.0 AC. +/-			0.0/AC
		30.4 AC. +/-	**43.3 AC. +/-**	**600**	**290**	**20.5/AC**
Total Site	**77.8 AC. +/-**			**890**		**11.4/AC**

Notes:

1. Land Acreages are estimates and subject to refinement.
2. Office and Commercial services permitted as part of apartment development, minimum of 4,000 sf of building space in both Areas 5 and 7.
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 (20.5 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.
5. If use is Multiple-Family, construction of site work and building in Area 7 shall not commence until three years from approval of CPPB Zoning (master utilities, master stormwater system and mass grading are exempt from construction start provision). Permitting shall be permitted to proceed prior to three years from the CPPB Zoning approval)

Area Summary

Area 1, 4	Permitted uses based on "mixed-use" zoning designation with exceptions.
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, 7	Predominately multi-family use with various mixed land use permissions to accommodate limited office and service uses.

0 300 600

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
Multiple-Family					X		X
OTHER HOUSING							
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[6]	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
Dry Cleaning	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. 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.
4. 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.
5. Garden and lawn supply operations shall display majority of merchandise indoors or outdoors hidden from public view.
6. Kiosk use will be restricted to “walk-up” style kiosk operations in open space or park settings. Vehicular drive-up use is prohibited.

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 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[3]	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.
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6. Kiosk use will be restvircted to “walk-up” style kiosk operations in open space or park settings. Vehicular drive-up use is prohibited.

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	304		296
Maximum Dwelling Units Single-Family attached	0	165	0	0	0	125	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	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	18' for townhomes N/A for all other uses	18' for townhomes N/A for all other uses
MINIMUM YARD REQUIREMENTS							
Minimum Front Yard *Porches and stoops may extend into setback*	15'	15'	15'	15'	15'	15'	15'
Minimum Side Yard *Porches and stoops may extend into setback*	10'	10'	10'	10'	10'	10'	5' for townhomes 10' for all other uses
Minimum Rear Yard	20'	10'*	20'	20'	20'	10'*	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	150'	45'	35'	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	Single-Family attached and Multiple-Family Uses 1.1 space per bedroom All other Uses: 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) as part of initial phase of construction** 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), and allow porches, stoops, and bay windows to extend into setbacks	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 21 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	The ability to build to a 10' rear setback for a limited amount of units (max 20% of all units) provides flexibility to develop a greater variety of townhome product, which may include detached garages as long as parking ratios are achieved.
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.

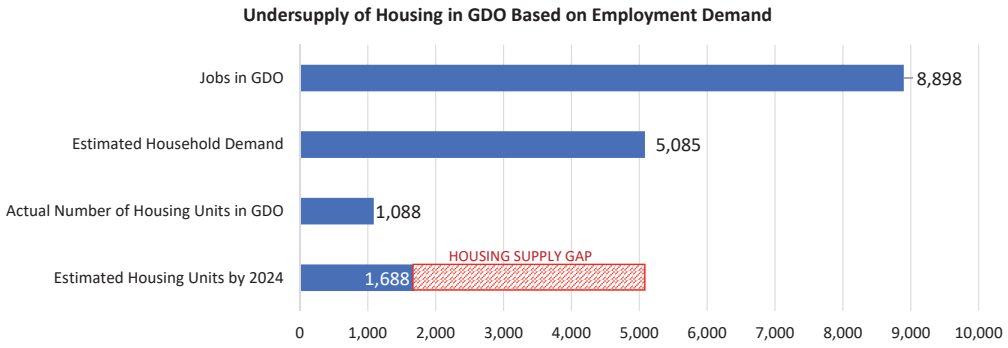
References:

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

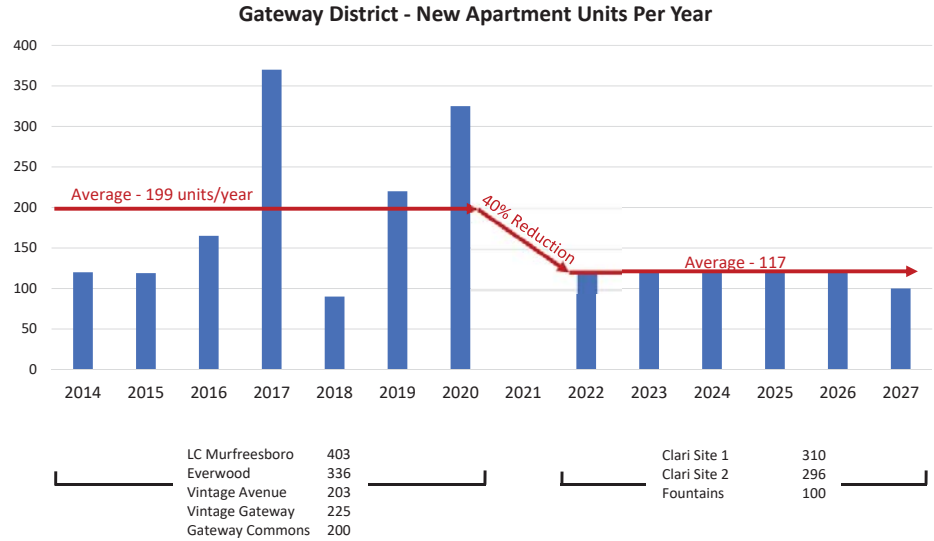
The demographic profile of projected renters in the GDO is highly skewed towards young professionals with growing amounts of discretionary income. This renter cohort is essential to sustain the growing GDO district and its commercial uses and to promote future growth. Furthermore, this demographic puts 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

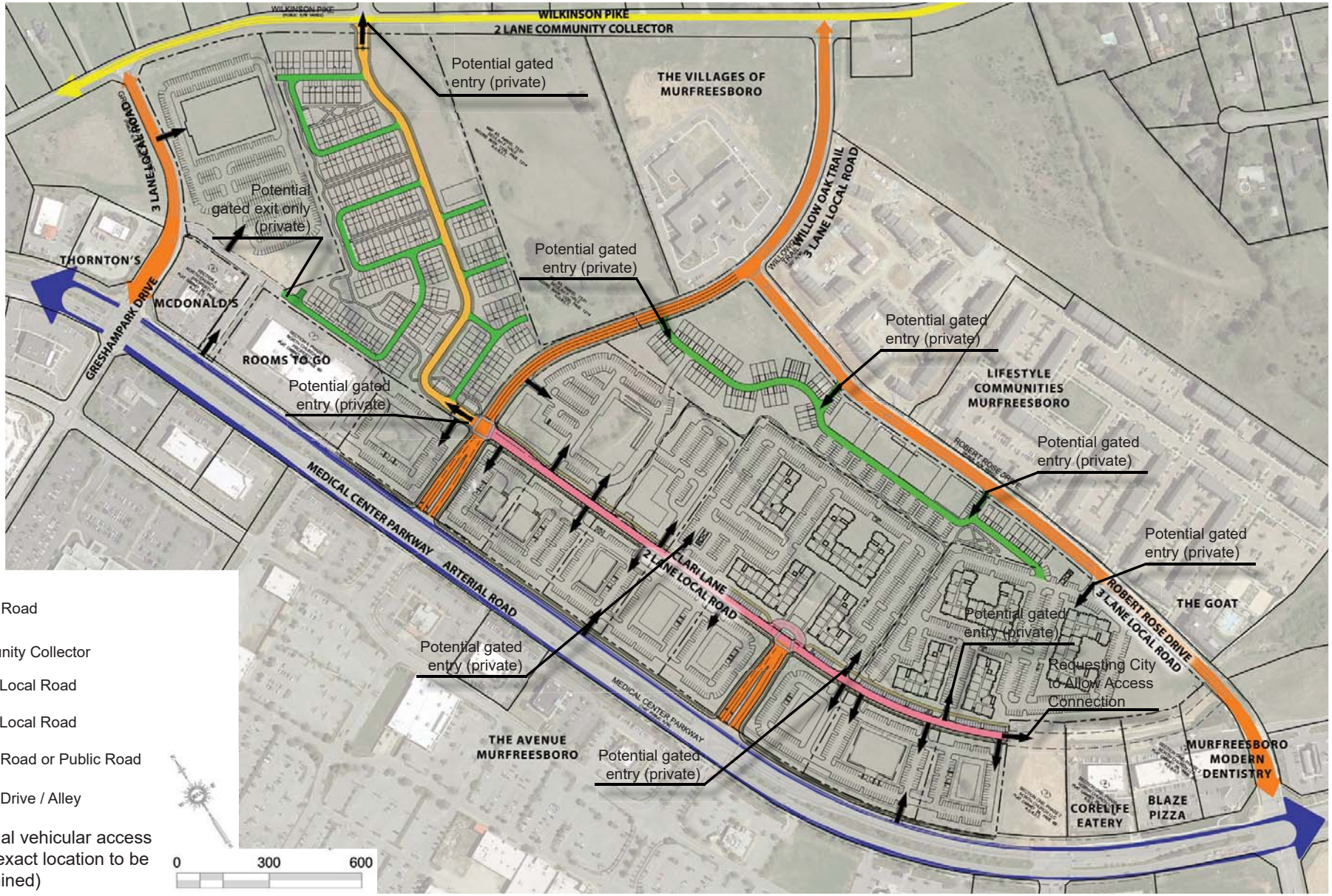
Project Name	Location		Parking Spaces	Units	Parking Ratio (spaces/unit)	# of Bedrooms	Spaces/Bedroom
SUR	Jacksonville	FL	535	306	1.75	487	**1.10**
Azure	St. Petersburg	FL	555	308	1.80	542	**1.02**
Celebration	Orlando	FL	529	306	1.73	487	**1.09**

