CITY OF MURFREESBORO
PLANNING COMMISSION
AGENDA

City Hall, 111 W. Vine Street, Council Chambers

SEPTEMBER 16, 2020 **Kathy Jones**
2:30 PM **Chair**

1. **Call to order**

2. **Determination of a quorum.**

3. **Old 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, CH, GDO-1 and GDO-2 (Clari Park), Hines Acquisitions LLC applicant. (Project Planner: Margaret Ann Green)

4. **Consent Agenda:**

   a. Waites Creek Crossing, Section 1, Phase 1A [2020-2068] final plat for 18 lots on 3.82 acres zoned RS-A, Type 1 located along Ashers Fork Drive, O'brien Loyd Venture developer. (Project Planner: Brad Barbee)

   b. Waites Creek Crossing, Section 1, Phase 1B [2020-2068] final plat for 12 lots on 2.93 acres zoned RS-A, Type 1 located along Ashers Fork Drive, O'brien Loyd Venture developer. (Project Planner: Brad Barbee)

   c. Sheffield Park, Section 4, Phase 2 [2020-2070] final plat for 9 lots on 2.75 acres zoned PRD located along Rose Gold Court and Dizzy Dean Drive, Beazer Homes Corporation developer. (Project Planner: Brad Barbee)

   d. Evergreen Farms, Section 38 [2020-1019] preliminary plat for 174 lots on 55.37 acres zoned PRD located along Perlino Drive and Secretariat Trace, Ole South Properties, Inc. developer. (Project Planner: Austin Cooper)

   e. Redeemer Academy, Resubdivision of Lot 1 [2020-2066] final plat for 1 lot on 20 acres zoned CF located along Old Salem Road, Redeemer Classical Academy, Inc. developer. (Project Planner: Austin Cooper)

f. Caroline Farms, Section 2 [2020-2071] final plat for 50 lots on 11.92 acres zoned PRD located along Caroline Farms Drive, Caroline Farms, LLC developer. (Project Planner: Austin Cooper)

g. The Crossings of Three Rivers, Resubdivision of Lots 8, 15, & 21 [2020-2073] final plat for 6 lots on 0.57 acres zoned PRD located along Hospitality Lane, Three Rivers Rutherford, LLC developer. (Project Planner: Jafar Ware)

h. Carlton Landing, Section 1, Phase 1 [2020-2069] final plat for 12 lots on 8.46 acres zoned RS-10 located along New Salem Highway, Cornerstone Development, LLC developer. (Project Planner: Jafar Ware)

i. Mandatory Referral [2020-715] to consider the abandonment of an existing sanitary sewer easement located along East Vine Street and First Avenue, Huddleston-Steele Engineering, Inc. applicant. (Project Planner: Amelia Kerr)

j. Panda Express [2020-3105] site plan for 2,300 ft^2 restaurant on 1.02 acres zoned CH located along Memorial Boulevard, Panda Express LLC developer. (Project Planner- Margaret Ann Green)

5. Gateway Design Overlay:

a. Commons at the Gateway (Valvoline) [2020-6004 & 2020-3101] initial design review for 2,078 ft^2 motor vehicle services on 14.8 acres zoned MU and GDO-1 located along Medical Center Parkway, Valvoline Instant Oil Change developer. (Project Planner- Margaret Ann Green)

b. Puckett Creek Station Lot 5 [2020-6005 & 2020-3103] initial design review for 6,103 ft^2 office on 0.83 acres zoned CH and GDO-1 located along Cedar Glades Drive, Regenwood LLC developer. (Project Planner- Margaret Ann Green)

6. Plats and Plans:

a. Hidden River Estates, Section I [2020-1016] master plan and preliminary plat for 1 lot on approximately 12.4 acres zoned PUD located along Cason Trail, Hidden River Holding Company, LLC developer. (Project Planner: Jafar Ware)

b. Hidden River Estates, Section II [2020-1017] preliminary plat for 18 lots on approximately 39.6 acres zoned PUD located along Eastview Drive, Hidden River Holding Company, LLC developer. (Project Planner: Jafar Ware)

7. New Business:

a. Zoning application [2020-417] for approximately 1.23 acres located along the east side of Gresham Lane to be rezoned from RS-15 to CH, Tony Emmanuel applicant. (Project Planner: Amelia Kerr)

b. Zoning application [2020-413] for approximately 12.56 acres located along Christie Knob Way to be rezoned from CH to PRD (Cannonsburg Townhomes PRD), Celebration Homes applicant. (Project Planner: Marina Rush)

c. Zoning application [2020-414] for approximately 1.0 acre located along Gresham Lane to be rezoned from CL to PCD (Secure Lawn PCD), Mark Lovinski applicant. (Project Planner: Marina Rush)

d. Zoning application [2020-416] for approximately 12.8 acres located along Veterans Parkway to be rezoned from CH to PRD (Sullivan's Retreat PRD), Cornerstone Development applicant. (Project Planner: Marina Rush)

e. Zoning Application [2020-415] to amend the PS (Planned Signage) Overlay District zoning for Saint Thomas Rutherford Hospital for approximately 70.7 acres along North Thompson Lane, Medical Center Parkway, and Gateway Boulevard, Ascension Saint Thomas applicant. (Project Planner: Teresa Stevens)

8. Staff Reports and Other Business:

a. Zoning application [2020-419] to amend the PRD zoning (The Arbors at Compton PRD) for approximately 73.9 acres located along Compton Road, Chad Christiansen and City of Murfreesboro applicants. (Project Planner: Amelia Kerr)

9. Adjourn.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020

PRINICIPAL PLANNER: MARGARET ANN GREEN

4.f. 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, CH, GDO-1 and GDO-2 (Clari Park), Hines Acquisitions LLC applicant.

Public Hearing deferral:

On September 2, 2020, the Planning Commission conducted a public hearing on the matter of rezoning 78 acres along Medical Center Parkway to PUD, CH, GDO-1 and GDO-2. At the conclusion of the public hearing, the Planning Commission expressed concerns with the Clari Park PUD program book as submitted. The Planning Commission asked the applicants to revise the program book to include commitments being made during the course of the meeting and to work with staff regarding the details and quality of the architecture. Included with this staff report is the Clari Park program book.

Townhome design and architecture:

During the meeting, staff shared with the Planning Commission the various concerns with the design and architecture of the townhomes portion of the PUD. The design team submitted a revised program book on Friday, September 4th. This version of program book addressed the site circulation and layout discussed during the meeting and incorporated grammatical changes. Staff reached back out to the design team as the revised program book did not incorporate the feedback regarding architecture from the Planning Commission meeting. The applicant resubmitted a program book on Friday, September 11, 2020, with a few changes to the design of the townhomes. Listed below are areas of concern that have been previously shared with the applicant.

Porches- should be well-designed both for usability and aesthetics. The porches are particularly important in developments such as these as it doesn't provide a private/semi-private outdoor area or courtyard. Staff requests the PUD commit to a minimum depth and width for all the porches that would reasonably accommodate outdoor seating for the future residents. Thus far, the applicant has been willing to commit only to a minimum width on the end-units only and to remain silent on minimum depth requirements. The applicant does not wish to create usable porches on the

interior units, which make up the vast majority of dwellings. Since the majority of the units are not proposed to have usable porches, the plan offers an option for an at-grade patio to be located adjacent to the covered front stoop. The idea of a patio located beside a covered stoop is concerning as it indicates the design is insufficient to serve the intended use. It also reduces the opportunity to provide enhanced landscaping along the fronts of these buildings. The applicants have not provided visual aids or images within the program book to represent how these may look or function in the field.

Elevated porches- a meaningful, elevated grade on front porches and front foundations is essential to creating a high-end dwelling designed with Traditional Neighborhood Development (TND) elements.

The GDO requires dwellings to have a raised foundation at least one-foot above the finished floor, which is based on a suburban model of development. However, Murfreesboro's walkable downtown developments, RS-A Type 3 district (Urban Townhouse), require townhouses have a minimum finished floor elevation of 18-inches above grade. This elevations also helps to create more privacy within the living area of the dwelling as it raises the window slightly above the eyes on the sidewalk. Staff has encouraged the applicant to elevate these units in a meaningful way. The applicants have offered to slightly increase the minimum elevations from 12-inches to 14-inches.

Wrap-around porches- During the Planning Commission meeting, the applicant was asked to provide the wrap-around porch option on the dwellings that had the sides oriented toward the street. To accommodate this request, the plan removes the wrap-around porch from 2 of the units previously slated to receive this treatment, and relocates them to 2 different units then adds this treatment to one additional dwelling.

The Planning Commission also commented on the how the side porch appeared to stop short and not go back far enough. The applicants are not willing to lengthen these to a more proportional depth.

Shutters- During the discussion on this application, staff heard concerns expressed from some members of the Planning Commission that shutters were being used to create "enhanced design" on visible portions of sides and rears and not being incorporated on all the elevations. The expectation for development within the GDO is that fenestrations and details such as shutters be the standard.

On page 36, the plan proposes front elevations throughout the community will have shutters. Rear elevations on end units on all buildings will have shutters. Rear elevations on interior units will have shutters where noted for "Enhanced Rear Design". Side elevations will have shutters where noted on plan for "Enhanced Design" and will have shutters and porches where noted on plan for "Enhanced Side with Wrap Porch"

HVAC/Utility appurtenances- The Planning Commission desired clarification on utility locations and treatments within the townhomes. The applicant provides an illustration on page 43 with some mechanical systems, utilities and private parking laid out. They are shown within the separation area between buildings, along the front greenspaces, and throughout the alleys.

Hale Property Boundary- Staff has expressed concern with the lack of treatment between the subject property and the contiguous Hale Property. At the meeting, the design team offered to add a fence at the end of the drive aisle. Staff asked the design team to provide details of this area that clarify this boundary, that identify the separation between the drive aisle and property boundary, that identify the proposed buffer/landscaping and that details of the fence height and length. The design team have provided a graphic on the SF Attached Conceptual Layout that depicts three sections of 40-feet long, 6-feet tall white vinyl fence along the property line with a call out for a minimum 10-foot wide type 'A" landscape buffer yard between the fence and the alley (pg. 35).

Circulation- Staff expressed concern regarding the previous layout and design of the Area 2 townhomes portion of the PUD. The plan has been revised to remove several dead-end alleys which create traps and now interconnects the alleyways. This redesign also allowed one of the buildings to be reoriented to face the central street.

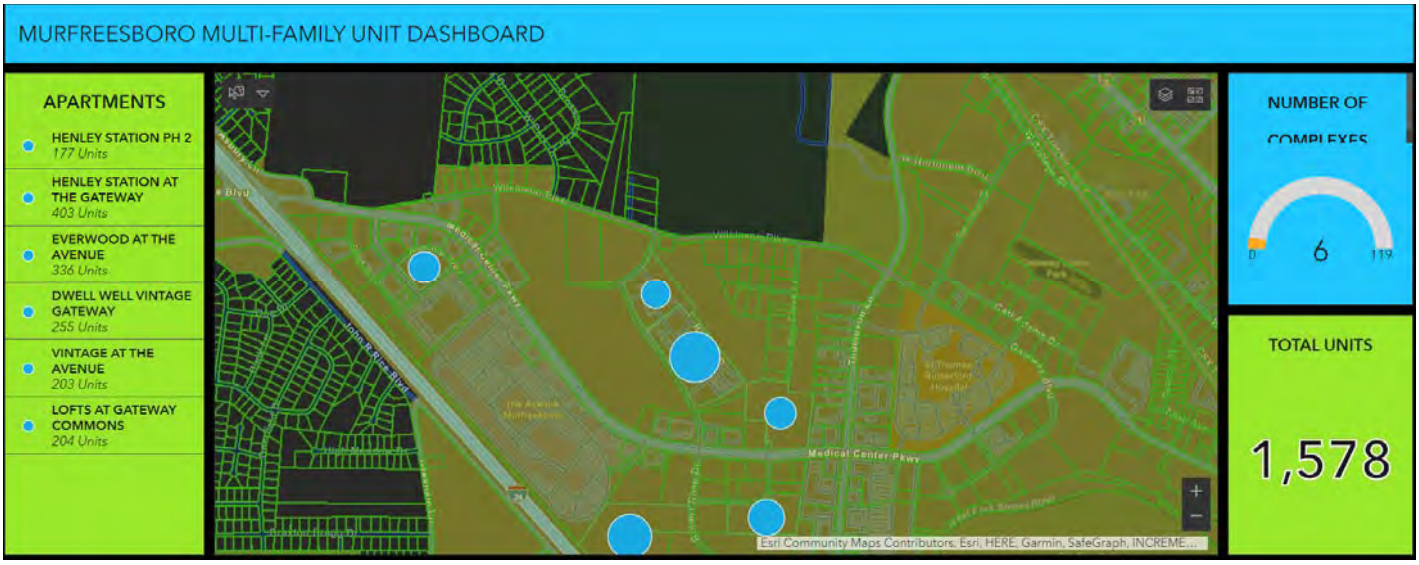
Parking spaces- Due to the lack of guest parking spaces, staff suggested the central street be designed with parallel, on-street parking. The Planning Commission also requested that the guests' parking be more dispersed within the development. The applicant added 13 parallel, on-street parking spaces along the stormwater pond and six 90-degree parking spaces facing the pool within Area 2.

Material Boards- Staff requested a materials sample board for the Planning Commission's consideration during the PUD zoning process. The applicant has declined to provide one before at this time and prefers to defer review until Initial Design Review of the site plan.

Planning staff is unable to recommend approval or support of this rezone application as the plan does not satisfactory address the comments and concerns we've shared with the development team throughout this process.

Introduction:

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 Villas at Indian Creek and Manson Pike Crossing are two large townhome developments located in the GDO. Gateway Village located on North Thompson Lane is a mixed-use development that includes residential condominiums. The GDO currently has 2,806 apartments units available or under construction with 1,578 of those units on the east side of I-24, as shown on the following map. If approved, this PUD would add 600 apartments to the GDO for a total of 3,406.



Background

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 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 by 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 and berm, 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 City Council became aware that the MU district was becoming consumed with residential uses. The only residential use permitted within the MU district is multi-family residential. 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, office 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 proposes to utilize approximately 39% of the land for commercial purposes, 31% as townhomes/ condominium and 25% as apartments. The total land area devoted to residential use is 56%.

Clari Park PUD:

The Clari Park PUD is a 77.8 acre development, consisting of townhomes, multi-family condominiums, apartments and commercial outparcels. The project is divided into 7 distinct areas. In total, the plan proposes a maximum of 600 multi-family dwelling units on 19.4 acres, 290 townhome and condominium on 24 acres, and 30.4 acres zoned CH. Approximately 3.9 acres will be public rights-of-way or private roads.

On June 17, 2020, Hines Acquisitions LLC presented a request to rezone the 78 acres to PUD. The applicants expressed a desire to allow this project to be open-ended and market-driven and requested the PUD be approved as such. During the Planning Commission meeting, staff expressed concerns with the amount of uncertainty presented in the program book and 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.

On July 15, 2020, the applicants returned to the Planning Commission to present a modified plan. In this version of their PUD The applicants revised the PUD program book and present it for the Planning Commission consideration.

Revised Zone Change Request- to PUD & CH

On August 19, 2020, the applicants returned to the Planning Commission with a modified zoning change request. The applicants were unable to refine their plans enough for a PUD program. Therefore, they amended their application to rezone areas located along Medical Center Parkway, Robert Rose Drive, Wilkinson Pike, Willowoak Trail, and Greshampark Drive from MU to CH (Highway Commercial District). The boundaries of the GDO-1 and GDO-2 districts will not be affected by this request.

		Acres	Dwelling Units	Density DU/acre	Phase
Area 1	CH	8	0	0	**PHASE 1**
Area 2	Townhomes (PUD)	15.8	165	10.4	
Area 3	CH	15.8		0.0	
Area 5	Multi-family apartments & commercial (PUD)	9.3	305	32.8	**PHASE 2**
Area 4	CH	6.7	0	0	**PHASE 3**
Area 6	Townhomes or multi-family condominiums (PUD)	8.3	125	15.1	
Area 7	Multi-family apartments & commercial (PUD)	10.1	295	29.2	

Clari Park Planned Unit District- 47.3 acres

Townhomes- Areas 2 (pages 34-39) 15.7 acres

Area 2 of the PUD consists of a maximum of 165 single-family attached dwellings with attached, alley loaded garages. These townhomes are proposed to have a minimum of 1,400 square feet heated space. Several of the units front on courtyards referred to as mews in the program book. The Area 2 townhomes will have an amenity area with a pool, pool house and wet ponds with fountains that will also serve as stormwater management. This property is located within the Wilkinson Pike buffer area and is contains the buffer berm.

Staff has communicated with the with applicant regarding concerns with the layout and design of the townhomes portion of the PUD. In previous versions, the majority of the units were not oriented toward the street. The revised plans now have several units facing the street. The applicant is proposing that 8 of the side-facing townhomes incorporate wrap-around porches. The remaining 21 side-facing units are proposed to have what is referred to as an "enhanced side elevation", essentially the addition of shutters on interior units. Staff still recommends that the plan be reworked so that some of the units can be reoriented toward the central street and the remaining side units receive the wrap-around porch treatments.

Also of a concern is that the plan maintains several dead-end alleys which create a trap for residents, visitors and service delivery vehicles. Planning staff consistently advocates for interconnectivity and believes it is crucial in this plan. The current design does not incorporate the cross-access in the alleys and creates dead-end traps. In a few locations, the plan proposes a hammerhead solution to provide a space for vehicles to turn around. The hammerheads are much less effective than connecting the alley network. The location of these proposed hammerheads are also ripe for misuse as informal parking and any efforts to prohibit parking in these area would be difficult to enforce.

Due to the lack of guest parking spaces, staff suggests the central street be designed with traditional parallel, on-street parking.

The eastern property line that runs parallel with a large residential lot owned by Beulah Hale needs to be addressed. The plan does not provide sufficing treatment along this boundary as it creates headlight glare into the adjacent property and proposes no buffer to preserve the sense of space for the Clari Park residents or the house located on the Hale property.

Because these townhomes are alley-loaded garages, there is no rear patio to serve as outdoor space for the residents. The outdoor space will be provided in the fronts of the units. The front porches on these townhomes are important and they must be functional and be aesthetically pleasing. The front porches are also meant to encourage social interaction. Staff has asked the applicant to size them so that residents can easily have

an outdoor seating area. Staff has also asked the applicant to elevate the porches to create a high-quality design and to move away from the slab-on-grade appearance.

Townhomes & multi-family condominiums- Areas 6 (pages 34 & 44)
8.3 acres

Area 6 of the PUD consists of a maximum of 125 single-family, attached dwellings (townhomes) and/or multi-family condominiums. The townhomes are to have a minimum of 1,400 square feet heated space and the condos a minimum of 850 square feet. Area 6 serves as a transition into the adjacent commercial and high density residential.

Apartments & Commercial- Areas 5 & 7 (Area 5 page 38-43; Area 7 on page 32- 33)
19.4 acres

Area 5- 9.3 acres
This area is proposed to be multi-family apartments with a minimum of 4,000 square feet office, service and commercial uses on the first floor. The applicants have specifically requested an exception to the maximum permitted density of 25 dwelling-units per acre for multi-family, residential development to increase to 32.8 dwelling units per acres, which allows an additional 72 dwelling units.

The plan requires a minimum Additional parking is not being proposed for the 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 the focal point of the entire Clari Park development. A multi-use path connects is alongside this parcel. Private, on-street parking is shown on the plans.

Area 7- 10.1 acres
This area is proposed to be multi-family apartments with a minimum of 4,000 square feet office, service and commercial uses on the first floor. The applicants have specifically requested an exception to the maximum permitted density of 25 dwelling-units per acre for multi-family, residential development to increase to 29.2 dwelling units per acres, which allows an additional 42 dwelling units.

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. Additional parking is not being proposed for the office/services uses within Area 5.

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.

Master Plan Amendment

Approval of this zoning plan would also necessitate an amendment to the approved Master Plan for these properties. Staff has expressed concerns to the design team that the proposed plan does not extend West Park Drive or Gravett Drive. The road that goes through Area 2 is a gated, private drive. The plan also places the apartments in Area 5 in the projected extension of Gravett Drive.

Phasing of infrastructure: page 26

- Part of Area 2 for townhomes and the extension of Willow Oak Trail has been changed to Phase 2. Willow oak trail is now shown in Construction Phase 2
- Phase I "Wilkinson Pike: As part of the Phase 1 improvements, the Applicant shall either:
    - construct turn lanes at the Wilkinson Pike entrance to match the current grade of Wilkinson Pike and West Park Drive or
    - provide a contribution in aid to the City equal to the amount of the this turn lane improvement for use by the City in the future reconstruction of Wilkinson Pike"
- Phase II "Construction of Willowoak Trail extension and associated streetscape enhancements to be completed upon the earlier of the completion of 2nd phase of Area 2 Single Family Development or March 30th, 2024"
- Phase I "Medical Center Parkway Additional right turn lane on Medical Center per traffic impact study Sidewalk, sod, canopy trees, and decorative street lights in accordance with Gateway Streetscape Master Plan installed within 24 months after starting construction of site infrastructure (as determined by issuance of Land Disturbance Permit)"

<u>Exceptions</u>

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
7. An exception to allow outdoor sales and the sale of food and beverage in park space and public open space for temporary special events
8. Porches, stoops, and bay windows may extend into setbacks as defined in
9. Multi-Family development may make up more than 25% of PUD area. The Multi-Family development area is proposed to be calculated using the entirety of the Clari Park Master Plan, not just the areas included in the PUD zoning designation.

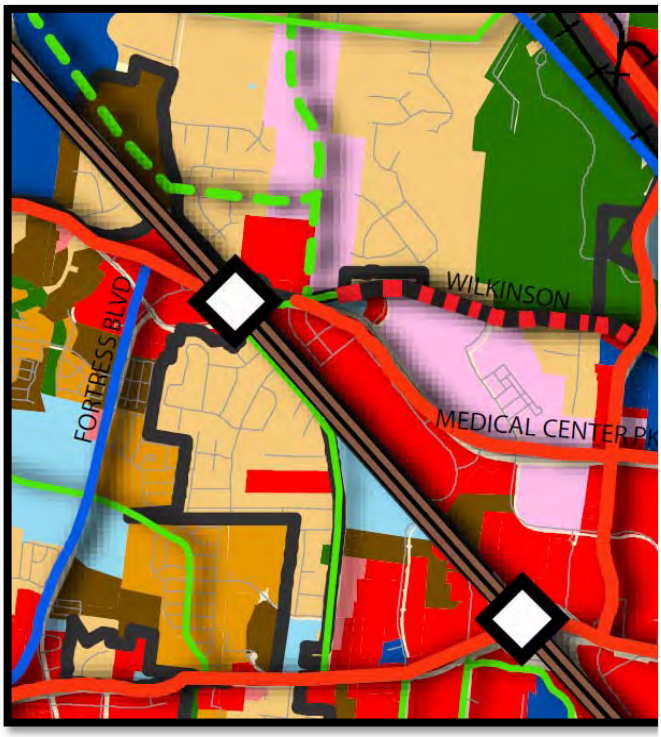
<u>Future Land Use Map</u>

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.

Future Land Use Map

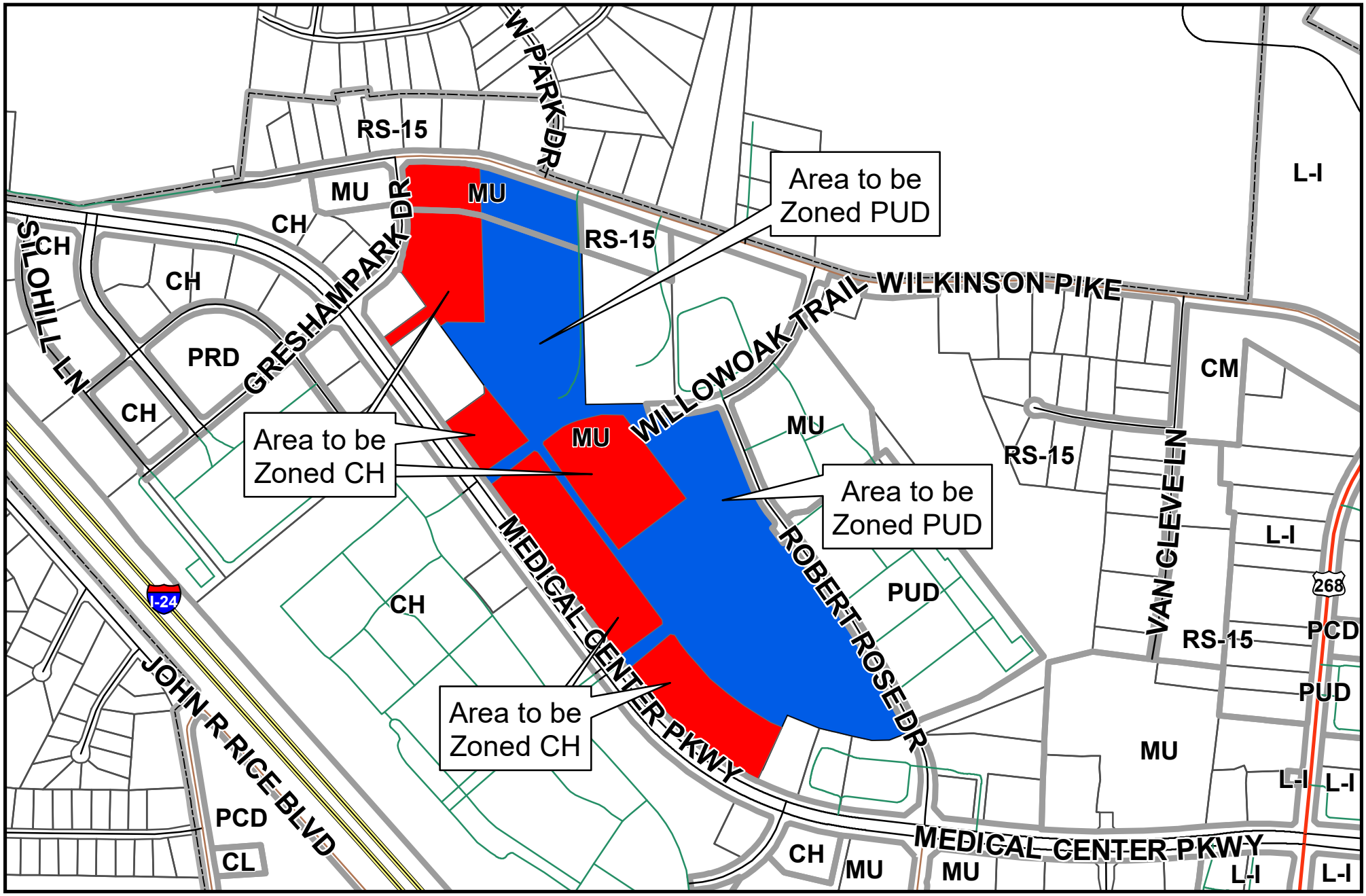


Recommendation

A neighborhood meeting was held scheduled for this project on July 28, 2020, at Fire Station #4. The Planning Commission conducted a public hearing on September 2, 2020, then deferred the item to September 16, 2020.

Planning staff is unable to recommend approval or support of this rezone application as the plan does not satisfactory address the comments and concerns we've shared with the development team throughout this process.

The Planning Commission should formulate a recommendation to the City Council. A recommendation prepared by the Commission shall be for approval, disapproval, or approval subject to special conditions.

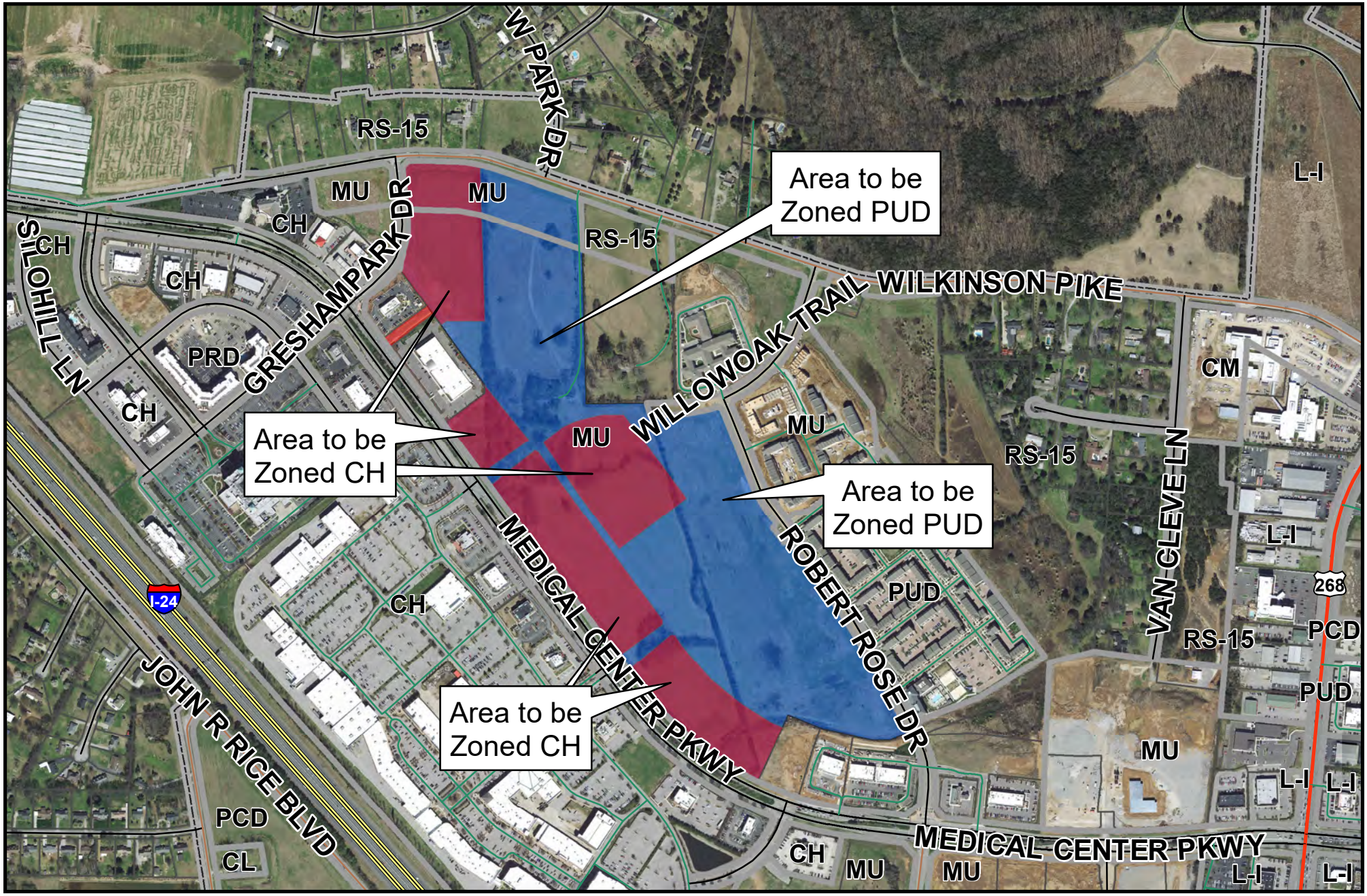


Rezoning Request for Property Along Medical Center Parkway,
Robert Rose Drive and Wilkinson Pike
MU to CH and MU to PUD (Clari Park PUD)
(The existing GDO-1 and GDO-2 boundaries are not affected by this zoning request)

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

N W E S

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



Rezoning Request for Property Along Medical Center Parkway,
Robert Rose Drive and Wilkinson Pike
MU to CH and MU to PUD (Clari Park PUD)
(The existing GDO-1 and GDO-2 boundaries are not affected by this zoning request)

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

N W E S

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

Margaret Ann Green

From: Kevin Guenther <kguenther@ragansmith.com>
Sent: Friday, September 11, 2020 2:18 PM
To: Margaret Ann Green
Cc: Walt Oshea; Jund, Kevin; Welch, Thomas; Wes Magill; Randy Caldwell; Brandon Baxter; David Hendrickson
Subject: [EXTERNAL]- Clari Park Revised PUD - Pattern Book 9.11.20
Attachments: Clari Park Pattern Book 09.11.20.pdf

Margaret Ann,

We have revised the pattern book to replace the 12" minimum grade difference with 14" on the previously provided call outs (pgs. 36,39,40,41)
We have also shown a graphic on the SF Attached Conceptual Layout that depicts 3 sections of 40' long, 6' tall white vinyl fence along the property line with a call out for a 10' wide type 'A" landscape buffer yard between the fence and the alley (pg. 35)
We have also added these additional bullets to the Architectural Guidelines – Townhome (Area 2) on pg. 36

- Front elevations throughout community will have shutters.
- Rear elevations on end units on all buildings will have shutters. Rear elevations on interior units will have shutters where noted for "Enhanced Rear Design"
- Side elevations will have shutters where noted on plan for "Enhanced Design" and will have shutters and porches where noted on plan for "Enhanced Side with Wrap Porch"

Please let me know if you have any questions or would like to discuss this further.
Thanks,

Kevin Guenther, **PLA, LEED AP**
Vice President

RAGAN • SMITH ASSOCIATES, INC.
100 East Vine Street, Suite 402, Murfreesboro, TN 37130
O: 615.546.6050 C: 615.429.0923
Kguenther@ragansmith.com

RAGAN·SMITH

Clari Park PUD / Master Plan– Summary of Updates in Response to Staff Comments, Made to Revised Pattern Book with this revision dated 9.4.20

SUMMARY OF CHANGES BY PAGE NUMBER:

- **Cover** – Updated revision date and added PC public hearing date
- **Page 9** – Utility organization acronym has been revised from MED (Murfreesboro Electric Department) to MTEMC (Middle Tennessee Electric Membership Corporation).
- **Page 10** – The following annotations on the "Overlays and Flood Zones" map have been adjusted as follows:
  - Area previously labeled on map as "gateway district" has been changed to "GDO-1" on the corresponding key.
- **Page 12** – The following areas have been labeled by number on the Master Plan
  - Area 2 (Single-Family Attached Residential)
  - Area 5 (Multi-Family Attached Residential with Limited Office or Commercial)
  - Area 6 (Single-Family Attached Residential)
  - Area 7 (Multi-Family Attached Residential with Limited Office or Commercial)

  The Master Plan has been revised to show the new layout proposed for Area 2 (SF Attached Townhomes). This new layout has been updated throughout the pattern book for any map images that include details of Area 2. A summary of changes for Area 2 are highlighted with Page 35 revisions.

- **Page 13** – Note 5 has been edited to remove the reference to "CPPB Zoning," this zoning typology does not exist in Murfreesboro, so it has been eliminated from the document. Reference is now made to the Clari Park Master Plan.
  The Overall Site Data has been revised to show an adjustment that adds 0.1 acres to Area 2 and reduces 0.1 acres to Area 1
- **Page 17** – Grammatical errors have been edited within the "Exception #6" row, as follows:
  - A comma was added before and after the word "provided"
  - The "T" on the following sentence has been made lowercase, thus merging the two sentences.
- **Page 28** – Regarding notation describing the Clari Lane Linear Park; The last two sentences have been revised to reflect the intention of committing to specific streetscape and open space amenities while allowing for specific design review to occur with street and site plan documents.
- **Page 34** – Under the "Area 2 Attached Single-Family Residential" header, the paragraph has been modified as follows:
  - The designation "stacked or" has been removed, as this is not an ownership option permitted in Area 2.
- **Page 35** – The following revisions to the SF Attached Townhomes in Area 2 have been made:
  - The three dead end alleys located east of the central street and south of the amenity areas have been connected by a new alleyway which runs along the eastern edge of the property.

    - Parallel parking spaces have been added along the east side of the central street, fronting the lake and amenity center.
    - The addition of 40’ of 6’ white vinyl privacy fencing with 20’ extending north and south of the centerline of each alley has been included in order to screen the adjacent Hale property from vehicular headlight obstruction.
    - Four units abutting the central street, south of the amenity center and east of the central street, received the addition of wrap porches.
    - The two hammerheads on the alleys west of the central street were eliminated, and the two alleys along the western edge of the property have been connected.
- **Page 36** – The following specification has been removed from the Area 2 Architectural Guidelines:
    - “condominium dwelling units shall be a minimum of 850 square feet and minimum of one bedroom” – this specification does not fall into the plan for Area 2
- **Page 38** – A new Enhanced Elevation Key Map has been added to reflect the revisions to the site layout for Area 2
- **Page 43** – A new Parking and Utility Design for single family attached townhomes has been added to reflect the revisions to the site layout of Area 2.

CLARI PARK

MURFREESBORO

A Planned Unit Development / Master Plan

Planning Commission Application April 16, 2020
Revised June 3, 2020
Resubmitted for Planning Commission July 1, 2020
Revised July 9, 2020
Revised July 19, 2020
Revised August 19, 2020 for
Planning Commission Public Hearing September 02, 2020
Revised September 4, 2020
Planning Commission Public Hearing September 16, 2020
Revised September 11, 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 12-26

- Master Plan
- Proposed Land Use Map
- Land-Use Table
- Land Use Parameters
- Requested Exceptions
- Case for Multi-Family
- Adjusted Parking
- Vehicular Transportation Network
- Pedestrian Circulation Plan
- Roadway Sections
- Phasing - General Master Plan
- Public Improvements
- Public Improvements Phasing

d

GREEN SPACE & LINEAR PARKS 27-31

- Green Space Connections Master Plan
- Clari Lane Linear Park
- Connection of Open Space
- The Grand Lawn / Honey Locust Lane / Clari Lane
- The Grand Lawn Concept

e

COMMERCIAL HIGHWAY (AREAS 1 & 4) 32-33

- General Description
- Photographic Examples

f

SINGLE FAMILY ATTACHED (AREAS 2 & 6) 34-45

- General Description
- Single Family Attached - Conceptual Layout
- Architectural Examples - Townhomes (Area 2)
- Enhanced Architecture Locations - Townhomes (Area 2)
- Townhome Elevations and Materials (Area 2)
- Greenspace Enlargement (Area 2)
- Single Family Attached Private Street Network / Utilities
- Architectural Examples - Stacked Flats (Area 6)

g

MULTI-FAMILY RESIDENTIAL (AREAS 5 & 7) 46-54

- General Description
- Architectural Examples
- Architectural Perspective
- Multi-Family Ground Floor Office
- Photographic Amenity Examples
- Grand Lawn Images

h

COMMERCIAL (AREA 3) 55-56

- 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 traffi 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 Oa 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 offic 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 201
- **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 regi
- **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
- **Deerfiel** – Alpharetta, GA – 500-acre mixed-use community integrating apartments, retail and office uses is a walkable campus. Successfully attracted corporate office users to a pioneer 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.

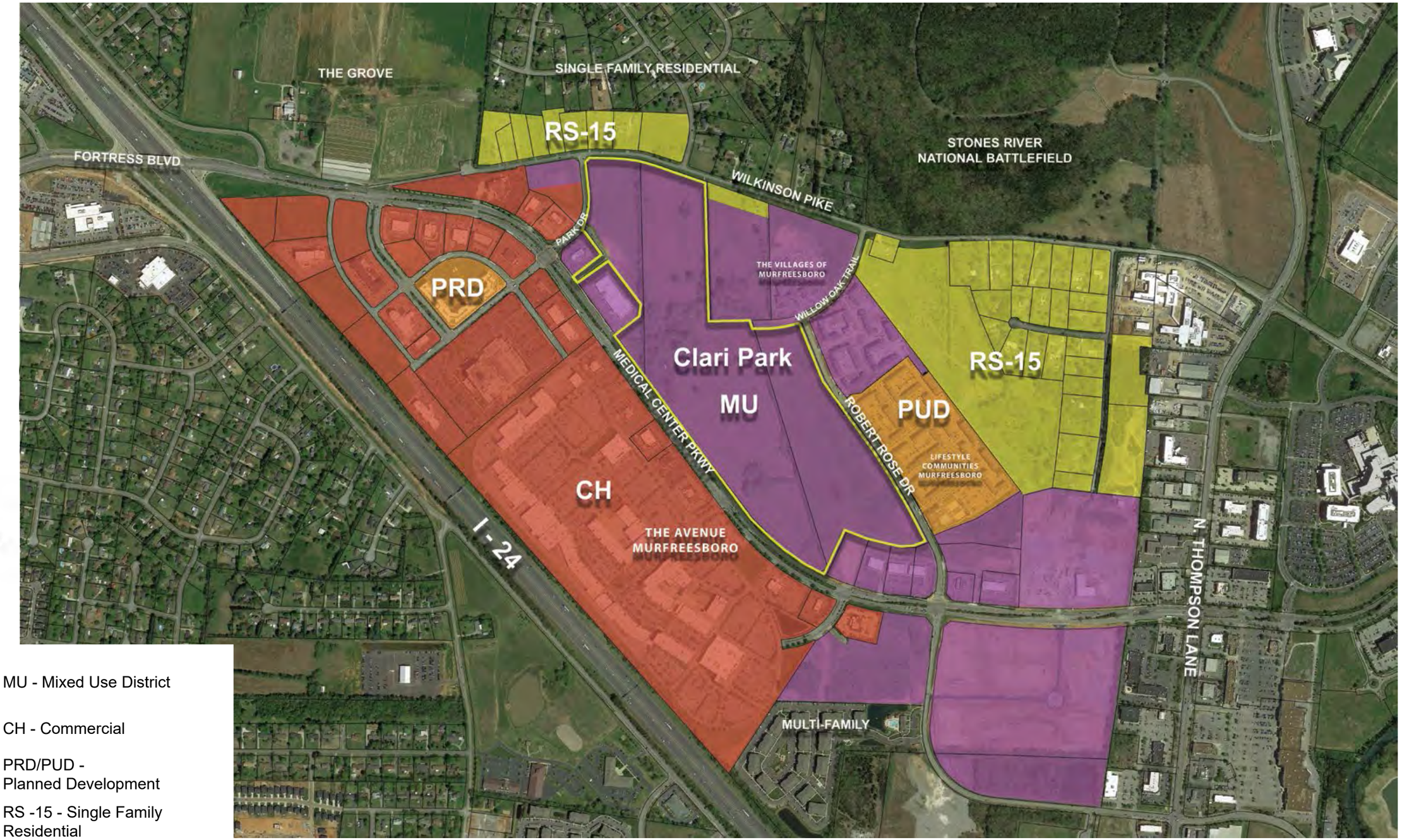
There is an opportunity in Clari Park to recognize the history of the site with historic markers placed strategically in open space and public intersections

Location Map

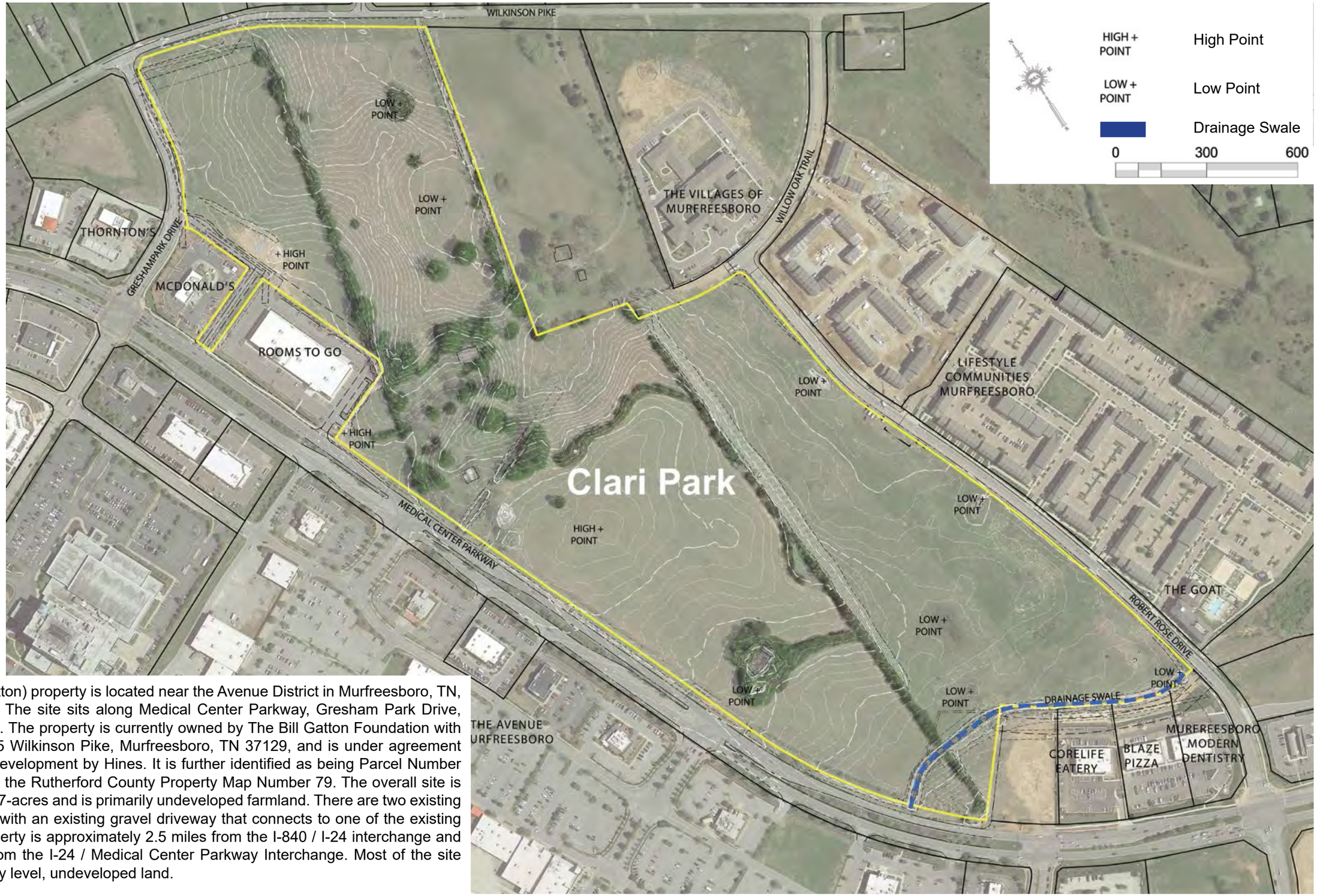
The site for Clari Park is located in the heart of the Murfreesboro Gateway in close proximity to the Medical Center Parkway / I-24 interchange. It is surrounded by an interesting and rich mixture of existing land use with the Avenue Lifestyle mall to the south-west, high density lifestyle apartments 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.

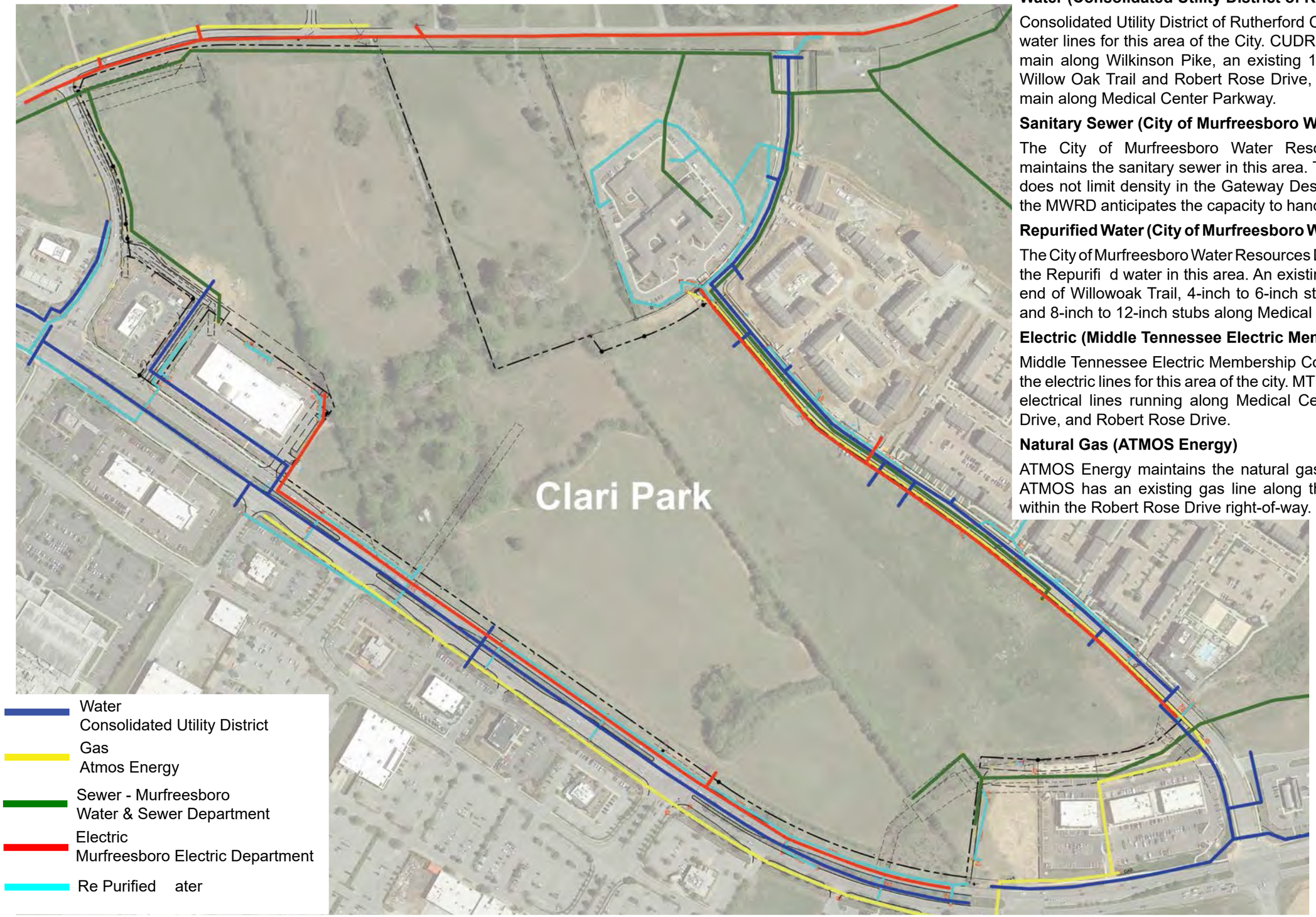


Existing Conditions



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 Repurifi d 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 (Middle Tennessee Electric Membership Corporation)

Middle Tennessee Electric Membership Corporation (MTEMC) maintains the electric lines for this area of the city. MTEMC 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.

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

GDO - 1

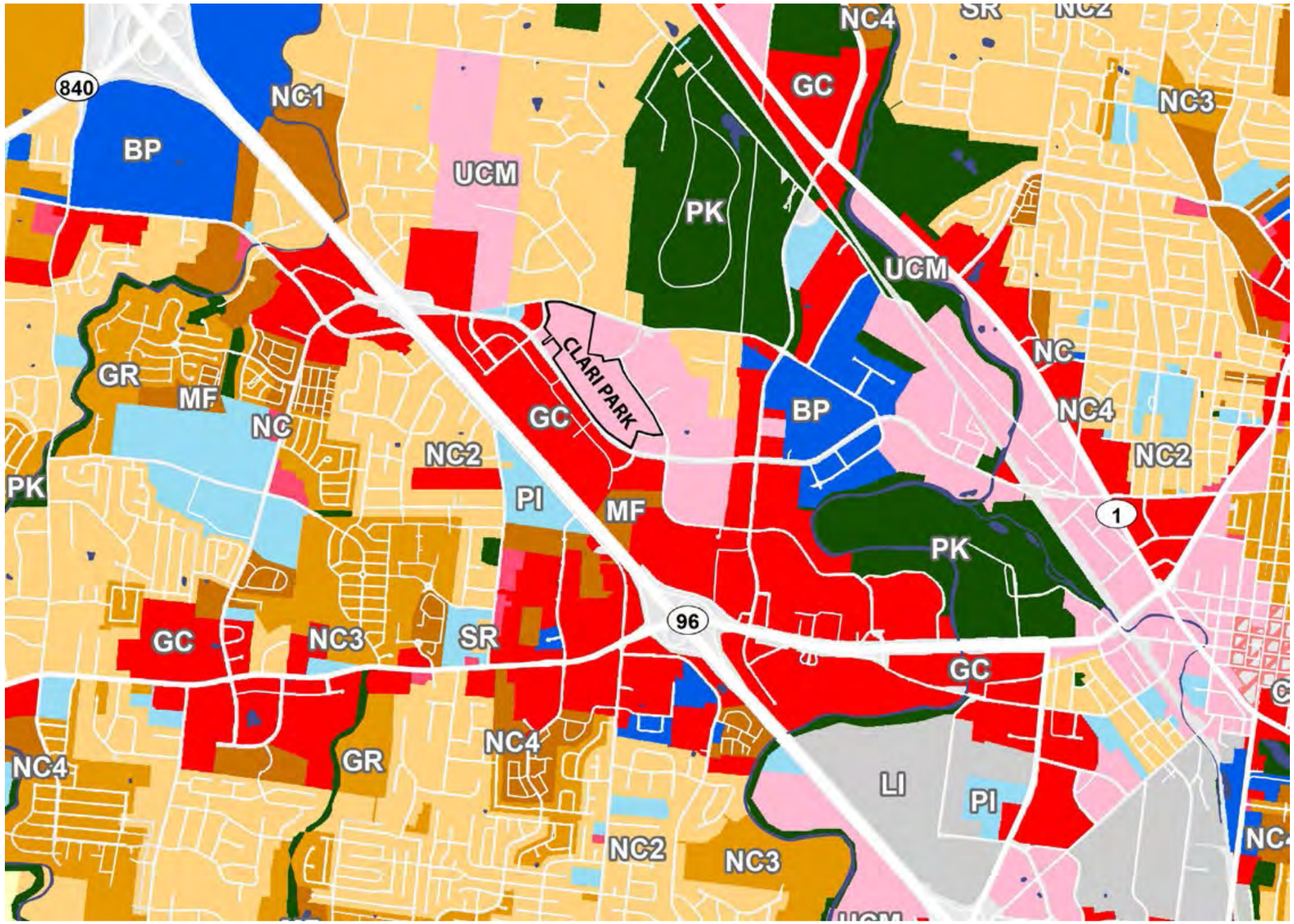
GDO - 2

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, offic 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 storie

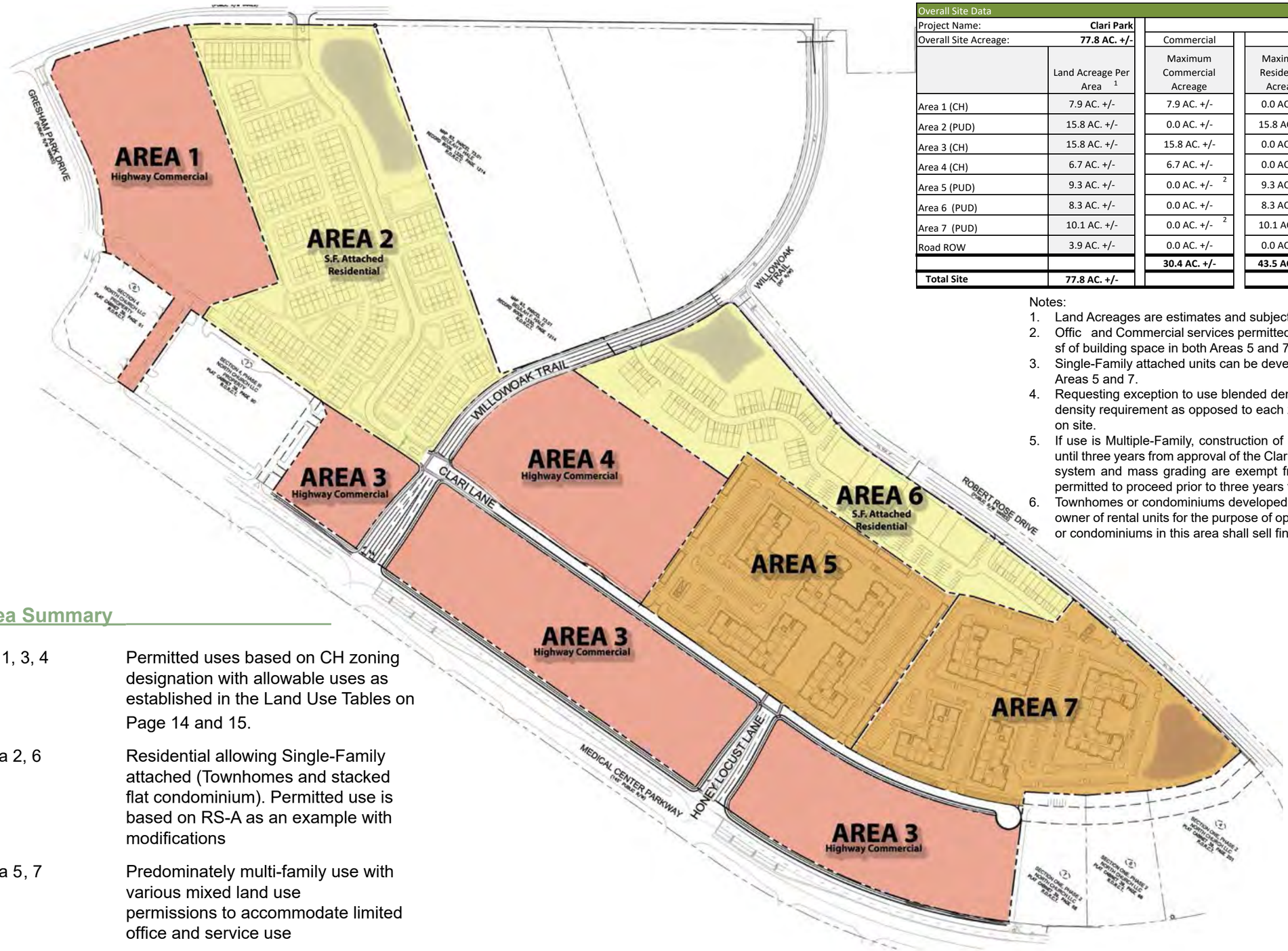
City zoning districts suggested to match the mixed use corridor include:

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.

WILKINSON PIKE
GRESHAM PARK DRIVE
CH AREA 1
+/- 7.9 AC
STORM DRAINAGE
AREA 2
TOWNHOME GARDEN
DISTRICT
+/- 15.8 AC
WILLOWOAK TRAIL
STORM DRAINAGE
CH AREA 3
CH AREA 4
+/- 6.7 AC
CLARI LANE
AREA 6
TOWNHOME
STACKED FLAT
VILLAGE
+/- 8.3 AC
ROBERT ROSE DRIVE
AREA 5
COMMERCIAL /
MIXED USE/
OFFICE /
M.F. RESIDENTIAL
+/- 9.3 AC
CH AREA 3
+/- 15.8 AC
AREA 7
COMMERCIAL /
MIXED USE/
OFFICE /
M.F. RESIDENTIAL
+/- 10.1 AC
STORM DRAINAGE
MEDICAL CENTER PARKWAY
Honey Locust Lane
CH AREA 3
0
300
600

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 (CH)	7.9 AC. +/-	7.9 AC. +/-	0.0 AC. +/-			0.0/AC
Area 2 (PUD)	15.8 AC. +/-	0.0 AC. +/-	15.8 AC. +/-		165 [6]	10.5/AC
Area 3 (CH)	15.8 AC. +/-	15.8 AC. +/-	0.0 AC. +/-			0.0/AC
Area 4 (CH)	6.7 AC. +/-	6.7 AC. +/-	0.0 AC. +/-			0.0/AC
Area 5 (PUD)	9.3 AC. +/-	0.0 AC. +/- [2]	9.3 AC. +/-	305 [3]		32.7/AC
Area 6 (PUD)	8.3 AC. +/-	0.0 AC. +/-	8.3 AC. +/-		125 [6]	15.1/AC
Area 7 (PUD)	10.1 AC. +/-	0.0 AC. +/- [2]	10.1 AC. +/-	295 [3,5]		29.3/AC
Road ROW	3.9 AC. +/-	0.0 AC. +/-	0.0 AC. +/-			0.0/AC
		30.4 AC. +/-	**43.5 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. Offic 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 the Clari Park Master Plan (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 Clari Park Master Plan approval)
6. 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

Area Summary

CH 1, 3, 4	Permitted uses based on CH zoning designation with allowable uses as established in the Land Use Tables on Page 14 and 15.
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 5, 7	Predominately multi-family use with various mixed land use permissions to accommodate limited office and service use

Land Use Table

USES PERMITTED	LAND USE AREA[1]						
	CH Area 1[7]	PUD Area 2	CH Area 3[7]	CH Area 4[7]	PUD Area 5	PUD Area 6	PUD 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
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
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
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 5,000 sq. ft. floor area[8]	X		X	X			X
Delicatessen	X		X	X			X
Department or Discount Store	X			X			X
Dry Cleaning	X		X	X			X
Dry Cleaning Pick-Up Station	X		X	X	X		X
Financial Service[4]	X		X	X	X		X
Flower or Plant Store	X		X	X			X

Notes

1. Area 7 is 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. 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 merchandise indoors. No outdoor storage shall be permitted.
6. Kiosk use will be restricted to “walk-up” style kiosk operations in open space or park settings. Vehicular drive-up use is prohibited.
7. Allowable land uses in CH Areas, 1, 3, and 4 are limited to those noted in this Land Use Table. These restrictions will also be recorded in public records via covenants & restrictions.
8. Gas stations and Convenience Sales will only be permitted in Area 3 for lots with frontage on Clari Lane and adjacent to Area 4 on the Master Plan.

Land Use Table

USES PERMITTED	LAND USE AREA[1]						
	CH Area 1[7]	PUD Area 2	CH Area 3[7]	CH Area 4[7]	PUD Area 5	PUD Area 6	PUD Area 7
COMMERCIAL							
Flower or Plant Store	X		X	X			X
Garden Lawn Supplies and Hardware[5]			X	X			X
Gas Station[8] (Only in Area 3 adjacent to Area 4)	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 - Exclude Plasma Donation Center	X		X	X			X
Laboratories, Testing	X		X	X			X
Liquor Store (No Drive-Thru)	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
OTHER							
Home Occupations		X				X	X

Notes

1. Area 7 is 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. 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 merchandise indoors. No outdoor storage shall be permitted.
6. Kiosk use will be restricted to “walk-up” style kiosk operations in open space or park settings. Vehicular drive-up use is prohibited.
7. Allowable land uses in CH Areas, 1, 3, and 4 are limited to those noted in this Land Use Table. These restrictions will also be recorded in public records via covenants & restrictions.
8. Gas stations and Convenience Sales will only be permitted in Area 3 for lots with frontage on Clari Lane and adjacent to Area 4 on the Master Plan.

Land Use Parameters

Land-Use Parameters	CH Area 1	PUD Area 2	CH Area 3	CH Area 4	PUD Area 5	PUD Area 6	PUD Area 7
RESIDENTIAL DENSITY							
Maximum Dwelling Units Multiple-Family	0		0	0	305		295
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, stoops, and bay windows may extend into setback* s	42'	15'	42'	42'	15'	15'	15'
Minimum Side Yard *Porches, stoops, and bay windows may extend into setback* s	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	75'	45'	75'	75'	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

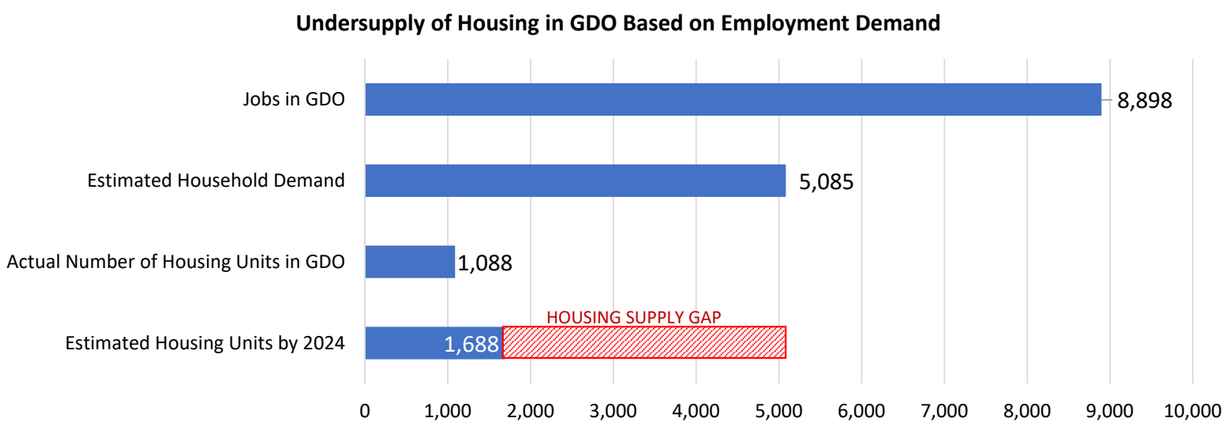
Exception	Basis for Exception
1. Requesting "Single Family Attached" Use be permitted (Not currently permitted in underlying MU zoning)	Home buying opportunities in the heart of the Gateway District with direct access to employment areas, shopping, and dining at the Avenue are currently not available 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 offic 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 proj	The Applicant is requesting flexibility to develop up to 10,000 sf of offic 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 scenar
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 beverage in park space and public open space for temporary special events	The temporary and controlled sale of food and beverage will be a critical component to outdoor place making and social programming events (i.e. 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 52-54 for conceptual examples.
8. Porches, stoops, and bay windows may extend into setbacks	These architectural elements add detailed articulation and a personal scale to building facades and without having large impact within a building setback area.
9. Multi-Family development may make up more than 25% of PUD area	The Multi-Family development area shall be calculated using the entirety of the Clari Park Master Plan, not just the areas included in the PUD zoning designation. This allows areas of the project to have different zoning designations without impacting the potential amount of Multi-Family units.

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 traffi 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 offic 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

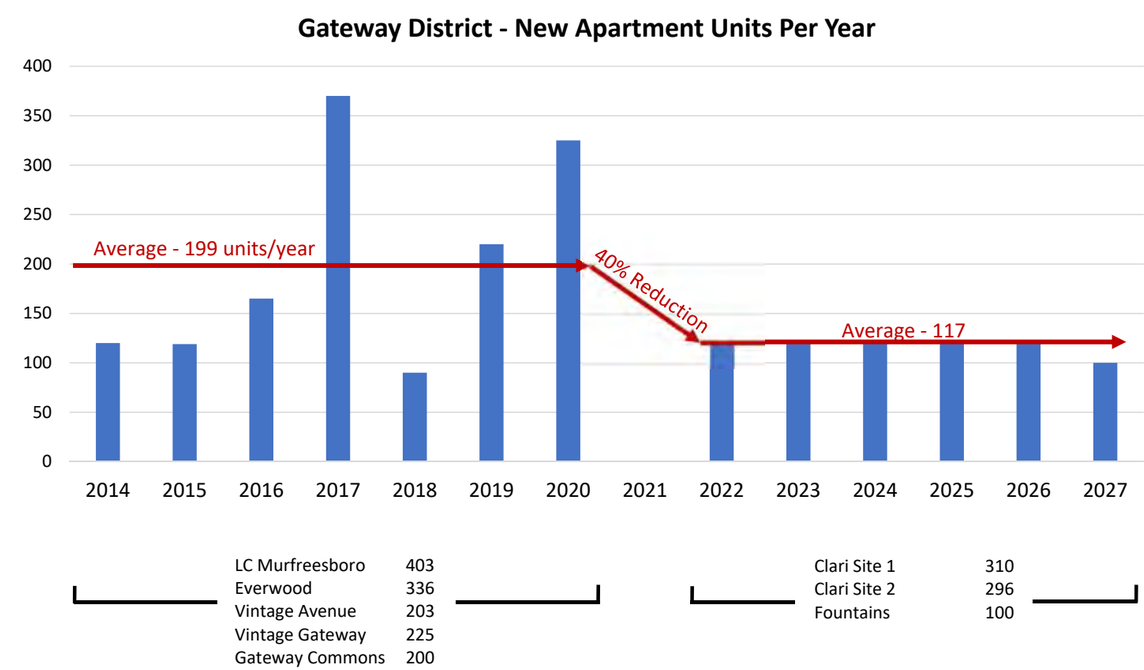
The demographic profile of projected renters in the GDO is highly skewed towards young professionals with growing amounts of discretionary income. This renter cohort is essential to sustain the growing GDO district and its commercial uses and to promote future growth. Furthermore, this demographic puts 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 spraw



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-offic space for small business tenants. Given that a percentage of business tenants will be apartment tenants and offic 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**

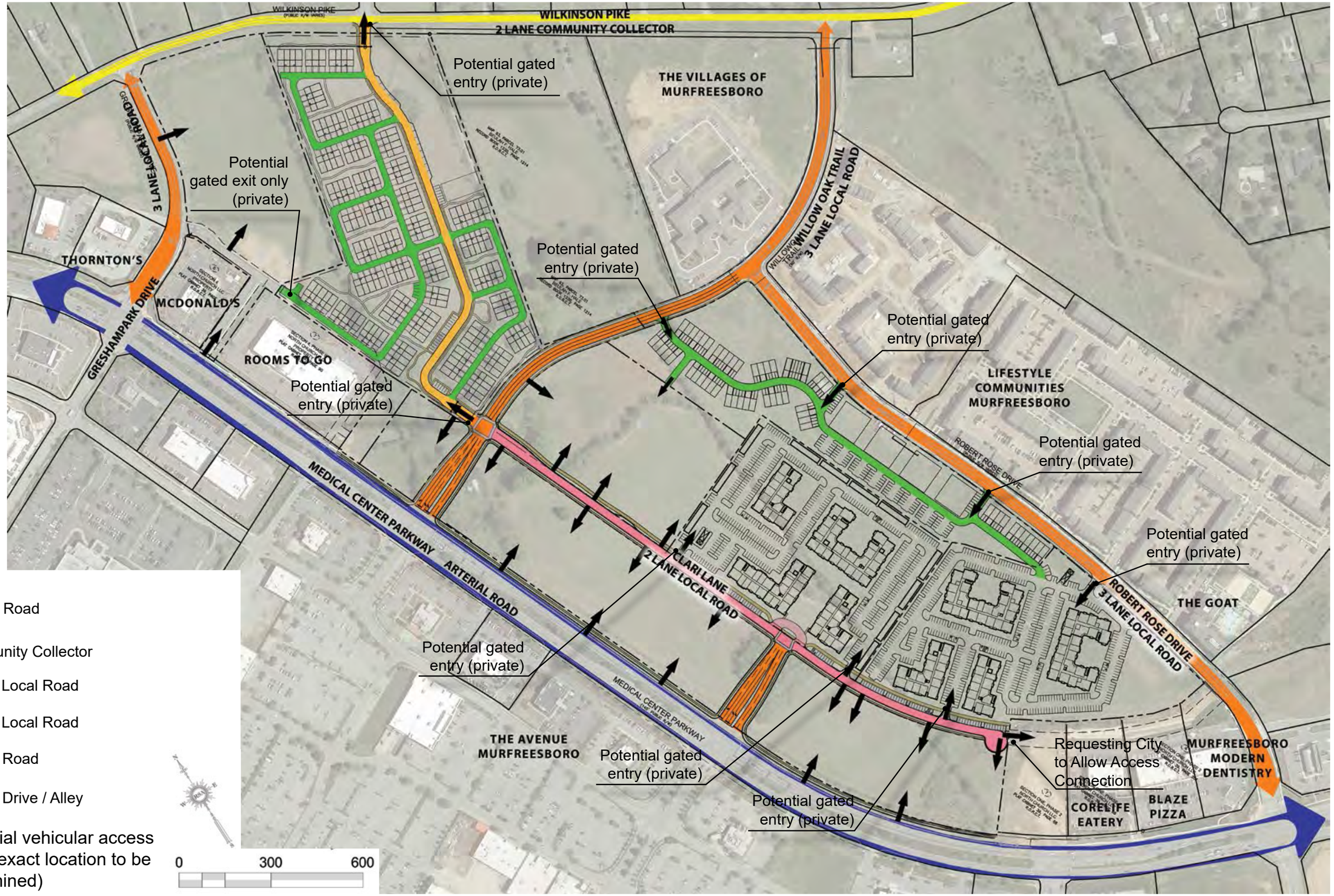
Recent Hines Suburban Apartments

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

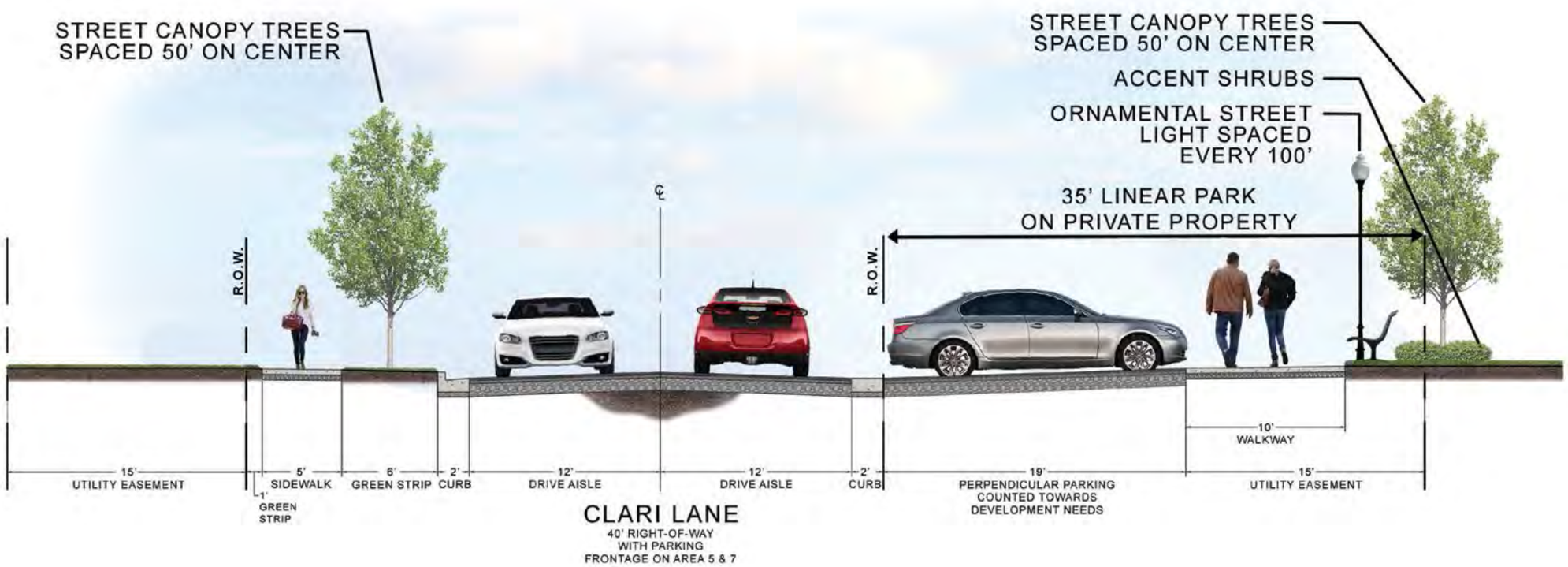
Project Name	Location		Parking Spaces	Units	Parking Ratio (spaces/unit)	# of Bedrooms	Spaces/Bedroom Provided
M South Multifamily	Tampa	FL	470	288	1.63	408	**1.15**
San Pablo Multifamily	San Pablo	FL	476	302	1.58	476	**1.00**
Woods Crossing Multifamily	Greenville	SC	540	321	1.68	537	**1.01**
Sumner Boulevard	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**

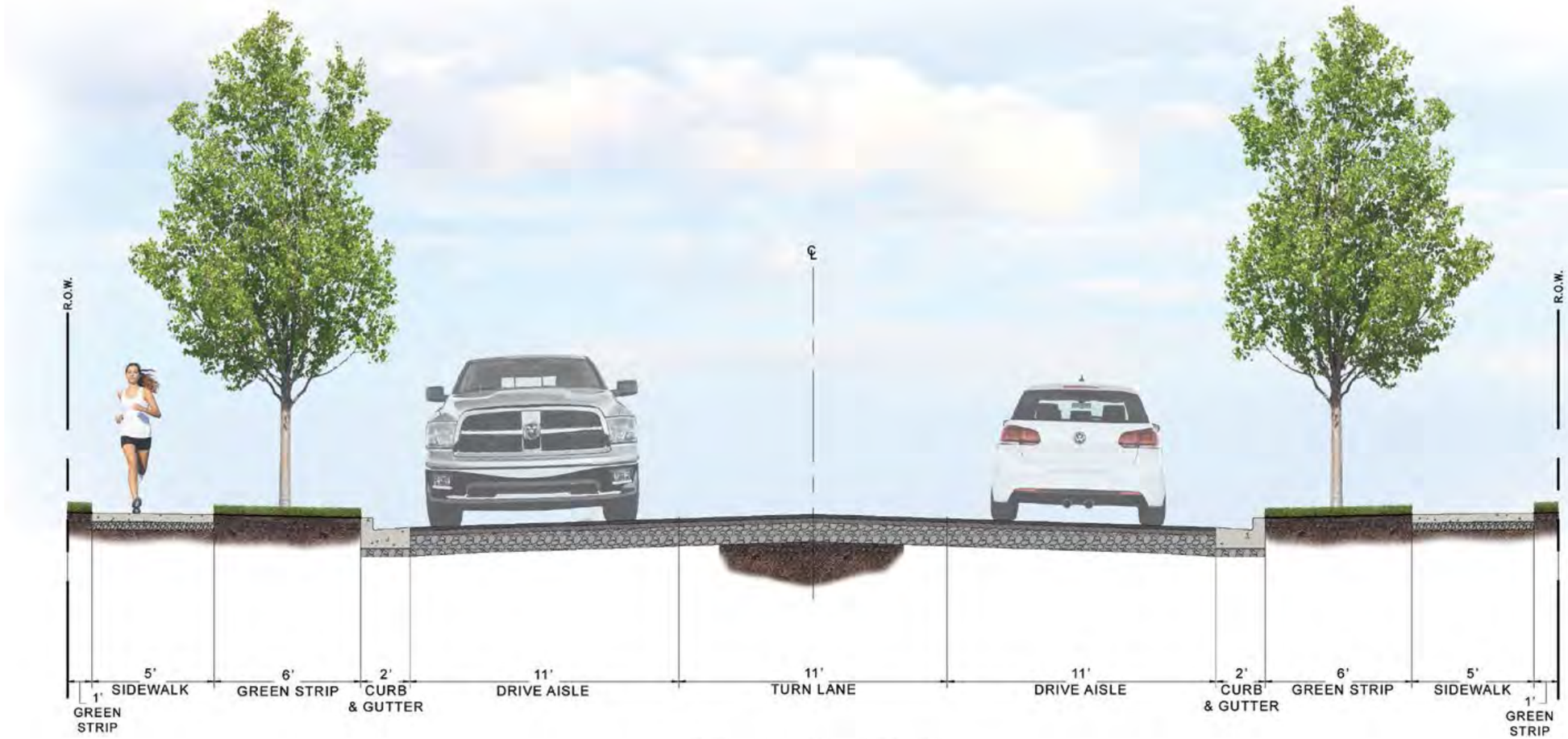
Vehicular Transportation Network



Pedestrian Circulation Plan

Roadway Sections



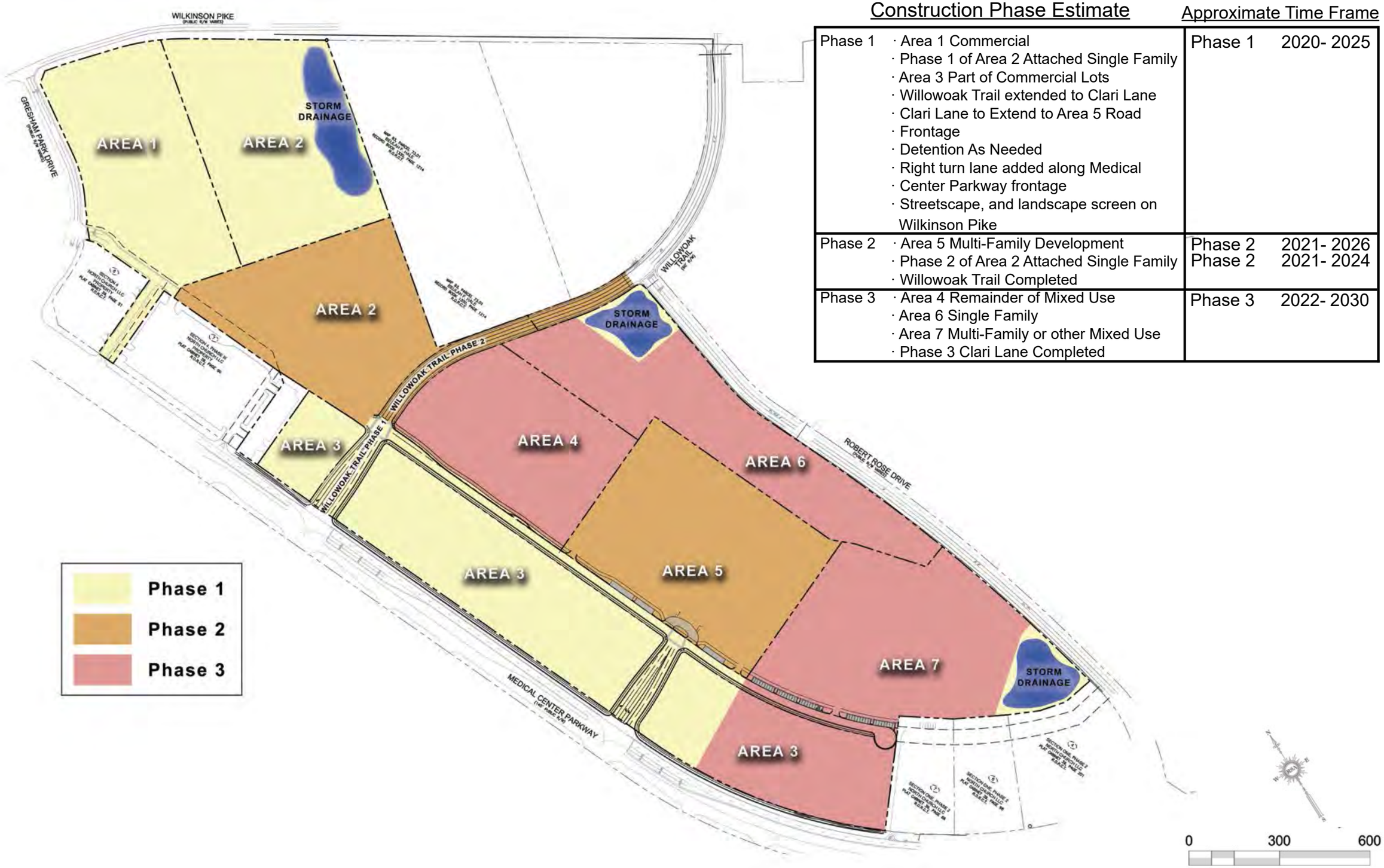


WILLOW OAK TRAIL

52' RIGHT-OF-WAY

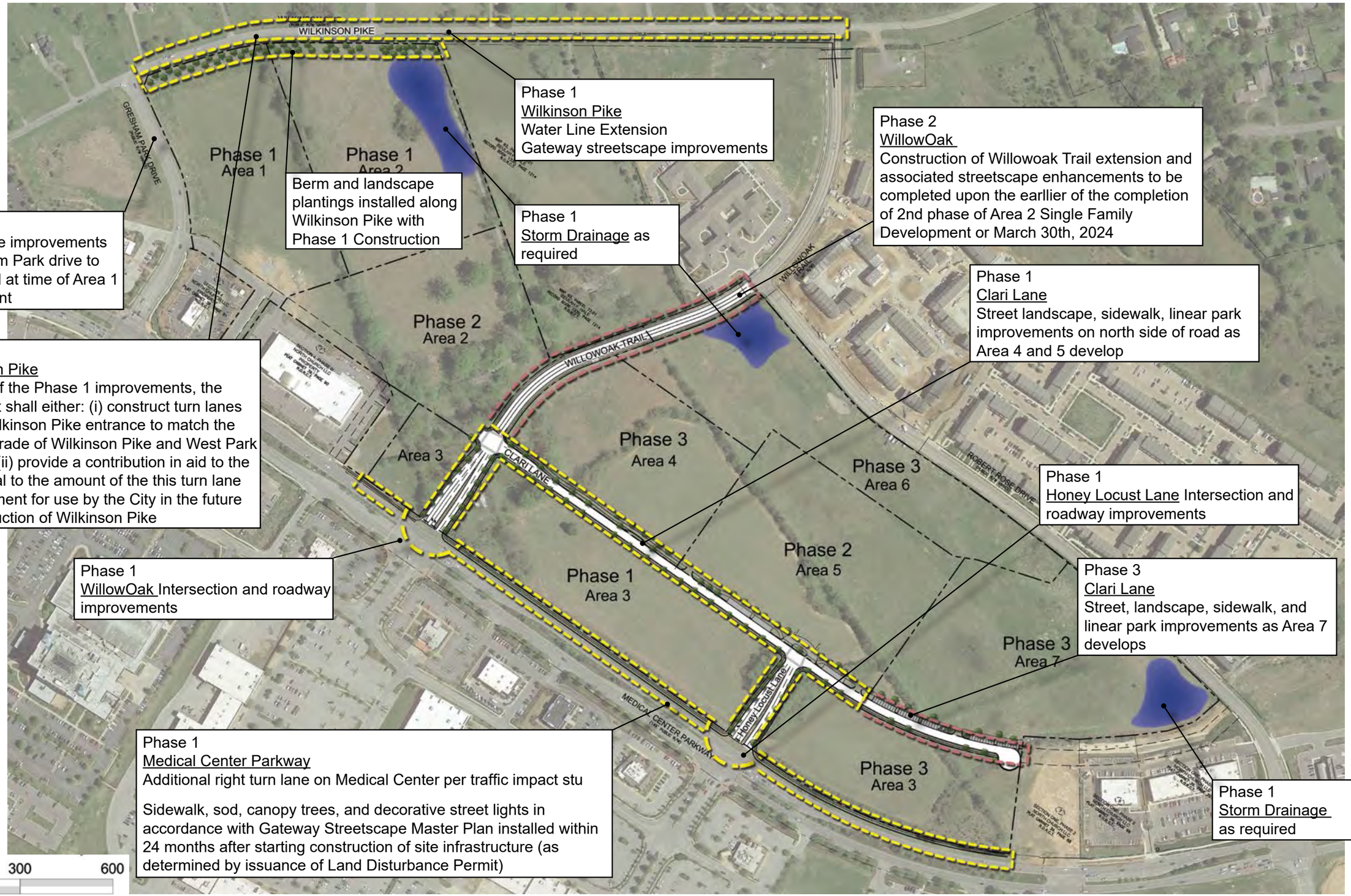
Right of way will vary at intersections with Medical Center Parkway based on turn lane requirements

Phasing General Master Plan



Construction Phase Estimate		Approximate Time Frame
Phase 1	· Area 1 Commercial · Phase 1 of 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 · Streetscape, and landscape screen on Wilkinson Pike	Phase 1 2020- 2025
Phase 2	· Area 5 Multi-Family Development · Phase 2 of Area 2 Attached Single Family · Willowoak Trail Completed	Phase 2 2021- 2026 Phase 2 2021- 2024
Phase 3	· Area 4 Remainder of Mixed Use · Area 6 Single Family · Area 7 Multi-Family or other Mixed Use · Phase 3 Clari Lane Completed	Phase 3 2022- 2030

Public Improvements



Phase 1
Wilkinson Pike
Water Line Extension
Gateway streetscape improvements

Phase 2
WillowOak
Construction of Willowoak Trail extension and associated streetscape enhancements to be completed upon the earllier of the completion of 2nd phase of Area 2 Single Family Development or March 30th, 2024

Berm and landscape plantings installed along Wilkinson Pike with Phase 1 Construction

Phase 1
Storm Drainage as required

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

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

Phase 1
Wilkinson Pike
As part of the Phase 1 improvements, the Applicant shall either: (i) construct turn lanes at the Wilkinson Pike entrance to match the current grade of Wilkinson Pike and West Park Drive or (ii) provide a contribution in aid to the City equal to the amount of the this turn lane improvement for use by the City in the future reconstruction of Wilkinson Pike

Phase 1
Honey Locust Lane Intersection and roadway improvements

Phase 1
WillowOak Intersection and roadway improvements

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

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

Sidewalk, sod, canopy trees, and decorative street lights in accordance with Gateway Streetscape Master Plan installed within 24 months after starting construction of site infrastructure (as determined by issuance of Land Disturbance Permit)

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. Construction of Willowoak Trail extension and associated streetscape enhancements to be completed upon the earllier of the completion of 2nd phase of Area 2 Single Family Development or March 30th, 2024
- 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.

Wilkinson Pike

Phase 1

- As part of the Phase 1 improvements, the Applicant shall either: (i) construct turn lanes at the Wilkinson Pike entrance to match the current grade of Wilkinson Pike and West Park Drive or (ii) provide a contribution in aid to the City equal to the amount of the this turn lane improvement for use by the City in the future reconstruction of Wilkinson Pike.

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

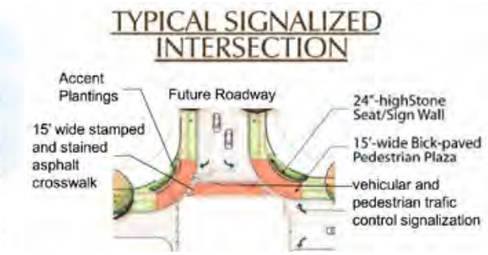
Phase 1

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

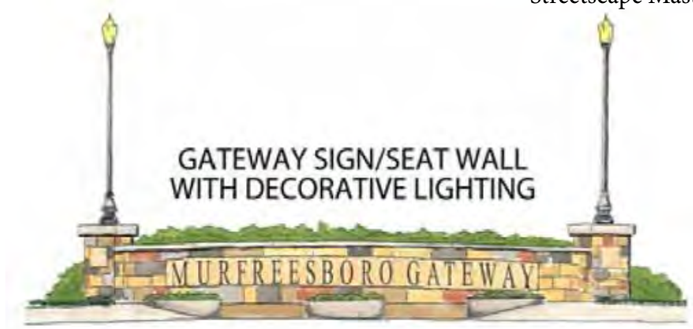
Phase 1, 2, 3

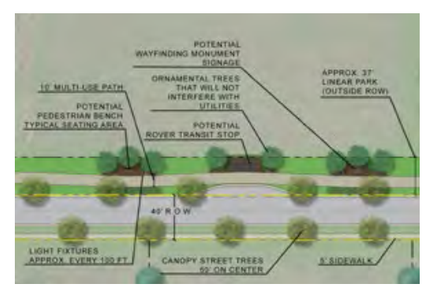
- Sidewalk, sod, canopy trees, and decorative street lights in accordance with the Gateway Streetscape Master Plan installed within 24 months after starting construction of site infrastructure (as determined by issuance of Land Disturbance Permit)

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

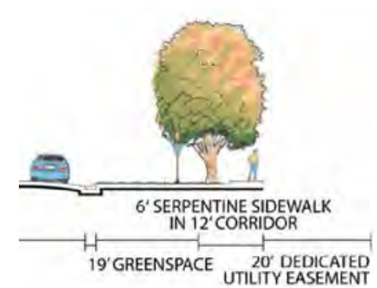




Clari Lane Linear Park Improvements
See page 27

Clari Lane Street Improvements
See page 21

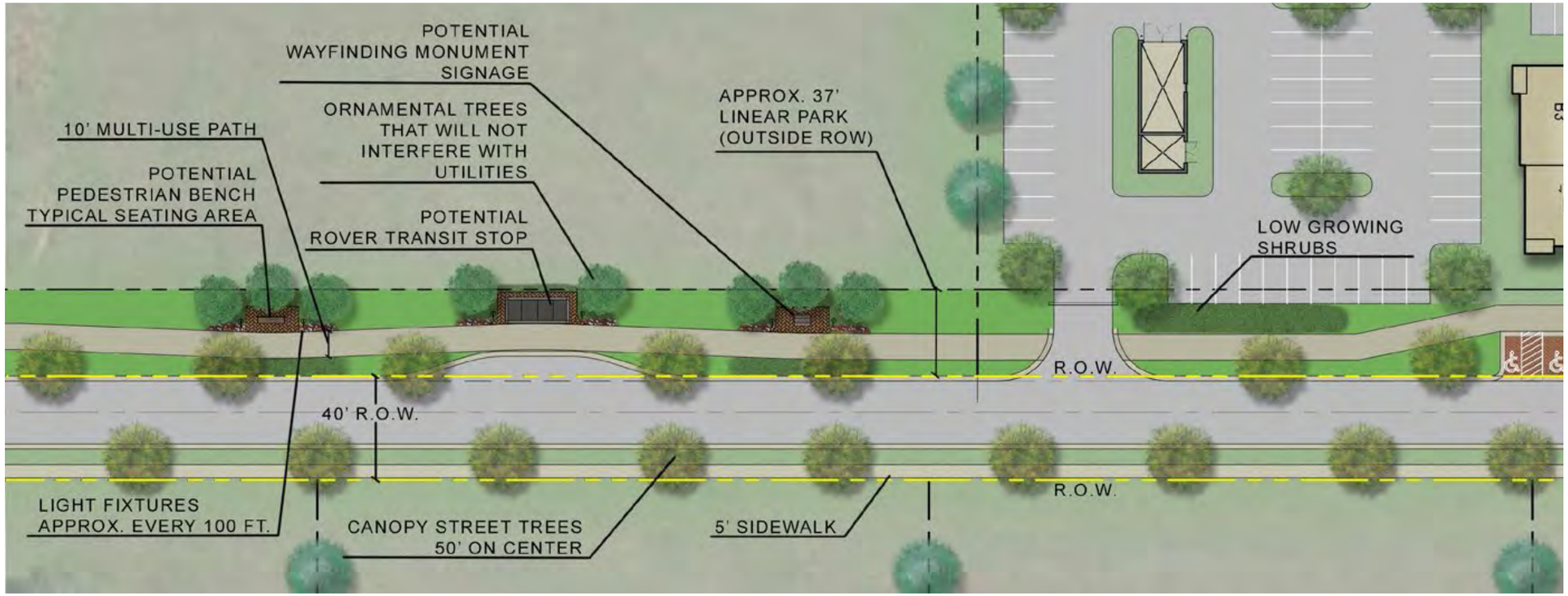
Gateway landscaping, ornamental lights, and sidewalk improvements.
See page 13 of the Murfreesboro Gateway Streetscape Master Plan

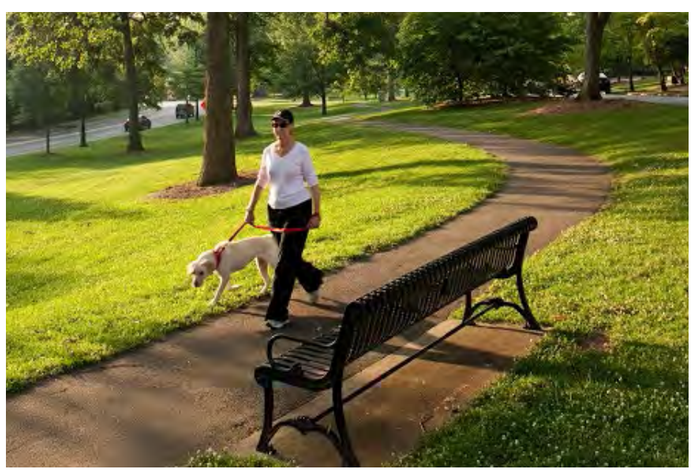


Green space in front of townhome units
Phase 1
Note: All areas within Clari Park will meet the minimum formal and informal open space requirements associated with each site at the time of development.
Connection of open space with linear parks in Garden Townhome District
Phase 1
Historic Markers and locations for potential public art along Clari Lane Corridor - Specific design to be determined.
Pedestrian connections to Robert Rose Drive
Linear Park along east side of Clari Lane (see page 28)
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 30)
Phase 2
WILKINSON PIKE
GRESHAM PARK DRIVE
WILLOWOAK TRAIL
ROBERT ROSE DRIVE
MEDICAL CENTER PARKWAY
CLARI PARK
0
300
600

Clari Lane Linear Park

Clari Lane will function as the main street of Clari Park by connecting the different land use areas. Through the provision of green space running parallel to the street. Included in this green space will be a 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. The concept design depicted for the linear park on Clari Lane is to confirm the streetscape elements and amenities that are part of the master plan. Specific layout and detailed design will occur when site plan and street improvement plans are developed.



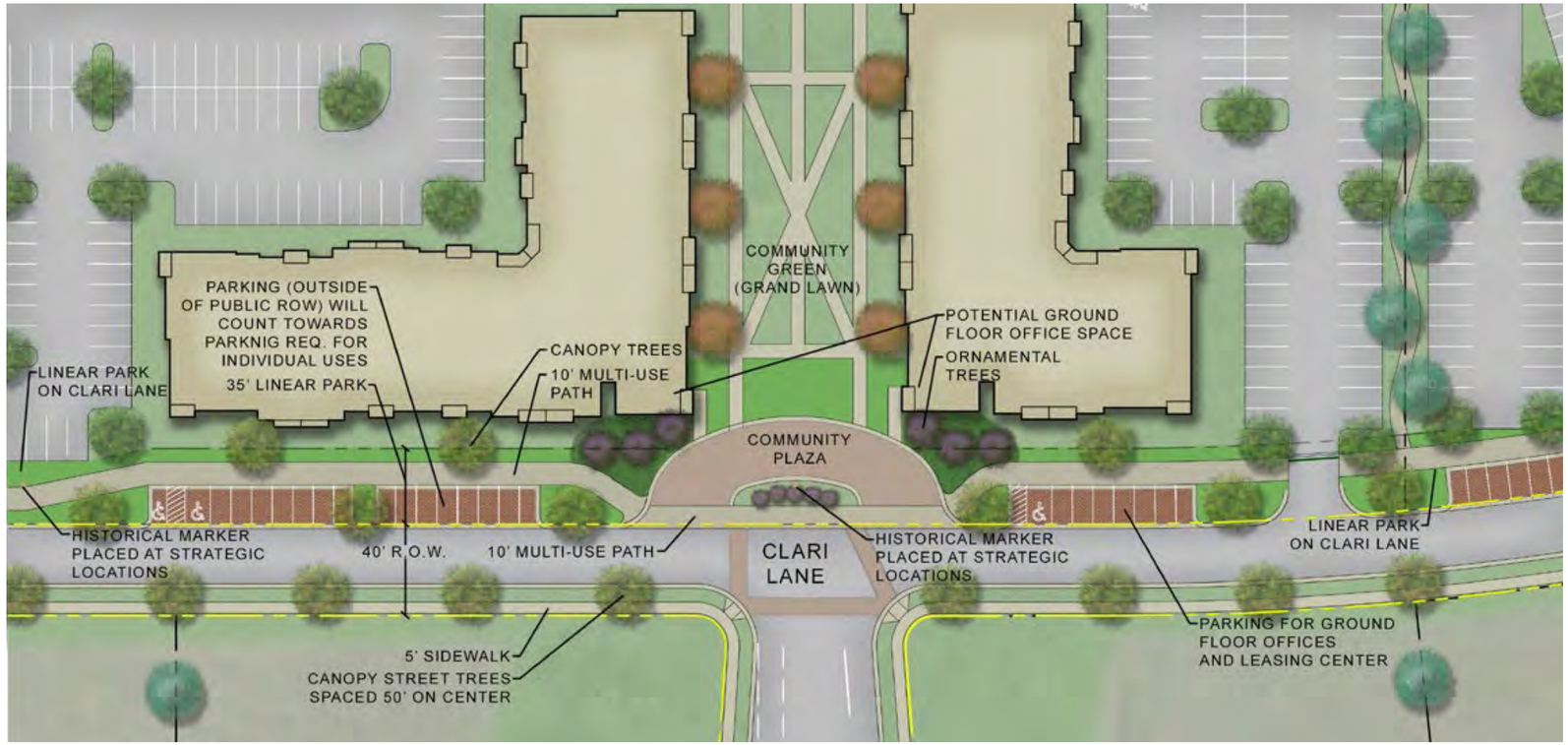


Connection of Open Space

Open spaces and pedestrian networks will extend from the linear park along Clari Lane to other areas within the project and adjacent properties. This will facilitate pedestrian circulation within the site, to the commercial district along Medical Center Parkway, and the Avenue beyond. The pedestrian walkways between Area 5 and 7, and in Area 4 provide a pedestrian and green space connection through the higher density portion of Clari Park. It also functions as part of the pedestrian network between Clari Lane and Robert Rose Drive, which will provide a connection to the Avenue through the project for Henley Station residents.

The connections 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 connection pedestrian pathways to the front greenspace between residential buildings. This will link the front door residential homes to a comfortable pathway that leads to surrounding amenities and places of commerce.