Dynamik Design Apartments

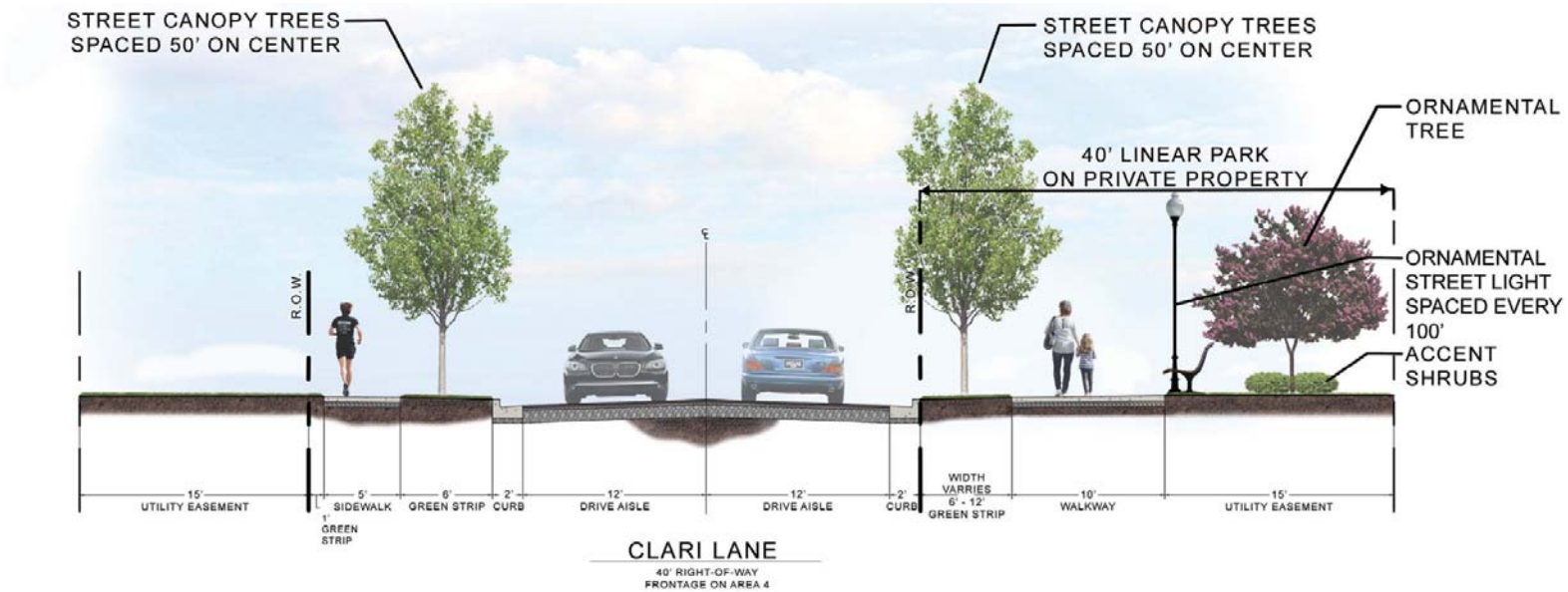
Project Name	Location		Parking Spaces	Units	Parking Ratio (spaces/unit)	# of Bedrooms	Spaces/Bedroom Provided
M South Multifamily	Tampa	FL	470	288	1.63	408	**1.15**
San Pablo Multifamily	San Pablo	FL	476	302	1.58	476	**1.00**
Woods Crossing Multifamily	Greenville	SC	540	321	1.68	537	**1.01**
Sumner Boulevard	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**

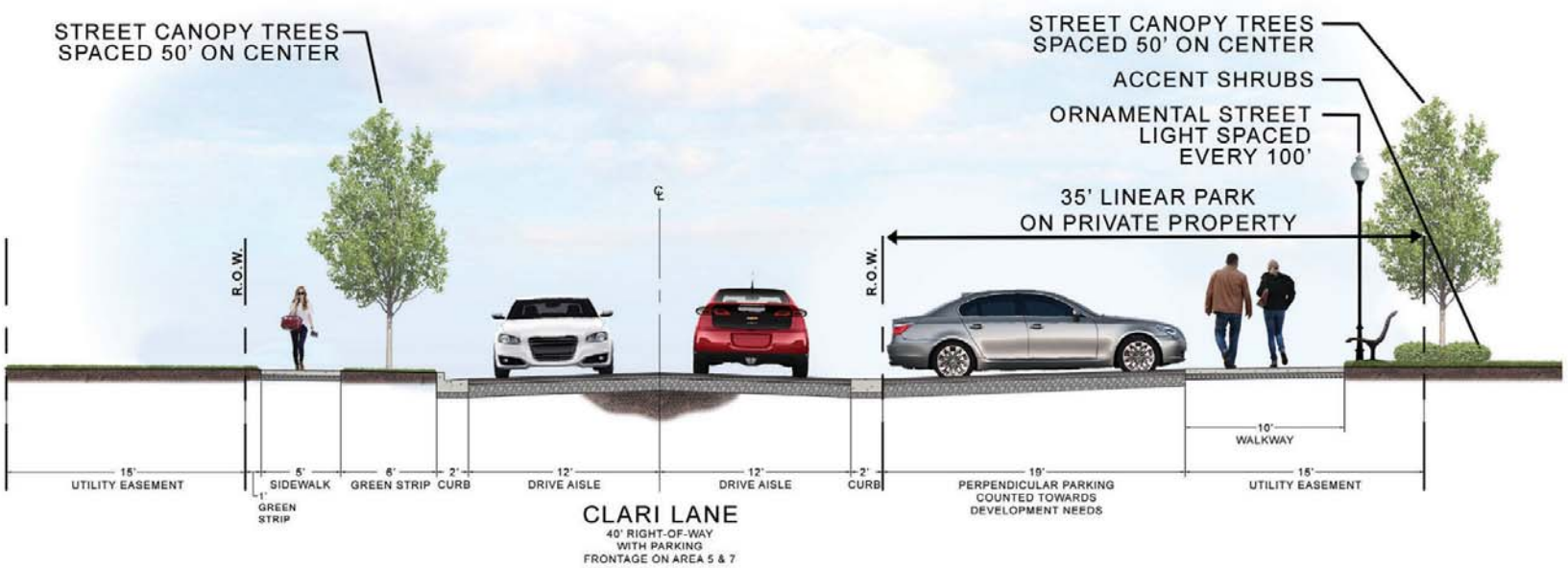
Clari Park

Vehicular Transportation Network

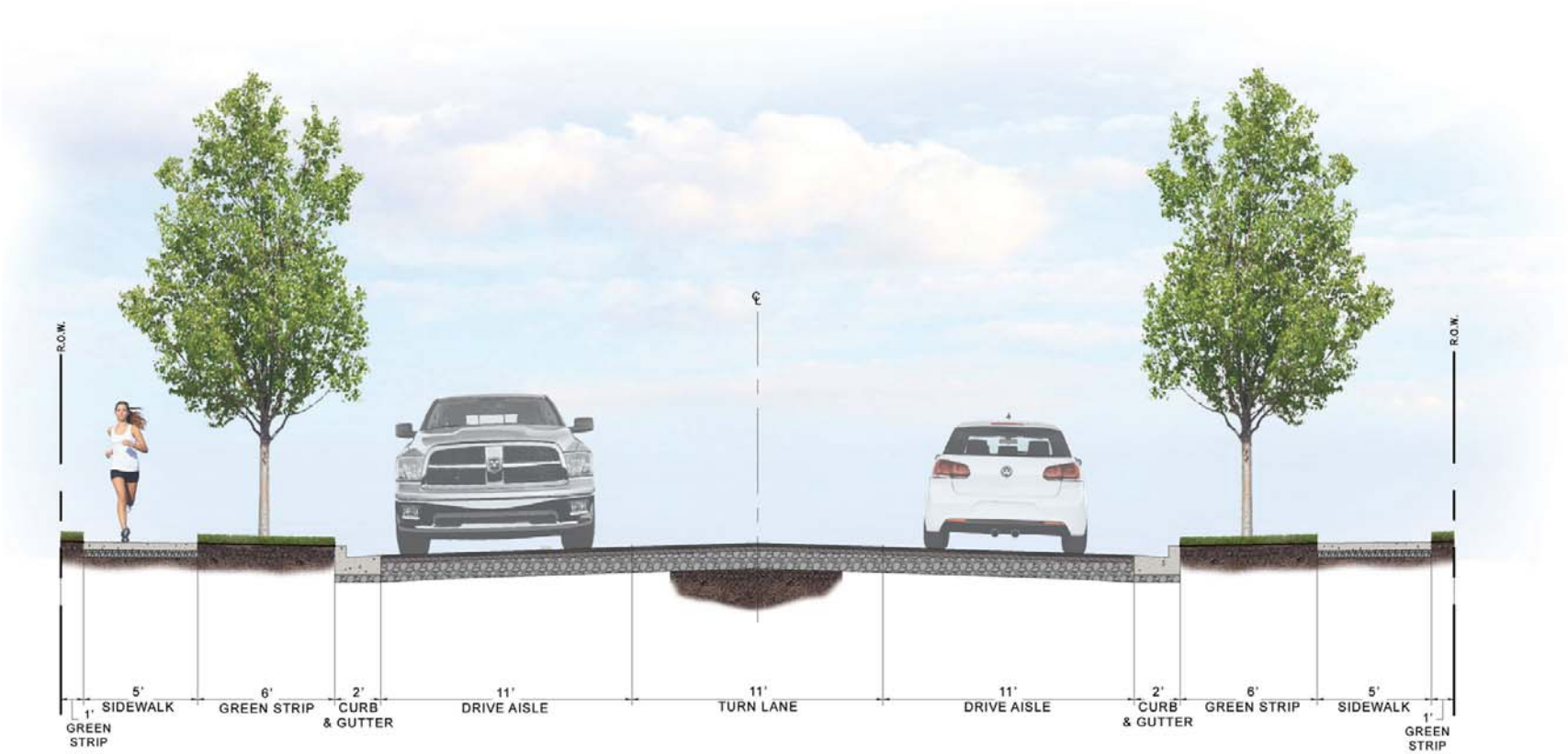


Roadway Sections





Roadway Sections



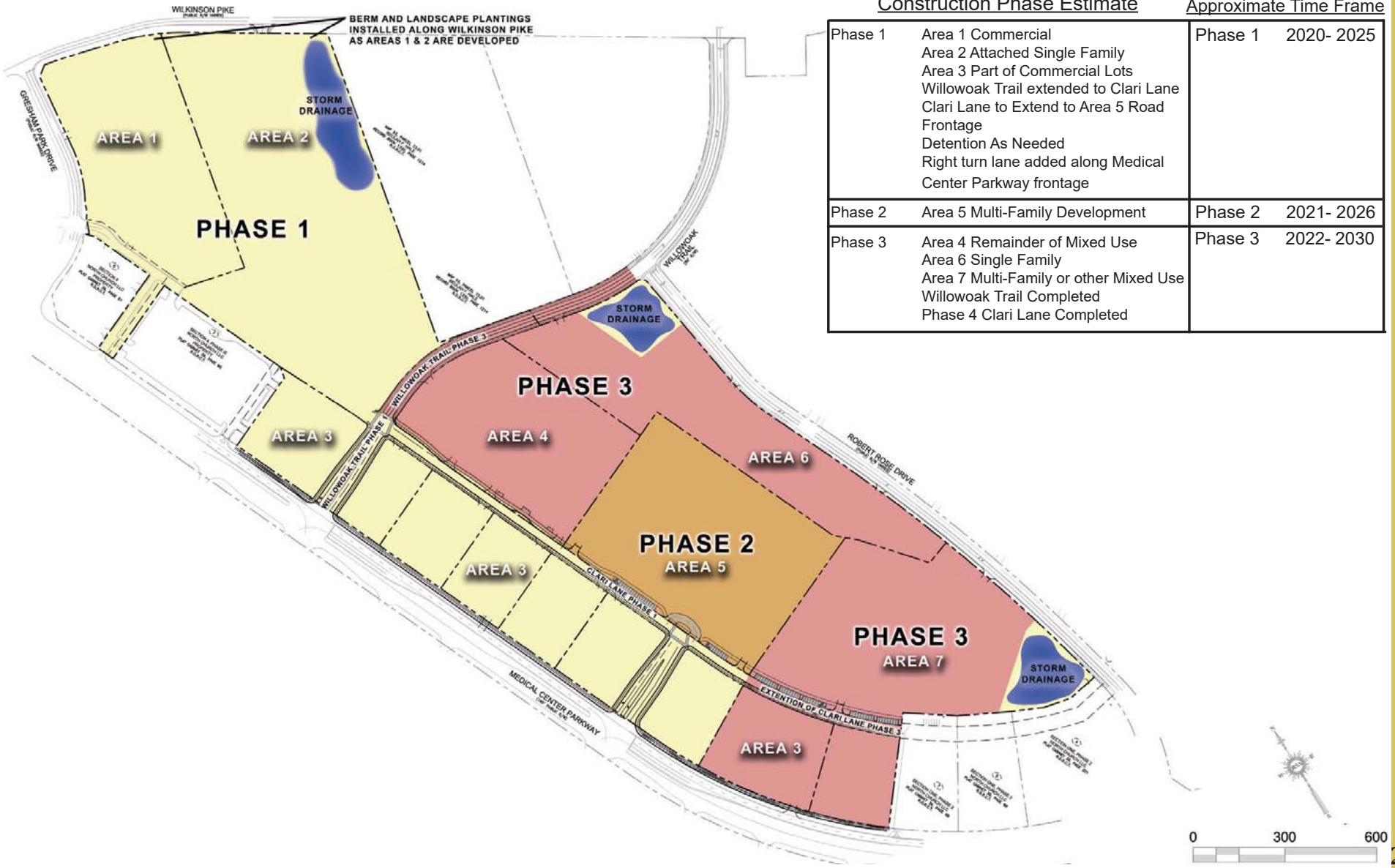
WILLOW OAK TRAIL

52' RIGHT-OF-WAY

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

Phasing General Master Plan

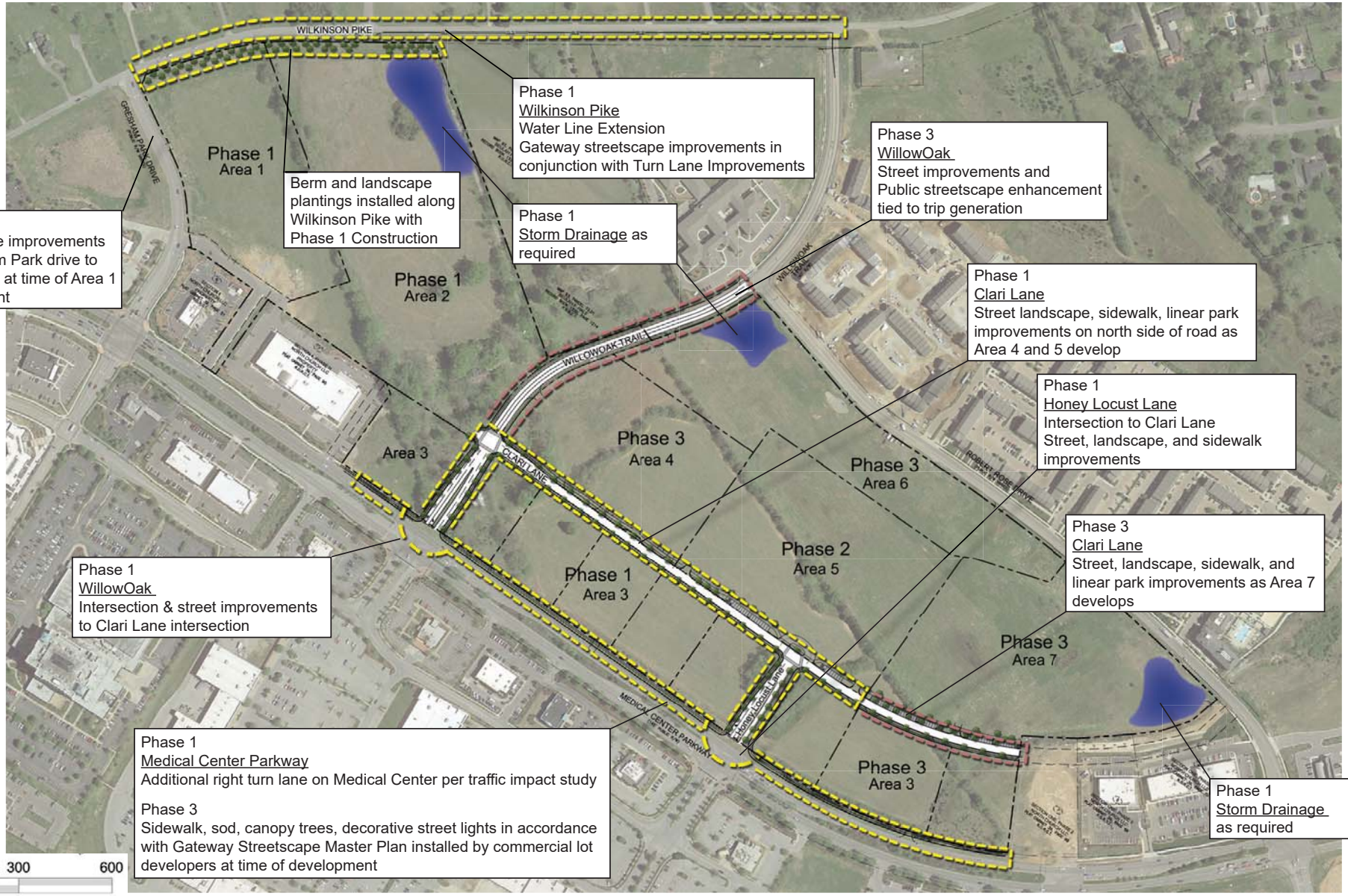
Clari Park



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
Gateway streetscape improvements in conjunction with Turn Lane Improvements

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

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

Berm and landscape plantings installed along Wilkinson Pike with Phase 1 Construction

Phase 1
Storm Drainage as required

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.

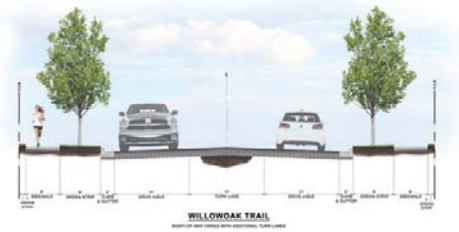
Medical Center Parkway

Phase 1

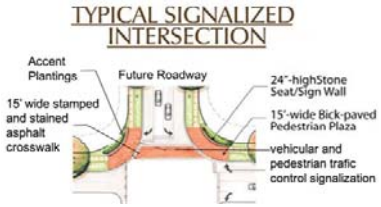
- Additional right turn lane along all lots fronting Medical Center Parkway