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 50-52 for additional conceptual design details of Grand Lawn.

Avalon, a Hines Organization property

ARTIST'S RENDERING OF GRAND LAWN

Commercial Highway (CH) - 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 or offic 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 developmen

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 profi
  - Composite panels
  - Cementitious siding or panels
  - Wood siding may be used on small scale buildings
  - Fabric Awnings
- Tertiary materials:
  - Metal copings, flashings, and tri
  - 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.

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 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/Stacked Flat 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. Townhomes will be designed with arrangements that have a strong relationship to the street and green space. 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".

Single Family Attached - Conceptual Layout

Area 2 - Townhome Garden District of Clari Park

The Garden District shall include an amenity program for the residents. Elements of this amenity program shall include:

- Exterior resort pool with colored concrete or paver deck area designed with open air and shaded seating areas;
- A pool cabana with shaded seating areas and restrooms; and
- Exterior gathering areas that incorporate fire pits, grills and outdoor games

Single Family Attached Specifications

Building Construction and Design

- Townhomes dwelling units shall be a minimum of 1,400 square feet and have a minimum of two bedrooms.
- 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.
- 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.
- Foundation planting landscape materials shall be provided along front elevations and front lawn areas shall be sodded.
- Side elevations in high-visibility locations shall receive an enhanced architectural treatment.
- Garages shall not be used for the storage of boats, recreational vehicles, trailers or equipment.
- All dwelling units with attached garages shall locate access to the garage at the rear or side of the building.
- Driveways for townhome dwelling units shall be a minimum of 16' wide to accommodate two cars and 8' wide to accommodate one car.
- 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.
- The finish d floor of dwellings shall be designed such that the elevation is 14" above the adjacent exterior grade at the front of the dwelling.
- 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.
- Front elevations throughout community will have shutters.
- Rear elevations on end units on all buildings will have shutters. Rear elevations on interior units will have shutters where noted for "Enhanced Rear Design"
- Side elevations will have shutters where noted on plan for "Enhanced Design" and will have shutters and porches where noted on plan for "Enhanced Side with Wrap Porch"

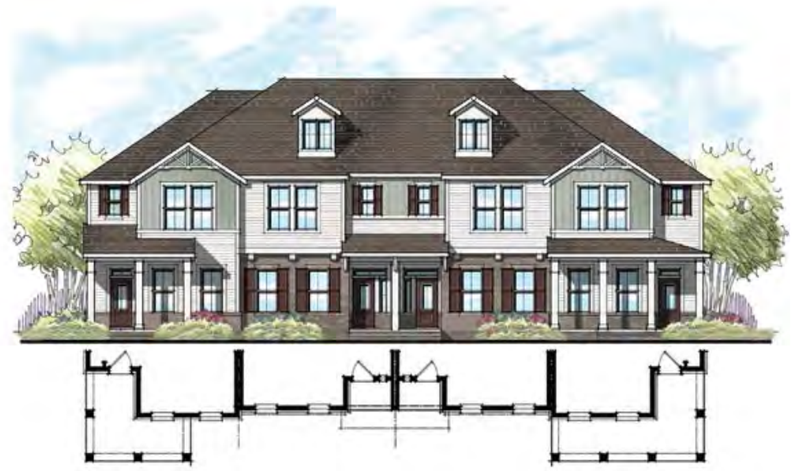
Exterior Building Materials

- The following exterior materials shall be permitted on the exterior façade:
  1. Brick veneer – natural color or painted
  2. Cementitious and fiber cement composition siding (i.e. Hardie, Certainteed
  3. Stone – natural or manufactured stacked stone
  4. Wood siding in limited locations or trim elements nay be used if appropriate in context to the architectural style.
  5. Windows may be constructed of pre-finished aluminum, vinyl, or vinyl clad wood. Window mullions shall be provided appropriate to the architectural style.
  6. 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)
- The following exterior materials shall be permitted as roofing materials
  1. Dimensional Composition Roof Shingles
  2. Metal roof in limited accent applications such as porches and bay windows if appropriate in context to the architectural style.

Architectural Examples - Townhomes (Area 2)

SOUTHERN TRADITIONAL

FARMHOUSE



CRAFTSMAN

Clari Park Enhanced Architecture Locations - Townhomes (Area 2)

FARMHOUSE

Foundations to be raised a minimum of 14” from adjacent grade for architectural effect (not currently shown here)

Porches to be minimum of 6’ wide

Shutters on interior units are optional on standard elevations

ENHANCED REAR ELEVATION

ENHANCED SIDE ELEVATION

Townhome Elevations and Materials (Area 2)

SOUTHERN TRADITIONAL

Foundations to be raised a minimum of 14” from adjacent grade for architectural effect (not currently shown here)

Porches to be minimum of 6’ wide

ENHANCED SIDE ELEVATION WITH WRAP PORCH

Townhome Elevations and Materials (Area 2)

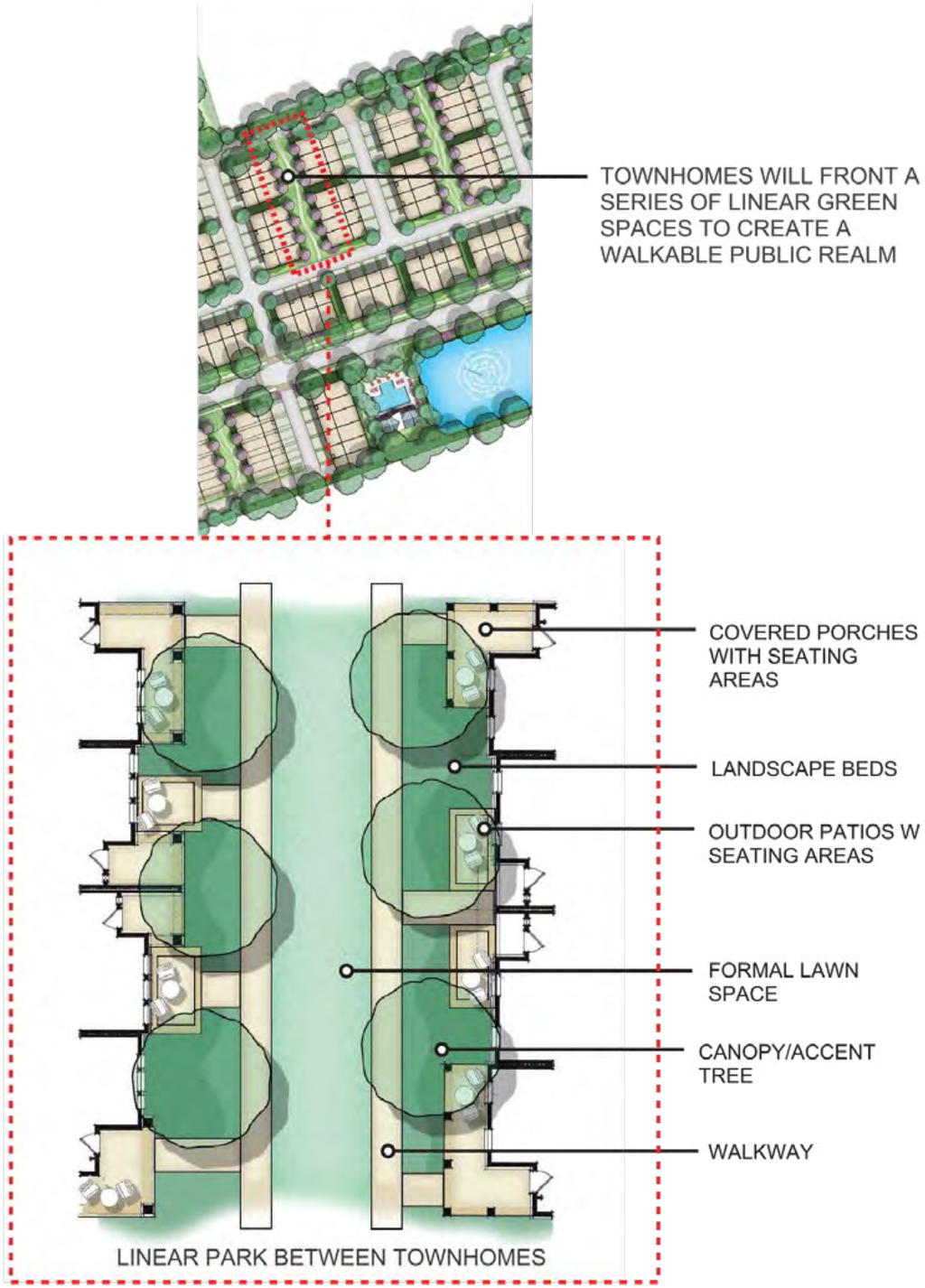
SOUTHERN TRADITIONAL

Foundations to be raised a minimum of 14" from adjacent grade for architectural effect (not currently shown here)

Porches to be minimum of 6' wide

ENHANCED SIDE ELEVATION

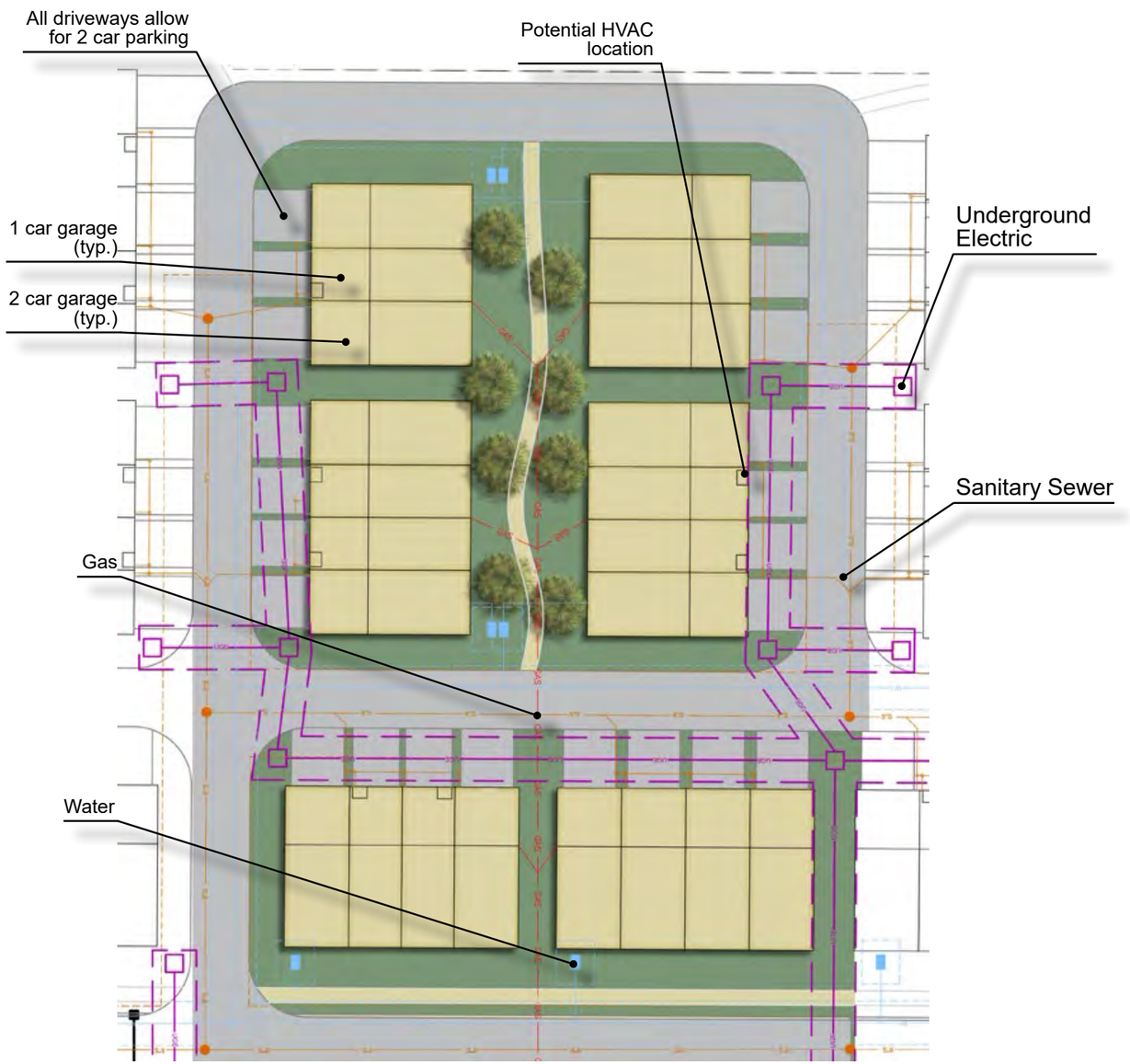
Greenspace Enlargement (Area 2)



Landscape & walkway design to be finalized during Site Plan Review

ARTIST'S RENDERING OF LINEAR PARK BETWEEN TOWNHOMES
(architecture for conceptual purposes only)

Parking & Utility design for single-family attached townhomes in Area 2.



Architectural Examples - Stacked Flats (Area 6)

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

Clari Park Multi Family Residential - General Description (Areas 5 & 7)

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 a vertically integrated mixture of limited office and service us

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 offic 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, which would include a mix of office/commercia uses, 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

Building Construction and Design

- 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.
- 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.
- The incorporation of exterior balconies shall be encouraged. Balcony railings shall be aluminum, metal or stainless steel cable-stayed construction.
- Metal and canvas awnings shall be permitted to extend in to the front and side building setback.
- Foundation planting landscape materials shall be provided along front elevations and all lawn areas shall be sodded.
- 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.
- Roof top mechanical equipment shall be screed by parapet walls.

Exterior Building Materials

- The following exterior materials shall be permitted on the exterior façade:
  1. Brick – natural color or painted
  2. Cementitious composition siding
  3. Stone – natural or manufactured stacked stone
  4. Wood siding in limited locations or trim elements nay be used if appropriate in context to the architectural style.
  5. 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)
- The following exterior materials shall be permitted as roofing materials
  1. TPO single-ply roofing membran
  2. Dimensional composition roof shingles
  3. Metal roof in limited accent applications such as porches and bay windows if appropriate in context to the architectural style.

Architectural Examples - Multi Family (Area 5 & 7)

Multi-Family Attached Specifications

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 consideratio

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.

Architectural Perspective

Multi-Family Ground Floor Office

COMMERCIAL OFFICE SPACE ON GROUND FLOOR OF APARTMENTS WILL INTEGRATE A MIX OF USES ALONG CLARI LANE

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

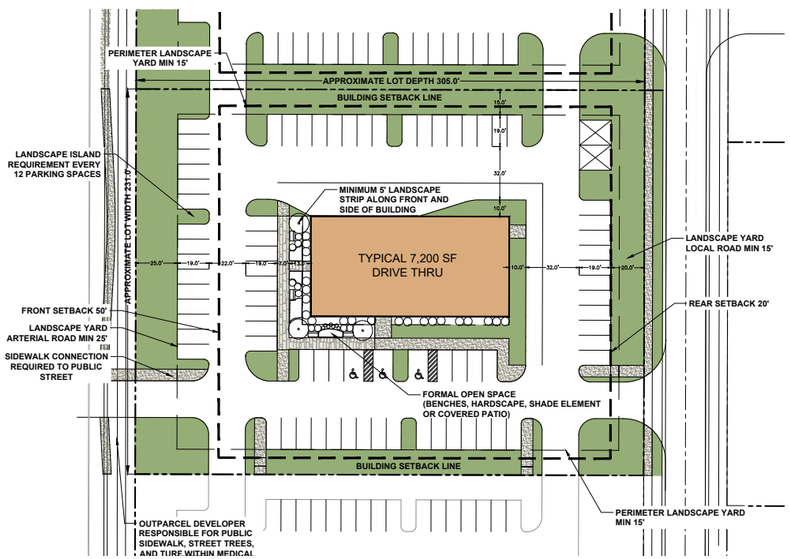
Grand Lawn design is conceptual in nature and is subject to change

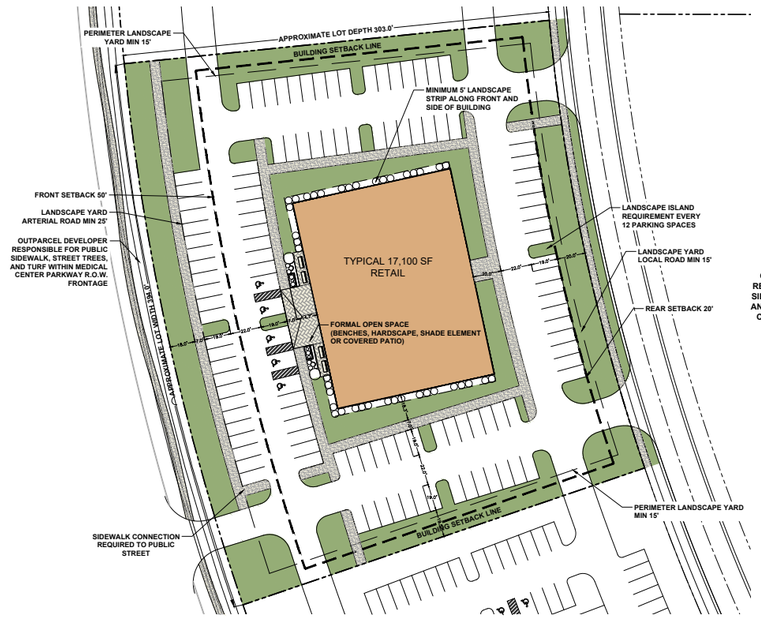
CHEF BURGER

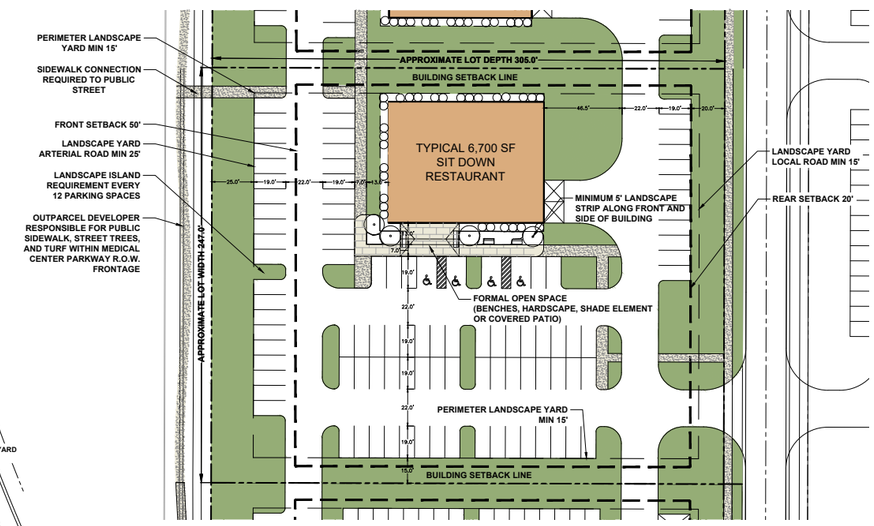
Grand Lawn Images

Commercial General Description - (CH Commercial 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 profi
  - Composite panels
  - Cementitious siding or panels
  - Wood siding may be used on small scale buildings
  - Fabric Awnings
- Tertiary materials:
  - Metal copings, flashings, and tri
  - Wood or cementitious trim
- Prohibited materials
  - Smooth-face concrete masonry
  - Corrugated metal “R” panels

Chart 1. Uses Permitted by Zoning District .

Revised: 07/18/19

Chart 1
Page 1 of 8

USES PERMITTED[3]	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R[2]	OG[2]	CL[2]	CF[2,14]	CH[2]	MU[2]	CBD[2]	HI[2]	GI[2]	LI[2]	CM-RS-8[2]	CM-R[2]	CM[2]	CU	P
DWELLINGS																										
Single-Family detached	X	X	X	X	X	X	X	X	X	X		X		X								X	X		X	
Single-Family attached							X	X	X	X		X		X									X		X	
Two-Family							X	X	X			X		X									X		X	
Three-Family								X	X			X		X									X		X	
Four-Family								X	X			X		X									X		X	
Multiple-Family								X[21]	X[21]								X[21]	X[21]							X	
OTHER HOUSING																										
Accessory Apartment	S[8]	S[8]	S[8]	S[8]	S[8]	S[8]				S[8]																
Accessory Dwelling Unit												X[1]	X[1]	X[1]	X[1]	X[1]	X	X[1]	X[1]	X[1]	X[1]					
Assisted-Care Living Facility[15]							S	X	X	X		X		X	X	X	X	X				X	X	X	S	
Bed-and-Breakfast Homestay	S	S	S	S	S		S	S	X	S		S		X	X	X		X				S	S	S	X	
Bed-and-Breakfast Inn	S	S	S	S	S		S	S	S	S		S		S	X	X		X				S	S	S	S	
Boarding House[15]							S	S	X	X		S		X	X	X		X					S	S	X	
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Extended Stay Hotel/Motel																X	X									
Family Crisis Shelter												S		S	S	S			S	S	S		S			
Family Violence Shelter								S	S			S	S	S	X	X			X	X	X		X	S	S	
Fraternity/Sorority												S		S	S	S							S	S	S	
Group Shelter								S	S			S	S	S	S	S			S	S						
Class I Home for the Aged [15]	S	S	S	S	S	S	S	X	X	X		X		X	X	X		X				S	S	S	S	
Class II Home for the Aged [15]	S	S	S	S	S		S	S	S	S		S		X	X	X		X				S	S	S	S	
Class III Home for the Aged [15]								S	S			S		S	X	X	X	X				S	S	S	S	
Hotel																X	X	X	X	X	X					
Mission[10]																			S	S	S					
Mobile Homes											X															
Motel																X	X		X	X	X					
Rooming House							S	S	S									X					S	S	X	
Student Dormitory									S																X	
Transitional Home							S	S	S			S	S										S	S		
INSTITUTIONS																										
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X		X	X	X	S	X	X		
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	X	S	X	X	X		X	X	X	X	X	X	X		
Airport, Heliport	S	S	S	S	S	S	S	S		S						S			S	S	S	S	S	S	S	S
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S			S			S	S	S					
Church[13]	S	S	S	S	S	S	S	X	X	S	S	S	X	X	X	X	X	X	X	X	X	S	S	X	X	
College, University												X	X				X						X		X	

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 2 of 8

Revised: 07/18/19

USES PERMITTED[3]	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R[2]	OG[2]	CL[2]	CF[2,14]	CH[2]	MU[2]	CBD[2]	HI[2]	GI[2]	LI[2]	CM-RS-8[2]	CM-R[2]	CM[2]	CU	P
Day-Care Center							S	S	S		S	S	S	X	X	X	X	X	X	X	X	S	S	S		
Family Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	X	S	S	S	X	
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	X	S	S	S	X	
Hospital												X	X				X		X	X	X	X	X	X		
Lodge, Club, Country Club[13]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S		
Mental Health Facility												X	X	X		X	X		X	X	X		X	X		
Morgue																X	X		X	X	X		X	X		
Museum							S	S	S			S	S	S	X	X	X	X	X	X	X	S	S	S	X	S
Nursing Home												X	X	S	S	S	X		X	X	X	X	X	X		
Nursery School							S	S	S		S	S	S	S	S	S	X		S	S	S	S	S	S	X	
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Philanthropic Institution							S	S	S			X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Pet Cemetery	S	S	S												S	S			S	S	S					
Public Building[13]	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	S	S	S	X	
Recreation Field[13]	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	X	S	S	S	X	X
Senior Citizens Center	S	S	S	S	S	S	S	X	X	S		X	X	X	X	X	X		X	X	X	S	X	X		
School, Public or Private, Grades K - 12[13]	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	S	S	S	X	
Student Center								S	S			S	S	S	S	S	X						S	S		
AGRICULTURAL USES																										
Customary General Farming	X[6]	X[6]	X[6]	X[6]	X[6]	X[6]	X[6]	X[6]	X[6]	X[6]	X[6]				X[6]	X			X	X	X				X	X
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S				X	X			X	X	X				X	X
Farm Labor and Management Services												X	X	X	X	X		X	X	X	X				X	
Fish Hatcheries and Preserves																X			X	X	X					
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X								X	X	X				X	
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S									X	X	X				X	
Timber Tracts, Forest Nursery, Gathering of Forest Products	S	S	S	S	S	S	S	S	S	S	S								X	X	X					
COMMERCIAL																										
Adult Cabaret																			X[9]							
Adult Entertainment Center																			X[9]							
Adult Motel																			X[9]							
Adults-Only Bookstore																			X[9]							
Adults-Only Motion Picture Theater																			X[9]							
Amusements, Commercial Indoor															X	X	X	X	X	X	X				S	

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9

Chart 1
Page 3 of 8

Revised: 07/18/19

USES PERMITTED[3]	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R[2]	OG[2]	CL[2]	CF[2,14]	CH[2]	MU[2]	CBD[2]	HI[2]	GI[2]	LI[2]	CM-RS-8[2]	CM-R[2]	CM[2]	CU	P
Amusements, Commercial Outdoor excluding Motorized																X	X		X	X	X				S	S
Amusements, Commercial Outdoor Motorized except Carnivals																			S	S	S					
Animal Grooming Facility															X	X	X		X	X	X					
Antique Mall															X	X	X	X	X	X	X					
Antique Shop <3,000 sq. ft.												X	X	X	X	X	X	X	X	X	X		X			
Apothecaries (pharmaceuticals only)												X	X	X	X	X	X	X	X	X	X	X	X	X		
Art or Photo Studio or Gallery												X	X	X	X	X	X	X	X	X	X		X		X	
Automotive Repair [12]																X	X		X	X	X					
Bakery, Retail														X	X	X	X	X	X	X	X					
Bank, Branch Office												X	X	X	X	X	X	X	X	X	X					
Bank, Drive-Up Electronic Teller												X	X	X	X	X	X	X	X	X	X					
Bank, Main Office																X	X	X	X	X	X					
Barber or Beauty Shop												X	X	X	X	X	X	X	X	X	X		X			
Beer, Packaged														X	X	X		X	X	X	X					
Boat Rental, Sales, or Repair																X			X	X	X					
Book or Card Shop												X	X	X	X	X	X	X	X	X	X		X			
Business School												X	X		X	X	X	X	X	X	X					
Business and Communication Service												X	X	X	X	X	X	X	X	X	X					
Campground, Travel-Trailer Park																X			X	X	X					
Carnivals																S			S	S	S					S
Catering Establishment												X	X	X	X	X	X	X	X	X	X		X			
Clothing Store														X	X	X	X	X	X	X	X					
Coffee, Food, or Beverage Kiosk														X	X	X	X		X	X	X					
Commercial Center														X	X	X	X		X	X	X					
Convenience Sales and Service, maximum 5,000 sq. ft. floor area														X	X	X	X	X	X	X	X					
Crematory																			S	S	S					
Delicatessen														X	X	X	X	X	X	X	X					

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9

Revised: 07/18/19

Chart 1
Page 4 of 8

USES PERMITTED[3]	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R[2]	OG[2]	CL[2]	CF[2,14]	CH[2]	MU[2]	CBD[2]	HI[2]	GI[2]	LI[2]	CM-RS-8[2]	CM-R[2]	CM[2]	CU	P
Department or Discount Store															X	X	X	X	X	X	X					
Drive-In Theater																X			X	X	X					
Dry Cleaning														X	X	X	X	X	X	X	X					
Dry Cleaning Pick-Up Station														X	X	X	X	X	X	X	X					
Financial Service												X	X	X	X	X	X	X	X	X	X					
Fireworks Public Display																										X
Fireworks Retailer																S			S	S	S					
Fireworks Seasonal Retailer														S		S			S	S	S					
Flower or Plant Store												X	X	X	X	X	X	X	X	X	X		X			
Funeral Home														S		X	X		X	X	X					
Garage, Parking																X	X	X	X	X	X					
Garden and Lawn Supplies															S	X	X	X	X	X	X					
Gas--Liquified Petroleum, Bottled and Bulk																X			X	X	X					
Gas Station														X	X	X	X	X	X	X	X					
General Service and Repair Shop																X	X	X	X	X	X					
Glass--Auto, Plate, and Window																X	X		X	X	X					
Glass--Stained and Leaded														X	X	X	X	X	X	X	X					
Greenhouse or Nursery																X	X		X	X	X					
Group Assembly, <250 persons												S	S		X	X	X	X	X	X	X	S	S	S		
Group Assembly, >250 persons												S	S		S	S	X	S	S	S	S	S	S	S		
Health Club												X	X	X	X	X	X	X	X	X	X		X			
Ice Retail															X	X		X	X	X	X					
Interior Decorator												X	X	X	X	X	X	X	X	X	X		X			
Iron Work																X			X	X	X					
Janitorial Service															X	X	X	X	X	X	X					
Karate, Instruction															X	X	X	X	X	X	X					
Kennels																X			X	X	X					
Keys, Locksmith															X	X	X	X	X	X	X					
Laboratories, Medical												X	X		X	X	X		X	X	X	X	X	X		
Laboratories, Testing															X	X	X		X	X	X					
Laundries, Self-Service														X	X	X			X	X	X					
Lawn, Tree, and Garden Service																X			X	X	X					
Liquor Store															X	X	X	X	X	X	X					
Livestock, Auction																			X	X	X					
Lumber, Building Material																X			X	X	X					
Manufactured Home Sales																			X	X						
Massage Parlor																			X[9]							

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 5 of 8

Revised: 07/18/19

USES PERMITTED[3]	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R[2]	OG[2]	CL[2]	CF[2,14]	CH[2]	MU[2]	CBD[2]	HI[2]	GI[2]	LI[2]	CM-RS-8[2]	CM-R[2]	CM[2]	CU	P
Motor Vehicle Sales (Automobiles)																S	S		X[3]	X[3]	X[3]					
Motor Vehicle Sales (Other Than Automobiles)																S	S		X	X	X					
Motor Vehicle Service [12]																X	X		X	X	X					
Movie Theater															X	X	X	X	X	X	X					
Music or Dancing Academy															X	X	X		X	X	X					
Offices												X	X	X	X	X	X	X	X	X	X	X[5]	X[5]	X[5]		
Optical Dispensaries												X	X		X	X	X	X	X	X	X	X	X	X		
Pawn Shop																X		X	X	X	X					
Personal Service Establishment														X	X	X	X	X	X	X	X					
Pet Crematory																			S	S	S					
Pet Funeral Home															X	X			X	X	X					
Pet Shops															X	X	X	X	X	X	X					
Pharmacies												X	X	X	X	X	X	X	X	X	X	X	X	X		
Photo Finishing														X	X	X	X	X	X	X	X					
Photo Finishing Pick-Up Station														X	X	X	X		X	X	X					
Radio, TV, or Recording Studio																X	X	X	X	X	X					
Radio and Television Transmission Towers															S	S		S	S	S	S				S	
Rap Parlor																			X[9]							
Reducing and Weight Control Service												X	X	X	X	X	X	X	X	X	X	X	X	X		
Restaurant and Carry-Out Restaurant														X	X	X	X	X	X	X	X					
Restaurant, Drive-In																X			X	X	X					
Restaurant, Specialty														X	X	X	X	X	X	X	X					
Restaurant, Specialty -Limited												S	S	X	X	X	X	X	X	X	X	S	S	S		
Retail Shop, other than enumerated elsewhere															X	X	X	X	X	X	X					
Salvage and Surplus Merchandise																X			X	X	X					
Sauna																			X[9]							
Sheet Metal Shop																X			X	X	X					
Shopping Center, Community																X	X		X	X	X					
Shopping Center, Neighborhood															X	X	X		X	X	X					
Shopping Center, Regional																X	X		X	X	X					
Specialty Shop												X	X	X	X	X	X	X	X	X	X		X			
Tavern																X		X	X	X	X					
Taxidermy Studio																S			S	S	S					
Towing [12]																X			X	X	X					

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9

Chart 1
Page 6 of 8

Revised: 07/18/19

USES PERMITTED[3]	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R[2]	OG[2]	CL[2]	CF[2,14]	CH[2]	MU[2]	CBD[2]	HI[2]	GI[2]	LI[2]	CM-RS-8[2]	CM-R[2]	CM[2]	CU	P
Veterinary Office												X	X	X	X	X	X		X	X	X		X			
Veterinary Clinic															X	X	X		X	X	X					
Veterinary Hospital																X	X		X	X	X					
Vehicle Sales (Non-Motorized)																X	X		X	X	X					
Vehicle Wash														X		X	X		X	X	X					
Video Rental														X	X	X	X	X	X	X	X					
Wholesaling																X		X	X	X	X					
Wireless Telecommunications Towers, Antennas [17]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wrecker Service, Wrecker Storage Yard [12]																X			X	X	X					
INDUSTRIAL																										
Manufacture, Storage, Distribution of:																										
Abrasive Products																			X	X						
Alcoholic Beverage Manufacture																			X[20]	X[20]						
Asbestos Products																			S							
Automobile Dismantlers and Recyclers[7]																			S[7]							
Automobile Manufacture																			X	X						
Automobile Parts and Components Manufacture																			X	X						
Automobile Seats Manufacture																			X	X						
Bakery Goods, Candy																			X	X	X					
Boat Manufacture																			X	X						
Bottling Works																			X	X	X					
Brewery																			X	X						
Canned Goods																			X	X						
Chemicals																			X							
Composting Facility																			S						S	
Contractor's Storage, Indoor																X		X	X	X	X					
Contractor's Yard or Storage, Outdoor																X		X	X	X	X					
Cosmetics																			X	X	X					
Custom Wood Products																		X	X	X	X					
Electrical or Electronic Equipment, Appliances, and Instruments																			X	X	X					
Fabricated Metal Products and Machinery																			X	X	X					
Fertilizer																			X							
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																			X	X	X					

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1

Revised: 07/18/19

USES PERMITTED[3]	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R[2]	OG[2]	CL[2]	CF[2,14]	CH[2]	MU[2]	CBD[2]	HI[2]	GI[2]	LI[2]	CM-RS-8[2]	CM-R[2]	CM[2]	CU	P
Furniture and Fixtures																			X	X						
Jewelry																			X	X	X					
Leather and Leather Products except tanning and finishing																			X	X	X					
Leather and Leather Products, Tanning and Finishing																			X							
Lumber and Wood Products																			X	X						
Mobile Home Construction																			X							
Musical Instruments																			X	X	X					
Office/Art Supplies																			X	X	X					
Paints																			X	X						
Paper Mills																			S							
Paper Products excluding paper and pulp mills																			X	X						
Petroleum, Liquified Petroleum Gas and Coal Products except refining																			S							
Petroleum and Coal Products Refining																			S							
Pharmaceuticals																			X	X	X					
Photographic Film Manufacture																			X	X						
Pottery, Figurines, and Ceramic Products																			X	X	X					
Primary Metal Distribution and Storage																			X	X						
Primary Metal Manufacturing																			X	X						
Printing and Publishing																X	X	X	X	X	X					
Rubber and Plastic Products except rubber or plastic manufacture																			X	X						
Rubber and Plastic Products, Rubber and Plastic Manufacture																			X	X						
Saw Mills																			X							
Scrap Processing Yard																			S							
Scrap Metal Processors																			S							
Scrap Metal Distribution and Storage																			S							
Secondary Material Dealers																			S							
Silverware and Cutlery																			X	X	X					
Small Moulded Metal Products																			X	X						
Sporting Goods																			X	X	X					
Stone, Clay, Glass, and Concrete Products																			X	X						
Textile, Apparel Products, Cotton--Factoring, Grading																			X	X	X					
Textile, Apparel Products, Cotton Gin																			X	X						

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 8 of 8

Revised: 07/18/19

USES PERMITTED[3]	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R[2]	OG[2]	CL[2]	CF[2,14]	CH[2]	MU[2]	CBD[2]	HI[2]	GI[2]	LI[2]	CM-RS-8[2]	CM-R[2]	CM[2]	CU	P
Tire Manufacture																			X	X						
Tobacco Products																			X	X						
Toiletries																			X	X	X					
Transportation Equipment																			X	X	X					
Warehousing, Transporting/Distributing [18]																			X	X	X					
TRANSPORTATION AND PUBLIC UTILITIES																										
Bus Terminal or Service Facility																X			X	X	X					
Garbage or Refuse Collection Service																			X	X						
Refuse Processing, Treatment, and Storage																			S							
Gas, Electric, Water, Sewerage Production and/or Treatment Facility																			X	X	S					
Landfill[19]																			S							
Post Office or Postal Facility														X	X	X	X	X	X	X	X					
Telephone or Communication Services															X	X	X	X	X	X	X					
Electric Transmission, Gas Piping, Water Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X					
Taxicab Dispatch Station																X			X	X	X					
Freight Terminal, Service Facility																X			X	X	X					
OTHER																										
Advertising Sign																X			X	X	X					
Home Occupations	S[11]	S[11]	S[11]	S[11]	S[11]	S[11]	S[11]	S[11]	S[11]	S[11]	S[11]	S[11]		X			X					S[11]	S[11]	S[11]		
Junkyard																			S							
Recycling center																S			X	X	X					
Self-Service Storage Facility [16]														S	S	X	S		X	X	X					
Wholesale Establishments																X		X	X	X	X					
Temporary Mobile Recycling Center															S	S			S	S	S				S	

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

(a) The following temporary outdoor uses of land shall be prohibited:
[1] carnivals
[2] circuses
[3] fireworks sale
[4] Christmas tree sales

(b) Tents shall be permitted within the GDO District provided that a tent shall not be used for retail sales of merchandise. Permits issued for tents shall be valid for a period not in excess of fourteen consecutive days.

(2) Itinerant and/or temporary outdoor sales of retail merchandise shall be prohibited, including but not limited to the following:
(a) sale of vacuum cleaners, fans and other appliances;
(b) sale of rugs, carpets, toys, T-shirts, license plates, velvet paintings and artwork;
(c) sale of landscaping materials not grown on-site;
(d) sale of vegetables and produce not grown on-site;
(e) sale of souvenirs and mementos;
(f) sale of tropical plants, potted plants, and bouquets of flowers
(g) sale of stone, clay, glass, or concrete figurines
(h) sale of chairs, sofas, tables, or other furniture; and,
(i) sale of food and beverages.

(3) Outdoor display or sale of merchandise, other than motor vehicles, is prohibited. Provided, however, an outdoor display of items regularly offered for sale indoors will be permitted on an infrequent and incidental basis. No such items may be displayed within any required landscape area.

(4) Chain link, woven wire, or barbwire fencing shall be prohibited in any required front yard or in any area visible from the public right-of-way. Provided that woven wire fence or barbwire fence shall be permitted on land used for agricultural uses when such fencing is used for the keeping of livestock on the property and that chain link fencing necessary for safety or security during a construction project shall be allowed but it must be removed prior to issuance of a certificate of occupanc .

(5) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in any of the GDO Districts:

<u>OTHER HOUSING</u>
Fraternity/Sorority
Mobile Homes
Family Crisis Shelter
Family Violence Shelter
Mission
Student Dormitory
Transitional Home

<u>INSTITUTIONS</u>
Airport/Heliport
Cemetery

Pet Cemetery

COMMERCIAL
Adult Cabaret
Adult Entertainment Center
Adult Motel
Adults-only Book Store
Adults-only Motion Picture Theater
Amusements, Commercial Outdoor Motorized
Amusements, Commercial Outdoor Motorized Except Carnivals
Beer, Packaged
Carnivals
Communications Tower
Contractor's Storage Yard
Contractor's Yard or Storage Outdoors
Crematory
Drive-in Theater
Ice Retail
Kennels
Laundries, Self Service
Livestock Auction
Lumber, Building Material
Manufactured Home Sales
Massage Parlor
Mobile Home Sales
Pawn Shop
Pet Crematory
Pet Funeral Home
Rap Parlor
Salvage and Surplus Merchandise
Sauna
Tattoo Parlor
Tavern
Taxidermy Studio
Wrecker Service
Wrecker Service Storage Yard

INDUSTRIAL
Animal or Poultry Slaughter, Stockyards, Rendering
Automobile Dismantlers and Recyclers
Mobile Home Construction
Paper Mills
Petroleum and Coal Products Refinin
Primary Metals Distribution and Storage
Saw Mills

Scrap Processing Yard
Scrap Metal Processors
Scrap Metal Distribution and Storage
Secondary Material Dealers
Stone, Clay, Glass, and Concrete Products

TRANSPORTATION AND PUBLIC UTILITIES
Garbage or Refuse Collection Service
Refuse Processing Treatment and Storage
Landfil
Railroad Switching Yard, Terminal, Piggyback Yard
Taxicab Dispatching Station
Truck or Motor Freight Terminal, Service Facility

OTHER
Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing
Temporary Mobile Recycling Center

(6) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses anywhere in the GDO-3 District:

INSTITUTIONS
Nursery School

COMMERCIAL
Amusements, Commercial Indoor
Amusements, Commercial Outdoor Excluding Motorized
Animal Grooming Facility
Automotive Repair
Barber or Beauty Shop
Beer, Packaged
Convenience Sales and Service, Maximum 5,000 Sq.Ft. Floor Area
Funeral Home
Garden and Lawn Supplies
Gas—Liquified Petroleum, Bottled and Bul
Gas Station
General Service and Repair Shop
Glass—Auto, Plate, and Window
Glass—Stained and Leaded
Greenhouse or Nursery
Ice Retail
Janitorial Service
Karate, Instruction
Keys, Locksmith

Laundries, Self Service
Liquor Store
Motor Vehicle Sales
Motor Vehicle Service
Music or Dance Academy
Optical Dispensaries
Veterinary Clinic
Veterinary Hospital
Vehicle Sales
Vehicle Wash
Video Rental

INDUSTRIAL
Contractors Storage, Indoor
Printing and Publishing.

(7) *Setbacks and buffer zones.*

(a) *Additional required setbacks.* In addition to the buffer zone requirements established in Section 27 of this article for every one foot that any proposed building exceeds thirty-five feet in height the required building setback on the side of the property where the buffer zone is required shall be increased an additional one foot of width.

(b) *Wilkinson Pike Buffer.*

[1] A one hundred foot wide buffer area shall be required along the south side of Wilkinson Pike extending from the intersection of Wilkinson Pike and Medical Center Parkway eastward to Van Cleave Lane.

[2] Single family residential dwellings shall be permitted within the Wilkinson Pike Buffer and shall be allowed to have driveway access to Wilkinson Pike provided the underlying zoning allows single family dwellings as a permitted use and the following requirements are met:

Minimum lot area of 43,560 square feet (1 acre)
Minimum front setback of 80 feet from the Wilkinson Pike right-of-way
Minimum lot width of 125 feet
Minimum side setback of 12.5 feet
Minimum rear setback of 30 feet
Maximum height of 35 feet

[3] The buffer zone shall not be utilized as a storage area

[4] Parking lots, parking structures, accessory structures, dumpsters, temporary structures, storage facilities, or maintenance structures shall not be located within this buffer zone

[5] The following building setbacks will be required along this buffer zone

Multi-family Residential 100 feet
Offi 100 feet
Commercial 100 feet

[6] If any buffer requirements are required in accordance with the requirements

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

850 Middle Tennessee Blvd · Murfreesboro, TN 37129 · 615-890-7901 · www.sec-civil.com · Fax 615-895-2567

November 2, 2016

Ms. Margaret Ann Green
City of Murfreesboro Planning Department
111 West Vine St.
Murfreesboro TN 37130

RE: Rezoning Commitments
North Church Subdivision Section 5
SEC Project No. 14358

Dear Ms. Green,

As per our conversation this morning, I would like to outline our commitments that we are proposing with this rezoning request for these properties. These commitments are being made in conjunction with our request to rezone approximately 2.03 acres of Office General (OG) and 5.59 acres of Residential Single-Family (RS-15) to Mixed Use (MU) zoning. This rezoning would properly place all portions of these properties into the same zoning classification, allowing for the properties to be developed under one zoning classification. Associated with this rezoning, we are requesting the elimination of the 100 foot wide Wilkinson Pike Buffer along the entire length of these properties. We are proposing to incorporate a new landscape berm and buffer in its place. Below is our list of commitments for this new buffer area:

1. Construct a minimum 5 foot tall berm along south side of Wilkinson Pike for the entire length of the request.
2. Landscape the entire berm with a Type 'E' Buffer
3. Construct a split rail fence to match the existing Battlefield Fence
4. Fully irrigate the berm
5. Construct all improvements in the next growing season after approval
6. Provide perpetual maintenance and irrigation of the buffer area
7. Restrict building heights within the 100 foot buffer area to no more than 3-Stories

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

Sincerely,

Rob Molchan, ASLA
SEC Inc.

RESTRICTIVE COVENANT

This Restrictive Covenant is declared this ___ day of _____ 2020 and to be appropriately recorded in the Register's Office for Rutherford County.

The Declarant for these Restrictive Covenants is the Bill Gatton Foundation, a Tennessee Trust, the owner of the properties which are subject to this Restrictive Covenant (hereinafter "Declarant").

WHEREAS, the Declarant owns approximately 77.8 acres located in Murfreesboro, Tennessee and generally known as "Clari Park;" and

WHEREAS, the Declarant and its agents have submitted a Master Plan for Clari Park for consideration for a certain rezoning; and

WHEREAS, the Declarant is attaching two Exhibits to this proposed Restrictive Covenant. **Exhibit 1** is the current Land Use Map for Clari Park and **Exhibit 2** is the Land Use Table for Clari Park; and

WHEREAS, the areas to be covered and encumbered by the Restrictive Covenants are areas 1, 3 and 4 on **Exhibit 1** totaling approximately 30.5 acres (Highway Commercial).

Declarant hereby declares that only the uses identified on **Exhibit 2** are uses that are to be allowed for areas 1, 3 and 4. Allowable land uses in CH Areas, 1, 3 and 4 are limited to those noted in the **Exhibit 2** and marked with "X". All other uses allowed under the Land Use Table shall be prohibited for Areas 1, 3 and 4 as depicted on **Exhibit 1**.

Declarant acknowledges that it is seeking zoning approval from the City of Murfreesboro, Tennessee (the "City"), that the creation of this Restrictive Covenant is a condition of said zoning request and that approval of the zoning request by the City is conditioned upon the recordation of this Restrictive Covenant in a form acceptable to Declarant and the City.

Declarant intends that all future property owners of Areas 1, 3 and 4 shall be permitted to enforce this Restrictive Covenant.

Declarant is also hereby agreeing and requesting that the City be a third-party beneficiary this Restrictive Covenants and entitled to enforce the same.

This Restrictive Covenant, in a form acceptable to Declarant and the City, shall be recorded after final reading of the applicable zoning ordinance as a condition of said zoning and shall be in effect for a period of 50 years, and may be renewed after that period of time at the sole discretion of the City.

THE BILL GATTON FOUNDATION, a Tennessee Trust

By:_____

Name Printed:_____
Title:_____

State of Tennessee

County of Sullivan

I, the undersigned Notary Public of the County and State aforesaid, certify that _____, in his capacity as Trustee of the Bill Gatton Foundation, personally came before me this day and acknowledged that by authority duly given under the applicable trust agreement, he signed the foregoing instrument.

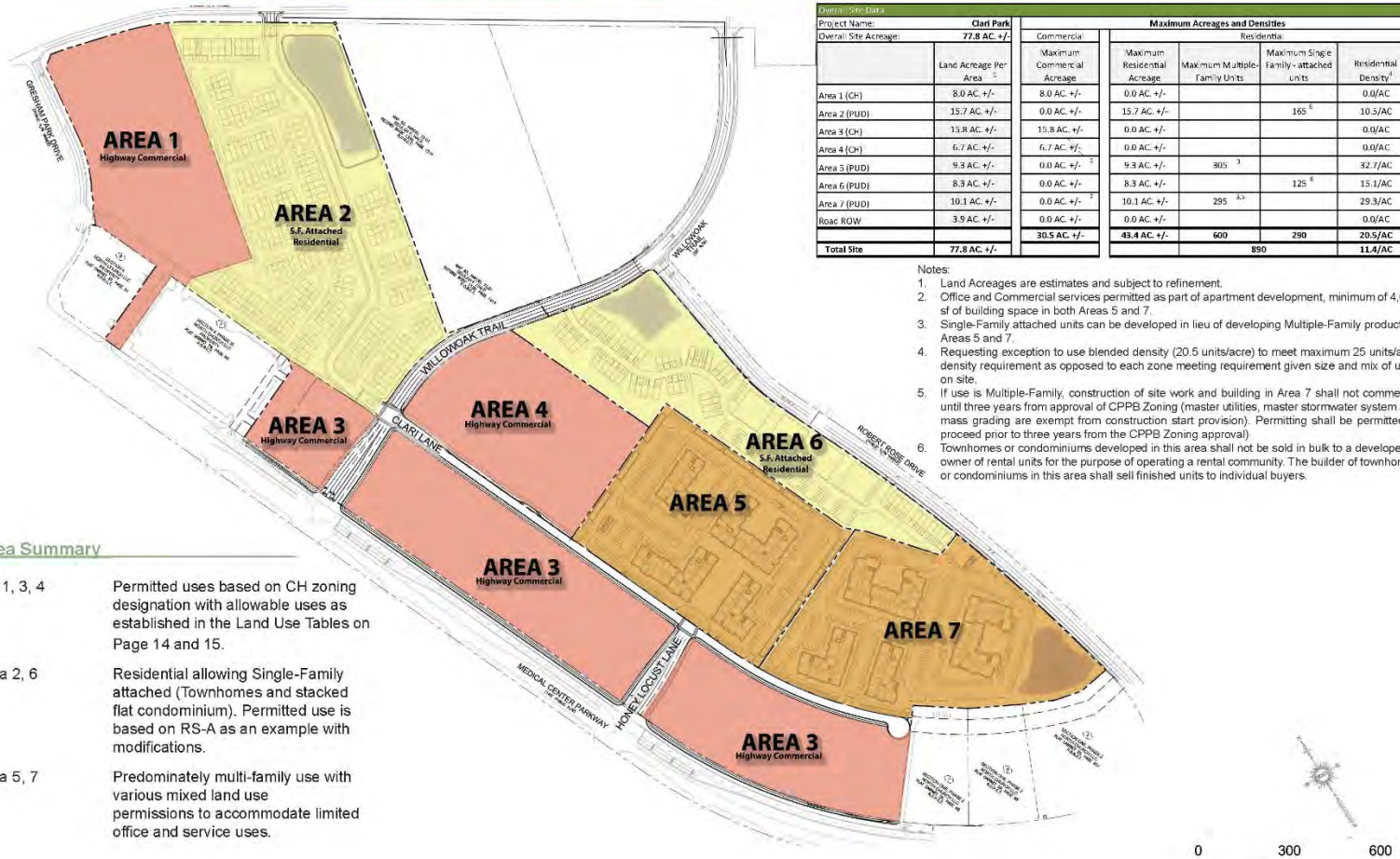
Witness my hand and Notarial stamp, this ____ day of _____, 2020.

_____
(Signature of Notary Public)
Printed Name:_____

He is ☐ personally know to me or ☐ produced _____ as identification.

Proposed Land Use Map

Clari Park c



Overall Site Data		Maximum Acreages and Densities				
Project Name:	Clari Park					
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[1]
Area 1 (CH)	8.0 AC. +/-	8.0 AC. +/-	0.0 AC. +/-			0.0/AC
Area 2 (PUD)	15.7 AC. +/-	0.0 AC. +/-	15.7 AC. +/-		165 [4]	10.5/AC
Area 3 (CH)	15.8 AC. +/-	15.8 AC. +/-	0.0 AC. +/-			0.0/AC
Area 4 (CH)	6.7 AC. +/-	6.7 AC. +/-	0.0 AC. +/-			0.0/AC
Area 5 (PUD)	9.3 AC. +/-	0.0 AC. +/- [2]	9.3 AC. +/-	305 [3]		32.7/AC
Area 6 (PUD)	8.3 AC. +/-	0.0 AC. +/-	8.3 AC. +/-		125 [4]	15.1/AC
Area 7 (PUD)	10.1 AC. +/-	0.0 AC. +/- [2]	10.1 AC. +/-	295 [3,5]		29.3/AC
Road ROW	3.9 AC. +/-	0.0 AC. +/-	0.0 AC. +/-			0.0/AC
		30.5 AC. +/-	43.4 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)
6. 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.

Area Summary

CH 1, 3, 4	Permitted uses based on CH zoning designation with allowable uses as established in the Land Use Tables on Page 14 and 15.
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 5, 7	Predominately multi-family use with various mixed land use permissions to accommodate limited office and service uses.

EXHIBIT 1

Exhibit 2

Clari Park

Land Use Table

USES PERMITTED	LAND USE AREA[1]						
	CH Area 1[7]	PUD Area 2	CH Area 3[7]	CH Area 4[7]	PUD Area 5	PUD Area 6	PUD 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
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
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
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 5,000 sq. ft. floor area[8]	X		X	X			X
Delicatessen	X		X	X			X
Department or Discount Store	X			X			X
Dry Cleaning	X		X	X			X
Dry Cleaning Pick-Up Station	X		X	X	X		X
Financial Service[4]	X		X	X	X		X
Flower or Plant Store	X		X	X			X

Notes

1. Area 7 is 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. 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 merchandise indoors. No outdoor storage shall be permitted.
6. Kiosk use will be restricted to "walk-up" style kiosk operations in open space or park settings. Vehicular drive-up use is prohibited.
7. Allowable land uses in CH Areas, 1, 3, and 4 are limited to those noted in this Land Use Table. These restrictions will also be recorded in public records via covenants & restrictions.
8. Gas stations and Convenience Sales will only be permitted in Area 3 for lots with frontage on Clari Lane and adjacent to Area 4 on the Master Plan.

Land Use Table

USES PERMITTED	LAND USE AREA[1]						
	CH Area 1[7]	PUD Area 2	CH Area 3[7]	CH Area 4[7]	PUD Area 5	PUD Area 6	PUD Area 7
COMMERCIAL							
Flower or Plant Store	X		X	X			X
Garden Lawn Supplies and Hardware [5]			X	X			X
Gas Station[8] (Only in Area 3 adjacent to Area 4)	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 - Exclude Plasma Donation Center	X		X	X			X
Laboratories, Testing	X		X	X			X
Liquor Store (No Drive-Thru)	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
OTHER							
Home Occupations		X				X	X

Notes

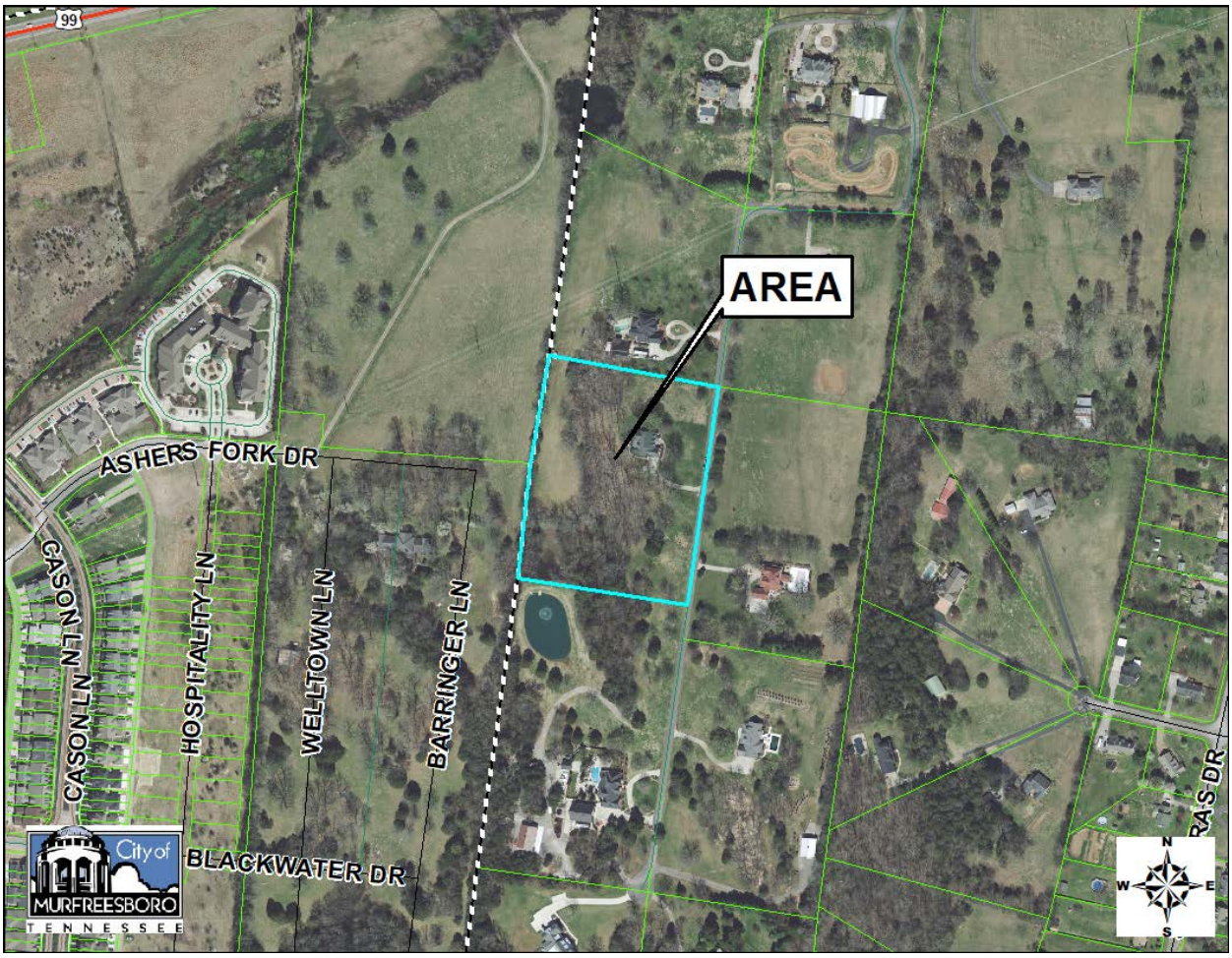
1. Area 7 is generally based off Mixed-Use Zoning designation from 2020 Zoning Ordinance with minor modifications.
2. Single-Family attached generally refers to townhome and stacked flat condominium uses.
3. Restaurants that primarily promote food consumption within motor vehicles on the premises will 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 merchandise indoors. No outdoor storage shall be permitted.
6. Kiosk use will be restricted to "walk-up" style kiosk operations in open space or park settings. Vehicular drive-up use is prohibited.
7. Allowable land uses in CH Areas, 1, 3, and 4 are limited to those noted in this Land Use Table. These restrictions will also be recorded in public records via covenants & restrictions.
8. Gas stations and Convenience Sales will only be permitted in Area 3 for lots with frontage on Clari Lane and adjacent to Area 4 on the Master Plan.

ACTIVE:12362078.2

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: BRAD BARBEE

4.a. Waites Creek Crossing, Section 1, Phase 1A [2020-2068] final plat for 30 lots on 6.53 acres zoned RS-A, Type 1 located along Ashers Fork Drive, O'brien Loyd Venture developer.

This is the final plat review for Waites Creek Crossing Section 1, Phase 1A. The property is zoned RS-A, Type 1. The purpose of this plat is to create 30 lots of record, one common area, 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. Place the street name labels on the streets.
2. Revise the purpose note to read, "The purpose of this plat is to create 18 lots of record, three common areas, and to dedicate easements and right of way as shown."
3. Reference the preliminary plat for the property.
4. The mail kiosk, parking area, and landscaping must be completed and inspected prior to signing the final plat.
5. HOA documents must be submitted for review prior to signing the final plat. Because the plan proposes to use garages to meet the minimum parking requirements, then the HOA documents must include provisions, enforceable by the HOA, that the garages must be available for the use of two vehicles at all times and their primary use may not be for storage or the parking of boats or RVs or other miscellaneous household storage. The HOA documents must also include a provision that the HOA will be responsible for the maintenance and preservation of the tree preservation easement as well as all common areas. They must also include a provision that no parking shall be permitted in the alleyways and that the HOA will be responsible for enforcing this requirement.
6. The construction of the mail kiosk and the guest parking area must be completed and pass inspection prior to the signing of the final plat.
7. The common area landscaping must be installed and pass inspection prior to the signing of the final plat.
8. The HOA docs must be submitted for review and approved prior to the signing of the final plat.
9. Remove all future development from the Phase 1A final plat, including Phase 1B.
10. Remove the Barringer Lane street name label from the plat.
11. Provide additional labels for the 10' Public Utility Easements.
12. Is the Drainage and Detention Easement north of Ashers Fork Drive being created as a common area with this plat? This appears to be the case since its boundaries are denoted with solid lines. If so, then call out as common area and provide at least 16' of frontage on a public street. If it is just being recorded as an easement with this plat, use a line type that is customary for easements.

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

No comments

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

No Comments

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

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

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

1. 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. Show existing 16-inch CUD water main along New Salem Highway and associated 30' CUD center line easement.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

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

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1. MWRD must receive surety prior to signing the plat.
2. Show driveways.

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

1. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
2. A CUDRC Developer's Packet; which includes an overview of the construction process and required submittals, can be found online at cudrc.com.
3. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
4. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@cudrc.com.
5. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to CUDengineering@cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
6. All main water line taps are to be made by CUDRC.
7. Owner(s) must submit a completed CUDRC Developer's Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
8. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.
9. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign within a CUDRC Easement cannot be within ten feet of a CUDRC water line.
10. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
11. CUD Engineering and Inspection Fees will be due to CUD before state approved plans are issued to the contractor.

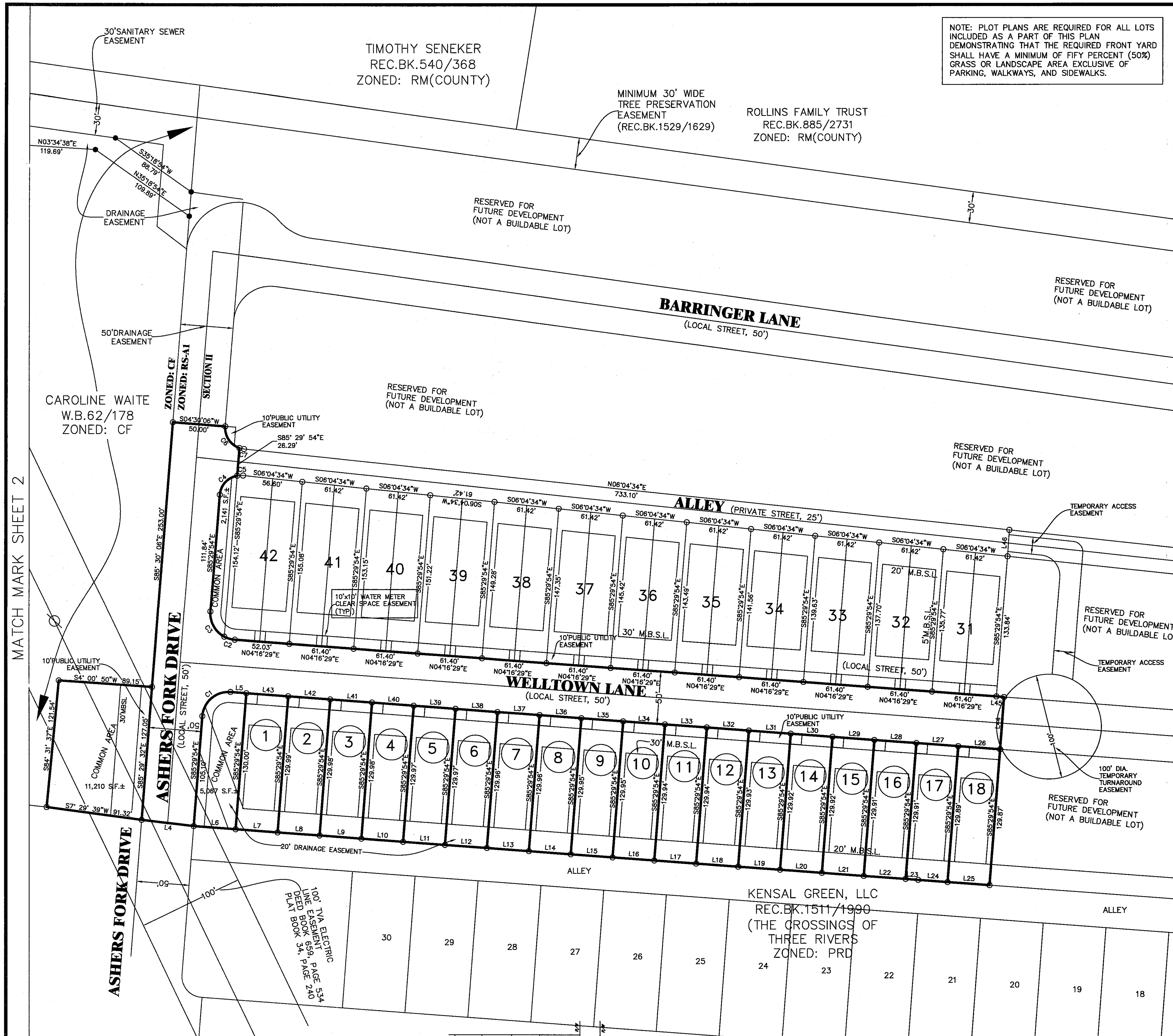
Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

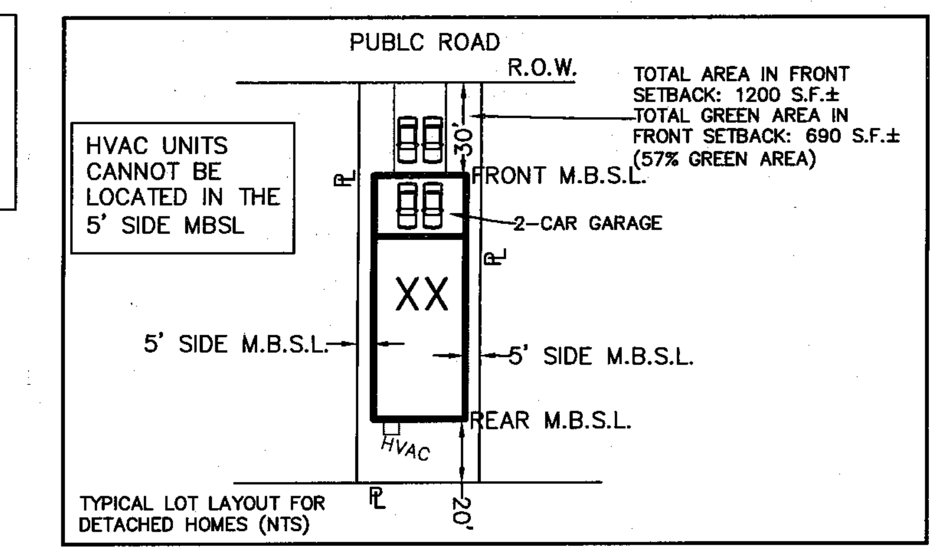
1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

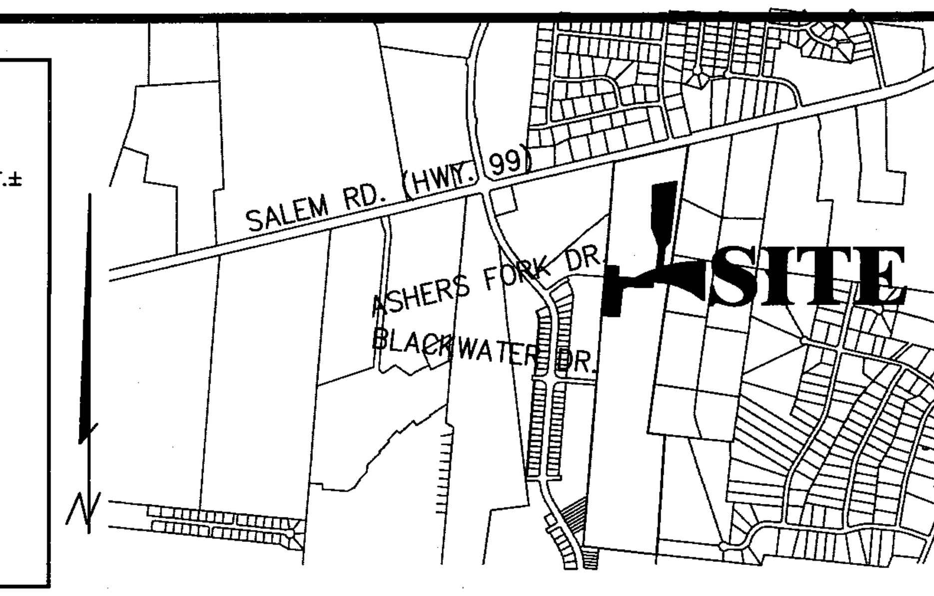
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
No comments

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

NOTE: PLOT PLANS ARE REQUIRED FOR ALL LOTS INCLUDED AS A PART OF THIS PLAN DEMONSTRATING THAT THE REQUIRED FRONT YARD SHALL HAVE A MINIMUM OF FIFY PERCENT (50%) GRASS OR LANDSCAPE AREA EXCLUSIVE OF PARKING, WALKWAYS, AND SIDEWALKS.







LOCATION MAP

N.T.S.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	39.17	25.00	N40°36'42"W	35.29
C2	10.39	25.00	S16°10'38"W	10.31
C3	28.98	25.00	S61°17'26"W	27.39
C4	26.36	20.00	N47°44'14"W	24.49
C5	5.60	20.00	N01°57'00"W	5.58
C6	26.36	20.00	S56°44'25"W	24.49
C7	4.50	20.00	S12°31'39"W	4.49

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.80	S63°24'53"E
L2	43.02	S44°18'03"E
L3	10.54	S29°23'26"E
L4	50.04	S06°41'47"W
L5	15.10	N04°16'29"E
L6	40.00	S04°16'01"W
L7	40.00	S04°16'01"W
L8	40.00	S04°16'01"W
L9	40.00	S04°16'01"W
L10	40.00	S04°16'01"W
L11	40.00	S04°16'01"W
L12	40.00	S04°16'01"W
L13	40.00	S04°16'01"W
L14	40.00	S04°16'01"W
L15	40.00	S04°16'01"W
L16	40.00	S04°16'01"W
L17	40.00	S04°16'01"W
L18	40.00	S04°16'01"W
L19	40.00	S04°16'01"W
L20	40.00	S04°16'01"W
L21	40.00	S04°16'01"W
L22	40.00	S04°16'01"W
L23	11.94	S04°16'01"W
L24	28.06	S04°14'25"W
L25	40.00	S04°14'25"W
L26	40.00	N04°16'29"E
L27	40.00	N04°16'29"E
L28	40.00	N04°16'29"E
L29	40.00	N04°16'29"E
L30	40.00	N04°16'29"E
L31	40.00	N04°16'29"E
L32	40.00	N04°16'29"E
L33	40.00	N04°16'29"E
L34	40.00	N04°16'29"E
L35	40.00	N04°16'29"E
L36	40.00	N04°16'29"E
L37	40.00	N04°16'29"E
L38	40.00	N04°16'29"E
L39	40.00	N04°16'29"E
L40	40.00	N04°16'29"E
L41	40.00	N04°16'29"E
L42	40.00	N04°16'29"E
L43	40.00	N04°16'29"E
L44	50.00	N85°43'31"W
L45	7.28	N04°16'29"E
L46	25.02	N86°04'13"W

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 on this site or adjacent sites should be confermed with the utility owner prior to comencing 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 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 drainageways; including, but not limited to, sanitatary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

STANDARD PLAT NOTES

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

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

3. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.

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

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

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

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

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

LOT#	AREA (S.F.±)
1	5,200
2	5,199
3	5,199
4	5,199
5	5,199
6	5,199
7	5,198
8	5,198
9	5,198
10	5,198
11	5,198
12	5,197
13	5,197
14	5,197
15	5,197
16	5,196
17	5,196
18	5,195

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SECTION I, PHASE I, INTO 18 LOTS PLUS COMMON AREAS, AND TO RECORD ALL EASEMENTS AS SHOWN.

THE PRELIMINARY PLAT WAS APPROVED BY CITY PLANNING COMMISSION ON JUNE 20, 2018

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.

O'Brien Loyd Venture

Date — Owner, James O'brien

Record Book: 1869
Page: 1910 — Owner, Phillip S. Loyd

Will Book: 62 — Owner, Caroline A. Waite
Page: 178

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

Date — Planning Commission Secretary

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

Date — City Engineer

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

Date — Consolidated Utility District Official

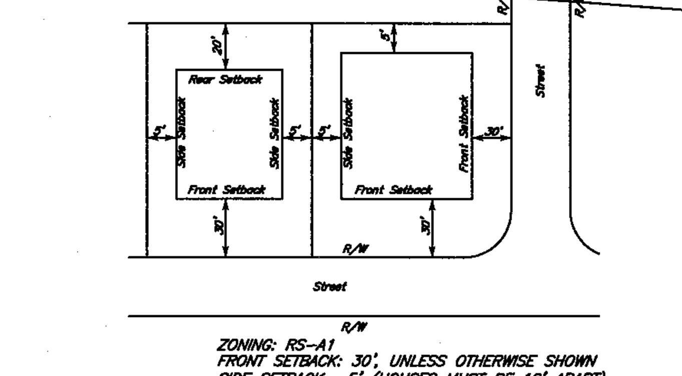
Certificate of Approval of Sewer Systems
I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation,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

Date — Murfreesboro Water Resources Official

Certificate of Approval for Electric Power 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 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 Corporation

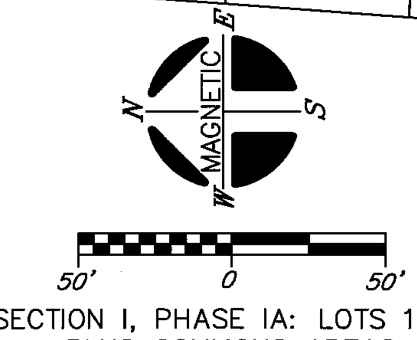
Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve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



ZONING: RS-A1
FRONT SETBACK: 30', UNLESS OTHERWISE SHOWN
SIDE SETBACK: 5' (HOUSES MUST BE 10' APART)
REAR SETBACK: 20'

TYPICAL BUILDING SETBACK DETAIL

N.T.S.



SECTION I, PHASE IA: LOTS 1–18
PLUS COMMONS AREAS
3.82 ACRES±

THIS PROPERTY IS WITHIN THE SALEM/BARFIELD ASSESSMENT DISTRICT.

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

OWNER: O'BRIEN LOYD VENTURE
ADDRESS: 1980 OLD FORT PARKWAY
MURFREESBORO, TN 37129
TAX MAP: 114 PARCEL: 14
FLOOD MAP PANEL: 470168 0255 & 0265 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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

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

WILLIAM H. HUDDLESTON — REGISTERED LAND SURVEYOR — TENNESSEE No. 1630 — 9.3.20

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

FINAL PLAT – SECTION I, PHASE IA

WAITE'S CREEK CROSSING SUBDIVISION

SINGLE–FAMILY DETACHED HOMES

12TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: AUGUST, 2020	SCALE 1"=50'	SH. 1 OF 2

C:\Land Projects 2004\WAITE PROPERTY\dwg\WAITES CREEK CROSSING FINAL PLAT SECTION 1 PHASE 1A AUG2020 2020.dwg, FINAL PLAT, 9/3/2020 2:59:14 PM, ACAD2008

BRYAN K. HOLCOMB
REC.BK.855/1938
ZONED: RM(COUNTY)

ROBERT MCCORMICK
REC.BK.856/3377
ZONED: RM(COUNTY)

100-YEAR FLOOD LINE (ELEV. 602)

MINIMUM 30' WIDE TREE PRESERVATION EASEMENT (REC.BK.1529/1629)

30'SANITARY SEWER EASEMENT

MINIMUM 30' WIDE TREE PRESERVATION EASEMENT (REC.BK.1529/1629)

APPROXIMATE FLOODWAY LIMITS SCALED FROM FEMA MAP

S07°50'29"W 553.69'

S12°08'17"E 59.09'

S28°31'40"E 70.91'

L1 L2 L3

N15°50'14"E 24.34'

DRAINAGE AND DETENTION EASEMENT 2.34 ACRES±

N07°14'18"E 541.20'

N17°07'32"W 48.42'

N20°38'54"W 140.73'

N02°25'13"E 102.05'

S07°50'29"W 248.70'

N82°08'17"E 30.00'

DRAINAGE EASEMENT

STATE ROUTE 99
(NEW SALEM HIGHWAY)

RESERVED FOR FUTURE DEVELOPMENT

℄ SPENCE CREEK

CAROLINE WAITE
W.B.62/178
ZONED: CF

RESERVED FOR FUTURE DEVELOPMENT

100'

100' T.V.A. EASEMENT

100' TVA ELECTRIC LINE EASEMENT DEED BOOK 659, PAGE 534 PLAT BOOK 34, PAGE 240

MATCH MARK SHEET 1

30' C.U.D. WATER LINE EASEMENT

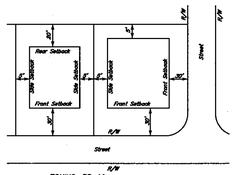
30'

35' WIDE ZONE 1 WATER QUALITY PROTECTION AREA

15' WIDE ZONE 2 WATER QUALITY PROTECTION AREA

BART GORDON
REC.BK.1432/1212
ZONED: CH

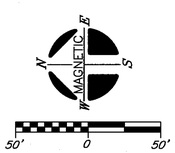
THREE RIVERS
SECTION 4 PHASE 1
LOT 494
PLAT BOOK 34/240
ZONED: PCD



ZONING: RS-A1
FRONT SETBACK: 30', UNLESS OTHERWISE SHOWN
SIDE SETBACK: 5' (HOUSES MUST BE 10' APART)
REAR SETBACK: 20'

TYPICAL BUILDING SETBACK DETAIL

N.T.S.



THIS PROPERTY IS WITHIN THE SALEM/BARFIELD ASSESSMENT DISTRICT.

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

OWNER: O'BRIEN LOYD VENTURE
ADDRESS: 1980 OLD FORT PARKWAY
MURFREESBORO, TN 37129
TAX MAP: 114 PARCEL: 14
FLOOD MAP PANEL: 470168 0255 & 0265 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007

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

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.

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

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

WILLIAM H. HUDDLESTON
REGISTERED LAND SURVEYOR
TENNESSEE
COMMERCE
TENNESSEE No. 1630
8-3-20

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

FINAL PLAT – SECTION I, PHASE IA

WAITE'S CREEK CROSSING SUBDIVISION

SINGLE-FAMILY DETACHED HOMES

12TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

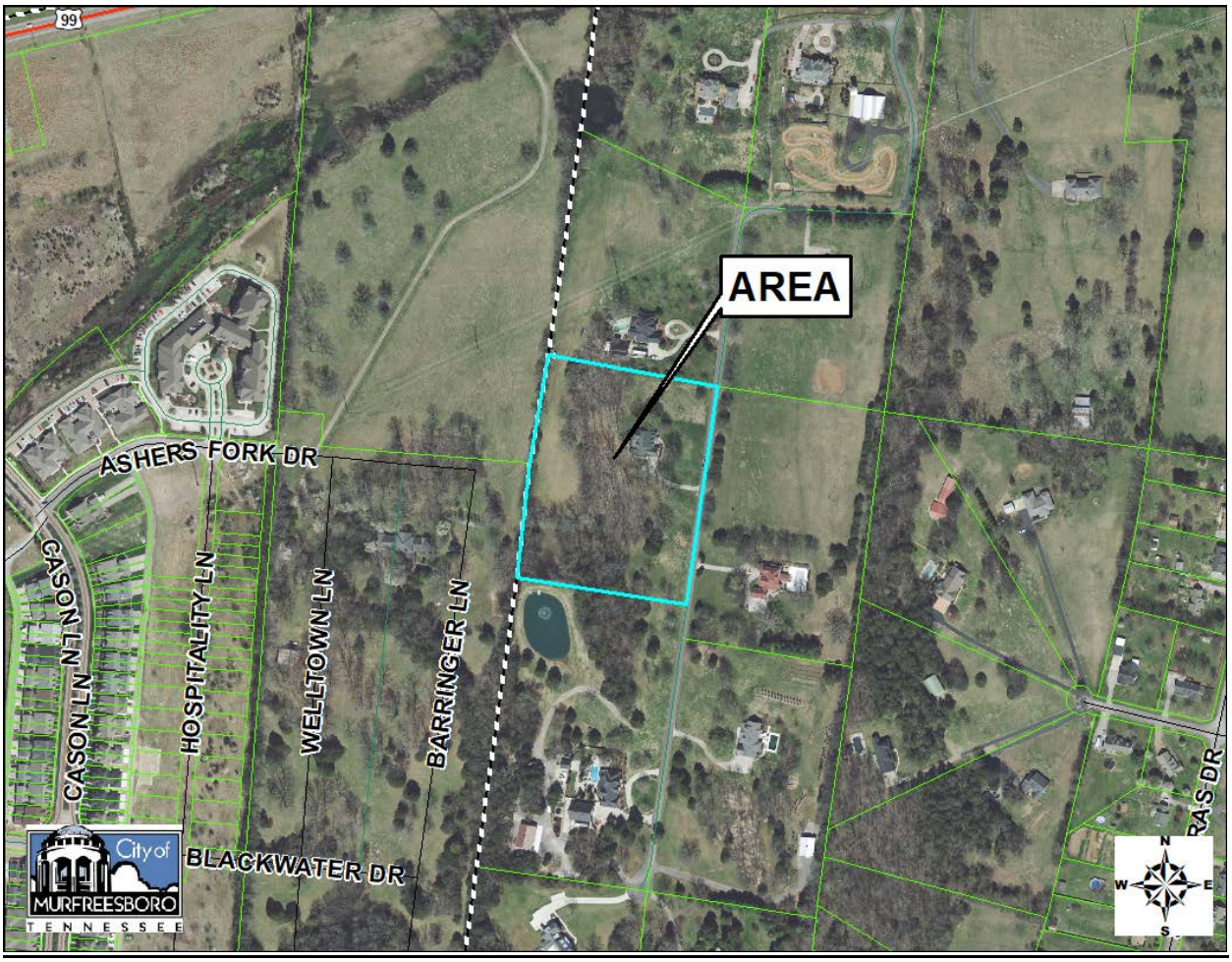
DATE: AUGUST, 2020	SCALE 1"=50'	SH. 2 OF 2

C:\Users\ Projects 2020\WAITE PROPERTY\dwg\WAITES CREEK CROSSING, FINAL PLAT SECTION 1 PHASE 1A AUGUSTO 2020.dwg, TRIAL PLAT, 8/3/2020 2:56:12 PM, AUG2020

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: BRAD BARBEE

4.b. Waites Creek Crossing, Section 1, Phase 1B [2020-2068] final plat for 30 lots on 6.53 acres zoned RS-A, Type 1 located along Ashers Fork Drive, O'brien Loyd Venture developer.

This is the final plat review for Waites Creek Crossing Section 1, Phase 1B. The property is zoned RS-A, Type 1. The purpose of this plat is to create 30 lots of record, one common area, 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. Remove the future development lot numbers and lots.
2. Revise the purpose note to read, "The purpose of this plat is to create 12 lots of record, and to dedicate easements and right of way as shown."
3. HOA documents must be submitted for review prior to signing the final plat. Because the plan proposes to use garages to meet the minimum parking requirements, then the HOA documents must include provisions, enforceable by the HOA, that the garages must be available for the use of two vehicles at all times and their primary use may not be for storage or the parking of boats or RVs or other miscellaneous household storage. The HOA documents must also include a provision that the HOA will be responsible for the maintenance and preservation of the tree preservation easement as well as all common areas. They must also include a provision that no parking shall be permitted in the alleyways and that the HOA will be responsible for enforcing this requirement.
4. Remove all future development from the Phase 1B final plat.
5. Remove the Barringer Lane street name label from the plat.
6. Provide plat book and page references for Phase 1A, including for any easements recorded with Phase 1A.
7. Provide additional labels for the 10' Public Utility Easements.
8. Remove "Local Street, 50'" from Lots 32-33.
9. Remove the line running through the middle of each lot. This line will be established via separate resub plats and not via the Phase 1B plat.
10. Why is the common area north of Lot 42 not being shown as being included with Phase 1B?
11. The common area landscaping must be installed and pass inspection prior to the signing of the final plat.
12. Label the alley as common area and provide an area calculation for this common area. Also, provide a bold line type for the northern boundary this common area.

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

No comments

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

No Comments

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

No Comments

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

No Comments

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

1. 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. Show existing 16-inch CUD water main along New Salem Highway and associated 30' CUD center line easement.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

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

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1. MWRD must receive surety prior to signing the plat.
2. Show driveways.

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

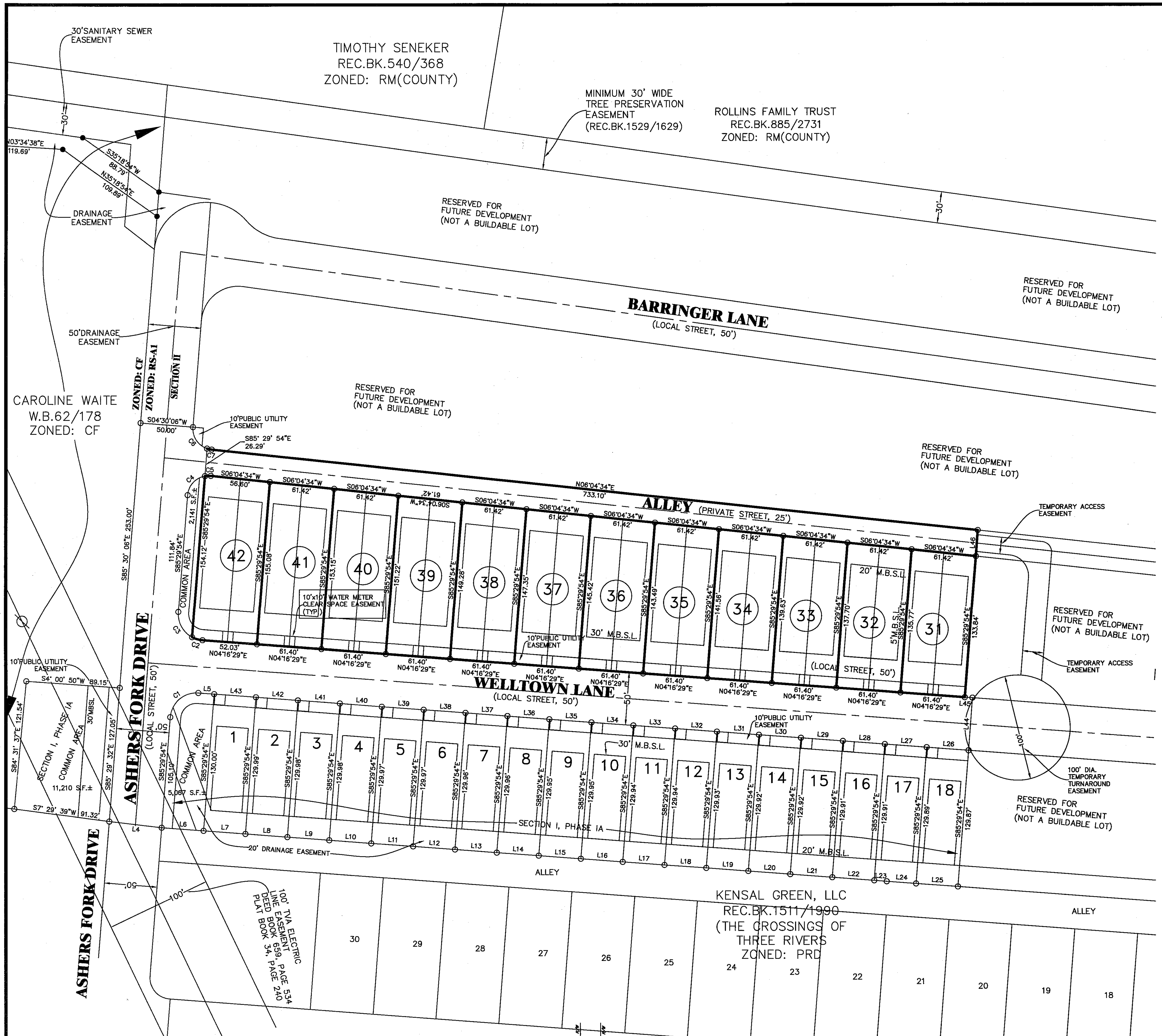
1. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
2. A CUDRC Developer's Packet; which includes an overview of the construction process and required submittals, can be found online at cudrc.com.
3. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
4. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@cudrc.com.
5. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to CUDengineering@cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
6. All main water line taps are to be made by CUDRC.
7. Owner(s) must submit a completed CUDRC Developer's Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
8. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.
9. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign within a CUDRC Easement cannot be within ten feet of a CUDRC water line.
10. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
11. CUD Engineering and Inspection Fees will be due to CUD before state approved plans are issued to the contractor.

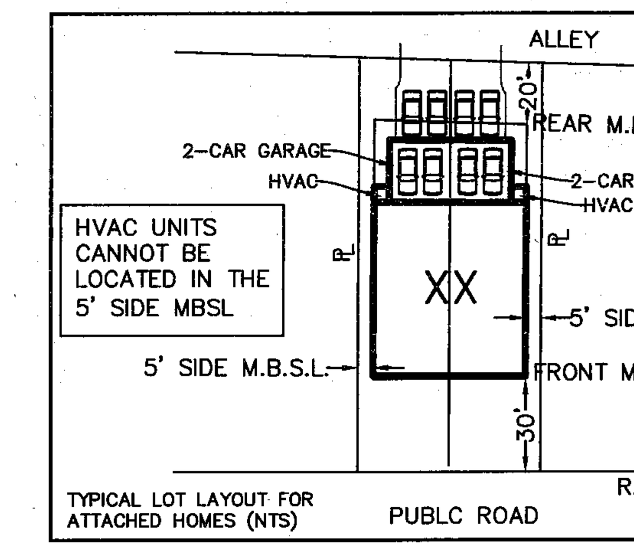
Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

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

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

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





LOCATION MAP

N.T.S.

NOTE: PLOT PLANS ARE REQUIRED FOR ALL LOTS INCLUDED AS A PART OF THIS PLAN DEMONSTRATING THAT THE REQUIRED FRONT YARD SHALL HAVE A MINIMUM OF FIFY PERCENT (50%) GRASS OR LANDSCAPE AREA EXCLUSIVE OF PARKING, WALKWAYS, AND SIDEWALKS.

LINE TABLE

LINE	LENGTH	BEARING
L1	20.80	S63°24'53"E
L2	43.02	S44°18'03"E
L3	10.54	S29°23'26"E
L4	50.04	S06°41'47"W
L5	15.10	N04°16'29"E
L6	40.00	S04°16'01"W
L7	40.00	S04°16'01"W
L8	40.00	S04°16'01"W
L9	40.00	S04°16'01"W
L10	40.00	S04°16'01"W
L11	40.00	S04°16'01"W
L12	40.00	S04°16'01"W
L13	40.00	S04°16'01"W
L14	40.00	S04°16'01"W
L15	40.00	S04°16'01"W
L16	40.00	S04°16'01"W
L17	40.00	S04°16'01"W
L18	40.00	S04°16'01"W
L19	40.00	S04°16'01"W
L20	40.00	S04°16'01"W
L21	40.00	S04°16'01"W
L22	40.00	S04°16'01"W
L23	11.94	S04°16'01"W
L24	28.06	S04°14'25"W
L25	40.00	S04°14'25"W
L26	40.00	N04°16'29"E
L27	40.00	N04°16'29"E
L28	40.00	N04°16'29"E
L29	40.00	N04°16'29"E
L30	40.00	N04°16'29"E
L31	40.00	N04°16'29"E
L32	40.00	N04°16'29"E
L33	40.00	N04°16'29"E
L34	40.00	N04°16'29"E
L35	40.00	N04°16'29"E
L36	40.00	N04°16'29"E
L37	40.00	N04°16'29"E
L38	40.00	N04°16'29"E
L39	40.00	N04°16'29"E
L40	40.00	N04°16'29"E
L41	40.00	N04°16'29"E
L42	40.00	N04°16'29"E
L43	40.00	N04°16'29"E
L44	50.00	N85°43'31"W
L45	7.28	N04°16'29"E
L46	25.02	N86°04'13"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	39.17	25.00	N40°36'42"W	35.29
C2	10.39	25.00	S16°10'38"W	10.31
C3	28.98	25.00	S61°17'26"W	27.39
C4	26.36	20.00	N47°44'14"W	24.49
C5	5.60	20.00	N01°57'00"W	5.58
C6	26.36	20.00	S56°44'25"W	24.49
C7	4.50	20.00	S12°31'39"W	4.49

LOT#	AREA (S.F.±)
31	8,277
32	8,395
33	8,514
34	8,633
35	8,751
36	8,870
37	8,988
38	9,107
39	9,225
40	9,344
41	9,462
42	9,686

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 on this site or adjacent sites should be confermed with the utility owner prior to comencing 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 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 drainageways; including, but not limited to, sanitatory sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

STANDARD PLAT NOTES

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

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

3. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.

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

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

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

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

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

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.

O'Brien Loyd Venture

Date ____________ Owner, James O'brien

Record Book: 1869

Page: 1910 ____________ Owner, Phillip S. Loyd

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

Date ____________ Planning Commission Secretary

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

Date ____________ City Engineer

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

Date ____________ Consolidated Utility District Official

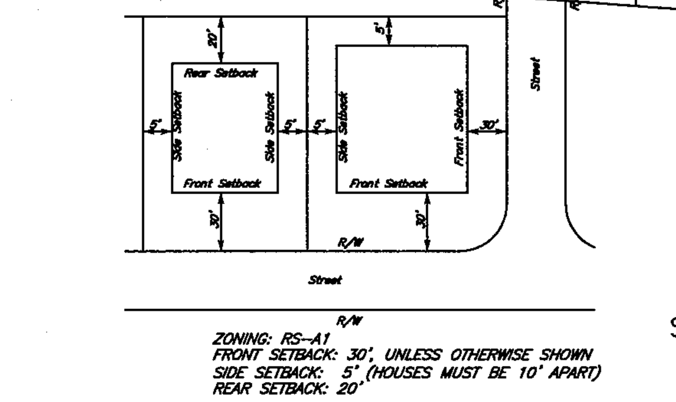
Certificate of Approval of Sewer Systems
I hereby certify that (1) the sewer lines and appurtenances for the sewer system of the subdivision shown hereon have been installed in accordance with city codes and specifications and the requirements of the Tennessee Department of Environment and Conservation,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

Date ____________ Murfreesboro Water Resources Official

Certificate of Approval for Electric Power 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 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.

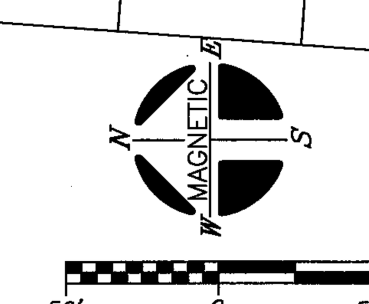
Date ____________ Middle Tennessee Electric Membership Corporation

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.



TYPICAL BUILDING SETBACK DETAIL

N.T.S.



SECTION I, PHASE IB: LOTS 31-42
PLUS COMMON AREA
2.93 ACRES±

THIS PROPERTY IS WITHIN THE SALEM/BARFIELD ASSESSMENT DISTRICT.

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

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SECTION I, PHASE II, INTO 12 LOTS PLUS COMMON AREAS, AND TO RECORD ALL EASEMENTS AS SHOWN.

THE PRELIMINARY PLAT WAS APPROVED BY CITY PLANNING COMMISSION ON JUNE 20, 2018

OWNER: O'BRIEN LOYD VENTURE
ADDRESS: 1980 OLD FORT PARKWAY
MURFREESBORO, TN 37129
TAX MAP: 114 PARCEL: 14
FLOOD MAP PANEL: 470168 0255 & 0265 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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

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

WILLIAM H. HUDDLESTON REGISTERED LAND SURVEYOR TENNESSEE No. 1630 9.3.20

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

FINAL PLAT - SECTION I, PHASE IB

WAITE'S CREEK CROSSING SUBDIVISION

SINGLE-FAMILY ATTACHED HOMES

12TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

C:\Land Projects 2004\WAITE PROPERTY\dwg\WAITES CREEK CROSSING FINAL PLAT SECTION 1 PHASE 1B AUG2020 2020.dwg, FINAL PLAT, 9/3/2020 3:02:21 PM, ACAD208

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: BRAD BARBEE

4.c. Sheffield Park, Section 4, Phase 2 [2020-2070] final plat for 9 lots on 2.75 acres zoned PRD located along Rose Gold Court and Dizzy Dean Drive, Beazer Homes Corporation developer.

This is the final plat review for Sheffield Park, Section 4, Phase 2. The property is zoned PRD. The purpose of this plat is to create 9 lots of record, one common area, 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. Lot 90 must be 40ft wide at the property line

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

No comments

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

No Comments

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

No Comments

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

No Comments

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

1. Meter locations must be shown as constructed (as built) in the field for each lot.
2. Show CUD single-family clear space detail on plat.
3. Show call out for 10'x10' CUD clear space esmt. (TYP.)
4. Add note to plat: CUD access to the designated meter location area shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
5. 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.
6. Water line construction must be completed and accepted by CUDRC before signature of Final Plat

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.
2. Show existing electric.
3. Show proposed MED electric design.
4. Provide an Electric easement for Electric not in public right of way (ROW)

    a. Overhead – 40ft. 20ft either side of nearest power pole
    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length
5. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1. MWRD must receive surety prior to signing the plat.
2. Show driveways.

<u>Informational and Procedural Comments</u>

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

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

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

1. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

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 service [domestic, fire, and/or irrigation] is provided by CUDRC.
2. A CUDRC Developer's Packet; which includes an overview of the construction process and required submittals, can be found online at cudrc.com.
3. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
4. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@cudrc.com.
5. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to CUDengineering@cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
6. All main water line taps are to be made by CUDRC.
7. Owner(s) must submit a completed CUDRC Developer's Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
8. Owner(s) must submit a notary signed CUDRC Landscaping Agreement to CUDRC if landscaping is within a CUDRC Easement.
9. Owner(s) must submit a notary signed CUDRC Sign Agreement to CUDRC if a sign is within a CUDRC Easement. Any proposed sign within a CUDRC Easement cannot be within ten feet of a CUDRC water line.
10. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
11. CUD Engineering and Inspection Fees will be due to CUD before state approved plans are issued to the contractor.

Middle Tennessee Electric Membership Corporation
Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

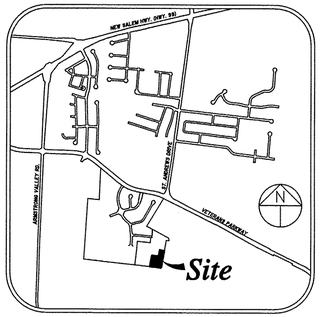
1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

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

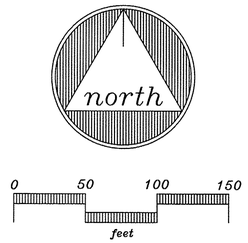
No comments

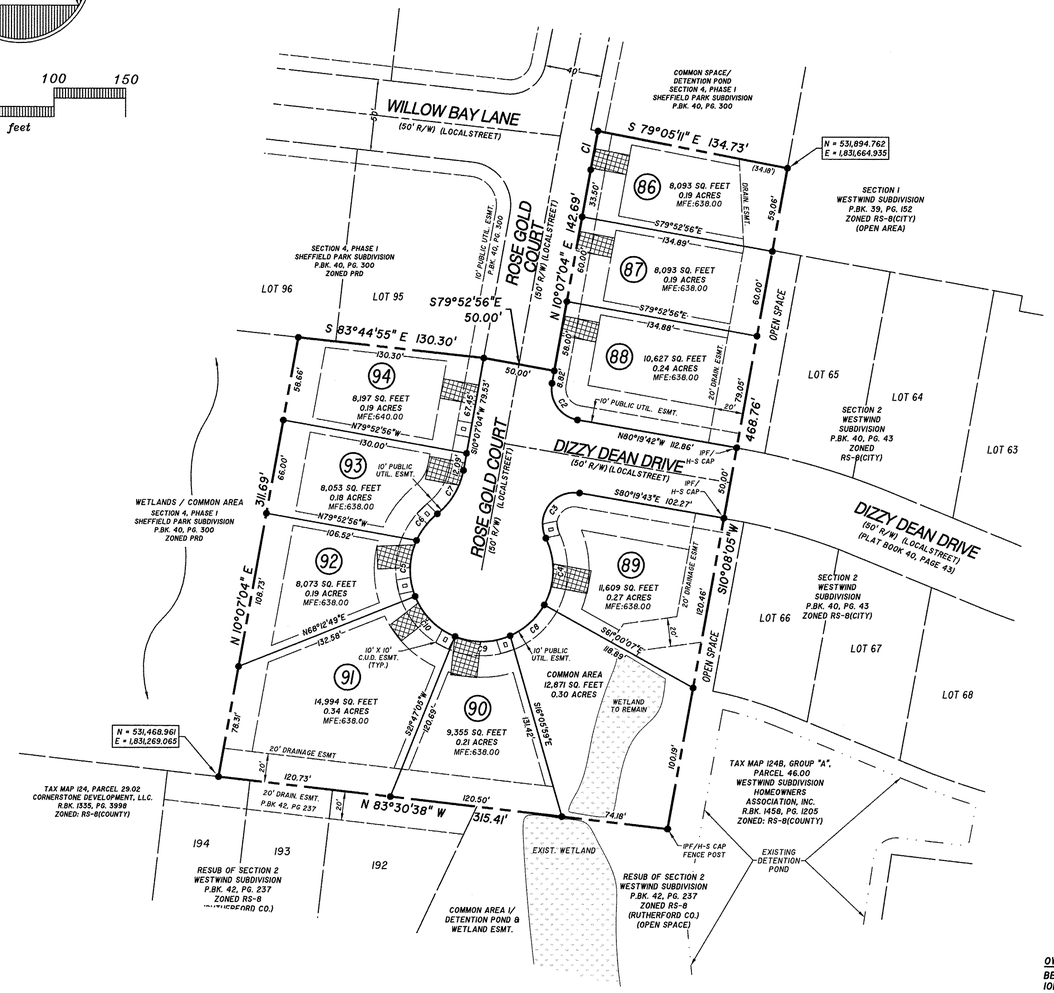
Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

No comments



LOCATION MAP
N.T.S.





GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 9 LOTS OF RECORD, 1 COMMON AREA, AND TO RECORD RIGHT OF WAY AND EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
3. PER THE ENGINEER'S CERTIFICATION ON THIS PLAN, THIS PROPERTY LIES WITHIN ZONE X, OUTSIDE OF AREAS DESIGNATED AS FLOODWAY AND 100-YEAR FLOODPLAIN PER THE LATEST FIRM MAPS FOR THE CITY OF MURFREESBORO AS MAP NO. 47149C0255 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 = 25' / SIDE = 5' / REAR = 20'
   CORNER LOTS HAVE 2 FRONTS AND 2 SIDES.
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 SHEFFIELD PARK HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN R.BK. 1368, PG. 3525. ANY COMMON AREAS AND/OR DETENTION PONDS SHALL BE MAINTAINED BY THE ASSOCIATION.
20. THE PROPERTY REPRESENTED ON THIS PLAT IS WITHIN THE SALEM/BARFIELD AND BASIN "D", "DUAL ASSESSMENT" SEWER ASSESSMENT DISTRICT.
21. THIS DEVELOPEMENT IS REQUIRED TO COMPLY WITH THE STORM WATER QUALITY REQUIREMENTS OF THE CITY OF MURFREESBORO.
22. THIS PLAT IS NOT AFFECTED BY THE CITY OF MURFREESBORO'S MAJOR THOROUGHFARE PLAN.
23. A LICENSED SURVEYOR WILL BE REQUIRED TO LAY OUT THE FOOTING ON LOTS 89 AND 93 AND WRITTEN CONFIRMATION FROM THE SURVEYOR MUST BE PROVIDED TO THE CITY THAT THERE ARE NO BUILDING ENCROACHMENTS INTO ANY SETBACKS OR EASEMENTS.
24. CUD ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE METER LOCATION. THIS 10'X10' EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER(S) AND SERVICE LINE(S). SEE DETAIL.
25. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. _____, PG. _____.
26. A SIDEWALK MAINTENANCE AGREEMENT IS RECORDED IN R.BK. _____, PG. _____.

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 — AUTHORIZED AGENT
RECORD BOOK 1251, PAGE 312 — MATT WILLIAMS, VICE PRESIDENT
BEAZER HOMES CORPORATION

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.
9-1-20 — David A. Parker
DATE — REGISTERED SURVEYOR
TENN. R.L.S. No. 2381

DAVID A. PARKER
REGISTERED LAND SURVEYOR
No. 2381
STATE OF TENNESSEE
COMMISSION EXPIRES 9-1-20
TENNESSEE 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

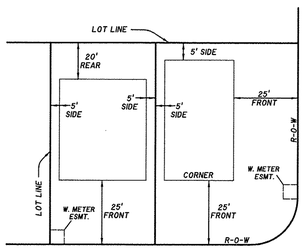
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL 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



TYPICAL MINIMUM BUILDING SETBACKS
AND EASEMENT DETAIL
(MINIMUM 8,000 SQUARE FOOT)
N.T.S.

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C1	00°47'45"	1976.00'	27.43'	13.72'	N10°30'57"E	27.43'
C2	90°26'27"	21.88'	34.54'	22.05'	S34°58'23"E	31.06'
C3	126°14'06"	22.00'	48.47'	43.40'	S36°33'14"W	39.25'
C4	55°33'42"	50.00'	48.49'	26.34'	S01°13'02"W	46.61'
C5	46°03'49"	50.00'	40.20'	21.26'	N01°14'43"E	39.12'
C6	27°15'02"	50.00'	23.78'	12.12'	N37°54'08"E	23.56'
C7	41°24'35"	50.00'	36.14'	18.90'	N30°49'22"E	35.36'
C8	37°29'49"	50.00'	32.72'	16.97'	S47°44'48"W	32.14'
C9	45°17'23"	50.00'	39.53'	20.86'	S89°08'24"W	38.50'
C10	46°25'44"	50.00'	40.52'	21.45'	N45°00'03"W	39.42'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- APPROVED DRIVEWAY LOCATION

OWNER/DEVELOPER:
BEAZER HOMES CORPORATION
1018 ELM HILL PIKE
NASHVILLE, TENNESSEE 37210
MAP 114, P/O PARCEL 2L04
R.BK. 1251, PG. 3112

SITE DATA:

TOTAL AREA = 2.75 ACRES
AREA IN RIGHT-OF-WAY = 0.46 ACRES

TOTAL BUILDABLE LOTS = 9

MINIMUM LOT SIZE FOR THIS PLAT ARE AS FOLLOWS: 8,000 SQ. FT.

ZONING = PRD

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

FINAL PLAT

SECTION 4, PHASE 2
SHEFFIELD PARK
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
12th 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: 8-10-2020 REV: 9/1/2020	FILE: SP-SEC4-P2	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 1 OF 1
14400					

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
September 16, 2020
PROJECT PLANNER: AUSTIN COOPER

4.d. Evergreen Farms, Section 38 [2020-1019] preliminary plat for 174 lots on 55.37 acres zoned PRD located along Perlino Drive and Secretariat Trace, Ole South Properties, Inc. developer.

This is a preliminary plat review for the Evergreen Farms subdivision located along Perlino Drive and Secretariat Trace. The property is zoned PRD. Staff recommends that any approval of the preliminary plat be made subject to all staff comments.

Staff Comments

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

1) Mail kiosk and landscaping will need to be installed prior to signing of final plat.

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

1) Show the proposed grading in drainage easements. If no contours are available, spot shots should be shown.
2) Safety measures should be provided for the existing pond/borrow pit.
3) Lots grading should be shown so that lots are in a pad ready condition.
4) Provide details for the transition from the ditch section of County Park Lane to the curb and gutter section.

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

1) No Comments

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

1) No Comments

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

1) No Comments

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

1) Submit Water Service Availability Request to CUDengineering@cudrc.com for feasibility and Will Serve Letter.
2) Show proposed driveway locations on plans.
3) Show 10'x10' CUD clear space easement (TYP.) on plans.
4) Include single-family CUD clear space detail on plans.
5) Show all electric transformers, boxes, vaults, and lines on plan (CUD reserves the right for further review and comment once electric has been added to the plans.
6) If additional water services are required for entrance, common area, mail kiosk, or detention areas for irrigation, show proposed meter locations. Additional charges will be incurred for taps to be installed by CUD after water line is complete and asphalt has been installed
7) Developer to submit notary signed developer agreement to CUD prior to water plans being created.
8) Submit construction plans directly to CUDengineering@cudrc.com for further review.
9) Add the following CUD water line notes:

10) Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
11) See CUD water plans for specific details and layout.
12) All "live or wet" water main line taps are to be made by CUDRC.
13) CUD water line technical specifications may be found at www.cudrc.com.
14) Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC "notice to proceed" from CUD before any water line construction commences.
15) During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
16) Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
17) Contractor required to stake all water meter locations prior to taps being installed.
18) Contact CUD Engineering Department for additional information 615-867-7330.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.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 MTEMC 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 MTEMC with electric one-line diagram and panel schedules for metering requirements.

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

1) Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1) Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2) 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) MWRD must receive contract and surety prior to signing the plat.
5) Submit a copy of the final Electric Utility Plan to MWRD.
6) Contact MWRD to confirm compliance with the sewer allocation ordinance.
7) Show driveways.

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 and AE, 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 not affected by the City's Major Transportation Plan.
3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1) Construction plans require approval of engineering staff separate from the planning commission review. A PFD of construction plans should be sent to the engineering point of contact for review.
2) A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
5) Prior to the land disturbance permit being issued, a long term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department.

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

1) No Comments

Building and Codes Department
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

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

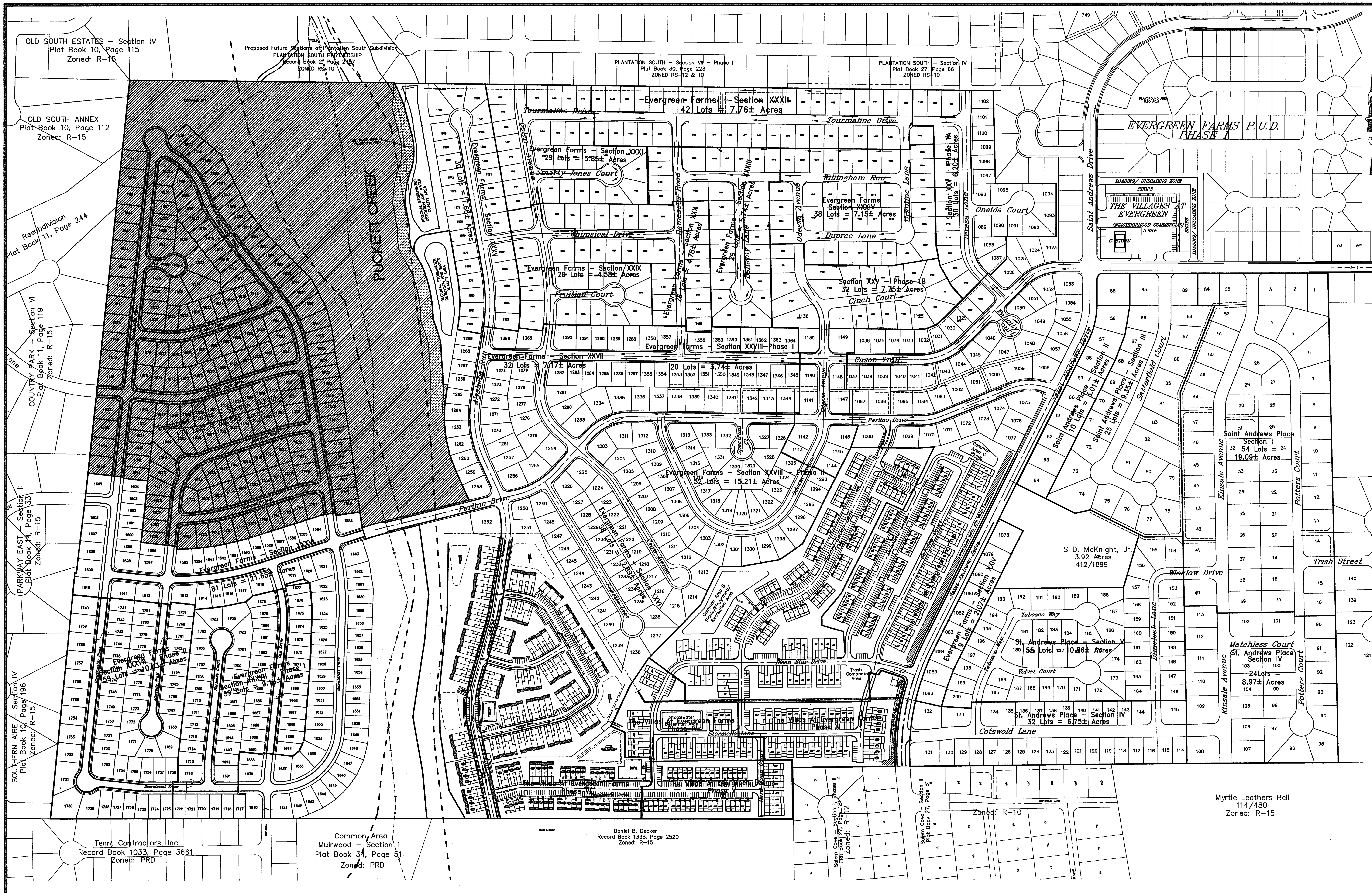
1) Developer must sign the developer acknowledgement form prior to MTEMC beginning construction.
2) General contractor and all sub-contractors must adhere to MTEMC's Standard Operating Procedures for New Construction.

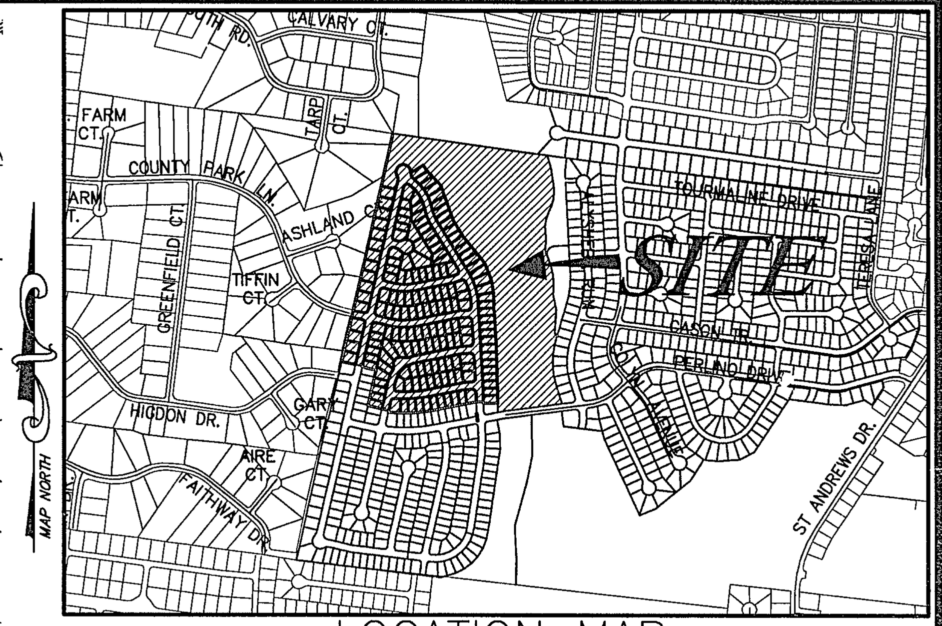
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

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

1) No Comments





LOCATION MAP

N.T.S.

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 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. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
4. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
5. 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 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.
6. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. Any street in this subdivision may be constructed or reconstructed in the future wtihout consultation or notice to the Owners of the lots in the subdivision.
7. Water service, domestic and fire protection, are provided by Consolidated Utility District (C.U.D.). The owner/developer should contact C.U.D. for related fees to project which may be substantial. All main waterline taps are to be made by C.U.D. See plans by C.U.D. for Water Line requirements.
8. As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.
9. A Land Disturbance Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.
10. An erosion prevention and sediment control plan will be required with an application for a Land Disturbance Permit. This plan will include a temporary sediment basin.
11. Construction Plans will be subject to review and approval by the City Engineer and Murfreesboro Water and Sewer Department.
12. Final approval subject to approval of construction drawings and hydraulic calculations by M.W.S.D.
13. Property is within the Overall Creek Assessment District.
14. Per the City of Murfreesboro, grading on lots must be complete before release of building permits. Geotechnical reports on lots with fill will be required prior to release of building permits.
15. Appropriate street signs must be installed by developer and in place prior to the release of building permits by the Planning and Engineering Department.
16. Property is within the Overall Creek Sewer Assessment District and the St. Andrews Drive Repayment Assessment District. St. Andrews Drive repayment will be due with the final plat.
17. Per the City of Murfreesboro, this plat must conform to the new Subdivision Regulations, effective March 19, 2010, which means any required improvements as part of the subdivision must be installed prior to the recording of the plat.

NO.	DATE	DESCRIPTION
0	07–08–03	Original Issue
1	07–08–04	Addressed Staff Comments
2	07–20–04	Revised Per Staff Comments
3	10–13–05	Revised sewer in area of Section XXVI
4	11–15–05	Shaded Section XXVIII
5	11–23–05	Updated Lots & Sections
16	10–14–13	Revised per City of M'boro Staff Comments
17	10–24–13	Revised for Section XXXIII
18	03–26–15	Revised for The Villas at Evergreen Farms, Phase V
19	10–28–15	Revised for Section XXXIV
20	11–12–15	Revised per Staff Comments
21	06–30–16	Revised for Section XXXV
22	05–25–17	Revised for Section XXXVI
23	05–31–18	Revised for Section XXXVII
24	09–01–20	Revised for Section XXXVIII

STANDARD CITY OF MURFREESBORO NOTES:

1. In accordance with TCA Section 7–59–310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
2. All signage, including flags and flagpoles, is subject to independent review by the Building and Codes Department. All signage must conform to their requirements and require separate sign permits.
3. A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and upon approval for issuance of a Land Disturbance Permit."
4. For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencement.
5. Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.
6. A TDOT permit may be required. Evidence of TDOT approval is required prior to the issuance of any building permits.
7. A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.
8. An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
9. A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
10. A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.
11. The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

WATER QUALITY PROTECTION AREA NOTE:
This area is designated as a Water Quality Protection Area. There shall be no clearing, grading, construction or disturbance of the soil and/or native vegetation, except as permitted in writing by the Director of the Water and Sewer Department or 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 27½.

OWNER: *Evergreen Farms Development, Inc.*
Attn: Dan Bobo
ADDRESS: *262 Robert Rose Drive, Suite 300*
Murfreesboro, TN 37129

Tax Map 101, Part of Parcels 10.02 & 10.04
Part of Record Book 562, Page 3009 + 3019
Part of Record Book 445, Page 2526 + 2533

A PORTION OF SECTION XXXV IS LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470168, PANEL NO. 0255 H, ZONES: AE & X, DATED: 01/05/07.

STEPHEN A. STEELE — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — CERTIFICATE No. 19627 — STATE OF TENNESSEE

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

MASTER PLAN–SECTION XXXVIII
EVERGREEN FARMS P.U.D.
PHASE II And
SAINT ANDREWS PLACE

12th Civil District of Rutherford County, Tennessee

Date: July, 2003	Scale: 1"=200'	Sheet 1 of 1

\\ACAD209\Land Projects 3\Evergreen2\dwg\SWConcept.dwg, 8/31/2020 2:37:35 PM, ACAD109

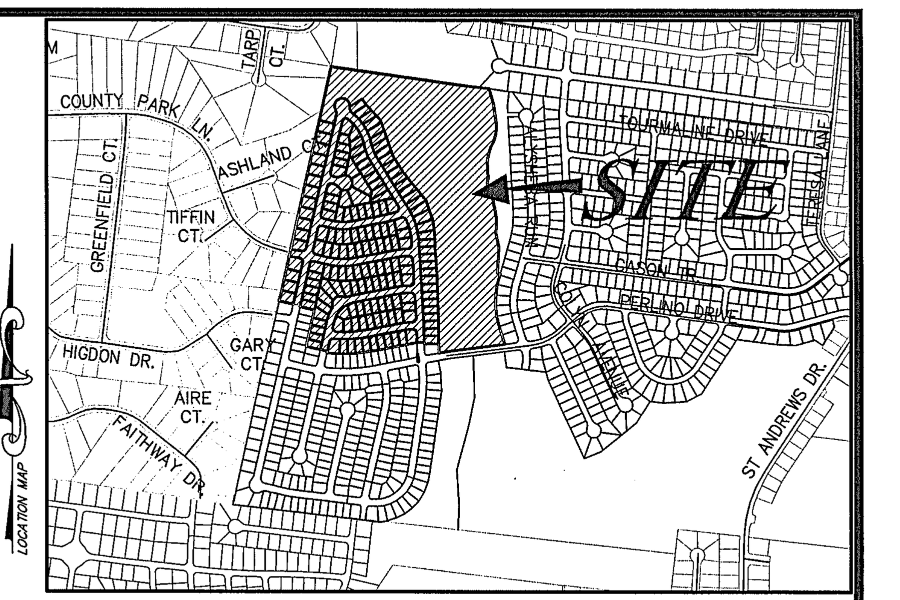
PLAT NOTES

1. The purpose of this plat is to create 173 residential lots and one common area.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1–800–351–1111.
3. Underground utilities shown were located using available 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.
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 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.
6. 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 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.
7. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. Any street in this subdivision may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
8. Water service, domestic and fire protection, are provided by Consolidated Utility District (C.U.D.), see Standard C.U.D. Notes.
9. As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.
10. 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.
11. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
12. Per the City of Murfreesboro, new development and redevelopment involving increase of 10,000 square feet of impervious area, on a lot or within a common plan of development of at least one acre must comply with the city's stormwater quality design standards.
13. Per the City of Murfreesboro, 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 and a Stormwater Facilities Operation and Maintenance Plan and Agreement.
14. An erosion prevention and sediment control plan will be required with an application for a Land Disturbance Permit. This plan will include a temporary sediment basin.
15. Construction Plans will be subject to review and approval by the City Engineer and Murfreesboro Water and Sewer Department.
16. Water and/or sewer main construction drawings and huydraulics must be submitted to M.W.S.D. for detailed review and approval separate from planning commission review. Final approval subject to approval of construction drawings and hydraulic calculations by M.W.S.D.
17. Per the City of Murfreesboro, public infrastructure except final asphalt must be accepted by the City prior to placement into warranty period and signing the final plat.
18. Per the City of Murfreesboro, grading on lots must be complete before release of building permits. Geotechnical reports on lots with fill will be required prior to release of building permits.
19. Appropriate street signs must be installed by developer and in place prior to the release of building permits by the Planning and Engineering Department.
20. Per the City of Murfreesboro, this property is within the Overall Creek Sewer Assessment District and the St. Andrews Drive Repayment Assessment District. St. Andrews Drive repayment will be due with the final plat.
21. Per the City of Murfreesboro, this plat must conform to the new Subdivision Regulations, effective March 19, 2010, which means any required improvements as part of the subdivision must be installed prior to the recording of the plat.
22. Minimum lot size for this Section is 5,000 Square Feet.
23. 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.**
24. Per the City of Murfreesboro, construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations ww.murfreesborotn.gov/planning and shall be submitted to the City Engineer's office for review and approval for all subdivisions requiring construction of streets, drainage ditches or pipes, and/or public utilities.
25. Per the City of Murfreesboro, sidewalk construction will be the responsibility of the individual lot owners, not the subdivsion developer.
26. Minimum Pad Elevations (MPE) indicated are due to F.E.M.A. requirements.
27. Per the City of Murfreesboro, the common areas shown on the subdivision shall be The responsibility of the owners association to maintain. A mandatory owners association is required as a condition of approval in order to meet obligations established by the Developer.
28. Per the City of Murfreesboro, Surveyor certification that there are no encroachments on lots with side easements will be required. These lots include 1795, 1808, 1814, 1821, 1822, 1827, 1828, 1830, 1858, 1886, 1887, 1888, 1889, 1897, 1898, 1902, 1903, 1913, 1914, 1927, 1928, 1929, 1930, 1932, 1933, 1946, and 1947.

Standard Consolidated Utility District (C.U.D.) Notes:
1. See CUD plans for specific details and layout.
2. All "live or wet" water main line taps are to be made by CUDRC.
3. CUD water line technical specifications may be found ar WWW.CUDRC.com.
4. Utility contractor must attend pre–arranged water line pre–construction meeting with authorized representative from CUD and receive formal TDEC "Notice to Proceed" from CUD before any water line construction commences.
5. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
6. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
7. Contractor required to stake all water meter locations prior to taps being installed.
8. Contact CUD Engineering Department for additional information 615–867–7330.

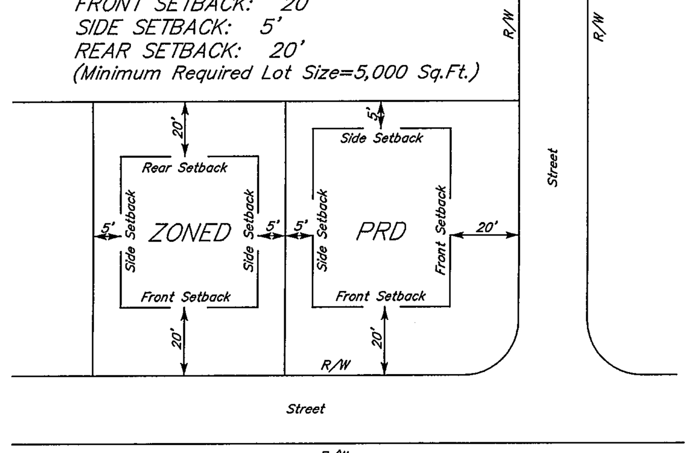
LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Existing Contours
- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Blow-Off Valve



LOCATION MAP
N.T.S.

Phase I=56 Lots 10.19± Acres
+ 24.52± Acres Common Area
Phase II=52 Lots 8.32± Acres
Phase III=66 Lots 12.20± Acres
Total= 174 Lots 55.23± Acres



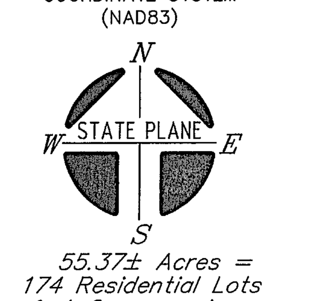
TYPICAL BUILDING SETBACK DETAIL
N.T.S.

STANDARD CITY OF MURFREESBORO NOTES:

1. In accordance with TCA Section 7–59–310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
2. All signage, including flags and flagpoles, is subject to independent review by the Building and Codes Department. All signage must conform to their requirements and require separate sign permits.
3. A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and upon approval for issuance of a Land Disturbance Permit."
4. For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencement.
5. Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.
6. A TDOT permit may be required. Evidence of TDOT approval is required prior to the issuance of any building permits.
7. A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.
8. An Engineer's Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
9. A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
10. A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.
11. The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

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

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



55.37± Acres =
174 Residential Lots
& 1 Common Area

50' 0 50'

OWNER: Evergreen Farms Development, Inc.
Attn: Dan Bobo
ADDRESS: 262 Robert Rose Drive, Suite 300
Murfreesboro, TN 37130

Tax Map 101, Part of Parcels 10.07 & 10.00
Part of Record Book 609, Page 3574
Part of Record Book 1004, Page 1621

A PORTION OF THESE LOTS ARE LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470168, PANEL NO. 0255 H, ZONES: AE & X, DATED: 01/05/07.

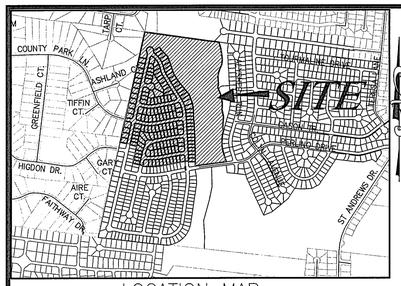
NO.	DATE	DESCRIPTION
0	07–23–20	Original Issue–For Presubmittal Conference
1	08–13–20	Initial Submittal
2	09–01–20	Revised per 08–26–20 Staff Comments

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

PRELIMINARY PLAT SECTION XXXVIII
EVERGREEN FARMS
P.R.D.
12th Civil District of Rutherford County, Tennessee

Date: July, 2020 | Scale: 1"=50' | Sheet 1 of 8

\ACAD209\Land Projects 3\Evergreen2\dwg\Sec38 (Remaining NW Area).dwg, 9/1/2020 3:21:15 PM, ACAD109



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
- —00— Existing Contours
- —00— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Blow-Off Valve

WATER QUALITY PROTECTION AREA NOTE:
This area is designated as a Water Quality Protection Area. There shall be no clearing, grading, construction or disturbance of the soil and/or native vegetation, except as permitted in writing by the Director of the Water and Sewer Department or 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 27½.

NO.	DATE	DESCRIPTION
0	07-23-20	Original Issue-For Presubmittal Conference
1	08-13-20	Initial Submittal
2	09-01-20	Revised per 08-26-20 Staff Comments

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

N — STATE PLANE — W E S

55.37± Acres = 174 Residential Lots & 1 Common Area

50' 0 50'

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

OWNER: Evergreen Farms Development, Inc.
Attn: Dan Bobo
ADDRESS: 262 Robert Rose Drive, Suite 300
Murfreesboro, TN 37130

Tax Map 101, Part of Parcels 10.07 & 10.00
Part of Record Book 608, Page 3574
Part of Record Book 1004, Page 1621

A PORTION OF THESE LOTS ARE LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470168, PANEL NO. 0255 H, ZONES: AE & X, DATED: 01/05/07.

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

PRELIMINARY PLAT
SECTION XXXVIII
EVERGREEN FARMS
P.R.D.

12th Civil District of Rutherford County, Tennessee

Date: July, 2020 | Scale: 1"=50' | Sheet 2 of 8

\\ACAD2009\Land Projects 3\Evergreen\Survey\Sec38 (Remaining 1W Area)\Aug. 31\12/2020 3:20:19 PM, ACAD109

STANDARD CITY OF MURFREESBORO NOTES:

1. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction or property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals, referred to as "equipment," to be provided at each such providers' expense.
2. All signage, including flags and flagpoles, is subject to independent review by the Building and Codes Department. All signage must conform to their requirements and require separate sign permits.
3. A Land Disturbance Permit may be required. Determination whether a Land Disturbance Permit is required shall be made by the City Engineer. A separate Land Disturbance Permit application shall be made with the office of the City Engineer for review and upon approval for issuance of a Land Disturbance Permit."
4. For all developments of more than one acre, a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the office of the City Engineer prior to construction commencement.
5. Contractor to coordinate with the Traffic Engineer in the City Transportation Department prior to commencement of work in this area to avoid damage to traffic signal devices.
6. A TDOT permit may be required. Evidence of TDOT approval is required prior to the issuance of any building permits.
7. A Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.
8. An Engineer's Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
9. A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
10. A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.
11. The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

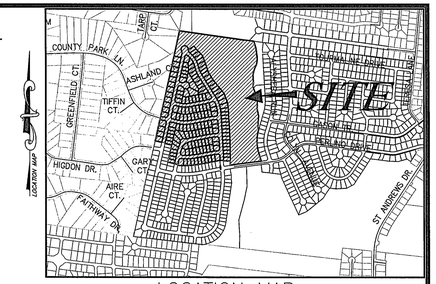
STANDARD CONSOLIDATED UTILITY DISTRICT (C.U.D.) NOTES:

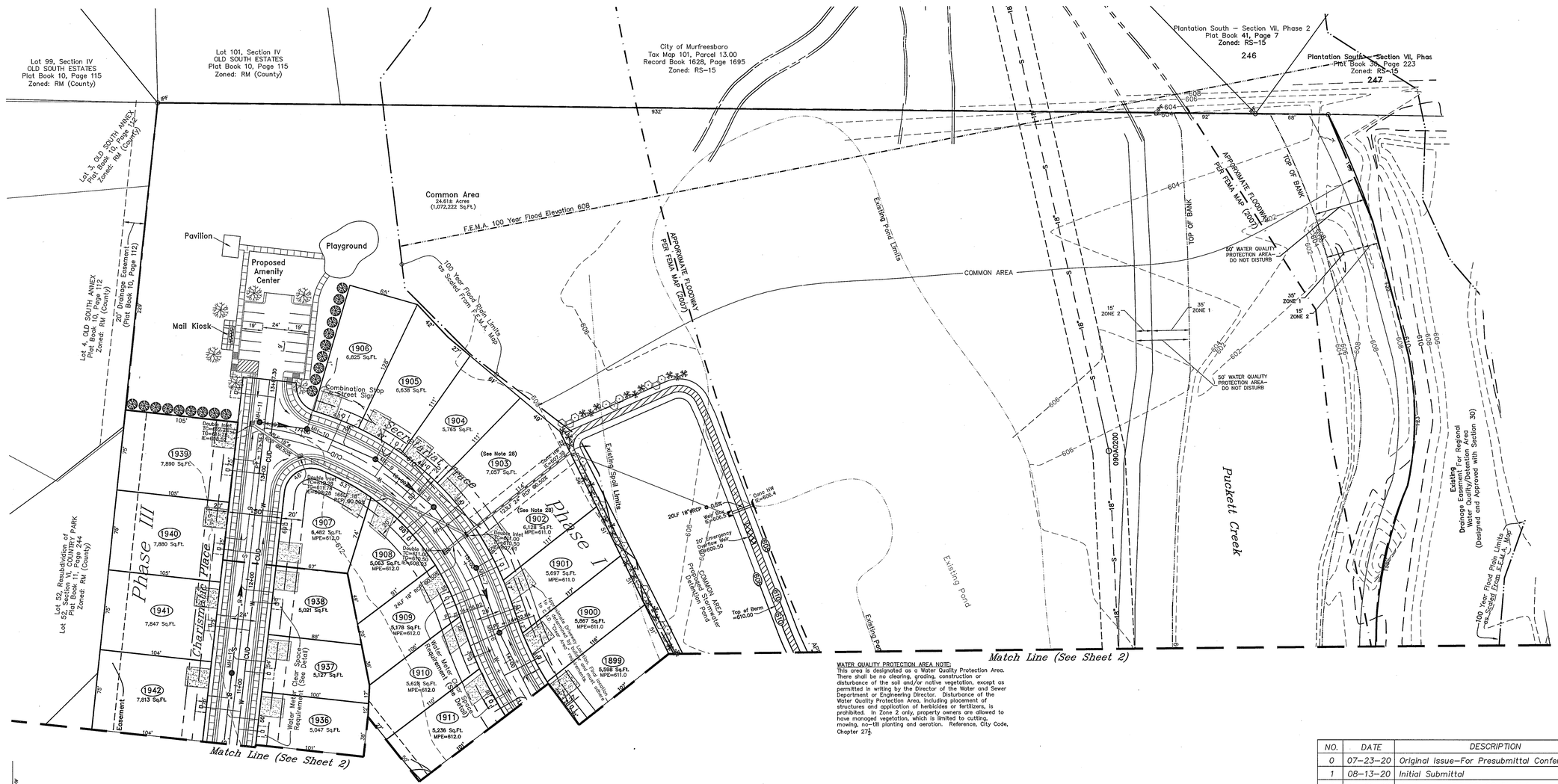
1. See CUD plans for specific details and layout.
2. All "live or wet" water main line taps are to be made by CUDRC.
3. CUD water line technical specifications may be found or WWW.CUDRC.com.
4. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC "Notice to Proceed" from CUD before any water line construction commences.
5. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
6. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
7. Contractor required to stake all water meter locations prior to taps being installed.
8. Contact CUD Engineering Department for additional information 615-867-7330.

6	Sawtooth Oak	Quercus acutissima	3" caliper	As Shown on Plans	5ft. Clear Trunk, Single, Straight Central Leader, Evenly Branched, Full Canopy, Symmetrical Crown, Matched.
108	Prague Viburnum	Viburnum x pragense	30"-36"	As Shown on Plans	Full Symmetrical Shape
19	Green Velvet Boxwood	Buxus koreana	24" Ht.	As Shown on Plans	Full Symmetrical Shape
104	Skip Laurel	Prunus laurocerasus "Schipkaensis"	30"-36"	As Shown on Plans	Full Symmetrical Shape

LEGEND

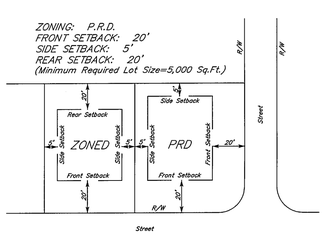
- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Existing Contours
- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Blow-Off Valve





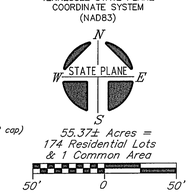
WATER QUALITY PROTECTION AREA NOTE:
This area is designated as a Water Quality Protection Area. There shall be no clearing, grading, construction or disturbance of the soil and/or native vegetation, except as permitted in writing by the Director of the Water and Sewer Department or Engineering Director. 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 27½

ZONING: P.R.D.
FRONT SETBACK: 20'
SIDE SETBACK: 5'
REAR SETBACK: 20'
(Minimum Required Lot Size=5,000 Sq.Ft.)



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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



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

OWNER: Evergreen Farms Development, Inc.
Attn: Dan Bobo
ADDRESS: 262 Robert Rose Drive, Suite 300
Murfreesboro, TN 37130

Tax Map 101, Part of Parcels 10.07 & 10.00
Part of Record Book 609, Page 3574
Part of Record Book 1004, Page 1621

A PORTION OF THESE LOTS ARE LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470168, PANEL NO. 0255 H, ZONES: AE & X, DATED: 01/05/07.

NO.	DATE	DESCRIPTION
0	07-23-20	Original Issue-For Presubmittal Conference
1	08-13-20	Initial Submittal
2	09-01-20	Revised per 08-26-20 Staff Comments

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

PRELIMINARY PLAT
SECTION XXXVIII
EVERGREEN FARMS
P.R.D.

12th Civil District of Rutherford County, Tennessee

Date: July, 2020 | Scale: 1"=50' | Sheet 3 of 8

U:\2020\20-Land Projects 2\Evergreen\Dwg\Secc38 (Remaining 184 Area).dwg, 9/1/2020 3:19:21 PM, ACAD109

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
September 16, 2020
PROJECT PLANNER: AUSTIN COOPER

4.e. Redeemer Academy, Resubdivision of Lot 1 [2020-2066] final plat for 1 lot on 20 acres zoned CF located along Old Salem Road, Redeemer Classical Academy, Inc. developer.

This is a final plat review for the Redeemer Academy subdivision located along Old Salem Road. The property is zoned CF. Staff recommends that any approval of the final plat be made subject to all staff comments.

Staff Comments

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

1) Revise purpose note to read, "The purpose of this plat is to combine 1 lot of record and one parcel of land and dedicate easements as shown."
2) The owner of this parcel is shown as Redeemer Classical Academy, not Rucker Classical Academy. Please rectify.

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) Show 20'x30' CUD water line easement for the proposed meter vault area.
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) Add note to plat: Consolidated Utility District will require an amendment plat to dedicate any additional easement(s) for any required improvements associated with further development of this lot.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.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 MTEMC 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 MTEMC with electric one-line diagram and panel schedules for metering requirements.

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

1) Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1) Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2) Property is within the Rockvale and Overall Creek assessment districts. Add this note to the plat.
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) MWRD must receive contract and surety prior to signing the plat.
6) Contact MWRD to confirm compliance with the sewer allocation ordinance.

<u>Informational and Procedural Comments</u>

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

1) Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2) This site plan is affected by the City's Major Transportation Plan. Old Salem Road is proposed as a 3 lane roadway under LTI #24.
3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1) 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

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

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

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

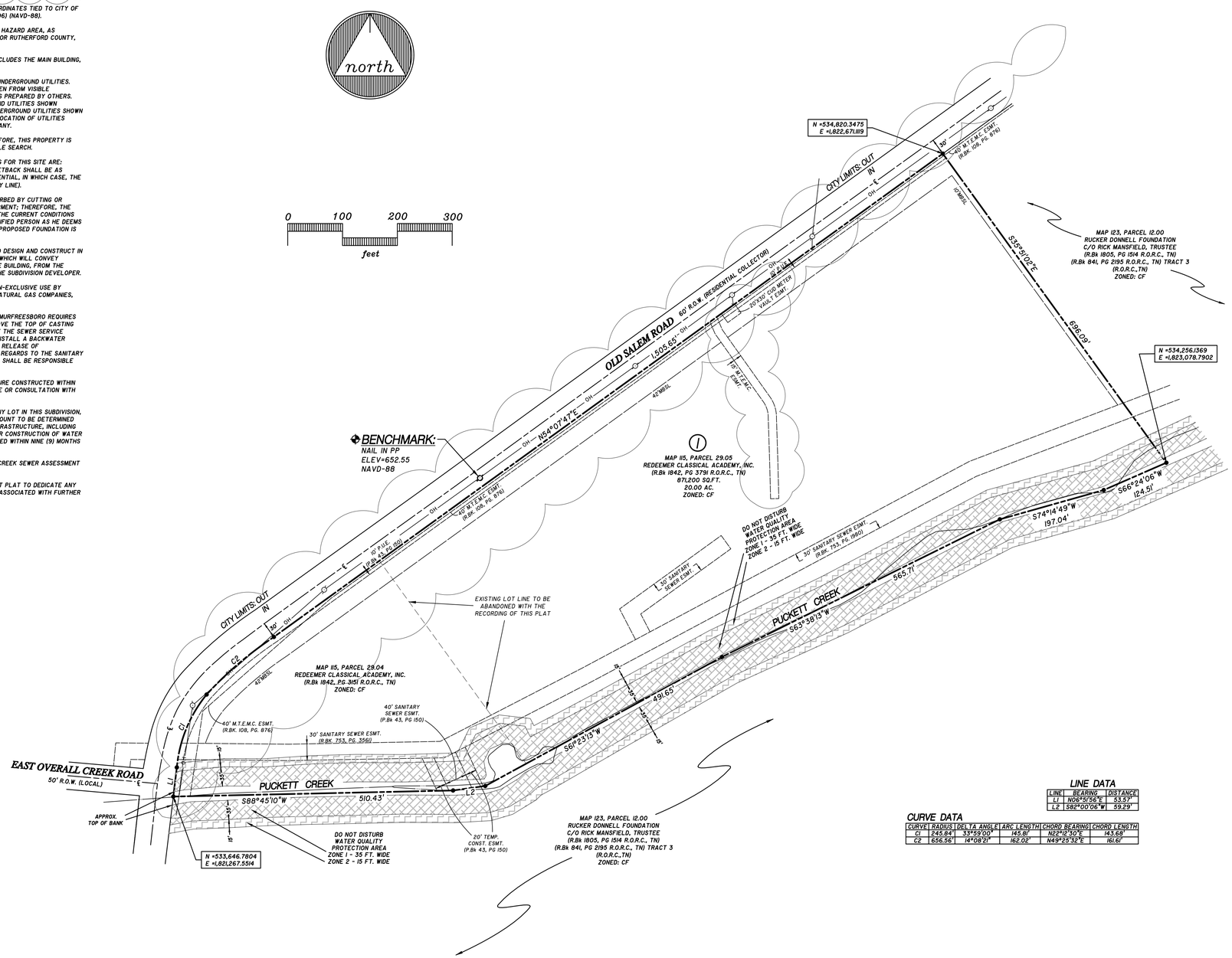
1) No Comments

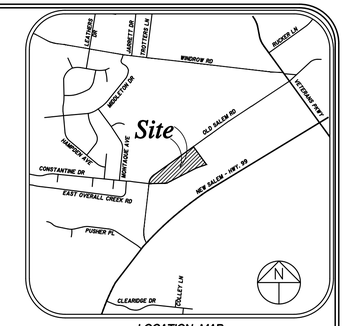
Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1) No Comments

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO COMBINE TWO PARCELS OF LAND AND DEDICATE EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO USING TDOT GPS NETWORK SYSTEM (NAD 83-96) (NAVD-88).
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 CF. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 42' / SIDE = 10' / REAR = 20' (SIDE AND REAR SETBACK SHALL BE AS SPECIFIED UNLESS PROPERTY ABUTS PROPERTY ZONED RESIDENTIAL, IN WHICH CASE, THE MINIMUM SETBACK SHALL BE 25' FROM THE COMMON PROPERTY LINE).
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. 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.
13. 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.
14. PROPERTY IS LOCATED WITHIN THE ROCKVALE AND OVERALL CREEK SEWER ASSESSMENT DISTRICTS.
15. CONSOLIDATED UTILITY DISTRICT WILL REQUIRE AN AMENDMENT PLAT TO DEDICATE ANY ADDITIONAL EASEMENT(S) FOR ANY REQUIRED IMPROVEMENTS ASSOCIATED WITH FURTHER DEVELOPMENT OF THIS LOT.





LOCATION MAP
N.T.S.

LINE DATA

LINE	BEARING	DISTANCE
L1	N06°15'56"E	53.57'
L2	S82°00'06"W	59.29'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	245.84'	33°59'00"	145.81'	N22°12'30"E	143.68'
C2	656.56'	14°09'21"	162.02'	N49°23'32"E	161.61'

LEGEND

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

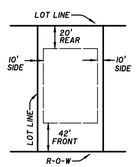
DO NOT DISTURB
WATER QUALITY PROTECTION AREA
ZONE 1 - 35 FT. WIDE
ZONE 2 - 15 FT. WIDE

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.



*SIDE AND REAR SETBACK SHALL BE AS SPECIFIED UNLESS PROPERTY ABUTS PROPERTY ZONED RESIDENTIAL, IN WHICH CASE, THE MINIMUM SETBACK SHALL BE 25' FROM THE COMMON PROPERTY LINE.

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

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 1 ON A FINAL PLAT ENTITLED "LOT 1, REDEEMER ACADEMY SUBDIVISION", AS RECORDED IN PLAT BOOK 43, PAGE 150, R.O.R.C., TN.

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

OWNER:
RUCKER CLASSICAL ACADEMY, INC.
1503 SULPHUR SPRINGS ROAD
MURFREESBORO, TN 37129
MAP 115, PARCEL 29.04 - R.Bk 1842, PG. 3151
MAP 115, PARCEL 29.05 - R.Bk 1847, PG. 1847

SITE DATA:
TOTAL AREA = 20.00 ± ACRES
AREA IN RIGHT-OF-WAY = 0 ACRES
NO. OF LOTS = 1
ZONING = CF (COMMERCIAL FRINGE DISTRICT)

REVISIONS PER CITY COMMENTS 9-2-2020

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 _____ NEIL JAMES (BOARD CHAIR) RUCKER CLASSICAL ACADEMY, INC.
RECORD BOOK 1842, PAGE 3151
RECORD BOOK 1847, PAGE 1847

CERTIFICATE OF ACCURACY

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

SEC, INC.

DATE _____ REGISTERED SURVEYOR _____

TENN. R.L.S. No. _____

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

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

DATE _____ CITY ENGINEER _____

CERTIFICATE 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 _____

FINAL PLAT

RESUBDIVISION OF LOT 1
REDEEMER ACADEMY
SUBDIVISION

CITY OF MURFREESBORO, TENNESSEE
12th 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: 8-13-2020 REV.: 9-2-2020	FILE: RedeemResubComboPlat	DRAWN BY: JDG	SCALE: 1" = 100'	SHEET 1 OF 1
10192					

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
September 16, 2020
PROJECT PLANNER: AUSTIN COOPER

4.f. Caroline Farms, Section 2 [2020-2071] final plat for 50 lots on 11.92 acres zoned PRD located along Caroline Farms Drive, Caroline Farms, LLC developer.

This is a final plat review for the Caroline Farms subdivision located along Caroline Farms Drive. The property is zoned CF. Staff recommends that any approval of the final plat be made subject to all staff comments.

Staff Comments

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

1) Common area landscaping, mail kiosk and parking lot must be constructed prior to signing of the final plat.
2) Include title of Steven Dotson for Caroline Farms, LLC. **On certificate of ownership and dedication signature block**

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) Add call-out and leader to CUD esmt. near lots 101-104, 106. ”WARNING: 24-INCH CUD WATER LINE. KEEP EASEMENT CLEAR OF ALL BUILDINGS, STRUCTURES, AND ANY OTHER OBSTRUCTIONS.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.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 MTEMC 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 MTEMC with electric one-line diagram and panel schedules for metering requirements.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

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

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 affected by the City's Major Transportation Plan. North Thompson Lane is committed to be a 5-lane roadway.
3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1) 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

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

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

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

1) No Comments

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

1) No Comments

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE ______ STEVEN DOTSON FOR CAROLINE FARMS, LLC

PARCEL 80.00: RECORD BOOK 1552, PAGE 3407 & 3409 AND
PARCEL 79.02: RECORD BOOK 1764, PAGE 3426

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 ______ CITY OF MURFREESBORO
MADELYN SCALES HARRIS, VICE-MAYOR

RECORD BOOK 1611, PAGE 2568
TAX MAP 58, PARCEL 80.00
AND
RECORD BOOK 381, PAGE 2818
TAX MAP 58, PARCEL 22.00

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR 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 THE WATER SERVICE JURISDICTION OF MURFREESBORO WATER AND SEWER DEPARTMENT.

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 LOCAL HEALTH AUTHORITY.

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 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.
9-2-20 David A. Parker
DATE REGISTERED SURVEYOR

TENN. R.L.S. No. 2381

DAVID A. PARKER REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2381 9-2-20

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

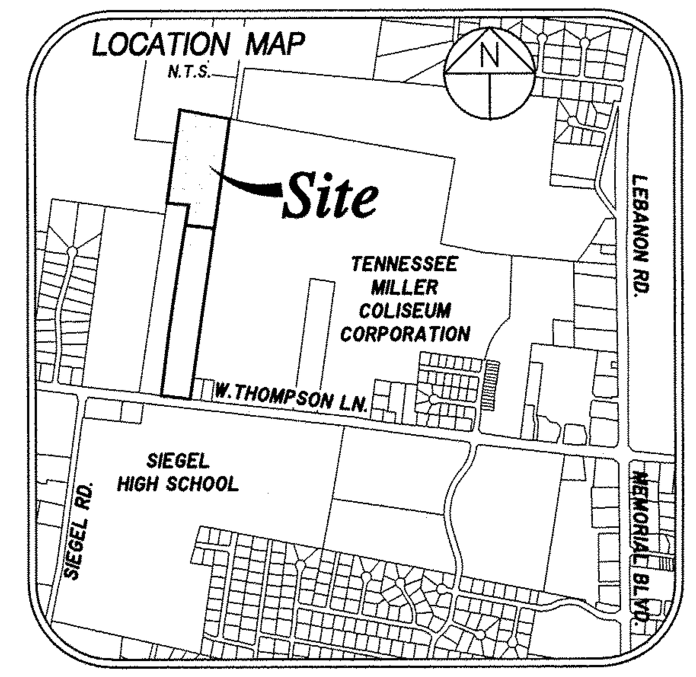
I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE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

DATE ______ CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE ______ PLANNING COMMISSION SECRETARY



north

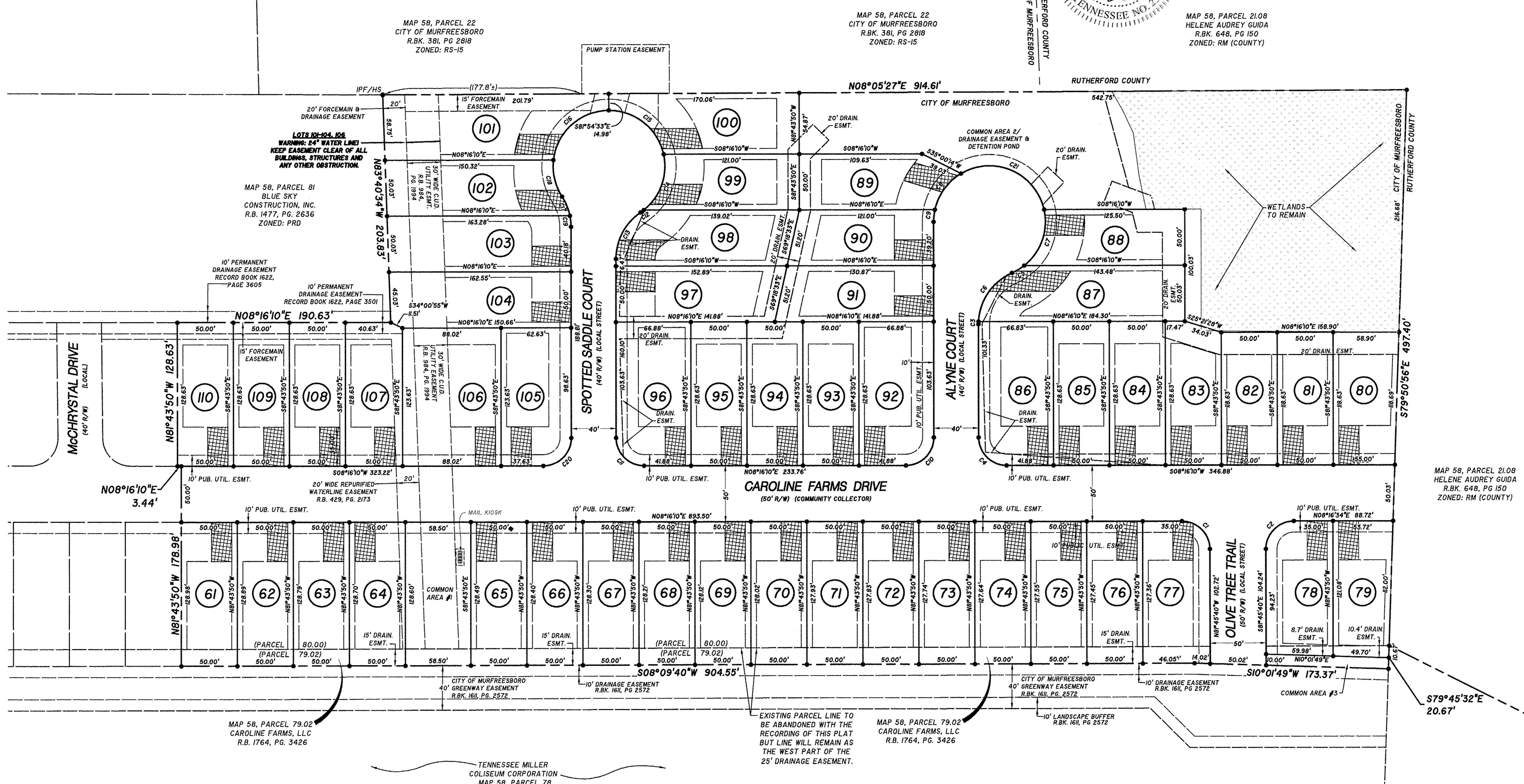
0 60 120 180
FEET

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE AND RECORD 50 SINGLE FAMILY LOTS, EASEMENTS, COMMON AREA AND RIGHT-OF-WAY AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
3. PER THE ENGINEER'S CERTIFICATION ON THIS PLAN, THIS PROPERTY LIES WITHIN ZONE X, OUTSIDE OF AREAS DESIGNATED AS FLOODWAY AND 100-YEAR FLOODPLAIN PER THE LATEST FIRM MAP NO. 47149C0145 H, EFFECTIVE DATE JANUARY 5, 2007.
4. ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. SUBJECT PROPERTY IS ZONED "PRD". MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 35' / SIDE = 5' / REAR = 10'
CORNER LOTS HAVE 2 FRONTS AND 2 SIDES.
(LOT 32 & 33 HAVE BEEN GRANTED MINOR DEVIATIONS FOR SETBACKS ALONG MCCHRYSTAL DRIVE TO ALLOW FOR 40' BLDG ENVELOPES)
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.
19. THE CAROLINE FARMS HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN R.BK. 1368, PG. 3525. 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. THIS DEVELOPMENT IS REQUIRED TO COMPLY WITH THE STORM WATER QUALITY REQUIREMENTS OF THE CITY OF MURFREESBORO.
22. THIS PLAT IS AFFECTED BY THE CITY OF MURFREESBORO'S MAJOR THOROUGHFARE PLAN.
23. SIDEWALKS WILL BE RESPONSIBILITY OF LOT OWNER/BUILDER IN ACCORDANCE WITH SUBDIVISION REGULATIONS. DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING THE SIDEWALK ADJACENT TO COMMON AREAS.
24. A LICENSED SURVEYOR WILL BE REQUIRED TO LAY OUT THE FOOTING ON LOTS 106 AND 107 AND WRITTEN CONFIRMATION FROM THE SURVEYOR MUST BE PROVIDED TO THE CITY THAT THERE ARE NO BUILDING ENCROACHMENTS INTO ANY SETBACKS OR EASEMENTS.

SPECIAL NOTE:

PLOT PLANS REQUIRED FOR LOTS 106 & 107 TO BE SUBMITTED AND APPROVED BY C.U.D PRIOR TO BUILDING PERMIT BEING ISSUED.



LOT AREA DATA:

Area	Sq. Feet	Acres
61	6,447	0.15
62	6,442	0.15
63	6,437	0.15
64	6,433	0.15
65	6,422	0.15
66	6,418	0.15
67	6,413	0.15
68	6,408	0.15
69	6,403	0.15
70	6,399	0.15
71	6,394	0.15
72	6,389	0.15
73	6,384	0.15
74	6,380	0.15
75	6,375	0.15
76	6,370	0.15
77	7,510	0.17
78	7,074	0.16
79	6,301	0.14
80	6,756	0.16
81	5,931	0.14
82	5,931	0.14
83	6,269	0.14
84	6,431	0.15
85	6,431	0.15
86	8,469	0.19
87	8,605	0.20
88	6,449	0.15
89	6,425	0.15
90	6,272	0.14
91	6,819	0.16
92	8,469	0.19
93	6,431	0.15
94	6,431	0.15
95	6,431	0.15
96	8,469	0.19
97	7,369	0.17
98	7,600	0.17
99	6,225	0.14
100	7,842	0.18
101	10,180	0.23
102	7,737	0.18
103	8,167	0.19
104	8,060	0.19
105	7,609	0.17
106	10,882	0.25
107	6,534	0.15
108	6,431	0.15
109	6,431	0.15
110	6,431	0.15

LOT AREA DATA:

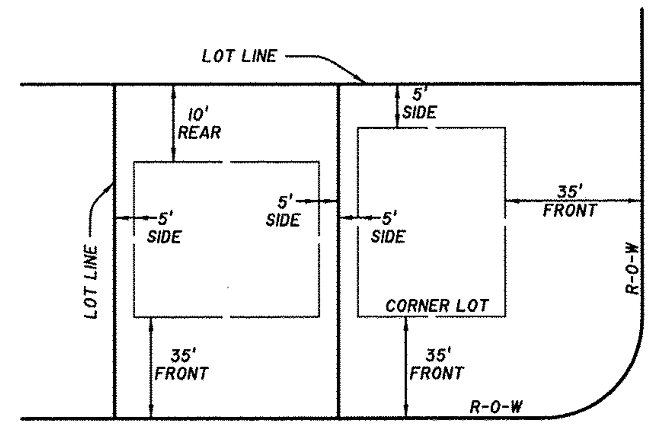
RIGHT-OF-WAY	93,680	2.15
COMMON AREA #1	7,520	0.17
COMMON AREA #2	68,985	1.58
COMMON AREA #3	1,095	0.03

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C1	089°58'11"	25.00'	39.26'	24.99'	S53°15'15"W	35.35'
C2	090°02'13"	25.00'	39.29'	25.02'	S36°44'33"E	35.37'
C3	002°37'52"	50.00'	2.30'	1.15'	S80°24'54"E	2.30'
C4	090°00'00"	25.00'	39.27'	25.00'	N53°16'10"E	35.36'
C5	014°33'29"	50.00'	12.70'	6.39'	S22°35'17"E	12.67'
C6	063°47'26"	50.00'	55.67'	31.12'	S47°12'15"E	52.84'
C7	064°11'19"	50.00'	56.02'	31.36'	S61°57'41"E	53.13'
C8	047°13'20"	50.00'	41.21'	21.86'	N45°49'43"W	40.05'
C9	012°28'10"	50.00'	10.88'	5.46'	N75°40'28"W	10.86'
C10	090°00'00"	25.00'	39.27'	25.00'	N36°43'50"W	35.36'
C11	090°00'00"	25.00'	39.27'	25.00'	N53°16'10"E	35.36'
C12	004°03'46"	50.00'	3.55'	1.77'	S27°46'54"E	3.54'
C13	055°58'49"	50.00'	48.85'	26.57'	S53°44'26"E	46.93'
C14	064°12'31"	50.00'	56.03'	31.37'	S61°55'02"E	53.15'
C15	077°53'15"	50.00'	67.97'	40.41'	N47°02'05"E	62.86'
C16	083°20'25"	50.00'	72.73'	44.50'	N33°34'46"W	66.48'
C17	021°28'35"	50.00'	18.74'	9.48'	S76°12'10"W	18.63'
C18	039°17'09"	50.00'	34.28'	17.85'	S85°06'27"W	33.62'
C19	011°19'42"	50.00'	9.89'	4.96'	N87°23'42"W	9.87'
C20	090°00'00"	25.00'	39.27'	25.00'	N36°43'50"W	35.36'
C21	108°09'42"	50.00'	94.39'	69.02'	S31°51'48"W	80.98'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- APPROVED DRIVEWAY LOCATION



TYPICAL MINIMUM BUILDING SETBACKS
(5,250 MINIMUM LOT SQUARE FOOTAGE)
N.T.S.

OWNER/DEVELOPERS:
CAROLINE FARMS, LLC
C/O STEVEN DOTSON
1574 MEDICAL CENTER PKWY, STE. 202
MURFREESBORO, TN 37129
PHONE: 615-896-2733

LAND DATA:
50 LOTS ON 11.92± ACRES (SECTION 2)

DEED REFERENCE:
R.BK. 1552, PG. 3407
TAX MAP 58, PARCEL 80.00 (CAROLINE FARMS, LLC)
AND
R.BK. 1764, PG. 3426
TAX MAP 58, PARCEL 79.02 (CAROLINE FARMS, LLC)
AND
R.BK. 381, PG 2818
TAX MAP 58, PARCEL 22.00 (CITY OF MURFREESBORO)

ZONING: PRD
MINIMUM LOT SIZE = 5,250 SQ.FT.

SETBACKS:
FRONT = 35'
SIDE = 5'
REAR = 10'

FINAL PLAT

SECTION TWO
CAROLINE FARMS
SUBDIVISION

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

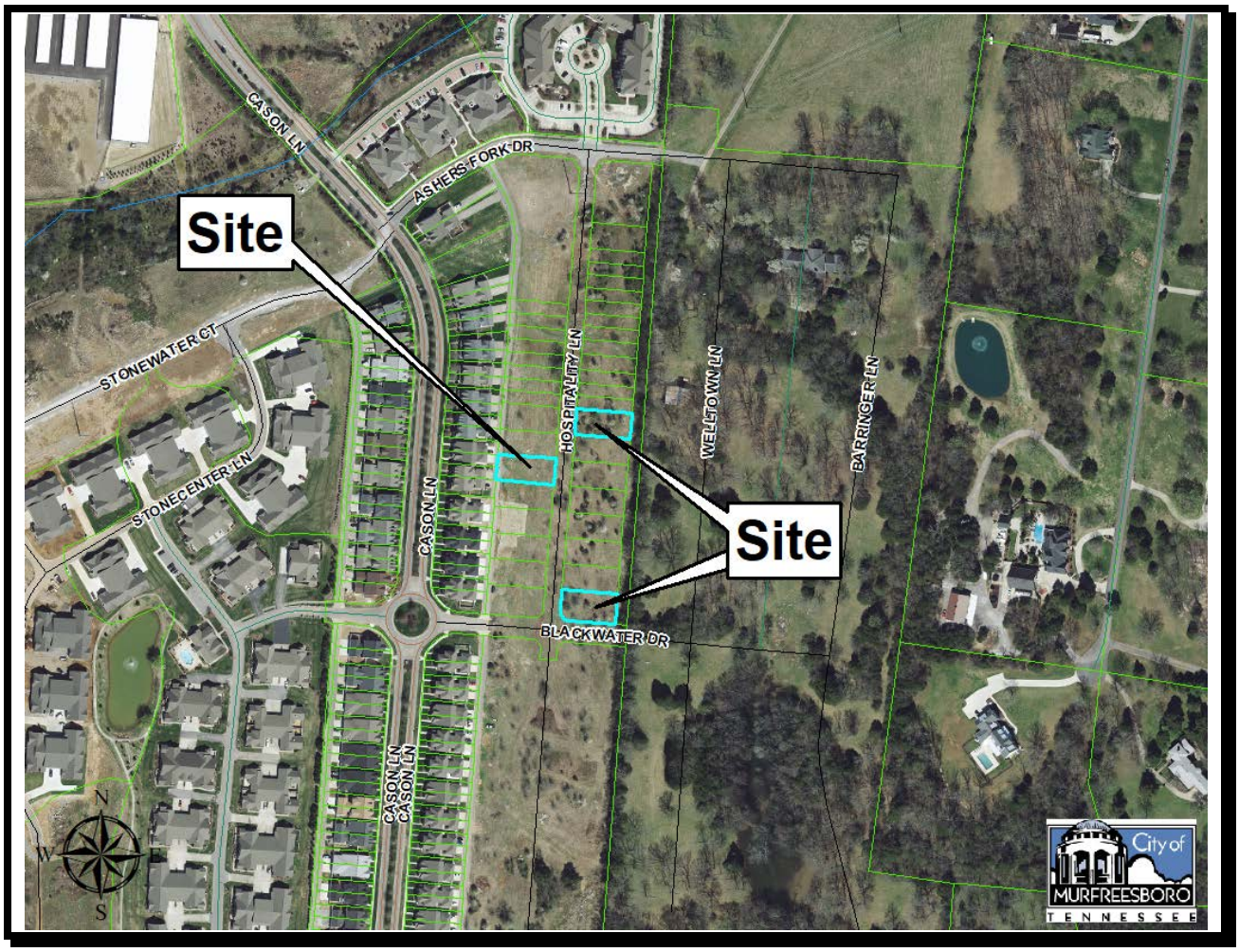
SEC, Inc.
WWW.SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE	FILE:	DRAWN BY:	SCALE:	SHEET
16184	DATE: 8-12-2020 REV: 9-1-2020	C-FARMS SEC2	ATS	1" = 60'	1 OF 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: JAFAR WARE

4.g. The Crossings of Three Rivers, Resubdivision of Lots 8, 15, and 21 [2020-2073] final plat for 6 lots on 0.57 acres zoned PRD located along Hospitality Lane, Three Rivers, LLC developer.

This is the final plat review for the creation of 6 lots on 0.57 acres zoned PRD located along Hospitality Lane. The purpose of this plat is to re-subdivide Lots 8, 15 and 21. 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.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.893.5514, josh.seng@mtemc.com

1. No Comments.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD 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

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.

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.893.5514, josh.seng@mtemc.com

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

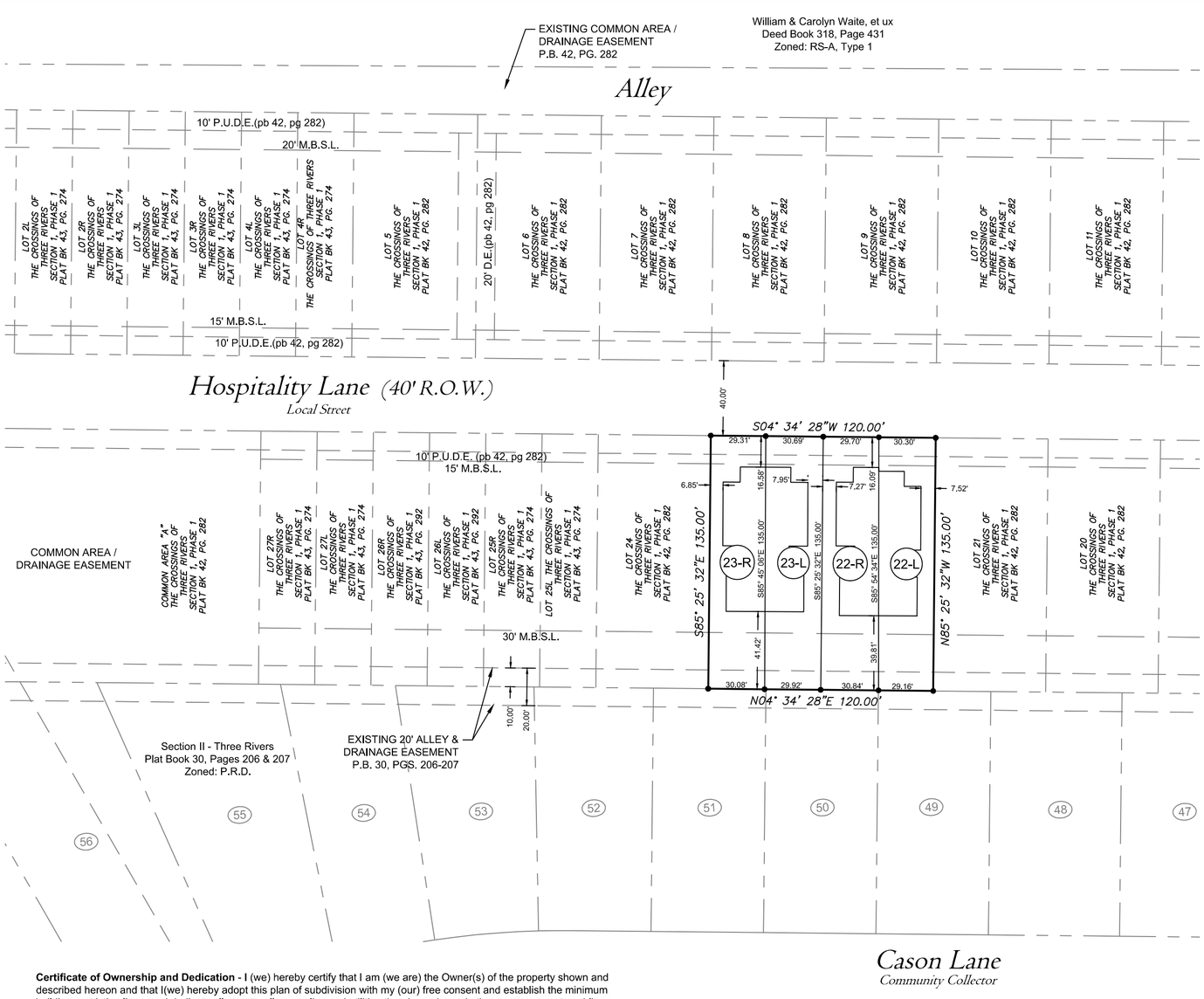
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

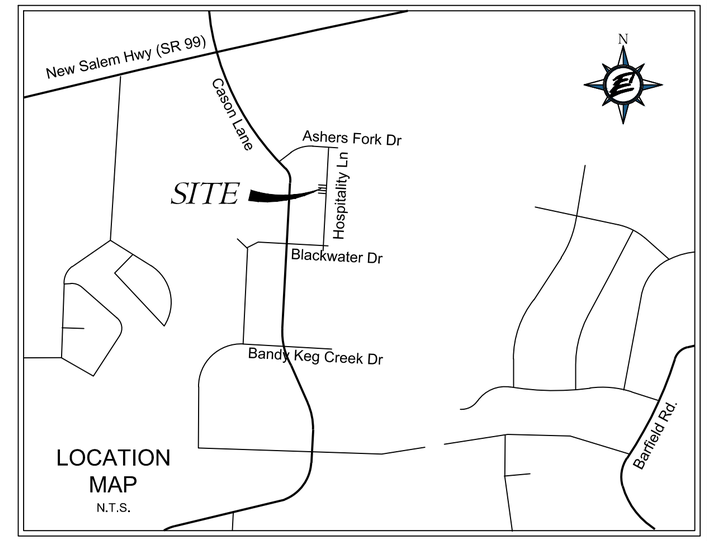
1. No Comments.

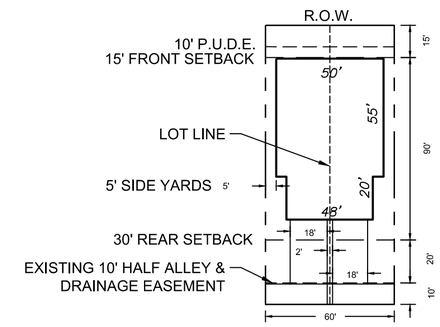


LEGEND

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
22-L	4013	0.09
22-R	4086	0.09
23-L	4091	0.09
23-R	4009	0.09





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

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 022.00 Map 114F, Parcel 023.00
ZONING:	PRD
OWNER/DEVELOPER:	Three Rivers, LLC
CONTACT:	Kevin Hyneman
ADDRESS:	2550 Meridian Blvd., Suite 200 Franklin, TN 37067
AREA OF LOTS:	0.37 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.

16 July 2020

Date

Surveyor

2220

Tennessee Reg. No.

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

PLAT NOTES

1. The purpose of this plat is to re-subdivide lots 22 & 23
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 22 and 23 Crossings of the Three Rivers recorded in Plat Book 42, Page 282. All other information remains the same.

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: _____

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

FINAL PLAT

RESUBDIVISION OF LOTS 22 & 23
THE CROSSINGS OF THREE RIVERS SUBDIVISION
SECTION 1, PHASE 1
A PLANNED RESIDENTIAL DEVELOPMENT
12th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE
Date: 16 July 2020

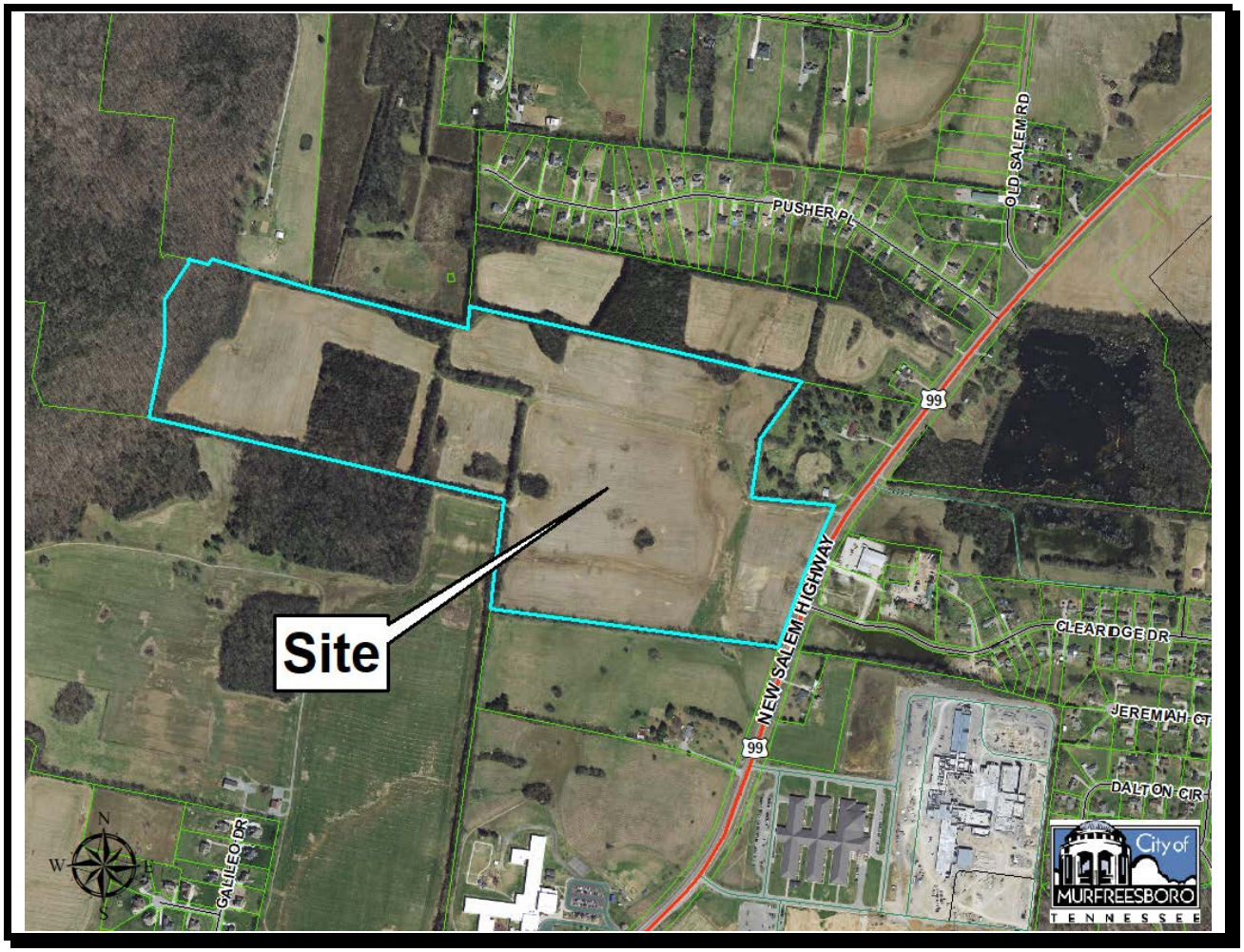
N

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

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: JAFAR WARE

4.h. Carlton Landing, Section 1, Phase 1 [2020-2069] final plat for 12 lots on 8.46 acres zoned RS-10 located along New Salem Highway, Cornerstone Development, LLC developer.

This is the final plat review for the creation of 12 lots on 8.46 acres zoned RS-10 located along New Salem Highway. The purpose of this plat is to create 12 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. Informational: HOA docs demonstrating perpetual maintenance of all common areas must be submitted for Planning Department review and approval prior to the signing of the final plat. The approved version of the HOA docs must be recorded prior to the release of building permits.

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. Meter locations must be shown as constructed (as built) in the field for each lot.
2. Include water main extended past box culvert along Gladstone Avenue and show 30-foot CUD water line easement.
3. Show CUD single-family clear space detail on plat.
4. Show call out for 10'x10' CUD clear space esmt. (TYP.)
5. Add note to plat: CUD access to the designated meter location area shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
6. 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.
7. Water line construction must be completed and accepted by CUDRC before signature of Final Plat

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.893.5514, josh.seng@mtemc.com

1. No Comments.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. MWRD must receive surety prior to signing the plat.
3. May be required to field locate sewer services.
4. Show on plat for non-conflict verification.
5. Property is within the Overall Creek and Rockvale assessment districts. Add this note to the plan.

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

1. Per the engineer's certification on this plan, this parcel lies in Zone X and is not included in areas designated as "Special Flood Hazard."
2. This site plan is affected by the City's Major Transportation Plan. New Salem Highway (State Route 99) is on the Major Transportation Plan to be widened to 5 lanes.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. Designate an area on the plans for construction debris storage. Unkempt sites shall not be permitted and may be subject to stop-work orders.
5. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1. 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.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.893.5514, josh.seng@mtemc.com

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

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD 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 _____ HARRY MINGE, PARTNER
RECORD BOOK 1816, PAGE 2907 CORNERSTONE DEVELOPMENT, 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.

DATE _____ REGISTERED SURVEYOR

TENN. R.L.S. No. _____

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 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

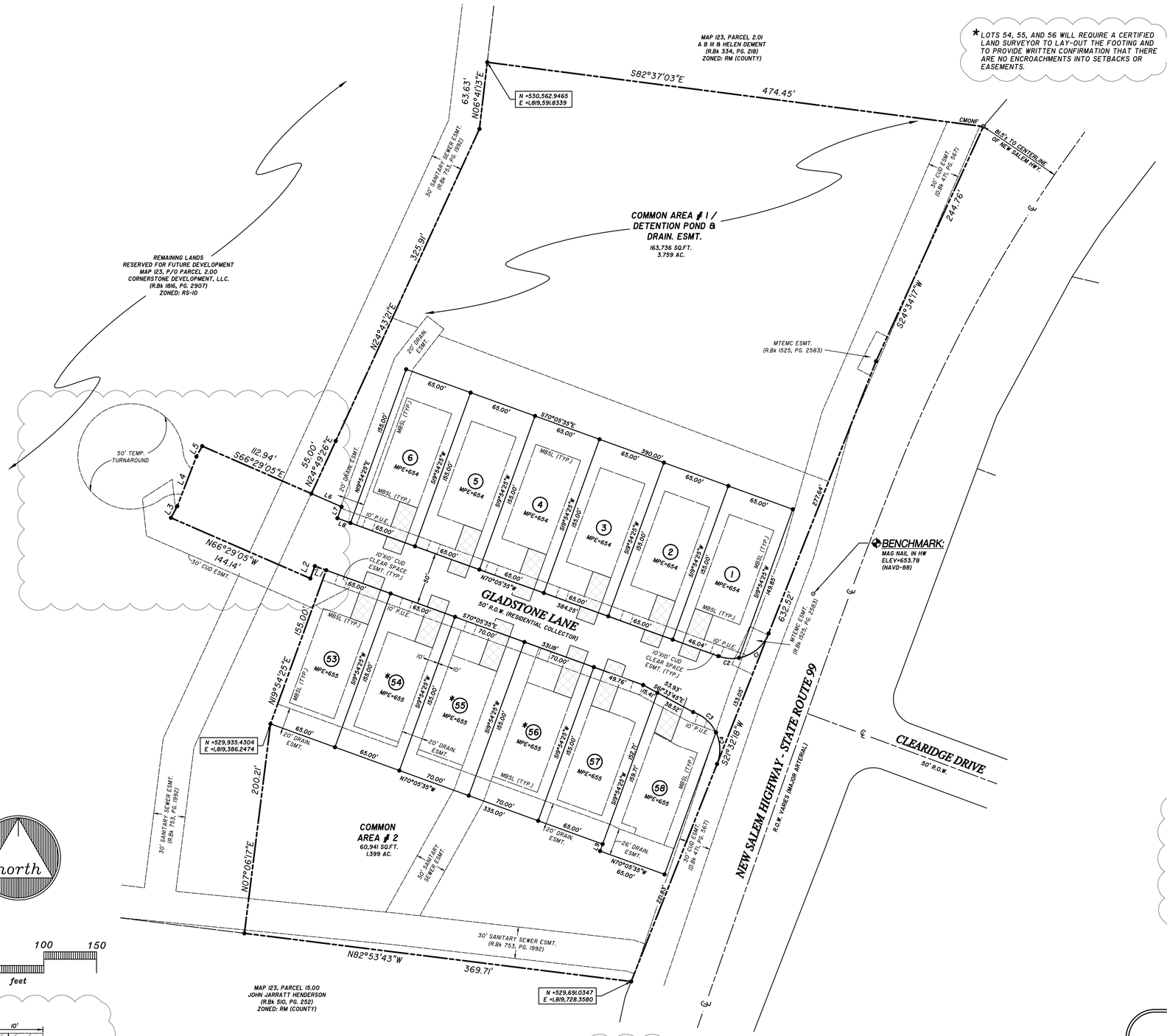
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL 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

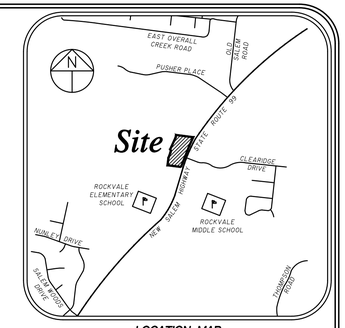
CERTIFICATE OF APPROVAL FOR RECORDING

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



*LOTS 54, 55, AND 56 WILL REQUIRE A CERTIFIED LAND SURVEYOR TO LAY-OUT THE FOOTING AND TO PROVIDE WRITTEN CONFIRMATION THAT THERE ARE NO ENCROACHMENTS INTO SETBACKS OR EASEMENTS.



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 12 LOTS OF RECORD, AND DEDICATE EASEMENTS AND RIGHT OF WAY AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES USING TDOT GPS NETWORK SYSTEM (NAVD-88) (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. 47149C0245 H, EFFECTIVE DATE JANUARY 5, 2007.
4. 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.
5. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
6. SUBJECT PROPERTY IS ZONED "RS-10". MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 35' / SIDE = 10' / REAR = 25' (CORNER LOTS HAVE 2 FRONTS AND 2 SIDES) MINIMUM LOT SIZE 10,000 SQ. FT.
7. 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.
8. IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHCH 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.
9. 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.
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 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.
11. ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
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.
14. A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
15. THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
16. 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.
17. THE MINIMUM PAD ELEVATIONS (MPE) ARE REQUIRED DUE TO LOCAL DRAINAGE.
18. NO DRIVEWAY ACCESS IS PERMITTED TO NEW SALEM HIGHWAY FROM LOTS 1 AND 58.
19. DRIVEWAY LOCATIONS DEPICTED ON THIS PLAT INDICATE THE SIDE OF THE LOT WHERE THE DRIVEWAY MUST BE LOCATED. ACTUAL WIDTH AND PRECISE LOCATION OF THE DRIVEWAY MAY VARY FROM WHAT IS DEPICTED ON THE PLAT. DRIVEWAYS MUST BE OF SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE PARKING FOR A MINIMUM OF FOUR (4) VEHICLES.
20. LANDSCAPING MUST BE COMPLETED BEFORE THE RECORDING OF THE FINAL PLAT.
21. CUD ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE METER LOCATION. THIS 10'X10' EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER(S) AND SERVICE LINE(S). SEE DETAIL.
22. THIS PROPERTY IS WITHIN THE ROCKVALE AND OVERALL CREEK SANITARY SEWER ASSESSMENT DISTRICTS.

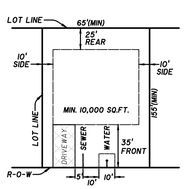
DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK _____, PAGE _____

FINAL PLAT

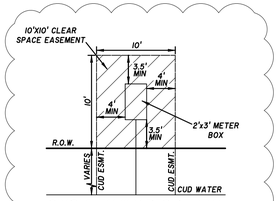
LEGEND

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

0 50 100 150
feet



TYPICAL MINIMUM BUILDING SETBACKS FOR RS-10 ZONING
N.T.S.



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

LOT AREAS

AREA	SQ.FT.	ACRES
1	10,043	0.231
2	10,075	0.231
3	10,075	0.231
4	10,075	0.231
5	10,075	0.231
6	10,075	0.231
53	10,075	0.231
54	10,075	0.231
55	10,850	0.249
56	10,850	0.249
57	10,058	0.231
58	10,031	0.230
COMMON-AREA-1	163,736	3.759
COMMON-AREA-2	60,941	1.399
R.O.W.	32,932	0.756
Total	379,966	8.723

LINE DATA

LINE	BEARING	DISTANCE
L1	N70°05'35"W	11.41'
L2	S19°54'25"W	12.45'
L3	N28°23'02"E	12.53'
L4	N2°06'34"E	50.43'
L5	N28°51'21"E	11.32'
L6	S66°29'05"E	31.20'
L7	S19°54'25"W	11.55'
L8	S70°05'35"E	13.21'
L9	N19°54'25"E	7.00'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37.50'	57°59'59"	37.96'	N50°32'11"E	36.36'
C2	37.50'	30°22'09"	19.88'	N85°16'40"W	19.64'
C3	37.51'	45°26'23"	29.75'	S48°18'13"E	28.97'
C4	37.51'	47°06'54"	30.84'	S02°01'35"E	29.98'

OWNER:
CORNERSTONE DEVELOPMENT, LLC.
216 NOAH DR., SUITE 100
FRANKLIN, TN 37064
MAP 123, P/O PARCEL 2.00
R.BK. 1816, PG. 2907

SITE DATA:
TOTAL AREA = 8.723 ± ACRES
AREA IN RIGHT-OF-WAY = 0.756 ± ACRES
AREA IN COMMON AREA = 5.158 ± ACRES
NO. OF LOTS = 12
MINIMUM LOT SIZE = 10,000 SQ.FT.
ZONING = RS-10

REVISIONS PER CITY COMMENTS 9-2-2020

SECTION 1, PHASE 1
CARLTON LANDING
SUBDIVISION

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

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

PROJ. #	DATE: 8-13-2020	FILE:	DRAWN BY:	SCALE:	SHEET
101192	REV.: 9-2-2020	CL-SIP1-FinalPlat	JDG	1" = 50'	1 OF 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: AMELIA KERR

4.i. Mandatory Referral [2020-715] to consider the abandonment of an existing sanitary sewer easement located along East Vine Street and First Avenue, Huddleston-Steele Engineering, Inc. applicant.

The subject property is located at the southwest corner of East Vine Street and First Avenue. This easement abandonment request is from Huddleston-Steele Engineering, Inc. on behalf of the property owners, Michael and Kelly Pingicer. They are requesting the abandonment of an existing 28'-wide sanitary sewer easement located as shown on the attached exhibit. This easement was recorded by plat and was intended for a proposed sanitary sewer main extension across Lot 1 to serve Lot 25. Another plat has been prepared to combine Lots 1 and 25 back into one lot of record; therefore, the sanitary sewer easement will no longer be necessary. At its August 25, 2020 regular meeting, the Murfreesboro Water Resources Board recommended the approval of this request.

If this mandatory referral is approved, Staff recommends the following conditions:

1) The applicant shall provide to the City Legal Department all the necessary documentation required to prepare and record the necessary legal instruments, including any legal descriptions and exhibits needed.
2) The applicant shall be responsible for recording said legal instrument, including any recording fees.
3) The resubdivision plat combining the two existing lots into one lot of record must be recorded prior to the recording of said legal instrument.

If approved, then the Mayor will be authorized to sign the necessary documents to convey the City's interest back to the owner. The Planning Commission will need to discuss this mandatory referral and formulate a recommendation to City Council.

City of Murfreesboro
Mandatory Referral Application

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

Mandatory Referral Fees:

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

Property Information:

Tax Map/Group/Parcel: 90P "K" H.00 | Address (if applicable): 200 First Ave

Street Name (if abandonment of ROW):

Type of Mandatory Referral: 28 foot Sanitary Sewer Easement

Applicant Information:

Name of Applicant: Michael and Kelly Pingicer

Company Name (if applicable):

Street Address or PO Box: 200 First Ave

City: Murfreesboro

State: TN | Zip Code: 37130

Email Address: michael.pingicer@gmail.com

Phone Number: (917) 673-9226

Required Attachments:

- [x] Letter from applicant detailing the request
- [x] Exhibit of requested area, drawn to scale
- [x] Legal description (if applicable)

Applicant Signature

8/7/20
Date

HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • FAX: 615-893-0080

August 5, 2020

Mr. Greg McKnight, Planning Director
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130

Re: Abandonment of 28' Sanitary Sewer Easement
Bilbro Addition Annex to Murfreesboro Subdivision
Resubdivision of Block D, Lot 1

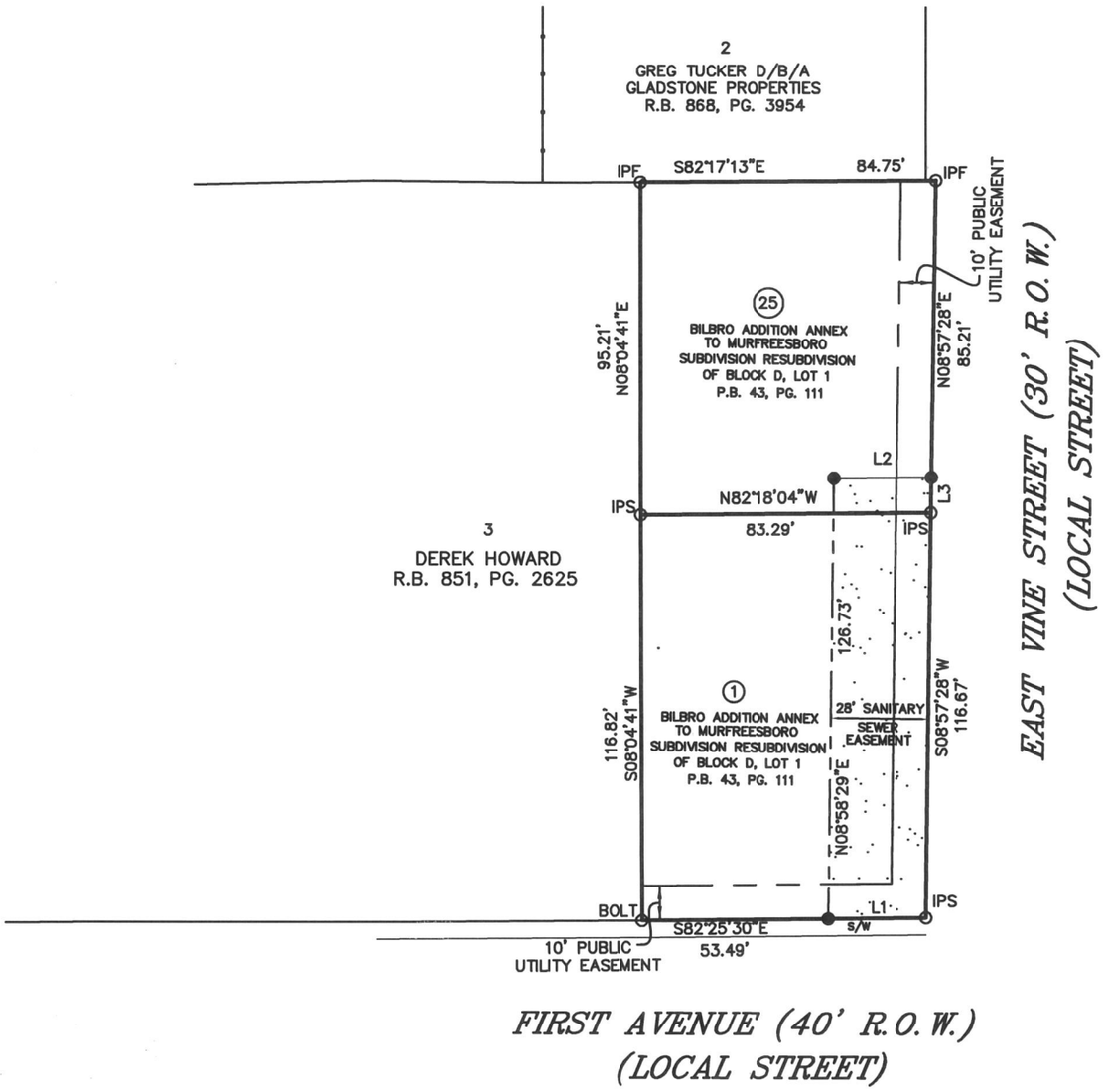
Dear Mr. McKnight:

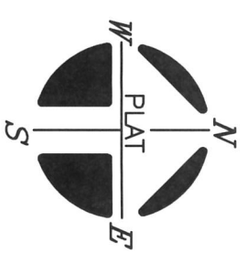
At the request of our client, Michael and Kelly Pingicer, we hereby make a request to abandon the existing 28' Sanitary Sewer Easement that was recorded in Plat Book 43, Page 111 (Bilbro Addition Annex to Murfreesboro Subdivision Resubdivision of Block D, Lot 1), with a mandatory referral by Planning Commission. Property description and an exhibit are attached.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

Phillip G. Chapman R.L.S. 2007





LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°25'30"E	28.01'
L2	S82°18'02"E	28.00'
L3	S08°57'28"W	10.00'

EXHIBIT FOR 28 FOOT SANITARY SEWER EASEMENT ABANDONMENT

OWNER: MICHAEL PINGICER AND KELLY PINGICER

ADDRESS: 200 FIRST AVE.

PROPERTY: LOTS 1 & 25 BILBRO ADDITION ANNEX TO MURFREESBORO SUBDIVISION RESUBDIVISION OF BLOCK D, LOT 1
TAX MAP 90P GROUP " K " PARCEL 4.00

RECORDED: PLAT BOOK: 43, PAGE: 111

Property Located: 9th Civil District
Rutherford County, Tennessee

SCALE: 1"=50'

DATE: Aug. 5, 2020

PHILLIP G. CHAPMAN
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
COMMERCE
TENNESSEE No. 2007
8/6/2020

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

NOTES:
1. Not to be used for property line relocation.
2. This was done under the authority of TCA 62-18-126.
3. This is not a general property survey as defined under Rule 0820-3-.07

Property Description
Michael Pingicer and Kelly Pingicer
Tax Map 90P, Group K, Parcel 4.00
Plat Book 43, Page 111

28' Sanitary Sewer Easement Abandonment

Located in the 9the Civil District of Rutherford County, Tennessee. Bound on the north by East Vine Street; on the east by First Avenue; on the south by Lots 1 and 25, Bilbro Addition Annex to Murfreesboro Subdivision Resubdivision of Block D, Lot 1 (Plat Book 43, Page 111); and on the west by Lot 25, Bilbro Addition Annex to Murfreesboro Subdivision Resubdivision of Block D, Lot 1 (Plat Book 43, Page 111).

Beginning at an iron pin set in the west right-of-way of First Avenue at the intersection of East Vine Street and First Avenue, said pin being the northeast corner of this easement; thence with the west right-of-way of First Avenue, S82°25'30"E, 28.01 feet to a point, being the southeast corner of this easement; thence leaving said right-of-way with the north line of Lots 1 and 25, Bilbro Addition Annex to Murfreesboro Subdivision Resubdivision of Block D, Lot 1, respectively, S08°58'29"W, 126.73 feet to a point, being the southwest corner of this easement; thence with the east line of Lot 25, Bilbro Addition Annex to Murfreesboro Subdivision Resubdivision of Block D, Lot 1, N82°18'02"W, 28.00 feet to a point, being the northwest corner of this easement; thence with the south right-of-way of East Vine Street, N08°57'28"E, 10.00 feet to an iron pin set; thence N08°57'28"E, 116.67 feet to the pin at the beginning, containing 0.08 acres, more or less.

This easement is subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Prepared by:
Huddleston-Steele Engineering, Inc.
2115 Northwest Broad Street
Murfreesboro, Tennessee 37129

PHILLIP G. CHAPMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2007

8/6/2020

City of MURFREESBORO TENNESSEE

. . . creating a better quality of life

MEMORANDUM

DATE: August 17, 2020

TO: Water Resources Board

FROM: Valerie H. Smith

SUBJECT: Sewer Easement Abandonment
Lots 1 & 25 Bilbro Addition

Background

This easement abandonment request is from Huddleston Steele Engineering, Inc. on behalf of Michael and Kelly Pingicer. They are requesting the abandonment of an existing sewer easement as shown on the attached exhibit. This easement was recorded by plat and was intended for a proposed sewer main extension across Lot 1 to serve Lot 25. Another plat has been prepared to combine Lots 1 & 25 back into one lot of record therefore the sewer easement will no longer be necessary.

Recommendation

Staff recommends that the Board recommend to the Planning Commission and City Council approval of abandoning this existing sewer easement.

Fiscal Impact

Not applicable. The easement was dedicated through the recording of a plat by the developer.

Attachment

Easement Abandonment Request
Abandonment Exhibit

Water Resources Department
300 NW Broad Street * P.O. Box 1477 * Murfreesboro, TN 37133-1477 * Office: 615 890 0862 * Fax: 615 896 4259
TTY 615 848 3214 * www.murfreesborotn.gov

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 19, 2020

PRINCIPAL PLANNER MARGARET ANN GREEN

5.a. Commons at the Gateway (Valvoline) [2020-6004 & 2020-3101] initial design review for 2,078 ft2 motor vehicle services on 14.8 acres zoned MU and GDO-1 located along Medical Center Parkway, Valvoline Instant Oil Change developer.

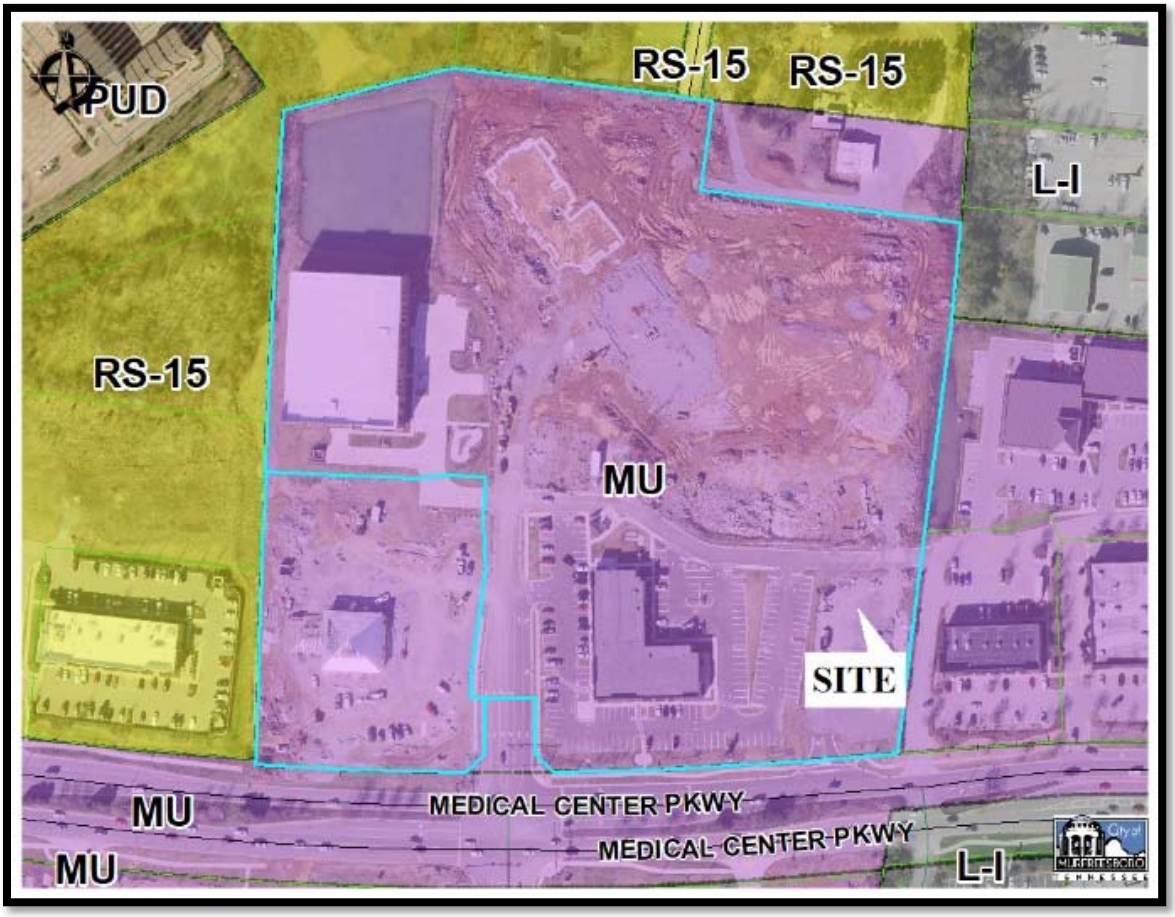
This is the initial design review for a new 2,078 square-foot oil change service located along Medical Center Parkway, south of Van Cleve Lane. The proposed use "motor vehicle services" is permitted by right within the MU and GDO-1 districts. The proposed Valvoline is 0.82 acres disturbed area located on a larger, master planned development that is 17.53 acres (14.83 acres plus 2.7 acres). The development is called *Commons at the Gateway* and consists of only two separate lots of record- one 2.7 acres parcel with Liberty Financial and a second 14.83 acre parcel which has a 3-story self-service storage facility, 204 apartment units, and 17,000 square-feet "L-shaped" retail plus this proposed Valvoline. The developers of this property created the this development intentionally without property line and are aware that the various uses may not be subdivided off without redevelopment of the site to meet those development standards that are applicable to property lines. The Valvoline site adjoins a commercial center to the east and has provided the needed separation to this property line. A significant portion of this development is encumbered by a regulated TVA easement and is limited to develop in accordance with TVA's policies and procedures.