Phase 1, 2, 3

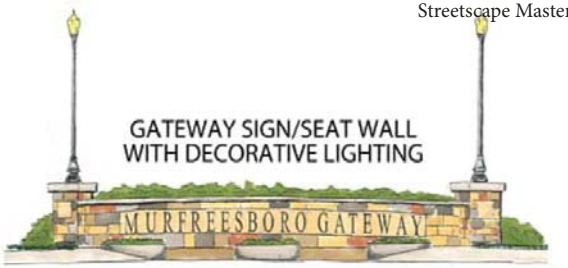
- Landscape, ornamental lighting, and sidewalk improvements installed by individual lots as they develop in accordance with the Gateway Streetscape Master Plan



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



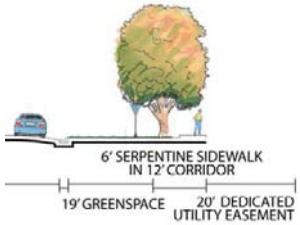
Gateway intersection at Willow Oak and Medical Center Parkway and Honey Locust Lane and Medical Center Parkway
See page 13 of the Murfreesboro Gateway Streetscape Masterplan



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 connections to Robert Rose Drive

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

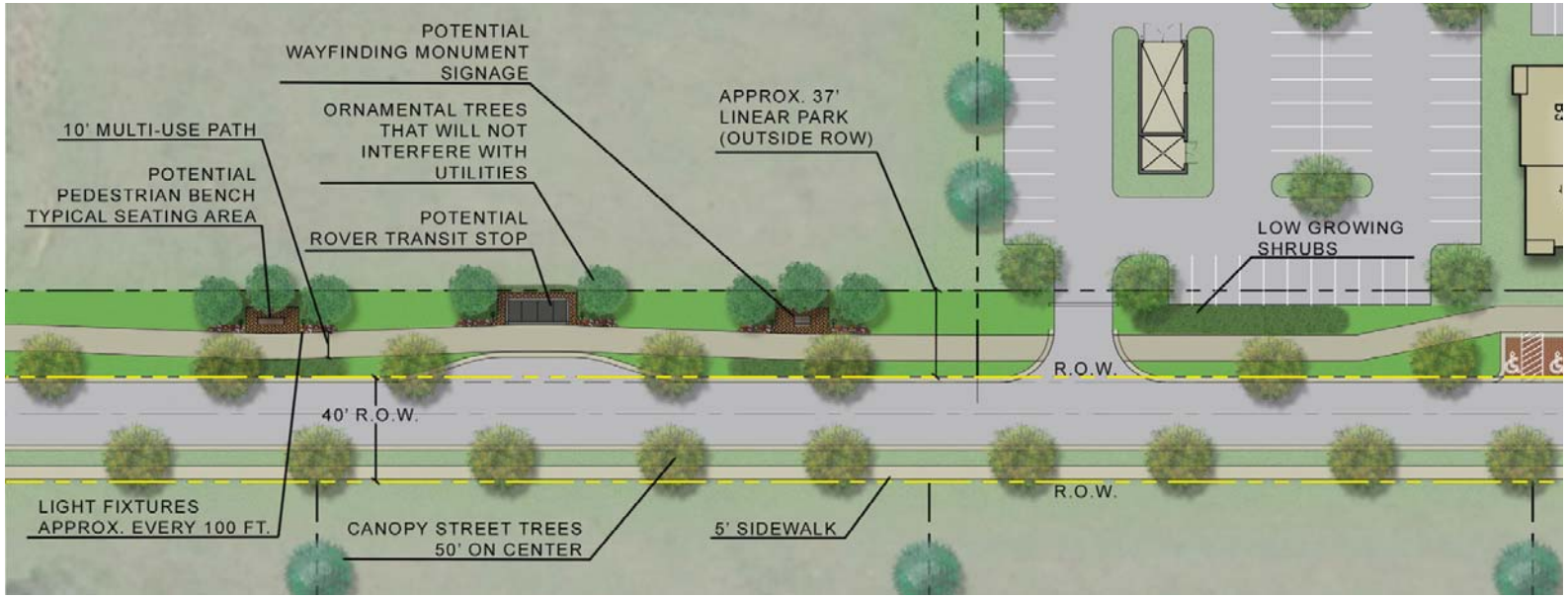
Pedestrian connection between uses

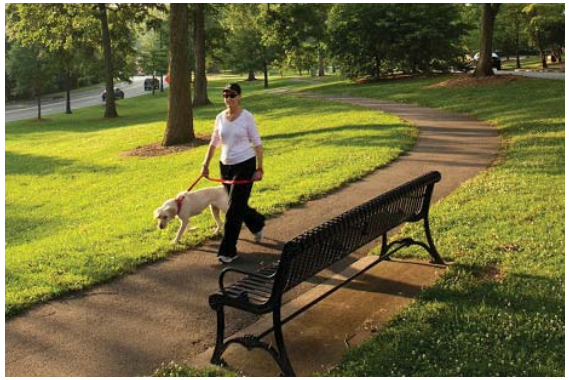
Pedestrian connection to Commercial Areas
Phase 3

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.



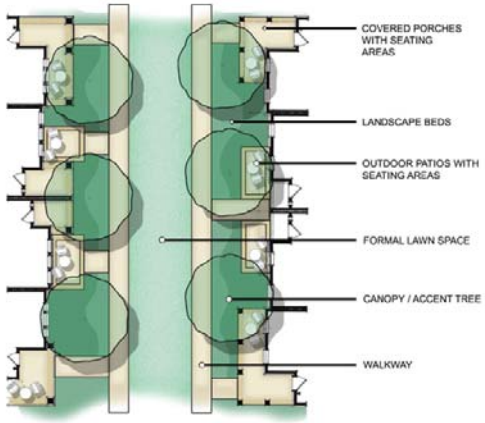


Connection of Open Space

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.

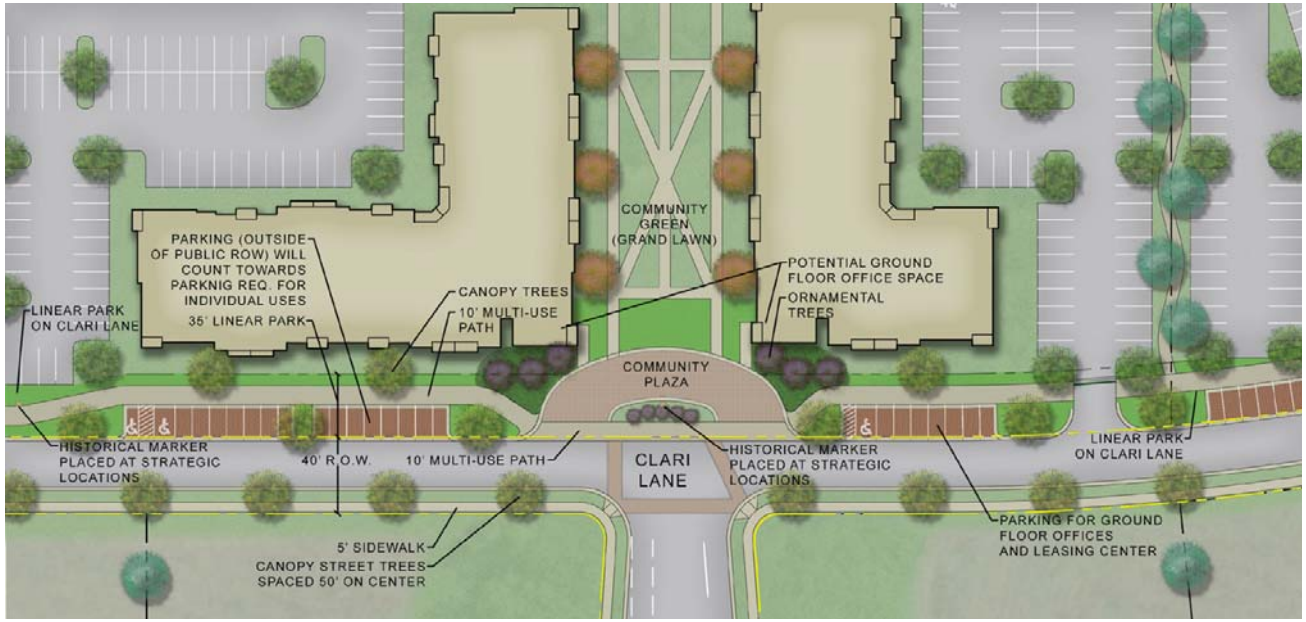
The pedestrian walkways between Areas 5 and 7, Areas 5 and 6, and in Area 4 provide a pedestrian and green space connection through the high density part of the Clari Park. It also functions as part of the pedestrian network between Clari Lane and Robert Rose Drive.



Typical Green Space in Front of Townhomes

Typical Green Space in Front of Townhomes

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 42 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)

Area 1 (Mixed Use)

This area is reserved for mixed use related to commercial, and office. 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. Residential uses 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. Residential uses are not permitted in area 4. This area could be well suited for the development of a hotel, community grocery, corporate office or entertainment type of development.

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

These photographic examples depict general concepts of building architectural character in Areas 1 and 4. 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)

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.

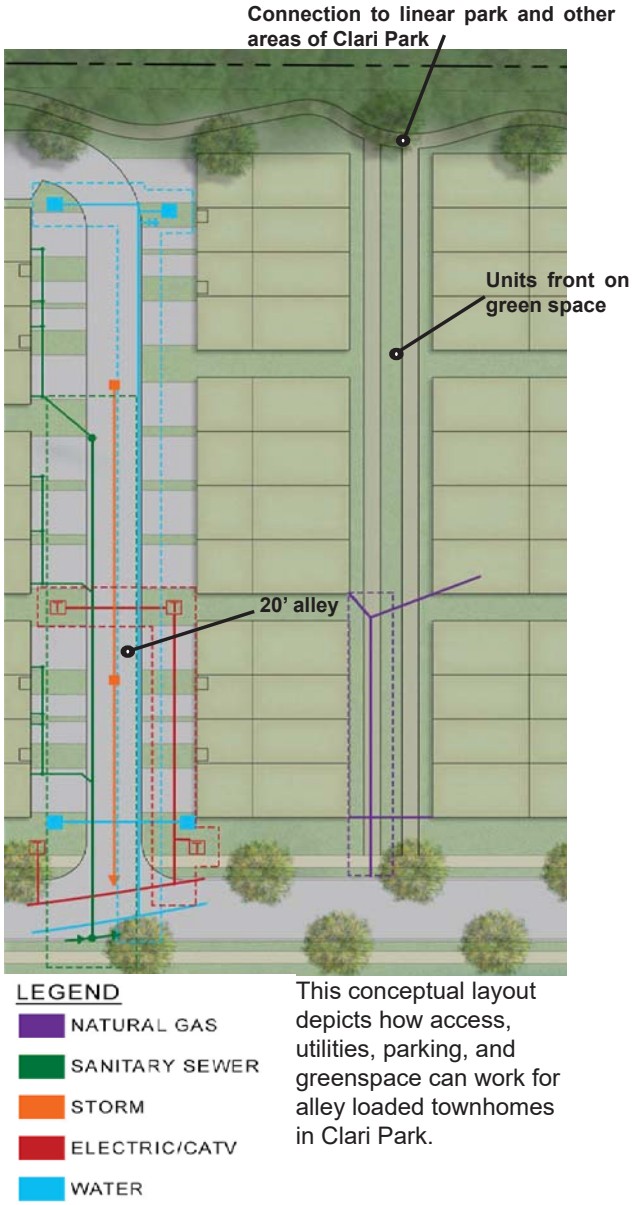
Single Family Attached - General Description

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

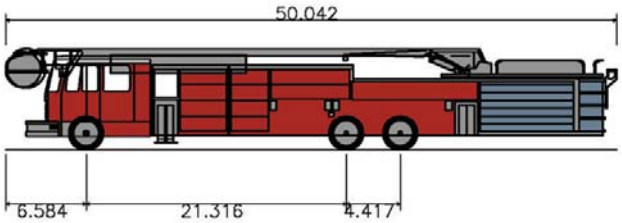
Area 6 - Townhome Village District of Clari Park

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

Architectural Examples - Townhomes (Areas 2)

Single Family Attached Specifications:

a. Building Construction and Design
   i. Townhomes dwelling units shall be a minimum of 1,400 square feet and have a minimum of two bedrooms.
   ii. Condominium dwelling units shall be a minimum of 850 square feet and a minimum of one bedroom.
   iii. Buildings shall avoid long uninterrupted facades. Variations in the roof line including dormers and gables or wall plane shall be used to break up the mass of the building.
   iv. Exterior details such as shutters, wall lanterns, louvers, dormers as appropriate to the architectural style shall be incorporated to add interest and richness to the front facades.
   v. Foundation planting landscape materials shall be provided along front elevations and front lawn areas shall be sodded.
   vi. Side elevations in high-visibility locations shall receive an enhanced architectural treatment.
   vii. Garages shall not be used for the storage of boats, recreational vehicles, trailers or equipment.
   viii. All dwelling units with attached garages shall locate access to the garage at the rear or side of the building.
   ix. Driveways for townhome dwelling units shall be a minimum of 16' wide to accommodate two cars and 8' wide to accommodate one car.
   x. The incorporation of front patios, porches, bay windows and stoops shall be encouraged and shall be permitted to extend into the front yard and side yard setback.
   xi. The finished floor of dwellings shall be designed such that the elevation is 12" above the adjacent exterior grade at the front of the dwelling.
   xii. Mechanical systems and above-grade utility elements shall be located in the rear or side of dwellings whenever possible with the exception of electrical and telecommunications equipment that will be placed in designated easements.

b. Exterior Building Materials
   i. The following exterior materials shall be permitted on the exterior façade:
      - Brick veneer – natural color or painted
      - Cementitious and fiber cement composition siding (i.e. Hardie, Certainteed)
      - Stone – natural or manufactured stacked stone
      - Wood siding in limited locations or trim elements nay be used if appropriate in context to the architectural style.
      - Windows may be constructed of pre-finished aluminum, vinyl, or vinyl clad wood. Window mullions shall be provided appropriate to the architectural style.
      - The use exposed concrete block, split-faced block, vinyl siding or corrugated metal siding shall be prohibited. Glass block is prohibited on the front elevation of dwellings. (Note: Vinyl may be used for exterior soffits and miscellaneous trim).
   ii. The following exterior materials shall be permitted as roofing materials:
      - Dimensional Composition Roof Shingles
      - Metal roof in limited accent applications such as porches and bay windows if appropriate in context to the architectural style.

4-Unit Townhome
Southern Traditional

4-Unit Townhome
Farmhouse

4-Unit Townhome
Craftsman

Streetscape

Architectural Examples - Stacked Flats (Area 6)

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

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.