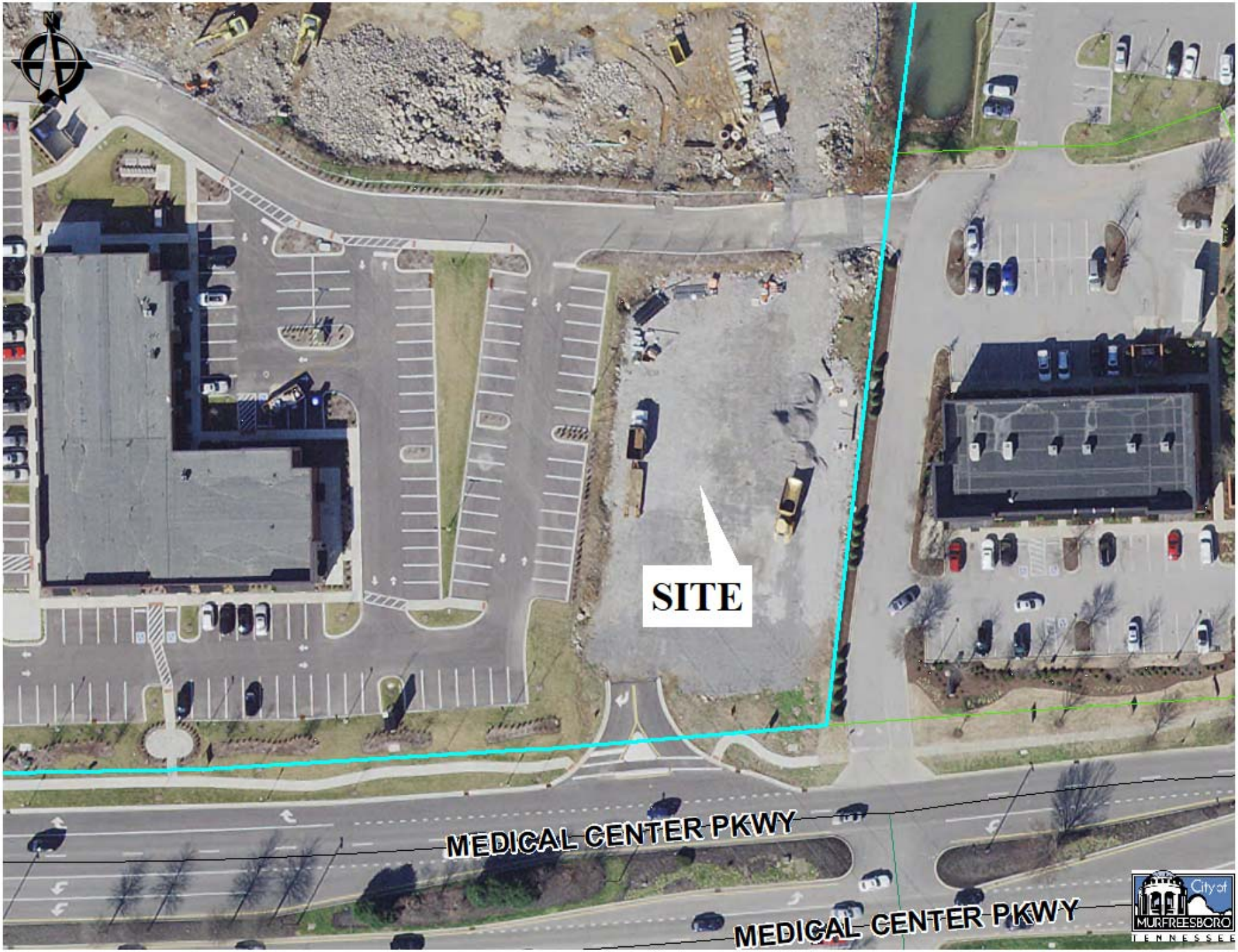
The proposed building is a single-story structure (approximately 29-feet at the highest point) and has been oriented so that no service doors face public rights-of-way or the residential uses to the north of the project area. The roof style appears to vary from mansard to hip roof. The building consists of a stone base (Rockface "light buff") with a caste stone sill in *Light Buff*, brick body and soldier course (Modular *Hamilton Blend A*), and EIFS (*Amarillo White*) at the top of the tower element. The mortar is *Lehigh Beige*, which is a neutral color that blends with the brick and stone. The roof material is dimensional shingles in the color *Driftwood*. The storefront is proposed to be clear anodized aluminum, with *Homestead Brown* doors, frames, ladder & cage, with the color *Anonymous* roof vents, fans, etc. and the color *Superior bronze* underside and frame of standing seam awning. Roof scuppers and downspouts are *Sierra Tan* and the standing seam awning is *Champagne Metallic*.

The Planning Commission should discuss the architectural design to determine if its architectural character is in keeping with the GDO standards. The building's exterior architectural expression and design should be compatible with neighboring projects. The size, massing, spatial relationships, organization, architectural style, detail, color and material are some to the criteria to determine if the architectural treatments and character are appropriate. The architectural design must provide an appropriate level of interest in the roofline, relate the building's features or articulation to the assets of the site, emphasize architectural detailing for curb appeal and

positive visual impact (esp. related to entrances), and create interest in site design in keeping with the intended character and quality of the GDO district.

The design team and the developer should address all GDO comments prior to final design review at the Planning Commission. Standard staff comments and other staff comments have been provided as a courtesy to the design engineer. This review should not be construed as a full site-plan review by staff. Full site-plan review will be undertaken after initial design review is complete. Staff recommends any approval of the initial design review be made subject to all staff comments.




SITE
MEDICAL CENTER PKWY
MEDICAL CENTER PKWY
City of
MURFREESBORO
TENNESSEE

GDO Comments

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

1) Commercial Building design must meet the following criteria:

   - Buildings shall not be designed to have long uninterrupted facades. Variations in the roof line or the wall plane shall be used to break up the mass of the building.
   - Buildings shall have a defined base and cap.
   - All facades visible from public access ways shall be similar to the primary facade in material and design.
   - Roof forms shall be appropriate to the building's design and scale.

   The Planning Commission should consider these items during Initial Design Review.

2) The GDO provides a framework for the basic palette of architectural materials as follows:

   - **Primary materials**: Brick, Pre-cast architectural concrete, or Natural stone-limestone granite or cultured stone
   - **Secondary materials**: Stucco or synthetic stucco, Glazed curtain walls, Integrally colored split-face concrete block, and cementitious composition siding may be a secondary material

   The Planning Commission should review the amount of brick and stone proposed on the building to determine it is a predominately brick, stone or rock building.

3) Incorporate common design elements from adjoining developments where a design concept or style exists. Respect scale, massing and materials of adjacent development. ***The Planning Commission should consider these items during Initial Design Review.***

4) Provide color boards and material samples of exterior architectural and site materials and surfaces. ***Submitted for review***

5) Label the elevations as front, side(s), rear and add direction (north, south, east, west). ***The front of the exterior wall of a building facing the front line, the sides are the east and west exterior walls, and the rear is the exterior wall to the north. Please add directional info as well (north, south, east and west).***

6) The architect needs to provide a breakdown of the amount, in percentage, of all exterior building materials proposed for this project (brick, stone, stucco, glass). Please note that the information must be provided for the overall project as well as for each elevation. ***Please correspond the labels with the appropriate directional descriptor as noted in comment 4. The amount of glass needs to be provided in the breakdown, the material for the wainscoting identified as stone. The voids are calculated separately.***

7) For ground level office and other commercial uses, the facade surface area shall incorporate a minimum of 35% window or void area. ***The building needs to be designed to meet the minimum 35% standard for each elevation. Identify the area contributing to the void area.***

8) Extend the stone wainscoting which serves as the base of building along the base of the window.

9) The color of the bollards should be designed with a less bright and vibrant color than Pantone 485c Pantone.

10) Provide preliminary architectural drawings showing all exterior building elevations indicating building height and materials including any visible roof projections and visible mechanical equipment. If there are any roof mounted units, then demonstrate on the architectural plans how they will be properly screened. Mechanical, utilities or other building elements that must be roof mounted shall be located and screened so they are not visible from any point 6 feet above ground level or from any public right of way. The appurtenances shall be grouped an enclosed by screens that are designed to be compatible with the building architecture. The screens shall be set back from the roof edge a distance of no less than one and one half times their height. ***Color elevations are provide. Upon future resubmittals, please clarify image so that text is more legible. Do the elevations correctly depict the roof style? The front facing Medical Center Parkway appear to be mansard roof but the rear facing the north appear like the tower has a hip roof.***

11) Provide drawings and/or visual aids showing all exterior signage graphics, art, lighting, and site furniture. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a harmonious design and compatibility with the architecture of the site. ***Some of these elements are depicted on sheet L3.0 and PH1.0. Additional treatments will be added as discussed in following comments.***

12) Provide a detail of the proposed solid waste enclosure. The screening detail should appropriately screen the solid waste elements (minimum of 8 feet tall), made of a masonry enclosure and be of similar compatible design and materials., with an opaque gate. ***Provided with color renderings.***

13) The site must comply with the Gateway Streetscape Master Plan. ***Please distinguish between the elements being installed as a part of this plan and those that already exist including, decorative street lights, street trees, irrigation, serpentine sidewalks, etc. The Landscape plan needs to clearly identify existing street trees, the irrigation plan needs to identify existing irrigation and proposed irrigation, to determine if additional are needed.***

14) ~~A~~ minimum of 10 feet is required between the proposed buildings and the parking lot/access drives. ***This requirement appears to be satisfied***

15) A minimum of 15 feet is required between the parking and adjacent property. ***This requirement appears to be satisfied***

16) All commercial areas shall provide adequate pedestrian circulation within the parcel development, as well as identifiable links to the common area pedestrian circulation network. Note that certain parcels require the installation of sidewalks and/or trailheads designed to match existing conditions. ***This requirement appears to be satisfied.***

17) Provided calculations of required and provided formal open space and an area plan identifying areas proposed to be counted as formal open space. Verify that what is being counted toward the minimum formal open space requirements meets the criteria to be considered as formally designed landscape areas including elements such as plaza areas, streetscape furnishings, recreation improvements, etc, as specified in the GDO regulations. ***The formal open space area is deficient in size and formalized amenities. Please revise as discussed with staff.***

18) Provided calculations of required and provided open space and an area plan identifying areas proposed to be counted as open space. Verify that what is being counted toward the minimum open space requirements meets the criteria to be considered as open space, as specified in the GDO regulations. ***Provided on sheet L2.0. This requirement appears to be satisfied***

19) A 5 foot minimum width landscape strip shall be provided along the front and sides adjacent to the base of buildings or separated from buildings by a sidewalk. Such strip shall be planted with shrubs, trees, or other landscape materials. ***This is provided in the areas where there is no vehicle access. Stained/colored concrete aprons are added along the bay doors.***

20) Provide details of the stained/colored concrete apron located in/out of the bay doors.

21) All parking areas shall be screened and buffered from public right of way by berms or planting (or a combination thereof) which shall have a minimum height of 3 feet at the time of installation. ***Add plantings along the western side of the western drive aisle, just north of the 150' TVA easement.***

22) Outdoor display or sale of merchandise is prohibited. ***None proposed.***

23) Label the required front landscaping yard (25' along arterials). ***This requirement appears to be satisfied***

24) The GDO regulations call for existing trees to be preserved where possible. Provide a tree survey for all existing trees that can be preserved. ***Sheet L0.0 provides a Landscape Relocation Plan.***

25) Articulation of main entries should be emphasized and reinforced by creating a focal point with specimen plant material. Seasonal color can be considered wherever possible for special interest areas. ***Provided on sheet L1.0 & L2.0. This requirement appears to be satisfied***

26) The Landscape Architect should contact all utility providers to locate any above ground structures that will be required for the site. After they have been located, adequate screening should be provided. ***According to Landscape Architect, all elements are shown and screened.***

27) Show the locations of all site utilities, such as solid waste elements, utility boxes and HVAC units, on the site plan and landscape plan and demonstrate how the negative impacts of utilities such as electrical transformers and other mechanical equipment will be screened either with evergreen planting, building and equipment orientation, fencing, screening walls, grading and/or berming. Grouping these items together will usually make treatment more efficient and effective. ***According to Landscape Architect, all elements are shown and screened.***

28) Exterior lighting is an essential part of the total design of all projects and well-conceived lighting extends the use of outdoor areas, creates a sense of well-being and ads interest to the nighttime landscape. ***Please revise the plans to design the building with selective site and building accent lighting. This type of lighting should be in the form of decorative sconces on the building and up-lighting/landscaping lighting throughout the site.***

29) The formal open space should include pedestrian scale lighting and landscape lighting to create a secure and pleasing visual environment. Please revise the lighting/photometric plan

to include these elements. ***Lighted bollards are proposed in the formal open space as requested.***

30) ***Prior to Final Design Review***, submit an irrigation plan indicating the location and extent of automatic underground irrigation systems including the location of any connection to the City's repurified water system; ***To be provided at Final Design Review submittal.***

31) ***Prior to final design review***, final architectural elevations showing all exterior building elevations indicating building height, materials including any visible roof projections and visible mechanical equipment, screening for these elements, and accurately depiction proposed colors and textures. ***To be provided at Final Design Review submittal.***

32) ***Prior to final design review***, provide a description of all proposed exterior materials including roof materials. ***To be provided at Final Design Review submittal.***

33) ***Prior to final design review***, provide a lighting and photometric plan with specifications of site lighting layout, fixture selection, fixture height, and fixture photometric. Shoebox-style lighting fixtures shall not be used for poles of sixteen feet or less in height. White light is required and low-sodium lighting is prohibited. All lighting fixtures and poles will be reviewed for aesthetic quality and compatibility. The drive aisle to the north needs additional lighting for safety and security. ***The lighting and photometric plan need to include additional lighting to the north to safely light the shared access drive.***

34) ***Prior to Final Design Review***, the applicant must provide a construction facilities plan and schedule to include the location and description of temporary signage, construction trailers and materials staging in storage area, construction access locations and parking. ***Provided on sheet C1.0***

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

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

Staff Comments

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

1) Identify any off-site improvements (off-site traffic, transportation, and/or drainage improvements).

2) ***Prior to the issuance of building permits***, the developer will need to provide Planning Staff with Evidence that TVA has approved the plans (site, grading, stormwater, landscaping).

3) The developer will need to provide a surveyor's certificate ***prior to the footing inspection*** to confirm the structure is not located within the TVA easement .

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

1. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
2. Prior to a land disturbance permit, provide plans to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

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

1. Staff acknowledges the receipt of an irrigation zones plan. A diagrammatic plan is required prior to the issuance of permits.

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. Submit Water Service Availability Request to CUDengineering@cudrc.com for feasibility and Will Serve Letter.

2. Submit meter application and plumbing plans to CUDengineering@cudrc.com for review, tap fee calculation and meter sizing.
3. Conflict with proposed landscaping and proposed water meter location. Owner to submit notary signed CUD Landscape Encroachment agreement to CUD for proposed landscaping near meter vault. No deciduous canopy-style trees may be planted within 10-feet of CUD water line or meter vault.
4. Proposed meter location is not acceptable to CUD. Must maintain 5' of clear space around perimeter of meter vault (see markup for CUD suggested location).
5. Add note: Contractor will be required to relocate fire hydrant and stub-out to obtain required clearance for meter vault under CUD supervision according to CUD specifications.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Please contact Joshua Seng directly at (615)-898-6738 or Josh.Seng@mtemc.com for MTEMC comments
2. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format
3. Show existing electric.
4. Show proposed MED electric design.
5. 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
6. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1. Repurified meter to be in right of way.
2. Show oil/water separator

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. Identify the location of the mail kiosk or cluster box unit (CBU) situated in accordance with USPS newly established guideline and provide a detail of the proposed kiosk. Contact Rockvale Postmaster Amy Hawkings at Amy.M.Hawkins@usps.gov or Sandy Alsman with the USPS at sandy.l.alsman@usps.gov or (865) 292-5741
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

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

1. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
2. Prior to a land disturbance permit, provide plans to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

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

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

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

1. All signage, including flags, flagpoles, outline or strip lighting is subject to independent review by the Building and Codes Department. All signage must conform to the Sign Ordinance and require separate sign permits.
2. Signs above garage entry doors require a permit and must be in compliance.
3. 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.
4. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.
5. 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.
6. 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.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Please contact Joshua Seng directly at (615)-898-6738 or Josh.Seng@mtemc.com for MTEMC comments
2. Developer must sign the developer acknowledgement form prior to MED beginning construction.
3. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

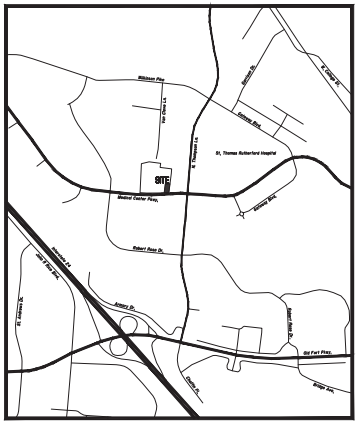
1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building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

Notes:
1) Engineering Department Point of Contact is Katie Noel, 615-893-6441; knoel@MurfreesboroTN.gov
2) Planning Department Point of Contact is Margaret Ann Green, 615-893-6441; Mgreen@MurfreesboroTN.gov

Valvoline
Medical Center Parkway
Murfreesboro, Tennessee
Site Plan & Construction Drawings

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C1.0	Existing Conditions/Initial EPSC, Construction Facilities Plan
C2.0	Site Plan
C2.1	Utility & Truck Turn Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0-C4.1	Details



Site Location Map
Not To Scale

Owner/Developer:
Valvoline Instant Oil Change
c/o: Jason Hunt, CDT, LEED AP BD+CPre-Construction Project Manager
100 Valvoline Way
Lexington, KY 40509
Office: 859-357-7188
Fax: 866-268-7511
Jason.hunt@valvoline.com

Deed Reference:
D.Bk. 477, Pg. 671
Map 92, Parcel 8.06
R.Bk. 1505 Pg. 2018

Yard Requirements:
Front: 15' (50' along Major Arterial, Minor Arterial, or Collector Streets)
Side: 10'
Rear: 20'

Land Use Data:
Proposed Use: Instant Oil Change Services
Zoned: MU & GDO-1
1-Story Building
Building Ht.: 26'-2"
Total Floor Area: 2,078 Sq.Ft.
Project Area: 0.82± Ac.

Parking Requirement:
Office = 591 Sq.Ft. x 1/300 = 2 Spaces
Motor Vehicle Service= 1,500 Sq.Ft. x 1/500 = 3 Spaces Required, Or
Motor Vehicle Service = 3 Stalls x 2 Spaces/Stall = 6 Spaces Required
2+ 6 = 8 Total Spaces Required
Provided: 9 Regular + 1 H.C. = 10 Total Spaces Provided.

Flood Map No.:
A portion of this site lies within Zone A, in the 100 Year Floodplain, per Community Panel 47149C0260H dated January 5, 2007.

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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2020

By:_____ Date:_____
Matthew A. Taylor, P.E. TN. Reg. #112515

MATTHEW A. TAYLOR
112515
STATE OF TENNESSEE
REVIEW SET
(Not Intended For Construction)

Watershed: West Fork Stones River (Fully Supporting)

Disturbed Area: 0.82± Ac.
Impervious Area: 0.53± Ac. (22,681 SqFt)

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.

Sheet C0.0
Valvoline Medical Center Parkway
S.E.C. Project #16140
Submitted: 8-13-2020
Revised: 9-2-2020

3 OVERALL REAR
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

4 OVERALL LEFT SIDE
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES - Standard

EXTERIOR INSULATED FINISH SYSTEM :	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"
STONE WAINSCOT: (GRADE TO PRECAST SILL)	MANUFACTURER: CUSTOM CAST STONE ROCK FACE, ASHLAR PATTERN, COLOR: "LIGHT BUFF"	MISC.ROOF VENTS, FANS, ETC.	PAINT TO MATCH SW7046 "ANONYMOUS"
FACE BRICK (ABOVE WAINSCOT):	BELDEN - "MODULAR HAMILTON BLEND A"	GUTTER, DOWNSPOUTS, FASCIA & EXPOSED TRIM:	BERRIDGE - "SIERRA TAN"
BRICK SOLDIER COURSE:	BELDEN - "MODULAR HAMILTON BLEND A"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)	H.M. DOORS & FRAMES:	FIELD PAINT w/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
MORTAR:	LEHIGH - "BEIGE"		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER. REFER TO SPECIFICATIONS.	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC" UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
		HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".

No.	Revisions/Submissions	Date
	PHOTO COLOR ELEVATIONS	06.11.13

VALVOLINE INSTANT OIL CHANGE
3BRH-STnD-EXTwR-Stone/Brick

Valvoline Instant Oil Change

Project No. STnD_3BRH

EXTERIOR FINISHES - Standard

EXTERIOR INSULATED FINISH SYSTEM :	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"
STONE WAINSCOT: (GRADE TO PRECAST SILL)	MANUFACTURER: CUSTOM CAST STONE ROCK FACE; ASHLAR PATTERN, COLOR: "LIGHT BUFF"	MISC.ROOF VENTS, FANS, ETC.	PAINT TO MATCH SW7046 "ANONYMOUS"
FACE BRICK (ABOVE WAINSCOT):	BELDEN - "MODULAR HAMILTON BLEND A"	GUTTER, DOWNSPOUTS, FASCIA & EXPOSED TRIM:	BERRIDGE - "SIERRA TAN"
BRICK SOLDIER COURSE:	BELDEN - "MODULAR HAMILTON BLEND A"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)	H.M. DOORS & FRAMES:	FIELD PAINT w/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
MORTAR:	LEHIGH - "BEIGE"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER. REFER TO SPECIFICATIONS.	PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC" UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".

ELEVATION TOTALS

FRONT

BRICK	= 366 S.F. (35%)
STONE	= 106 S.F. (10%)
EIFS	= 120 S.F. (11%)
STOREFRONT	= 107 S.F. (10%)
VOID(O.H)	= 360 S.F. (34%)
TOTAL	= 1,059 S.F.(100%)

RIGHT

BRICK	= 262 S.F. (36%)
STONE	= 80 S.F. (11%)
EIFS	= 277 S.F. (37%)
STOREFRONT	= 122 S.F. (16%)
TOTAL	= 741 S.F.(100%)

BACK

BRICK	= 411 S.F. (39%)
STONE	= 122 S.F. (12%)
EIFS	= 117 S.F. (11%)
STOREFRONT	= 50 S.F. (5%)
VOID(O.H)	= 360 S.F. (33%)
TOTAL	= 1060 S.F.(100%)

LEFT

BRICK	= 310 S.F. (56%)
STONE	= 124 S.F. (22%)
EIFS	= 122 S.F. (22%)
TOTAL	= 566 S.F.(100%)

OVERALL ELEVATION TOTALS

OVERALL

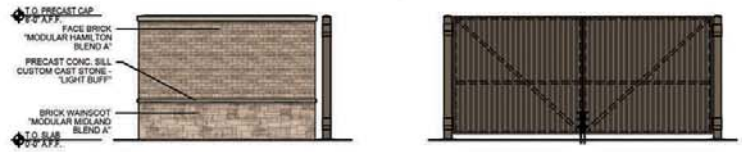
BRICK	= 1,349 S.F. (39%)
WAINSCOT	= 432 S.F. (13%)
EIFS	= 636 S.F. (19%)
STOREFRONT	= 279 S.F. (8%)
VOID (O.H)	= 720 S.F. (21%)
TOTAL	= 3,426 S.F. (100%)

OVERALL RIGHT SIDE
2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

OVERALL FRONT
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

TRASH ENCLOSURE

BRICK	= 171 S.F. (67%)
WAINSCOT	= 84 S.F. (33%)
TOTAL	= 255 S.F. (100%)



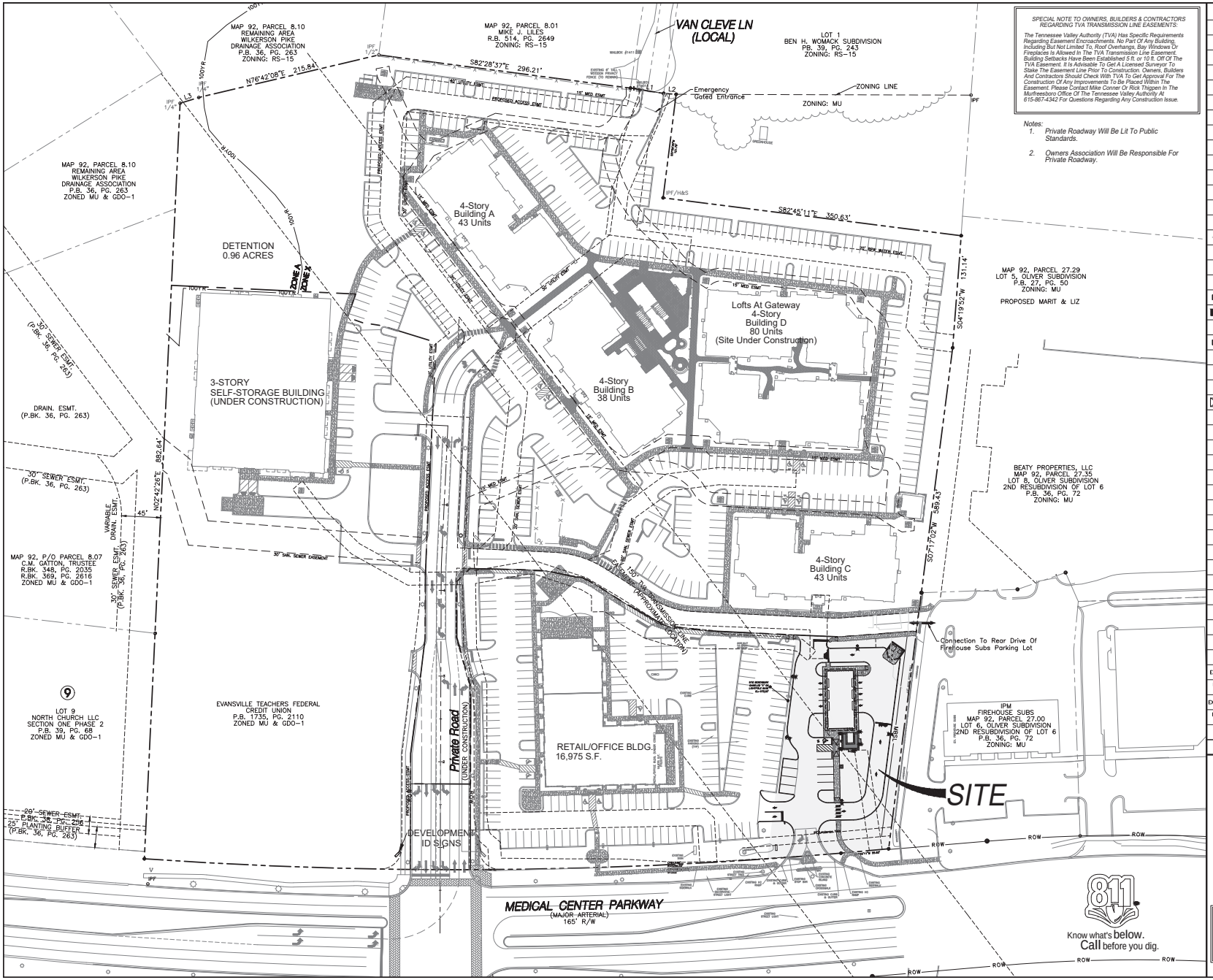
OVERALL FRONT & SIDE
3 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

No.	Revisions/Submissions	Date
	PHOTO COLOR ELEVATIONS	06.11.13

VALVOLINE INSTANT OIL CHANGE
3BRH-STnD-EXTwR-Stone/Brick

Valvoline Instant Oil Change

Project No. STnD_3BRH



SPECIAL NOTE TO OWNERS, BUILDERS & CONTRACTORS REGARDING TVA TRANSMISSION LINE EASEMENTS:

The Tennessee Valley Authority (TVA) Has Specific Requirements Regarding Easement Encroachments. No Part Of Any Building, Including But Not Limited To, Roof Overhangs, Bay Windows Or Fireplaces Is Allowed In The TVA Transmission Line Easement. Building Setbacks Have Been Established 5 ft. or 10 ft. Off Of The TVA Easement. It Is Advisable To Get A Licensed Surveyor To Stake The Easement Line Prior To Construction. Owners, Builders And Contractors Should Check With TVA To Get Approval For The Construction Of Any Improvements To Be Placed Within The Easement. Please Contact Mike Conner Or Rick Thiggen In The Murfreesboro Office Of The Tennessee Valley Authority At 615-867-4342 For Questions Regarding Any Construction Issue.

Notes:

1. *Private Roadway Will Be Lit To Public Standards.*
2. *Owners Association Will Be Responsible For Private Roadway.*

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL

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

N

50' 0 50' 100'

SCALE: 1"= 50'

The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 893-2587
E-MAIL: MTAYLOR@SEC-CIVIL.COM
SITE ENGINEERING CONSULTANTS, INC.

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

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in full compliance with all local, state and federal laws, rules and regulations. The owner/developer shall be solely responsible for the site's compliance with the construction plans. It is their responsibility is the assurance that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR — STATE OF TENNESSEE

(Not Intended For Construction)

Valvoline Medical Center Parkway

REVIEW SET

Murfreesboro, Tennessee

Master Plan

REVISED: 9-2-2020: GR Staff Comments

DRAWN: SJA/JLM

DATE: 8-13-2020

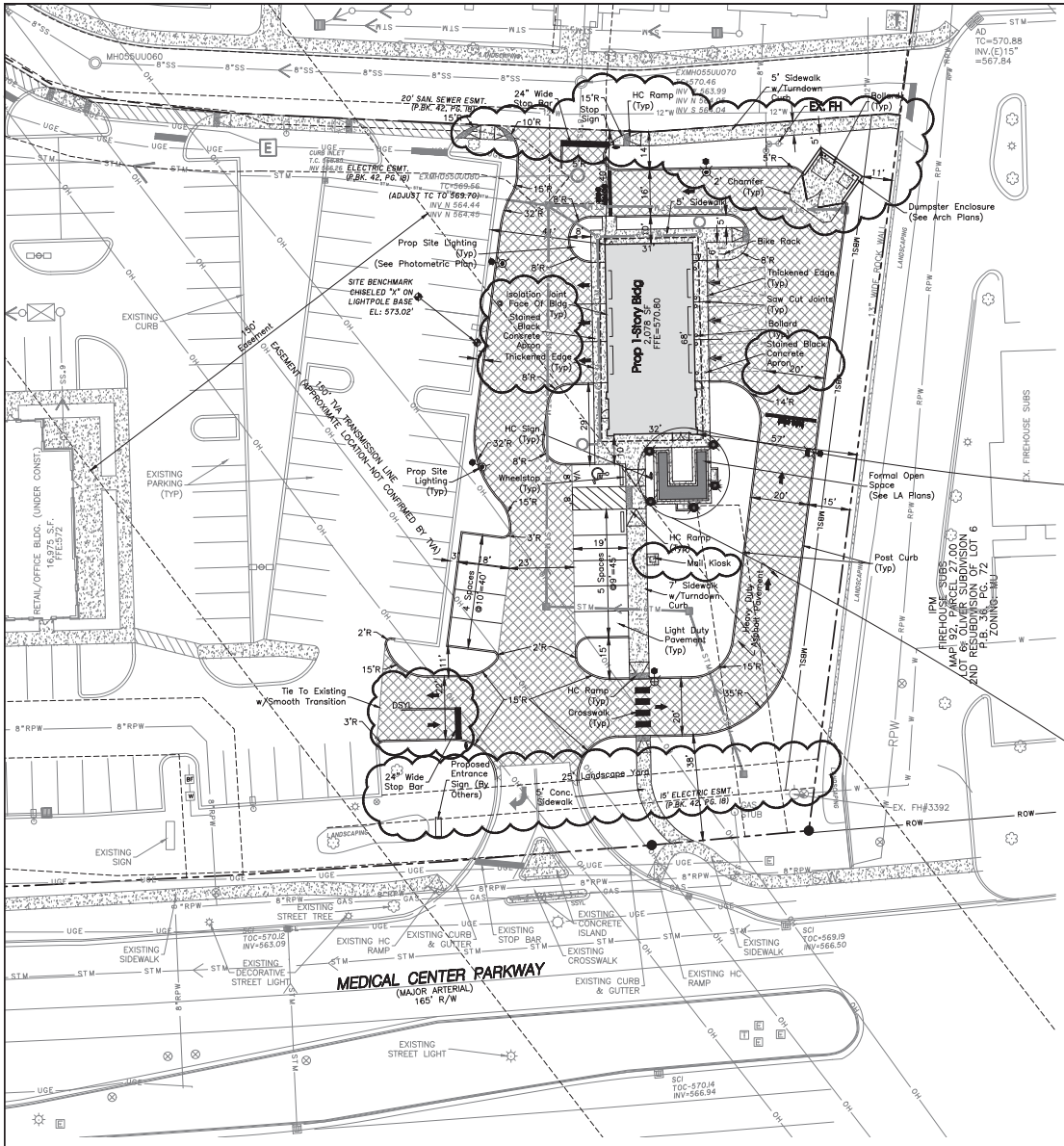
CHECKED: MAT, MPL

FILE NAME: 16140valoline

SCALE: 1"=50'

JOB NO. 16140

SHEET: C0.2



Hatch Legend

- Light Duty Asphalt Pavement (In Parking Stalls)
- Heavy Duty Asphalt Pavement
- Concrete Pavement

NOTES:

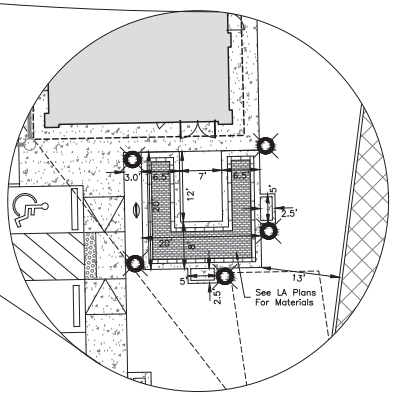
1. A LICENSED SURVEYOR MUST LAYOUT BUILDING. A "NO TVA EASEMENT ENCROACHMENT" LETTER WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

2. ALL LIGHT POLES TO BE LOCATED 2' BACK FROM CURB AS MEASURED FROM FACE OF POLE FOUNDATIONS TO BACK OF CURB, UNLESS NOTED OTHERWISE ON PLANS.

3. HANDICAP REQUIREMENTS SHOWN ON THE DRAWING ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

4. PRIOR TO FINAL ACCEPTANCE OF THE STORE BY THE OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.

5. ALL CURB RADII TO BE 5' MINIMUM UNLESS NOTED OTHERWISE ON PLANS.



Formal Open Space Blowup

Blowup Scale: 1"=10'

N

20' 0 20' 40'

SCALE: 1"= 20'

Know what's below. Call before you dig.

SPECIAL NOTE TO OWNERS, BUILDERS & CONTRACTORS REGARDING TVA TRANSMISSION LINE EASEMENTS:

The Tennessee Valley Authority (TVA) Has Specific Requirements Regarding Easement Encroachments. No Part Of Any Building, Including But Not Limited To, Roof Overhangs, Bay Windows Or Fireplaces Is Allowed In The TVA Transmission Line Easement. Building Setbacks Have Been Established 5 ft. or 10 ft. Off Of The Tva Easement. It Is Advisable To Get A Licensed Surveyor To Stake The Easement Line Prior To Construction. Owners, Builders And Contractors Should Check With TVA To Get Approval For The Construction Of Any Improvements To Be Placed Within The Easement. Please Contact Mike Conner Or Rick Thigpen In The Murfreesboro Office Of The Tennessee Valley Authority At 615-867-4342 For Questions Regarding Any Construction Issue.

Owner/Developer:
Valvoline Instant Oil Change
c/o: Jason Hunt, CDT, LEED AP BD+CPre-Construction Project Manager
100 Valvoline Way
Lexington, KY 40509
Office: 859-357-7188
Fax: 866-268-7511
Jason.hunt@valvoline.com

Deed Reference:
D.Bk. 477, Pg. 671
Map 92, Parcel 8.08
R.Bk. 1505 Pg. 2018

Yard Requirements:
Front: 15' (50' along Major Arterial, Minor Arterial, or Collector Streets)
Side: 10'
Rear: 20'

Land Use Data:
Proposed Use: Instant Oil Change Services
Zoned: MU & GDO-1
1-Story Building
Building Ht.: 26'-2"
Total Floor Area: 2,078 Sq.Ft.
Project Area: 0.82± Ac.

Parking Requirement:
Office = 591 Sq.Ft. x 1/300 = 2 Spaces
Motor Vehicle Service= 1,500 Sq.Ft. x 1/500 = 3 Spaces Required, Or
Motor Vehicle Service = 3 Stalls x 2 Spaces/Stall = 6 Spaces Required
2+ 6 = 8 Total Spaces Required
Provided: 9 Regular + 1 H.C. = 10 Total Spaces Provided.

Flood Map No.:
A portion of this site lies within Zone A, in the 100 Year Floodplain, per Community Panel 47149C0289H dated January 5, 2007

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 X	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) X	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

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

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

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

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in strict accordance with the specifications and recommendations of the geotechnical report for the site. The engineer is not responsible for the construction of the site. The owner is solely responsible for the construction of the site and for the construction process.

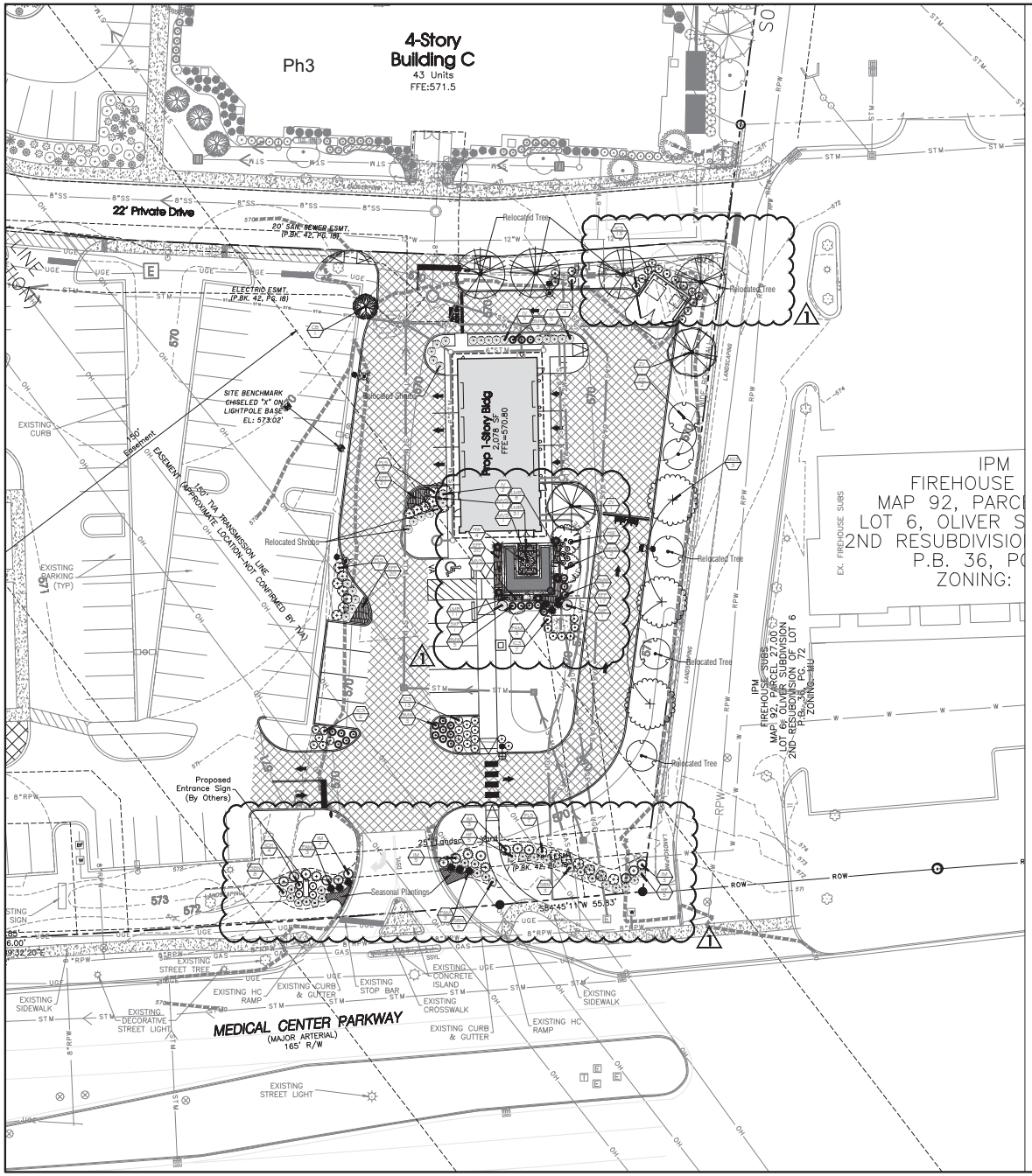
NATHANIEL A. TAYLOR
TENNESSEE
STATE OF TENNESSEE

Valvoline
Medical Center Parkway
REVISED
(Not Intended For Construction)
Murfreesboro, Tennessee

REVISED: 9-2-2020: GR Staff Comments

DRAWN: SJA/JLM
DATE: 8-13-2020
CHECKED: MAT
FILE NAME: 16140valoline
SCALE: 1"=20'
JOB NO.: 16140
SHEET: C2.0

Site Plan



VALVOLINE

LANDSCAPE PLAN

SITE DATA
SITE AREA: 0.82 ACRES
SITE ZONING: MU & GDO-1

OPEN SPACE REQUIREMENTS
20% OF OPEN SPACE (LANDSCAPE AREAS GREATER THAN 200 SF) IS REQUIRED PER PHASE.
OPEN SPACE REQUIRED 0.82 AC x 20% = 0.16 AC
OPEN SPACE PROVIDED = 0.35 AC (42.68%)
FORMAL OPEN SPACE REQUIRED 0.82 AC x 3% = 0.02 AC
FORMAL OPEN SPACE PROVIDED = 0.03 AC (3.66%)

GDO LANDSCAPE REQUIREMENTS

	CALIPER INCH. REQUIRED	TREES REQUIRED	TREES PROPOSED	TOTAL CALIPER INCH. PROVIDED
TREES				
A.C.I. 60 CALIPER INCHES PER ACRE:	49			50
20% REQUIRED 4" CALIPER:	10	3	3	12
20% REQUIRED 3" CALIPER:	10	4	2 + 4 EXISTING TO REMAIN	6 + 12 TO REMAIN
25% MIN. TO 40% MAX. 2" ORNAMENTAL TREES:	12 - 20	6 - 10	7 + 3 EXISTING TO REMAIN	14 + 6 EXISTING
SHRUBS				
30 - 18" SHRUBS PER ACRE:		25	94 + 25 EXISTING SHRUBS TO REMAIN	

LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

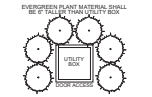
REQUIRED PERIMETER LANDSCAPING

	REQUIRED	PROVIDED
(MEDICAL CENTER PARKWAY)		
(141.66' - 50.28') = 91.38 LF x 5 SQ PLANTING AREA = 457 SF OF PLANTING AREA (LIMITED FRONTAGE OPTION 1)		
1 SHRUB/ 12.5 SF OF PLANTING AREA	37 SHRUBS	37 SHRUBS
(WESTERN PERIMETER)		
(263.39' - 205.81' TVA EASEMENT) = 57.58 LF		
1 SHADE TREE/ 40 LF OF FRONTAGE	1 TREES	0 TREES (EXISTING UTILITY CONFLICT)
(NORTHERN PERIMETER)		
(215.94' - 49.92') = 166.02 LF		
1 SHADE TREE/ 40 LF OF FRONTAGE	4 TREES	4 TREES
(EASTERN PERIMETER)		
(255.25' - 36.80' TVA EASEMENT) = 218.45 LF		
1 SHADE TREE/ 40 LF OF FRONTAGE	5 TREES	9 TREES

PARKING LOT REQUIREMENTS
ONE SHADE TREE OR TWO ORNAMENTAL TREES PER 12.5 PARKING STALLS TO BE PLANTED IN LANDSCAPE ISLANDS (MIN. 8' WIDTH).
9 PARKING SPACES PROVIDED = 1 TREES REQUIRED
1 TREES PROVIDED IN ISLANDS (TVA EASEMENT)

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

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



UTILITY BOX SCREENING
NOT TO SCALE

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

N

20' 0 20' 40'
SCALE: 1"= 20'

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-5267

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.
This site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total acceptance of the design criteria and objectives. Any deviation from these construction drawings without the written approval of the engineer of record for the site is considered in accordance with the construction plans. Responsibility in this case shall be the site contractor.

Valvoline
Medical Center Parkway
Murfreesboro, Tennessee

REVISED:
A 08-03-2020: DR Staff Comments

DRAWN: BPC/SWL
DATE: 06-13-2020
CHECKED: RSM
FILE NAME: 16140Valvoline_LA
SCALE: 1" = 20'
JOB NO. 16140

Landscape Plan

SHEET: L1.0

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 19, 2020

PRINCIPAL PLANNER MARGARET ANN GREEN

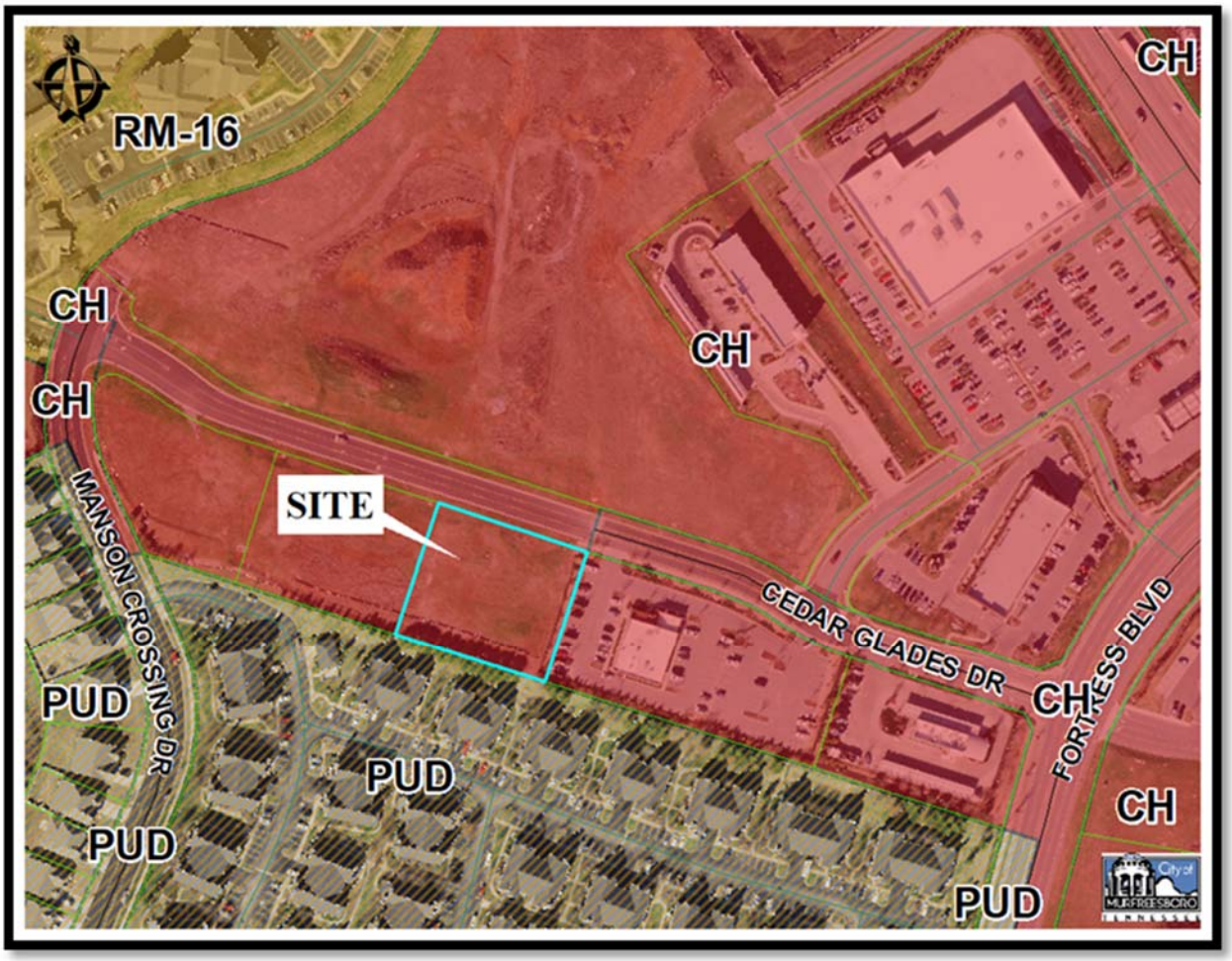
5.b. Puckett Creek Station Lot 5 [2020-6005 & 2020-3103] initial design review for 6,103 ft^2 office on 0.83 acres zoned CH and GDO-1 located along Cedar Glades Drive, Regenwood LLC developer..

This is the initial design review for a new 6,103 square-foot office located along Cedar Glades Drive, just west of Fortress Boulevard. The proposed uses general office and/or medical office are permitted by right within the CH and GDO-1 districts. The site is 0.83 acres parcel located withing the larger, master planned development *Puckett Creek Station* (31.5 acres) which currently has a Walmart neighborhood market, sonic, Camino Real, car wash and commercial stirp center. Cedar Glades Drive and eventually Manson Crossing Drive run through this development. Overall Creek and Puckett Creek are just to the west of the site.

The proposed building is a single-story structure (approximately 29 feet). The base of the building is defined with pre-cast stone, the body consists of brick veneer and a gabled roof which is 14'3" high. Staff asked the architect to confirm the body of the building is at least 50 percent of the elevation. The entrances are defined with an arched opening that changes in roof form. The architect will provide a materials sample board at the Planning Commission meeting.

The Planning Commission should discuss the architectural design to determine if its architectural character is in keeping with the GDO standards. The building's exterior architectural expression and design should be compatible with neighboring projects. The size, massing, spatial relationships, organization, architectural style, detail, color and material are some to the criteria to determine if the architectural treatments and character are appropriate. The architectural design must provide an appropriate level of interest in the roofline, relate the building's features or articulation to the assets of the site, emphasize architectural detailing for curb appeal and positive visual impact (esp. related to entrances), and create interest in site design in keeping with the intended character and quality of the GDO district.

The design team and the developer should address all GDO comments prior to final design review at the Planning Commission. Standard staff comments and other staff comments have been provided as a courtesy to the design engineer. This review should not be construed as a full site-plan review by staff. Full site-plan review will be undertaken after initial design review is complete. Staff recommends any approval of the initial design review be made subject to all staff comments.



SITE
City of
MURFREESBORO
TENNESSEE

GDO Comments

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

1) Provide description of all proposed exterior materials on the color renderings for all elevations. These should be provided with each submittal. ***The manufacturer and specific colors need to be identified to all treatments (rock, brick, stone, mortar, roofing material, glazing, storefront, trim, etc.)***

2) Provide color boards and material samples of exterior architectural and site materials and surfaces which shall be permanently mounted and submitted on rigid boards of durable construction with maximum dimensions of 18" x 24" and no greater than 3 inches in thickness including the board and material sample. Such exhibits shall be clearly labeled with the project name, shall clearly identify where the material or color is to be used, and shall include a 3" x 5" blank space in the lower right corner. ***This has not been provided.***

3) Commercial Building design must meet the following criteria:

   - Buildings shall not be designed to have long uninterrupted facades. Variations in the roof line or the wall plane shall be used to break up the mass of the building.
   - Buildings shall have a defined base and cap.

The Planning Commission should consider these items during Initial Design Review

4) The GDO provides a framework for the basic palette of architectural materials as follows:

   - **Primary materials**: Brick, Pre-cast architectural concrete, or Natural stone-limestone granite or cultured stone
   - **Secondary materials**: Stucco or synthetic stucco, Glazed curtain walls, Integrally colored split-face concrete block, and cementitious composition siding may be a secondary material

The structure's primary materials appears to be brick and stone, consistent with the GDO standards. The building materials breakdown is as follows:

Puckett Creek Station Lot 5	Front (north) %	Rear (south)%	Side (east) %	Side (west) %	Total %
Primary (brick, pre-cast stone)	40	41	46	51	45
Windows,doors	10	9	5	10	9
roof shingles	42	45	44	30	40

5) Provide preliminary architectural drawings showing all visible roof projections and visible mechanical equipment. If there are any roof mounted units, then demonstrate on the architectural plans how they will be properly screened. Mechanical, utilities or other building elements that must be roof mounted shall be located and screened so they are not visible from any point 6 feet above ground level or from any public right of way. The appurtenances shall be grouped an enclosed by screens that are designed to be compatible with the building architecture. The screens shall be set back from the roof edge a distance of no less than one and one half times their height. ***No rooftop mounted equipment is proposed on the plans as shown on the roof plan Sheet A1.1****.*

6) Additional treatments may be needed around the window Please identify window sills and lentils to add architectural interest.

7) Provide drawings and/or visual aids showing all exterior signage graphics, art, lighting, and site furniture. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a harmonious design and compatibility with the architecture of the site. ***Some of these elements are shown on sheet L3.0***

8) Windows, columns, and other elements shall be used to reinforce the verticality of the facade. Incorporate cornices, pediments, varying roof lines, windows, entrances and projecting canopies. ***Windows, pilasters, entry columns as well as window pop-outs were used to enhance the vertical elements of each façade***

9) Define the building entrance with appropriate prominence and visibility. ***The entrances are each defined with a gable roof and wide arched openings***

10) For ground level office and other commercial uses, the facade surface area shall incorporate a minimum of 35% window or void area. Provide an area <u>calculation</u> for the void areas and <u>identify the contributing areas</u>. ***The plans do not provide enough information to determine if this Design Guideline standard is met.***

11) The body of the building should be a minimum of 50% of the area of the facade. Provide calculation that demonstrate the body of the building. If it doesn't, then the wall area may need to be increased and/or the roof area decreased. ***The building elevation consists of 3 parts- base, body and cap. Please update the body calculations to remove the 24-inch base.***

12) Please revise the plans to design the building with selective site and building accent lighting. Building lighting should be used place emphasis on portions of the building, to draw attention to the entrance and to highlight the structure. ***Exterior wall sconces have been placed on both entrance columns on the front and sides, as well as the rear patio columns at the rear of the building. Additional lighting is located at the rear of the building next to each exit door***

13) The site must comply with the Gateway Streetscape Master Plan. ***Street trees, lights and irrigation are shown on the plans.***

14) All commercial areas shall provide adequate pedestrian circulation within the parcel development, as well as identifiable links to the common area pedestrian circulation network. Note that certain parcels require the installation of sidewalks and/or trailheads designed to match existing conditions. ***The site is design with a network of sidewalks*.**

15) Provided calculations of required and provided open space and an area plan identifying areas proposed to be counted as open space. Verify that what is being counted toward the minimum open space requirements meets the criteria to be considered as open space, as specified in the GDO regulations. ***Provided on sheet L1.0 This requirement appears to be satisfied***

16) A 5 foot minimum width landscape strip shall be provided along the front and sides adjacent to the base of buildings or separated from buildings by a sidewalk. Such strip shall be planted with shrubs, trees, or other landscape materials. ***The foundation plantings are provided***.

17) All parking areas shall be screened and buffered from public right of way by berms or planting (or a combination thereof) which shall have a minimum height of 3 feet at the time of installation. ***Plantings have been revised to be a minimum of 36" at time of planting. This requirement appears to be satisfied***

18) Outdoor display or sale of merchandise is prohibited. ***None proposed. This requirement appears to be satisfied***

19) Show the required front landscaping yards (15' along local streets). ***Please label this area on the plan. This requirement appears to be satisfied***

20) The GDO regulations call for existing trees to be preserved where possible. Provide a tree survey for all existing trees that can be preserved. ***No existing trees are proposed to be preserved.***

21) Articulation of main entries should be emphasized and reinforced by creating a focal point with specimen plant material. Seasonal color can be considered wherever possible for special interest areas. ***Seasonal beds have been added. This requirement appears to be satisfied***

22) The Landscape Architect should contact all utility providers to locate any above ground structures that will be required for the site. After they have been located, adequate screening should be provided. ***According to Landscape Architect, all elements are shown and screened.***

23) Show the locations of all site utilities, such as solid waste elements, utility boxes and HVAC units, on the site plan and landscape plan and demonstrate how the negative impacts of utilities such as electrical transformers and other mechanical equipment will be screened

either with evergreen planting, building and equipment orientation, fencing, screening walls, grading and/or berming. Grouping these items together will usually make treatment more efficient and effective. ***According to Landscape Architect, all elements are shown and do not conflict with landscaping.***

24) ***Prior to Final Design Review***, submit an irrigation plan indicating the location and extent of automatic underground irrigation systems including the location of any connection to the City's repurified water system; ***To be provided at Final Design Review submittal***

25) ***Prior to final design review***, final architectural elevations showing all exterior building elevations indicating building height, materials including any visible roof projections and visible mechanical equipment, screening for these elements, and accurately depiction proposed colors and textures. ***To be provided at Final Design Review submittal***

26) ***Prior to final design review***, provide a description of all proposed exterior materials including roof materials. ***An irrigation area plan has been included on sheet L4.0***

27) ***Prior to final design review***, provide a lighting and photometric plan with specifications of site lighting layout, fixture selection, fixture height, and fixture photometric. Shoebox-style lighting fixtures shall not be used for poles of 16-feet or less in height. White light is required and low-sodium lighting is prohibited. All lighting fixtures and poles will be reviewed for aesthetic quality and compatibility. ***A lighting and photometric plan is provided on sheet PH1.0.***

28) Exterior lighting is an essential part of the total design of all projects and well-conceived lighting extends the use of outdoor areas, creates a sense of well-being and ads interest to the nighttime landscape. ***Exterior wall sconces have been placed on both entrance columns on the front and sides, as well as the rear patio columns at the rear of the building. Additional lighting is located at the rear of the building next to each exit door***

29) The formal open space should include pedestrian scale lighting and landscape lighting to create a secure and pleasing visual environment. Please revise the lighting/photometric plan to include these elements. ***Please revise the plans to design the formal open space with selective site lighting***

30) Provide a construction facilities plan and schedule to include the location and description of temporary signage, construction trailers and materials staging in storage area, construction access locations and parking. ***Provided on sheet 3 of 7.***

31) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Development Services with seventy-two hours advance

written notice. The staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. ***Informational comment***.

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

Staff Comments

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

1) A mandatory referral is required to be approved by the Planning Commission for an existing Drainage easement. This should correspond with the site plan approval for this project, which happens in conjunction with Final Design Review. ***To be reviewed with site plan at Final Design Review.***

2) A 5-foot sidewalk needs to be added along the southern edge of the building to connect the egress doors to the sidewalk network. ***A sidewalk has been added ¾ of the way along the building. Please clarify why it does not extend to the southeastern corner of the building to accommodate that point of egress.***

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

1. No Initial Design Review comments.

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

1. Staff acknowledges the receipt of an irrigation zones plan. A diagrammatic plan is required prior to the issuance of permits.

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

1. Submit Water Service Availability Request to CUDengineering@cudrc.com for feasibility and Will Serve Letter.
2. Submit meter application and plumbing plans to CUDengineering@cudrc.com for review, tap fee calculation and meter sizing.
3. Conflict with proposed landscaping and proposed water meter location. Owner to submit notary signed CUD Landscape Encroachment agreement to CUD for proposed landscaping near meter vault. No deciduous canopy-style trees may be planted within 10-feet of CUD water line or meter vault.
4. Proposed meter location is not acceptable to CUD. Must maintain 5' of clear space around perimeter of meter vault (see markup for CUD suggested location).
5. Add note: Contractor will be required to relocate water stub-out to obtain required clearance for meter vault under CUD supervision according to CUD specifications. .

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Please contact Joshua Seng directly at (615)-898-6738 or Josh.Seng@mtemc.com for MTEMC comments
2. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format
3. Show existing electric.
4. Show proposed MED electric design.
5. 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
6. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1. Property is within the Overall Creek assessment district. Add this note to the plan.

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. 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. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
2. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

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

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

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

1. All signage, including flags, flagpoles, outline or strip lighting is subject to independent review by the Building and Codes Department. All signage must conform to the Sign Ordinance and require separate sign permits.
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.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

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

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

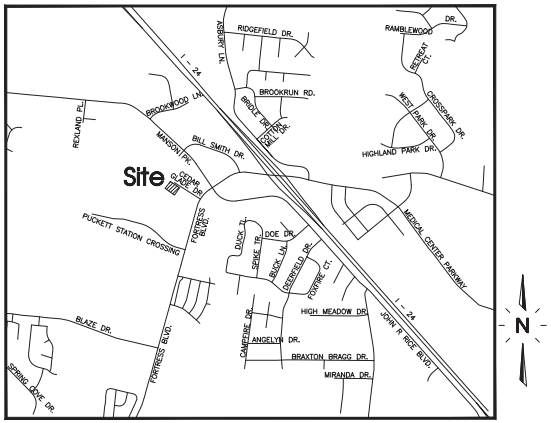
1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building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

Notes:
1) Engineering Department Point of Contact is Katie Noel, 615-893-6441; KNoel@MurfreesboroTN.gov
2) Planning Department Point of Contact is Margaret Ann Green, 615-893-6441; MGreen@MurfreesboroTN.gov

Puckett's Creek Station
Lot 5
Murfreesboro, Tennessee
Initial Design Review
Site Plan & Construction Drawings

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	General Notes
3	Existing Conditions/Initial EPSC/Demo Plan
4	Site & Utility Plan
5	Grading, Drainage & Final EPSC Plan
6-7	Details
L1.0	Landscape Plan
L2.0	Landscape Details & Notes
L3.0-L4.0	Site Materials Plan



Site Location Map
Not To Scale

Owner/Developer:
Regenwood, LLC
1321 Greenland Dr.
Murfreesboro, TN 37130

Deed Reference:
Tax Map 79P Group B Parcel 3.00
P.Bk. 42 Pg 250 - Lot 5

Yard Requirements:
Front: 42'
Side: 10' The minimum side yard shall apply only if the property abuts or is adjacent to property zoned or used for residential portion of an approved planned decelopment. Otherwise, no side yard is required.
Rear: 20'

Intended Use:
Medical Office Building

Land Use Data:
Zoned: CH & GDO-1
1-Story Building
Building Ht.: 26'-3"
Total Floor Area: 6,103 Sq.Ft.
1 Lot on: 0.83± Acres

Parking Requirement:
$\frac{1}{200 \text{ Sq.Ft.}}$ x 6,103 Sq.Ft. = 31 Spaces Required
Provided: 39 Regular + 2 H.C. = 41 Total Spaces Provided

Flood Map No.:
This site lies within Zone X, outside the 100 Year Floodplain, per Community Panel 47149C0255H dated January 5, 2007.

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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2020

By:_____ Date:_____
Matthew A. Taylor, P.E. TN. Reg. #112515

MATTHEW A. TAYLOR
REGISTERED ENGINEER
NO. 112515
STATE OF TENNESSEE

REVIEW SET
(Not Intended for Construction)

Watershed: Puckett Creek
Disturbed Area: 0.88± Ac.
Impervious Area: 0.52± Ac. (22,470 SqFt)

SCOTT WILSON ARCHITECT LLC
317 MAIN STREET, SUITE 202
FRANKLIN, TN 37064
(615)377-9131

RIGHT (WEST) ELEVATION

MATERIALS

OVERALL: 1,856 s.f.

ROOF SHINGLES	30%	
BRICK VENEER	44%	BUILDING BODY = 70%
DOORS/WINDOWS	10%	
PAINT/ TRIM AND PANEL	9%	
PRE-CAST STONE MASONRY	7%	

REAR (SOUTH) ELEVATION

MATERIALS

OVERALL: 2,550 s.f.

ROOF SHINGLES	45%	
BRICK VENEER	34%	BUILDING BODY = 55%
DOORS/WINDOWS	9%	
PAINT/ TRIM AND PANEL	5%	
PRE-CAST STONE MASONRY	7%	

LEFT (EAST) ELEVATION

MATERIALS

OVERALL: 1,856 s.f.

ROOF SHINGLES	44%	
BRICK VENEER	40%	BUILDING BODY = 56%
DOORS/WINDOWS	5%	
PAINT/ TRIM AND PANEL	4%	
PRE-CAST STONE MASONRY	6%	
METAL ROOF	1%	

FRONT (NORTH) ELEVATION

MATERIALS

OVERALL: 2,573 s.f.

ROOF SHINGLES	42%	
BRICK VENEER	34%	BUILDING BODY = 58%
DOORS/WINDOWS	10%	
PAINT/ TRIM AND PANEL	7%	
PRE-CAST STONE MASONRY	6%	
METAL ROOF	1%	

DESCRIPTIONS OF EXTERIOR MATERIALS

ROOF SHINGLES - ARCHITECTURAL ASHPALT SHINGLES WITH A *DEEP BROWN BASE AND ACCENTS OF EARTHLY CLAY AND LIGHT BROWN HUES*

BRICK VENEER - *DARK RED/BROWN BRICK WITH A LIGHT MORTAR COLOR*

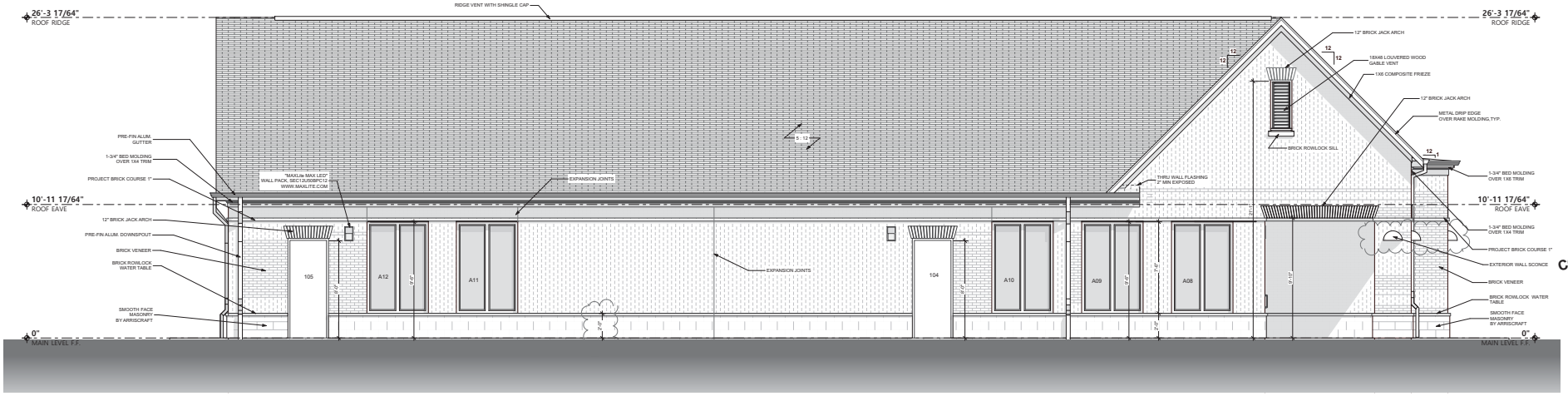
DOORS/WINDOWS - *DOOR & WINDOW FRAMES WILL BE BLACK IN COLOR, WINDOWS WILL HAVE A CLEAR COLORING*

PAINT/ TRIM AND PANEL - *SHERWIN WILLIAMS COLOR MAISON BLANCHE (SW7526), WHICH HAS A BEIGE HUE*

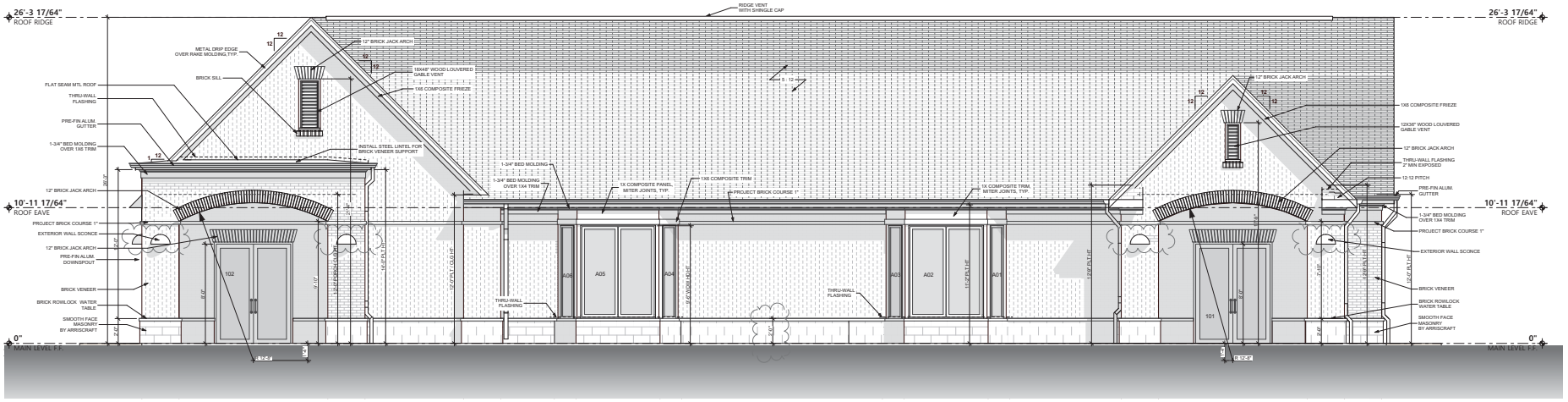
PRE-CAST STONE MASONRY - *SMOOTH FACE BLOCK WITH A INTEGRAL BEIGE/RAWHIDE COLOR*

PUCKETTS CREEK STATION - LOT 5

MURFREESBORO, TENNESSEE



REAR (SOUTH) ELEVATION 2
SCALE: 1/4" = 1'-0"



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

SCOTT WILSON ARCHITECT LLC
(615)377-9131
FRANKLIN, TN

NOT FOR CONSTRUCTION

PROJECT NO.: PUCKETTSCREEKSTNLT5-0620
DATE:9/1/2020

COPYRIGHT © 2020 SCOTT WILSON ARCHITECT L.L.C.

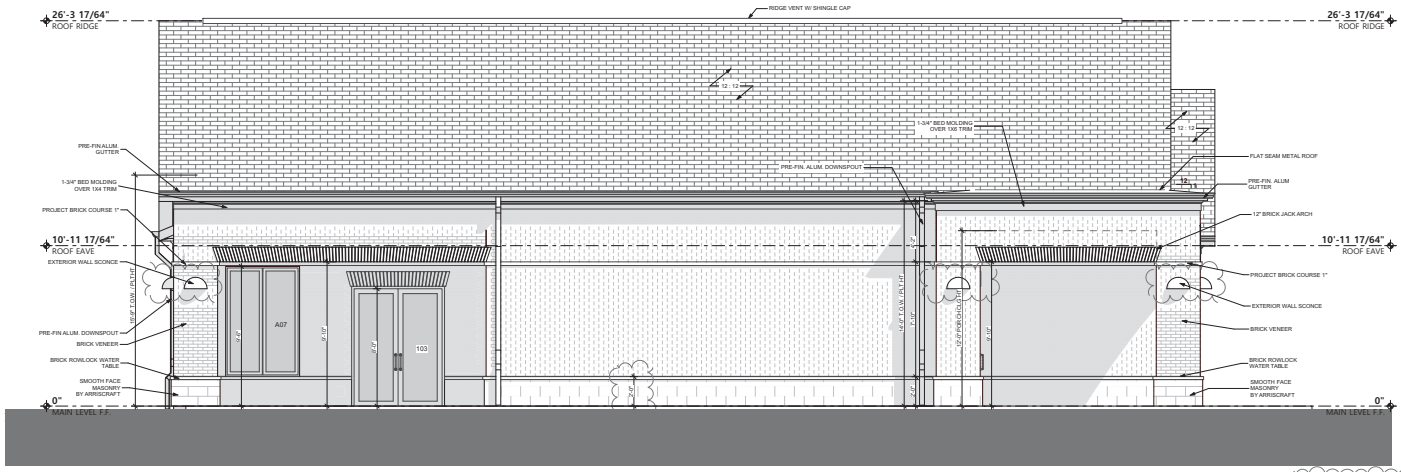
THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF SCOTT H. WILSON, ARCHITECT, LLC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT PERMISSION OF SCOTT WILSON, ARCHITECT, LLC

FRONT (NORTH) & REAR (SOUTH) ELEVATIONS

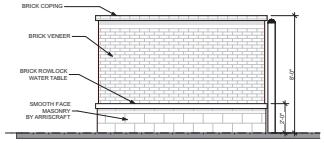
PUCKETT'S CREEK STATION - LOT 5

LOT 5 - CEDAR GLADES DRIVE, MURFREESBORO, TN 37128

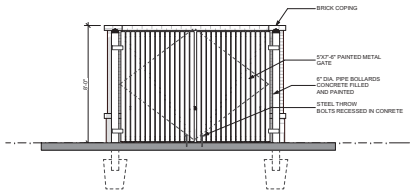
A2.0



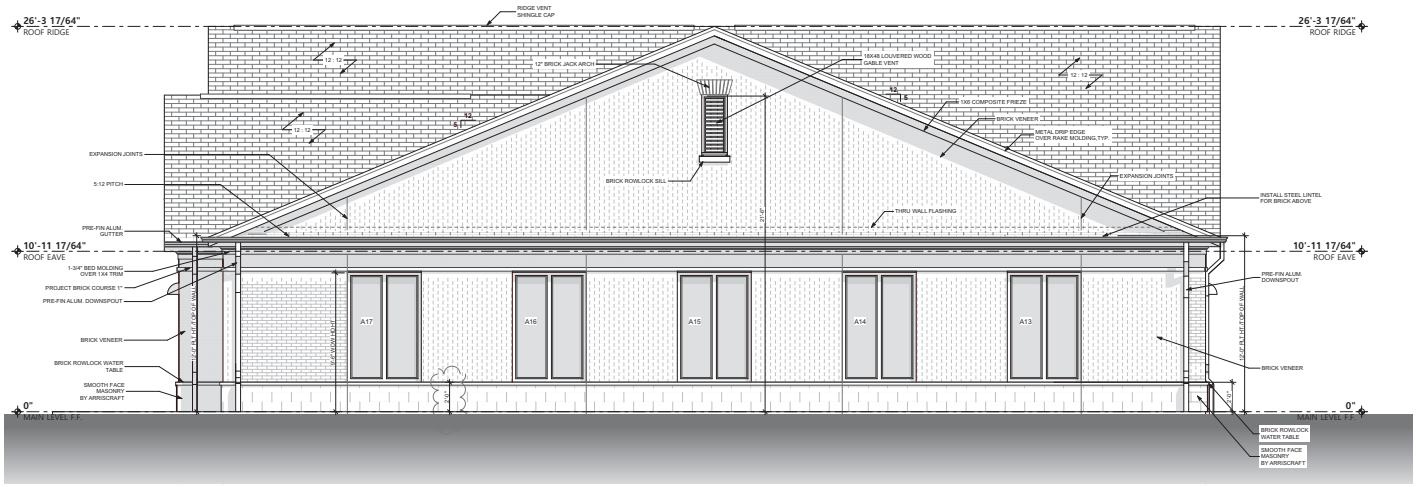
LEFT (EAST) ELEVATION 2
SCALE: 1/4" = 1'-0"



GARBAGE ENCLOSURE SIDE ELEV. 4
SCALE: 1/4" = 1'-0"



GARBAGE ENCLOSURE FRONT ELEV. 3
SCALE: 1/4" = 1'-0"



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

SCOTT WILSON ARCHITECT LLC
FRANKLIN, TN
(615)377-9131

NOT FOR CONSTRUCTION

PROJECT NO.: PUCKETTSCREEKSTNLT5-0620
DATE: 9/1/2020

COPYRIGHT © 2020 SCOTT WILSON ARCHITECT L.L.C.

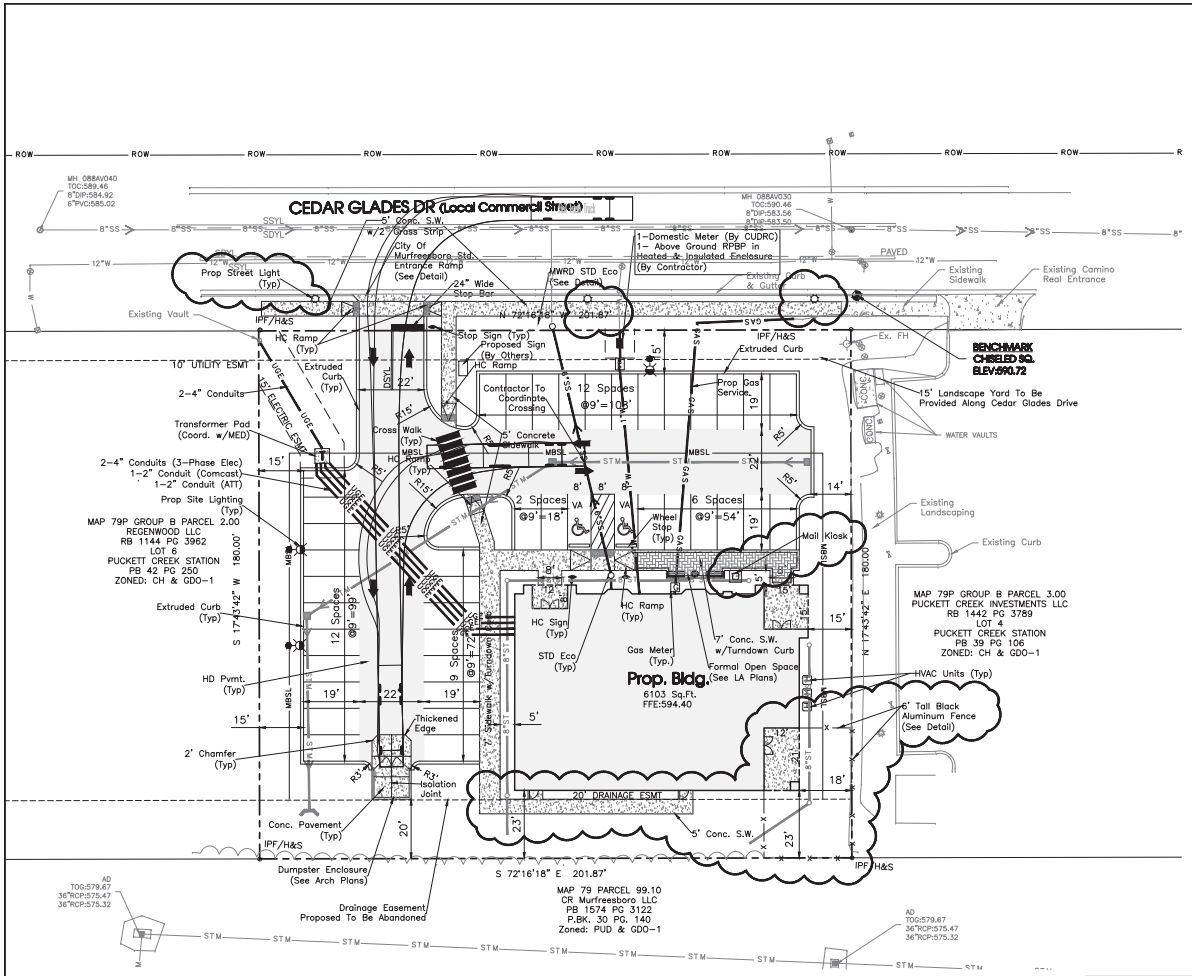
THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF SCOTT H. WILSON, ARCHITECT, LLC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT PERMISSION OF SCOTT WILSON, ARCHITECT, LLC

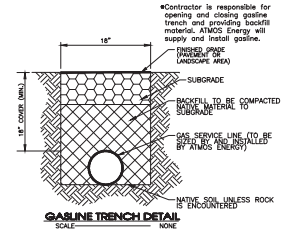
LEFT (EAST) & RIGHT (WEST) ELEVATIONS

PUCKETT'S CREEK STATION - LOT 5

LOT 5 - CEDAR GLADES DRIVE, MURFREESBORO, TN 37128

A2.1





GASLINE TRENCH DETAIL
SCALE NONE

Know what's below. Call before you dig.

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE– X– HEADWALL	
EXISTING PHONE	PH		
EXISTING ELECTRIC	OH		
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF SF		
EROSION EEL	E E E		
EXISTING TREELINE			
EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM		
PROPOSED STORM	STM		
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS		
PROPOSED SANITARY SEWER	SS		
EXISTING WATER	W W		
PROPOSED WATER	W W		

Owner:
Pucket Creek Station LLP
5960 Richard St.
Jacksonville, FL 32216
Developer:
BBA Soulutions, LLC
c/o Bob Batcheller
Contact: Charlie Waite
Deed Reference:
Tax Map 79P Group B Parcel 3.00
P.Bk. 42 Pg 250 Lot 5
Yard Requirements:
Front: 42'
Side: 10' The minimum side yard shall apply only if the property abuts or is adjacent to property zoned or used for residential portion of an approved planned decelopment. Otherwise, no side yard is required.
Rear: 20'
Intended Use:
Medical Office Building
Land Use Data:
Zoned: CH & GDO-1
1-Story Building
Building Ht: 26'-3"
Total Floor Area: 7,000 Sq.Ft.
1 Lot on: 0.83± Acres
Parking Requirement:
7,000 Sq.Ft. = 35 Spaces Required
Provided: 39 Regular + 2 H.C. = 41 Total Spaces Provided
Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0255H dated January 5, 2007.

Electrical Legend:

- Commercial Vault
- Transformer

Pavement Legend:

- Light Duty Pavement
- Heavy Duty Pavement
- Stone Pavers (See LA Plans)

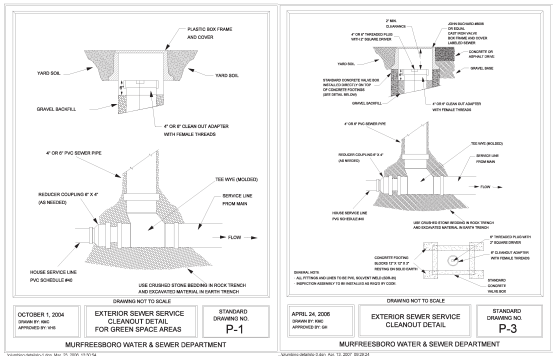
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information.

Note:
Contractor will be required to relocate water stub-out to obtain required clearance for meter vault under CUD supervision according to CUD specifications.

Open Space Calculation

Open Space:
Required: (20%)(0.83 Ac.) = 0.17 Acres (7,231 Sq.Ft.)
Provided: 0.35 Acres or 15,464 Sq.Ft. (42.77%)

Formal Open Space:
Required: (3%) (0.83 Ac.) = 0.02 Acres (871 Sq.Ft.)
Provided: 0.03 Acres or 1,103 Sq.Ft. (3.61%)



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

These drawings as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to verify all dimensions and conditions prior to construction. Any discrepancies found in the drawings shall be brought to the attention of the engineer and shall be resolved. The engineer assumes no responsibility for any construction not in accordance with the design as noted, described, and illustrated. The engineer assumes no responsibility for any construction not in accordance with the drawings. The engineer assumes no responsibility for the accuracy of the site as constructed in accordance with the construction plans.
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

MATTHEW A. TAYLOR
REGISTERED ENGINEER
No. 112000
STATE OF TENNESSEE

REVIEW SET
(Not Intended for Construction)

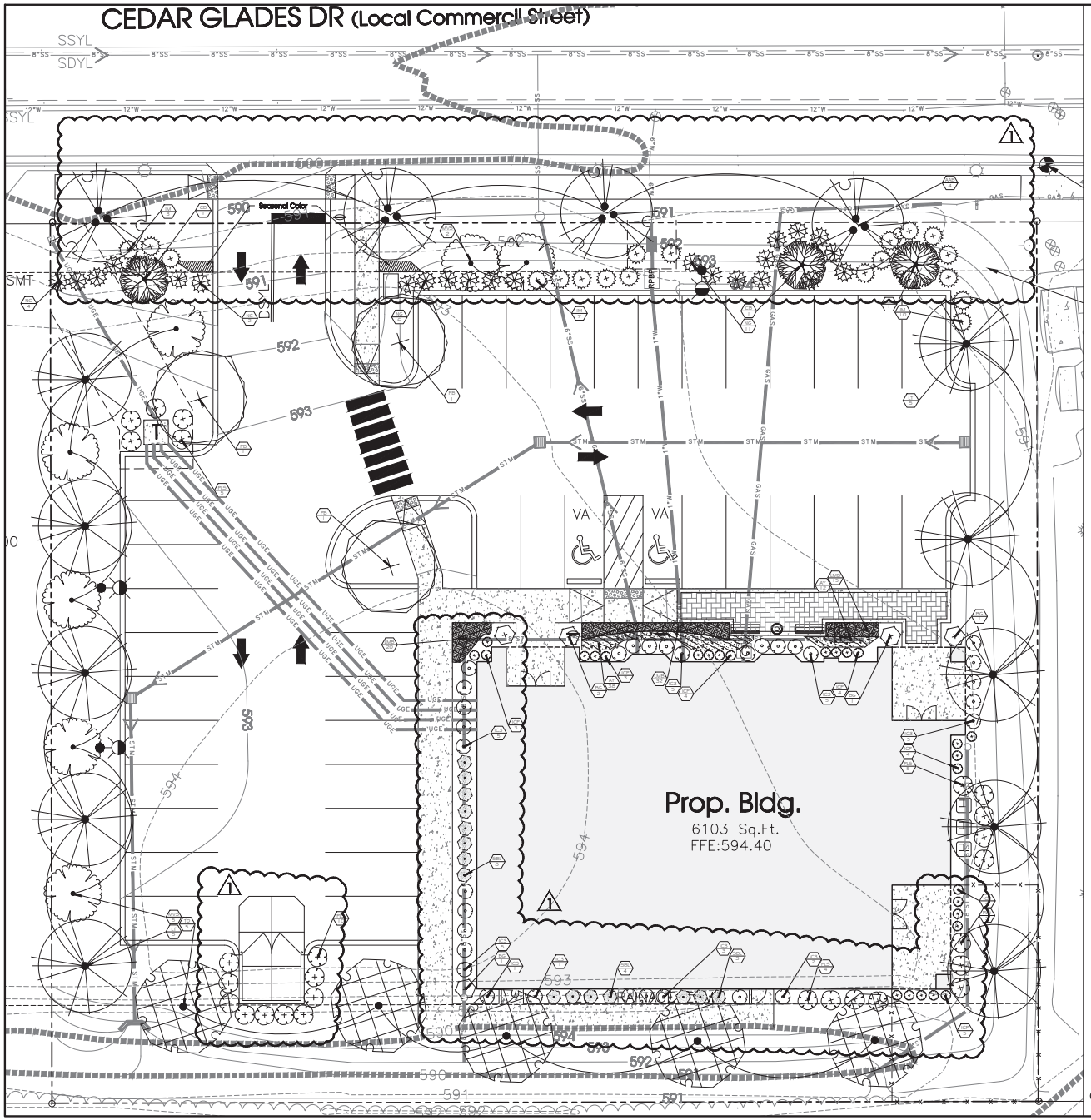
Puckett's Creek Station
Lot 5
Murfreesboro, Tennessee

REVISED: 9-2-2020: GR Staff Comments

DRAWN: SJA/CFB3
DATE: 8-13-2020
CHECKED: MAT
FILE NAME: 19058project
SCALE: 1"=20'
JOB NO. 19058

Site & Utility Plan

SHEET: 4 of 7



PUCKETT'S CREEK STATION
LOT 5

LANDSCAPE PLAN

SITE DATA
SITE AREA: 0.83 ACRES
SITE ZONING: CH & GDO-1

OPEN SPACE REQUIREMENTS
20% OF OPEN SPACE (LANDSCAPE AREAS GREATER THAN 200 SF) IS REQUIRED PER PHASE.
OPEN SPACE REQUIRED 0.83 AC x 20% = 0.17 AC
OPEN SPACE PROVIDED = 0.35 AC (42.77%)
FORMAL OPEN SPACE REQUIRED 0.83 AC x 3% = 0.02 AC
FORMAL OPEN SPACE PROVIDED = 0.03 AC (3.61%)

GDO LANDSCAPE REQUIREMENTS

	CALIPER INCH. REQUIRED	TREES REQUIRED	TREES PROPOSED	TOTAL CALIPER INCH. PROVIDED
TREES				
A.C.I. 60 CALIPER INCHES PER ACRE:	50			83
20% REQUIRED 4" CALIPER:	10	3	3	12
20% REQUIRED 3" CALIPER:	10	4	19	57
25% MIN. TO 40% MAX. 2" ORNAMENTAL TREES:	13 - 20	7 - 10	7	14
SHRUBS				
30 - 18" SHRUBS PER ACRE:		25	25	

LANDSCAPE REQUIREMENTS (AS PER SECTION 27)

REQUIRED PERIMETER LANDSCAPING

	REQUIRED	PROVIDED
(CEDAR GLADES DRIVE)		
(201.87' - 29.00') = 172.87 LF		
1 SHADE TREE/ 40 LF OF FRONTAGE	4 TREES	4 TREES
1 SHRUB/ 5 LF OF FRONTAGE	35 SHRUBS	35 SHRUBS
(EASTERN PERIMETER)		
180.00 LF		
1 SHADE TREE/ 40 LF OF FRONTAGE	5 TREES	5 TREES
(SOUTHERN PERIMETER)		
201.87 LF		
1 SHADE TREE/ 40 LF OF FRONTAGE	5 TREES	5 TREES
(WESTERN PERIMETER)		
180.00 LF		
1 SHADE TREE/ 40 LF OF FRONTAGE	5 TREES	5 TREES

PARKING LOT REQUIREMENTS
ONE SHADE TREE OR TWO ORNAMENTAL TREES PER 12.5 PARKING STALLS TO BE PLANTED IN LANDSCAPE ISLANDS (MIN. 8' WIDTH).
41 PARKING SPACES PROVIDED = 3 TREES REQUIRED
7 TREES PROVIDED IN ISLANDS

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

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

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

N

10' 0 10' 20'
SCALE: 1"= 10'

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-5267

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

This site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design criteria, intent and objectives of the engineer of record. Any modifications to the site shown on these construction plans, or to the design criteria, intent and objectives of the engineer of record, shall be made only by the engineer of record or his designee and shall be in accordance with the construction plans.

Puckett's Creek Station
Lot 5
Murfreesboro, Tennessee

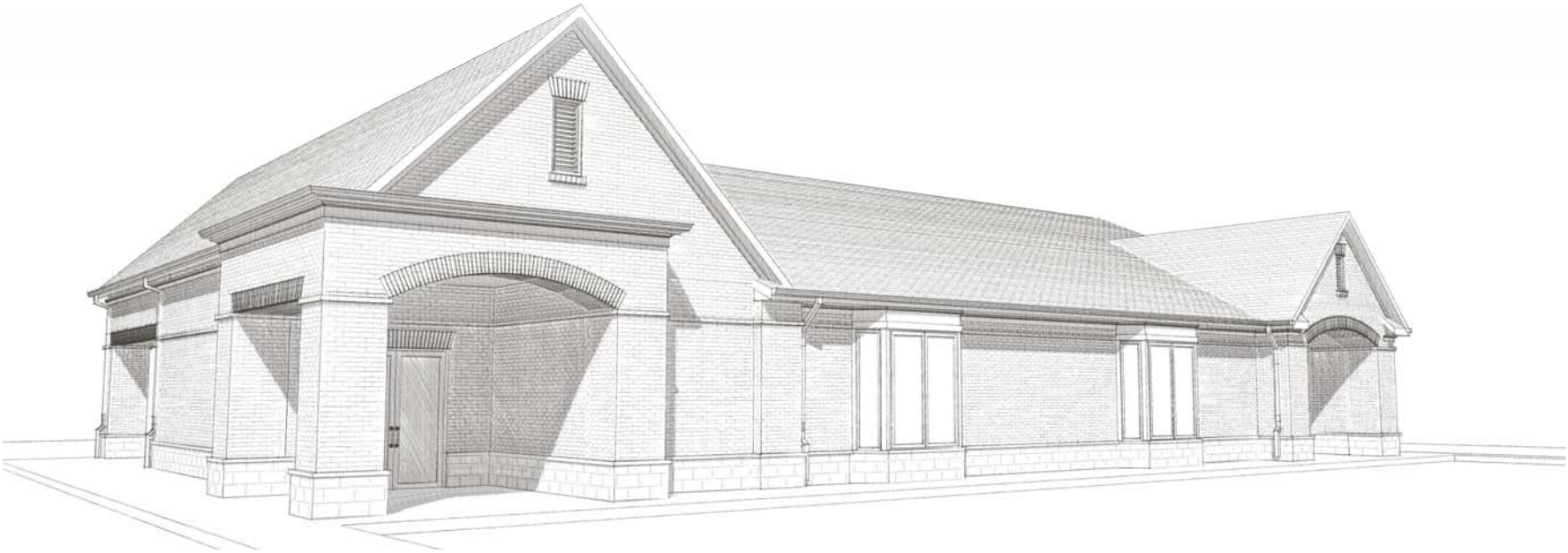
REVISED:
A 08-02-2020: DR Staff Comments

DRAWN: SWL
DATE: 06-13-2020
CHECKED: RSM
FILE NAME: 19058project_LA
SCALE: 1" = 10'
JOB NO. 19058
SHEET: L1.0

Landscape Plan

PUCKETT'S CREEK STATION - LOT 5

LOT 5 - CEDAR GLADES DRIVE, MURFREESBORO, TENNESSEE 37128



GENERAL NOTES

1. These drawings and all copyright privileges are the property of the Architect. Unauthorized use of these drawings shall be subject to prosecution.

2. The Architect shall be consulted prior to deviation from these plans.

3. The builder shall only use materials and systems that comply with all regulatory requirements, and notify the Architect of any deviations from the plans or specifications.

4. The Contractor shall verify on site, all existing and new conditions, construction dimensions, utility locations and notify owner's representative immediately of any discrepancies.

5. Contractor shall not scale drawings. If dimensions are in question, the Contractor shall obtain clarification from the Owner's representative before continuing with construction.

6. Contractor shall provide temporary utilities, erosion control, disposal facilities and toilet facilities during construction.

7. Soil poisoning to be by licensed pest control company. Provide letter of acceptance to Owner along with a 5 year guarantee.

8. All drywall partitions are dimensioned to face of stud unless indicated otherwise.

9. Contractor shall provide additional structure as required to support equipment and / or misc. items including casework, cabinets, tubs, window treatments, etc.

10. Unless otherwise noted or detailed, all pipe chases are to have 6" min. studs with water-proof drywall on wet side of wall .

11. All roof penetrations to be located to minimize visual impact and be painted to match roof color.

12. Contractor shall maintain a complete set of drawings and specifications on job site at all times work is in progress.

13. All materials and systems to be installed per manufacturer's specifications.

VICINITY MAP

AREA CALCULATIONS H&C

AREA	GROSS S.F.
TENANT SPACE 1	3,055.95
TENANT SPACE 2	3,009.20
TOTAL	6,065.15 sq ft

SHEET INDEX

ID	Name	Published
A0.0	COVER SHEET	■
A0.1	GENERAL SPECIFICATIONS	■
A0.2	CODE DATA & LIFE SAFETY & ADA	■
A1.0	FLOOR PLAN	■
A1.1	ROOF PLAN	■
A2.0	FRONT (NORTH) & REAR (SOUTH) ELEVATI...	■
A2.1	LEFT (EAST) & RIGHT (WEST) ELEVATIONS	■
A3.0	BUILDING SECTION	■
A3.1	WALL SECTION AND DETAILS	■
A4.0	SCHEDULES & DETAILS	■
S1.0	FOUNDATION PLAN	■

APPLICABLE CODES

- 2018 International Building Code including Appendices D, G, and K o 2018 International Energy Conservation Code (for buildings reviewed under the IBC)
- 2018 International Fire Code including Appendices B, C, and D
- 2018 NFPA Life Safety Code 101
- 2017 National Electric Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2017 ICC A 117.1 Accessible and Useable Buildings and Facilities
- 2018 International Existing Building Code
- 2018 International Residential Code including Appendices G and J. o 2009 International Energy Conservation Code (for buildings reviewed under the IRC)
- 2018 International Property Maintenance Code

CONTACTS

ARCHITECT:
Scott Wilson, AIA NCARB
SCOTT WILSON ARCHITECT, LLC
317 Main Street, Suite 202
Franklin, TN. 37064
Scott@swallc.com
615-377-9131

OWNER:
REGENWOOD, LLC
BOB BACTHELLER
615-905-8051

CONTRACTOR:
JOEY RHYNE
DOW SMITH
51 NORTH LOWRY STREET
SMYRNA, TN. 37167
615-355-1386

CIVIL ENGINEER:
Matt Taylor
SEC, Inc.
850 Middle Tennessee Blvd
Murfreesboro, TN. 37129
615-890-7901

MPE ENGINEER:
TBD

STRUCTURAL ENGINEER:
TBD

SCOTT WILSON
ARCHITECT LLC
FRANKLIN, TN
(615)377-9131

NOT FOR CONSTRUCTION

PROJECT NO.:
PCKETTSCREEKSTTNLT5-0620
DATE:9/1/2020

COPYRIGHT © 2020
SCOTT WILSON
ARCHITECT L.L.C.

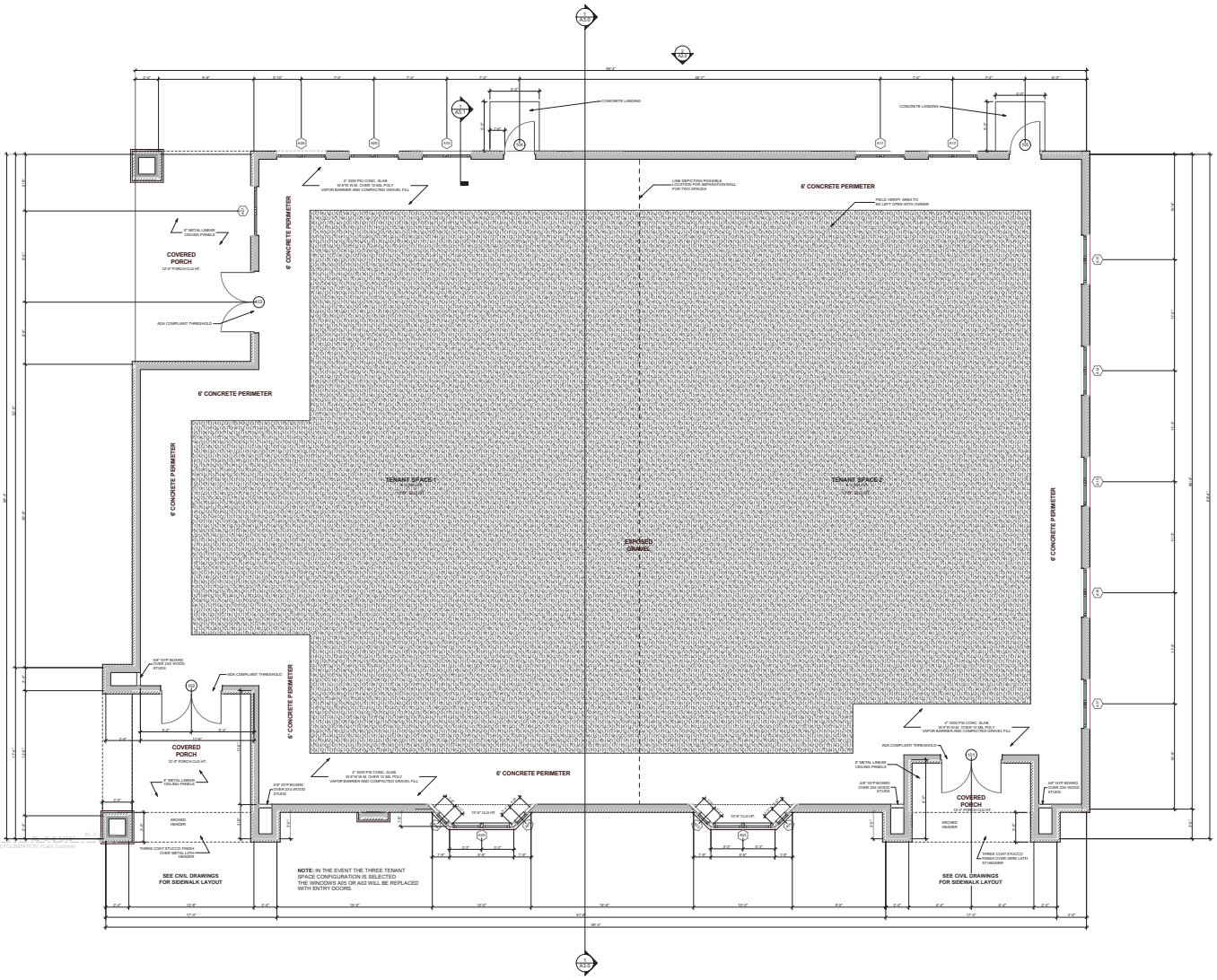
THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF SCOTT H. WILSON, ARCHITECT, LLC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT PERMISSION OF SCOTT WILSON, ARCHITECT, LLC

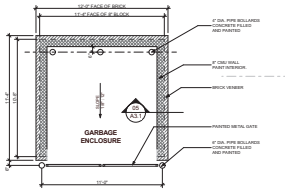
COVER SHEET

PUCKETT'S CREEK STATION - LOT 5

LOT 5 - CEDAR GLADES DRIVE, MURFREESBORO, TN 37128

A0.0





GARBAGE ENCLOSURE PLAN (2)
SCALE: 3/16" = 1'-0"

FLOOR PLAN (1)
SCALE: 3/16" = 1'-0"

MAIN LEVEL PLAN NOTES

1. SHADED WALLS INDICATE 2x6 STUDWALL FRAMING @ 16" O.C., UNLESS NOTED OTHERWISE.
2. UNSHADED WALLS INDICATE 2X4 STUDWALL FRAMING @ 16" O.C. WITH 5/8" GYP BOARD
3. REFER TO CIVIL PLANS FOR SIDEWALK AND PARKING LAYOUTS
4. ALL MICROLAM GIRDERS, MICROLAM HEADERS, TRUSSES, AND STEEL BEAMS TO BE SIZED BY OTHERS.

SCOTT WILSON ARCHITECT LLC
FRANKLIN, TN
(615)377-9131

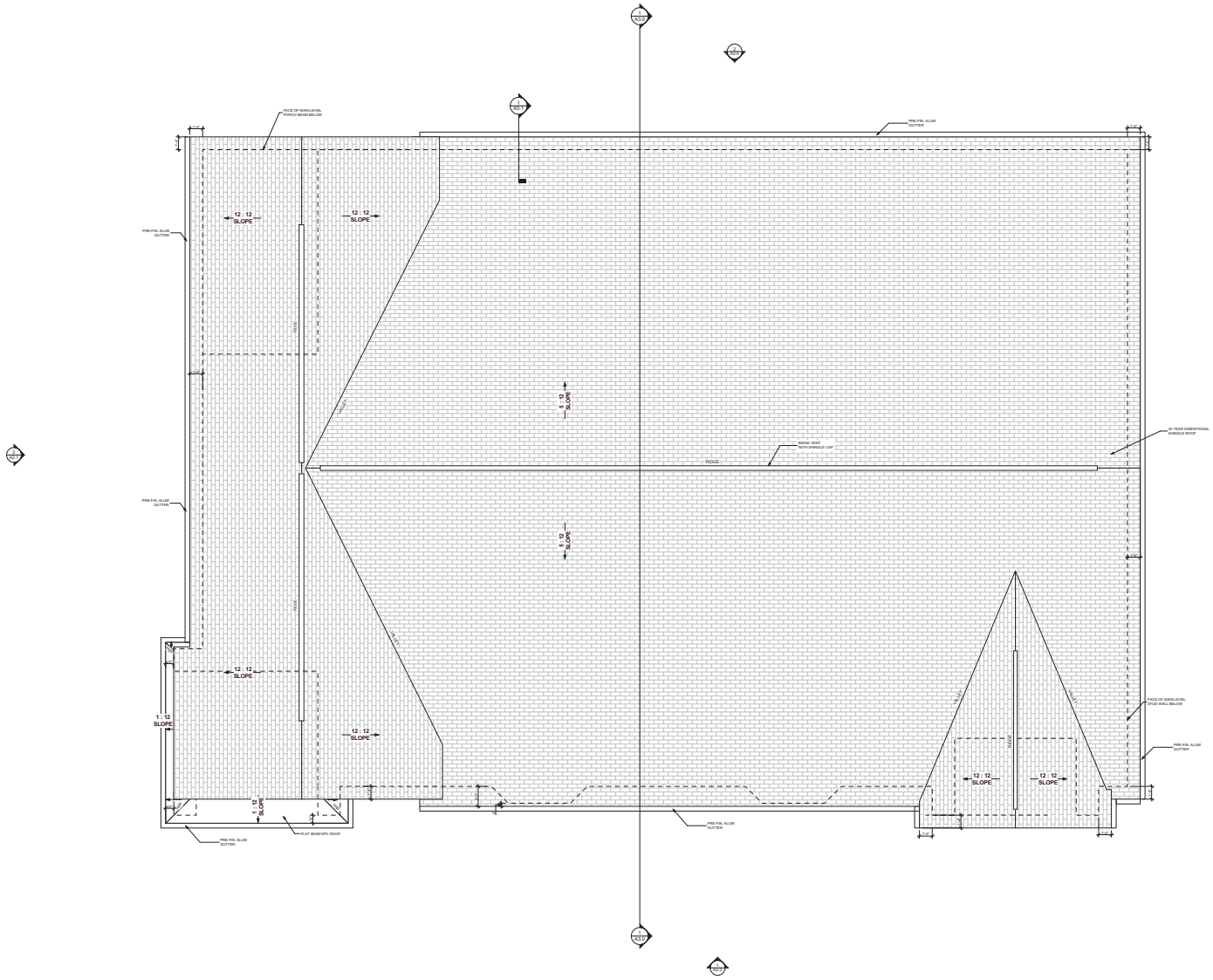
NOT FOR CONSTRUCTION

PROJECT NO.: PCK/TTSC/RES/TNLT5-0620
DATE: 9/1/2020

COPYRIGHT © 2020 SCOTT WILSON ARCHITECT L.L.C.
THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF SCOTT H. WILSON, ARCHITECT, LLC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT PERMISSION OF SCOTT WILSON, ARCHITECT, LLC

FLOOR PLAN
PUCKETT'S CREEK STATION - LOT 5
LOT 5 - CEDAR GLADES DRIVE, MURFREESBORO, TN 37128

A1.0



ROOF PLAN 1
SCALE: 3/16" = 1'-0"

GENERAL ROOF PLAN NOTES

1. ALL DOWNSPOUTS TO BE ROUTED BELOW GRADE
2. ROUTE ALL VENTS AND ROOF PENETRATIONS TO REAR ELEVATION
3. ALL OVERHANGS TO BE 1'-4" FROM FACE OF STUD AT GABLE LOCATIONS UNLESS NOTED OTHERWISE
4. CONTRACTOR TO COORDINATE DOWNSPOUT LOCATIONS WITH CIVIL DRAWINGS

SCOTT WILSON ARCHITECT LLC
FRANKLIN, TN
(615)377-9131

NOT FOR CONSTRUCTION

PROJECT NO.: PUCKTSCREKSTNLT5-0620
DATE:9/1/2020

COPYRIGHT © 2020
SCOTT WILSON ARCHITECT L.L.C.

THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF SCOTT H. WILSON, ARCHITECT, LLC AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT PERMISSION OF SCOTT WILSON, ARCHITECT, LLC

ROOF PLAN

PUCKETT'S CREEK STATION - LOT 5

LOT 5 - CEDAR GLADES DRIVE, MURFREESBORO, TN 37128

A1.1

City of Murfreesboro
Plan Review – Resubmittal
September 9, 2020

Project Planner:	Margaret Ann Green
Project Title:	Panda Express – 2122 Memorial Blvd
Project Number:	2020-3105
Plan type:	Site Plan – Planning Commission review
Zoning:	CH (Highway Commercial District)
Acreage:	1.02 acres
Number of structures:	One 2,300 ft^2 restaurant
Additional details:	On July 30, 2020, the City Council approved a variance to allow increase sewer capacity for the proposed Panda Express from the allocation Ordinance (4.8sfu's versus 2.5 sfu's)

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 19, 2020

PRINCIPAL PLANNER MARGARET ANN GREEN

5.j. Panda Express [2020-3105] site plan for 2,300 ft^2 restaurant on 1.02 acres zoned CH located at 2122 Memorial Boulevard, Panda Express LLC developer.

This is the site plan review for a new 2,300 square foot restaurant with a drive-thru to be located at 2122 Memorial Boulevard, just north of Chick-fil-a. The property is zoned CH and is contiguous with McKnight Park and the Murfreesboro Airport property. This development will extend the shared drive along the rear of the property, on the City's property, consistent with master plans. The proposed use is permitted by right within the CH district.

The proposed building is a single-story structure (approximately 23-feet) with a varied flat-roof design. The building is designed with architectural treatments along the front lot line facing Memorial Boulevard (Highway 231) but the functional front faces the parking lot to the south. The brick has a rock base, brick and Nichiha body, and brick, Nichiha and metal coping for the defined caps. All roof-top equipment is screened by the parapet walls. Based on a recommendation from the Murfreesboro Water Resources Department, on July 30, 2020, the City Council approved a variance to allow increase sewer capacity for the proposed Panda Express from the allocation Ordinance (4.8sfu's versus 2.5 sfu's); this is the first site to receive a variance from City Council since the Sewer Allocation Ordinance was implemented. Staff recommends any approval of the initial design review be made subject to all staff comments.

Staff Comments

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

1) Provide a Dumpster area screening detail that demonstrate the enclosure appropriately screens the solid waste elements. Please note that the enclosure should be a minimum of 1-foot above the Dumpster- typically 8 feet tall to adequately screen a standard Dumpster, made of a masonry enclosure to match the proposed building, with an opaque gate. ***The enclosure should be clad in stone & brick to match the building, not EIFS. A metal gate is permitted however corrugated metal panels are a prohibited material.***

2) Identify any service loading on the site plan. Service Loading shall be oriented to the side or rear of properties and incorporated into the building design. Orientation toward property façade of adjoining buildings shall not be permitted. ***This area needs to be identified on the plans.***

3) Label the width of the perimeter planting yards. Provide a uniform 8' front planting yard and 5' other planting yard around the perimeter of the property except where vehicular access ways are provided. ***Please add labels as requested.***

4) A minimum of 20% open space shall be required on each site; (all landscape areas or natural areas greater than 200 ft^2 may constitute open space). On the open space area plan, provide a calculation of the required and provided open space. Also, use a leader line to correlate the areas with the numbers. ***Provide these calculations and identify the areas.***

5) All signage, including flags, flagpoles, outline or strip lighting is subject to independent review by the Building and Codes Department. All signage must conform to the Sign Ordinance and require separate sign permits. ***Informational comment***

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

1. Correct misspellings in Standard Note #1, 3, and 5.
2. Provide the location and description of temporary signage, construction trailers, construction materials and equipment storage area(s), and construction employee and visitor parking.

3. Will the underground detention system be constructed prior to the grading of the site? Provide a construction phasing and implementation plan indicating the proposed progression of work from initial activities to completion.
4. Provide site access restriction elements such as temporary fences. Provide a temporary construction debris and waste management location.
5. Applicant Response in regards to Snout System: *As stated in the Stormwater Management Plan (SMP), we understand that the Snout System is not an approved means of removing pollutants in the City of Murfreesboro (please refer to the SMP for a description of the multi-faceted strategy for pollutant removal that meets the city's regulations). However, it is our opinion that the use of the Snout system in each inlet is important (from a maintenance perspective) to remove sediment before stormwater enters into the underground detention system. This opinion is corroborated by conversations with Robert Haley (Murfreesboro Stormwater Program).* ***To be discussed with Katie Noel and applicant.***

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

1. Revise the landscape plan to provide the required 10ft wide type A buffer where property zoned CH is adjacent to property zoned Park. The option 2 required a broad growing evergreen tree on 10ft centers. Please revise the buffer design accordingly.
2. Please show any proposed parking lot lighting on the landscape plan and resolve any conflicts between proposed light locations and required landscape locations. Light pole locations inside of the landscape islands are in conflict with the required trees. Please shift the light poles out of the landscape islands.
3. How is the area under the three Yoshino Cherry Trees in the eastern planting yard treated?
4. Revise the irrigation coverage plan to cover all proposed plant materials. Irrigation appears to be missing from the landscape islands adjacent to the building and the first island Westernmost island in the center row of parking.

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

1. No comments.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Please contact Joshua Seng directly at (615)-898-6738 or Josh.Seng@mtemc.com for MTEMC comments
2. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format
3. Show existing electric.
4. Show proposed MED electric design.
5. 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
6. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

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

    Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
5. MWRD must receive contract prior to approving the plans.

6. 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.
7. All canopy trees must be located 10' minimum from all public water/sewer main(s).
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 an on-site utility plan, showing water and/or sewer service sizes, the desired number and size of meter(s), and any irrigation meters that are required or requested by the owner.
10. Submit a copy of the final Photometric Plan to MWRD.
11. Submit a copy of the final Landscaping/Planting Plan to MWRD.
12. Submit a copy of the final Grading & Drainage Plan to MWRD.
13. Submit a copy of the final Electric Utility Plan to MWRD.
14. ADD NOTE: A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
15. ADD NOTE: The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWRD for review and approval.
16. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. Contact MWRD at 615/848-3200 for details.
17. 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.
18. ADD NOTE: Existing sanitary sewer services that are not utilized with this project must be exposed at the mainline and capped at the wye or removed from the manhole. The manhole then must be sealed and tested. The mainline must be videoed afterwards.
19. Show MWRD clear space detail for meter vaults and easements.
20. Water & sewer easements shall be exclusive to water & sewer only; other parallel utilities must be outside easement.
21. 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 X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.
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

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

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

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

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

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

1. All signage, including flags, flagpoles, outline or strip lighting is subject to independent review by the Building and Codes Department. All signage must conform to the Sign Ordinance and require separate sign permits.
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.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Please contact Joshua Seng directly at (615)-898-6738 or Josh.Seng@mtemc.com for MTEMC comments.
2. Developer must sign the developer acknowledgement form prior to MED beginning construction.
3. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

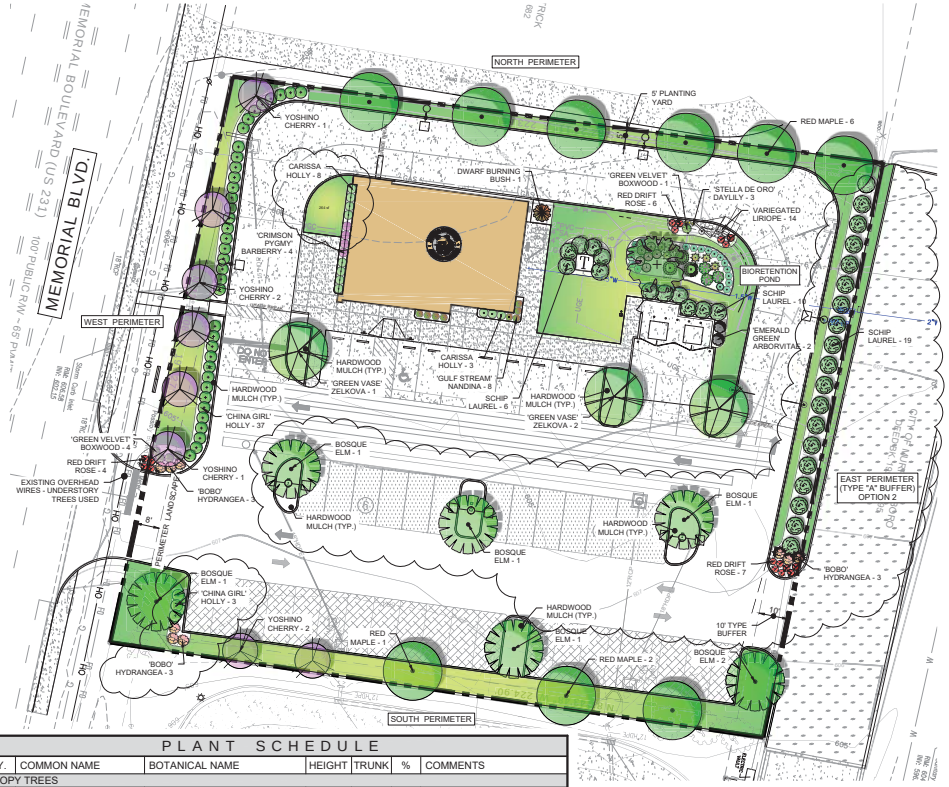
1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building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

KITA designs
Beauty | Economy | Sustainability

Kevin Reff, RLA
KITA Sustainable Designs, LLC
2161 Masters Drive
Springfield, TN. 37172
(615) 468 - 1222 Ofc.
(615) 894 - 7333 Cell.
kevin@kitadesign.biz

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.)

ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE CITY OF MURFREESBORO, FOR REVIEW AND APPROVED PRIOR TO PLANTING. CONTACT BRAD BARBEE AT (615) 893-6441



PANDA EXPRESS LANDSCAPE NOTES:

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA SUSTAINABLE DESIGNS, LLC (615) 468-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. STABILIZE ALL DISTURBED AREAS WITH SOD. PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED. ROLL ALL SOD AFTER PLACING.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.
   A. SAND SHALL BE CLEAN MASONRY SAND.
   B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
   C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD MULCH (RED COLOR) INSTALLED OVER PERMEABLE WEED BARRIER.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE. IRRIGATION TO BE DESIGN-BUILD BY THE G.C.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
18. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
19. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
20. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
21. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
22. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
    PLANTING DATES
    SPRING: MARCH 15 - APRIL 15
    FALL: OCTOBER 1 - NOVEMBER 30
23. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
24. GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND TURF AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.
25. CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE DESIGN-BUILD BY G.C.
26. IRRIGATION TO HAVE A SEPARATE METER.
27. PLANT MATERIAL SHALL BE APPROPRIATE FOR THE APPLICABLE USDA PLANT HARDINESS ZONE.
28. SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED.
29. LANDSCAPE CONTRACTOR TO MAINTAIN LANDSCAPING FOR 60 DAYS AFTER TURNOVER. MAINTENANCE SHALL INCLUDE MOWING, EDGING AND TRIMMING SHRUBS.

LANDSCAPE BED NOTES:

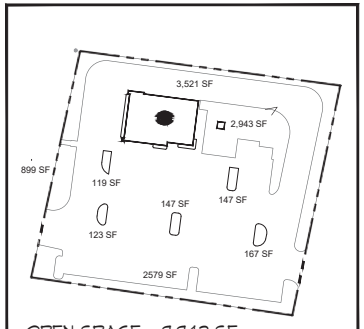
1. ALL LANDSCAPE BEDS SHOULD BE PREPARED 3" BELOW GRADE PRIOR TO START.
2. APPLY PRE-EMERGENT TO ALL LANDSCAPE BEDS AS SUGGESTED PER MANUFACTURER'S SPECIFICATIONS. (SEE NOTE #8).
3. APPLY PERMEABLE WEED BARRIER TO ALL LANDSCAPE BEDS.
4. INSTALL SHREDDED HARDWOOD MUCH (RED COLOR) APPROXIMATELY 3" DEEP IN ALL LANDSCAPE BEDS OVER WEED BARRIER.

LANDSCAPE CALCULATIONS

TOTAL SITE ACREAGE:	44,434 SF	(1.02 AC)
ZONED:		CH
	REQUIRED	PROVIDED
STREET FRONTAGE:		
MEMORIAL BLVD: (166')		
TREES: (1 PER 40')	4.2	5
SHRUBS: (1 PER 5')	33.2	37
PARKING SPACES:	-	46
1 TREE AT THE END OF EACH PARKING BAY	YES	YES
1 TREE / 15 SPACES:	3	3
NORTH PERIMETER: (223')		
TREES: (1 PER 40')	5.6	6
EAST PERIMETER: (207')		
TYPE "A" BUFFER - OPTION 2		
ROW OF BROAD EVERGREEN SHRUBS	YES	YES
SOUTH PERIMETER: (225')		
TREES: (1 PER 40')	5.6	6
WEST PERIMETER: (166') (MEMORIAL)		
CANOPY TREES: (1 PER 40')	4.2	1
OR/AND		
UNDERSTORY TREES: (1 PER 25')	6.6	6
ADDITIONAL REQUIREMENTS:		
SCREEN UTILITIES:	YES	YES
SCREEN DUMPSTER:	YES	YES
TOTAL TREES:		32
TREES: 10% MIN. - 4" CAL.	3.2	3
TREES: 15% MIN. - 3" CAL.	4.8	5
FOUNDATION PLANTINGS:	YES	YES

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	%	COMMENTS
CANOPY TREES						
1	Black Gum	Nyssa sylvatica	10' - 12'	2.5" Cal.	3.7%	5' CLEAR TRUNK, FULL CANOPY
6	Bosque Elm	Ulmus parvifolia 'Bosque'	10' - 12'	2.5" Cal.	22.2%	5' CLEAR TRUNK, FULL CANOPY
3	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	10' - 12'	2.5" Cal.	11.1%	5' CLEAR TRUNK, FULL CANOPY
0	Nuttall Oak	Quercus texana	10' - 12'	2.5" Cal.	0.0%	5' CLEAR TRUNK, FULL CANOPY, SINGLE STRAIGHT CENTRAL LEADER
3	Red Maple	Acer rubrum	14' - 16'	4" Cal.	11.1%	5' CLEAR TRUNK, FULL CANOPY, SINGLE STRAIGHT CENTRAL LEADER
5	Red Maple	Acer rubrum	12' - 14'	3" Cal.	18.5%	5' CLEAR TRUNK, FULL CANOPY, SINGLE STRAIGHT CENTRAL LEADER
2	Red Maple	Acer rubrum	10' - 12'	2.5" Cal.	7.4%	5' CLEAR TRUNK, FULL CANOPY, SINGLE STRAIGHT CENTRAL LEADER
19	TOTAL - CANOPY TREES				70.4%	
ORNAMENTAL TREES						
8	Yoshino Cherry	Prunus x yedoensis	8' - 10'	1.5" Cal.	29.6%	
8	TOTAL - UNDERSTORY TREES				29.6%	
27	TOTAL - ALL TREES				100%	
SHRUBS						
3	'Black Knight' Butterfly Bush	Buddleja davidii 'Black Knigh'	30" Min.		3.5' o.c.	Container
9	'Bobo' Hydrangea	Hydrangea paniculata 'ILVOBO'	18" Min.			Container
11	Carissa Holly	Ilex cornuta 'Carissa'	18" Min.			Container
3	Compact Inkberry Holly	Ilex glabra 'Compacta'	18" Min.		3' o.c.	Container
40	China Girl Holly	Ilex x meserveae 'Mesog'	24" Min.			Container
4	'Crimson Pygmy' Jap. Barberry	Berberis thunbergii 'Crimson Pygmy'	12" Min.			Container
1	Dwarf Burning Bush	Euonymus alatus 'Compactus'	24" Min.			Container
2	'Emerald Green' Arborvitae	Thuja occidentalis 'Smaragd'	6' - 7'			Full to ground, well formed
5	'Green Velvet' Boxwood	Buxus 'Green Velvet'	24" Min.			Container
8	'Gulf Stream' Nandina	Nandina domestica 'Gulf Stream'	12" Min.			Container - Full
6	'Little Henry' Virginia Sweetspire	Itea virginica 'Little Henry'	18" Min.		4' o.c.	Container
31	Schip Laurel	Prunus laurocerasus 'Schipkaensis'	36" Min.		4' o.c.	Container - use larger shrubs around transformer.
97	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
6	Joe Pye Weed	Eupatorium purpureum		1 Gal.	24" o.c.	
18	Little Bluestem	Schizachyrium scoparium		1 Gal.	24" o.c.	
17	Red Drift Rose	Rosa 'Meigalpio'		3 Gal.		
6	Stella De Oro Daylily	Hemerocallis x 'Stella de Oro'		1 Gal.		
28	Variegated Liriope	Liriope muscari 'Variegata'		1 Gal.		
TURF/MULCH						
	Shredded hardwood mulch					Red colored mulch
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				
NOTES:						
ALL OTHER AREAS	1. ALL CANOPY TREES - 5' CLEAR TRUNK, FULL CANOPY, SINGLE STRAIGHT CENTRAL LEADER 2. ALL ORNAMENTAL TREES - 4' CLEAR TRUNK, FULL CANOPY					



AREAS 200 SF AND SMALLER NOT INCLUDED IN OVERALL AREA.

Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

	ACC PRELIM REVIEW	07-16-20
	CITY REVIEW	08-13-20
	CITY COMMENTS	09-02-20

DRAWN BY: PTD

PANDA PROJECT #: - S8-20-D7906
PANDA STORE #: - D7906
ARCH PROJECT #: - XXXX-XXX

Kevin J. Reff
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Civil Engineering Services
Engineering, Land Planning and Environmental
7705 Spicer Farm Lane
Fairview, Tennessee 37062
Phone: (615) 533-0401
e-mail: ray@civilengineeringservices.net

PANDA EXPRESS
2122 MEMORIAL BOULEVARD
MURFREESBORO, TN. 37129

TRUE WARM & WELCOME 2300-2020

LANDSCAPE PLAN

L01.0

EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

01-<>19

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
BRK-1	ACME KING SIZE THIN BRICK	829815 BLEND PEP030	DOVE GRAY	VELOUR	MORTAR COLOR: TBD
BRK-2	ACME MODULAR THIN BRICK	830155 BLEND DTP602	MOCHA IRONSPOT	VELOUR	MORTAR COLOR: TBD
BRK-3	ACME MODULAR THIN BRICK	-	OBSIDIAN	VELOUR	MORTAR COLOR: TBD
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	UNDERSIDE OF SOFFIT
ST-1S	CORONADO STONE PRODUCTS	900 SERIES	#2 GREY	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE VINTAGEWOOD AWP 3030	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: PUTTY
FCP-1	NICHIHA		CEDAR	-	FIBEROUS CEMENT BOARD PANEL
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

WINDOW SCHEDULE

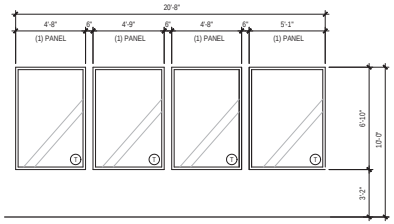
INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

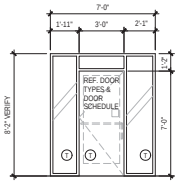
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	20'-8" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
B	26'-9 1/2" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
C	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
D	5'-11"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
E	7'-3 3/4"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN), ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-6307

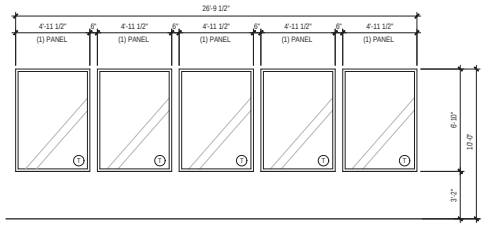
NOTES

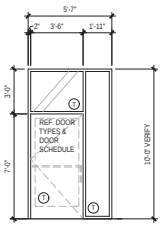
1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%
2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER 0F BUILDING CODE.

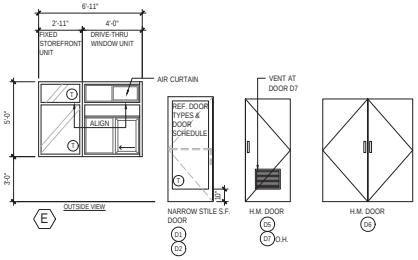
T TEMPERED GLASS





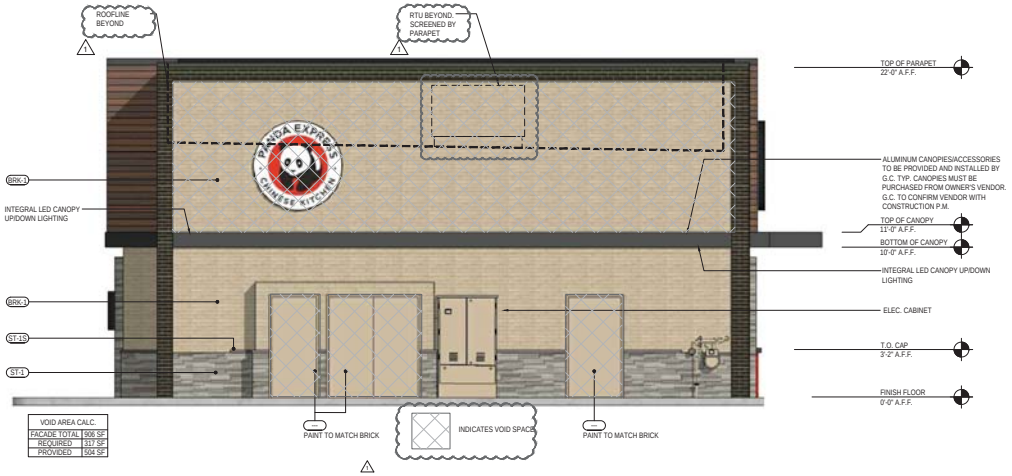






WINDOW AND DOOR ELEVATIONS 3

Scale= NTS A-200



VOID AREA CALC.	
FACADE TOTAL	906 SF
REQUIRED	317 SF
PROVIDED	504 SF

REAR ELEVATION (EAST) 2

Scale= 1/4" = 1'-0" A-200

VOID AREA CALC.	
FACADE TOTAL	978 SF
REQUIRED	342 SF
PROVIDED	493 SF

FRONT ELEVATION (WEST) 1

Scale= 1/4" = 1'-0" A-200

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY COMMENTS	09/02/20

ISSUE DATE:

DRAWN BY: -

PANDA PROJECT #: D7906
PANDA STORE #: -
ARCH PROJECT #: 261-280

idGROUP

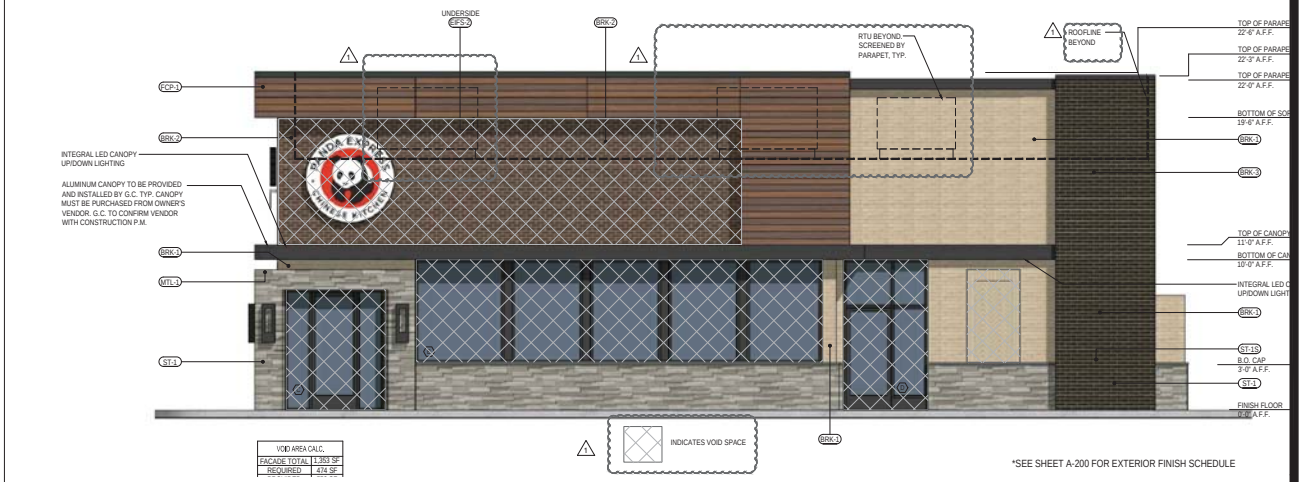
PANDA EXPRESS

TRUE WARM & WELCOME
MEMORIAL BLVD. & LT. PATRICK MCBRIDE DR.
MURFREESBORO, TN

A-200

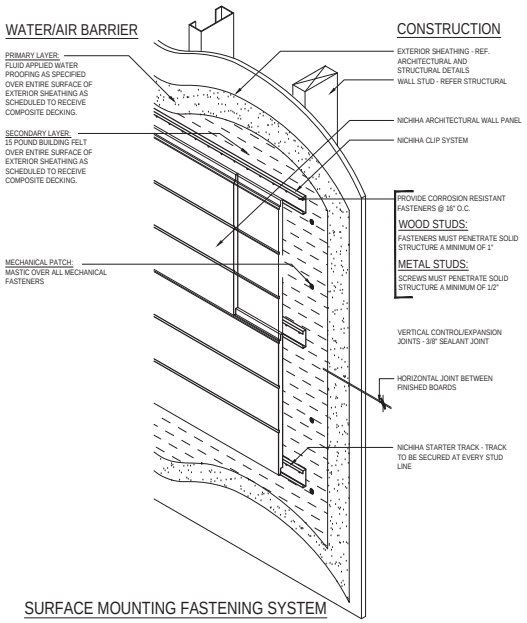
EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R2



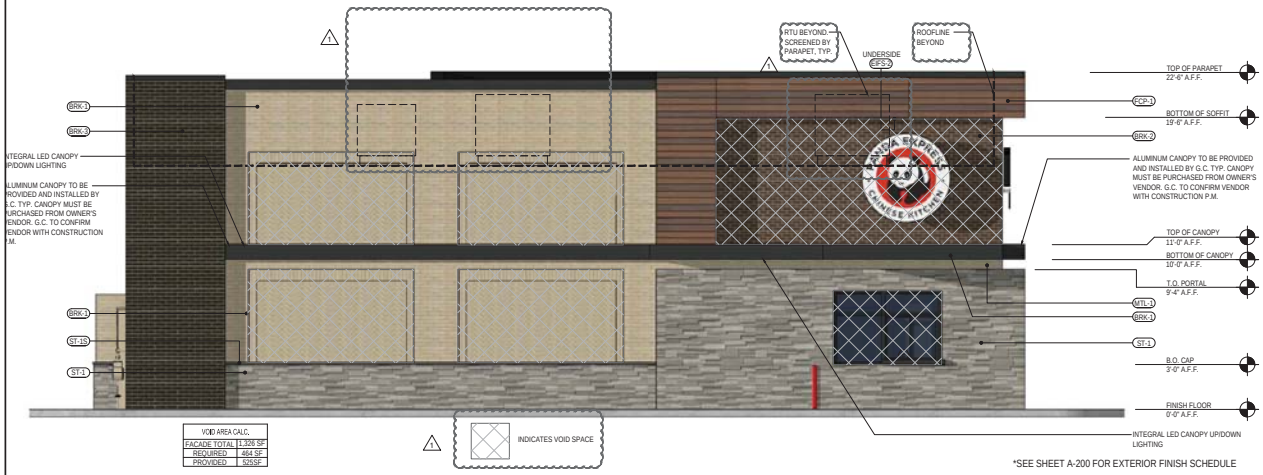
ENTRY SIDE (SOUTH) 2

Scale= 1/4" = 1'-0" A-201



NICHIHA PANEL FASTENING & WATER PROOFING 3

Scale= 1 1/2" = 1'-0" A-201



DRIVE-THRU SIDE (NORTH) 1

Scale= 1/4" = 1'-0" A-201

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY COMMENTS	09/02/20

ISSUE DATE:

DRAWN BY: -

PANDA PROJECT #: D7906

PANDA STORE #: -

ARCH PROJECT #: 261-280

idGROUP

PANDA EXPRESS

TRUE WARM & WELCOME
MEMORIAL BLVD. & LT. PATRICK MCBRIDE DR.
MURFREESBORO, TN

A-201

EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R2

FRONT PERSPECTIVE 2

NOT TO SCALE A-202

BACK PERSPECTIVE 1

NOT TO SCALE A-202

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	CITY COMMENTS	09/02/20

ISSUE DATE:

DRAWN BY: -

PANDA PROJECT #: D7906

PANDA STORE #: -

ARCH PROJECT #: 261-280

idGROUP

PANDA EXPRESS

TRUE WARM & WELCOME
MEMORIAL BLVD. & LT. PATRICK MCBRIDE DR.
MURFREESBORO, TN

A-202

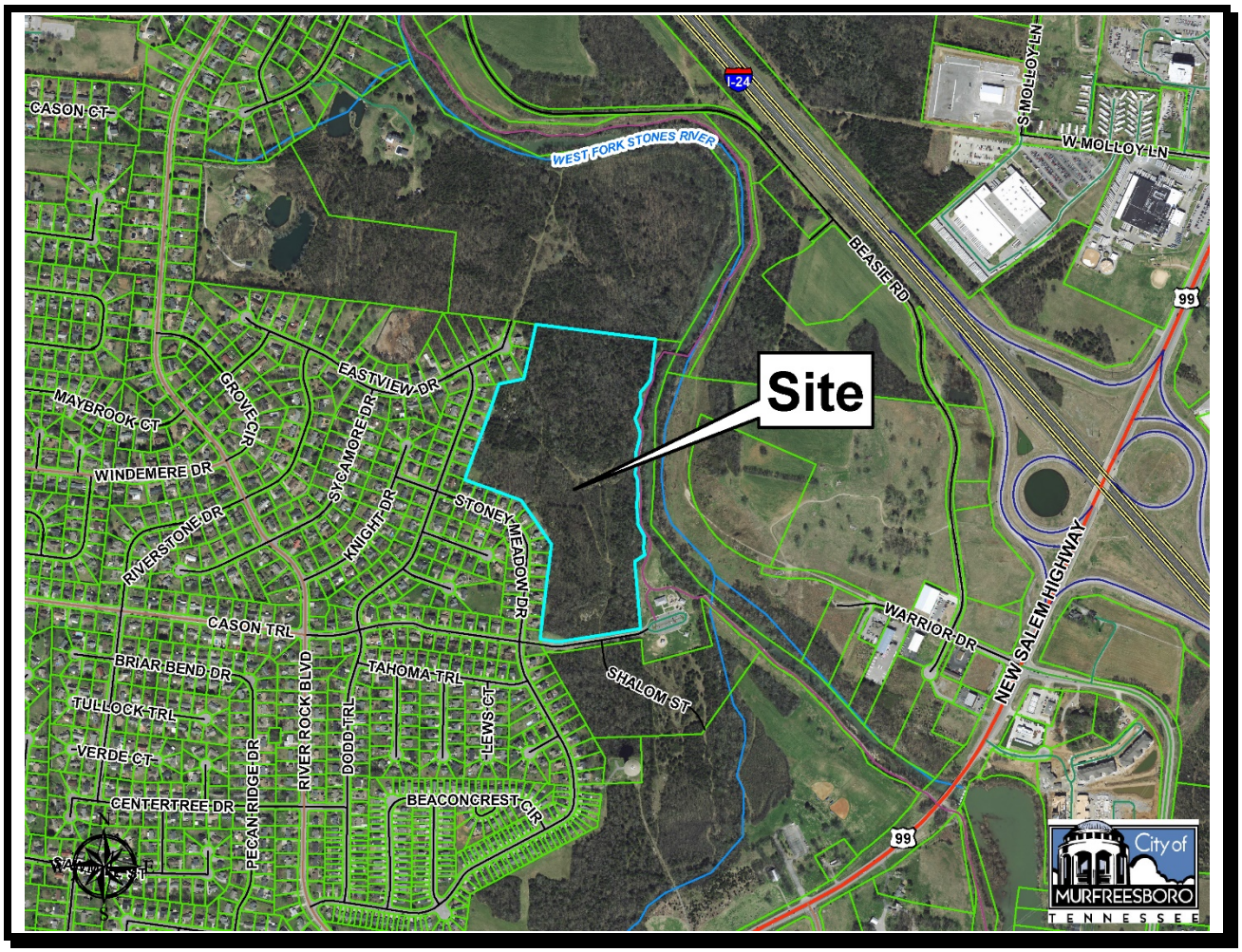
EXTERIOR
PERSPECTIVES

TRUE WARM & WELCOME 2300 R2

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: JAFAR WARE

6.a. Hidden River Estates, Section 1 [2020-1016] preliminary plat for 1 lot on 12.4 acres zoned PUD located along Cason Trail, Hidden River Holding Company, LLC developer.

This is the preliminary plat review for 1 lot on 12.4 acres zoned PUD. The purpose of this plat is to create a 1-lot residential subdivision. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



Staff Comments

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

1. 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. No Comments.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.893.5514, josh.seng@mtemc.com

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

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Sewer easements must be a minimum of 30 feet wide.
2. Water and sewer are minimum 35 feet wide.
3. Sewer deeper than 12 feet will require 45 feet with water.
4. Show gang meter vault clear easements.
5. Submit sewer master plan for review.
6. Sewer alignment may need to change.
7. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
8. Resubmit two sets of plans to MWRD for the review of the water and sewer.
9. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
10. MWRD must receive contract and surety prior to signing the plat.
11. 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.
12. All canopy trees must be located 10' minimum from all public water/sewer main(s).
13. 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
14. Submit an on-site utility plan, showing water and/or sewer service sizes, the desired number and size of meter(s), and any irrigation meters that are required or requested by the owner.
15. Submit a copy of the final Photometric Plan to MWRD.
16. Submit a copy of the final Landscaping/Planting Plan to MWRD.
17. Submit a copy of the final Grading & Drainage Plan to MWRD.
18. Submit a copy of the final Electric Utility Plan to MWRD.
19. 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.
20. 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.
21. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. Contact MWRD at 615/848-3200 for details.
22. 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.

23. Show MWRD clear space detail for meter vaults and easements.
24. Contact MWRD to confirm compliance with the sewer allocation ordinance.

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

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

1. Construction plans require approval of engineering staff separate from the planning commission review. A PFD of construction plans should be sent to the engineering point of contact for review.
2. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
3. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
4. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
5. Prior to the land disturbance permit being issued, a long term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department

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

1. No Comments.

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

1. No Comments.

Signage (Building and Codes)
Teresa Stevens, 615.893.1403, tstevens@murfreesborotn.gov
1. No Comments.

Consolidated Utility District
Brandon Hunter, 615.225.3311, bhunter@cudrc.com
William Steele, 615.663.1441, wsteele@cudrc.com
1. No Comments.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.893.5514, josh.seng@mtemc.com
1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

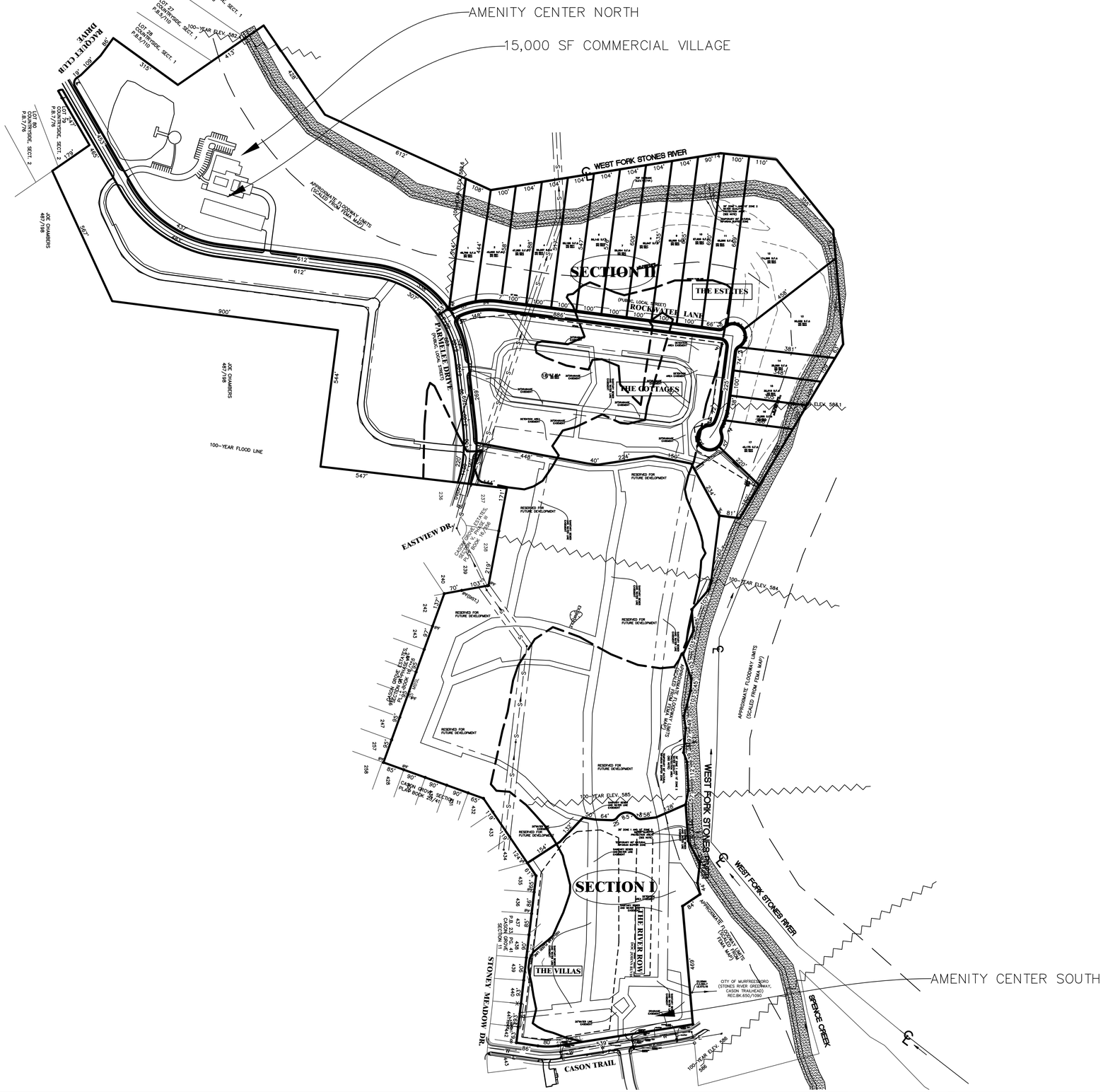
Murfreesboro Fire and Rescue Department
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov
1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

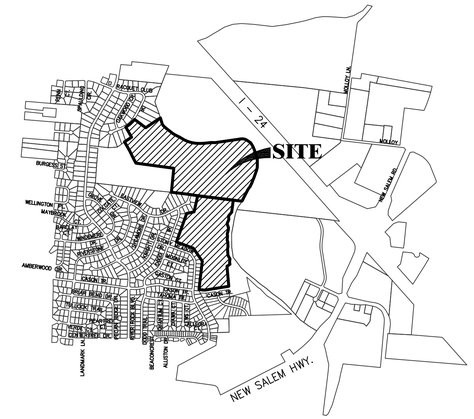
Murfreesboro Water Resources Department
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov
1. No Comments.

WQPA NOTE: THIS AREA IS DESIGNATED AS A WATER QUALITY PROTECTION AREA. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF THE SOIL AND/OR NATIVE VEGETATION, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF MURFREESBORO WATER RESOURCES DEPARTMENT OR 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 27½.

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

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





LEGEND

- 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
- —100— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- —E—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

NOTES:

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

ZONING: PUD
FRONT SETBACK: AS SHOWN IN PUD BOOKLET
SIDE SETBACK: AS SHOWN IN PUD BOOKLET
REAR SETBACK: AS SHOWN IN PUD BOOKLET

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

N
W MAGNETIC E
S

200' 0 200'

OWNER/DEVELOPER: HIDDEN RIVER HOLDING COMPANY, LLC
ADDRESS: 6 PUBLIC SQUARE
MURFREESBORO, TN 37129
TAX MAP: 101 PART OF PARCEL: 3.11
FLOOD MAP PANEL: 470168 0260 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007

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

#	DATE	REVISION DESCRIPTION
1	08/31/20	ADDRESSED CITY STAFF COMMENTS

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

FOR REVIEW ONLY.

NOT FOR CONSTRUCTION.

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

MASTER PLAN
PRELIMINARY PLAT - SECTION I

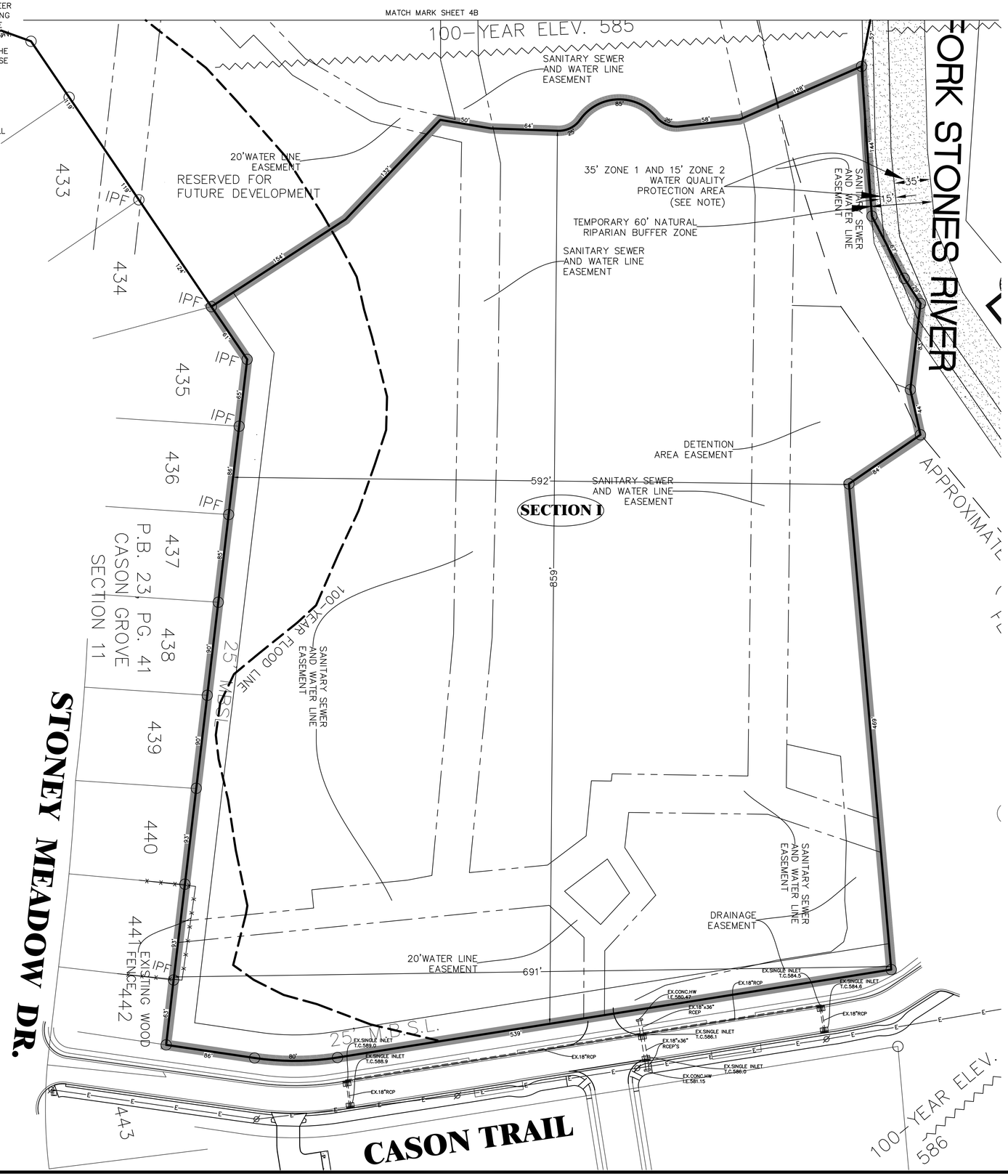
HIDDEN RIVER ESTATES

MURFREESBORO - RUTHERFORD COUNTY - TN

DATE: JULY, 2020 | SCALE 1"=200' | SH. 1 OF 7

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

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



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.

OWNER/DEVELOPER: HIDDEN RIVER HOLDING COMPANY, LLC
ADDRESS: 6 PUBLIC SQUARE
MURFREESBORO, TN 37129
TAX MAP: 101 PART OF PARCEL: 3.11
FLOOD MAP PANEL: 47016B 0260 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007

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

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE SECTION I AND EASEMENTS SHOWN.

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

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

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

LEGEND

- 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
- Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- —E—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

N
W MAGNETIC E
S

50' 0 50'

SECTION I – 12.42 ACRES±

THE VILLAS
ZONING: PUD
FRONT SETBACK: 25'
SIDE SETBACK: 5'
REAR SETBACK: 20'

RIVER ROW
ZONING: PUD
FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 20'

NOTES:

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

#	DATE	REVISION DESCRIPTION
1	08/31/20	ADDRESSED CITY STAFF COMMENTS

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

FOR REVIEW ONLY.

NOT FOR CONSTRUCTION.

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

PRELIMINARY PLAT – LAYOUT PLAN
SECTION I

HIDDEN RIVER ESTATES

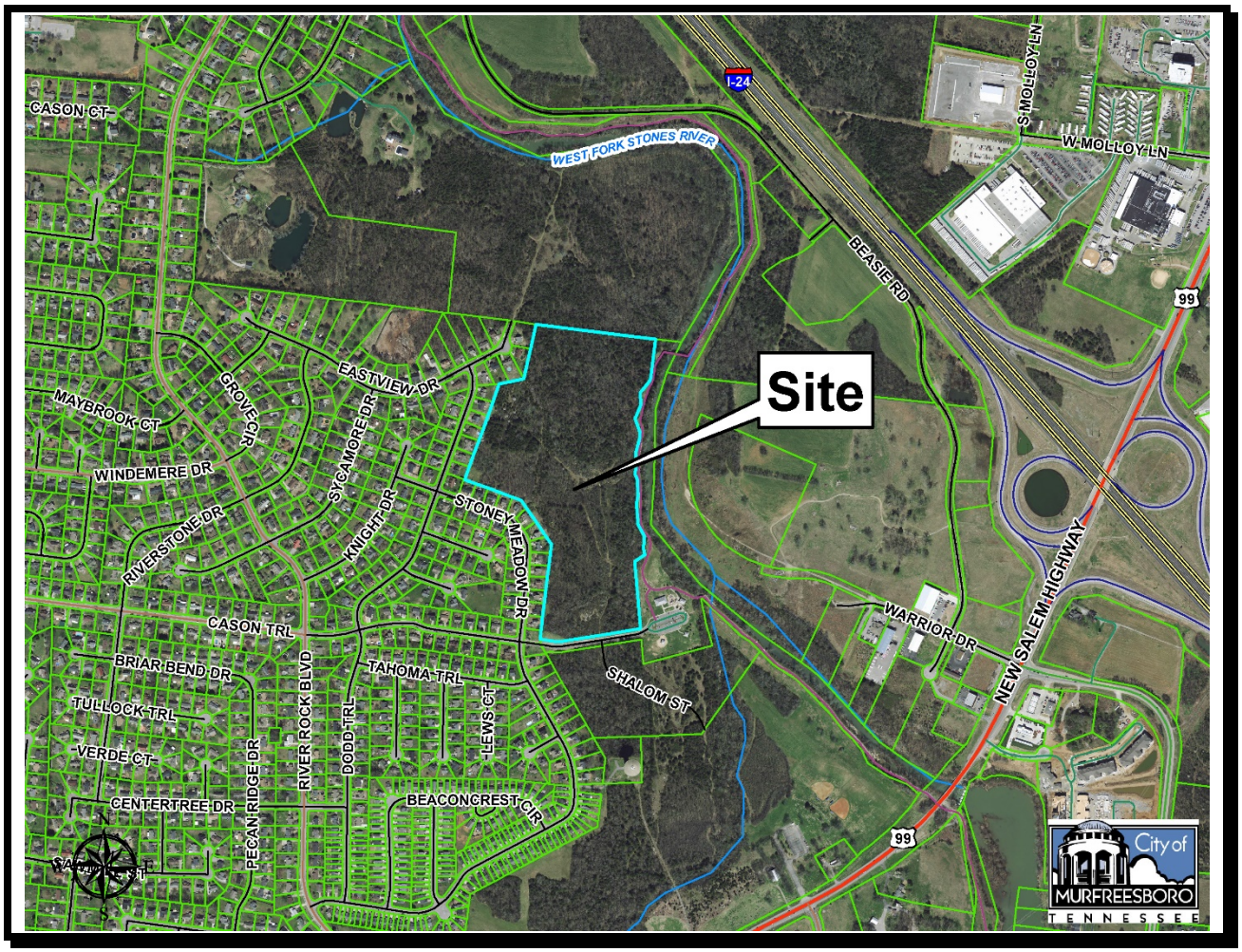
MURFREESBORO – RUTHERFORD COUNTY – TN

DATE: JULY, 2020 | SCALE 1"=50' | SH. 5 OF 7

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: JAFAR WARE

6.b. Hidden River Estates, Section 1 [2020-1017] preliminary plat for 18 lots on 39.6 acres zoned PUD located along Eastview Drive, Hidden River Holding Company, LLC developer.

This is the preliminary plat review for 18 lots on 39.6 acres zoned PUD. The purpose of this plat is to create an 18-lot residential subdivision. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



Staff Comments

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

1. No Comments.

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

1. Show locations of all street signs.
2. Any work taking place in the floodway will required a no rise certification.
3. Sidewalks will be required on both sides of Eastview Drive.
4. Consider making sidewalks thought the development 5' wide. All sidewalk in areas where there are not residential lots with driveways need to be 5' wide. To eliminate confusion, it would be cleaner to be 5' wide on all public streets.
5. Headwalls entering the pond should be energy dissipating and have turf matting to reduce erosion at the pond inlets.
6. Show how any trail or sidewalk to get kayakers to the riverbank. The trail currently stops at the WQPA which is 50' from the river.
7. Show the limits of disturbance and clearing.

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.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.893.5514, josh.seng@mtemc.com

1. Submit preliminary construction, landscaping, photometric, signage, and traffic signal plans in digital AutoCAD and pdf format.
2. Show existing electric.
3. Show proposed MED electric design.
4. Provide an Electric easement for Electric not in public right of way (ROW)
    a. Overhead – 40ft. 20ft either side of nearest power pole

    b. Down Guys – 5ft x 30ft
    c. Underground – 15ft x total underground trench length
5. Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

1. The existing sewer mainline must be upsized and possibly relocated prior to approval of this project.
2. Sewer easements must be a minimum of 30 feet wide.
3. Water and sewer are minimum 35 feet wide.
4. Sewer deeper than 12 feet will require 45 feet with water.
5. Submit sewer master plan for review.
6. Sewer alignment may need to change.
7. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
8. Resubmit two sets of plans to MWRD for the review of the water and sewer.
9. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
10. MWRD must receive contract and surety prior to signing the plat.
11. 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.
12. All canopy trees must be located 10' minimum from all public water/sewer main(s).
13. 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
14. Submit an on-site utility plan, showing water and/or sewer service sizes, the desired number and size of meter(s), and any irrigation meters that are required or requested by the owner.
15. Submit a copy of the final Photometric Plan to MWRD.
16. Submit a copy of the final Landscaping/Planting Plan to MWRD.
17. Submit a copy of the final Grading & Drainage Plan to MWRD.
18. Submit a copy of the final Electric Utility Plan to MWRD.
19. 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.

20. 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.
21. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. Contact MWRD at 615/848-3200 for details.
22. 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.
23. Contact MWRD to confirm compliance with the sewer allocation ordinance.
24. Show driveway locations.

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

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

1. Construction plans require approval of engineering staff separate from the planning commission review. A PFD of construction plans should be sent to the engineering point of contact for review.
2. A State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided prior the city issuing a Land Disturbance Permit.
3. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.

4. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
5. Prior to the land disturbance permit being issued, a long term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

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

1. No Comments.

Middle Tennessee Electric Membership Corporation
Josh Seng, 615.893.5514, josh.seng@mtemc.com

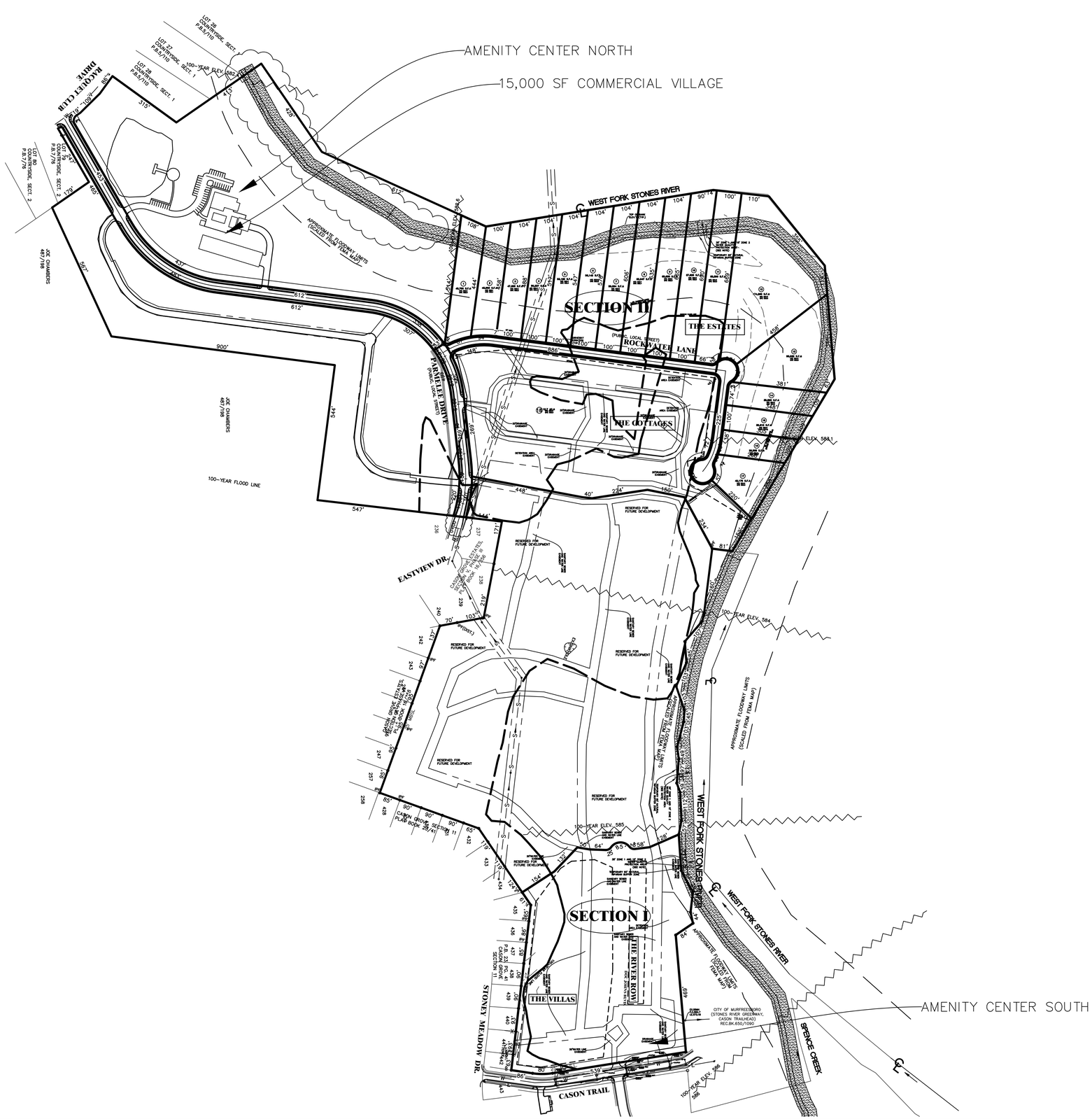
1. Developer must sign the developer acknowledgement form prior to MED beginning construction.
2. General contractor and all sub-contractors must adhere to MED's Standard Operating Procedures for New Construction.

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

1. Please contact Fire Marshal Carl Peas directly at (615)-893-1422 or cpeas@murfreesborotn.gov for MFRD comments.

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

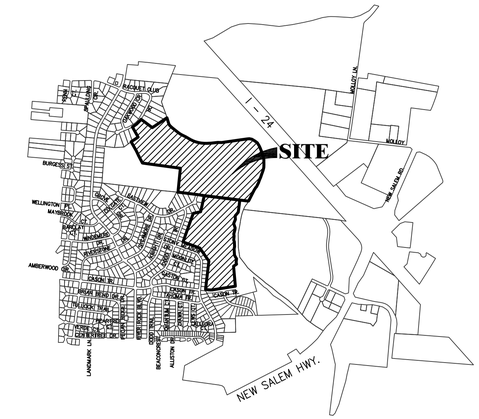
1. No Comments.



WQPA NOTE: THIS AREA IS DESIGNATED AS A WATER QUALITY PROTECTION AREA. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF THE SOIL AND/OR NATIVE VEGETATION, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF MURFREESBORO WATER RESOURCES DEPARTMENT OR 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. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS (OR ANYTHING ASSOCIATED WITH THESE PLANS, E.G. CUT SHEETS) AND THE FIELD CONDITIONS FOUND PRIOR TO OR DURING CONSTRUCTION.

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



LEGEND

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

NOTES:

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

ZONING: PUD
FRONT SETBACK: AS SHOWN IN PUD BOOKLET
SIDE SETBACK: AS SHOWN IN PUD BOOKLET
REAR SETBACK: AS SHOWN IN PUD BOOKLET

LEGEND FOR MONUMENTS
- *IPS IRON PIN SET*
- *IPF IRON PIN FND.*
- *RAILROAD SPIKE*
- *FENCE*
- *SURVEY POINT*
- *NAIL*
- *CONC. MARKER FND.*

N
W MAGNETIC E
S

200' 0 200'

OWNER/DEVELOPER: HIDDEN RIVER HOLDING COMPANY, LLC
ADDRESS: 6 PUBLIC SQUARE
MURFREESBORO, TN 37129
TAX MAP: 101 PART OF PARCEL: 3.11
FLOOD MAP PANEL: 470168 0260 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007

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

#	DATE	REVISION DESCRIPTION
1	08/31/20	ADDRESSED CITY STAFF COMMENTS

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

FOR REVIEW ONLY.

NOT FOR CONSTRUCTION.

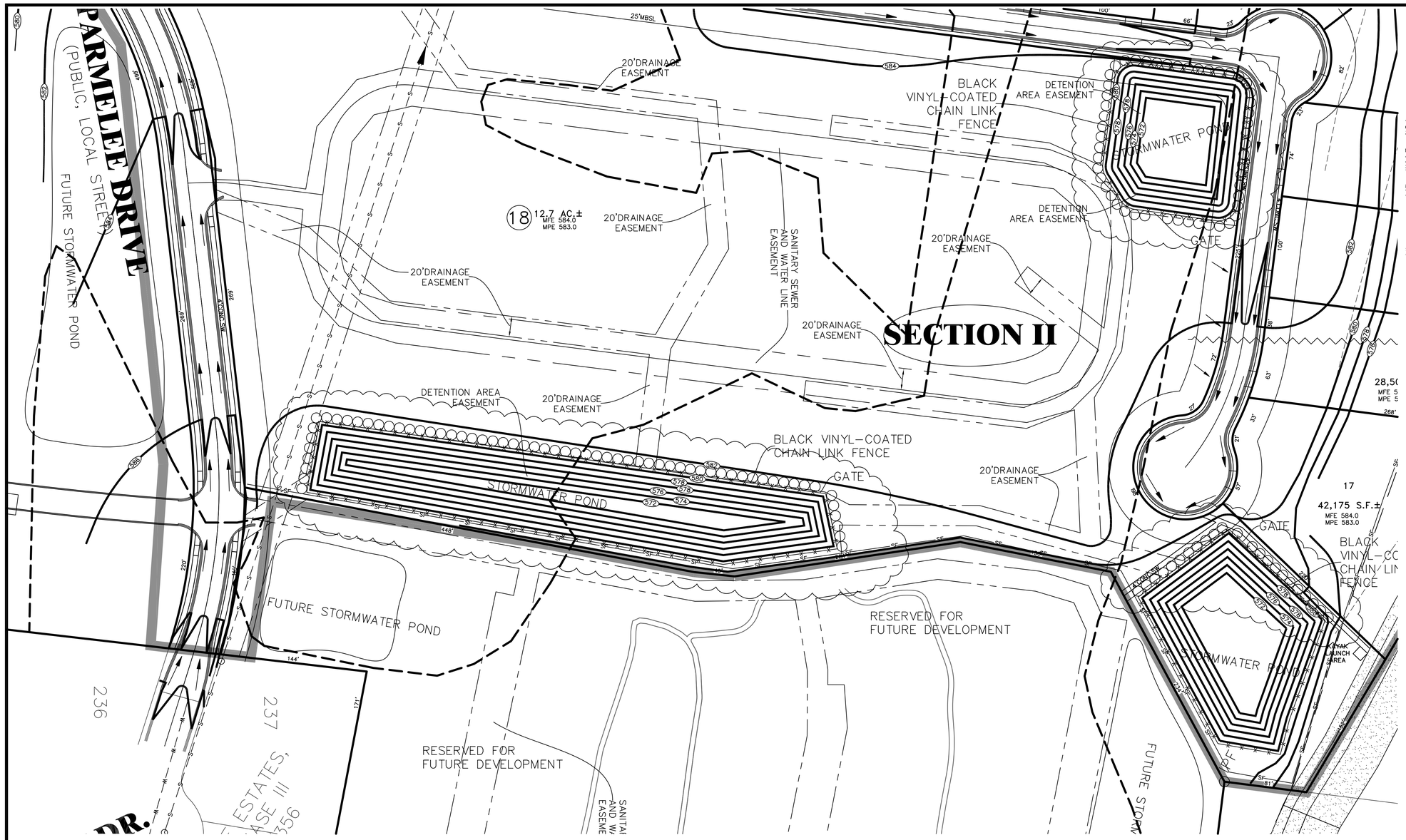
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

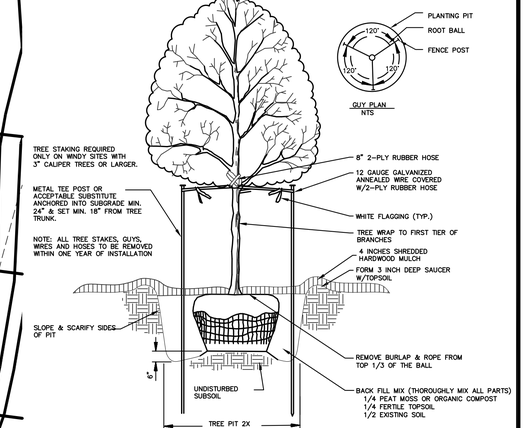
MASTER PLAN
PRELIMINARY PLAT - SECTION II

HIDDEN RIVER ESTATES

MURFREESBORO - RUTHERFORD COUNTY - TN

DATE: JULY, 2020 | *SCALE 1"=200'* | *SH. 1 OF 11*





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

TREE PLANTING DETAIL

NTS

PLANTING NOTES

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

GENERAL NOTES

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

WQPA NOTE: THIS AREA IS DESIGNATED AS A WATER QUALITY PROTECTION AREA. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF THE SOIL AND/OR NATIVE VEGETATION, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF MURFREESBORO WATER RESOURCES DEPARTMENT OR 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 7/2.

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

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

NOTES:

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

PLANT MATERIAL LIST

SHRUBS & TREES							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOT	
136	JV	Juniperus virginiana	Eastern Red Cedar		6'tall at planting		Evergreen Tree

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
- Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- —E— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

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

N
W MAGNETIC E
S

50' 0 50'

SECTION II – 39.61 ACRES±

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE SECTION II AND TO SHOW THE PROPOSED PUBLIC RIGHT-OF-WAYS, PRIVATE ROADWAYS, EASEMENTS, AND OTHER INFRASTRUCTURE SHOWN.

OWNER/DEVELOPER: HIDDEN RIVER HOLDING COMPANY, LLC
ADDRESS: 6 PUBLIC SQUARE
MURFREESBORO, TN 37129
TAX MAP: 101 PART OF PARCEL: 3.11
FLOOD MAP PANEL: 470168 0260 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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	08/31/20	ADDRESSED CITY STAFF COMMENTS

FOR REVIEW ONLY.

NOT FOR CONSTRUCTION.

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

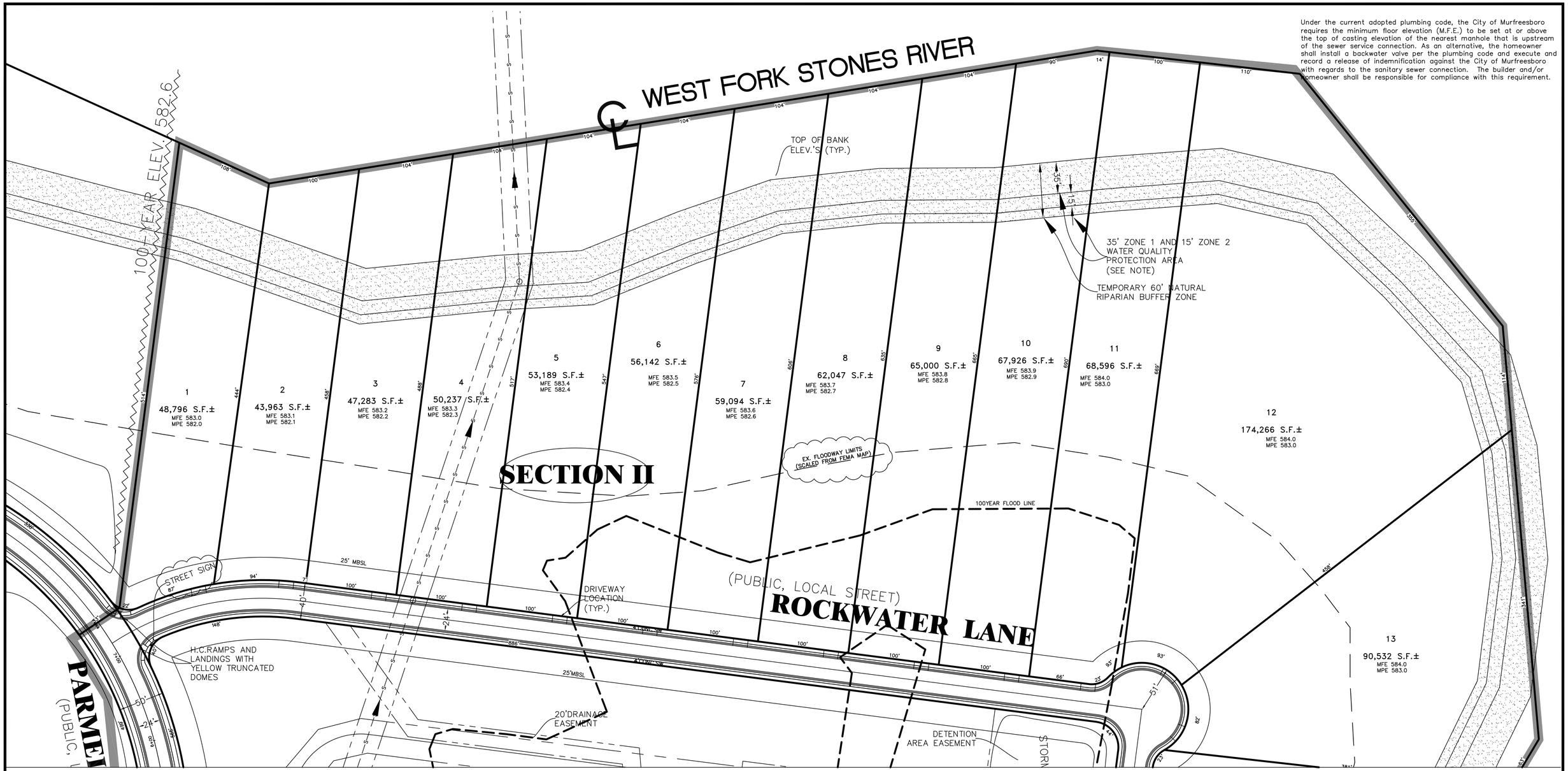
PRELIMINARY PLAT – POND LANDSCAPING
SECTION II

HIDDEN RIVER ESTATES

MURFREESBORO – RUTHERFORD COUNTY – TN

DATE: JULY, 2020 | SCALE 1"=50' | SH. 7B OF 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 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.



MATCH MARK SHEET 9

LEGEND

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

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

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

NOTES:

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

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

THE COTTAGES
ZONING: PUD
FRONT SETBACK: 25'
SIDE SETBACK: 5'
REAR SETBACK: 20'

THE ESTATES
ZONING: PUD
FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: NA (FLOODWAY)

N
W MAGNETIC E
S

50' 0 50'
SECTION II – 39.61 ACRES±

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE SECTION II AND TO SHOW THE PROPOSED PUBLIC RIGHT-OF-WAYS, PRIVATE ROADWAYS, AND EASEMENTS SHOWN.

OWNER/DEVELOPER: HIDDEN RIVER HOLDING COMPANY, LLC
ADDRESS: 6 PUBLIC SQUARE
MURFREESBORO, TN 37129
TAX MAP: 101 PART OF PARCEL: 3.11
FLOOD MAP PANEL: 470168 0260 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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	08/31/20	ADDRESSED CITY STAFF COMMENTS

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.

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

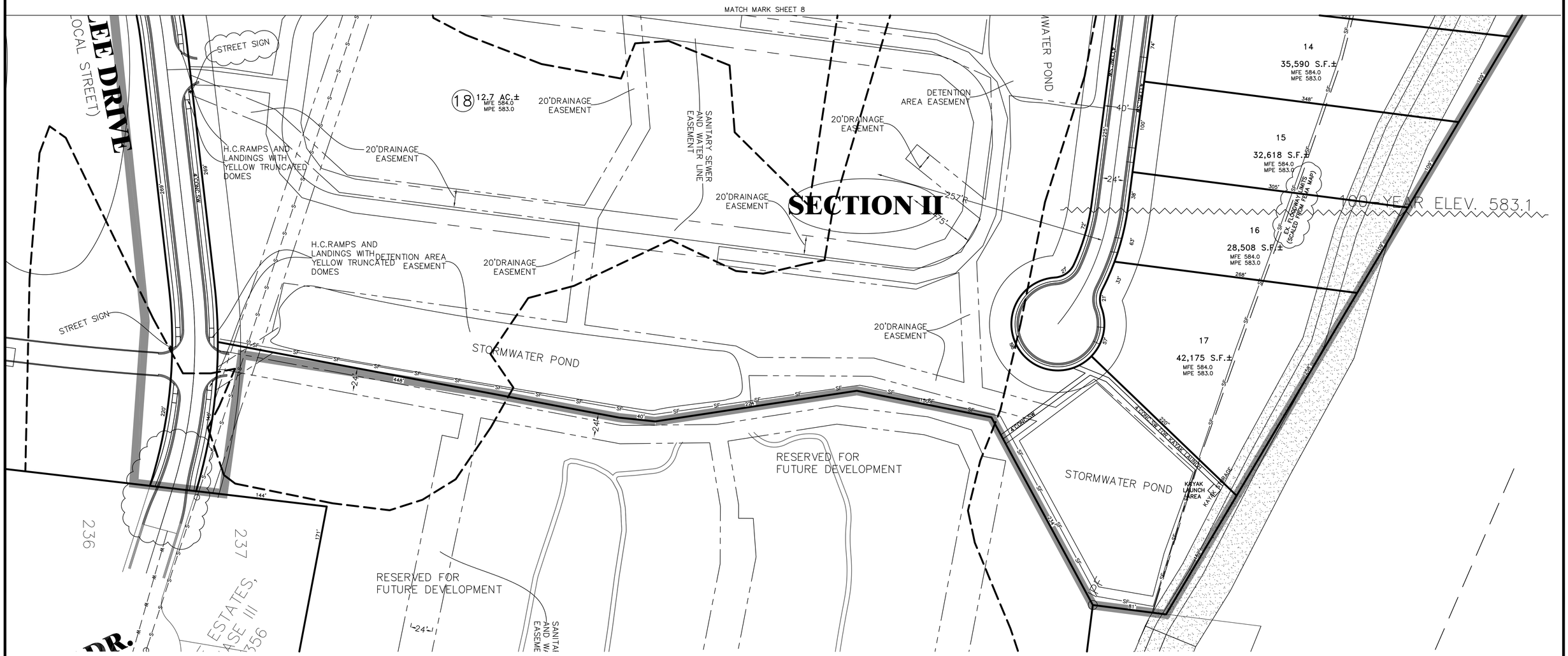
PRELIMINARY PLAT – LAYOUT PLAN
SECTION II

HIDDEN RIVER ESTATES

MURFREESBORO – RUTHERFORD COUNTY – TN

DATE: JULY, 2020 | SCALE 1"=50' | SH. 8 OF 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 homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.



LEGEND

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

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

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

NOTES:

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

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

N MAGNETIC W E S

50' 0 50'

SECTION II – 39.61 ACRES±

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

OWNER/DEVELOPER: HIDDEN RIVER HOLDING COMPANY, LLC
ADDRESS: 6 PUBLIC SQUARE
MURFREESBORO, TN 37129
TAX MAP: 101 PART OF PARCEL: 3.11
FLOOD MAP PANEL: 470168 0260 H ZONE: AE & X
FLOOD MAP DATED: JANUARY 5, 2007

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

#	DATE	REVISION DESCRIPTION
1	08/31/20	ADDRESSED CITY STAFF COMMENTS

FOR REVIEW ONLY.

NOT FOR CONSTRUCTION.

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

PRELIMINARY PLAT – LAYOUT PLAN
SECTION II

HIDDEN RIVER ESTATES

MURFREESBORO – RUTHERFORD COUNTY – TN

DATE: JULY, 2020 | SCALE 1"=50' | SH. 9 OF 11

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: AMELIA KERR

7.a. Zoning application [2020-417] for approximately 1.23 acres located along the east side of Gresham Lane to be rezoned from RS-15 to CH, Tony Emmanuel applicant.

The subject property is located along the east side of Gresham Lane north of Clairmont Drive. The subject parcel is currently undeveloped, although it contained a single-family dwelling at one point, and is currently zoned Single-Family Residential 15 (RS-15). The parcel in question totals 2.02 acres. The applicant has requested the eastern 1.23 acres to be rezoned to Commercial Highway (CH), while the balance of the parcel, 0.79 acres, will remain zoned RS-15. The applicant is proposing to expand his existing business, The Mulch Company, located at 511 Agripark Drive, for additional mulch storage area. The proposed use is permitted by right in the RS-15 zone. The western portion of the subject parcel, which has frontage along Gresham Lane, is of sufficient land area to be a compliant RS-15 lot of record.

Adjacent Zoning and Land Uses

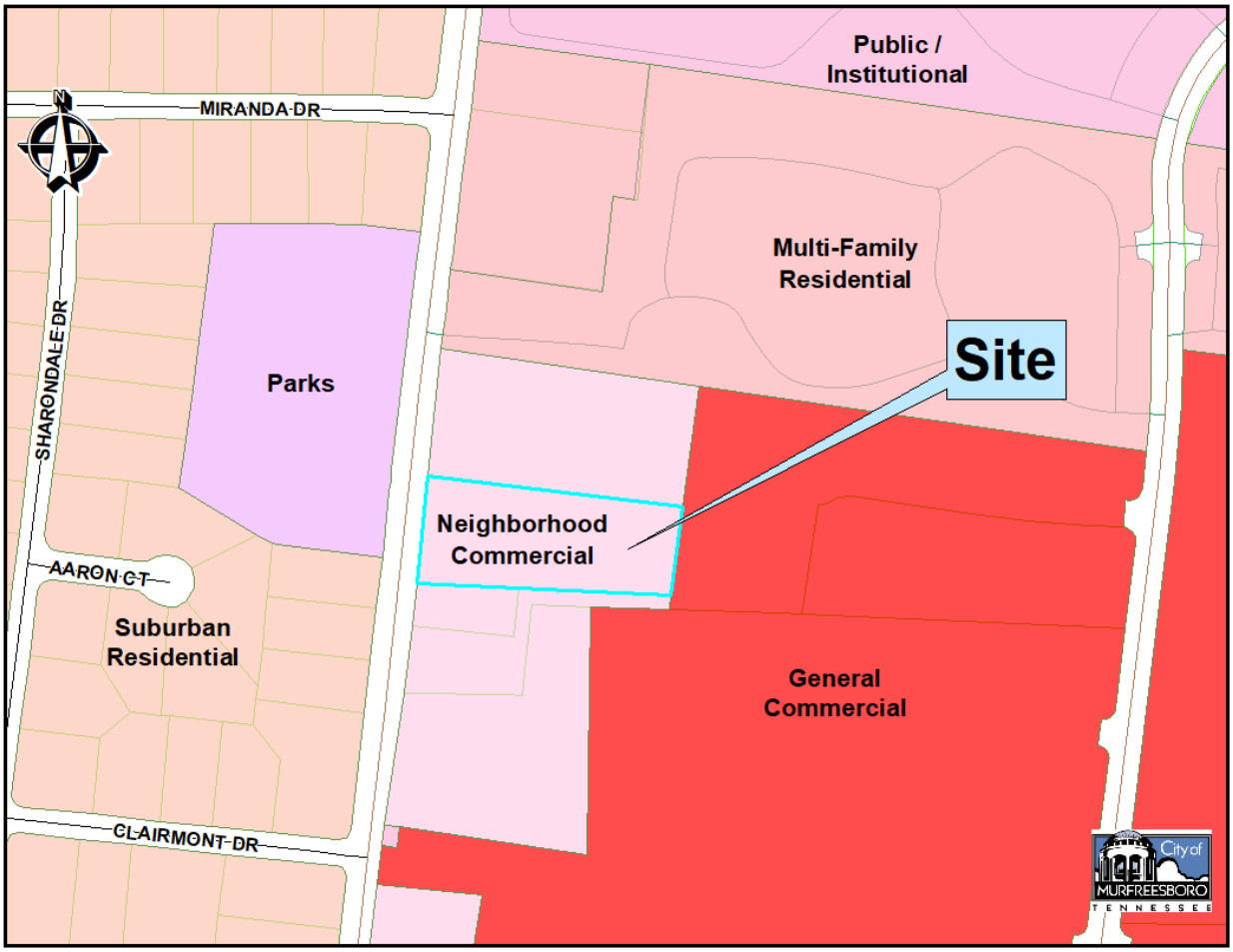
The properties to the north and south of the property are within the City and zoned RS-15 with single-family dwellings. Further to the north is the Vintage at Blackman Apartment Complex and the 555 Gresham Lane Townhomes development, both of which are zoned Multi-Family Residential 16 (RM-16) in the City. The property across Gresham Lane to the west is zoned Residential Medium-Density (RM) in the unincorporated county and is developed with single-family dwellings. The adjacent properties to the east of the property are zoned CH and are primarily undeveloped, although the aforementioned Mulch Company business is located directly to the east.

Future Land Use Map

The future land use map of the *Murfreesboro 2035 Comprehensive Plan* which was adopted in July 2017, recommends that “Neighborhood Commercial” is the most appropriate land use character for the subject property, as shown on the map on the following page. The characteristics of “Neighborhood Commercial” include “Low intensity (commercial) land uses, generally about the same scale and intensity level as residential development within the Suburban Residential area, and clustered at intersections of community collector thoroughfares.” Examples of uses in this land use character include “professional offices, convenience stores,

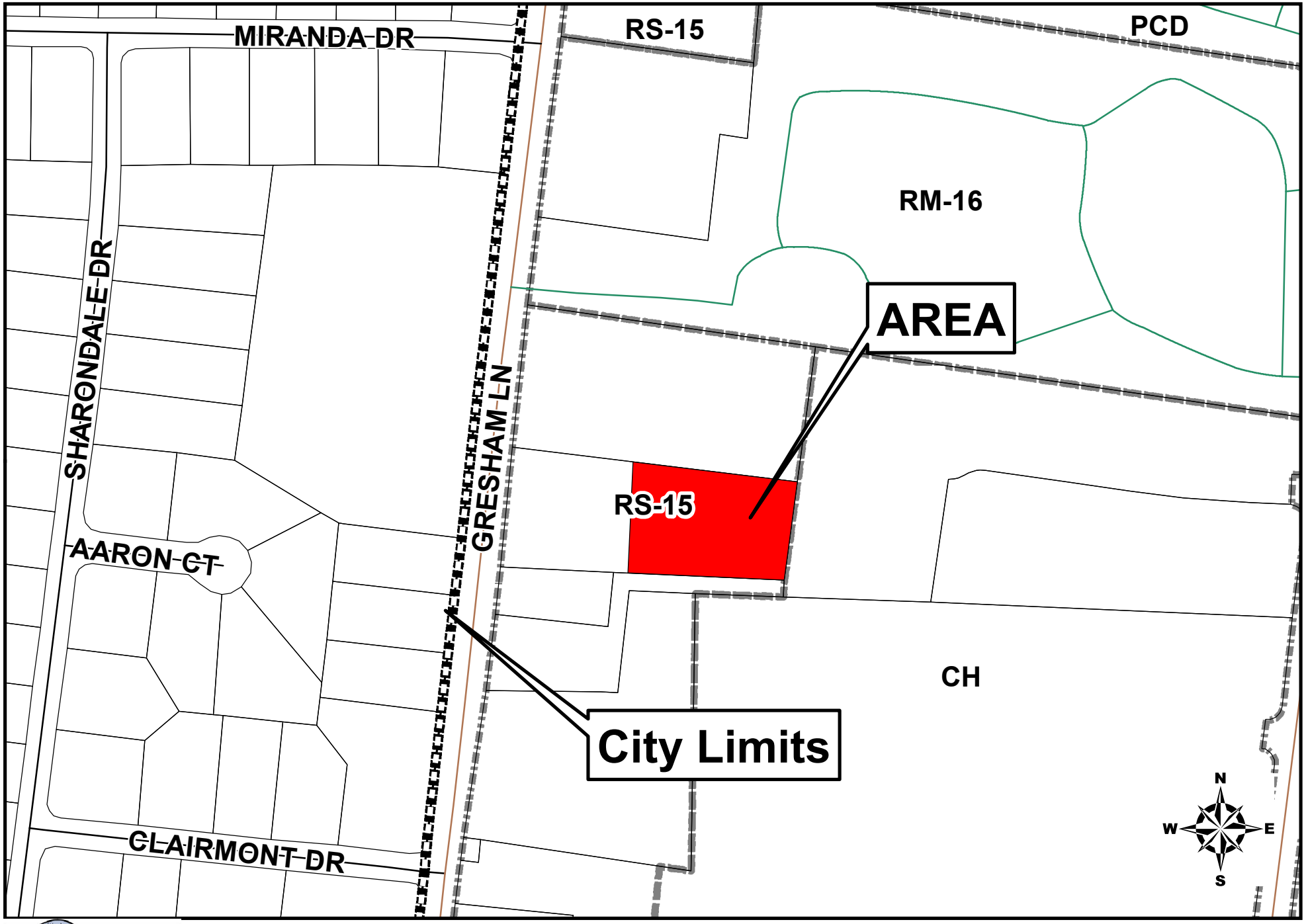
dry cleaners, post offices, coffee shops, and drug stores." Compatible existing zoning districts are CL, CF, CM-R, CM AND CM-RS-8.

While the CH zoning proposed would allow the uses mentioned above, it would also allow an intensity of development and a larger variety of uses that are not consistent with the "Neighborhood Commercial" land use character. However, because only the rear portion of the subject property is being considered in this request and the front portion will remain as is, the Planning Commission will need to discuss whether this should be viewed as a logical extension of the more intense "General Commercial" designation to the east.



Action Needed

The Planning Commission will need to discuss this zoning request and schedule it for a public hearing. Staff recommends a public hearing date of **October 7, 2020**.



City of MURFREESBORO TENNESSEE

Zoning Request for Property Along Gresham Lane
RS-15 to CH

0 100 200 400 600 Feet

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

City of MURFREESBORO TENNESSEE

Zoning Request for Property Along Gresham Lane
RS-15 to CH

0 100 200 400 600 Feet

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

HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • FAX: 615-893-0080

8.20.2020

Mr. Greg McKnight
Planning Director
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

Re: Rezoning Request

Described as Tax Map 092 and parcels 03700 consisting of 2 +/- acres. The portion of the property 1.23+/- acres to rezoned CH with the remaining 0.79+/- acres to stay RS-15.

Dear Mr. McKnight:

On behalf of our client, Mr. Tony Emmanuel, we hereby request the rezoning of a 1.23 +/- acre portion of land located at 423 Gresham Lane currently zoned RS-15 in the City of Murfreesboro to the requested CH zoning. The remaining balance of the property (0.79 +/-) is to remain RS-15. The property located at Tax Map 092 and parcels 03700. The client plans to use the additional property to expand his company called The Mulch Company. The property will be used to provide more storage of mulch products and expand the scope of the arboretum he has been planting on the property.

Please let me know if you need any additional information and thank you for your assistance with this request.

Sincerely,

Clyde Rountree

Clyde Rountree, RLA

HUDDLESTON-STEELE ENG., INC.

City of Murfreesboro
Planning and Engineering Department
111 W. Vine Street, P.O. Box 1139
Murfreesboro, TN 37133-1139
(615) 893-6441 Fax (615) 849-2606
www.murfreesborotn.gov

TENNESSEE

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development	**$700.00**
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	**$950.00**

Procedure for applicant:
The applicant must submit the following information to initiate a rezoning:

1. **A completed rezoning application (below).**
2. **A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)**
3. **A non-refundable application fee (prices listed above).**

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: Huddleston-Steele Engineering, Inc.

Address: 2115 N.W. Broad Street City/State/Zip: Murfreesboro, TN 37129

Phone: 615-893-4084 – Clyde Rountree Email: rountree.associates@yahoo.com

PROPERTY OWNER: Dennis Diets

Street Address: 423 Gresham Lane Murfreesboro, TN
and/or Tax map #: 092 Group: _____ Parcel (s): 037.00

Existing zoning classification: RS-15

Proposed zoning classification: CH Acreage: 1.9

Contact name & phone number for publication and notifications to the public (if different from the applicant): same as above

E-mail: _____

APPLICANT'S SIGNATURE (required): Clyde Rountree

DATE: 8-13-20

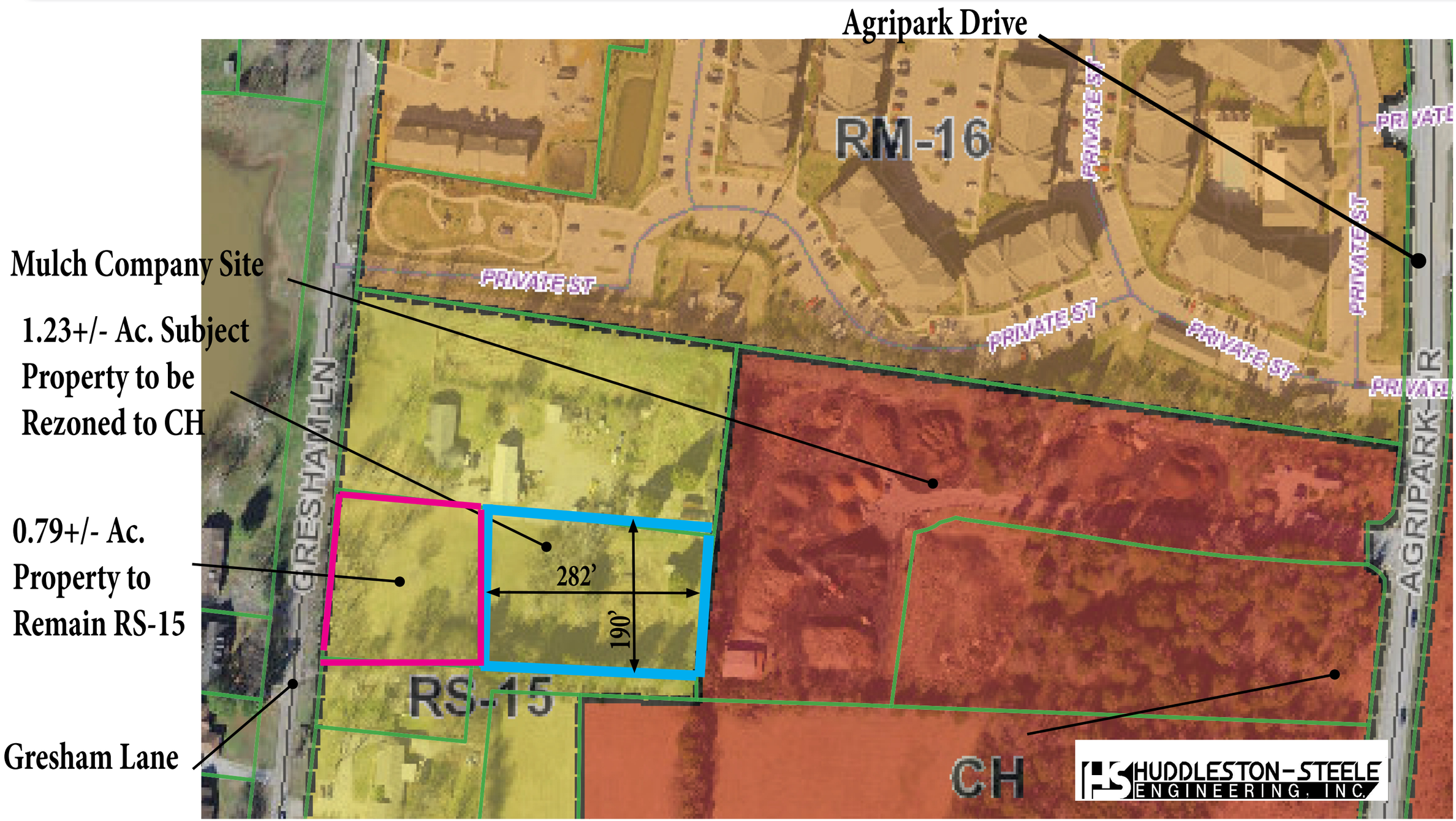
*******For Office Use Only**********

Date received: **MPC YR.:** **MPC #:**

Amount paid: **Receipt #:**

Revised 7/20/2018

The Mulch Company Rezoning Exhibit



019729

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 6-16-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis D. Deitz (NAME)	cash sale (NAME)	MAP-92
423 Gresham Lane (ADDRESS)	(ADDRESS)	PARCEL-37
Murfreesboro, Tennessee 37130 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13TH CIVIL DIST.

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lee Ryck, Executrix and Jean Smith, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis D. Deitz, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Rutherford COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A"

Being the same property conveyed to Mary Allen Executrix with full power by deed from Don Harrell of record in Will Book 27, page 119, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Lee Ryck and Jean Smith appointed Executrix upon the death of Mary Allen, previous Executrix of Estate, filed at Ed Elam, County Clerk of Rutherford County, February 17, 1995.

RECORDING FEE 12.00
STATE TAX 111.00
REGISTER'S FEE 1.00
TOTAL PAID 124.00
RECEIPT NO. 30888

This is unimproved ( ) improved (X) property, known as 423 Gresham Lane, Murfreesboro, Tennessee 37130
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of July, 19 95

Nancy Lee Ryck
Lee Ryck, Executrix

Jean Smith
Jean Smith, Executrix

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Ryck, Executrix

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who ac[illegible] that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at MECKL[illegible] NORTH CAROLINA Tennessee, this 12th day of July 19[illegible]

Commission expires Aug 7, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Smith the bargainor____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she excuted the within instrument for the purposes therein contained.