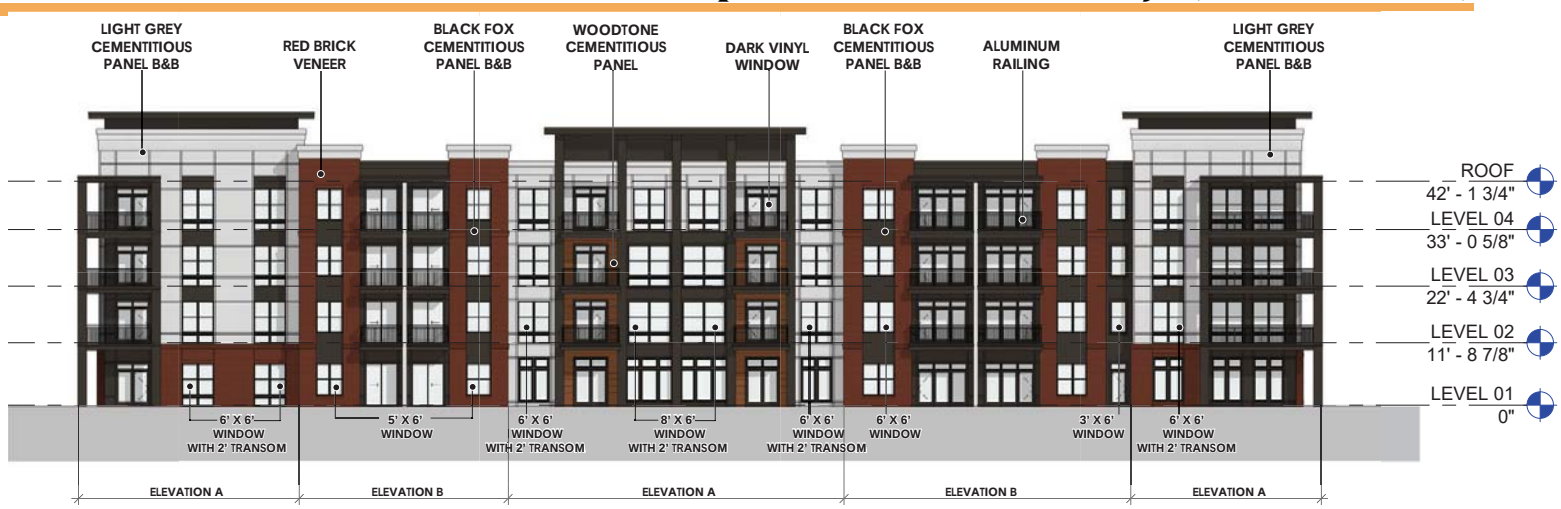
Area 7 (Multi Family Residential - Mixed Use)

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 with 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 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.

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.

Area 5 Enlargement

Architectural Examples - Multi Family (Area 5 & 7)



Multi-Family Attached Specifications:

a. Building Construction and Design
   - iii. Buildings shall avoid long uninterrupted facades. Variations in the roof line or wall plane shall be used to break up the mass of the building.
   - iv. Detached garages shall be permitted and shall count toward meeting the required parking per the Zoning Code. The architecture of the detached garages shall reflect the architectural style of the primary structure.
   - v. The incorporation of exterior balconies shall be encouraged. Balcony railings shall be aluminum, metal or stainless steel cable-stayed construction.
   - vi. Metal and canvas awnings shall be permitted to extend in to the front and side building setback.
   - vii. Foundation planting landscape materials shall be provided along front elevations and all lawn areas shall be sodded.
   - viii. Mechanical systems and above-grade utility elements shall be located on the rooftop or in the rear or side of dwellings whenever possible with the exception of electrical and telecommunications equipment that will be placed in designated easements.
   - ix. Roof top mechanical equipment shall be screed by parapet walls.

b. Exterior Building Materials
   - x. The following exterior materials shall be permitted on the exterior façade:
     - Brick – natural color or painted
     - Cementitious composition siding
     - Stone – natural or manufactured stacked stone
     - Wood siding in limited locations or trim elements nay be used if appropriate in context to the architectural style.
     - The use exposed concrete block, split-faced block, vinyl siding or corrugated metal siding shall be prohibited. (Note: Vinyl may be used for exterior soffits and miscellaneous trim).
   - xi. The following exterior materials shall be permitted as roofing materials:
     - TPO single-ply roofing membrane
     - Dimensional composition roof shingles
     - Metal roof in limited accent applications such as porches and bay windows if appropriate in context to the architectural style.

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

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.

Photographic Amenity Examples - Multi Family (Area 5 & 7)

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.

Each phase of the Multi-Family For-Rent Residential at Clari Park shall include a comprehensive amenity program for the residents. Elements of the amenity program for each phase shall include:

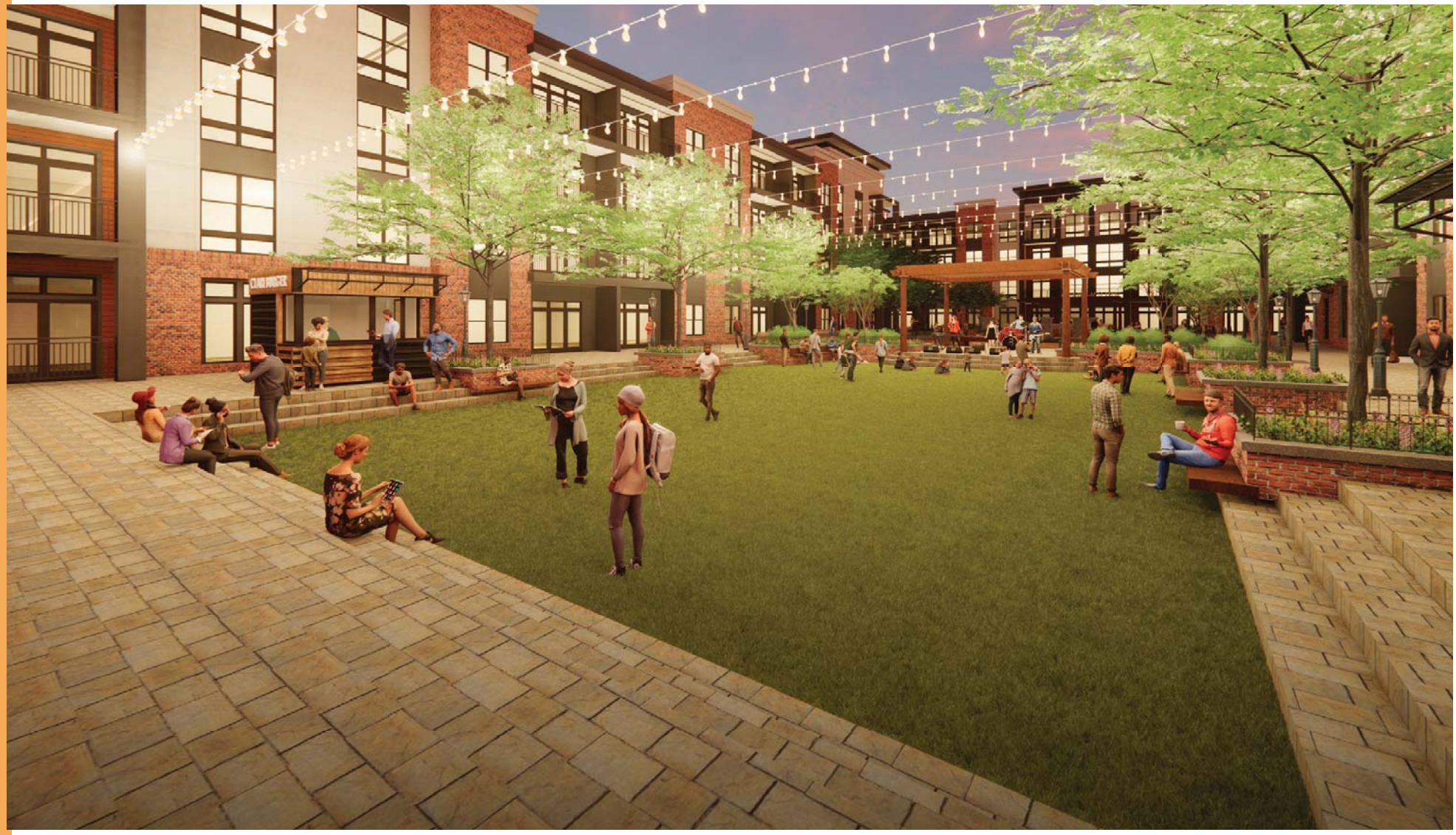
- Exterior resort pool with a large colored concrete or paver deck area designed with open air and shaded seating areas;
- Exterior gathering areas that incorporate fire pits, grills, and outdoor games;
- A dog park with a water and wash down station;
- Over 7,000 square feet of interior amenity areas that include a resident lounge that connects directly to the pool area, fitness facility with full complement of aerobic and strength equipment, a spin and yoga studio, a dog care room, conference rooms, and work spaces.