Commission expires: 6-16-97

Debbie Williams
NOTARY PUBLIC

D. C. WILLIAMS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN.

635

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☒ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

EXHIBIT "A" 636

PROPERTY SURVEY
GEORGE T. HARRELL
Tax Map 92, Parcel 37.00
Remaining Portion of Deed Book 111, Page 425

Located in the 13th Civil District of Rutherford County, Tennessee. Bound on the north by James Huston Corley (Deed Book 330, Page 423), on the east and south by Billy G. McDonald (Deed Book 444, Page 321), on the south by Joseph M. Swanson, Jr. (Deed Book 428, Page 505), and on the west by Gresham Lane.

Beginning at a railroad spike found in the centerline of Gresham Lane, said railroad spike lying 0.44 mile north of Hwy. 96, being the SW corner of this tract and the NW corner of Swanson; thence with the centerline of Gresham Lane N-04°00'00"-E, 216.30 feet to a nail set at centerline of road being the NW corner of this tract, thence with the south line of Corley S-82°39'20"-E, passing thru an iron pin set 20' off centerline of road, and continuing for a total distance of 523.50 feet to an iron pin found in fenceline being the NE corner of this tract; thence with west fenceline of McDonald S-05°35'10"-W, 150.27 feet to an iron pin found in fence corner being the SE corner of this tract; thence with the north fenceline of McDonald S-89°52'50"-W, 291.44 feet to an iron pin found in fence corner; thence with the north line of Swanson N-89°40'30"-W, passing thru an iron pin set 20' off centerline of road, and continuing for a total distance of 228.25 feet to a railroad spike found at the beginning, containing 2.20 acres, more or less.

This tract is subject to public right-of-way for Gresham Lane; and all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Prepared by:
Huddleston-Steele Engineering, Inc.
2115 N.W. Broad Street
Murfreesboro, TN 37129

CERTIFICATE OF ACCURACY
I hereby certify that this is a true and accurate survey to the best of my knowledge and ability.
Date JUNE 28 19 95
ROBERT E. FRANCIS
Registered Land Surveyor #689

State of Tennessee, Rutherford County
I, Mark H. Moshea, Register of said county and state do certify that the foregoing instrument is registered in said office in book 552 page 634 that it was received July 18 19 95 at 8:34 o'clock A. M and entered in notebook 46 page 434 Mark H. Moshea, Reg. Donna Stem Deputy

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: MARINA RUSH

7.b. Zoning application [2020-413] for approximately 12.56 acres located along Christie Knob Way to be rezoned from CH to PRD (Tiger Hill Townhomes PRD), Celebration Homes applicant.

The subject property is located along the east side of Christie Knob Way, at the east terminus of Tiger Hill. It is identified as Tax Map 36, Parcel 27 and totals approximately 14.6 acres. This property has a steep topography, it is not developed with any structures. The applicant, Celebration Homes, Randall Smith, is requesting to rezone the property from Commercial Highway (CH) to Planned Residential District (PRD) to allow for the development of 68 townhomes on 12.56 acres, a density of 5.41 dwelling units/acre. (Of note, the applicant has revised the project name from Cannonsburg Townhomes PRD to Tiger Hill Townhomes PRD.). A 2.1-acre portion of the property along the west property line will remain zoned CH and subsequently subdivided to create two commercial lots.

Adjacent Land Use and Zoning

The surrounding area consists of a mixture of zoning types and uses. The land to the south and east is in the unincorporated portion of Rutherford County and is zoned Medium-Density Residential (RM) and developed with single-family residential uses. The land to the northwest is commercially zoned, PCD (Planned Commercial District), and developed with a Walmart Superstore. The land to the northeast is zoned PRD and RM-16 (Multi-Family Residential 16) and developed with The Villas of Baskinwood townhomes and Chaney Way Apartments, respectively. The western perimeter of the property is to remain zoned as Commercial Highway to match the commercial zoning and future development along Shelbyville Pike, including a recently approved site plan for a Racetrac fueling station and convenience store.

Tiger Hill Townhomes PRD:

The applicant wishes to develop 68 townhome units with all units for sale, minimum size of 1,700 square feet, and with one- and two-car garages. The homes will be constructed of masonry materials. The site will include landscaping buffers, common areas and amenities, and private streets. The main entrance is via Christie Knob Way opposite the terminus of Tiger Hill, and a secondary access will be through the future commercial parcels. The proposed Tiger Hill Townhomes PRD program book is attached to this report for reference of additional project details.

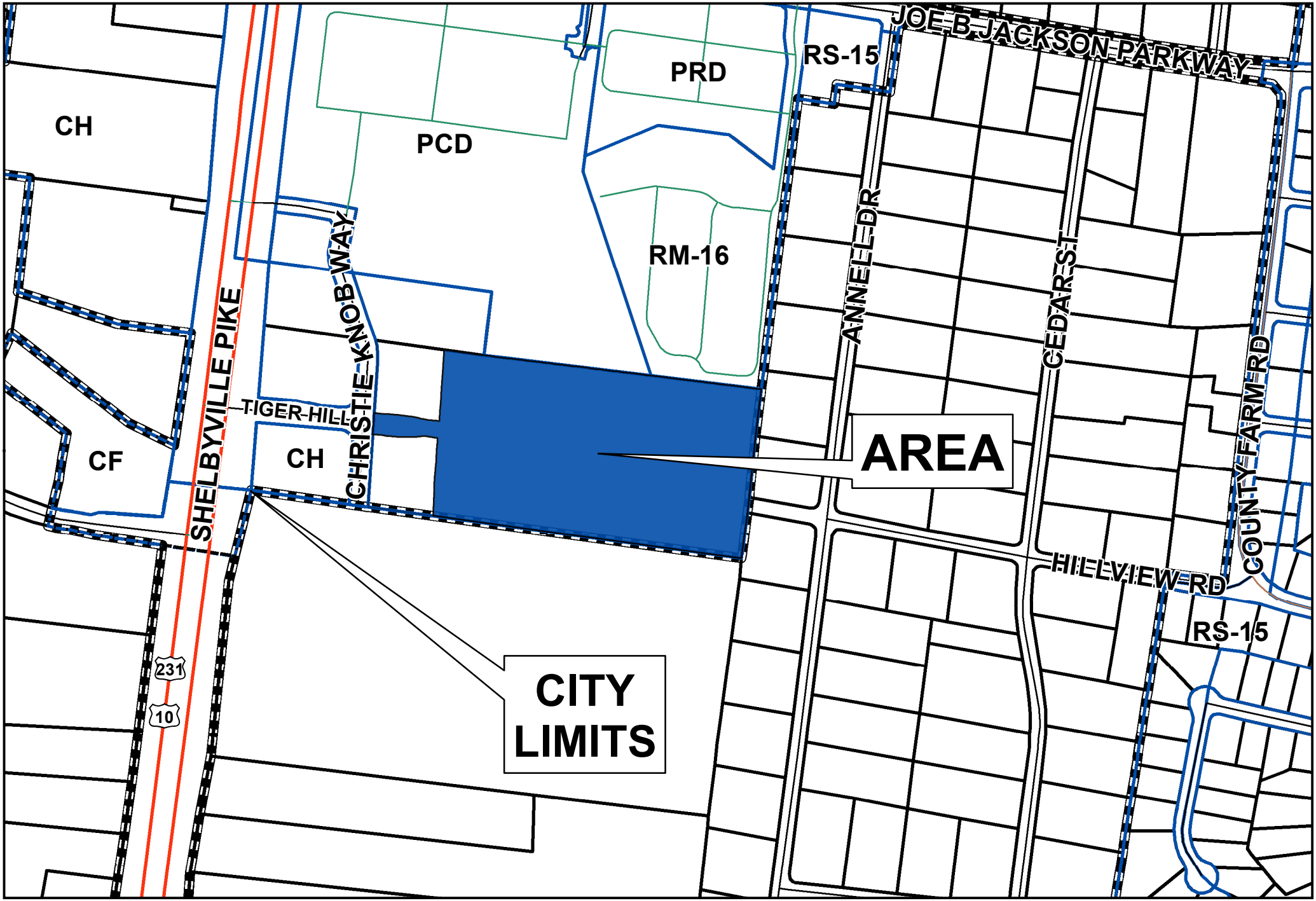
According to the applicant, the request for the rezoning is because the project site topography is a steep slope and is one of the highest peaks in the City of Murfreesboro. The steep topography is not suitable for commercial development; whereas, the residential building pads would be graded to stair-step and fit the slope of the hill. There is an exception to the front yard setback as compared to the RS-A, Type 2 zoning district from 35 feet to 25 feet for the interior units, as 25 feet is adequate distance to park a vehicle in the driveway.

Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that "Auto-Urban (General) Commercial" is the most appropriate land use character for the project area, as shown on the map below. The general characteristics of the Auto-Urban (General) Commercial land use character include larger, taller commercial buildings, higher traffic volumes, and necessity for large parking lots. Due to the site topography, it is not suitable for commercial development. The rezoning request is more consistent with the "Auto-Urban (General) Residential" land use character. The Planning Commission will need to determine if this an appropriate instance to deviate from the recommendations of the FLUM. If the rezoning is adopted, staff recommends the FLUM be revised to reflect Auto-Urban (General) Residential for this property.

Action Needed:

The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission should discuss the matter and schedule a public hearing. Staff recommends a public hearing date for this item of **October 7, 2020**.



Rezoning Request Along Christie Knob Way
CH to PRD (Cannonsburg Townhomes PRD)

0 100 200 400 600 800 1,000 Feet

N W E S

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

Rezoning Request Along Christie Knob Way
CH to PRD (Cannonsburg Townhomes PRD)

0 100 200 400 600 800 1,000 Feet

N W E S

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

TIGER HILL TOWNHOMES

A REQUEST FOR REZONING TO PLANNED RESIDENTIAL DISTRICT

Murfreesboro, TN

Initial Submittal
July 16, 2020

Resubmittal
September 10, 2020 for the September 16, 2020
Planning Commission Workshop Meeting

SEC, Inc.

SEC Project #07044

CELEBRATION HOMES
More Space. More Style.

© Copyright 2020, Site Engineering Consultants, Inc.

SEC, Inc.

Company Name:	SEC, Inc.
Profession:	Planning.Engineering.Landscape Architecture
Attn:	Rob Molchan / Matt Taylor
Phone:	(615) 890-7901
Email:	rmolchan@sec-civil.com/ mtaylor@sec-civil.com
Web:	www.sec-civil.com

850 Middle Tennessee Blvd.
Murfreesboro, Tennessee 37129

Company Name:	M & W Murfreesboro Joint Venture
Profession:	Developer
Attn:	Mickey Mitchell
Phone:	
Email:	m@mitchellm.com
Web:	

1025 Westhaven Boulevard
Franklin, Tennessee 37064

CELEBRATION HOMES
More Space. More Style.

Company Name:	Celebration Homes
Profession:	Builder
Attn:	Randall B. Smith
Phone:	(615) 533-3213
Email:	Randall@CelebrationHomes.com
Web:	CelebrationHomes.com

7123 Crossroads Boulevard
Brentwood, Tennessee 37027

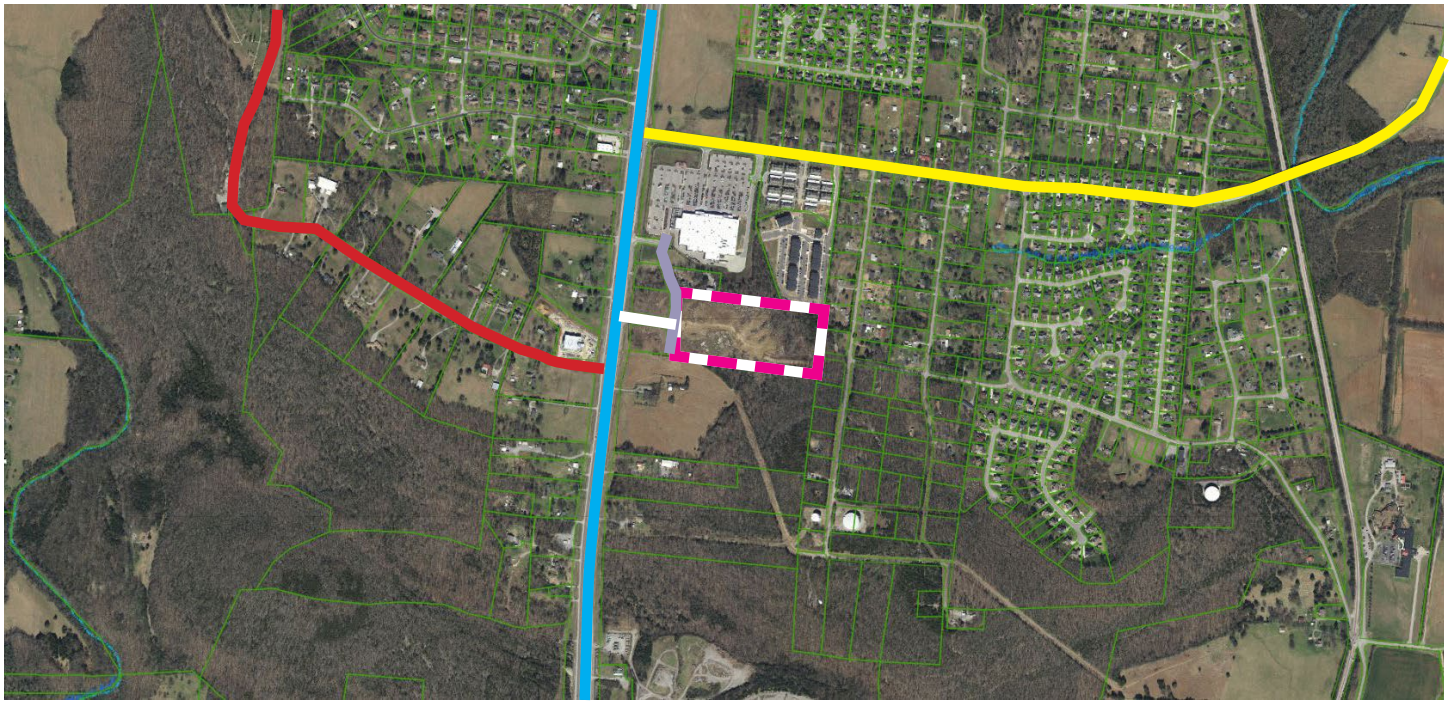
CELEBRATION HOMES
More Space. More Style.

Company Name:	Celebration Homes
Profession:	Architect
Attn:	Michael Katsaitis
Phone:	(615) 771-9949
Email:	michael@CelebrationHomes.com
Web:	CelebrationHomes.com

7123 Crossroads Boulevard
Brentwood, Tennessee 37027

TABLE OF CONTENTS 03
PROJECT SYNOPSIS 04
MAJOR THOROUGHFARE PLAN 05
SUBDIVISION MAP 06
ZONING MAP 07
UTILITY MAP 08
HYDROLOGY AND TOPOGRAPHY 09
ON-SITE PHOTOS 10
OFF-SITE PHOTOS 11
CONCEPTUAL SITE AND LANDSCAPE PLAN 12
DEVELOPMENT STANDARDS 13
ARCHITECTURAL CHARACTERISTICS 14-20
INGRESS AND EGRESS 21
AMENITIES 22-23
PLANT MATERIAL SAMPLES 24
LANDSCAPE CHARACTERISTICS 25

© Copyright 2020, Site Engineering Consultants, Inc. (SEC, Inc.)
This document shall not be reproduced, modified, published, or used in any way or form of media/print without the expressed written consent of Site Engineering Consultants, Inc.



AERIAL PHOTOGRAPH

Not To Scale

Shelbyville Pike

Christie Knob Way

Joe B Jackson Parkway

Tiger Hill

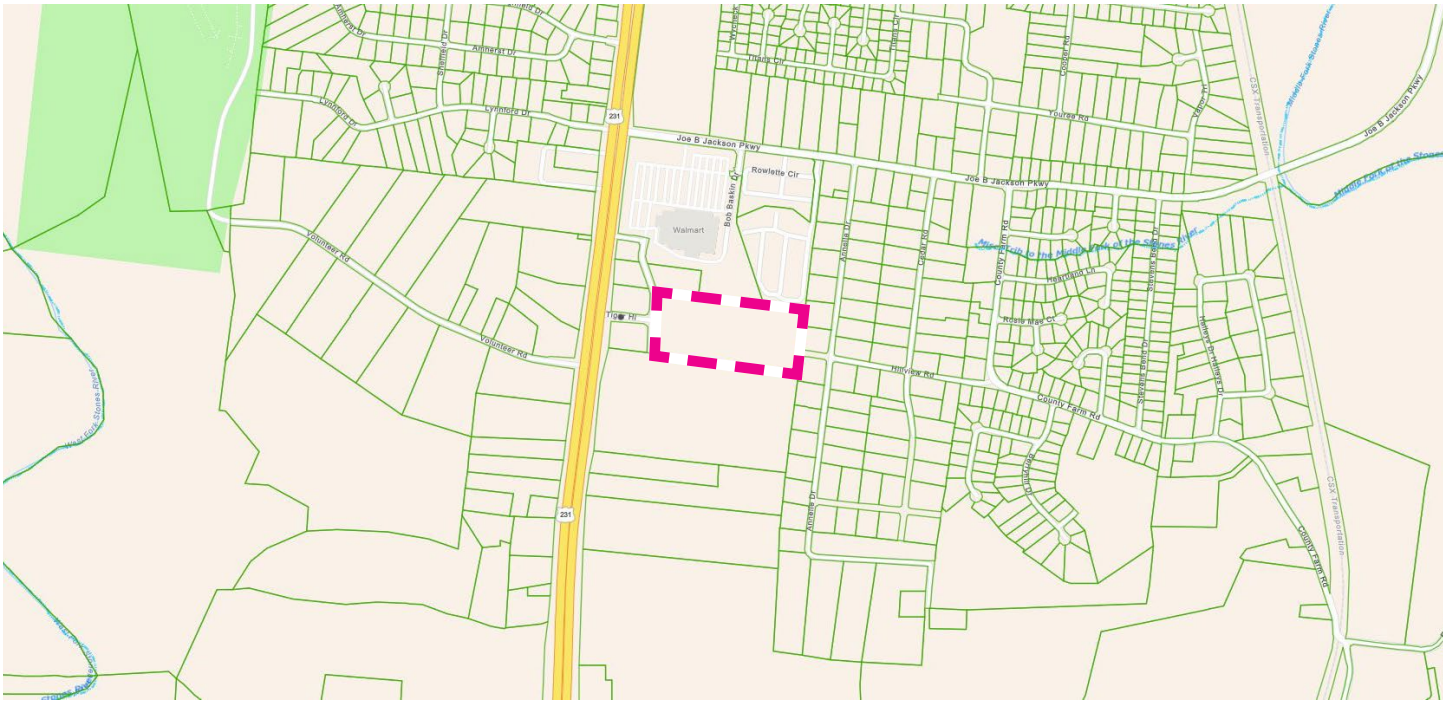
Site

Volunteer Road

Celebration Homes, LLC respectfully requests rezoning of the M & W Murfreesboro Joint Venture property located east of the Cristie Knob Way and Tiger Hill intersection from Commercial Highway (CH) to Planned Residential Development (PRD) to create Tiger Hill Townhomes. The site is identified as Parcel 27.00 of Tax Map 136, and is approximately 14.66 acres.

The site is located east of Christie Knob Way at the end of Tiger Hill, just east of Shelbyville Pike. The property is characterized by the topographic hill top that crests in the middle of the site. This hill top is a lower portion of the Marshall Knobs complex which is located just to the southeast of this site.

The development will consist of 68 single-family attached townhome units on 12.56 acres, for a density of 5.60 dwelling units per acre. The remaining 2.10 acres of land are to be out parceled and remain as Commercial Highway (CH) zoning. All units will be sold under a Horizontal Property Regime (HPR). The proposed homes will be a minimum of 1,700 sf. All townhomes will have at least 2 bedrooms. The end units of each building shall have two-car front entry garages, while all internal units shall have one-car front entry garages. The townhome elevations will be primarily constructed of various types masonry materials to add quality and character to the development. The front entry garage doors will be decorative and complement the architecture of the buildings. Details and examples of the architectural character of the building is listed on Pages 14-18. Each townhome building will have landscaping along the front foundation and sodded front yards. Along the streets, street lights will add character and continuity to the neighborhood. The entrance will incorporate development signage on the south side of the proposed intersection with Christie Knob Way and Tiger Hill. All vehicular areas within the development will be private and maintained by the H.O.A. The development will have sidewalks on both sides of the private drives to provide pedestrian connectivity throughout the development. The H.O.A. will maintain the common areas.



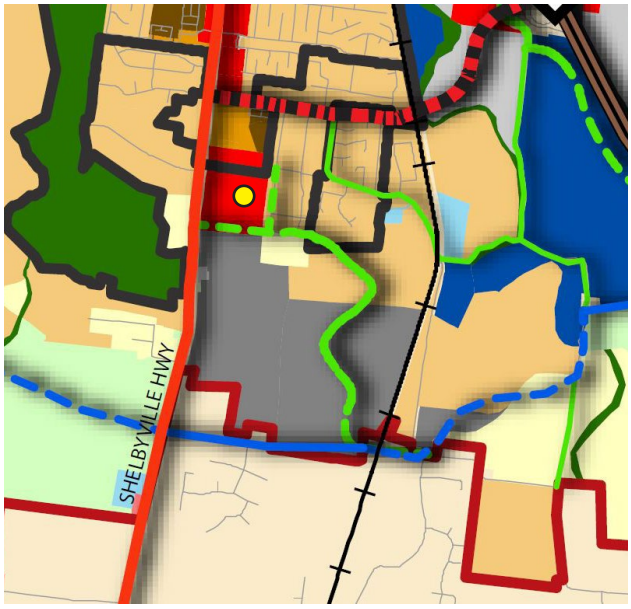
2040 MAJOR THOROUGHFARE PLAN

Not To Scale

- 2 LANE BRIDGE
- 3 LANE ROADWAY
- 4 LANE ROADWAY
- 5 LANE ROADWAY
- 6 LANE ROADWAY
- 7 LANE ROADWAY
- 8 LANE ROADWAY

Site

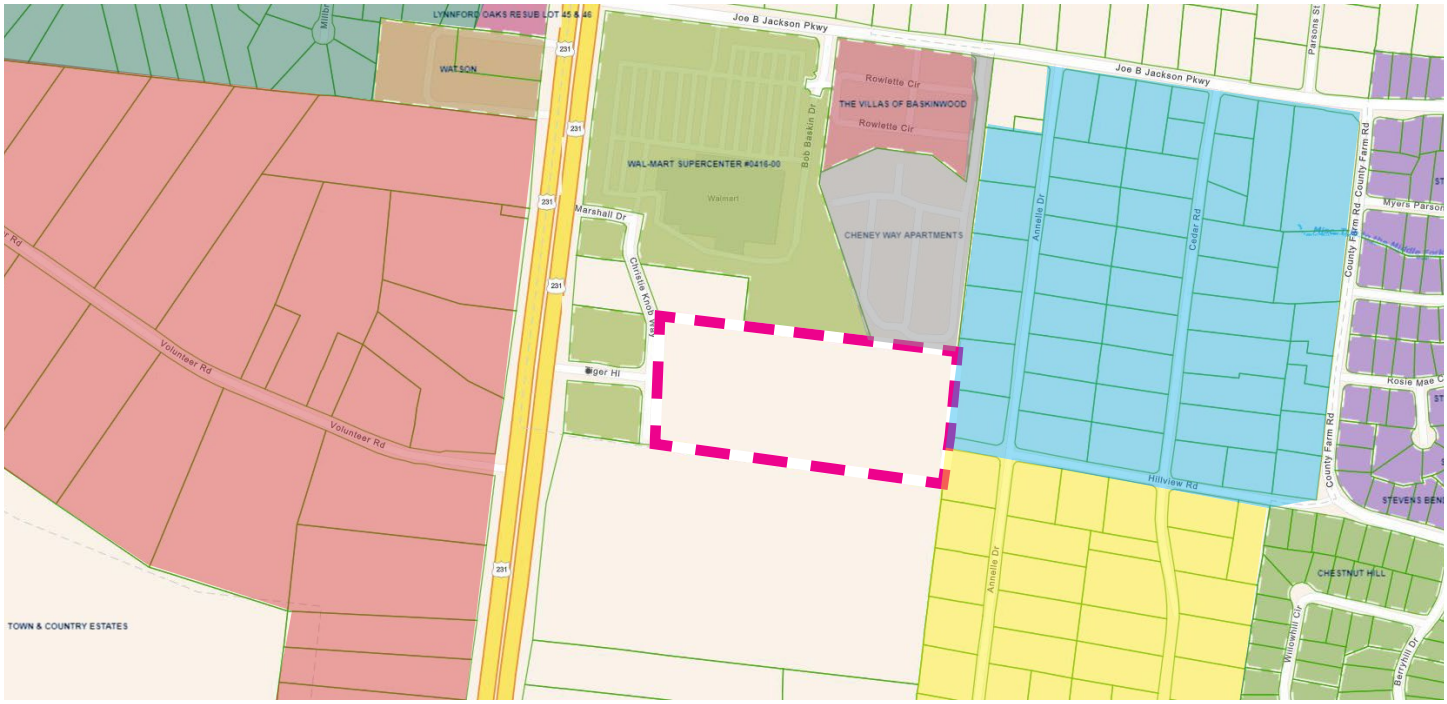
The property has/will have access to the existing public rights-of-way of Tiger Hill and Christie Knob Way as a main entrance. No roadways around the property are slated for improvements per the 2040 Murfreesboro Major Thoroughfare Plan. The entrance onto Christie Knob Way will be designed as a three lane configuration, with 2 travel lanes and 1 dedicated turn lane.



Approximate Site Location

Murfreesboro 2035 Land Use Plan

The Murfreesboro 2035 Land Use Plan identifies this area as Auto-Urban (General) Commercial Character (GC), and does not allow for residential development. The adjacent property to the north (Walmart) is classified as Auto-Urban (General) Residential Character (AUR) with a maximum density of 8.64 units per acre, for detached and attached housing types. The adjacent property to the north (Chaney Apartments) is classified as Auto-Urban Multi-Family Residential Character (MF) with a maximum density of 19.93 units per acre, for multi-family buildings. The proposed development is compatible with adjacent apartment and townhome properties to the north, and has a density of 5.60 units per acre.

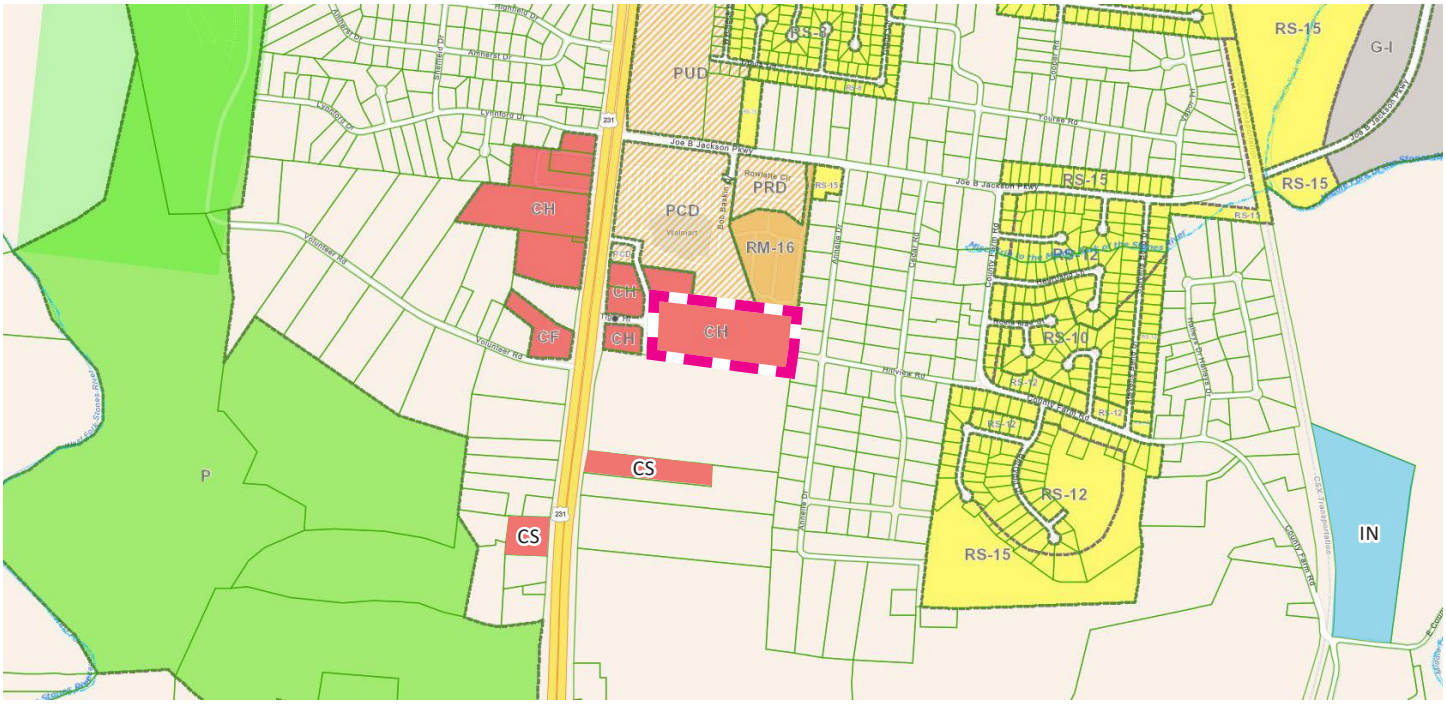


SUBDIVISION MAP

Not To Scale

- Lynnford Oaks (R.C.)
- Lynnford Oaks
- Watson
- Town & County Estates (R.C.)
- Walmart Super Center
- The Villas of Baskinwood
- Chaney Way Apartments (R.C.)
- Wayne Jernigan Property (R.C.)
- Mt. View Estates (R.C.)
- Stevens Bend
- Chestnut Hill
- Site

Tiger Hill Townhomes is surrounded by a mixture of residential subdivisions and commercial properties. The Wayne Jernigan Property is a residential subdivision to the northeast of the site consisting of single-story single family detached homes with private driveways instead of garages. The Mt. View Estates subdivision is located just to the southeast of this property. North of the site is Chaney Way Apartments consisting of 2-story single family apartments with private drives throughout the development, along with The Villas of Baskinwood townhomes. Additionally, the Joe B Jackson Walmart Superstore shares the northern boundary with the proposed development. To the west of the site, across Shelbyville Pike, is the Town & County Estates. This development consist primarily of large, private 1-2 story single family detached housing with large front setbacks and an abundance of large canopy trees along Volunteer Road. To the south is undeveloped property within Rutherford County.



ZONING MAP

Not To Scale

RS-8	Residential Single-Family (RS-8)	PUD	Planned Unit Development (PUD)		Site
RS-10	Residential Single-Family (RS-10)	PCD	Planned Commercial Development (PCD)		
RS-12	Residential Single-Family (RS-12)	PRD	Planned Residential Development (PRD)		
RS-15	Residential Single-Family (RS-15)	CH	Highway Commercial District (CH)	CS	Commercial Services (CS) R.C.
RM-16	Residential Multi-Family (RM-16)	CF	Commercial Fringe District (CF)	IN	Industrial (IN) R.C.
G-I	General Industrial District (G-I)	P	Park District (P)	RM	Medium Density Residential (RM) R.C.

The surrounding area consists of a mixture of zoning types and uses. The land to the south and to the east is zoned RM in Rutherford County. North of the site is the commercial property owned by Walmart Superstore and is zoned PCD. Additionally to the north, a couple of high density developments (The Villas of Baskinwood & Chaney Way Apartments) are currently zoned RM-16 and PRD in The City of Murfreesboro. The western perimeter of the property is to remain zoned as Commercial Highway in The City of Murfreesboro to match the properties across Christie Knob Way.

UTILITY MAP

Not To Scale

WATER

ELECTRIC

SEWER

Site

STORMWATER

CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee

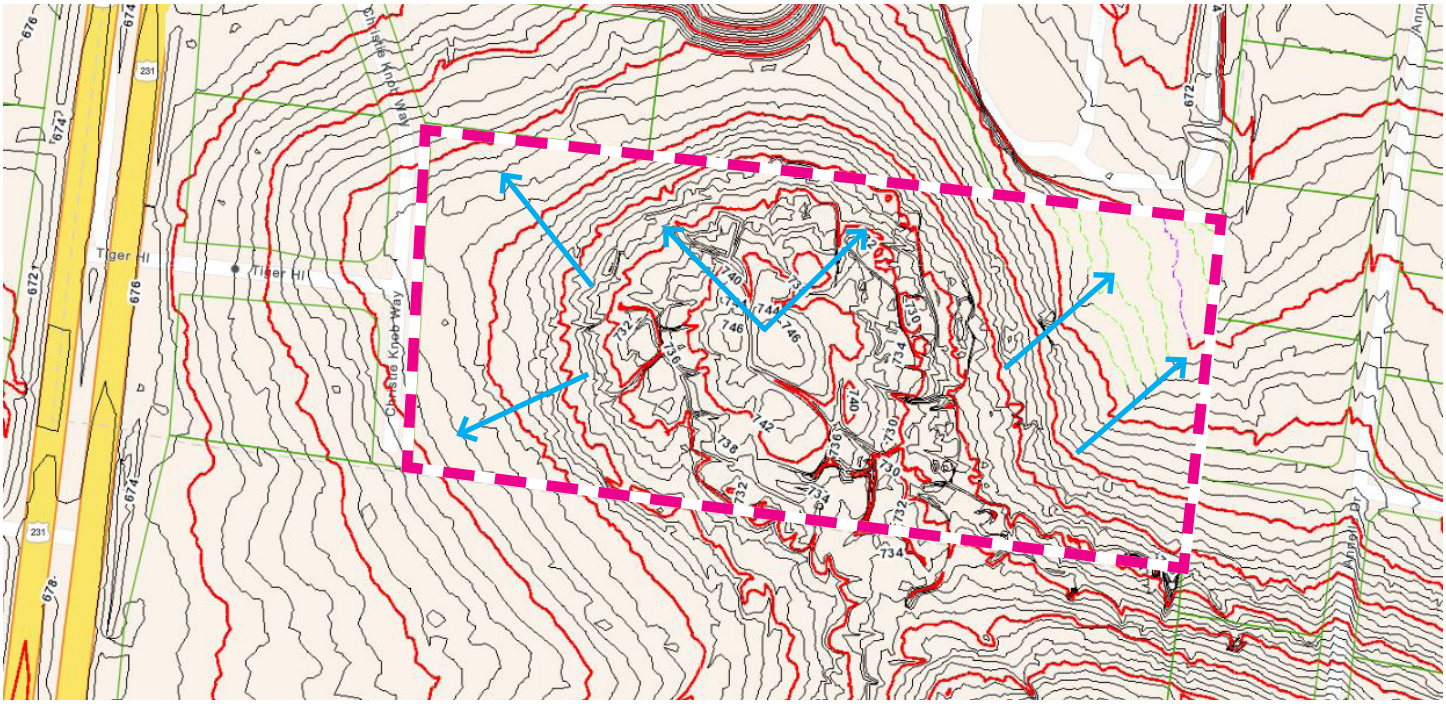
Water service will be provided by the Consolidated Utility District. There is an existing 8 inch ductile iron water line along Christie Knob Way. The developer will be responsible for extending the waterline into the site for domestic and fire water service.

City of MURFREESBORO TENNESSEE WATER RESOURCES

Sanitary sewer service will be provided by the Murfreesboro Water & Sewer Department. Sanitary sewer service can connect to an existing 8" PVC gravity sewer line within the R.O.W. of Christie Knob Way. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property. The Water Resources Department has given a Will Serve Letter for the project and it complies with the Sewer Allocation Ordinance.

Middle Tennessee Electric Membership Corporation

Electric service will be provided by the Middle Tennessee Electric Membership Corporation. Service will be extended from Christie Knob Way. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



HYDROLOGY AND TOPOGRAPHY

Not To Scale

WATER FLOW DIRECTION

INTERMEDIATE CONTOURS

INDEX CONTOURS

Site

The property is characterized by the topographic hill top that crests in the middle of the site. This hill top is a lower portion of the Marshall Knobs complex, which is located just to the southeast of this site. The topographic map above shows the site's topographic high point generally in the middle of the property and extending towards the southeast boundary of the site. From this high point, the property drains towards the northwest, northeast, and southwest corners of the property. Stormwater that drains to the northeast, flows towards the Wayne Jernigan Property. Stormwater that drains to the northwest and southwest flows towards the proposed commercial lots along Christie Knob Way. This property lies within Zone 'X' and is not within FEMA floodways or floodplains as per FEMA Panel 47149C0270H eff. 1/5/2007.

The existing topographic character of the property will require the site to be padded out by cutting and filling across the property. This will make the site more conducive for the private roads, building pads, and amenity areas. It is anticipated that this site will require retaining walls to that will be roughly a few feet to over ten feet in height depending on the final grading plans at the site plan submittal stage.

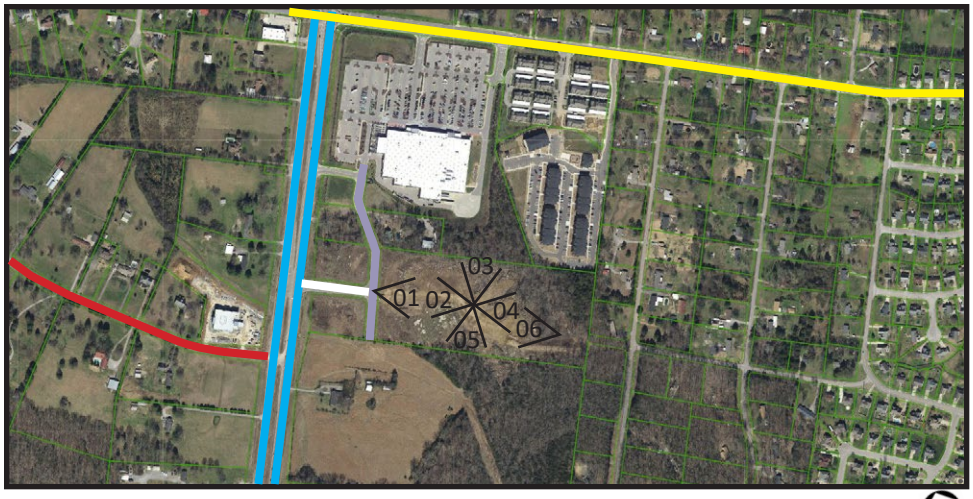


PHOTO DIRECTION MAP

Not To Scale

Shelbyville Pike

Joe B Jackson Parkway

Volunteer Road

Christie Knob Way

Tiger Hill

Site

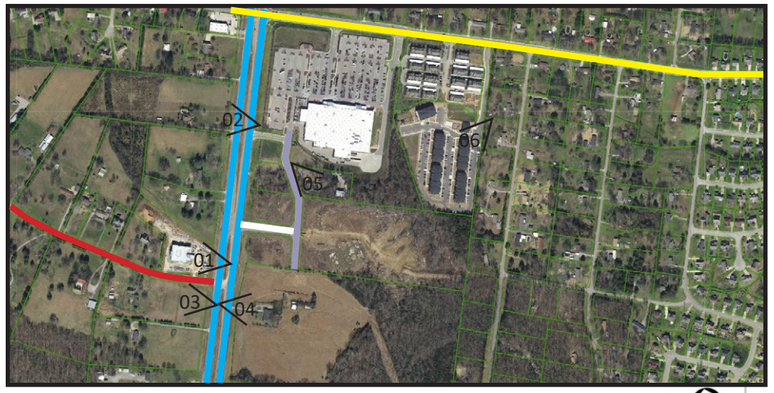


PHOTO DIRECTION MAP

Not To Scale

- Shelbyville Pike
- Joe B Jackson Parkway
- Volunteer Road
- Christie Knob Way
- Tiger Hill
- Site

PHOTO DIRECTION MAP

Not To Scale

- Shelbyville Pike
- Joe B Jackson Parkway
- Volunteer Road
- Christie Knob Way
- Tiger Hill
- Site

Total Land Area:	±14.66 Acres
Remaining CH Zoned Property:	±2.10 Acres
Residential Land Area:	±12.56 Acres
Total Number of Units:	68
Yield: 68 Units/12.56 Acres =	±5.41 Units/Acre
Total Open Space:	±5.60 Acres (44.6%)
Usable Open Space	±4.35 Acres (34.6%)
Stormwater (Detention)	±1.25 Acres (10.0%)
Min. Unit Width at Front Setback:	24 Feet
Length of New Roadway:	±2,250 LF

Parking Required:
68 - 3 Bedroom Units x 3.3 Spaces/Unit = 225 Spaces

Parking Provided:

2 - Car Garage =	64 Spaces
2 - Car Driveway =	64 Spaces
1 - Car Garage =	36 Spaces
1 - Car Driveway =	36 Spaces
Guest Parking Spaces =	47 Spaces
Total Parking Provided =	247 Spaces
Difference =	+22 Spaces

- Open Space
- Detention Pond
- Existing Tree Canopy
- Roadyway/Driveway
- Sidewalks
- Proposed Buildings
- Walking Trail

*** The proposed location and quantity of landscape plantings, on-site lighting, and streetscape lighting depicted on these conceptual site plans are strictly conceptual. Final locations and quantities will meet city standards as outlined in the Zoning Ordinance and Design Guidelines upon submittal and approval of the final site, landscape and photometric plans.**

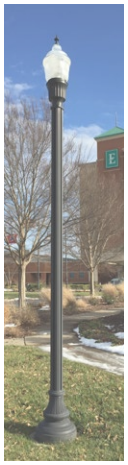
SEC, Inc.

SEC Project #07044 Murfreesboro, Tennessee

-100' 0' 100' 200'

Development Standards:

- 68 townhome units with 2 or more bedrooms.
- The units will be a minimum of 1,700 feet of living area.
- Each unit will be sold under a horizontal property regime.
- Entrance off of Christie Knob Way will have new entrance signage constructed on masonry materials and anchored by landscaping.
- Landscape Buffers will be constructed along the length of boundaries of the site adjacent to all residential and commercial land use as required by the Murfreesboro Zoning Ordinance.
- Builders shall install sod in all front and secondary front yards. Seed and straw will be installed in all side and rear yards.
- There shall be a minimum 3-foot wide landscape bed located along the front and secondary front elevations of all townhome buildings.
- All mechanical equipment (i.e. HVAC and transformers) to be screened with landscaping or fences. HVAC units will be located at the rear of each residence.
- All on-site utilities will be underground.
- Solid waste will be handled via a trash compactor with a third party hauler. Any solid waste enclosures will be constructed of masonry materials consistent with building architecture and be at least 8 feet tall with opaque gates and enhanced with landscaping.
- The exterior of buildings and all common areas will be maintained by an H.O.A.
- All driveways and parking areas will be private and maintained by the H.O.A. Driveways will be a minimum 25-ft deep and 10-ft wide for one-car garage units and 18-ft wide for two-car garage units.
- Parking requirements for the residential units will comply with the City of Murfreesboro requirements.
- All garages are to be used for vehicular parking only and may not be used for household storage.
- All streets will be private and designed to comply with Murfreesboro Streets Standards.
- Sidewalks will be provided on both sides of all streets throughout the development to create a pedestrian friendly community.
- Mail service will be provided via a centralized mail kiosk for all postal deliveries.
- Decorative street lights will be coordinated with MTEMC, and will meet MTEMC standards for management by MTEMC.
- On-site lighting will comply with the Murfreesboro Zoning Ordinance standards to prevent light pollution.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed
- All home owners will be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents will be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company.
- HOA will be managed by independent 3rd party management company.



Example of Light Pole

Example of Mail Kiosk

Example of Trash Enclosure

Architectural Characteristics:

- Building heights shall not exceed 35 feet in height.
- All buildings will be 2-stories in height.
- All units will have at least 2 bedrooms.
- All the units will have eaves.
- All units will have a patio area at the rear of the unit.
- Patios will be screened with a 6-foot (max.) tall wooden privacy fence between units, with an optional 6-foot (max.) tall wooden or galvanized aluminum privacy along the rear of the courtyards.
- All homes will have a minimum 1-car front entry garages.
- Front entry garages shall be decorative and complement the building architecture.
- Townhome buildings will have undulating units to breakup the front facade along the streetscape.

Example of Brick
(different colors will be allowed)

Example of Fiber Cement Board
(different colors will be allowed)

Example of Fiber Cement Board and Batten Siding
(different colors and patterns will be allowed)

Example of Fiber Cement Shakes
(different colors, cuts, patterns will be allowed)

Example of Stone Veneer
(different colors, cuts, patterns will be allowed)

Building Materials:

Front Elevations:
All Masonry (Brick, Stone, Cement Board Siding)
Cement Board Siding in the Dormers/Gables

Side Elevations::
Cement Board Siding

Rear Elevations:
Cement Board Siding

All Elevations:
Vinyl Only Permitted in Trim & Soffit Areas

SETBACKS DIAGRAM

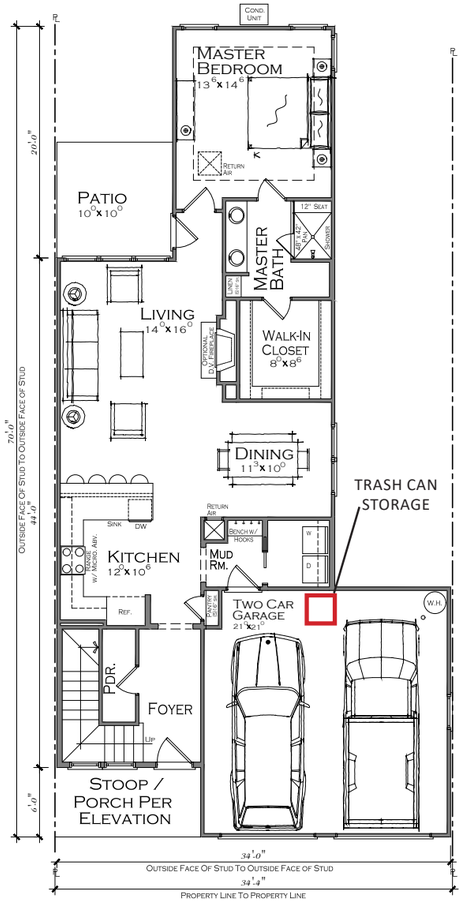
Minimum Building Setbacks (Internal):

Front: 25-feet from back of sidewalk for front entry garage
Side: 5-feet, 10-feet between buildings, 10-feet between buildings and back of sidewalk/curb along side streets
Rear: 15-feet, 30-feet between buildings

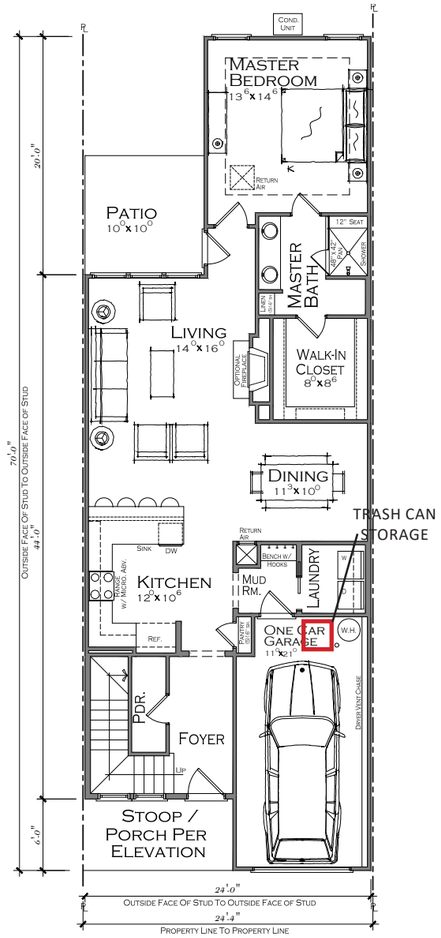
SETBACKS DIAGRAM

Minimum Building Setbacks (External):

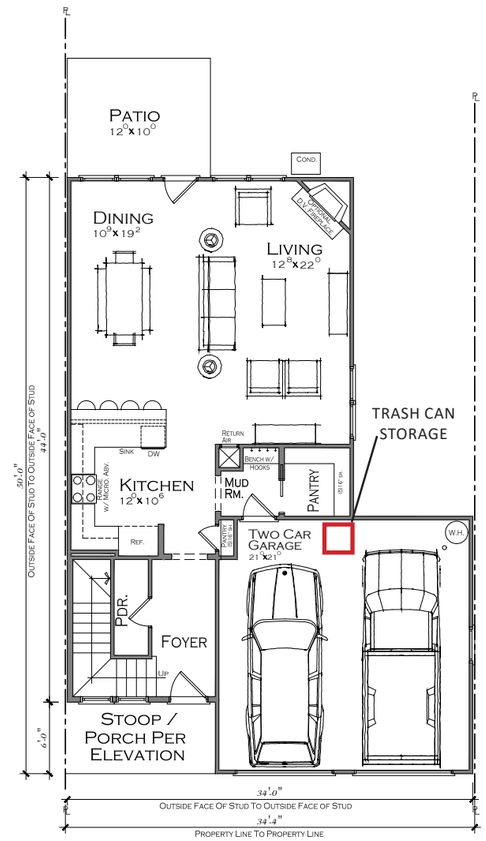
Front: N/A
Side: 20-feet
Rear: 20-feet



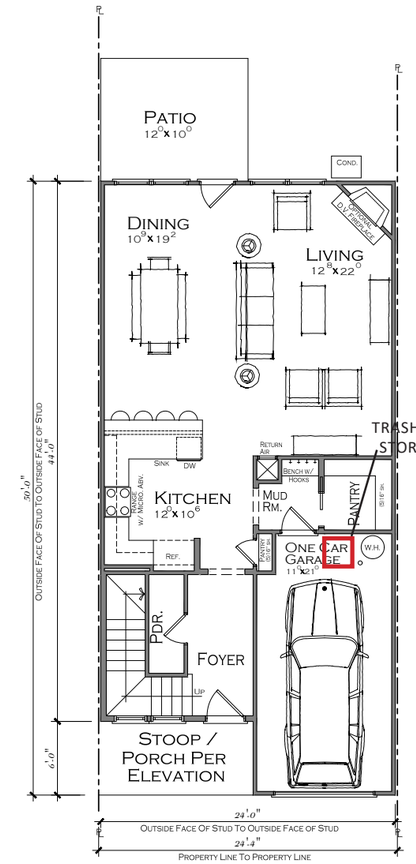
Master Down Unit - 1st Floor
First Floor = 1,167 SF
Second Floor = 812 SF
Total = 1,979 SF



Master Down Unit - 1st Floor
First Floor = 1,167 SF
Second Floor = 812 SF
Total = 1,979 SF



Master Up Unit - 1st Floor
First Floor = 888 SF
Second Floor = 1,041 SF
Total = 1,929 SF



Master Up Unit - 1st Floor
First Floor = 888 SF
Second Floor = 1,041 SF
Total = 1,929 SF

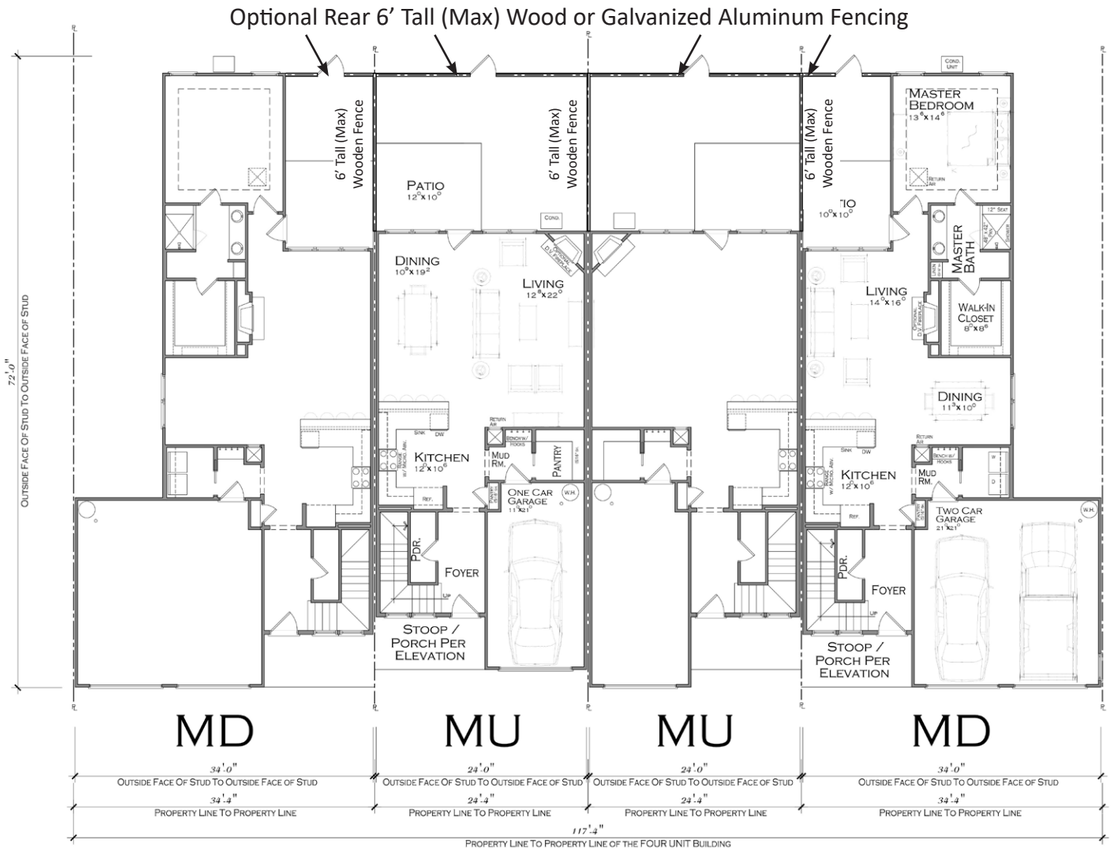
Note:

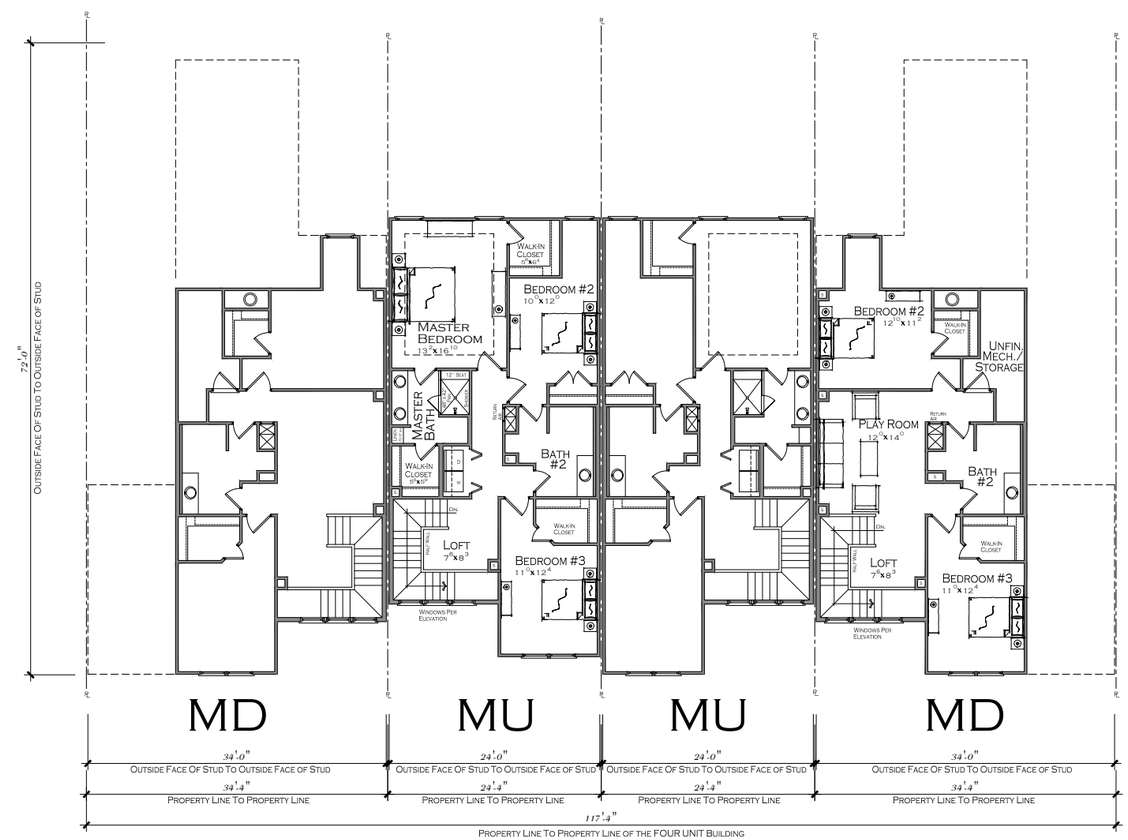
- Townhome buildings will be comprised of a mixture of Master Up Units and Master Down Units. Townhome design will vary across the site utilizing the variety of floor plans.

*The elevations of the homes will vary across the development. The images above are meant to convey the general appearance and functionality of the homes.

4 - Unit Building:

- 2 - Master Down Units (End Units)
- 2 - Master Up Units (Interior Units)

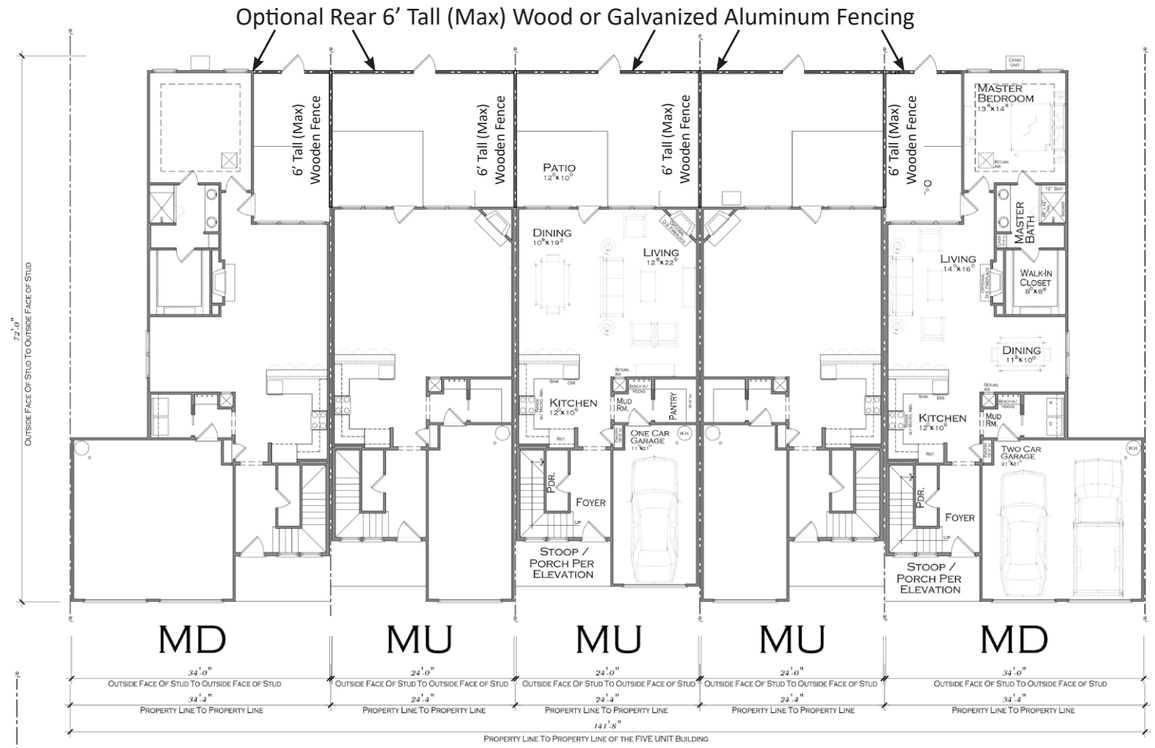


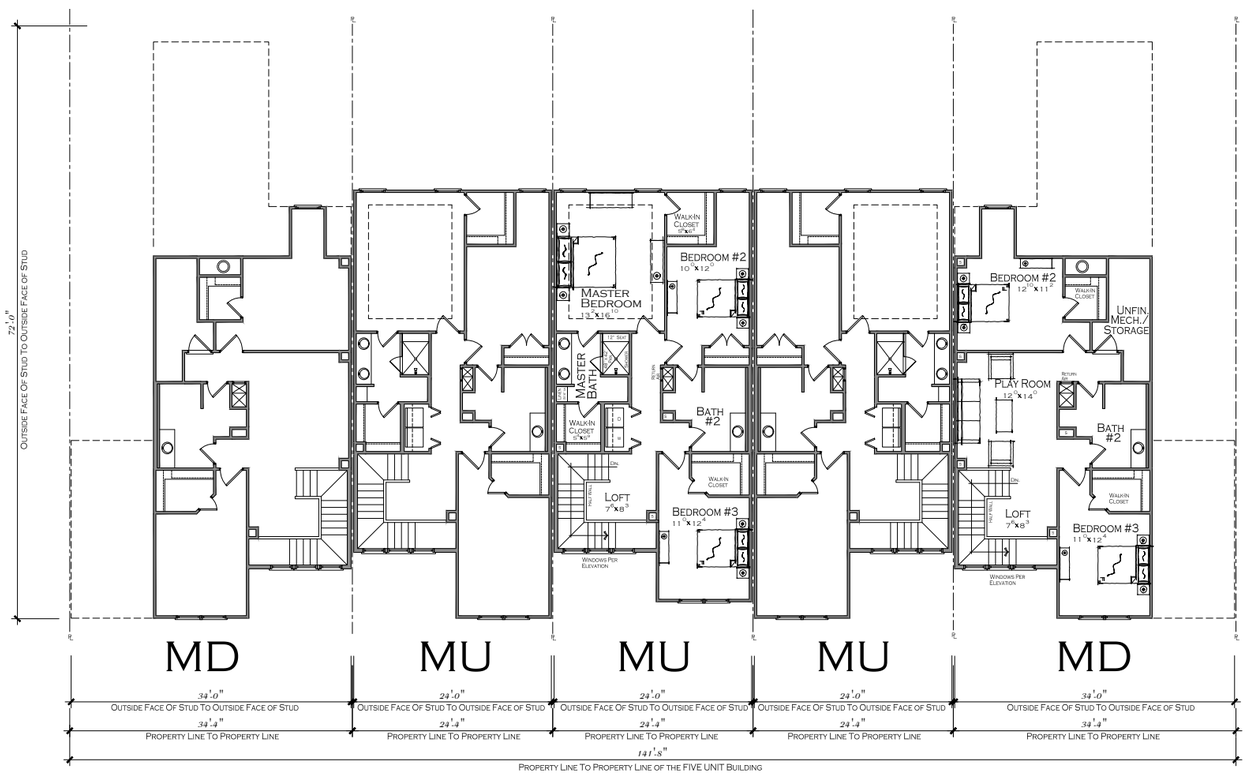


*The elevations of the homes will vary across the development. The images above are meant to convey the general appearance and functionality of the homes.

5 - Unit Building:

- 2 - Master Down Units (End Units)
- 3 - Master Up Units (Interior Units)





*The elevations of the homes will vary across the development. The images above are meant to convey the general appearance and functionality of the homes.

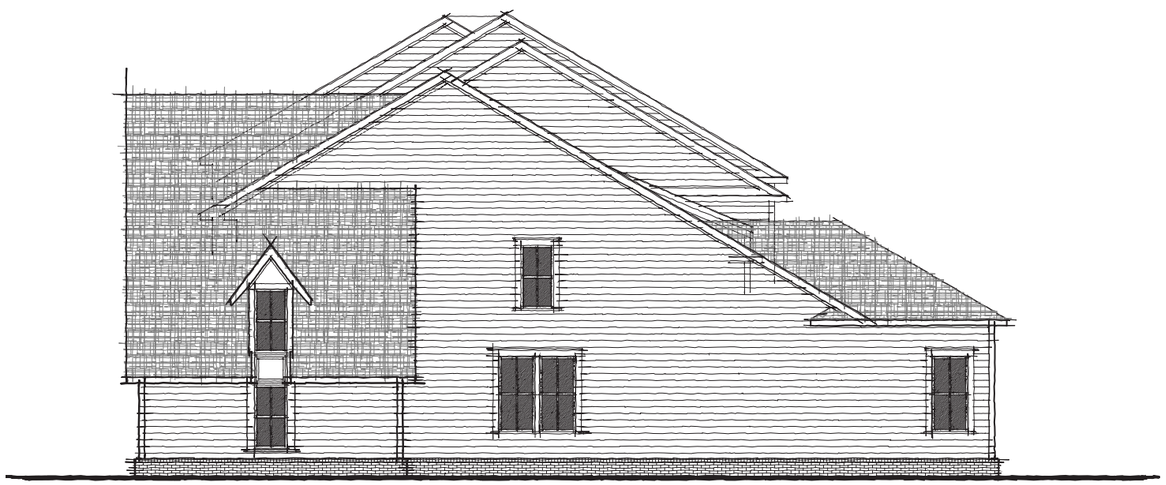
EXAMPLE OF 4-UNIT BUILDING

EXAMPLE OF 4-UNIT BUILDING

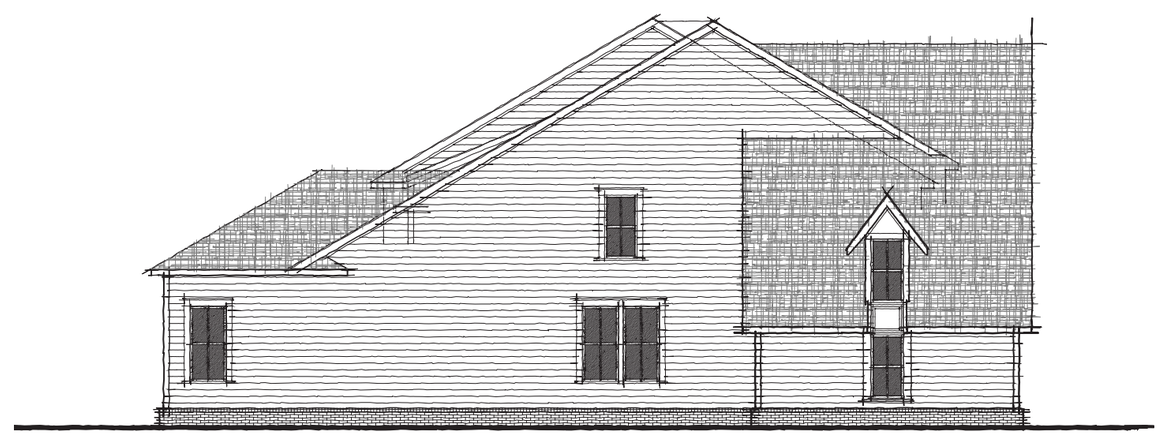
*The elevations of the homes will vary across the development. The images above are meant to convey the general appearance and functionality of the homes.

*The elevations of the homes will vary across the development. The images above are meant to convey the general appearance and functionality of the homes.

EXAMPLE OF 4-UNIT REAR ELEVATION

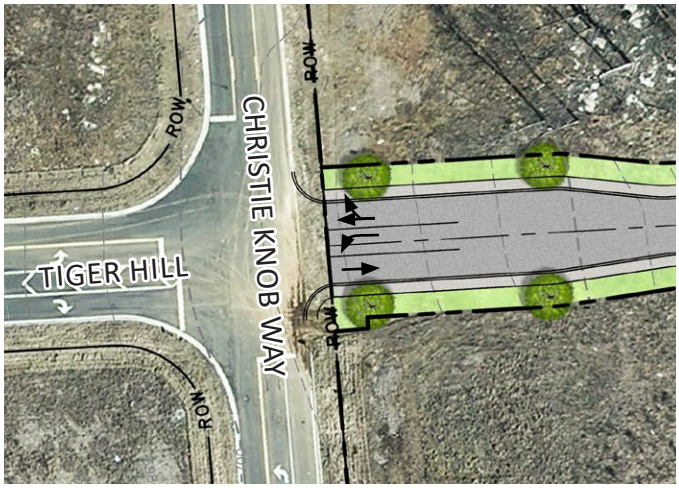


EXAMPLE OF RIGHT SIDE ELEVATION



EXAMPLE OF LEFT SIDE ELEVATION

*The elevations of the homes will vary across the development. The images above are meant to convey the general appearance and functionality of the homes.



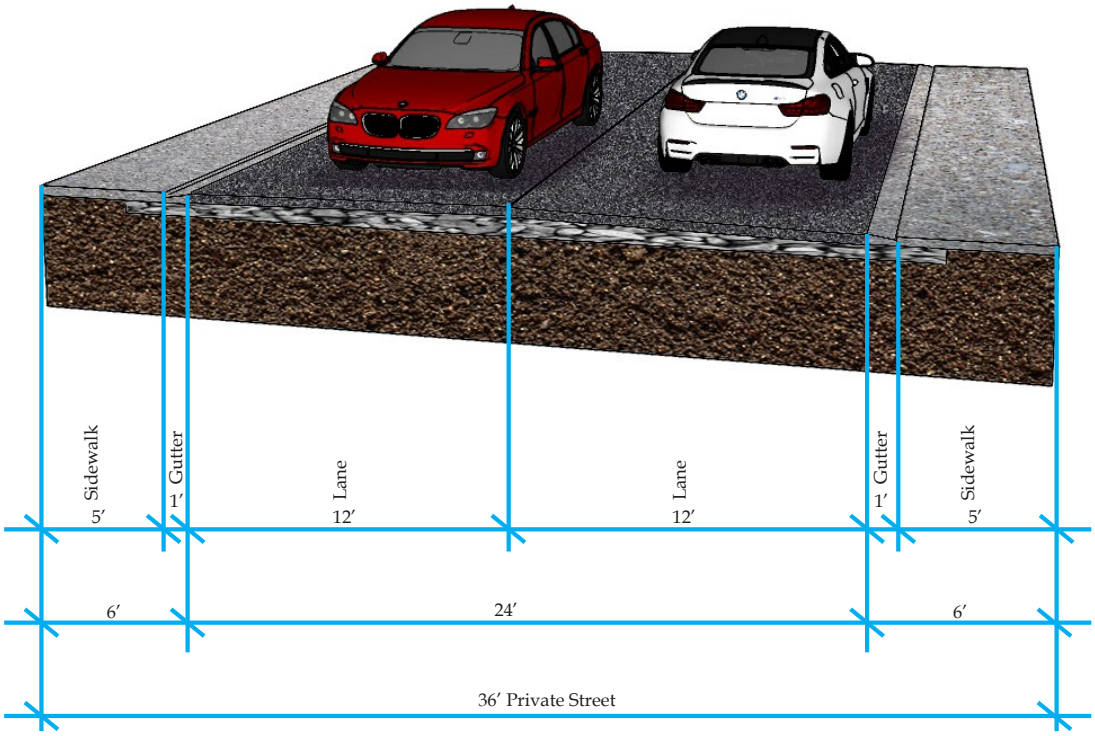
(A) Main Entrance

(B) Emergency Access Drive

Pursuant to the City of Murfreesboro's Major Thoroughfare Plan (MTP), none of the roadways in this development are slated for improvements. Shelbyville Pike is a major thoroughfare which the majority of vehicular trips generated by this development will impact. It is currently built as a 4 lane cross-section with a vegetative median.

As stated, the primary means of ingress/egress from this site will be from Shelbyville Pike, Tiger Hill, and Christie Knob Way. The entrance is proposed to incorporate three travel lanes for proper circulation into and out of the development onto Tiger Hill and Christie Knob Way. There will be a dedicated left turn lane and straight/right lane out of the neighborhood, as well as single lane for traffic entering the development. The illustration to the left shows the primary entrance onto the site via the Christie Knob Way and Tiger Hill intersection. The master plan has included a potential secondary means of ingress/egress via a stub street to the undeveloped property to the south. The illustration on the bottom left shows the stub street location to the property to the south.

All streets within the development will be private streets with a 36-foot cross-section. These streets will be built in accordance with the Murfreesboro Street Standards.



LOCATION MAP - AMENITIES

Not To Scale

A Walking Trail

B Pavilion

C Outdoor Seating

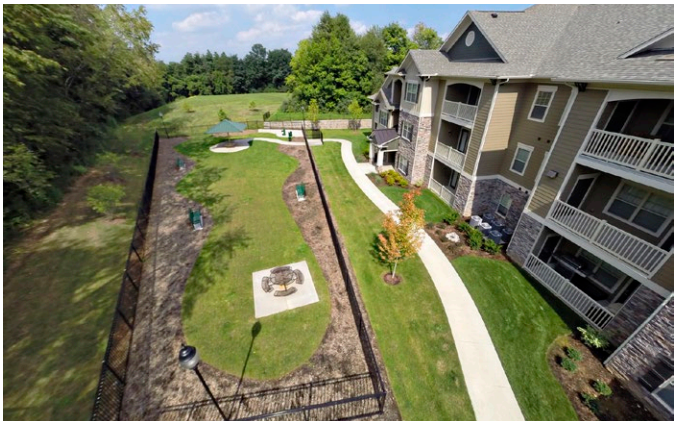
D Open Play Lawn

E Mail Kiosk

F Dog Park

G Playground

With this request, Tiger Hill Townhomes will be providing roughly 5 acres (35% of the site) to common open space. The open space areas will be comprised of usable open space and detention areas. Usable open space areas around the development will offer such amenities as; paved walking trails, a pavilion, outdoor seating, open play lawns, a dog park, and a playground. Sidewalks will line both sides of all streets to provide pedestrian circulation through the neighborhood for residents. The amenities will be constructed with the after 50% of the homes are built out. The Christie Knob Way entrance area will incorporate masonry signage and will be anchored with landscaping.



Example of Dog Park

Example of Entrance Sign

Example of Walking Trail

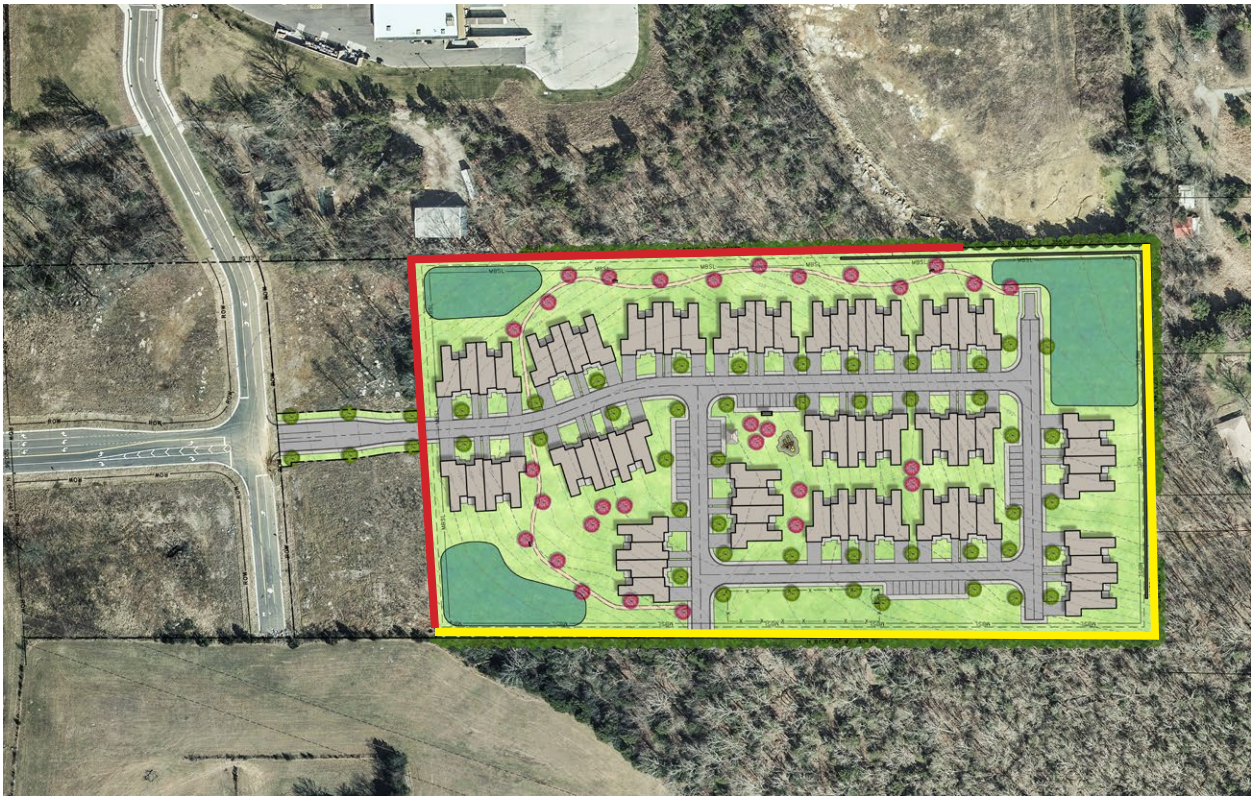
Example of Pavilion

Example of Outdoor Seating

Example of Open Playground

Example of Vinyl or Wood Patio Privacy Fence

Example of Play Lawn



Type 'A' Buffer

Type 'D' Buffer

not to scale

LANDSCAPE MATERIALS SAMPLES: DECIDUOUS TREES

(A)

(B)

(A) Ulmus parvifolia 'Emer II'/ 'Emer II' Alle Elm
(B) Zelkova serrata 'Green Vase'/ Sawleaf Zelkova
(C) Buxus x 'Green Mountain'/ Boxwood
(D) Prunus laurocerasus 'Otto Luyken'/ Luykens Laurel
(E) Lagerstroemia indica 'GAMAD VI'/ Berry Dazzle Crape Myrtle
(F) Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
(G) Liriope spicata 'Silver Dragon'/ Creeping Lily Turf
(H) Setcreasea pallida 'Purple Heart'/ Purple Heart Setcreasea
(I) Iberis sempervirens 'Little Gem'/ Little Gem Candytuft
(J) Liriope muscari 'Variegata'/ Variegated Lily Turf
(K) Magnolia grandiflora 'D.D. Blanchard' TM/ Southern Magnolia
(L) Thuja standishii x plicata 'Green Giant'/ Green Giant Arborvitae
(M) Cryptomeria Japonica 'Radicans'/ Japanese Cedar
(N) Viburnum x pragense/ Prague Viburnum
(O) Prunus laurocerasus 'Schipkaensis'/ Schipka Laurel

LANDSCAPE MATERIAL SAMPLES: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES

(C)

(D)

(E)

(F)

LANDSCAPE MATERIAL SAMPLES: GROUNDCOVERS

(G)

(H)

(I)

(J)

LANDSCAPE BUFFER: EVERGREEN TREES

(K)

(L)

(M)

LANDSCAPE BUFFER: EVERGREEN TREES AND SHRUBS

(N)

(O)

The site has been designed with ample landscaping to provide not only an aesthetically pleasing experience for the residents, but to aid in mitigating impacts to the surrounding areas. To ensure these characteristics, some standards are outlined below as well as a sample palette provided.

Landscaping Characteristics:

- A minimum 10-feet of landscape area between parking and all property lines.
- The north perimeter and all perimeters abutting the proposed commercial lots of the property will have a 10-foot wide Type 'A' Landscape Buffer consisting of alternating evergreen, canopy, and understory trees to provide screening for the adjacent properties. Evergreen trees will be a minimum of 6-feet tall at the time of planting. The canopy trees will be a minimum 3” caliper at the time of planting. The understory trees will be a minimum 2” caliper at the time of planting.
- The east and south perimeter of the property will have a 15-foot wide Type 'D' Landscape Buffer consisting of a double staggered row of evergreen trees planted 10 feet on center to provide screening for the adjacent properties. Evergreen trees will be a minimum of 6 feet tall at the time of planting. In addition to the evergreen trees, a single row of evergreen shrubs will fill in the gaps between the evergreen trees during the first few years of the buffer until the trees mature and fill in the buffer. The evergreen shrubs will be a minimum 3 feet tall at the time of planting.
- All above ground utilities and mechanical equipment screened with landscaping and/or fences.
- Solid waste enclosure screened with a masonry wall and enhanced with landscaping.
- The front and secondary front elevations of buildings facing the private roadways will have at least 3 foot wide landscape bed along the foundation.
- Internal landscape design will be in conformance with the City of Murfreesboro's Landscape Ordinance. Which includes the minimum requirements for trees and shrubs for the project’s acreage.

1.) A map showing available utilities, easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property.

Response: An exhibit is given on Page 4 along with descriptions of each.

2.) A graphic rendering of the existing conditions and/or aerial photograph(s) showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on or within one hundred (100) feet of the subject property; existing drainage patterns; location and extent of tree cover; and community greenways and bicycle paths and routes in proximity to the subject property.

Response: Exhibits are shown on Page 6 that shows the existing contours and drainage patterns along with an aerial photograph of the area.

3.) A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site and within two hundred (200) feet of the subject property and the identification of the use thereof.

Response: Exhibits and photographs on Page 3 give the location of existing structures on the subject property and the surrounding properties. An exhibit on Page 7 gives the zoning of those same properties.

4.) A drawing defining the general location and maximum number of lots, parcels or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, school sites, public buildings and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto and the extent of proposed landscaping, planting, screening, or fencing.

Response: The attached 11x17 page lists standards and exhibits showing the concept plan which shows each of these items.

5.) A tabulation of the maximum number of dwelling units proposed including the number of units with two (2) or less bedrooms and the number of units with more than two (2) bedrooms.

Response: See pages 12 and 13 lists standards and exhibits showing the concept plan which shows each of these items.

6.) A tabulation of the maximum floor area proposed 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). These tabulations are for the PRD.

TOTAL SITE AREA	545,566 s.f.
TOTAL MAXIMUM FLOOR AREA	134,572 s.f.
TOTAL LOT AREA	545,566 s.f.
TOTAL BUILDING COVERAGE	103,998 s.f.
TOTAL DRIVE/ PARKING AREA	100,275 s.f.
TOTAL RIGHT-OF-WAY	0 s.f.
TOTAL LIVABLE SPACE	445,291 s.f.
TOTAL OPEN SPACE	248,059 s.f.
FLOOR AREA RATIO (F.A.R.)	0.25
LIVABILITY SPACE RATIO (L.S.R.)	0.63
OPEN SPACE RATIO (O.S.R.)	0.81

7.) A written statement generally describing the relationship of the proposed planned development to the current policies and plans of the city and how the proposed planned development is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this article.

Response: The property is currently zoned CH. The surrounding area has a mixture of residential and commercial properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

8.) If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating:

(aa) the approximate date when construction of the project can be expected to begin;

Response: The project is anticipated to be developed in one phase.

9.) Proposed means of assuring the continued maintenance of common space or other common elements and governing the use and continued protection of the planned development. For this purpose, the substance of any proposed restrictions or covenants shall be submitted.

Response: This requirement has been addressed on Page 13.

10.) A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.

Response: The applicant is requesting the following exceptions with this PRD.

SETBACKS	RS-A2	PRD (External)	Difference		RS-A2	PRD (Internal)	DIFFERENCE
Front Setback	35.0’	N/A	N/A		35.0’	25.0’	-10.0’
Side Setback	5.0’	20.0’	15.0’		5.0’	5.0’	0.0’
Rear Setback	20.0’	20.0’	0.0’		20.0’	30.0’	10.0’
Minimum Lot Size	2,000 SF.	N/A	N/A		2,000 SF.	N/A	N/A
Minimum Lot/Product Width	20.0’	N/A	N/A		20.0’	24.0’/34.0’	4.0’/10.0’

11.) The nature and extent of any overlay zone as described in Section 24 of this article and any special flood hazard area as described in Section 34 of this article

Response: This property is not in the Gateway Design Overlay District , Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). This property lies in Zone X and no portion of the property lies within the FEMA floodway or floodplains according to the current FEMA Map Panel 47149C0270H Eff. Date 01/05/2007.

12.) The location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time.

Response: Pages 5 & 19 discusses the Major Thoroughfare Plan. No roads related to this development are slated for improvements.

13.) The name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated.

Response: The primary representative is Matt Taylor of SEC, Inc. Developer/applicant is Celebration Homes, LLC contact info for both is provided inside the front cover.

14.) Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The 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.

Response: Pages 14 through 18 show the architectural character of the proposed buildings and building materials listed. However, exact configuration for these items is unknown and will be determined as each building is built.

15.) 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.

Response: Examples of entrance signage are located on Page 21 with a description.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: MARINA RUSH

7.c. Zoning application [2020-414] for approximately 1.0 acre located along Gresham Lane to be rezoned from CL to PCD (Secure Lawn PCD), Mark Lovinski applicant.

The subject property is located along the east side of Gresham Lane, contiguous to the Rutherford County Lane Agri-Park property. The applicant, Mark Lovinski, is requesting to rezone the property from Local Commercial (CL) to Planned Commercial District (PCD) to allow for the development of a lawn service business. It is identified as Tax Map 92, Parcel 3.01 and is developed with a single-family residence.

Adjacent Land Use and Zoning

On the north, east and south sides of the subject property is the Lane Agri-Park property, which is zoned PCD. Property to the west across Gresham Lane is in the unincorporated portion of Rutherford County and is currently developed with single family residences and a 20-acre parcel used for the overflow parking of new automobiles for the nearby Honda dealership. The residential parcels are zoned Medium-Density Residential (RM), while the Honda parcel is zoned PUD (Planned Unit Development).

Secure Lawn PCD:

The applicant wishes to relocate his existing Murfreesboro lawn service business, Secure Lawn, to the subject property and convert the existing residence to a commercial office with the required parking and access improvements, ADA accessibility, and landscaping upgrades. He also intends to construct a new storage building at the rear of the property for storage of equipment and business materials.

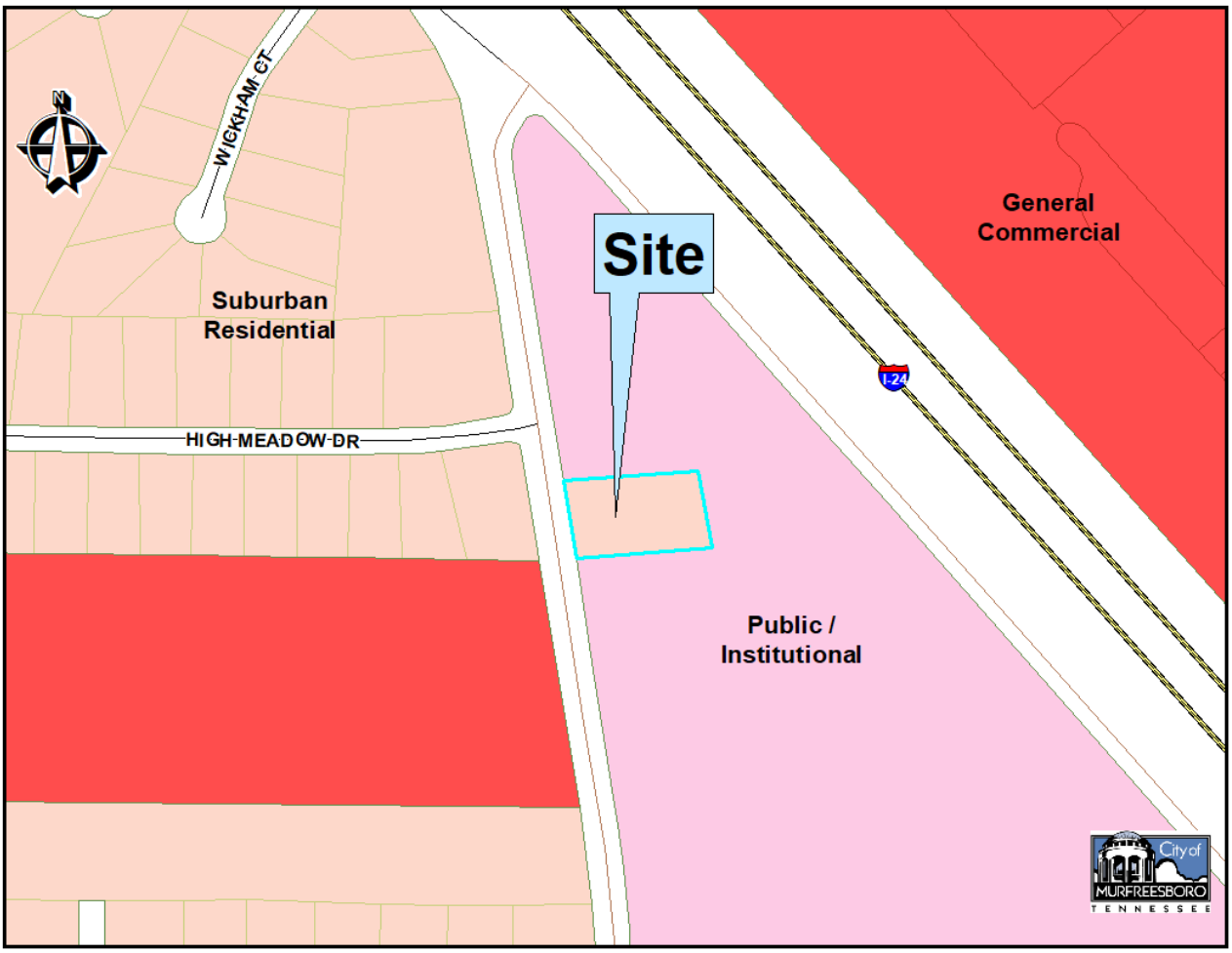
The request for the rezoning is because “lawn, tree, and garden service” as a land use is not permitted in the CL zoning district. The Planned Commercial Development zoning would allow for the proposed use and ensure the development will be buffered from adjacent residential uses. There are no exceptions requested to any of the bulk standards required in the CL zoning district.

Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that “Suburban Residential” is the most appropriate land use character for the project area, as shown on the map below. The general characteristics of the

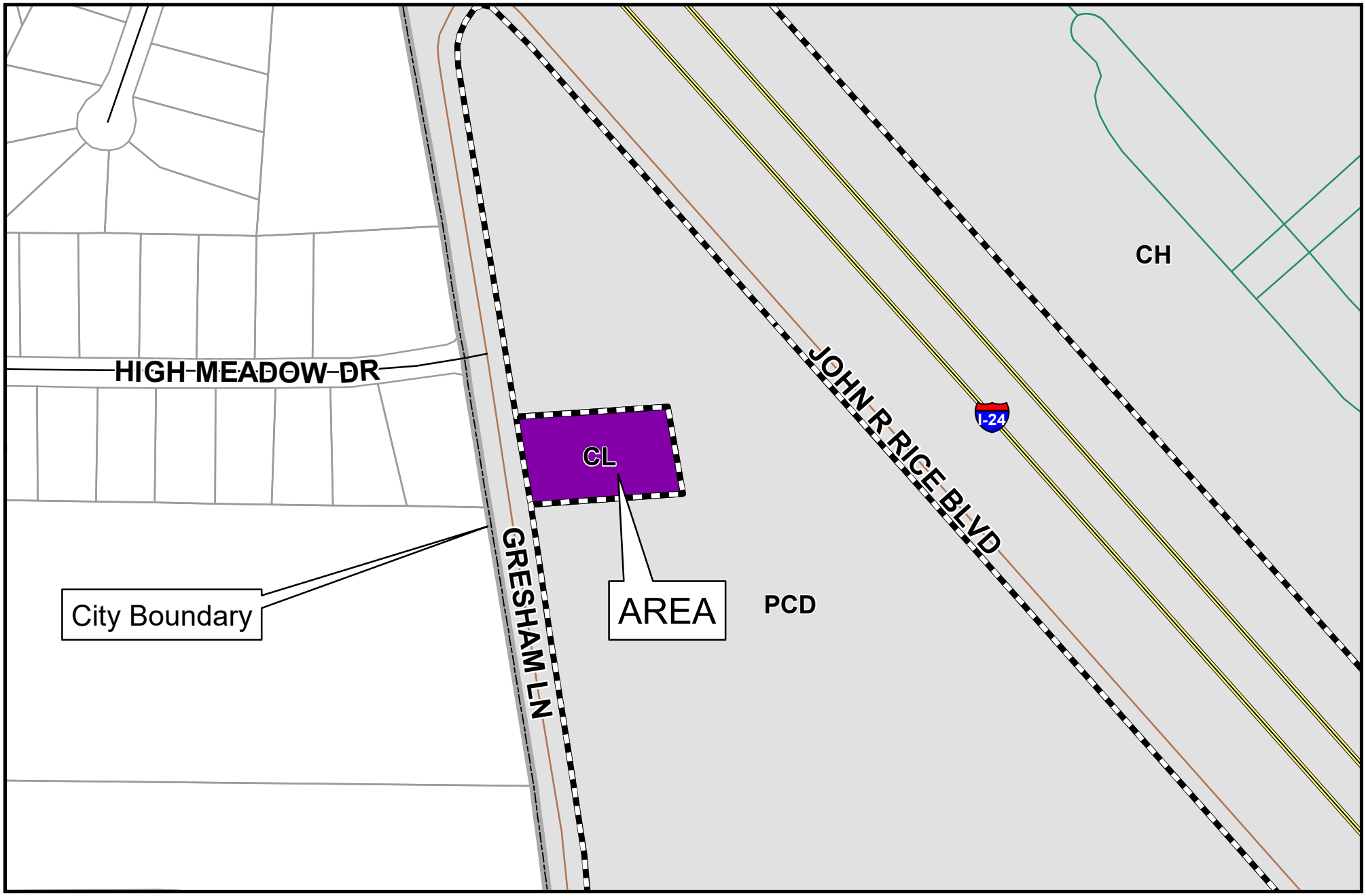
Suburban Residential land use designation are single family residences on larger lot sizes. Staff believes that the existing single-family land use was the basis for the future land use map designation for this parcel.

The proposed zoning is not consistent with the recommendations of the Future Land Use Map. However, it is compatible with the use of the adjacent Lane Agri-Park property, which is designated as Public/Institutional on the Future Land Use Map, and the auto storage property across the street, which is designated as General Commercial. If the rezoning is adopted, staff recommends the FLUM be revised to reflect General Commercial for this property.



<u>Action Needed:</u>

The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission should discuss the matter and schedule a public hearing. Staff recommends a public hearing date for this item of **October 7, 2020**.



Rezoning Request for Property Along Gresham Lane
CL to PCD (Secure Lawn PCD)

0 250 500 1,000 1,500 Feet

N W E S

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

Path: X:\FILE_ROOM_FOLDERS\Rezonings\2020\2020-414_Secure_Lawn_PCD\Maps\2020-414_Secure_Lawn_PCD.mxd

Rezoning Request for Property Along Gresham Lane
CL to PCD (Secure Lawn PCD)

0 250 500 1,000 1,500 Feet

N W E S

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

Path: X:\FILE_ROOM_FOLDERS\Rezonings\2020\2020-414_Secure_Lawn_PCD\Maps\2020-414_Secure_Lawn_PCD.mxd

Secure Lawn

PLANNED COMMERCIAL DISTRICT

SUBMITTED , SEPTEMBER 2, 2020 FOR THE SEPTEMBER 16, 2020 PLANNING COMMISSION MEETING

Plans Prepared By:

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

Table of Contents

Secure Lawn

PLANNED COMMERCIAL DISTRICT

SHEET INDEX

1. DEVELOPMENT TEAM & PROJECT SUMMARY
2. ZONING MAP
3. UTILITY MAP
4. HYDROLOGY & TOPOGRAPHY MAP
5. AERIAL MAP
6. EXISTING CONDITIONS
7. EXISTING CONDITIONS
8. SITE PLAN
9. ARCHITECTURAL ELEVATIONS
10. CONCEPTUAL LANDSCAPE PLAN
11. DEVELOPMENT STANDARDS
12. PERMITTED USES / PROHIBITED USES
13. PLANNED DEVELOPMENT CRITERIA & 2035 PLAN

Development Team & Project Summary

PROJECT SUMMARY

The owner has acquired the property to operate a turf maintenance company. Secure Lawn is a lawn service company founded in 2003. The location is 817 Gresham Lane, the current zoning is CL (Local Commercial) and proposed zoning is PCD. The current residence will be converted to the new business office and the existing storage building on the property will be used for storage turf maintenance equipment. The improvements to the property will be converting the home into office space with a new painted brick facade, a new front porch, installing new landscaping, paving the existing driveway, adding employee and quest parking spaces, adding a metal 30 x 70 storage building directly behind the home and a ground sign at the front of the property. The new building will be used to store supplies and equipment, as well as, provide indoor parking of the service vehicles. The building will not exceed 25' in height. There will be a split rail fence built along Gresham Lane.

The property will be used for the business office and operations and is not used for any type of retail sales. All services the company performs are done at the customer's site. Therefore, only employee will be traffic generated from the business. Vendors periodically deliver products with small delivery trucks, no products are delivered with semi trucks. The business has eight employees. The business does not house hazardeous materials on the property. The hours of operations are 7am to 5pm five days a week. On a seasonal basis the business operates on Saturdays from 8 am - noon.

Owner/ Developer

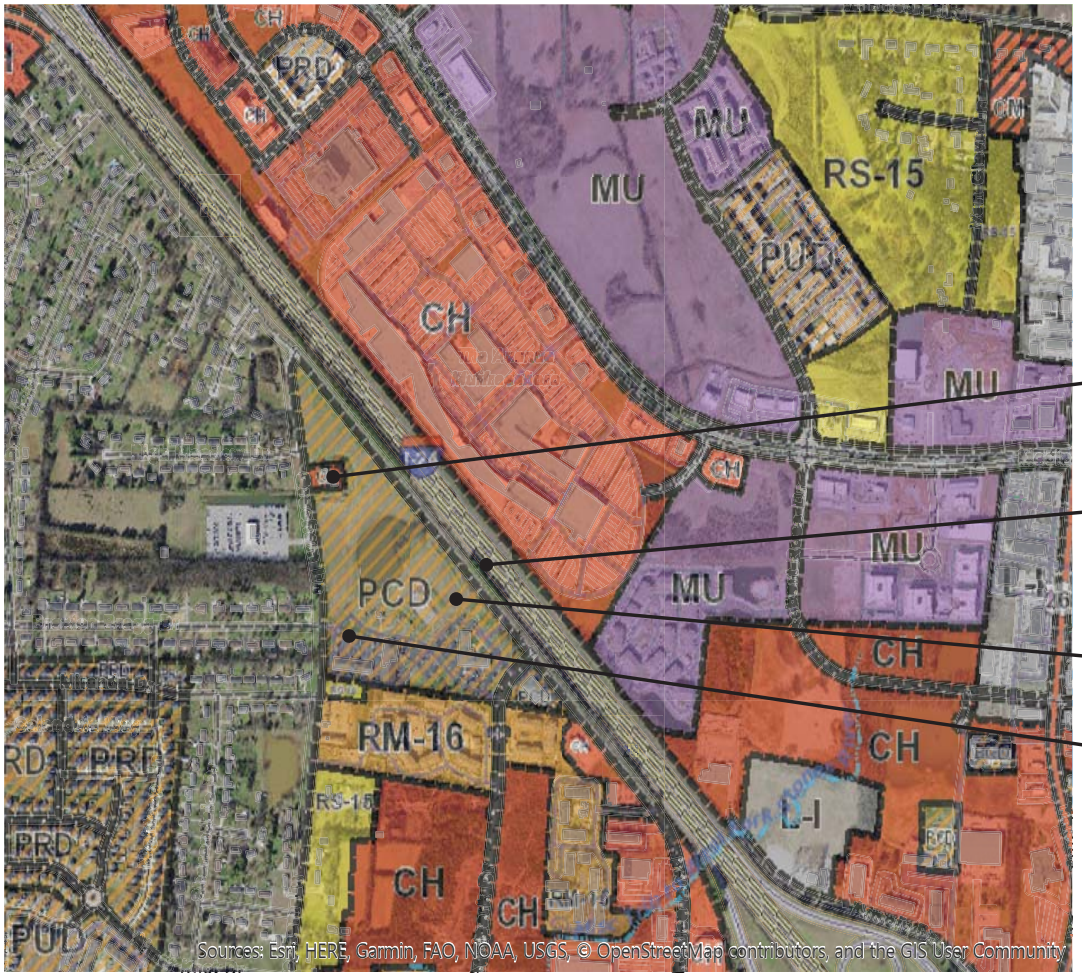
Mark Lovinski
615.893.8455 (Office)
615.390.0722 (Cell)
mark.lovinski@securelawn.com

Planning and Engineering

Huddleston-Steele Engineering, Inc.
Clyde Rountree, RLA
2115 N.W. Broad Street
Murfreesboro, TN 37129
Rountree.associates@yahoo.com
615.509.5930

Zoning Map Exhibit

Secure Lawn
PLANNED COMMERCIAL DISTRICT



The subject property is zoned CL. The property is surrounded by PCD zoning. which is the Agripark development. The property to the west is zoned RM in the County. The subject property is proposed to be rezoned PCD.