Grand Lawn Images

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

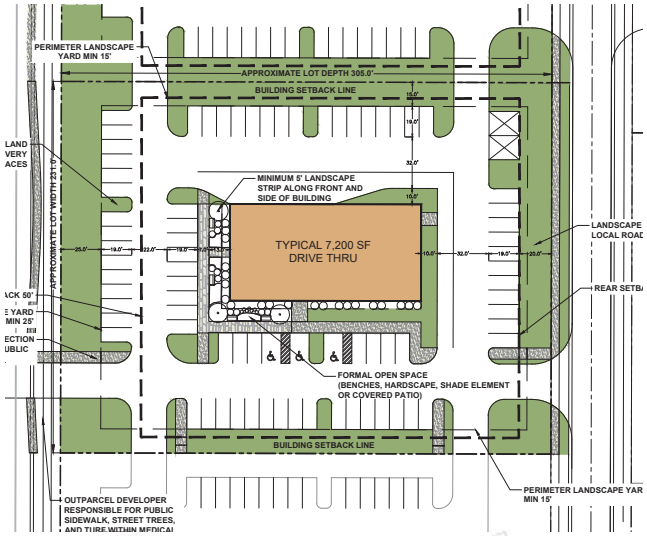
Grand Lawn Images

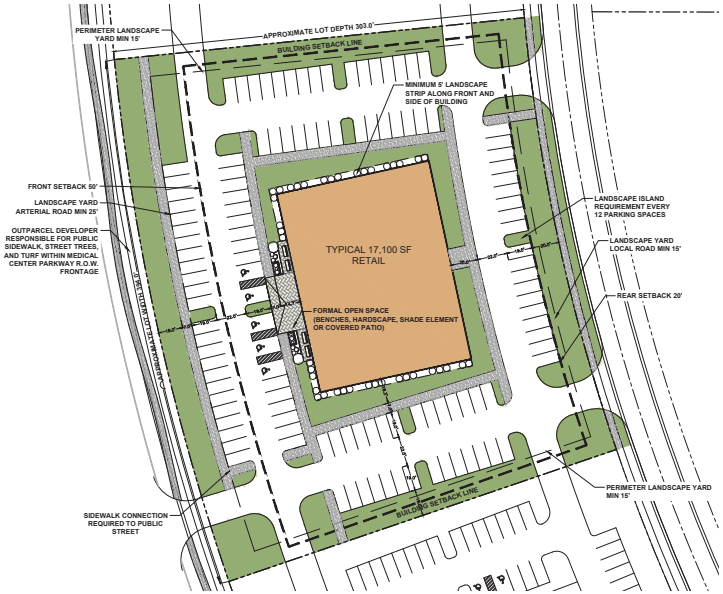
Grand Lawn Images

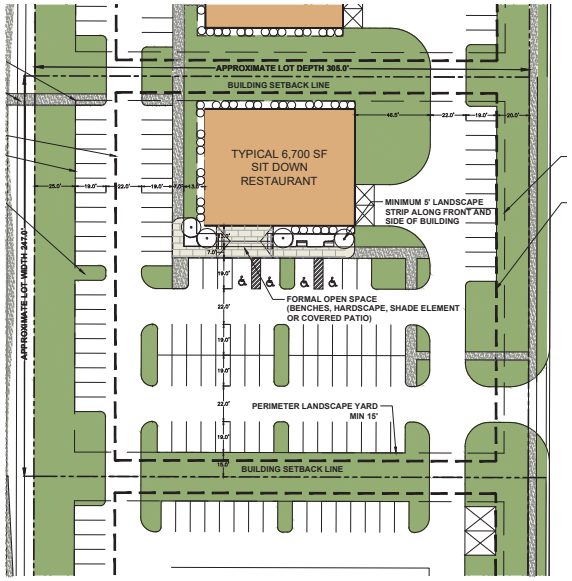


Commercial General Description - (Area 3)

- 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

APPLICANT RESPONSES TO MAY 18, 2020 STAFF COMMENTS

CLARI PARK PUD RE-SUBMITTAL DATED 6.3.2020

UPDATED 6-24-2020

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)

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)

   CPPB will be updated as follows for the July 1, 2020 submittal:

   - Areas 1 – Mixed Use: All residential uses will be removed
   - Area 4 - Mixed Use: All residential uses will be removed. Commercial uses (office and retail) and hotel will be programmed for this Area. If traditional single-story commercial is not viable, we may come back for a modification down the road to allow for vertical mixed-use buildings (commercial on ground level and residential above or live-work unit)
   - Area 2 and 6- Single Family Attached: Provision will be added to the CPPB that states: Townhomes or condominiums developed in this Area shall not be sold in bulk to a developer or owner of rental units for the purpose of operating a rental community. The builder of townhomes or condominiums in this Area shall sell finished units to individual buyers. The total number of Single-Family Attached units will be capped at 300.

- Areas 5 - Mixed-Use Buildings (Multi-Family & Commercial): Maximum of 304 multi-family units with minimum of 4,000 SF of commercial space on ground floor facing Clari Lane
- Areas 7 Mixed-Use Buildings (Multi-Family & Commercial): Maximum of 296 multi-family units with minimum of 4,000 SF of commercial space on ground floor facing Clari Lane. Construction of site work and buildings shall not commence until three years from approval of CPPB Zoning (master utilities, master stormwater system and mass grading are exempt from construction start provision). Permitting shall be permitted to proceed prior to three years from the CPPB Zoning approval.
- Land Use table will not include accessory apartments and we will be re-evaluating auto-repair/services, auto sales and general service and repair uses in Area 3 Commercial Outparcels with Margaret Ann.

~~**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.

In addition to the mandate for commercial uses only in Area 3, the next update of the CPPB shall include the addition of a minimum amount of commercial square footage for the program for Areas 5 and 7. Areas 1 and 4 will also be limited to commercial office, retail and hotel uses.

~~**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:

- Overall maximum of dwelling units will be reduced from 1,085 to 900 units.
- A mandate for a minimum amount of commercial will be added to Areas 5 and 7.
- Residential uses have been removed from Areas 1 and 4.
- Single-Family attached overall cap will be reduced to 300 units and this use will be limited to Areas 2 and 6. The lower density traffic on roadways serving Areas 2 and 6 limit any reasonable commercial potential for these areas and the residential uses respects the development patterns established by adjacent properties.

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.

   CPPB will be updated to indicate that applicant will construct turn lanes at access point onto Wilkinson Pike, construct the Wilkinson Pike buffer and the Gateway Streetscape on Wilkinson Pike during the initial phase of construction.

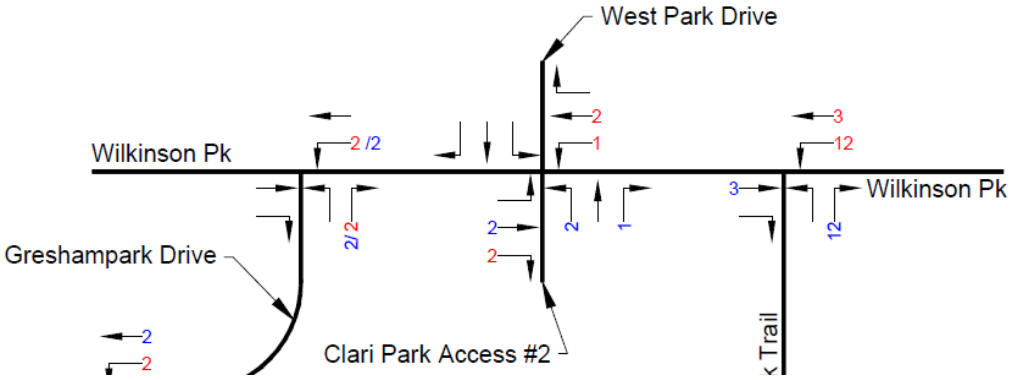
6. The sense of place needs to be defined with streetscape design (see Murfreesboro Design Guidelines)- views from roadways, lighting, infrastructure, screening, buffering, links, berm, decorative fencing, decorative sidewalk.

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.

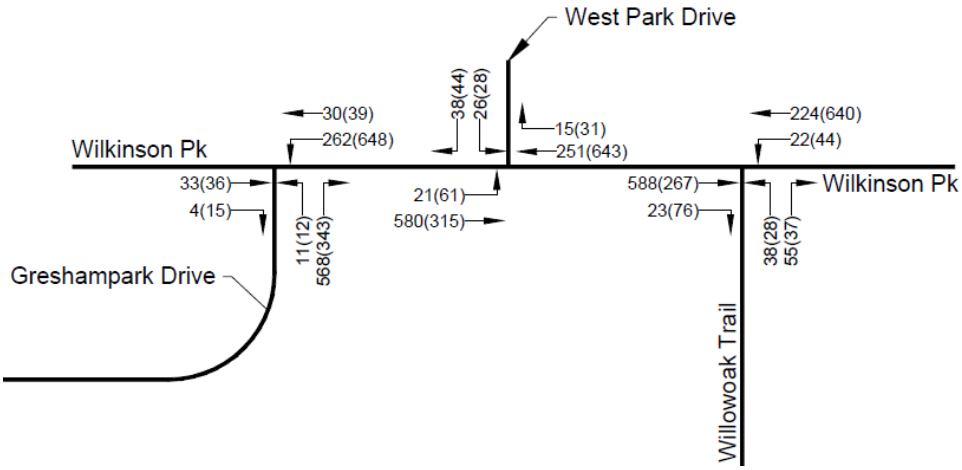
7. Roadway improvements and right-of-way dedication along Wilkinson Pike are be required with this development and shown on the plans as committed improvements.

Applicant Response: Applicant will commit to complete turn lanes at Wilkinson Pike access point. 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 provide the Gateway Streetscape Master Plan elements along the frontage of Wilkinson Pike (sidewalk and street trees) during the initial phase of construction.

~~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. Additional information inlcuding product specific elevations will be provided for the townhomes and multi-family in the next update of the CPPB.

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. Specific product elevations for the townhomes and multi-family along with detailed written minimum design standards will be provided in the next version of the CPPB.

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. The Applicant has further reduced that overall potential residential as described in Response 1, 2 and 3 above.

    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.

    More specific information regarding the amenities for the townhomes in Area 2 and the multi-family in Areas 5 and 7 will be provided in the updated CPPB.

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. Language will be added consistent with other townhomes projects in the City (Westlawn Townhome section as an example) that restricts the use of garages so that they are available for automobile parking.

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. The minimum width of a driveway for a single car will be will be 8'-0" and for two cars will be 16-0".

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.

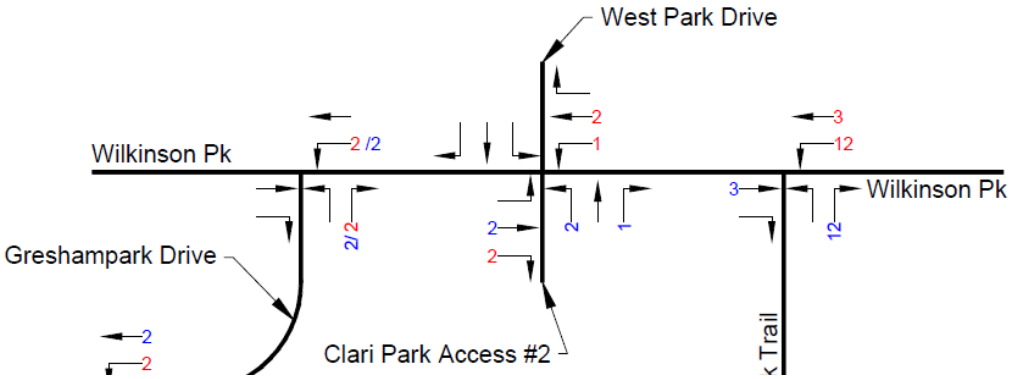
Wilkinson Pike/Clari Park Access #2 –

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.

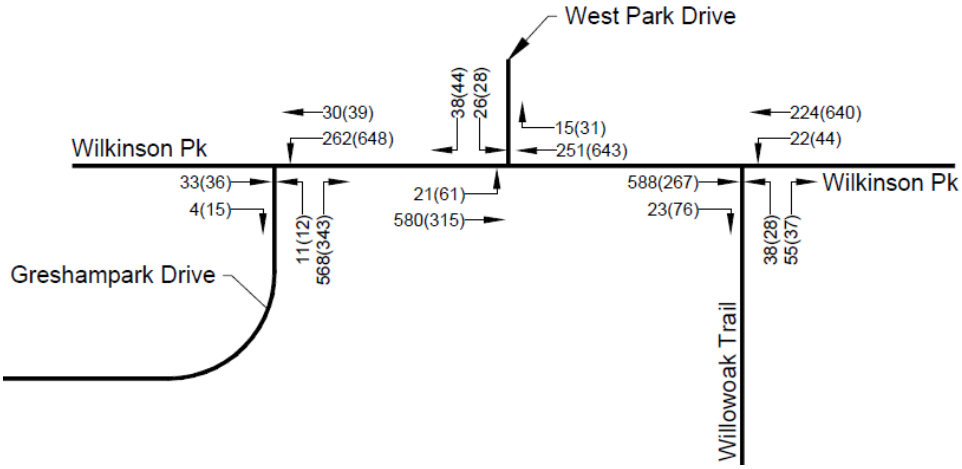
   Applicant Response: The applicant will commit to providing turn lanes at the access point on Wilkinson Pike to be constructed with the first phase of construction. As part of the applicant's due diligence process, the applicant, RSA and applicant's attorney met with City representatives on July 18, Nov 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 turn lanes on Wilkinson Pike at the new access point and the berm and landscaping along Wilkinson Pike in accordance with the agreement between the Gatton Foundation and City recorded in the County Registry during the first phase of construction.

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.

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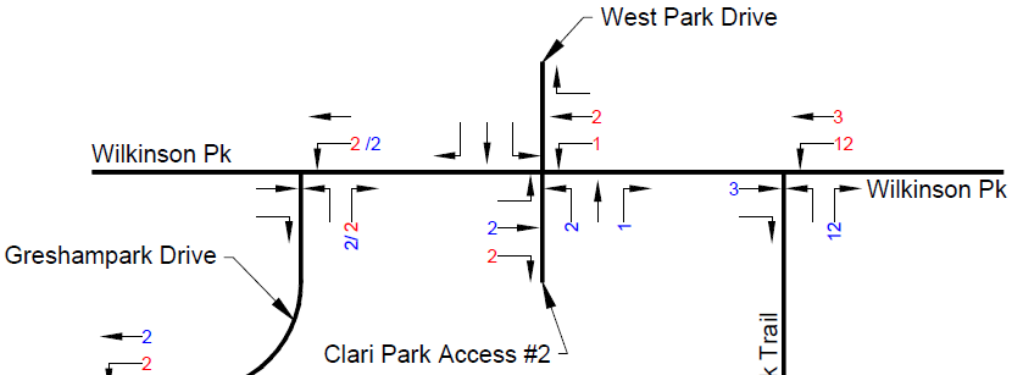

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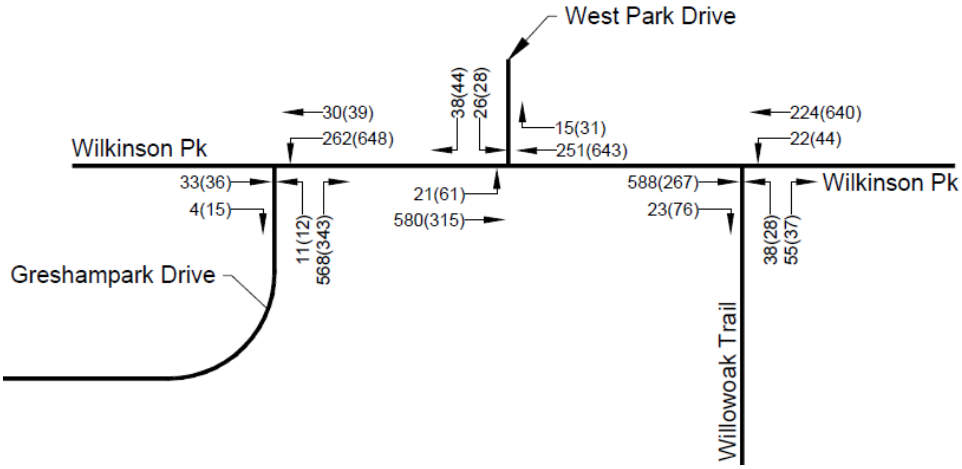

2. Fees in lieu of construction for sidewalk and streetscape per Gateway SSMP for all frontage on Wilkerson and Gresham Park or build if City project in complete before Clari Park

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 and the ~~. If the City would prefer that the applicant install the~~ Gateway Streetscape Master Plan elements (sidewalk and street trees) 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~~The applicant will install turn lanes at Wilkinson Pike access during the initial phase of construction.

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.

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- 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~~along all of the Clari Park frontage on MCP during the initial phase of construction.

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)