HUDDLESTON-STEELE ENGINEERING, INC.

Utility Map

Secure Lawn

PLANNED COMMERCIAL DISTRICT

Water Line Location Map

SITE

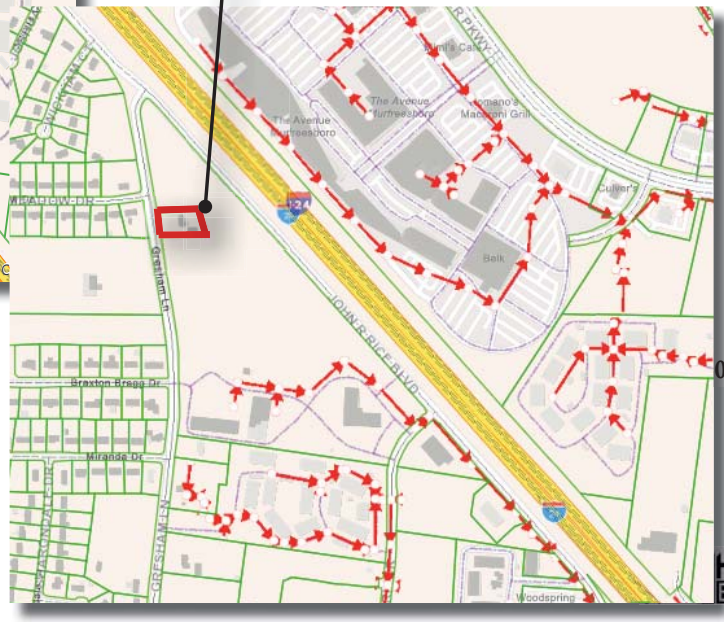
NORTH

The subject property utility providers:
Water is provided by Murfreesboro Water Resources Department.
Electric is provided by Murfreesboro Tennessee Electrict (MTEMC).
Building will be served by an on site spectic system.

LEGEND

Water

Sewer

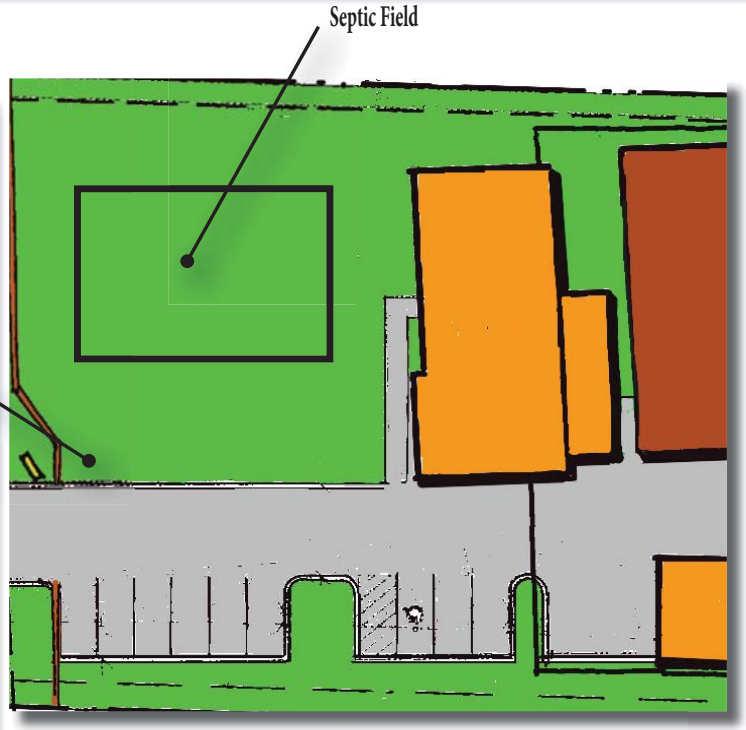


ocation Map

HUDDLESTON-STEELE ENGINEERING, INC.

Hydrology & Topography Map

Drainage Direction



Septic Field Location Map

The site drains towards the existing pond located on the Agripark site. The

NORTH

HUDDLESTON-STEELE ENGINEERING, INC.

Aerial Map

This aerial photograph shows the subject site surrounded by Agripark property. The property is across from a residential neighborhood and a new car storage located in the unincorporated portion in Rutherford County. Across the interstate is the The Avenue Murfreesboro shopping center.

Aerial Location Map

Existing Conditions

A View looking existing tree line around subject property

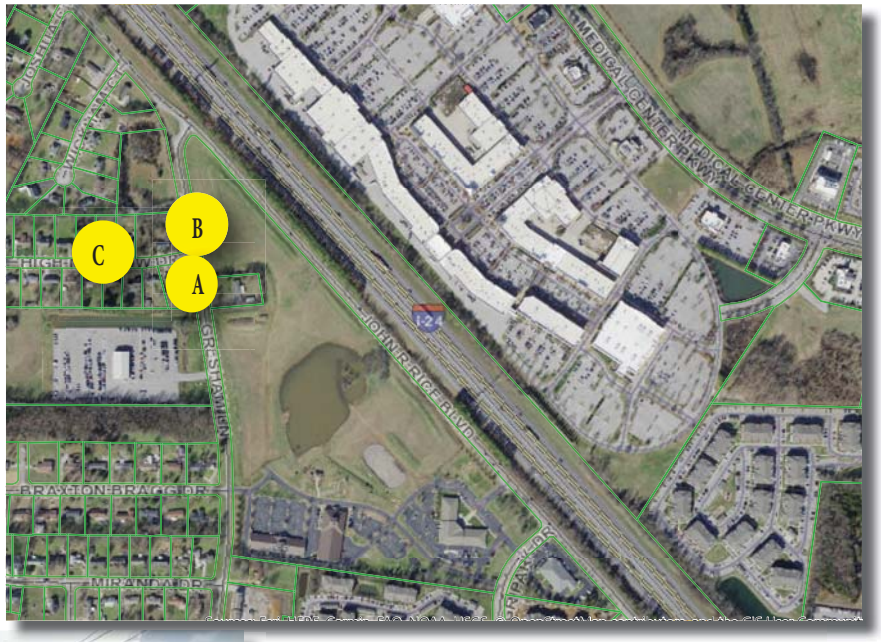
B View of future office building from backyard

C Existing metal building to re-moved when new storage building is constructed

D View looking down driveway to Gresham Lane

Existing Conditions

A View looking at existing home to be repainted and be used as the business office



B Entrance wall across from subject property

C Typical home style across from subject property

Site Plan

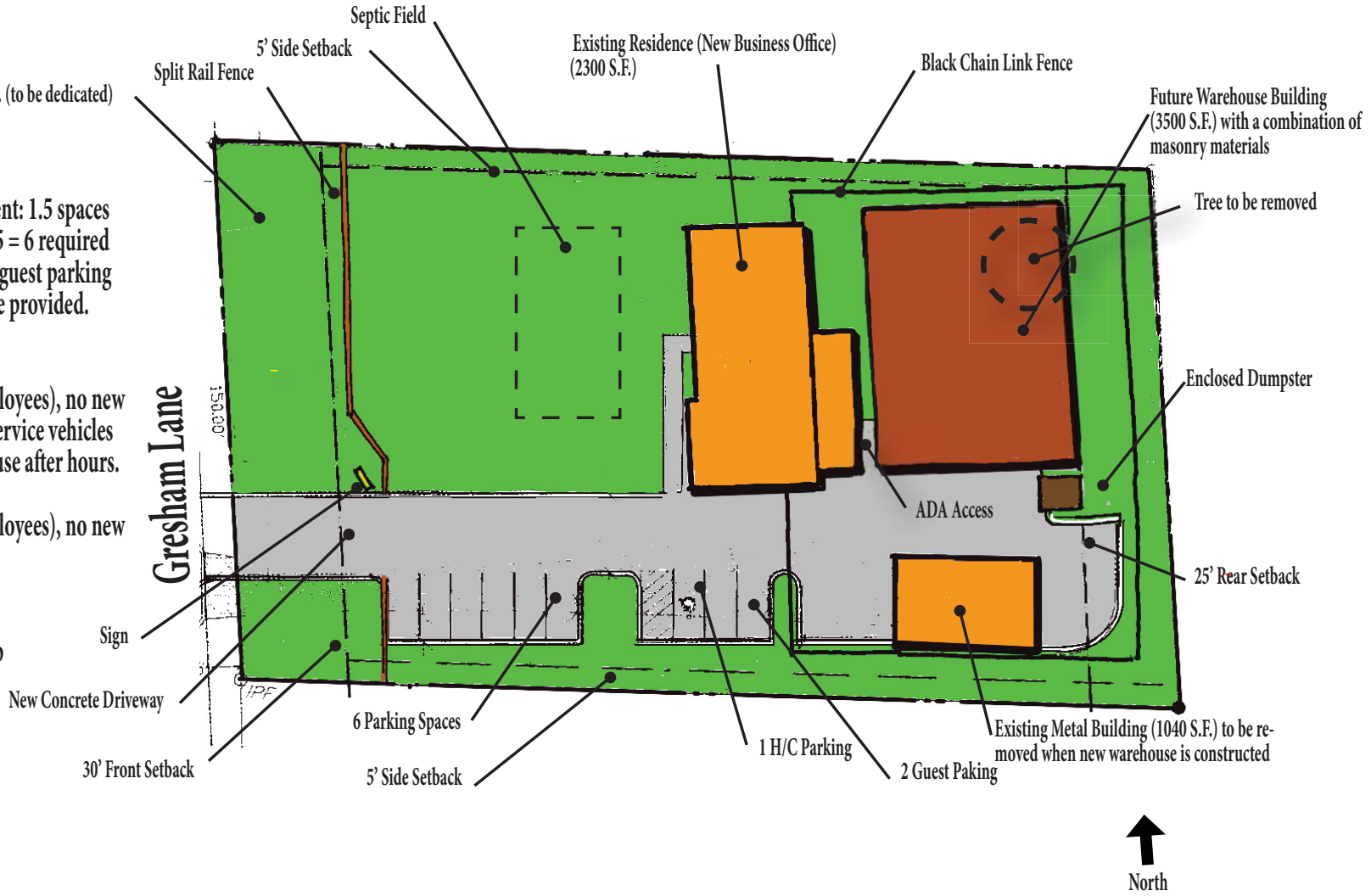
Site Data:
Acreage: 1 Acres

Commercial Buildings:
2300 S.F. Parking Requirement: 1.5 spaces per 2 employees: 8/2 = 4 x 1.5 = 6 required spaces, 6 spaces provided. 2 guest parking spaces provided, 1 H/C Space provided.

Metal Buildings:
3500 S.F. (no additional employees), no new parking requirements. All service vehicles will be stored inside warehouse after hours.

1040 S.F. (no additional employees), no new parking requirements.

Private Hauler Trash Pick-up



Architectural Elevations

Example of Future Metal Building (Brick and Cementitious Siding)

Existing Residence viewed from Greshem Lane

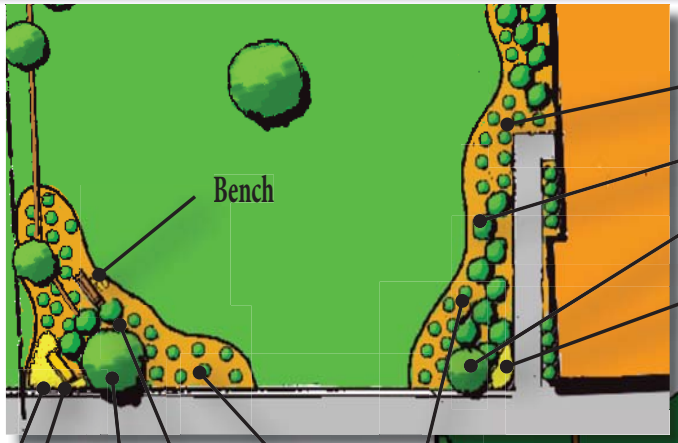
Existing Residence on Left Side

Existing Metal Building to be removed when new building is constructed

Rear of Existing Home

Existing Residence on Right Side

Conceptual Landscape Plan



Black Chain Link Fence

Buffer Planting where needed along the existing property lines

NORTH

Split Rail Fence

Enhanced Foundation Planting

Shade Tree

Development Standards

Development Standards:
Development will include remodeling the existing residence to the business office, utilizing the existing metal building (in the short term) and the add tion of a 3500 S.F. of warehouse building in the future.
The maximum building height is 35'-0"
The site will have 8 standard parking spaces, with 1 H/C Space
Solid waste removal will be provided by a private hauler
Identification signage will a ground mounted monument sign
All parking will be screened from the public right-of-way by landscaping
Buildings elevations will be repainted
600 S.F. Formal open space

SETBACKS	CL	PCD	DIFFERENCE
FRONT SETBACK	42'	30'	12'
SIDE SETBACK	10'	10'	5'
REAR SETBACK	20'	20'	0'

Building Elevation Materials:
Brick (Primary Material) on extisting residence to be used as the office
Warehouse building in the rear to be a combination of masonry materials on the front facade facing Gresham Lane. Cementittious siding on all other sides building.

SITE DATA		
Total Land Area	43,560 SF	
Total Open Space	Required: 8712 SF	Provided: 28693 SF
Formal Open Space	Required: 435 SF	Provided: 600 SF
Business Office	2300 SF	
Warehouse	3500 SF	
Warehouse	1040 SF	
Total Impervious	14867 SF	
Total Pervious	28693 SF	

Permitted Uses /Prohibited Uses

*Permitted Uses:

Lawn, Tree and Garden Service
Home will not be used as a residence

Planned Development Criteria & 2035 Plan

General Applicability Per Section 13 - Planned Development Regulations

1. Ownership and division of land: *The site is owned by the developer identified on Sheet 1. The lot is currently zoned in the City of Murfreesboro.*
2. Waiver of BZA action: *No BZA actions will be required.*
3. Common open space: *Provided in front yard of the development.*
4. Accessibility to site: *The property is accessible from Gresham Lane.*
5. Off street parking . *See Sheet 8 for parking calculations.*
6. Pedestrian circulation: *No sidewalk is provided by this project.*
7. Privacy and screening: *Perimeter planting yard is provided, screening of parking lot and street frontage plantings.*
8. Zoning and subdivision modifications proposed: *A PCD is being requested for the subject property.*
9. Phasing: *The project shall be completed in one phase.*
10. Annexation: *No annexation is required for this site.*
11. Landscaping: *The development will be designed to meet all minimum landscaping requirements.*
12. Major Transportation Plan: *The PCD is consistent with the Major thoroughfare plan utilizing Gresham Lane as the primary access to the site.*
13. Applicant contact information: *Contact information is located on Sheet 1.*
14. Proposed Signage: *A monument sign is being proposed and will comply with the Murfreesboro Sign Ordinance Regulations.*

2035 Plan - Public Institutional - Characteristics

High degree of visitation and/or pedestrian activity in some cases, with people coming and going throughout the day;

Institutional functions may require multiple buildings, arranged in a campus-like setting;

Facilities may have special parking and passenger drop-off requirements;

Buildings are sometimes set back from the road to provide more prominence, with large amounts of open spaces surrounding the buildings

Section 13 – Project Development Criteria Requirements

1. Identification of existing utilities: *Shown in pattern book on Sheet 3,*
2/3. Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site: *Shown in pattern book Sheets, 3-7.*
4/5. Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation: *Shown in pattern book Sheet 8-10.*
6. Development schedule: *Construction is projected to begin once all zoning and site planning is approved by the City.*
7. Relationship of the planned development to current city polices and plans: *The land use is Public/Institutional designation as recommended in the 2035 plan. The subject property is an out parcel within the larger designation area of the Agripark development and is not consistent with the 2035 plan. The subject property would be consistent with the General Commercial designation that is located on an property directly across Gresham Lane.*
8. Proposed deviation from zoning and subdivision ordinance: *The subject property would come into conformance with the PCD zoning of the Agripark.*
9. Site tabulation data for land area, *See Site Data tablet Page 11.*
10. The nature and extent of any overlay zones as described in Section 24 and 34: *No overlays are attached to this zoning request.*

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: MARINA RUSH

7.d. Zoning application [2020-416] for approximately 12.8 acres located along Veterans Parkway to be rezoned from CH to PRD (Sullivan's Retreat PRD), Cornerstone Development applicant.

The subject property is located along the east side of Veterans Parkway north of Franklin Road. The property is identified as a 12.78-acre portion of Tax Map 93, Parcel 27.02, which totals 15.62 acres. The applicant, Cornerstone Development, is requesting to rezone the property from Commercial Highway (CH) to Planned Residential District (Sullivan's Retreat PRD) to allow for the development of eighty (80) townhomes. A 2.7-acre portion along the west property line would remain zoned CH and subsequently be created as a separate lot of record. The remaining 12.78 acres would develop with the 80 townhomes with a density of 6.26 dwelling units/acre.

Adjacent Land Use and Zoning

The surrounding area consists of a mixture of zoning types and uses. Overall Creek borders the subject property along its east side. The land further to the east is in the unincorporated portion of Rutherford County and is zoned Medium-Density Residential (RM) and developed with single-family residential lots. The land to the north is zoned Commercial Fringe (CF) in the City and has site plan approval for a retail center and self-service storage facility. The land to the west is zoned CH and is developed with a dental office and veterinary clinic. West of Veterans Parkway are single family residences on large lots in the County. The land to the south is zoned CH and developed with the Kroger grocery store.

Sullivan's Retreat PRD:

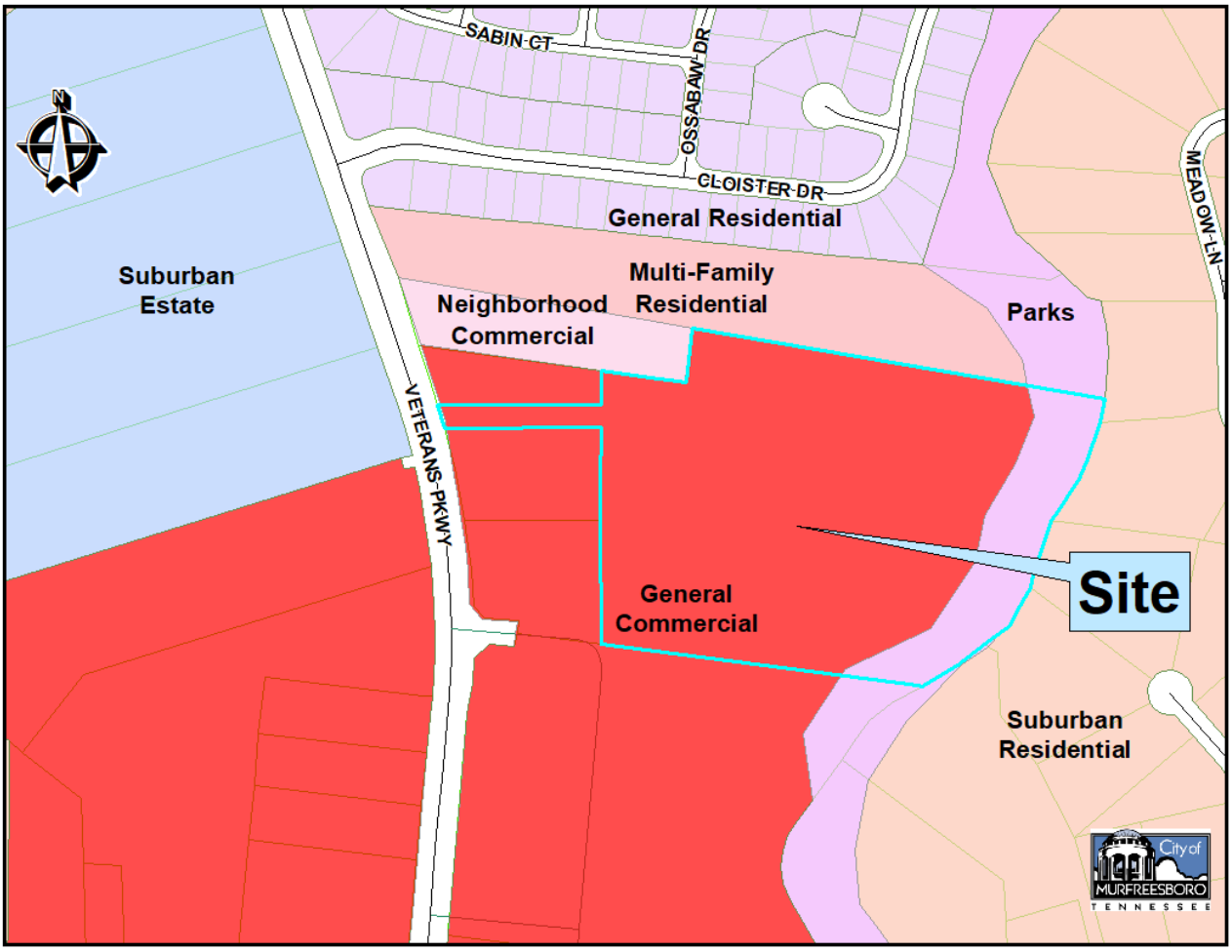
The applicant wishes to develop 80 single-family attached townhome units created in a horizontal property regime. The minimum unit size will be 1,350 square feet with one-car garages. The homes will be constructed of masonry materials. A photographic example of the proposed townhomes can be found on the following page. Landscaping buffers, common areas and amenities, and private streets are proposed as part of the development. The homeowners' association will maintain common areas. The main entrance is proposed via a new public street off of Veterans Parkway. The proposed Sullivan's Retreat PRD program book is attached to this report for reference of additional project details. According to the applicant, the request for the rezoning is because the project site has limited visibility along Veterans Parkway for commercial development. There is an exception to the front

yard setback as compared to the RS-A, Type 2 zoning district from 35 feet to 25 feet for the interior units, as 25 feet is adequate distance to park a vehicle in the driveway.

Future Land Use Map:

The Future Land Use Map (FLUM) of the *Murfreesboro 2035 Comprehensive Plan* indicates that "Auto-Urban (General) Commercial" is the most appropriate land use character for the project area, as shown on the map on the following page. The general characteristics of the Auto-Urban (General) Commercial land use character include larger, taller commercial buildings, higher traffic volumes, and necessity for large parking lots.

The rezoning request is not consistent with the recommendations of the FLUM for the subject property. It is more consistent with the "Auto-Urban (General) Residential" land use character. The Planning Commission will need to determine if this is an appropriate instance to deviate from the FLUM. If the rezoning is adopted, staff recommends the FLUM be revised to reflect an Auto-Urban (General) Residential land use character for this property.



Staff Comments:

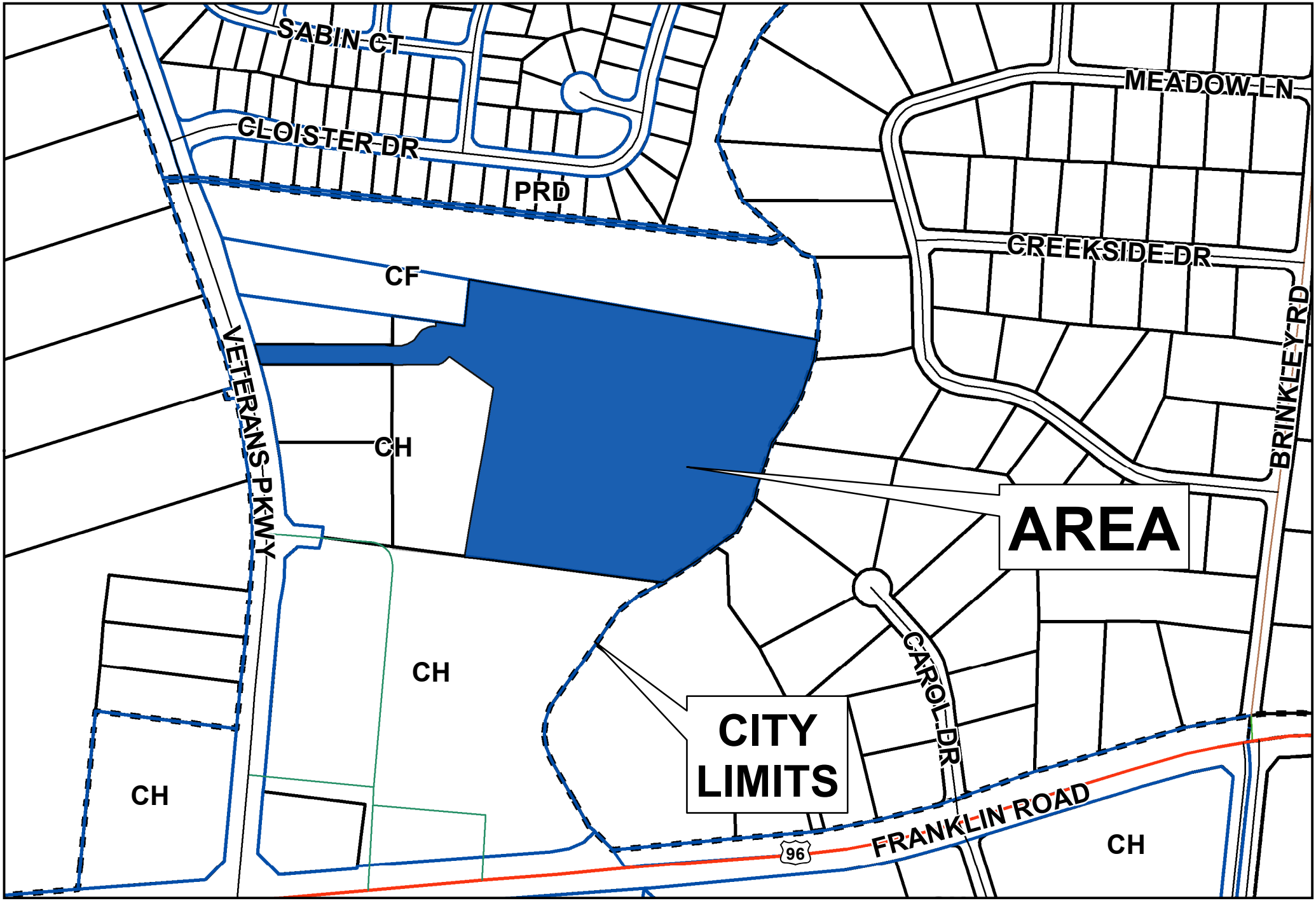
Staff is not supportive of this rezoning request. The request is not consistent with the recommendations of the Murfreesboro 2035 Comprehensive Plan. It is in a developing commercial corridor, and the use appears to be incongruous with the adjacent uses, as it is proposed to be located between commercial uses on three sides, including a grocery store, a veterinary clinic, and a proposed self-service storage facility.

Also, according to the Water Resources Department (MWRD), the area in the vicinity of the subject property needs to be assessed as to whether it meets the goal of 3.4 single-family unit equivalents per acre and whether the basin currently has greater than 3.6% multi-family uses and 11% medium-density uses (townhomes). MWRD is not supportive of any increases in density until this assessment can be made due to potential limitations regarding sanitary sewer infrastructure in this area and it will not be supportive of any rezonings that will increase density if it is determined that the stated goals are already being exceeded.

In addition, the site is within the Overall Creek Elementary School zone, a school zone which has seen rapid growth over the last several years. According to Murfreesboro City Schools, the Overall Creek, Scales, and Salem Elementary Schools are all at or near capacity. In conclusion, contrary to the proposed rezoning request, Staff is supportive of the site developing with a commercial use under the existing CH zoning in order to limit impacts to these City services and to minimize incompatible land uses.

Action Needed:

The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission should discuss the matter and schedule a public hearing. Staff recommends a public hearing date for this item of **December 2, 2020**.



City of MURFREESBORO TENNESSEE

Rezoning Request Along Veterans Parkway
CH to PRD (Sullivan's Retreat PRD)

0 100 200 400 600 800 1,000 Feet

N W E S

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

City of MURFREESBORO TENNESSEE

Rezoning Request Along Veterans Parkway
CH to PRD (Sullivan's Retreat PRD)

0 100 200 400 600 800 1,000 Feet

N W E S

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

SULLIVAN'S RETREAT

A REQUEST FOR REZONING TO A PLANNED RESIDENTIAL DISTRICT (PRD)

Murfreesboro, Tennessee

Initial Submittal
August 13, 2020

Resubmittal
September 11, 2020 for the September 16, 2020
Planning Commission Workshop Meeting

SEC, Inc.

SEC Project #20076

© Copyright 2020, Site Engineering Consultants, Inc.

SEC, Inc.

Company Name:	SEC, Inc.
Profession:	Planning.Engineering.Landscape Architecture
Attn:	Rob Molchan / Matt Taylor
Phone:	(615) 890-7901
Email:	rmolchan@sec-civil.com/ mtaylor@sec-civil.com
Web:	www.sec-civil.com

850 Middle Tennessee Blvd.
Murfreesboro, Tennessee 37129

Company Name:	Cornerstone Development, LLC
Profession:	Developer
Attn:	Joey Minge
Phone:	(615) 642-2341
Email:	jminge@cornerstonedevelopmentllc.com

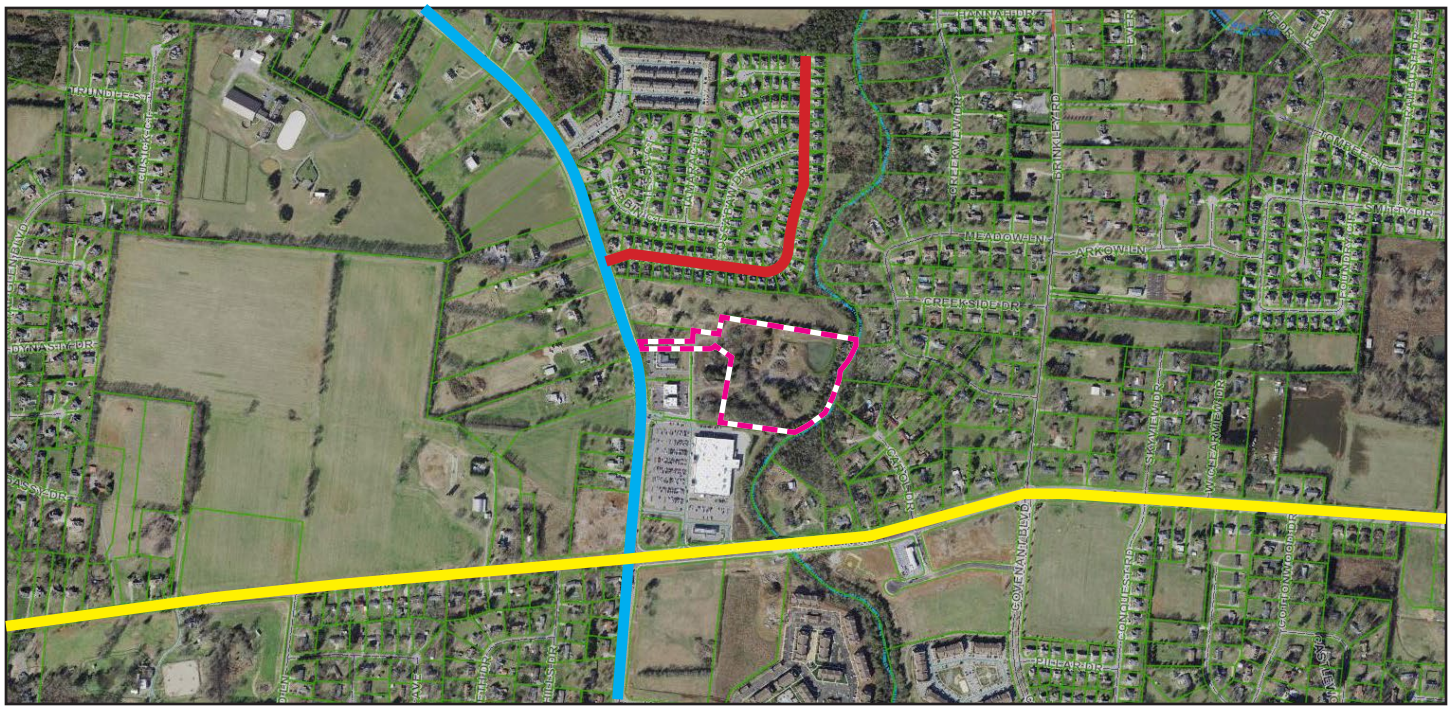
216 Noah Drive, Suite 100
Franklin, Tennessee 37064

Company Name:	Parks Group
Profession:	Real Estate Agent
Attn:	John Harney
Phone:	(615) 542-0715
Email:	jharney@theparksgroupcommercial.com
Web:	www.parks-group.com

1535 W. Northfield Boulevard, Suite 7
Murfreesboro, Tennessee 37129

TABLE OF CONTENTS 03
PROJECT SYNOPSIS 04
MAJOR THOROUGHFARE PLAN 05
SUBDIVISION MAP 06
ZONING MAP 07
UTILITY MAP 08
HYDROLOGY AND TOPOGRAPHY 09
ON-SITE PHOTOS 10
OFF-SITE & ADDITIONAL PHOTOS 11
CONCEPTUAL SITE AND LANDSCAPE PLAN 12
DEVELOPMENT STANDARDS 13
ARCHITECTURAL CHARACTERISTICS 14-16
INGRESS AND EGRESS 17
AMENITIES 18-19
PLANT MATERIAL SAMPLES 20
LANDSCAPE CHARACTERISTICS 21

© Copyright 2020, Site Engineering Consultants, Inc. (SEC, Inc.)
This document shall not be reproduced, modified, published, or used in any way or form of media/print without the expressed written consent of Site Engineering Consultants, Inc.



AERIAL PHOTOGRAPH

Not To Scale

Veterans Parkway

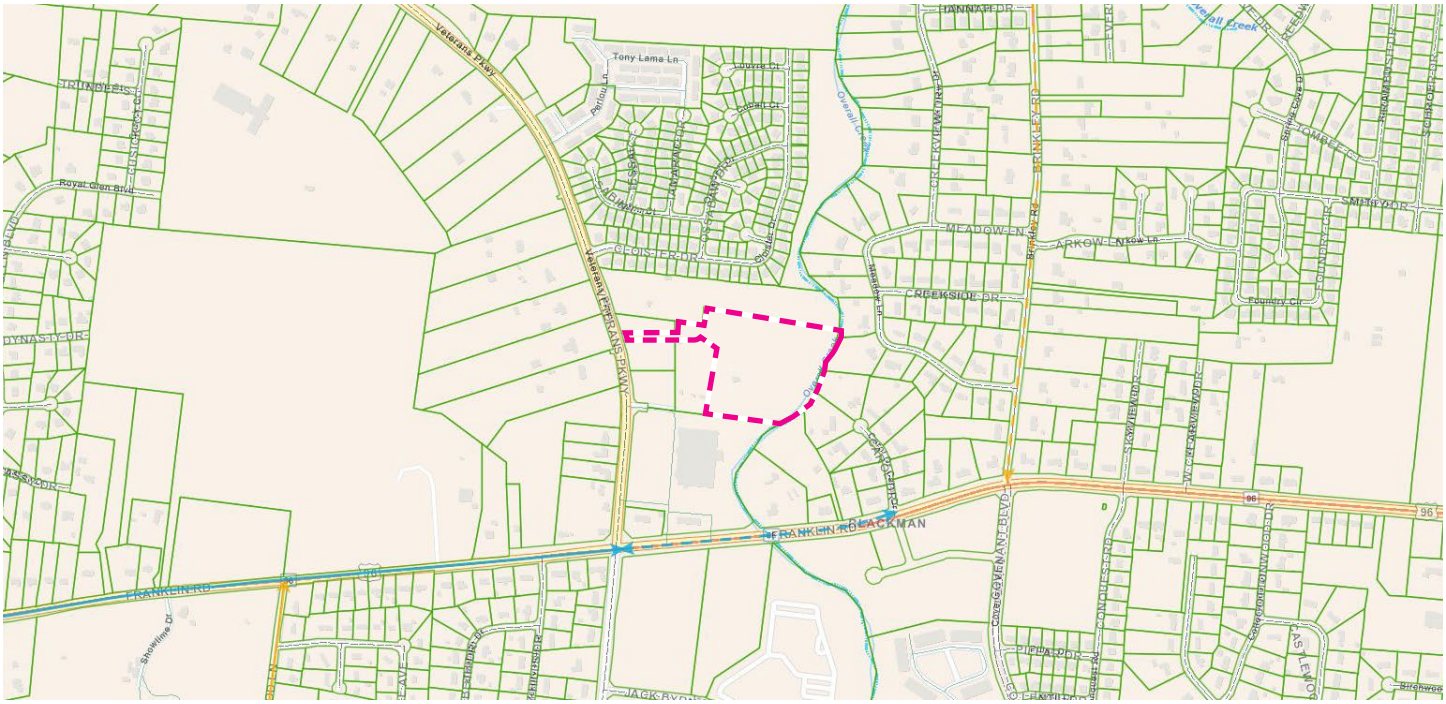
Franklin Road (HWY 96)

Cloister Drive

Site

Cornerstone Development, LLC respectfully requests rezoning of a portion of the Wright Property on Veterans Parkway from Commercial Highway (CH) to Planned Residential District (PRD) to create Sullivan's Retreat. The property is located along the eastern side of Veterans Parkway, north of Franklin Road (HWY 96). The site is identified as Parcel 27.02 of Tax Map 93 (15.48 acres). 12.78 acres of Parcel 27.02 will be rezoned to a PRD for this development. The two remaining portions of Parcel 27.02 (2.70 acres) will remain zoned CH. The northern remaining portion of Parcel 27.02 (0.14 acres) will be combined with Parcel 27.04 (0.98 acres) to create a new combined Parcel 27.04 (1.08 acres). The southern remaining portion of Parcel 27.02 (2.58 acres) will remain CH zoning.

The request for rezoning to PRD is to create Sullivan's Retreat. The development will consist of 89 single-family attached townhomes on 12.78 acres, for a density of 6.96 dwelling units per acre. All townhome units will be created in a horizontal property regime. The proposed units will be at least 1,350 sf. All units will have a minimum of 3 bedrooms, and a minimum one car front entry garage with decorative garage doors. The home elevations will be constructed of masonry materials to add quality and character to the community. Each townhome building will have foundation landscaping and sodded front yards. Along the streets, street lights will add character and continuity to the neighborhood. The entrance will incorporate signage at the new public roadway The H.O.A. will maintain the common areas and exteriors.



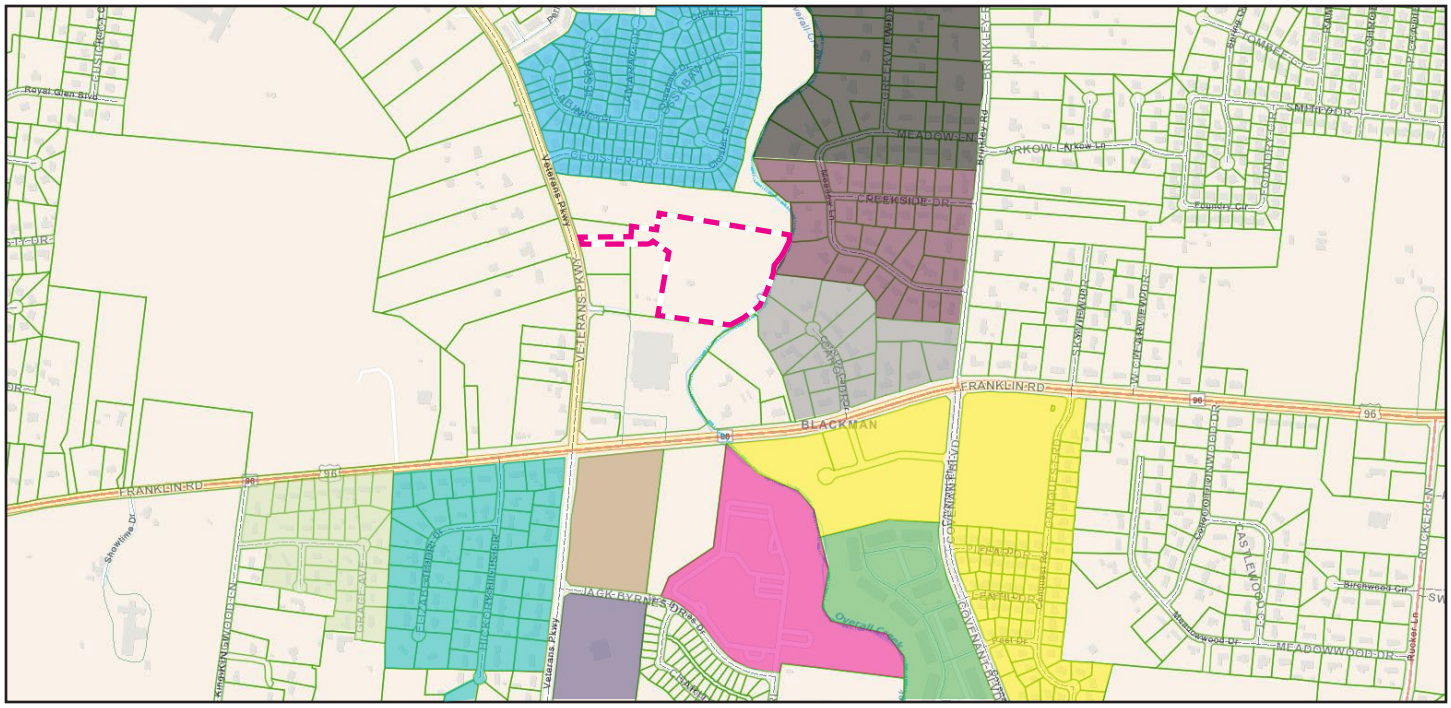
MAJOR THOROUGHFARE PLAN

Not To Scale

- 2 LANE BRIDGE
- 3 LANE ROADWAY
- 4 LANE ROADWAY
- 5 LANE ROADWAY
- 6 LANE ROADWAY
- 7 LANE ROADWAY
- 8 LANE ROADWAY
- 3 LANE ROADWAY
- 4 LANE ROADWAY
- 5 LANE ROADWAY
- Site

The property has/will have access to the existing public rights-of-way of Veterans Parkway through two entrances. Veterans Parkway is not on the City of Murfreesboro's Major Thoroughfare Plan and is up to date as a 5-lane roadway.

Within the development the applicant is proposing a single 50' public ROW ending in a cul-de-sac at the residential portion of the development which will serve as the primary entrance. The secondary means of access to the property will be via the existing private drive behind the commercial lots fronting onto Veterans Parkway. This connection allows residents and visitors access back to an existing signalized intersection to provide safer left-hand turns onto Veterans Parkway. All other internal drives within the residential development will be private roadways with turn down sidewalks.



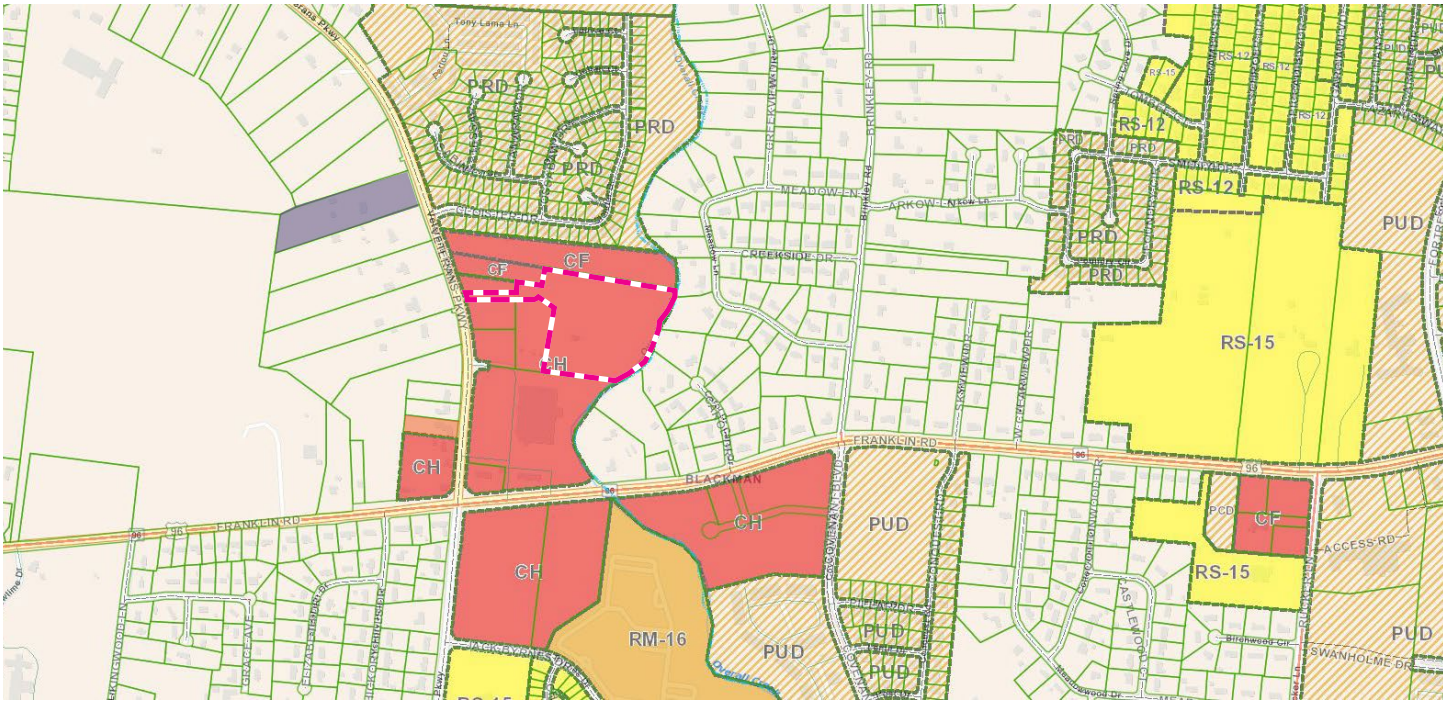
SUBDIVISION MAP

Not To Scale

- The Cloister
- Overall Creek Apartments
- Kingdom Ridge
- The Preserve at Kingdom Ridge
- Jack Byrnes Drive
- Franklin Road Estates
- Meadow Lane
- K.C. Subdivision
- Hickory Hills
- Franklin Road Estates
- Fellowship Bible Church of Rutherford County
- Site

Sullivan's Retreat is surrounded by a mixture of residential subdivisions, and commercial uses. The Cloister is a residential development consisting of two story single family detached homes that include garages. North of the Cloister is The Villas at Cloister which consists of townhomes without garages that feature substantial vinyl in their facades. The exterior elevations consist of primarily vinyl siding with brick along the front elevation for most units. There is one primary point of ingress/egress to the development from Veterans Parkway. South of the project site, across Franklin Road (HWY 96), are multiple single family detached subdivisions with a mixture of one and two story elevations. East of the development is Meadow Lane and Franklin Road Estates. Meadow Lane and Franklin Road Estates are residential developments consisting of one and two story single family detached homes with side entry garages. All elevations are primarily vinyl siding with brick along the front elevation for most units.

Southwest of the site heading towards the Franklin Road and Veterans Parkway intersection is a small chain of commercial uses. The Creekwood Veterinary Hospital is directly to the west of the property. To the southwest is a small retail center and Dental Care of Veterans Parkway. South of the site is the Veterans Parkway Kroger. All of these properties are connected to the PRD site via a private access drive at the rear of the existing properties.



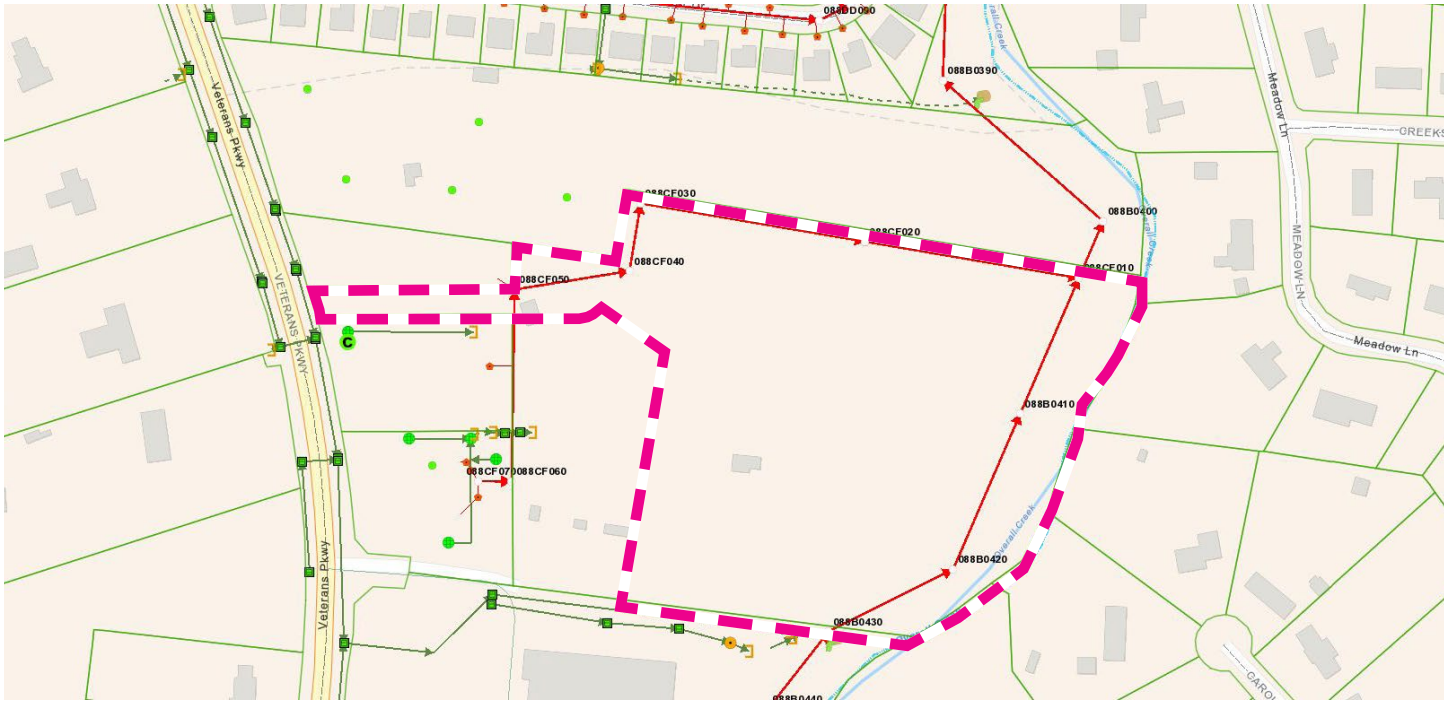
ZONING MAP

Not To Scale

RS-12	Residential Single-Family (RS-12)	PRD	Planned Residential District (PRD)
RS-15	Residential Single-Family (RS-15)	PCD	Planned Commercial District (PCD)
RM-16	Residential Single-Family (RS-12)	RM	Medium Density Residential (RM) Rutherford County
CH	Residential Single-Family (RS-15)	CS	Commercial Services (CS) Rutherford County
CF	Residential Single-Family (RS-15)	CG	Commercial General (CG) Rutherford County
	Planned Unit District (PUD)		

Site

The surrounding area consists of a mixture of zoning types and uses. The land to the east is zoned Residential Medium Density (RM) in Rutherford County. The land to the north of the property is zoned Commercial Frindge (CF) in the City of Murfreesboro. The land to the west is zoned Commercial Fringe (CF) and Commercial Highway (CH) in the City of Murfreesboro. The land to the south of the property is zoned Commercial Highway (CH) in the City of Murfreesboro.



UTILITY MAP

Not To Scale

WATER

SEWER

STORMWATER

ELECTRIC

Site

CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee

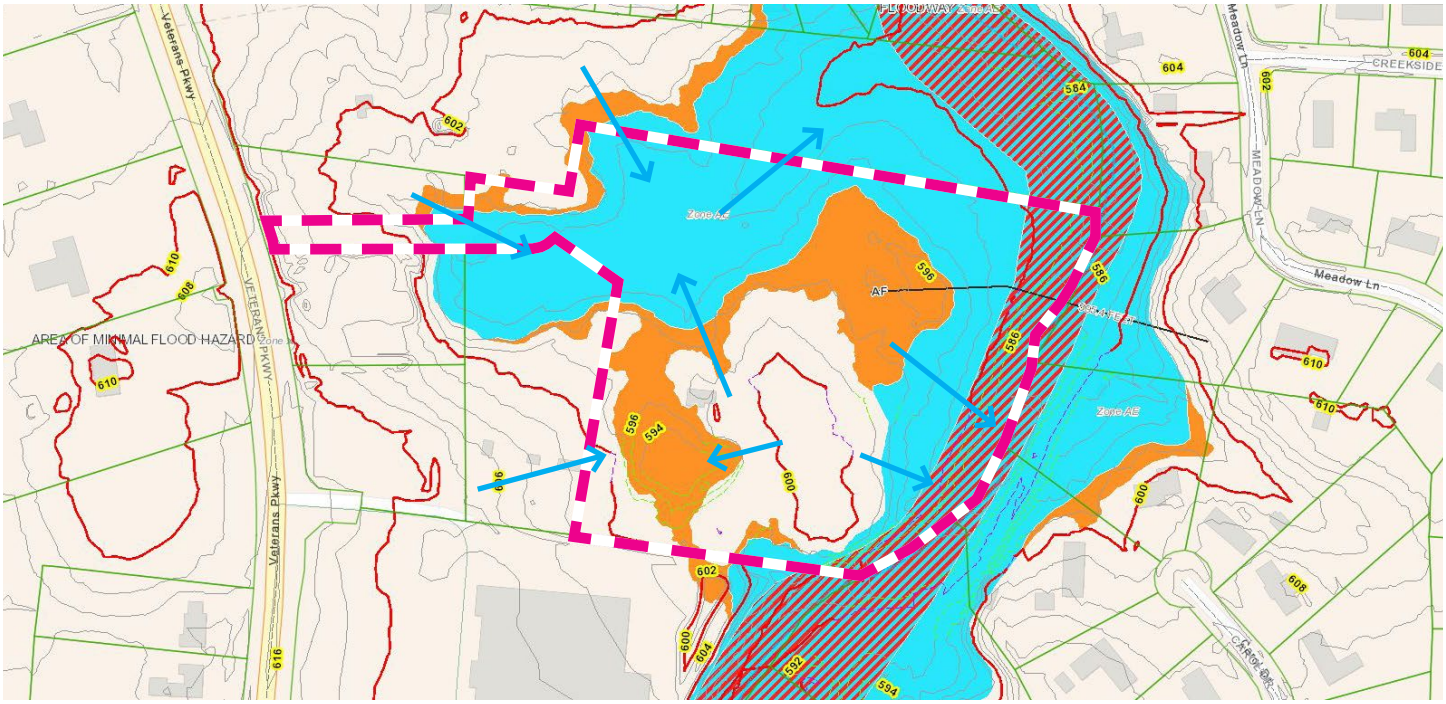
Water service will be provided by the Consolidated Utility District. There is an existing 12” ductile iron water line along Veterans Parkway. The developer will be responsible for extending the waterline into the site for domestic and fire water service.

MWSD

Sanitary sewer service will be provided by the Murfreesboro Water Resources Department. Sanitary sewer service can connect to an existing 18” gravity sewer line running the length of the eastern edge of the property as well as an 8” line along the northern part of the site. Construction will extend the sewer service into the site and the developer will be responsible for extending the sewer into this property.

Middle Tennessee Electric Membership Corporation

Electric service will be provided by the Middle TN Electric Membership Coop. Service will be extended from Veterans Parkway. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.



HYDROLOGY AND TOPOGRAPHY

Not To Scale

WATER FLOW DIRECTION

INTERMEDIATE CONTOURS

INDEX CONTOURS

Site

The topographic map above shows the site's topographic high point generally at the south western and north western corners of the property. From these high point, the property drains towards the north and east. Stormwater that drains to the north, flows towards the Cloister subdivision. Stormwater that drains to the east flows towards Overall Creek.

A portion of this property lies in zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0255H eff. 1/5/2007. The eastern perimeter of this property lies within the Overall Creek floodway.

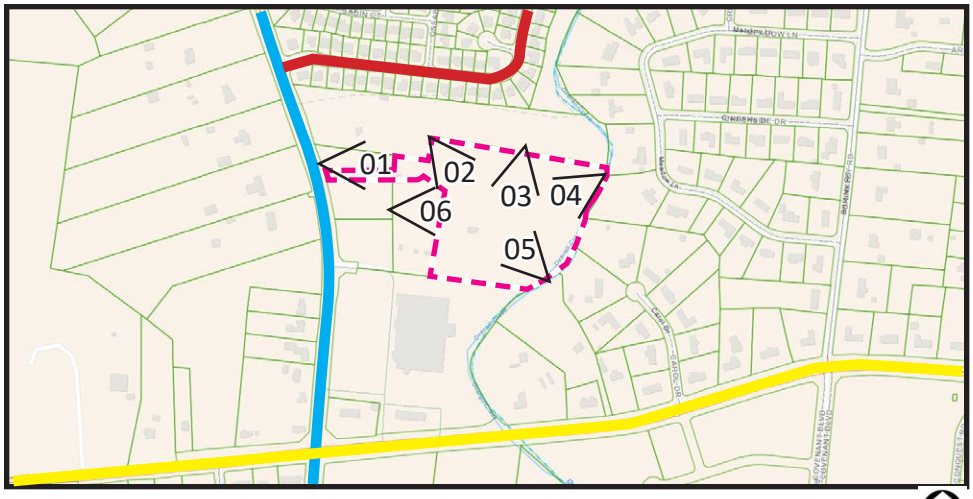


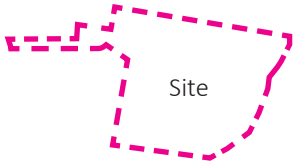
PHOTO DIRECTION MAP

Not To Scale

Veterans Parkway

Franklin Road (HWY 96)

Cloister Drive



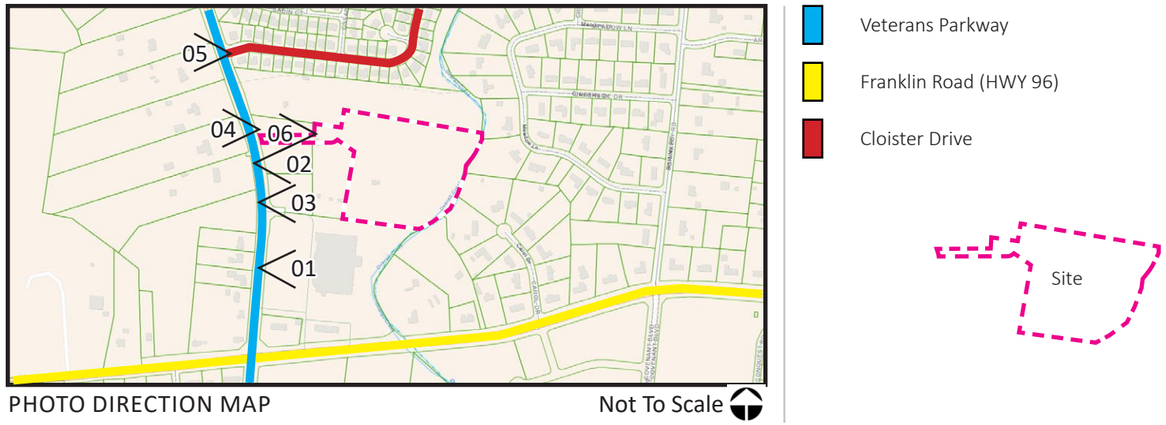


PHOTO DIRECTION MAP

Not To Scale

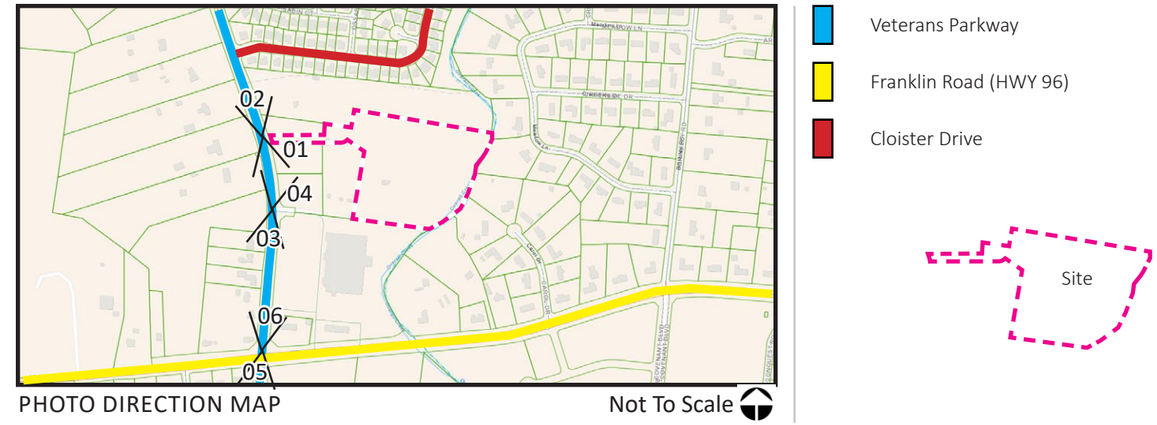


PHOTO DIRECTION MAP

Not To Scale

Townhome Unit Mix:

Total 6-Unit Buildings =	14 Buildings
3 Bedroom Units =	6 Units
Total 5-Unit Buildings =	1 Building
3 Bedroom Units =	5 Units
Total Number of Buildings =	15 Buildings
Total 3 Bedroom Units =	89 Units

Total Land Area:	±12.78 Acres
Total Number of Units:	89 Units
Yield: 89 Units/12.78 Acres =	±6.96 Units/Acre
Total Open Space:	±7.02Acres (55%)
Usable Open Space	±5.90 Acres (46%)
Stormwater (Detention)	±1.12 Acres (9%)

Length of Private Roadway:	±1,931 Linear Feet
Length of Public Roadway:	±504 Linear Feet

Parking Required:

(89) 3-Bedroom Units x 3.3 =	294 Spaces

Parking Provided:

Garage Parking Provided =	119 Spaces
Driveway Parking Provided =	119 Spaces
Guest Parking Provided =	63 Spaces
Total Parking Provided =	301 Spaces (+7)

SEC, Inc.

Roadway | Sidewalks | Open Space | Buildings | Detention | Existing Trees

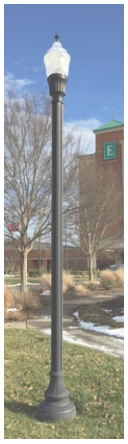
SEC Project #20076 Murfreesboro, Tennessee

-100' 0' 100' 200'

PROPOSED PLANNED RESIDENTIAL DISTRICT
CONCEPTUAL SITE AND LANDSCAPE PLAN

Development Standards:

- 89 townhome units with 3 bedrooms
- The units will be a minimum of 1,350 feet of living area
- Each unit will be created by a Horizontal Property Regime
- Entrance off of Veterans Parkway will have new entrance signage constructed on masonry materials and anchored by landscaping
- Landscape Buffers will be constructed along the length of the boundaries of the site adjacent to all commercial land use per the Murfreesboro Zoning Ordinance.
- Builders shall install sod in all front and secondary front yards. Seed and straw will be installed in all side and rear yards.
- There shall be a minimum 3-foot wide landscape bed located along the front and secondary front elevations of all townhomes.
- All mechanical equipment (i.e. HVAC and transformers) to be screened
- All on-site utilities will be underground
- Solid waste will be handled via a trash compactor serviced by a private hauler
- Any solid waste enclosures will be constructed of masonry materials consistent with building architecture and be at least 8 feet tall with opaque gates and enhanced with landscaping
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed
- All home owners will be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents will be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company
- HOA will be managed by independent 3rd party management company
- The common areas will be owned and maintained by an H.O.A.
- All driveways and parking areas will be private and maintained by the H.O.A. Driveways will be a minimum of 25-FT deep and 10-FT wide for one-car garages units and 18-FT wide for two-car garage units.
- Parking for the residential units will comply with the City of Murfreesboro requirements
- All garages are to be used for vehicular parking only and may not be used for household storage.
- The primary drive to the site will be a 50’ R.O.W. All other streets shall be private.
- Sidewalks will be provided on both sides of all streets throughout the development to create a pedestrian friendly community.
- Mail service will be provided via a centralized mail kiosk for all postal deliveries
- Street lights will be coordinated with MTEMC, and will meet MTEMC’s standards.
- On-site lighting will comply with the minimum and maximum city standards to prevent light pollution
- HVAC units will be located at the rear of each residence



Example of Light Pole

Example of Mail Kiosk

Example of Entrance Signage

Architectural Characteristics:

- Building heights shall not exceed 35 feet in height
- All buildings will be 1 and 2-stories
- All units will have 3 bedrooms
- All the units will have eaves
- All units will have a patio area at the rear of the unit
- Patios will be screened with a 6-foot tall wooden or vinyl privacy fence between units
- All homes will have a mixture of 1 and 2-car front entry garages
- Front entry garages shall be decorative and complement the building architecture
- Townhome buildings will be comprised of alternating unit styles

Building Materials:

Front Elevations:
All Masonry (Brick, Stone, Cement Board Siding)
Cement Board Siding in the Dormers/Gables

Side Elevations:
All Masonry (Brick, Stone, Cement Board Siding)
Cement Board Siding in the Dormers/Gables

Rear Elevations:
Cement Board Siding

All Elevations:
Vinyl Only Permitted in Trim & Soffit Areas

SETBACKS DIAGRAM

Minimum Building Setbacks (Internal):

Front: 25-feet from back of sidewalk for front entry garage
Side: 10-feet, 10-feet between buildings, 3-feet between buildings and back of sidewalk/curb along side elevations
Rear: 10-feet, 20-feet between buildings

Example of Brick
(different colors will be allowed)

Example of Fiber Cement Board
(different colors will be allowed)

Example of Fiber Cement Board and Batten Siding
(different colors and patterns will be allowed)

Example of Fiber Cement Shakes
(different colors, cuts, patterns will be allowed)

Example of Stone Veneer
(different colors, cuts, patterns will be allowed)

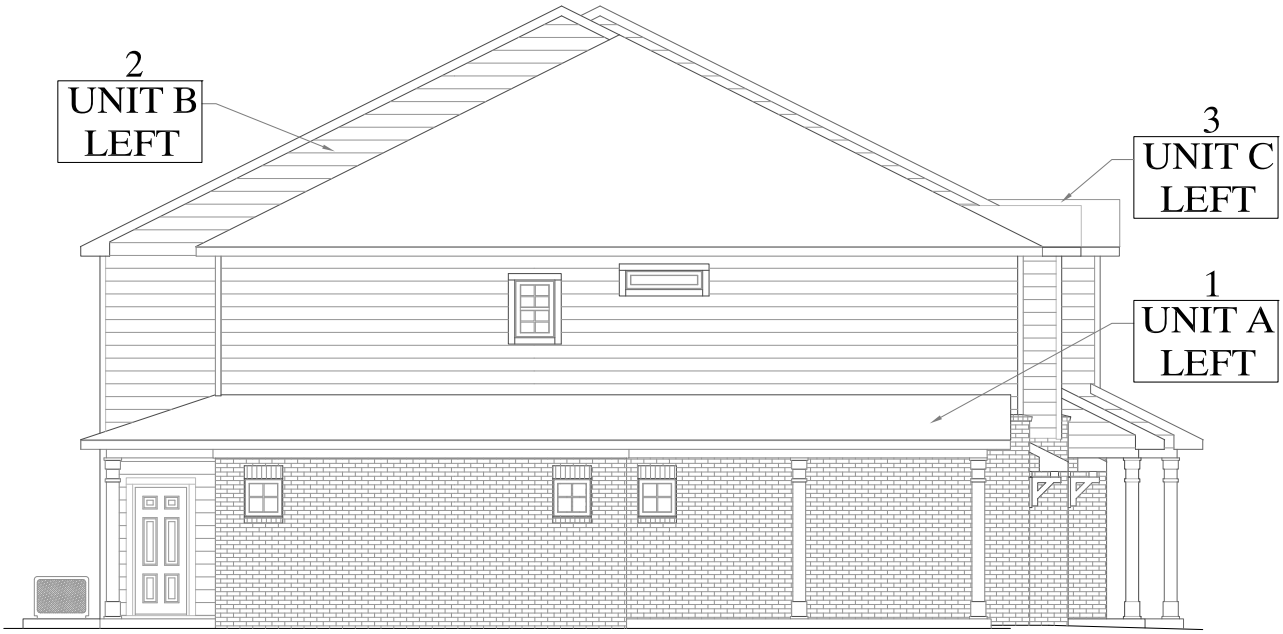
SETBACKS DIAGRAM

Minimum Building Setbacks (External):

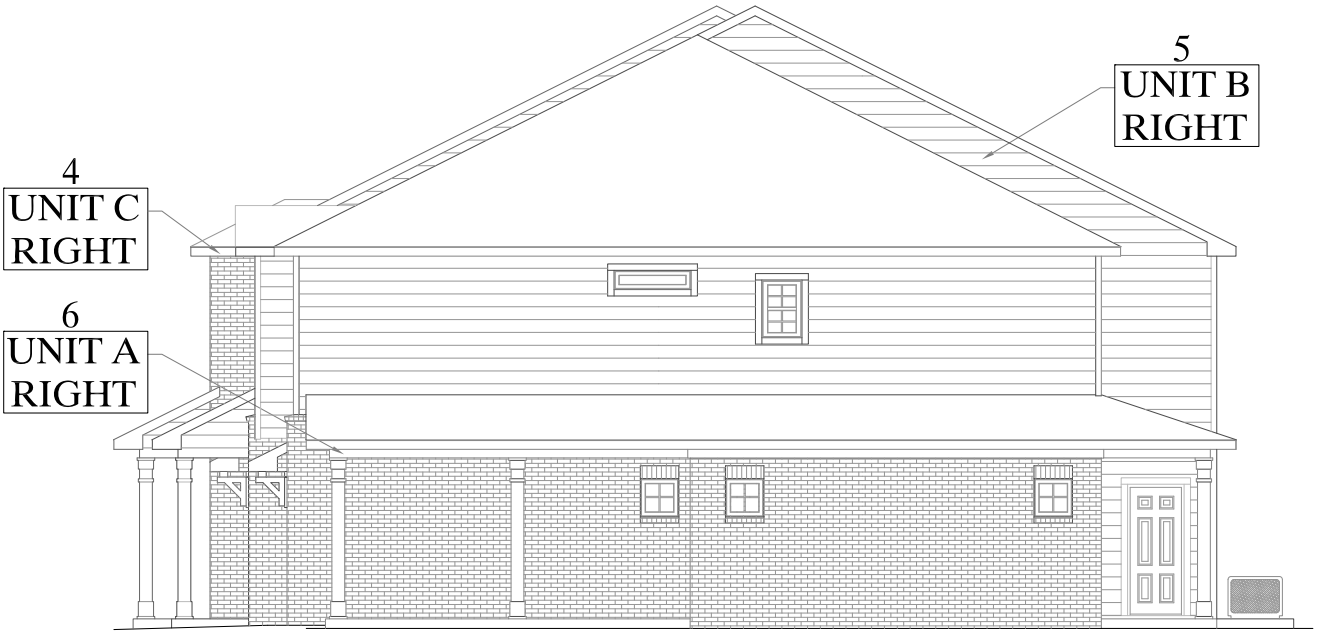
North: 20-feet
South: 20-feet
East: 20-feet
West: 20-feet

Front Elevation

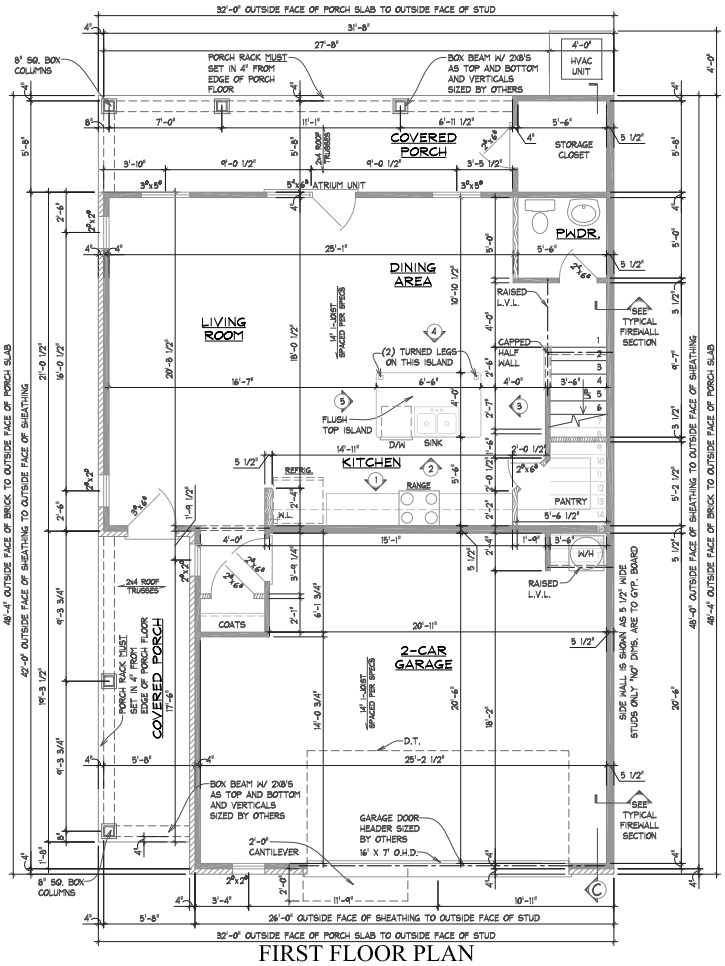
Rear Elevation



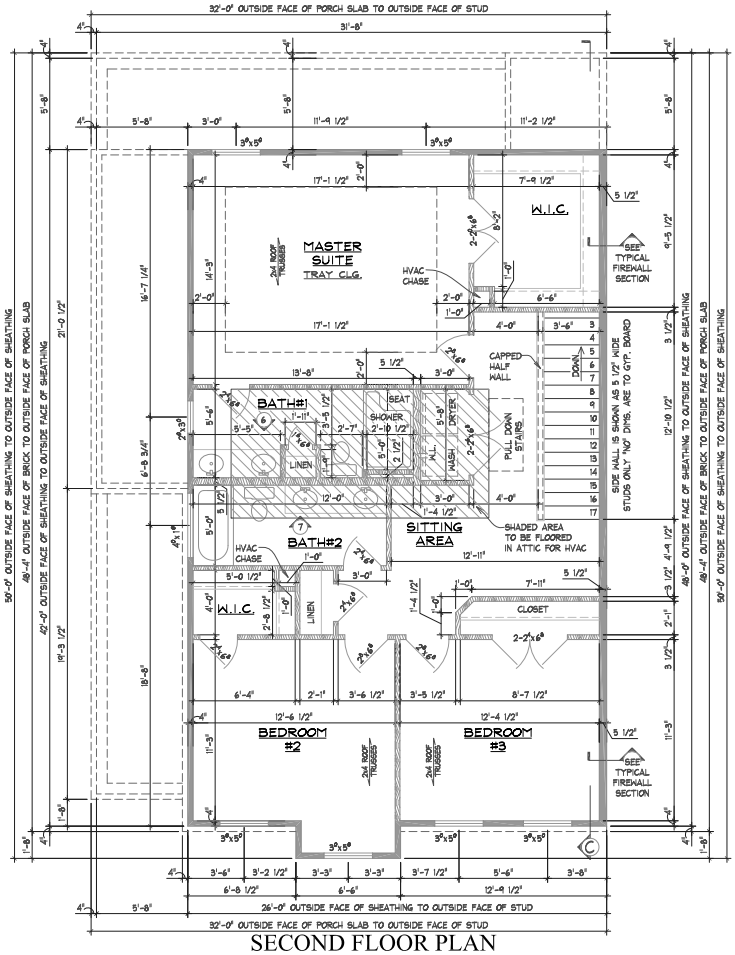
Left Side Elevation



Right Side Elevation

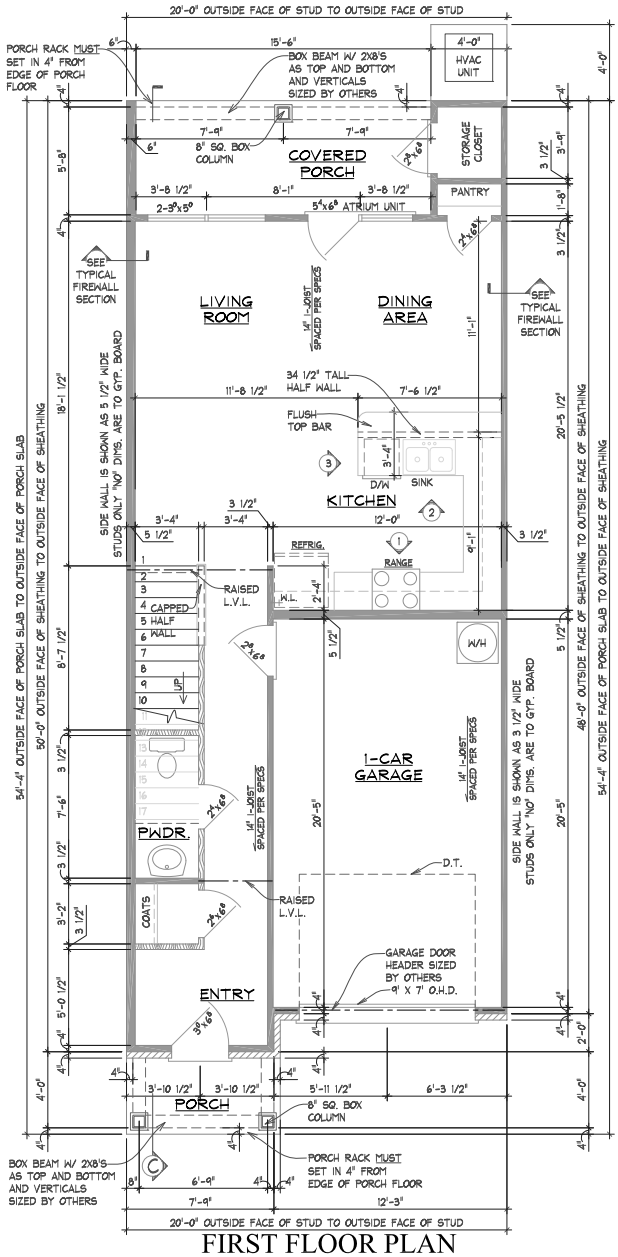


FIRST FLOOR PLAN

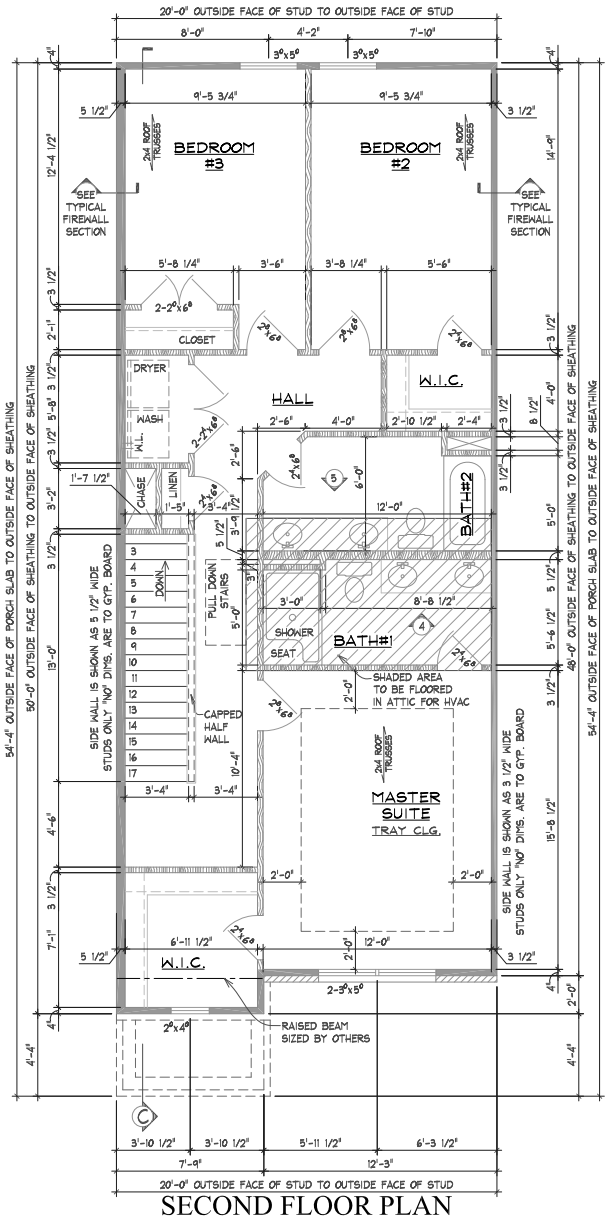


SECOND FLOOR PLAN

Unit A Floor Plans

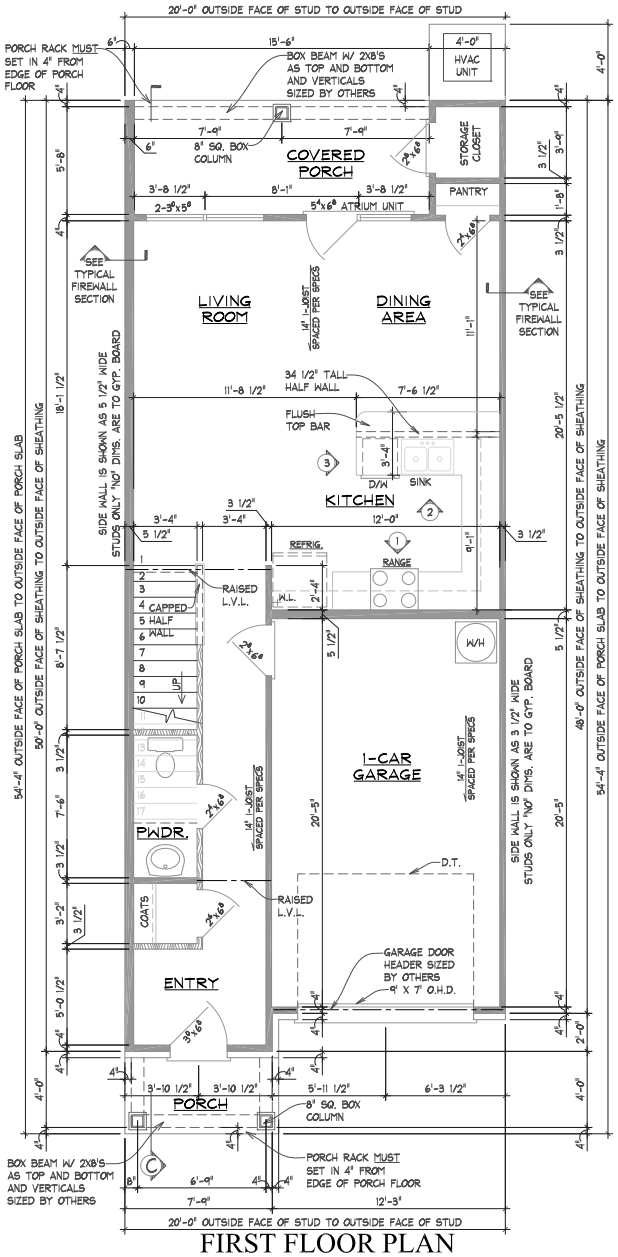


FIRST FLOOR PLAN

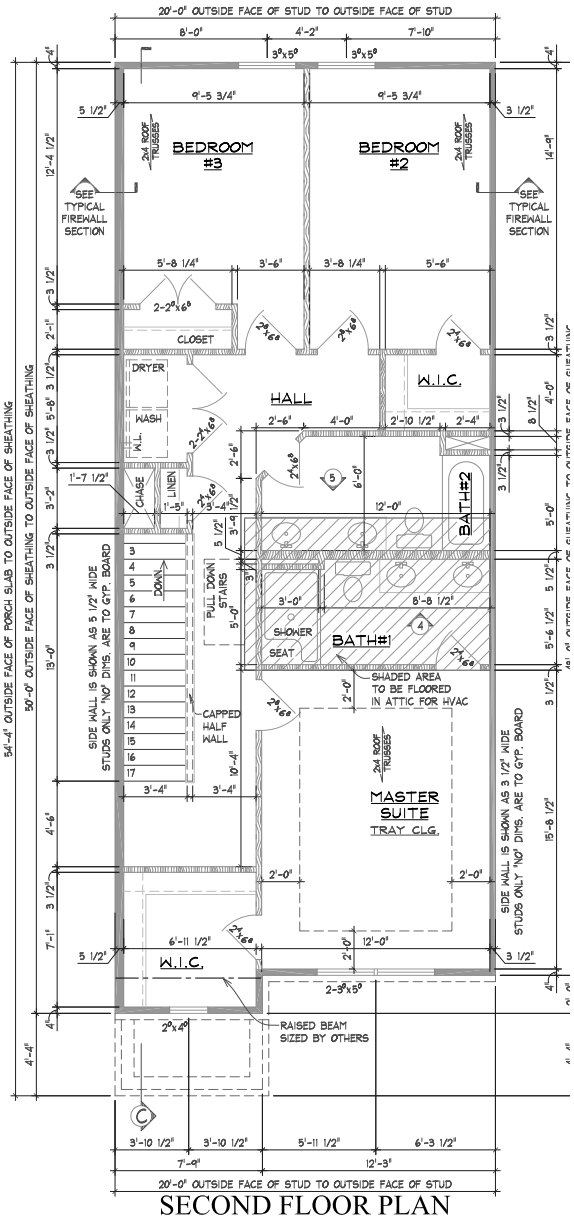


SECOND FLOOR PLAN

Unit B Floor Plans

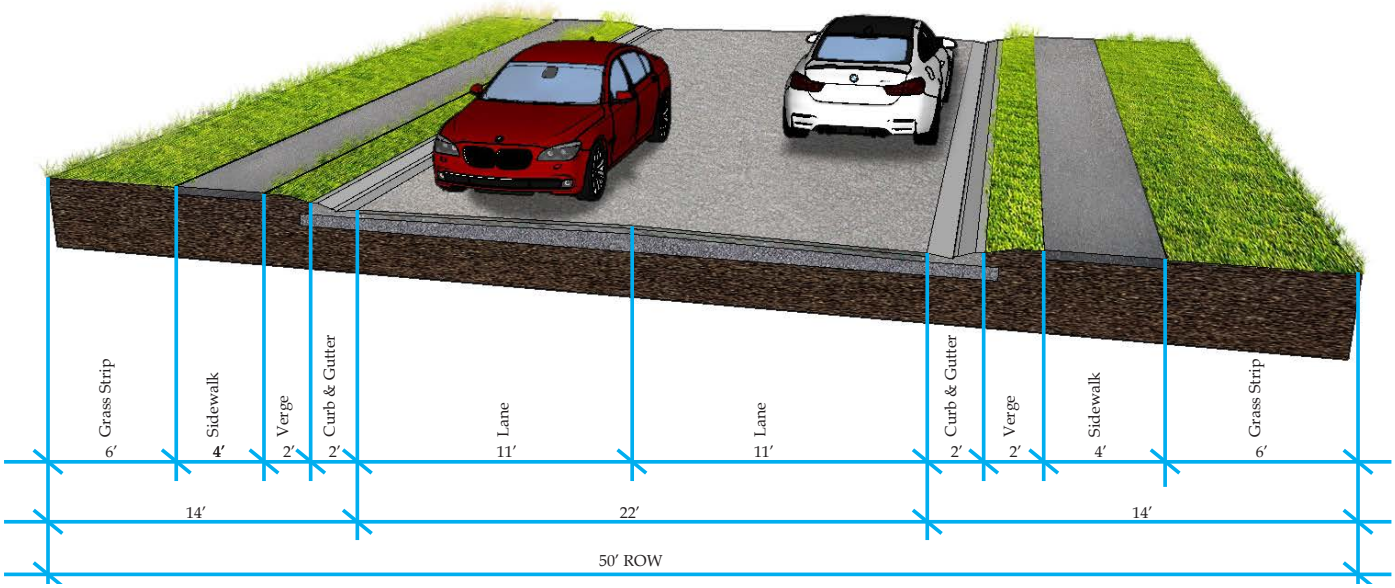


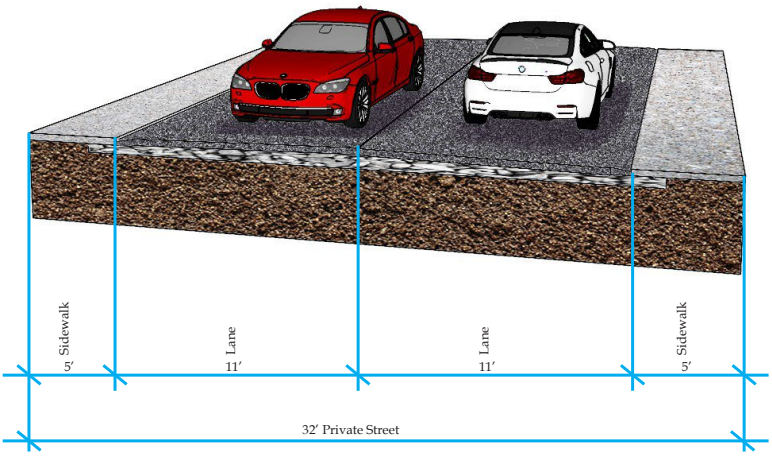
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Unit C Floor Plans





Pursuant to the City of Murfreesboro's Major Thoroughfare Plan (MTP), none of the roadways in this development are slated for improvements. Veterans Parkway is a major thoroughfare where the majority of vehicular trips generated by this development will impact. It is currently built as a 5-lane cross-section with curb and gutter along with sidewalks on both sides of the roadway.

As stated above, the primary means of ingress/egress from this site will be onto Veterans Parkway via a proposed cul-de-sac street. The proposed cul-de-sac street is designed to incorporate three travel lanes at the intersection with Veterans Parkway. There will be a dedicated left and right off the new public street, as well as a single lane for traffic turning onto the proposed cul-de-sac street. The illustration on the right shows the private access drive running behind the existing developments fronting onto Veterans Parkway. This private drive allows the proposed residential development and its neighboring properties an additional means of access to Veterans Parkway via the existing signalized intersection in front of Kroger.

All streets within the development will be private streets with a typical 22 pavement foot cross-section except for the main access drive, which is designed to be a local city street with a 50' cross section. The public street will be built in accordance with the Murfreesboro Street Standards.

LOCATION MAP - AMENITIES

Not To Scale

A	Playground	E	Outdoor Seating
B	Paved Walking Trail	F	Pavilion
C	Unpaved Walking Trail	G	Dog Park
D	Open Play Lawn	H	Entrance Signage

With this request, Sullivan's Retreat will be dedicating approximately 7 acres (over 50% of the site) to open space. The open space areas will be comprised of usable open space, detention areas, and the area around Overall Creek. Usable open space areas around the development will offer such amenities as; a playground area, paved and unpaved walking trails, pavilions, open play lawns, and outdoor seating. Sidewalks will line both sides of all streets to provide pedestrian circulation through the neighborhood for residents as well. The entrance area at the end of the proposed cul-de-sac will incorporate masonry signage and- will be anchored with landscaping.

Example of Open Playground

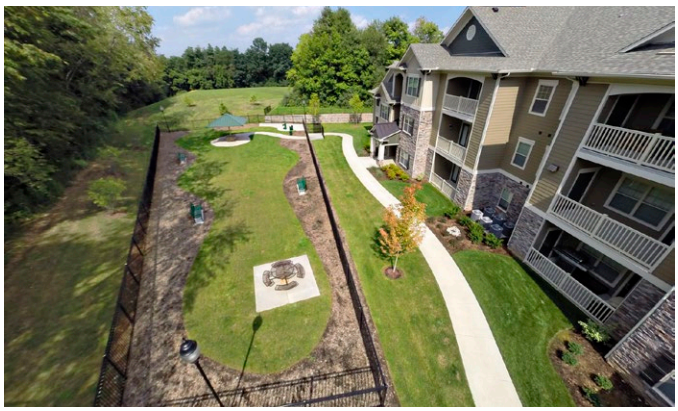
Example of Paved Walking Trail

Example of Unpaved Walking Trail

Example of Open Play Lawn

Example of Outdoor Seating

Example of Pavilion



Example of Dog Park

Example of Entrance Signage

Type 'A' Buffer

not to scale

LANDSCAPE MATERIALS SAMPLES: DECIDUOUS TREES

(A)

(B)

(A) Ulmus parvifolia 'Emer II'/ 'Emer II' Alle Elm
(B) Zelkova serrata 'Green Vase'/ Sawleaf Zelkova
(C) Buxus x 'Green Mountain'/ Boxwood
(D) Prunus laurocerasus 'Otto Luyken'/ Luykens Laurel
(E) Lagerstroemia indica 'GAMAD VI'/ Berry Dazzle Crape Myrtle
(F) Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass
(G) Liriope spicata 'Silver Dragon'/ Creeping Lily Turf
(H) Setcreasea pallida 'Purple Heart'/ Purple Heart Setcreasea
(I) Iberis sempervirens 'Little Gem'/ Little Gem Candytuft
(J) Liriope muscari 'Variegata'/ Variegated Lily Turf
(K) Magnolia grandiflora 'D.D. Blanchard' TM/ Southern Magnolia
(L) Thuja standishii x plicata 'Green Giant'/ Green Giant Arborvitae
(M) Cryptomeria Japonica 'Radicans'/ Japanese Cedar
(N) Viburnum x pragense/ Prague Viburnum
(O) Prunus laurocerasus 'Schipkaensis'/ Schipka Laurel

LANDSCAPE MATERIAL SAMPLES: EVERGREEN/DECIDUOUS SHRUBS AND GRASSES

(C)

(D)

(E)

(F)

LANDSCAPE MATERIAL SAMPLES: GROUNDCOVER

(G)

(H)

(I)

(J)

LANDSCAPE BUFFER: EVERGREEN TREES

(K)

(L)

(M)

LANDSCAPE BUFFER: EVERGREEN TREES AND SHRUBS

(N)

(O)

The site has been designed with ample landscaping to provide not only an aesthetically pleasing experience for the residents, but to aid in mitigating impacts to the surrounding areas. To ensure these characteristics, some standards are outlined below as well as a sample palette provided.

Landscaping Characteristics:

- All perimeters abutting the commercial lots of the property will have a 10 foot wide Type 'A' Landscape Buffer planted consisting of alternating evergreen, canopy, and understory trees to provide screening for the adjacent properties. Evergreen trees will be a minimum of 6 feet tall at the time of planting. The canopy trees will be a minimum 3” caliper at the time of planting. The understory trees will be a minimum 2” caliper at the time of planting.
- All above ground utilities and mechanical equipment screened with landscaping and/or fences.
- Solid waste enclosure screened with a masonry wall and enhanced with landscaping.
- The front and side elevations of buildings facing the private roadways will have at least 3 foot wide landscape strip.
- Landscaping will be in conformance with the City of Murfreesboro's landscaping ordinance.

1.) A map showing available utilities, easements, roadways, rail lines and public right-of-way crossing and adjacent to the subject property.

Response: An exhibit is given on Pages 4-9 along with descriptions of each.

2.) A graphic rendering of the existing conditions and/or aerial photograph(s) showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on or within one hundred (100) feet of the subject property; existing drainage patterns; location and extent of tree cover; and community greenways and bicycle paths and routes in proximity to the subject property.

Response: Exhibits are shown on Page 9 that shows the existing contours and drainage patterns along with an aerial photograph of the area. A portion of the property is subject to floodplains or floodways, and the site ultimately drains to Overall Creek.

3.) A plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site and within two hundred (200) feet of the subject property and the identification of the use thereof.

Response: Exhibits and photographs on Page 4 give the location of existing structures on the subject property and the surrounding properties. An exhibit on Page 7 gives the zoning of those same properties.

4.) A drawing defining the general location and maximum number of lots, parcels or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, school sites, public buildings and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto and the extent of proposed landscaping, planting, screening, or fencing.

Response: The attached 11x17 page lists standards and exhibits showing the concept plan which shows each of these items.

5.) A tabulation of the maximum number of dwelling units proposed including the number of units with two (2) or less bedrooms and the number of units with more than two (2) bedrooms.

Response: The attached 11x17 page lists standards and exhibits showing the concept plan which shows each of these items.

6.) A tabulation of the maximum floor area proposed 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). These tabulations are for the PRD.

TOTAL SITE AREA	553,992 s.f.
TOTAL MAXIMUM FLOOR AREA	143,096 s.f.
TOTAL LOT AREA	553,992 s.f.
TOTAL BUILDING COVERAGE	91,053 s.f.
TOTAL DRIVE/ PARKING AREA	105,152 s.f.
TOTAL RIGHT-OF-WAY	29,100 s.f.
TOTAL LIVABLE SPACE	448,840 s.f.
TOTAL OPEN SPACE	305,909 s.f.
FLOOR AREA RATIO (F.A.R.)	0.26
LIVABILITY SPACE RATIO (L.S.R.)	0.65
OPEN SPACE RATIO (O.S.R.)	0.84

7.) A written statement generally describing the relationship of the proposed planned development to the current policies and plans of the city and how the proposed planned development is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this article.

Response: The property is currently zoned CH. The surrounding area has a mixture of residential properties. The concept plan and development standards combined with the architectural requirements of the homes shown within this booklet align and closely mimic the type of developments in the surrounding neighborhoods and are envisioned to complete the development in this area.

8.) If the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating:

(aa) the approximate date when construction of the project can be expected to begin;

Response: The project is anticipated to be developed in one phase.

9.) Proposed means of assuring the continued maintenance of common space or other common elements and governing the use and continued protection of the planned development. For this purpose, the substance of any proposed restrictions or covenants shall be submitted.

Response: This requirement has been addressed on Page 13.

10.) A statement setting forth in detail either (1) the exceptions which are required from the zoning and subdivision regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed.

Response: The applicant is requesting the following exceptions with this PRD.

SETBACKS	RS-A2	PRD (External)	Difference		RS-A2	PRD (Internal)	DIFFERENCE
Front Setback	35.0’	N/A	N/A		35.0’	25.0’	-10.0’
Side Setback	5.0’	20.0’	15.0’		5.0’	5.0’	0.0’
Rear Setback	20.0’	20.0’	0.0’		20.0’	20.0’	0.0’
Minimum Lot Size	2,000 SF.	N/A	N/A		2,000 SF.	N/A	N/A
Minimum Lot/Product Width	20.0’	N/A	N/A		20.0’	20.0’/26.0’	0.0’/6.0’

11.) The nature and extent of any overlay zone as described in Section 24 of this article and any special flood hazard area as described in Section 34 of this article

Response: This property is not in the Gateway Design Overlay District , Airport Overlay District (AOD), Historic District (H-1), or Planned Signage Overlay District (PS). A portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel 47149C0255H Eff. Date 01/05/2007.

12.) The location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time.

Response: Pages 5 & 17 discusses the Major Thoroughfare Plan. Veterans Parkway is a 5-lane roadway.

13.) The name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated.

Response: The primary representative is Matt Taylor of SEC, Inc. developer/ applicant is Cornerstone Development, LLC contact info for both is provided on cover.

14.) Architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The 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.

Response: Page 14-15 show the architectural character of the proposed buildings and building materials listed.

15.) 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.

Response: Examples of entrance signage is located on Pages 13 & 19.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: TERESA STEVENS

7.e. Zoning Request [2020-415] to amend the PS (Planned Signage) Overlay District zoning for Saint Thomas Rutherford Hospital for approximately 70.7 acres located along Medical Center Parkway, North Thompson Lane, and Gateway Boulevard, Ascension Saint Thomas applicant.

The Saint Thomas Rutherford campus, located at 1700 Medical Center Parkway, consists of a hospital, Ascension Saint Thomas, and two medical office buildings, DePaul Building-HTA and Seton Building-MBRE Healthcare. In 2008 the owner applied for and received approval for Planned Signage Overlay District (PSOD) zoning. The last amendment to this PSO was for rebranding very similar to this application. Saint Thomas Rutherford is requesting an amendment to the Exterior Sign Plan book for the rebranding of the hospital to Ascension Saint Thomas. The changes consist of face changes to the existing exterior attached building signs, monument signs and wayfinding signs. Some of these changes will increase the square feet of signs while other changes are simply face changes. There is one additional freestanding sign at the main hospital entrance as well as new pillars located near the entrance. This project has been presented to the DRC as required.

Action Required:

The applicant will be available at the Planning Commission meeting to discuss the proposed rezoning request. The Planning Commission should discuss the matter and schedule a public hearing. Staff recommends a public hearing date for this item of **October 7, 2020**.

City of Murfreesboro
Planning and Engineering Department
111 W. Vine Street, P.O. Box 1139
Murfreesboro, TN 37133-1139
(615) 893-6441 Fax (615) 849-2606
www.murfreesborotn.gov

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development	**$700.00**
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	**$950.00**

Procedure for applicant:
The applicant must submit the following information to initiate a rezoning:

1. **A completed rezoning application (below).**
2. **A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)**
3. **A non-refundable application fee (prices listed above).**

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: AGI

Address: 412 N. Cedar Bluff Road, Suite 306 City/State/Zip: Knoxville, TN 37934

Phone: Cell - 865-250-8846 E-mail address: dsimmons@agi.net

PROPERTY OWNER: Ascension Saint Thomas, 1700 Medical Center Parkway, DePaul Building -HTA, Seton Building - MBRE Health Care

Street Address or property description: 1700 Medical Center Parkway, Murfreesboro, TN

and/or Tax map #: 092-01700 Group: _____ Parcel (s): _____

Existing zoning classification: Planned Sign Overlay District (PSOD)

Proposed zoning classification: PSOD Acreage: 70.71

Contact name & phone number for publication and notifications to the public (if different from the applicant): _____

E-mail: _____

APPLICANT'S SIGNATURE (required): _____

DATE: 8-12-2020

*******For Office Use Only**********

Date received: _____ **MPC YR.:** _____ **MPC #:** _____

Amount paid: _____ **Receipt #:** _____

Revised 7/20/2018

T 757.427-1900

2655 International Parkway
Virginia Beach, VA 23452
www.AGI.net

PSO Committee:

Attached you will find the documents for the Revised MSP for the Sign Conversion Program for Ascension Saint Thomas- Rutherford located at 1700 Medical Center Parkway, Murfreesboro, TN.

Master Sign Plan (MSP) Exterior Signage Plan Revision Dated July 17, 2020 - This will serve as your summary for what we are proposing for this Sign Conversion Program for Ascension Saint Thomas – Rutherford. It provides the mapping of each of the signs, materials used and placement on the buildings.

Brandbook for Sign Conversion -This will serve as your detail for individual signs and should be used as a reference guide for the MSP. This package provides information for each of the exterior signs located on the property of 1700 Medica Center Parkway and how each sign will be branded for this new sign Conversion.

I look forward to meeting with you on Wednesday, September 16, 2020.

Regards,

Denise Simmons
Project Manager II

Signage Solutions

AGI
412 N. Cedar Bluff Road, Suite 306
Knoxville, TN 37923
O 800.877.7868 ext.3213

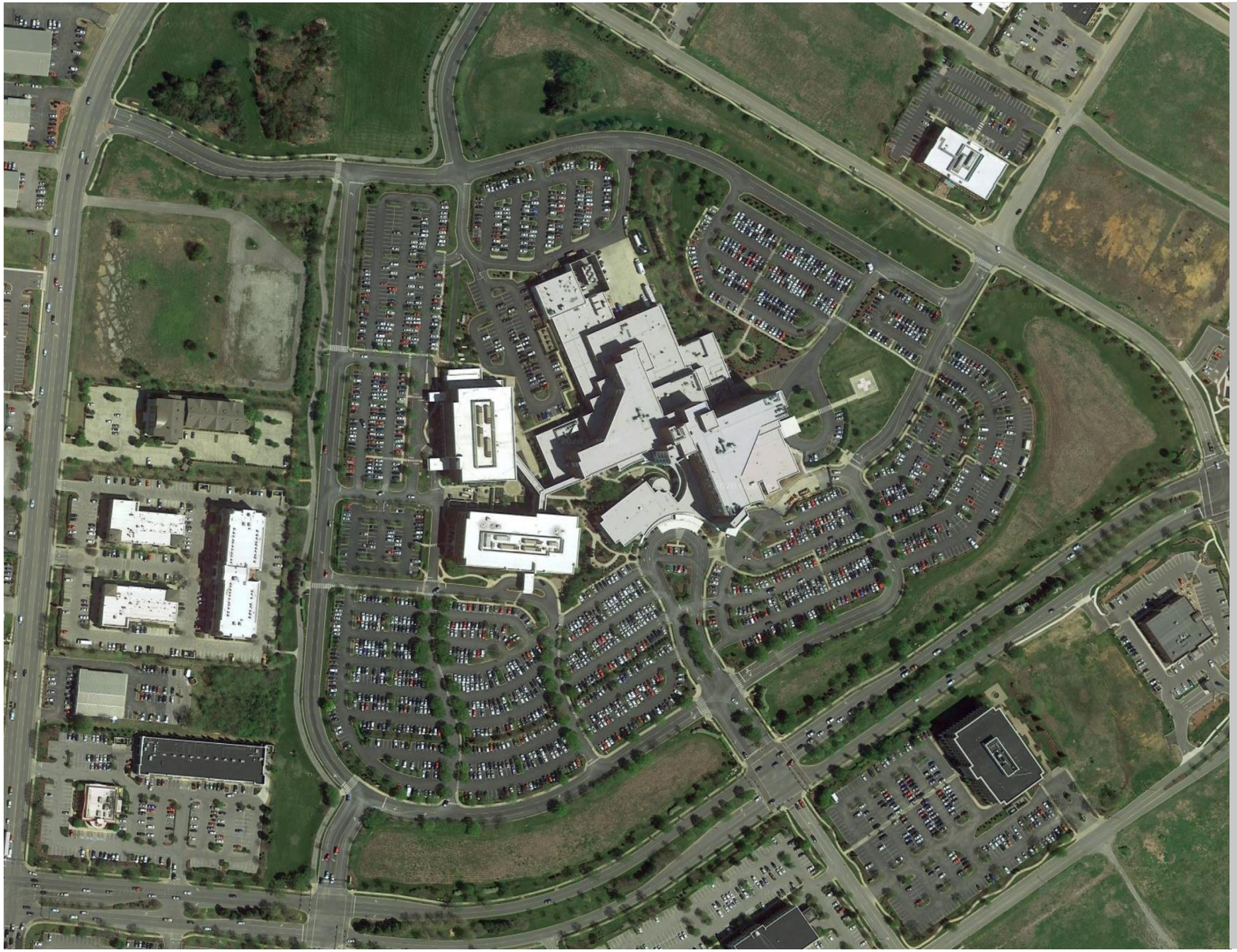
C 865-250-8846

DSimmons@AGI.net

www.AGI.net

Ascension Saint Thomas Rutherford

EXTERIOR SIGNAGE PLAN
REVISION
July 17, 2020



MASTER SIGN PLAN REVISION

PURPOSE:

THE SIGN PLAN OVERLAY IS TO UPDATE THE CURRENT SIGN STANDARDS AND GUIDELINES FOR THE ASCENSION SAINT THOMAS RUTHERFORD HOSPITAL CAMPUS

THIS APPLICATION DIFFERS FROM SIGNAGE PERMISSABLE BY OTHERWISE APPLICABLE SIGN ORDINANCES DUE TO THE QUANTITY OF SIGNAGE, SIZE OF SIGNAGE, MATERIALS, AND LIGHTING. THIS APPLICATION IS DRIVEN BY THE NEEDS OF PATIENTS AND THEIR VISITORS

ACREAGE: 70.71

TAX MAP ID#: 092-01700

PROPERTY OWNER:
ASCENSION SAINT THOMAS
DePaul BUILDING
HTA (Healthcare Trust of America)
SETON BUILDING
MBRE Health Care

CONTACT:
ASCENSION SAINT THOMAS
Steve Spratt
DePaul BUILDING - April Boyd
SETON BUILDING - Shannon Smith

1	2	3	5	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
STONE - 1 To Match Architecture	STONE - 2 To Match Architecture	PRE-CAST	TENNESSEE LIMESTONE	ALUMINUM Painted White MP White	ALUMINUM Painted Bronze 3130 Duranodic Bronze	ALUMINUM Brushed	TRANSLUCENT WHITE ACRYLIC Plexiglas 7328 White	VINYL Reflective 3M Scotchlite White 5000	VINYL Translucent 3M Duranodic Bronze 3630-69	VINYL Translucent 3M Cardinal Red 3630-53	ALUMINUM Painted Drk. Red MP 23966 Crimson Red	TRANSLUCENT Red Acrylic Plexiglas 2793 Red	LED LIGHTING SYSTEM (white LED)	LIGHTING EXTERNAL RECESS LIGHT	INTERNAL LIGHTING RETROFIT LED	FONT WHITNEY SEMIBOLD	DIGITAL PRINT	CHRONICLE DECK BOLD

22	23	24	25	26	27	28	29
3/16" THICK CLEAR ACRYLIC	FLOOD LIGHT	MP to match STONE - 1 To Match Architecture	MP to match STONE - 2 To Match Architecture	FROSTED GLASS	DAY/NIGHTACRYLIC	VINYL Translucent	1/2" CLEAR ACRYLIC

SIGN NUMBER		MATERIALS	PAGE/S
B-14,15	B-14,15 CORNER FEATURE (Campus Identity)	1, 2, 3, 5, 8, 19, 23, 21	G-01,07,08,16
B-10,12	B-10,12 GATEWAY ENTRY SIGNS (Flanking monument signs with lantern elements)	1, 2, 3, 5, 8, 9, 14, 16, 17, 19, 22, 26, 21	G-01,06,15
B-08,09 11,13	B-08,09,11,12 SECONDARY ENTRY SIGN (Monument sign with entrance ID)	1, 2, 3, 5, 8, 14, 16, 19, 22, 23, 21	G-01,03,09,15
WF-24,25	WF-24,25 MOB ID SIGN (Monument signs with MOB)	1, 2, 3, 7, 9, 12, 17, 19, 22, 21	G-01,03,10,17 18
B01	B01 BUILDING ID (Letters)	8, 16, 21	G-01,02,11,12
B02	B01 TRINITY LOGO TOWER	9, 16, 22	G-01,02,11,12
B03	B03 TRINITY LOGO TOWER	9, 16, 22	G-01,02,11,12
B04	B04 BUILDING ID MOB DePaul (Letters)	8, 16, 19, 22	G-01,02,11,12 17
B05	B05 BUILDING ID MOB Seton (Letters)	8, 16, 19, 22	G-01,02,11,12 18
B06	B06 Building ID MOB (Letters) (White face-lit internally illuminated) "Ascension Saint Thomas Heart"	7, 10, 16, 21	G-01
B07	B07 Building ID MOB (Letters) (White face-lit internally illuminated) "Ascension Saint Thomas Heart"	7, 10, 16, 21	G-01
WF	VEHICULAR DIRECTIONAL WF-03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18 Monument Internally illuminated retro-fit lightsource to be LED. Note: 277v electrical service.	7, 9, 10, 12, 13, 14, 18, 19, 22, 24, 25, 21	G-01
N01	N01 Ground Mounted Externally lit Architectural Feature	1, 2, 3, 5, 8, 16	G-01
N02	N02 Ground Mounted Internally lit Architectural Feature	10, 16, 19, 20, 29	G-01
N03	N03 TRINITY LOGO MOB	8, 16, 21	G-01
N04	N04 TRINITY LOGO TOWER	9, 16, 27	G-01
V-E	V-E 1-15 ENTRY DOOR VINYLS	19, 21, 28	G-01
R	REGULATORY	8, 11, 19, 21	G-01,16,19
M	MISCELLANEOUS SIGN POLE MOUNTED SITE SIGN WALL MOUNTED SITE SIGN	8, 11, 19, 21	G-01,19
C2	C2 - PEDESTRIAN DIRECTIONAL (post mounted with directional flags)	8, 11, 12, 14, 19, 21	G-01,19
C3	C3 - PHYSICIAN PARKING (post and panel)	7, 8, 12, 19, 21	G-01,19
S	SCULPTURE TO BE ADDED	[FUTURE SIGN IF REQUIRED]	G-01

MATERIALS & FINISHES

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Materials & Finishes

Sheet Number
G-01

Sign Type
Materials & Finishes

LED LETTER SPECIFICATION

SloanLED Prism

Premium 12V LED channel letter lighting solution

PERFORMANCE SERIES

Specifications

Dimensions L × W × H ..... Whites, HO ..... 2.75 in × 0.75 in × 0.44 in (70 mm × 19 mm × 11 mm)
Colors ..... 2.75 in × 0.75 in × 0.50 in (70 mm × 19 mm × 13 mm)

LEDs per module 3

Operating temperature ..... SloanLED Prism ..... -40° C to +70° C
HO ..... -40° C to +60° C

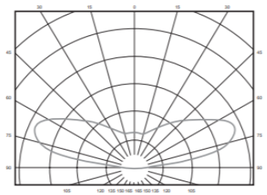
Protection class ..... IP66 & IP68*

Binning ..... MacAdam Step 3

Life rating ..... SloanLED Prism, ... >60,000 hours
HO 24 VDC
HO 12 VDC ..... >50,000 hours

Fastening ..... Peel-n-stick and mechanical

Luminous Intensity Distribution



Whites

Model	Modules per foot/meter	Color temperature	Part number	Optimal can depth	Power per module	Lumens per module (nominal)	Efficacy	Power capacity per SloanLED 60 W 12 VDC power supply	Packaging of 5 trays per carton
SloanLED Prism	1/ft (3.3/m)	6500 K	701269-6WSJ2-MB	3-8" (75-200 mm)	1.12 W	124	111 lm/W	48 modules (48.0 ft / 14.6 m)	48.0 ft / 14.6 m (48 modules) per tray
	1.5/ft (4.9/m)	7100 K	701269-7WSJ1-MB					48 modules (32.0 ft / 9.8 m)	32.0 ft / 9.8 m (48 modules) per tray
		6500 K	701269-6WSJ1-MB						
		5700 K	701269-57SJ1-MB						
		5000 K	701269-5WSJ1-MB						
		4000 K	701269-4WSJ1-MB			120	107 lm/W		
		3000 K	701269-3WSJ1-MB			115	103 lm/W		
HO 12 VDC	0.8/ft (2.6/m)	6500 K	701269-6WHJ1-MB	5-12" (127-305 mm)	1.68 W	180	107 lm/W	32 modules (40.0 ft / 12.2 m)	40.0 ft / 12.2 m (32 modules) per tray
		5000 K	701269-5WHJ1-MB						

Colors

Part number	Color	Nominal wavelength	Modules per foot/meter	Optimal can depth	Power per module	Lumens per module (nominal)	Efficacy	Power capacity per SloanLED 60 W 12 VDC power supply	Packaging of 5 trays per carton
701269-RDSJ3-MB	Red	628	2/ft (6.6/m)	3-8" (75-200 mm)	0.72 W	24	33.5 lm/W	75 modules (37.5 ft / 11.4 m)	24 ft / 7.3 m (48 modules) per tray
701269-RDSJ1-MB			1.5/ft (4.9/m)					75 modules (50 ft / 15.2 m)	32 ft / 9.8 m (48 modules) per tray
701269-ORSJ1-MB	Orange	606							
701269-YLSJ1-MB	Yellow	589				11	15 lm/W		
701269-GRSJ1-MB	Green	527				60	83 lm/W		
701269-BLSJ1-MB	Blue	471				18	25 lm/W		

High Output, 24 VDC

Model	Modules per foot/meter	Color temperature	Part number	Optimal can depth	Power per module	Lumens per module (nominal)	Efficacy	Power capacity per SloanLED 100 W 24 VDC power supply	Packaging of 4 bags per carton
HO 24 VDC	0.8/ft (2.6/m)	6500 K	701269-6W24HJ1-MB	5-12" (127-305 mm)	1.56 W	180	115 lm/W	58 modules (72.5 ft / 22.1 m)	75 ft / 22.9 m (60 modules) per bag
	1.5/ft (4.9/m)		701269-6W24HJ2-MB						

c UL us CE c SP us RoHS Compliant

SloanLED channel letter products are covered by US and foreign patents pending and covered by one or more of the following US patents issued: 6,932,495, 7,360,140, 7,241,031, 7,520,771, 7,931,386 and European Patent No. 1756471.

* Prism IP68 test parameters are 1.3 m submersion for 30 minutes. Do not mount in submerged application or where module will be directly exposed to prolonged flowing or dripping water.
† Configured for Class 2 Output.

SloanLED® Leaders in LED Technology

SloanLED Prism

Premium 12V LED channel letter lighting solution

Power Supply Capacity

12 VDC Power supply†	SloanLED Prism 6500 K	SloanLED Prism, 7100 K, 6500 K, 5700 K, 5000 K, 4000 K, 3000 K	SloanLED Prism HO 6500 K, 5000 K	Red , Orange, Yellow, Green, Blue	Red
Modules per foot/meter	1/3.3	1.5/4.9	0.8/2.6	1.5/4.9	2/6.6
20 W Power supply	16 ft / 16 mods	10.7 ft / 16 mods	12.5 ft / 10 mods	16.7 ft / 25 mods	12.5 ft / 25 mods
60 W Power supply	48 ft / 48 mods	32 ft / 48 mods	40.0 ft / 32 mods	50 ft / 75 mods	37.5 ft / 75 mods
120 W Power supply	2 × 96 ft / 48 mods	2 × 64 ft / 48 mods	2 × 80 ft / 32 mods	2 × 100 ft / 75 mods	2 × 75 ft / 75 mods
Watts per module	1.12	1.12	1.68	0.72	0.72

24 VDC Power supply†	SloanLED Prism HO 24 VDC, 0.8/ft (2.6/m)	SloanLED Prism HO 24 VDC, 1.5/ft (4.9/m)
Modules per foot/meter	0.8 / 2.6	1.5 / 4.9
100 W Power supply	72.5 ft (22.1 m)/58 mods	38.7 ft (11.8 m)/58 mods
Watts per module	1.56	1.56

Density Guidelines

Model	Module color	Can Depth	Modules per foot	Max. stroke coverage per row: Single row	Max. stroke coverage per row: Multiple rows	Inches on center dark vinyl	Inches on center perforated vinyl
SloanLED Prism	White - 7100 K, 6500 K, 5700 K 5000 K,4000 K, 3000 K	3"	1.5	10"	7" on center	6	5
		4"		14"	10" on center	9	8
		5-8"		16"	15" on center	14	13
	Red	2"	2	4"	2" on center	1	1
		3"	1.5	10"	8" on center	7	6
		4"		12"	10" on center	9	8
		5-8"		15"	12" on center	11	10
	Orange	3"	1.5	10"	7" on center	6	5
		4"		12"	10" on center	9	8
		5-8"		15"	12" on center	11	10
	Yellow	3"	2	10"	7" on center	6	5
		4"		12"	10" on center	9	8
		5-8"	1.5	15"	12" on center	11	10
	Green	3"	1.5	7"	7" on center	6	5
		4"		12"	10" on center	9	8
		5-8"		15"	12" on center	11	10
	Blue	3"	2	8"	6" on center	5	4
		4"		11"	8" on center	7	6
		5-8"	1.5	14"	11" on center	10	9
HO, 12 VDC & 24 VDC	6500 K	5-10"	0.8	16"	16" on center	15	14
	5000 K						

Notes:
1) It is recommended that you first test LED density in sample letter/cabinet to evaluate brightness, uniformity and color.
2) Should you have questions or require assistance in testing, please contact your SloanLED customer service representative.
3) Products can be used in can depths deeper or shallower than listed above, but testing is recommended.
4) The acrylic material used for all testing was 3/16" thickness sign grade 2447 acrylic.

These guidelines are intended to provide only an approximation of SloanLED Prism product required for your sign, assuming an optimal balance of performance and cost. SloanLED is not responsible for the actual results based on the use of these guidelines.

SloanLED Headquarters
805.676.3200 • info@SloanLED.com

SloanLED Europe b.v.
+31 88 12 44 900 • Europe@SloanLED.com

SloanLED.com

SloanLED Layout Estimator™
Use the online SloanLED Layout Estimator to get a quick design and material estimate for your sign.
Visit product page for details.

10 YEAR Product & Labor WARRANTY
Visit product page for details.

© 2020 SloanLED Rev H 2020-02-12

Specifications subject to change without notice.

SloanLED® Leaders in LED Technology

B01 B02 B03 B04 B05 B06 B07 N03 N04

LED specification on exterior signtypes

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
LED Specification

Sheet Number
G-02

Sign Type
Letters

Job: Approval: Type:

Vision3 lighting®

PAR30/PAR38 Metal Halide Flood **MODEL FL10**
70 Watt Max., PAR30 Metal Halide
150 Watt Max., PAR38 Metal Halide

Specifications:

Body: Cast C84400 bronze or cast 356 aluminum. 18-8 stainless steel hardware.

Knuckle: Cast C84400 bronze or cast 356 aluminum Rotate and Lock Knuckle includes a 304 stainless steel nipple with 1/2" NPS male threads for use with industry standard mounts. Double taper (U.S. Patent #6,966,679) allows fixture to hold vertical position during aiming and ensures a solid lock. Tapered clamp (Patent Pending) allows fixture to hold position during horizontal aiming, ensures a solid lock, and prevents the knuckle from coming apart when locking screw is loosened or removed. Two 18-8 stainless steel rotational stop pins allow a full 360° of rotation. High temperature silicone O-rings and a molded high temperature silicone wire pass-thru prevents water from entering fixture at knuckle.

Cap: Cast C84400 bronze or cast 356 aluminum cap mounts with five 18-8 stainless steel fasteners, and seals by compressing a molded high temperature black silicone gasket around the lens and against the housing. Up to two lens accessories can be used, and are held in the molded silicone lens gasket.

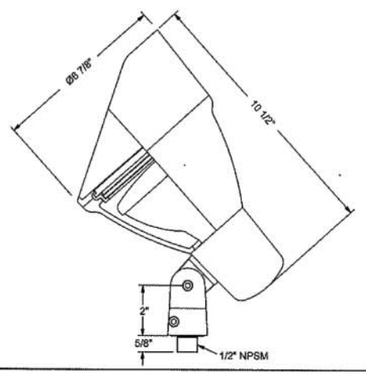
Finish: TGIC thermo set polyester powder coat paint available in 14 standard colors. On aluminum model, finish is applied over a corrosion resistant chromate conversion coating. Bronze model available in two additional finishes: Natural and Aged.

Socket: Medium Base Porcelain Lamp holder with copper alloy, nickel-plated screw shell and center contact, and 600V, 250° C, PTFE coated 18 ga leads.

Lamp: Medium base PAR30 Metal Halide up to 70 watts and medium base PAR38 Metal Halide up to 150 watts (ballast required).

Lens: Tempered, 1/4" thick, stepped lens allows for flush mounting.

Certification: CSA tested & certified to US and Canadian safety standards per UL1598 for wet location use in: landscape and wall mount applications.



Ordering Information:

Model	Finish	Lamp	Lens Accy [1,2]	Filter [1,2]	Louver [1,2]	Ballast Catalog String
FL10A - Aluminum	BL - Black	0 - None	0 - None	0 - None	0 - None	Fixture must be specified with one of the following ballasts:
FL10B - Bronze	BLT - Textured Black	PAR30 Metal Halide:	L1 - Spread Lens	F1 - Red	H1 - Honeycomb Louver	BM1 - Stake Mount Ballast
	BN - Bronze	48 - 39W, 10° Spot	L2 - Linear Lens	F2 - Blue		BM2 - In-Ground Ballast
	BNT - Textured Bronze	49 - 39W, 30° Flood	L3 - Softening Lens	F3 - Light Blue		BM3 - In-Ground Remote Ballast
	BAT - Textured Bark	50 - 70W, 10° Spot		F4 - Green		BM4 - Wall Mount Remote Ballast
	WI - White	51 - 70W, 40° Flood		F5 - Amber		BM5 - Wall Mount Canopy Ballast
	GRT - Textured Green	PAR38 Metal Halide:		F6 - Pink		BM6 - Wall Mount Canopy Ballast
	SI - Silver	52 - 70W, 15° Spot				
	GY - Grey	53 - 70W, 25° Flood				
	BE - Beige	54 - 70W, 65° Wide Flood				
	GNT - Textured Granite	55 - 100W, 15° Spot				
	SAT - Textured Sand	56 - 100W, 25° Flood				
	PAT - Textured Patina	57 - 100W, 65° Wide Flood				
	EAT - Textured Earth	58 - 150W, 20° Spot [1]				
	NAT - Natural (FL10B only)	59 - 150W, 35° Flood [2]				
	AGE - Aged (FL10B only)	60 - 150W, 65° Wide Flood [2]				

If used for sign

Notes:
1. Only two lens options may be specified.
2. FL10B with a 150W lamp can only be specified with one lens option.

(See ballast submittal for specifications, limitations, and correct catalog number logic. Ballast type and wattage must match lamp type and wattage.)

Example: **FL10B - BL - 0 - 0 - F2 - 0 - *Ballast Catalog String***

©2006 **Vision3 Lighting®** P.O. Box 607, Fowler, CA 93625 (559) 834-5749 (559) 834-4779 fax www.vision3lighting.com
revision 01/26/2006

B08 B09 B10 B11
B12 B13 N01

Flood light specification

Drive over luminaires
with high output fluorescent sources

Enclosure: Outer housing: Constructed of high tensile strength, copper free die cast aluminum alloy. Inner housing: One piece copper free die cast aluminum housing. Trim/faceplate is heavy gauge, machined stainless steel secured to the inner housing by stainless steel threaded weld studs. Relamping requires removal of inner housing/trim/faceplate assembly from outer housing by means of two flush, socket head stainless steel screws. ½" thick tempered glass machined flush to faceplate. Reflector of pure anodized aluminum with built in louvers to suppress lateral glare from lamp. One piece molded U-channel, high temperature silicone gasket.

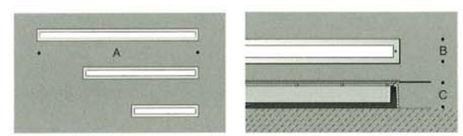
Electrical: Lampholders: Fluorescent T5HO, rated 660W, 600V. Ballasts are electronic, universal voltage 120V through 277V. Inner housing pre-wired with three (3) feet of 18/3 waterproof cable, cable clamp, and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be provided (by contractor).

Finish: Machined stainless steel. Custom colors are not available.

U.L. Listed, suitable for wet locations and vehicle drive over. Protection class: IP 67.

Luminaires are designed to withstand loads of 11,000 lbs at speeds of 30 MPH of vehicles with pneumatic tires when installed on a proper foundation. The luminaire may not be used for traffic lanes where they are subjected to horizontal pressure from vehicle braking. Proper drainage must be provided.

Caution: The column "T" in this chart indicates the temperature in degrees C which is reached on the center of the glass.



Symmetrical	Lamp	Lumen	A	B	C	T
8602P	1 24W FL T5HO	2000	25	4½	4 15/16	45°
8603P	1 54W FL T5HO	5000	48⅝	4½	4 15/16	50°
8604P	1 80W FL T5HO	7000	60 7/16	4½	4 15/16	55°

Flush uplights utilizing efficient fluorescent light sources. White glass symmetrical light distribution. Flush tempered glass ½" thick. Finish: Machined stainless steel. U.L. listed, suitable for wet locations. IP 67.

Asymmetrical	Lamp	Lumen	A	B	C	T
8642P	1 24W FL T5HO	2000	25	4½	4 15/16	45°
8643P	1 54W FL T5HO	5000	48⅝	4½	4 15/16	50°
8644P	1 80W FL T5HO	7000	60 7/16	4½	4 15/16	55°

Flush uplights utilizing efficient fluorescent light sources. Asymmetrical light distribution from a fully specular reflector. Flush tempered glass ½" thick. Finish: Machined stainless steel. U.L. listed, suitable for wet locations. IP 67.

BEGA/US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX(805)566-9474

© Copyright BEGA/US 2006
Printed in USA 8/06

B14 B15
WF24 WF25

Recessed light specification

NOTE: LIGHTS TO BE ASYMMETRICAL, 4'-0" IN LENGTH

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
LED Specification

Sheet Number
G-03

Sign Type
Ground Signs

LED RETRO-FIT SPECIFICATION

SloanLED PrismBEAM 24V

LED solution for retrofitting sign cabinets

Specifications

Dimensions W × H ..... **Single-sided** ..... 0.75 in × 0.81 in (19 mm × 21 mm)
Double-sided ..... 0.75 in × 1.27 in (19 mm × 32 mm)

Efficacy ..... 115 lm/W

Color temperature (nominal) .... 6500 K, 5000 K

Optimum cabinet depth ..... **Single-sided** ..... 5-8" (127-203 mm)
Double-sided ..... 10-16" (254-406 mm)

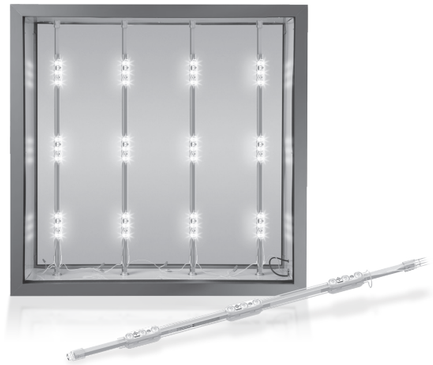
Operating temperature ..... -40° C to +60° C

Protection class ..... IP66 & IP68[1]

Binning ..... MacAdam Step 3

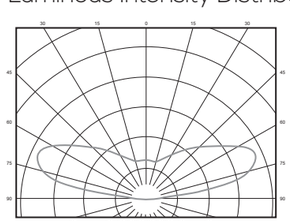
Life rating ..... >60,000 hours

Fastening ..... Fluorescent lampholders



Lengths		Part number		Modules per assembly		Lumens per assembly		Packaging
Nominal	Actual	Single-sided	Double-sided	Single-sided	Double-sided	Single-sided	Double-sided	Lamps per carton
18 in (0.46 m)	15.72 in (0.40 m)	701972-6WPS183	701972-6WPD183	2	4	360	720	8
24 in (0.61 m)	21.72 in (0.55 m)	701972-6WPS243	701972-(X)WPD243	3	6	540	1080	8
30 in (0.76 m)	27.72 in (0.70 m)	701972-6WPS303	701972-(X)WPD303	3	6	540	1080	8
36 in (0.91 m)	33.72 in (0.86 m)	701972-6WPS363	701972-(X)WPD363	4	8	720	1440	8
42 in (1.07 m)	39.72 in (1.01 m)	701972-6WPS423	701972-(X)WPD423	5	10	900	1800	8
48 in (1.22 m)	45.72 in (1.16 m)	701972-6WPS483	701972-(X)WPD483	6	12	1080	2160	16
60 in (1.52 m)	57.72 in (1.47 m)	701972-6WPS603	701972-(X)WPD603	7	14	1260	2520	16
64 in (1.63 m)	61.72 in (1.57 m)	701972-6WPS643	701972-(X)WPD643	8	16	1440	2880	8
72 in (1.83 m)	69.72 in (1.77 m)	701972-6WPS723	701972-(X)WPD723	9	18	1620	3240	16
84 in (2.13 m)	81.72 in (2.08 m)	701972-6WPS843	701972-(X)WPD843	10	20	1800	3600	8
96 in (2.44 m)	93.72 in (2.38 m)	701972-6WPS963	701972-(X)WPD963	12	24	2160	4320	16
108 in (2.74 m)	105.72 in (2.69 m)	701972-6WPS1083	701972-(X)WPD1083	13	26	2340	4680	8
117 in (2.97 m)	114.72 in (2.91 m)	701972-6WPS1173	701972-(X)WPD1173	14	28	2520	5040	8
120 in (3.05 m)	117.72 in (2.99 m)	701972-6WPS1203	701972-(X)WPD1203	14	28	2520	5040	8

Luminous Intensity Distribution



1 Prism IP68 test parameters are 1.3 m submersion for 30 minutes. Do not mount in submerged application or where module will be directly exposed to prolonged flowing or dripping water.
2 Configured for Class 2 Output.
3 If length of part is unknown, it can be found in product part number: X= CCT, YYY = Length in inches (701972-[X]WP[S,D][YYY]3)

Accessories

Bracket
402297-10
Optional – Sold in bags of 10.

SloanLED®
Leaders in LED Technology

SloanLED PrismBEAM 24V

LED solution for retrofitting sign cabinets

Power Supply Capacity

24 VDC Power supply	Maximum lamps per power supply (single-sided/double-sided)													
	18 in (0.46 m)	24 in (0.61 m)	30 in (0.76 m)	36 in (0.91 m)	42 in (1.07 m)	48 in (1.22 m)	60 in (1.52 m)	64 in (1.63 m)	72 in (1.83 m)	84 in (2.13 m)	96 in (2.44 m)	108 in (2.74 m)	117 in (2.97 m)	120 in (3.05 m)
100 W Power Supply	28 / 14	19 / 9	19 / 9	14 / 7	11 / 5	9 / 4	8 / 4	7 / 3	6 / 3	5 / 2	4 / 2	4 / 2	4 / 2	4 / 2
Watts per assembly	3.1 / 6.2	4.7 / 9.4	4.7 / 9.4	6.2 / 12.5	7.8 / 15.6	9.4 / 18.7	10.9 / 21.8	12.5 / 25.0	14.0 / 28.1	15.6 / 31.2	18.7 / 37.4	20.3 / 40.6	21.8 / 43.7	21.8 / 43.7

Density Guidelines

Model	Module color	Can Depth	Inches on center
SloanLED PrismBEAM 24V Single-sided	6500 K, 5000 K	5-8"	12"
		>10-12"	18"
SloanLED PrismBEAM 24V Double-sided	6500 K, 5000 K	10-16"	12"
		>20-24"	18"

These guidelines are intended to provide only an approximation of SloanLED PrismBEAM product required for your cabinet, assuming an optimal balance of performance and cost. SloanLED is not responsible for the actual results based on the use of these guidelines.

Notes:
1) To minimize the potential for shadows/hot spots in applications when using frame support tubes/poles; mount modules or frame support tubes such that the tubes are centered in between modules and at a depth that will not directly interfere with the beam angle of the LEDs. Use SignComp Adjustable Frame Brace (P/N: 5357) or equivalent.
2) It is recommended that you first test the LED density in a sample cabinet to evaluate brightness, uniformity, and color.
3) Should you have questions or require assistance in testing, please contact your SloanLED customer service representative.
4) Products can be used in can depths deeper or shallower than listed above, but testing is recommended.
5) The acrylic material used for all testing was 3/16" thickness sign grade 7328 acrylic.

10 YEAR Product & Labor WARRANTY
Visit product page for details.

SloanLED Headquarters
805.676.3200 • info@SloanLED.com

SloanLED Europe b.v.
+31 88 12 44 900 • Europe@SloanLED.com

SloanLED.com

© 2019 SloanLED Rev C 2019-09-09 Specifications subject to change without notice.

SloanLED®
Leaders in LED Technology

AGI

Ascension Saint Thomas Rutherford

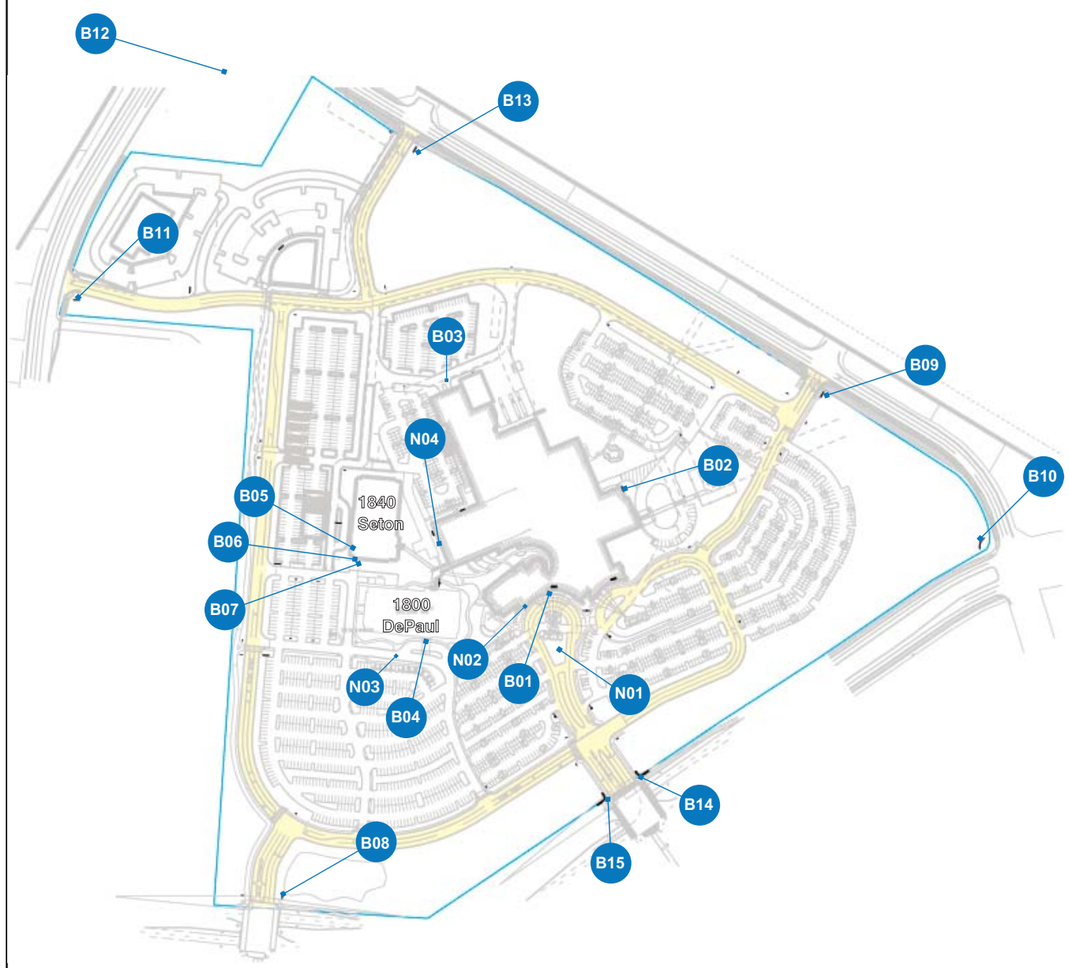
ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description LED Reto-fit Specification	
Sheet Number G-04	**Sign Type** Vehicular Directionals

WF

VEHICULAR DIRECTIONAL
WF-03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18
Monument Internally illuminated retro-fit lightsource to be LED. Note: 277v electrical service.

BRAND SIGNAGE LOCATIONS



WAYFINDING SIGNAGE LOCATIONS

COMPREHENSIVE CAMPUS SIGN PLAN

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

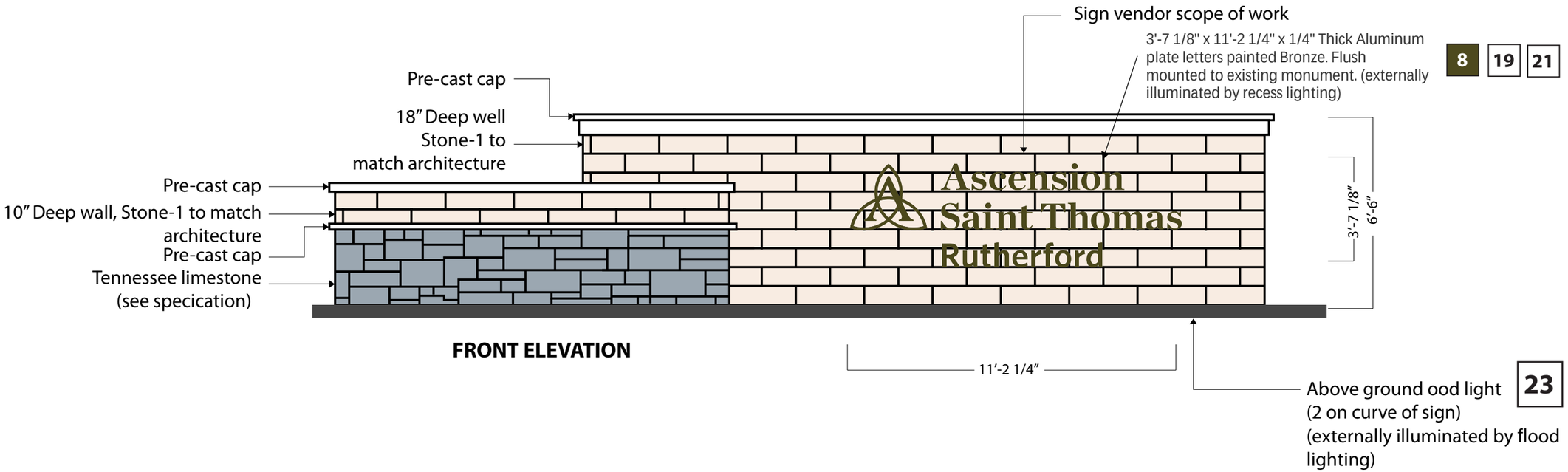
File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Map

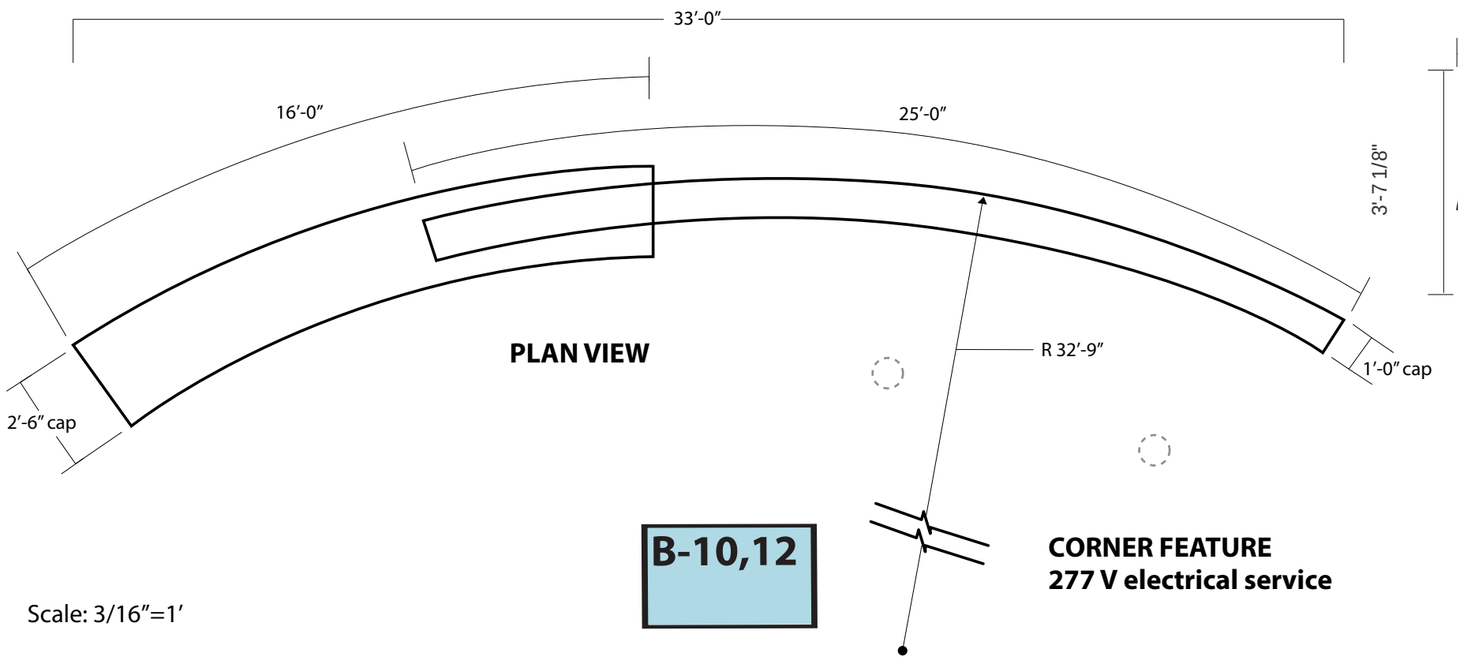
Sheet Number	Sign Type
G-05	TN-153

Tennessee Limestone (specification)

- Tennessee Limestone Veneer (Thin Farm Stone - Jones Stone Company or equal)
- Atypical random dry-stack pattern (no jumpers)
- 6-inch maximum veneer depth
- 3/8" inch maximum joint, no grout to show
- Install stone/brick ties every other course
- (4-ich by 5-inch by 4-inch minimum stone size)
- (8-inch by 6-inch by 18-inch maximum stone size)



FRONT ELEVATION



PLAN VIEW

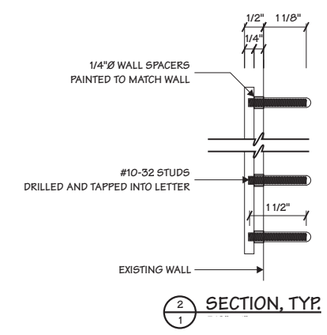
CORNER FEATURE
277 V electrical service

Scale: 3/16"=1'

11'-2 1/4"

3'-7 1/8"

Ascension Saint Thomas Rutherford



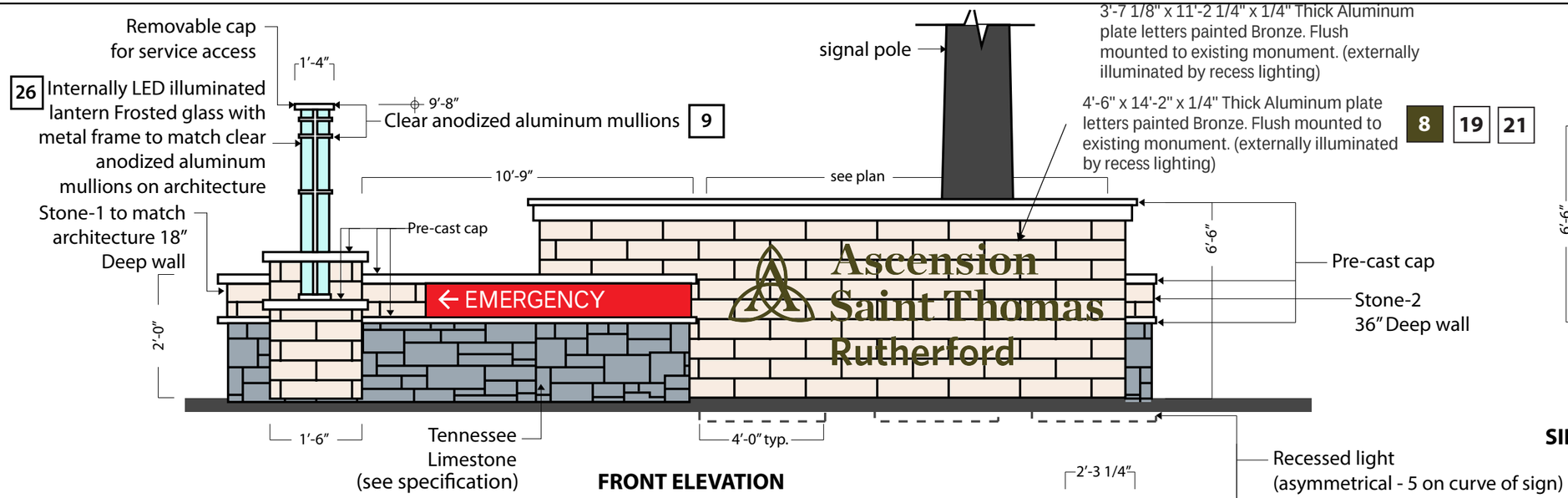
2/1 SECTION, TYP.

AGI

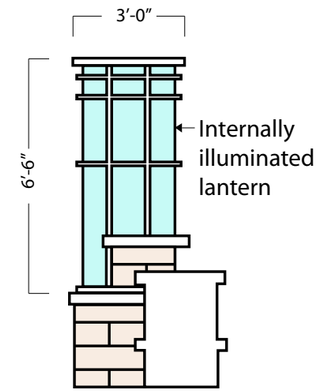
Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Signage Description	
Sheet Number G-06	**Sign Type** B10,B12



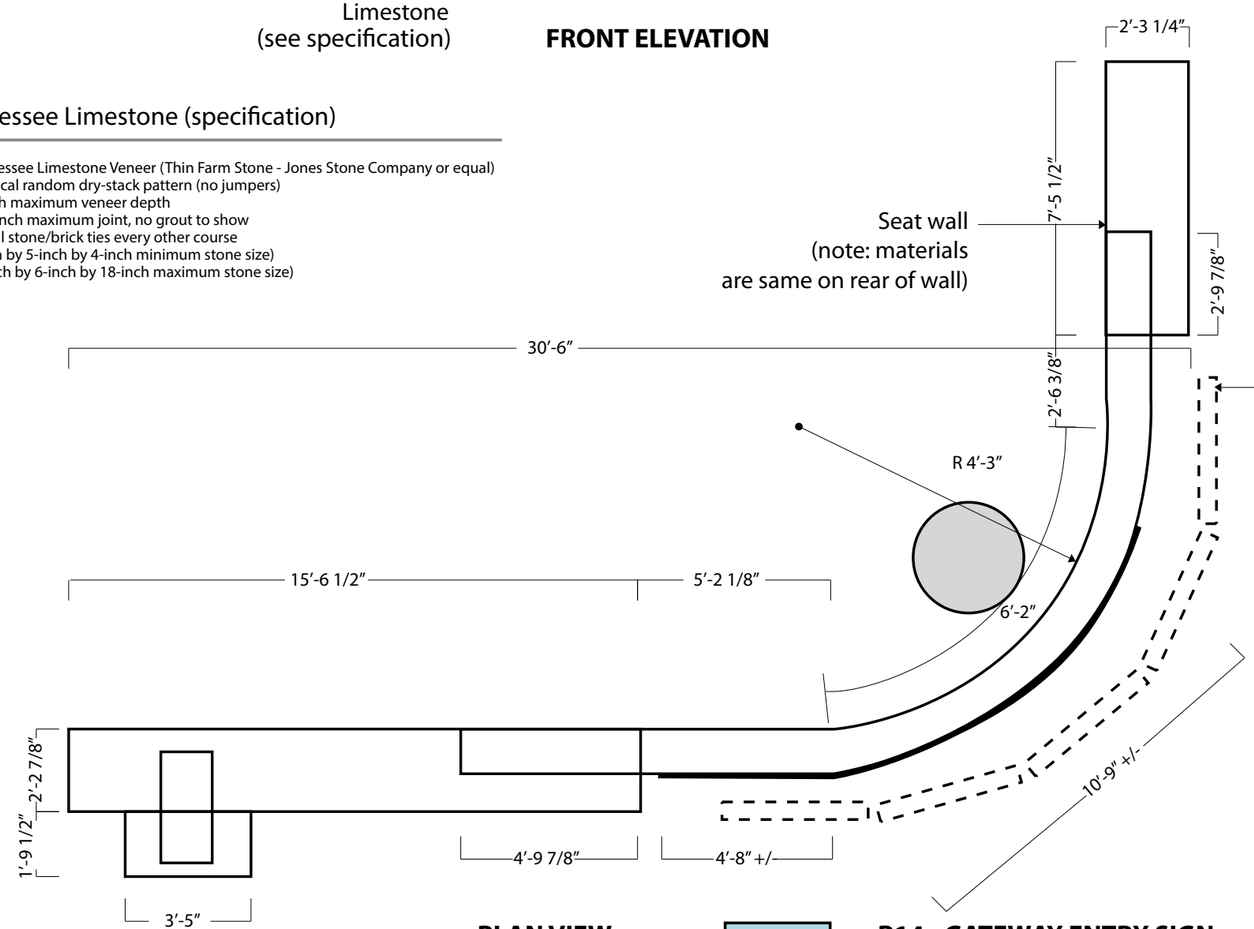
FRONT ELEVATION



SIDE VIEW OF LANTERN

Tennessee Limestone (specification)

- Tennessee Limestone Veneer (Thin Farm Stone - Jones Stone Company or equal)
- Atypical random dry-stack pattern (no jumpers)
- 6-inch maximum veneer depth
- 3/8" inch maximum joint, no grout to show
- Install stone/brick ties every other course
- (4-ich by 5-inch by 4-inch minimum stone size)
- (8-inch by 6-inch by 18-inch maximum stone size)



PLAN VIEW

B14

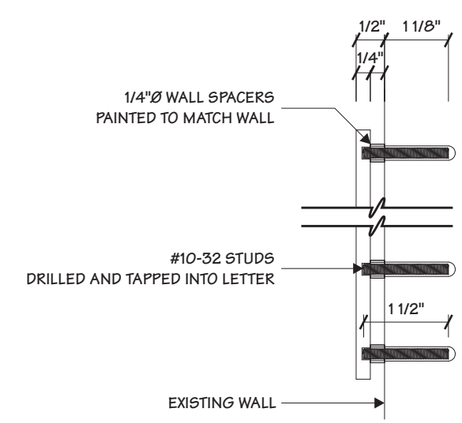
B14 - GATEWAY ENTRY SIGN
(east elevation)
277 V electrical service

Scale: 3/16"=1'

14'-2 7/8"

4'-6 1/4"

Ascension Saint Thomas Rutherford



2/1 SECTION, TYP.

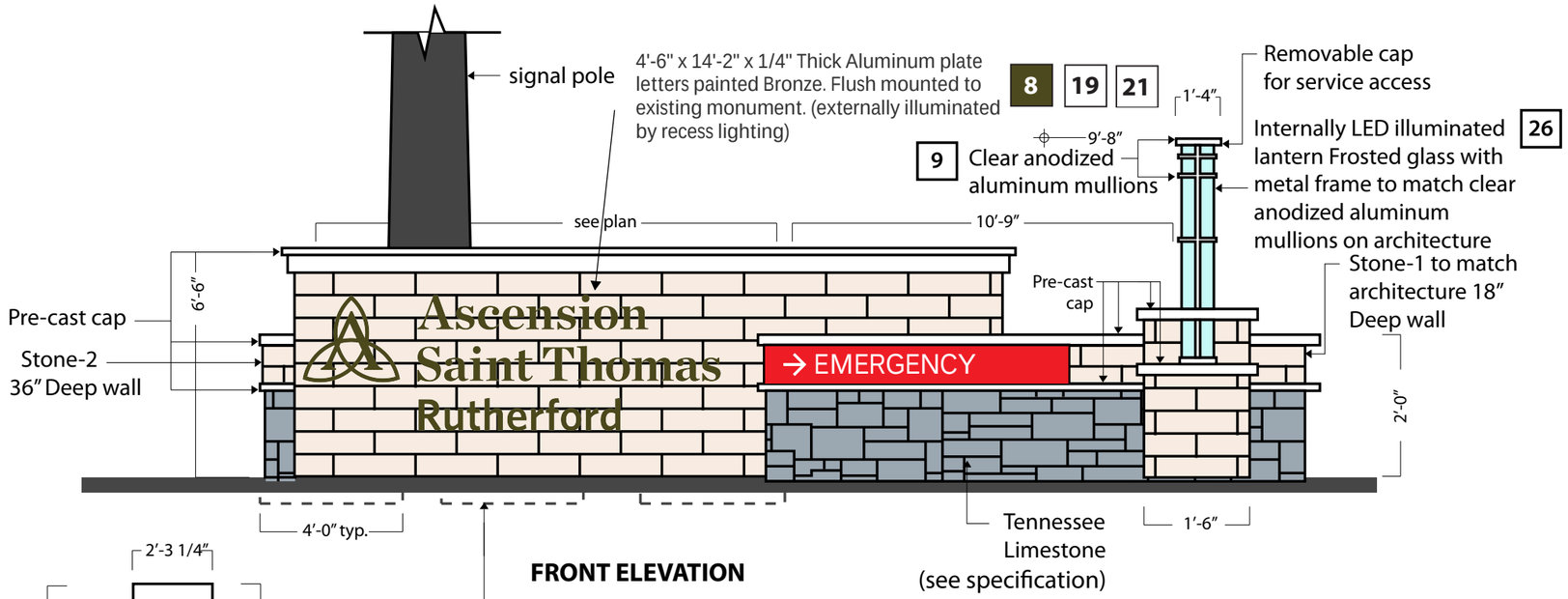
AGI

Ascension Saint Thomas Rutherford

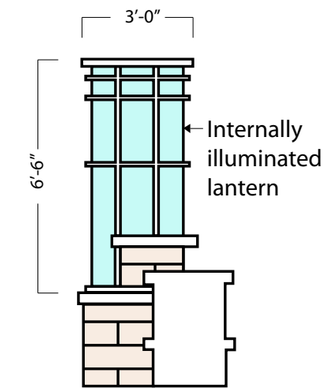
ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

ASCENSION SAINT THOMAS

Project Name	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Signage Description	
Sheet Number G-07	**Sign Type** B14



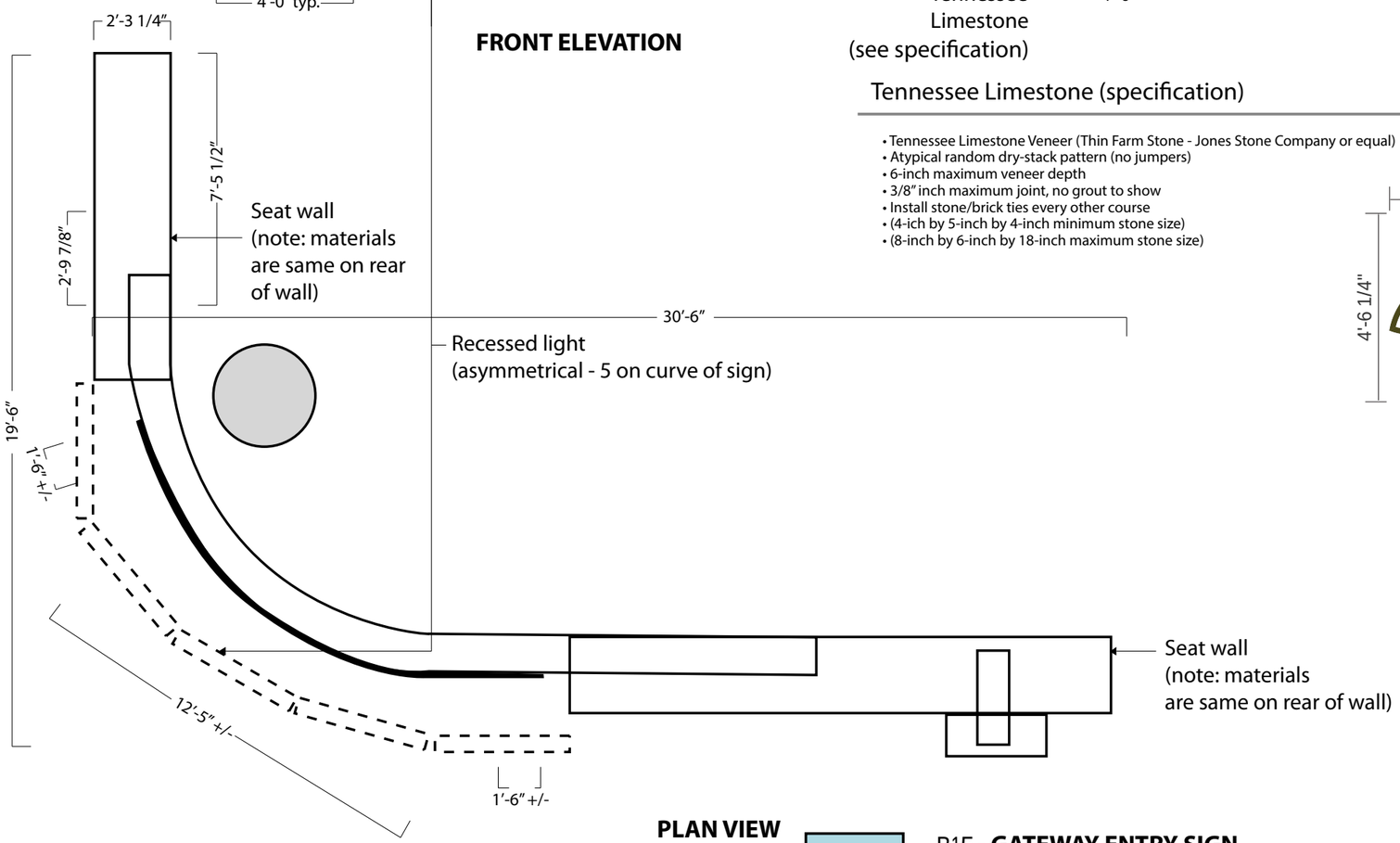
FRONT ELEVATION



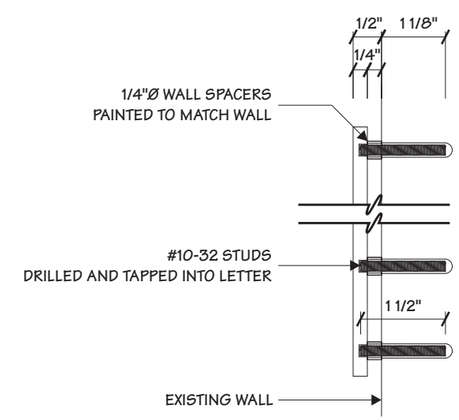
SIDE VIEW OF LANTERN

Tennessee Limestone (specification)

- Tennessee Limestone Veneer (Thin Farm Stone - Jones Stone Company or equal)
- Atypical random dry-stack pattern (no jumpers)
- 6-inch maximum veneer depth
- 3/8" inch maximum joint, no grout to show
- Install stone/brick ties every other course
- (4-ich by 5-inch by 4-inch minimum stone size)
- (8-inch by 6-inch by 18-inch maximum stone size)



PLAN VIEW



2/1 SECTION, TYP.

B15 - **GATEWAY ENTRY SIGN**
(west elevation)
277 V electrical service

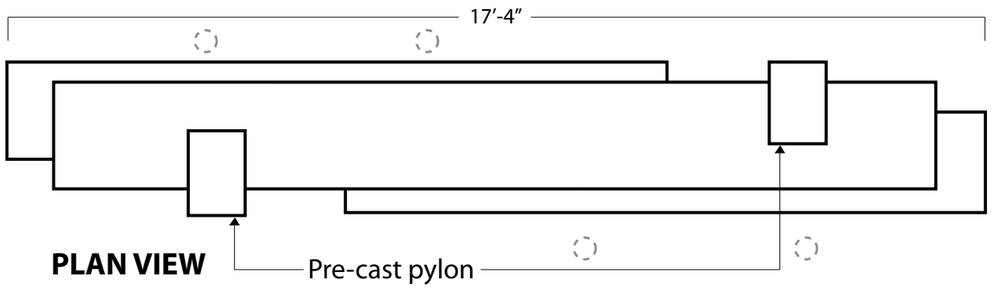
Scale: 3/16"=1'

AGI

Ascension Saint Thomas Rutherford

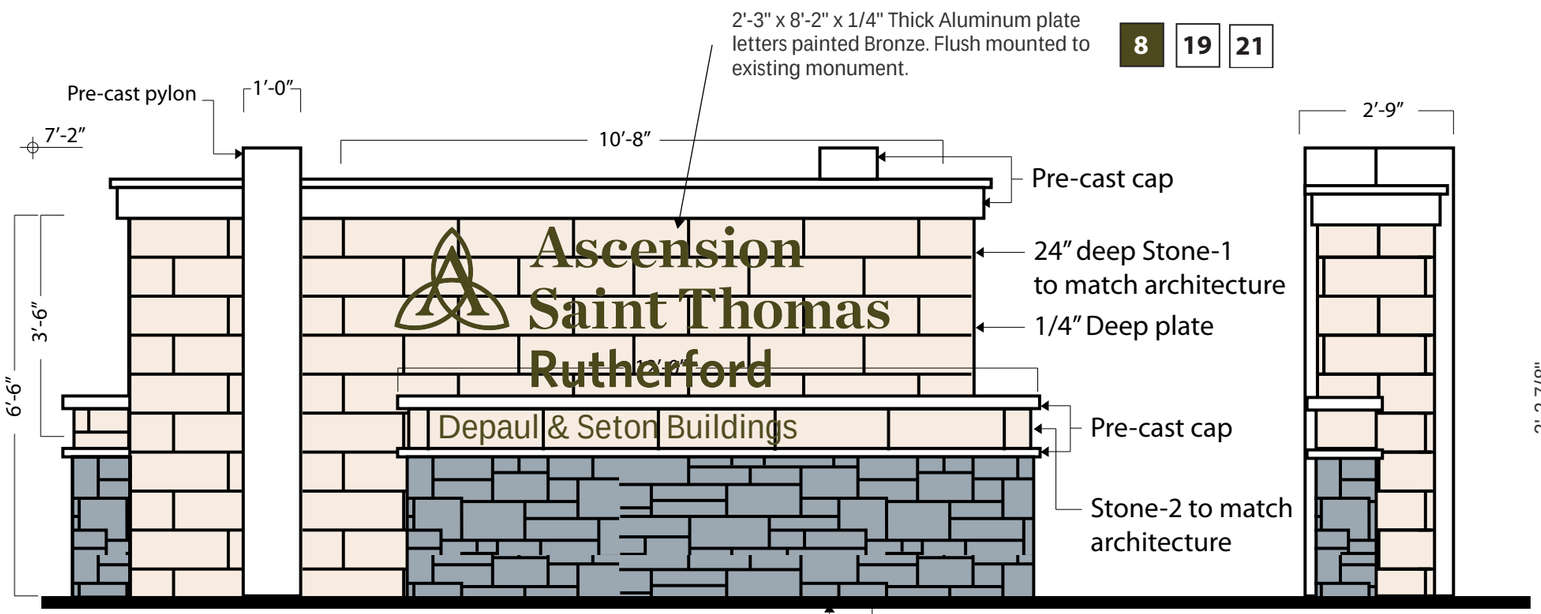
ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Signage Description	
Sheet Number G-08	**Sign Type** B15



PLAN VIEW

B09 **B09- LAYOUT AT GATEWAY BLVD. EAST - NTS**

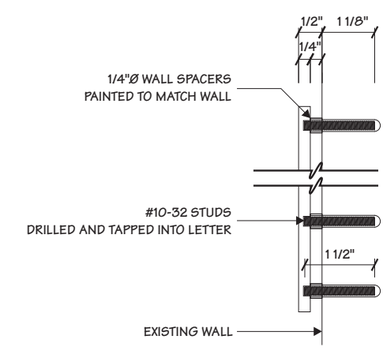


FRONT ELEVATION

SIDE ELEVATION

Tennessee Limestone (specification)

- Tennessee Limestone Veneer (Thin Farm Stone - Jones Stone Company or equal)
- Atypical random dry-stack pattern (no jumpers)
- 6-inch maximum veneer depth
- 3/8″ inch maximum joint, no grout to show
- Install stone/brick ties every other course
- (4-ich by 5-inch by 4-inch minimum stone size)
- (8-inch by 6-inch by 18-inch maximum stone size)



2/1 SECTION, TYP.

B-08,11,13 **B08,B11,B13- SECONDARY ENTRY SIGN**
2-sided
277 V electrical service

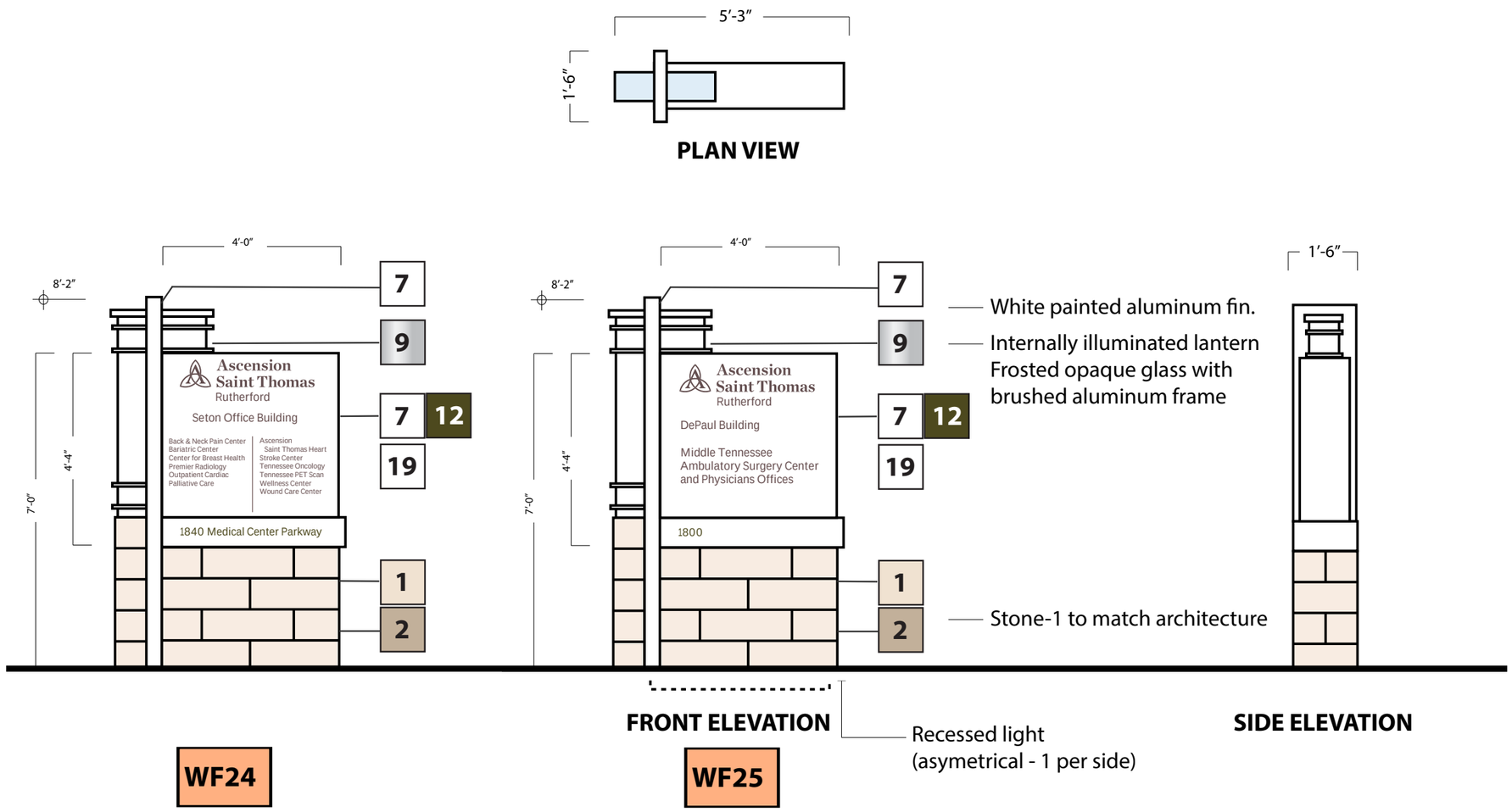
Scale: 1/4″=1′

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Signage Description	
Sheet Number G-09	**Sign Type** B-08,11,13



AGI

Ascension
Saint Thomas
Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Signage Description

Sheet Number	Sign Type
G-10	WF24,WF25

N04 N04- TRINITY LOGO (WEST TOWER)

B03 B3 - TRINITY LOGO (NORTH TOWER)

B02 B2 - TRINITY LOGO (EAST TOWER)

B01 B1- BUILDING ID

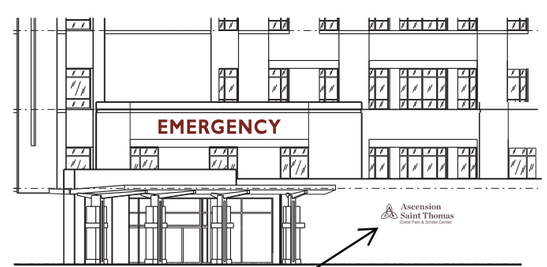
B03 N04

exterior north elevation:

exterior west tower elevation:

exterior east tower elevation:

B02



WF19 WF19- Ascension Saint Thomas

WF20 WF20- EMERGENCY

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name	ASCENSION SAINT THOMAS
Project Number	TN-153
File Name/Location	https://studio.bluebeam.com/share/j24zzz
Description	Signage Description
Sheet Number	G-11
Sign Type	B-01,02,03,N04 WF19,WF20

71'-2"

Ascension Saint Thomas

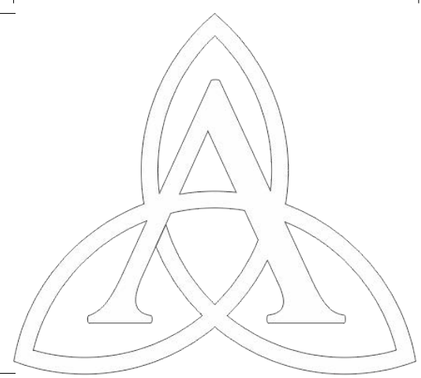
B01 — B1- BUILDING ID (LETTERS)

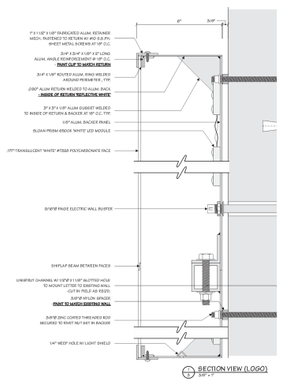
8 | 16

4'-4 1/2" x 71'-2" x 3" Aluminum Channel Letter, painted Bronze.
Aluminum face Halo-lit. (LED) Note: 277V electrical service.

11'-1 7/8"

10'-0"





17'-11"

4'-2"

DePaul

B02-B03 N04 — B02-B03-N04 TRINITY LOGO (TOWERS)

9 | 16

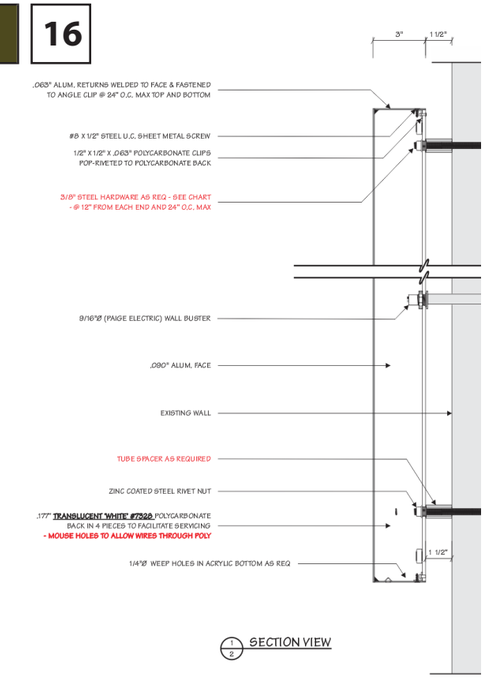
27

10'x11'-1 7/8"-6" aluminum Channel Letter, trim painted silver.
Internally face-lit whith polycarbonate face.
(LED) Note: 277v electrical service.

B04 — B04- BUILDING ID (LETTERS)

8 | 16

4'-2" x 17'-11" x 3" Aluminum Channel Letter,
painted Bronze. Aluminum face Halo-lit.
(LED) Note: 277V electrical service.



7'-1"

5'-6"

13'-10"

4'-2"

Seton

N03 — N03-TRINITY LOGO

8 | 16

5'-6" x 7'-1" x 3" Aluminum Channel Letter,
painted Bronze. Aluminum face Halo-lit.
(LED) Note: 277V electrical service.

B05 — B05- BUILDING ID (LETTERS)

8 | 16

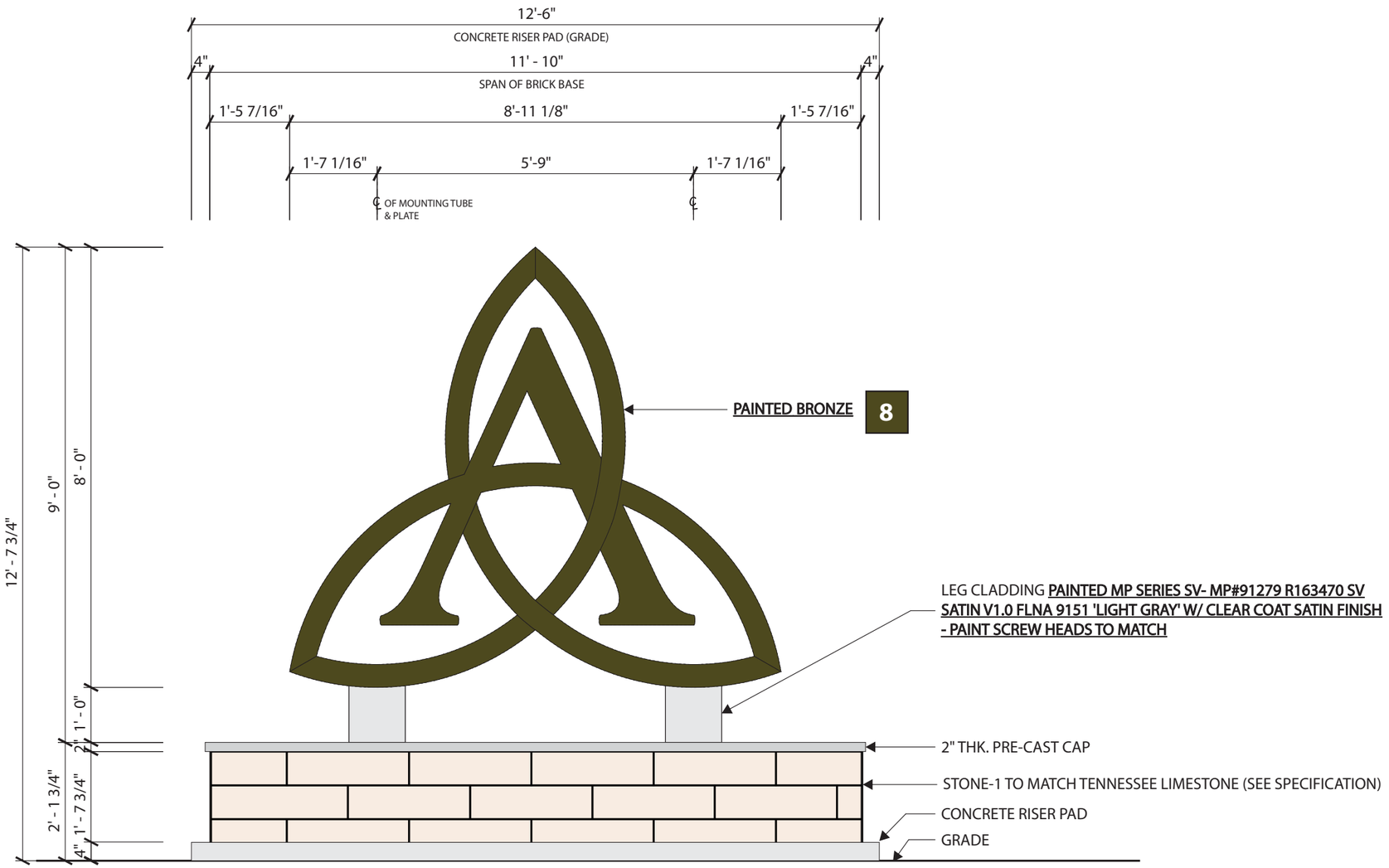
4'-2" x 13'-10" x 3" Aluminum Channel
Letter, painted Bronze. Aluminum face
Halo-lit. (LED) Note: 277V electrical service.

AGI

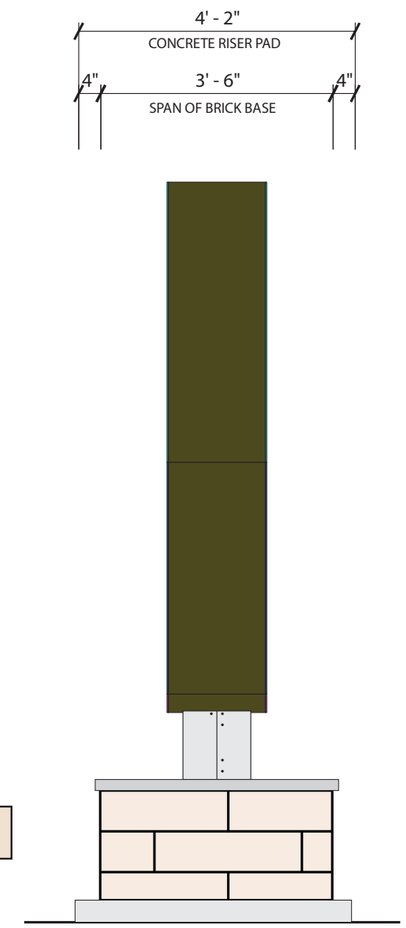
Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Signage Description	
Sheet Number G-12	**Sign Type** B-01,02,03,04 05 N-03,04



2 / 1 FRONT ELEVATION
3/8" = 1' - 0"



3 / 1 SIDE VIEW
3/8" = 1' - 0"

Tennessee Limestone (specification)

- Tennessee Limestone Veneer (Thin Farm Stone - Jones Stone Company or equal)
- Atypical random dry-stack pattern (no jumpers)
- 6-inch maximum veneer depth
- 3/8" inch maximum joint, no grout to show
- Install stone/brick ties every other course
- (4-ich by 5-inch by 4-inch minimum stone size)
- (8-inch by 6-inch by 18-inch maximum stone size)

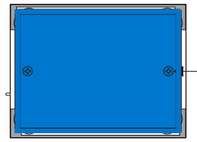
N01 Illuminated Architectural Feature.

AGI

Ascension Saint Thomas Rutherford

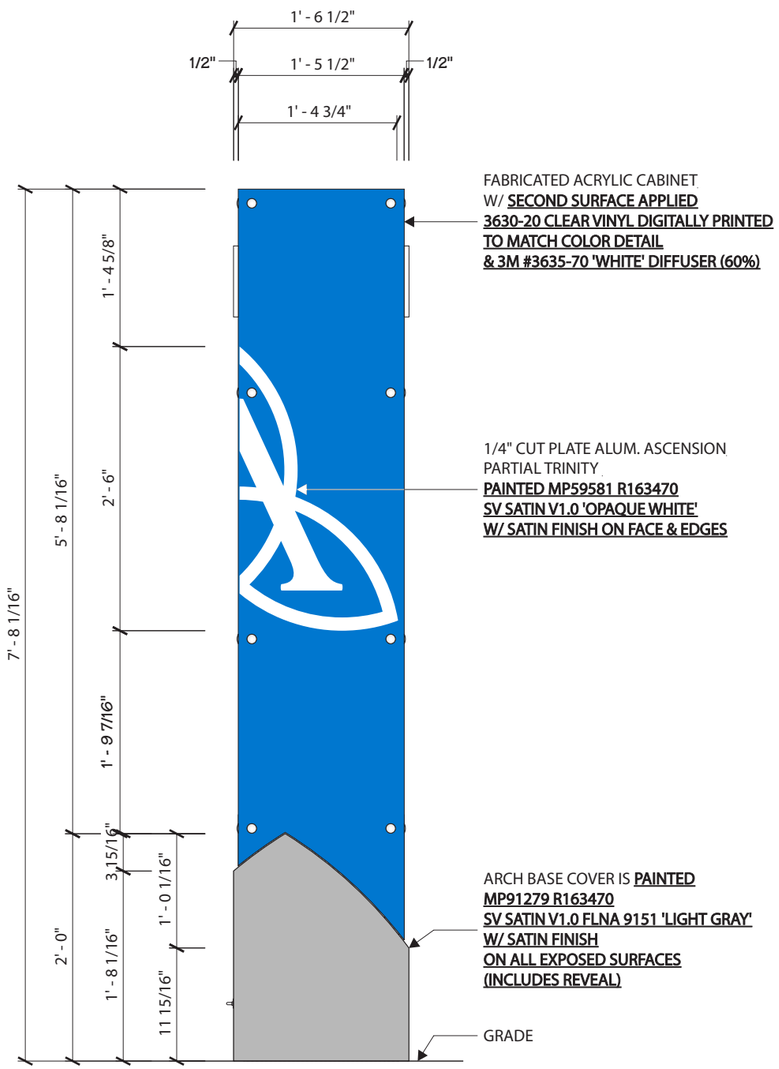
ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Signage Description	
Sheet Number G-13	**Sign Type** N01

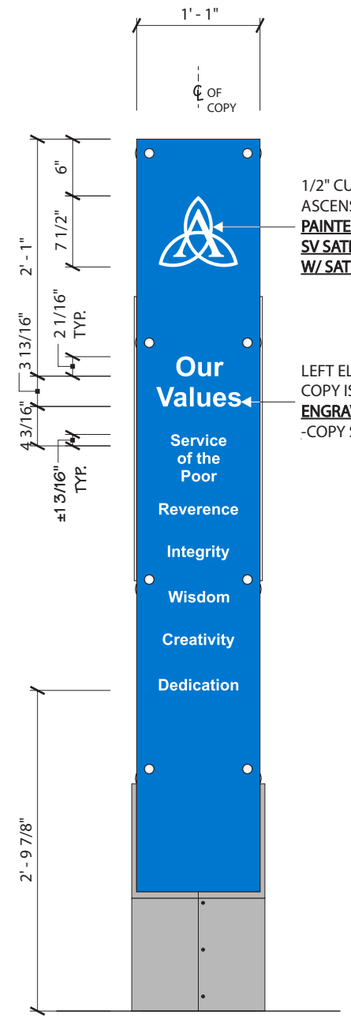


PAINT (2) SCREW HEAD TO MATCH SIGN BODY

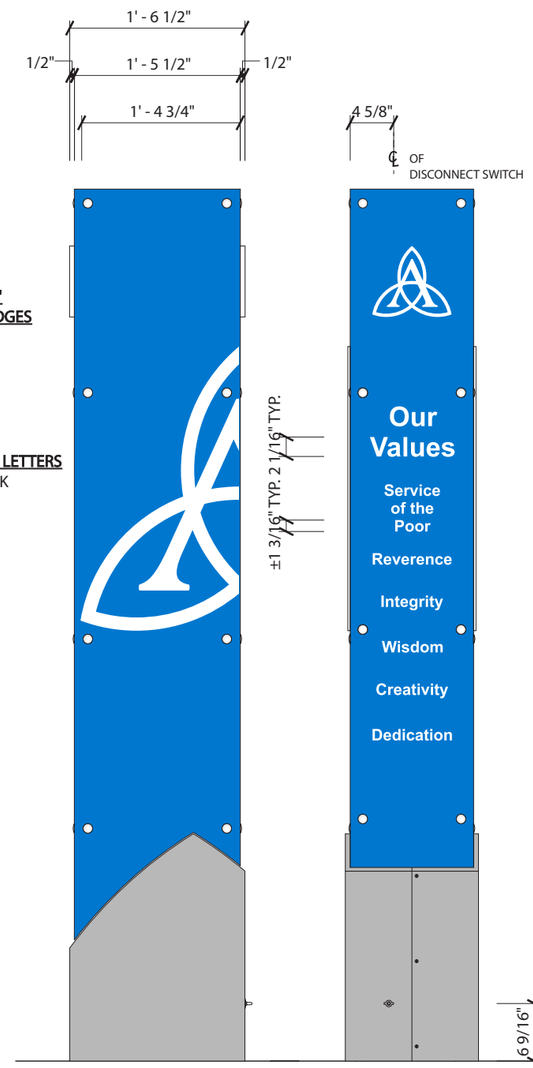
1/1 PLAN VIEW
3/4" = 1' - 0"



2/1 FRONT ELEVATION
3/4" = 1' - 0"



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



4/1 REAR ELEVATION
3/4" = 1' - 0"

5/1 LEFT SIDE ELEVATION
3/4" = 1' - 0"

N02 Illuminated Architectural Feature.

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Issue/Rev	Date/Description
00	07.15.2020

Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Signage Description

Sheet Number	Sign Type
G-14	N02

20'-3 9/16"

5'-7 15/16"

Ascension
Saint Thomas
Chest Pain & Stroke Center

WF19

WF19- Saint Thomas

1/4" Thick aluminum Non-Illuminated plate letters
Letters and logo returns painted bronze

8

8'-1 1/2"

2'-2 7/8"

Ascension
Saint Thomas
Rutherford

B-08,09, 11,13

B-08,09,11,13- MONUMENTS

2'-2 7/8" x 8'-1 1/2" x 1/4" Aluminum plate letters and Logo painted Bronze.

8

13'-2"

2'-0"

EMERGENCY

WF20

WF20- EMERGENCY

1'-6" internally face-lit Emergency letters.
Letters and logo lightsource to be red LED.
Letters and logo returns painted to match face. Note: 120v electrical service.

14 **15** **16** **19**

11'-2 1/4"

3'-7 1/8"

Ascension
Saint Thomas
Rutherford

B-10,12

B10,B12 MONUMENTS

3'-7 1/8" x 11'-2 1/4" x 1/4" Aluminum plate letters and Logo painted Bronze.

8

AGI

Ascension
Saint Thomas
Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Signage Overview	
Sheet Number G-15	Sign Type TN-153

14'-2 7/8"

4'-6 1/4"

Ascension
Saint Thomas
Rutherford

14'-2 7/8"

4'-6 1/4"

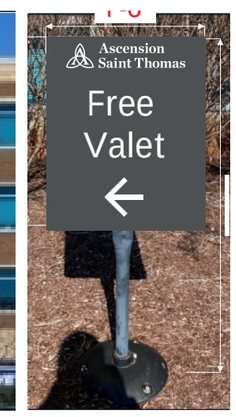
Ascension
Saint Thomas
Rutherford

B-14,15

B14,B15- MONUMENTS

4'-6 1/4" x 14'-2 7/8" x 1/4" Aluminum plate letters and Logo painted Bronze.

8



M **R**

REGULATORY & MISCELANOUS SIGNAGE EXAMPLES

8 **11**

AGI

Ascension
Saint Thomas
Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

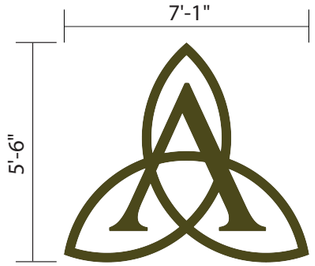
Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Signage Overview

Sheet Number	Sign Type
G-16	B14,B15,R

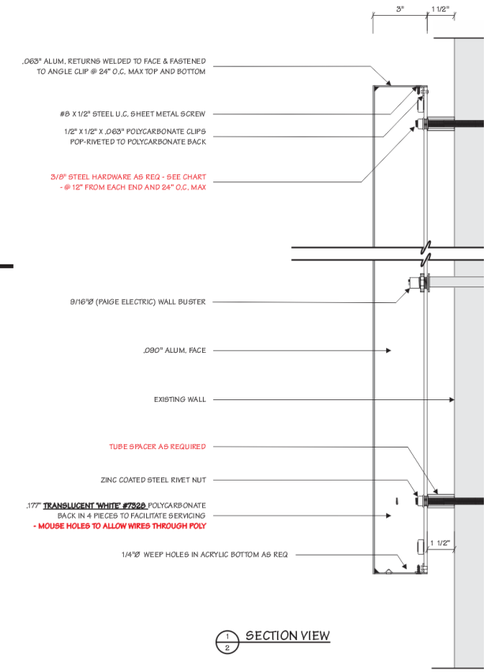


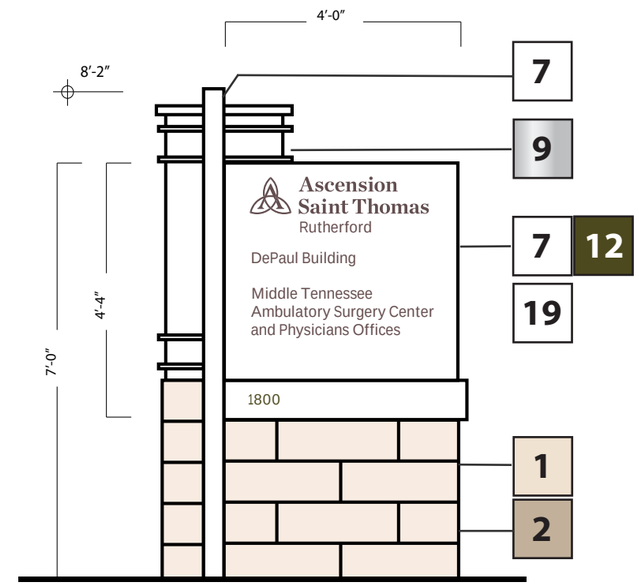
N03 **N03-TRINITY LOGO** 8 16

5'-6" x 7'-1" x 3" Aluminum Channel Letter, painted Bronze. Aluminum face Halo-lit. (LED) Note: 277V electrical service.

B04 **B04- BUILDING ID (LETTERS)** 8 16

4'-2" x 17'-11" x 3" Aluminum Channel Letter, painted Bronze. Aluminum face Halo-lit. (LED) Note: 277V electrical service.





WF25 **FRONT ELEVATION**

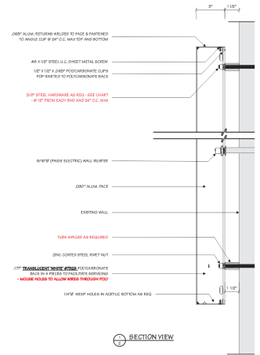
DePaul Building

AGI

Ascension Saint Thomas Rutherford

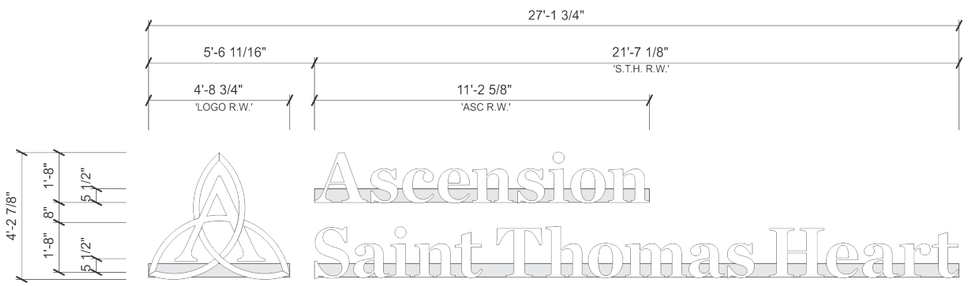
ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name	ASCENSION SAINT THOMAS
Project Number	TN-153
File Name/Location	https://studio.bluebeam.com/share/j24zzz
Description	DePaul Building
Sheet Number	G-17
Sign Type	B-04,N03 WF 25



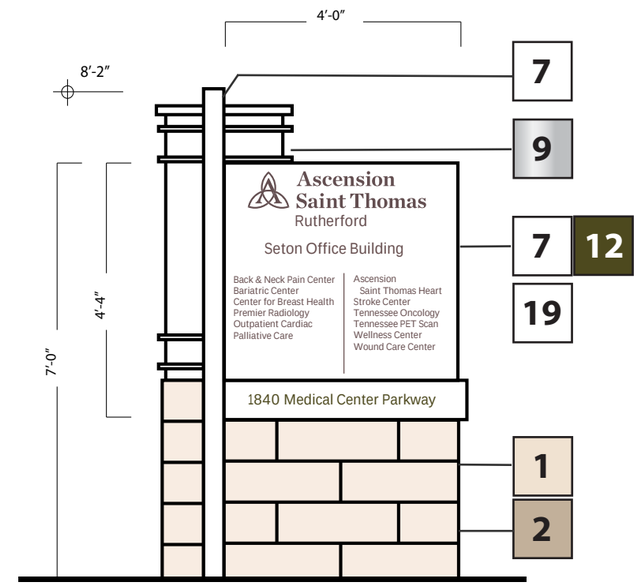
B05 **B05- BUILDING ID (LETTERS)** 8 16

4'-2" x 13'-10" x 3" Aluminum Channel Letter, painted Bronze. Aluminum face Halo-lit. (LED) Note: 277V electrical service.



B-06,07 **B-06,07- Building ID** 7 10 16 19

4'-2 7/8" x 27'-1 3/4" x 3" White face channel letter, internally illuminated. "Ascension Saint Thomas Heart" (LED) Note: 277V electrical service.



WF24 **FRONT ELEVATION**

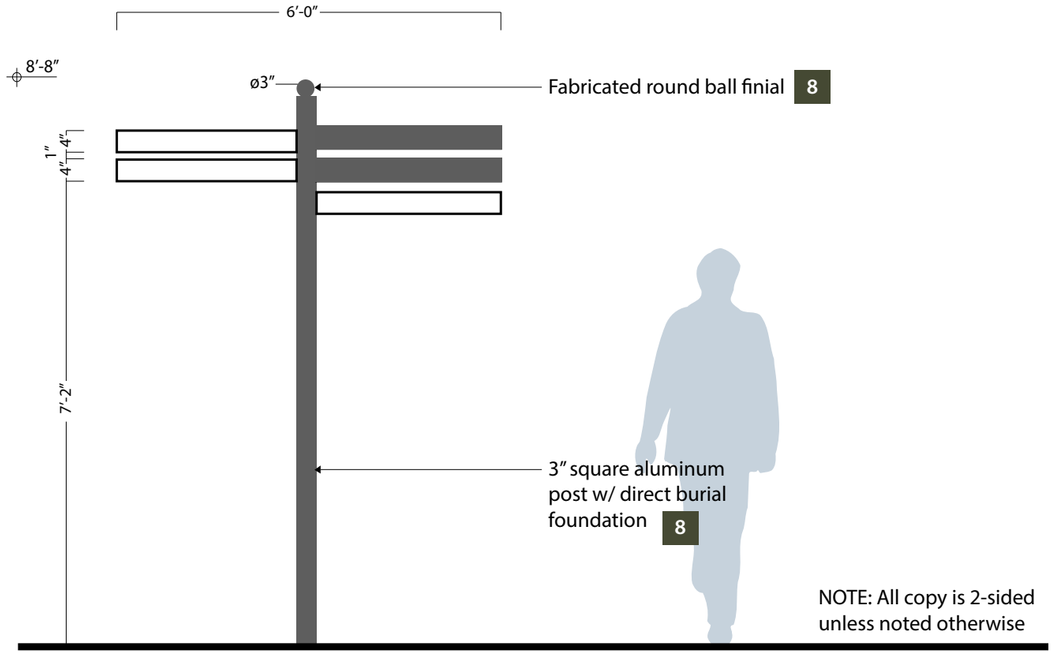
Seton Building

AGI

Ascension Saint Thomas Rutherford

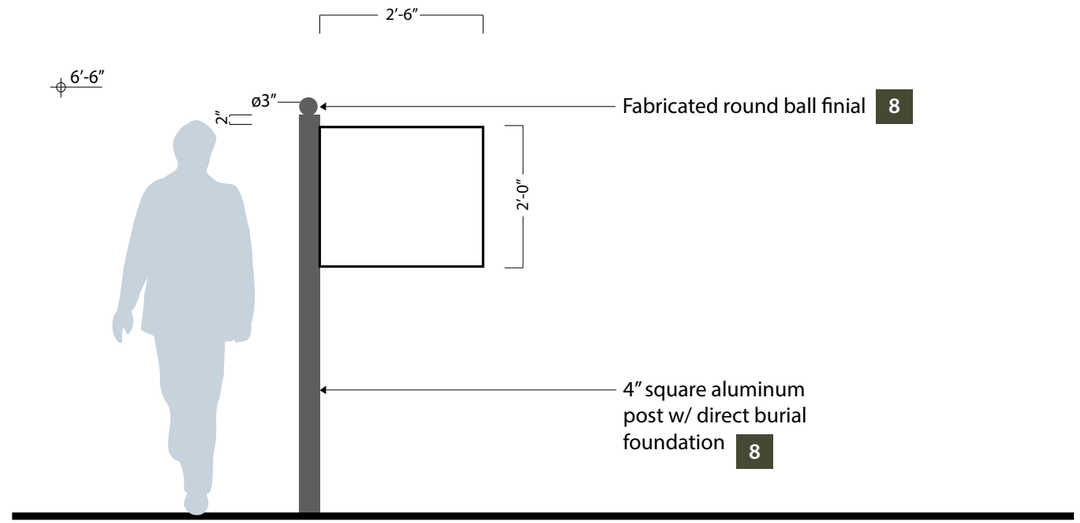
ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Seton Building	
Sheet Number G-18	**Sign Type** B-05,06,07 WF 24



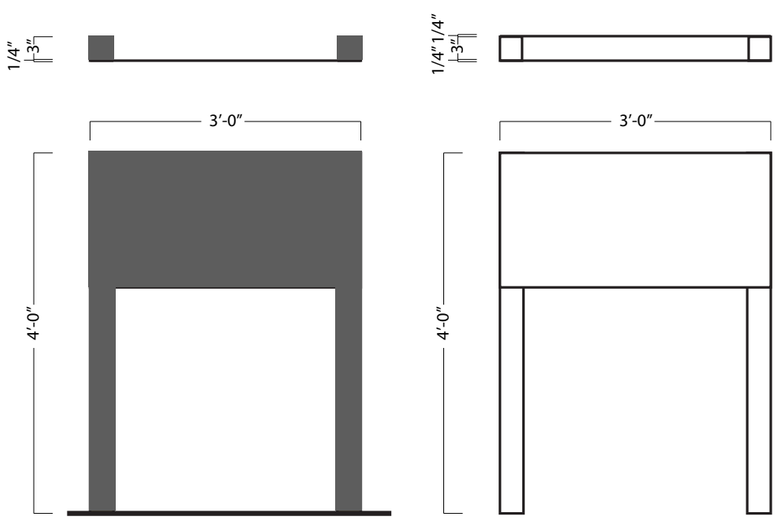
Scale: 3/8"=1'

FRONT ELEVATION **M** **MISCELLANEOUS SIGNS**



Scale: 3/8"=1'

FRONT ELEVATION **M** **MISCELLANEOUS SIGNS**

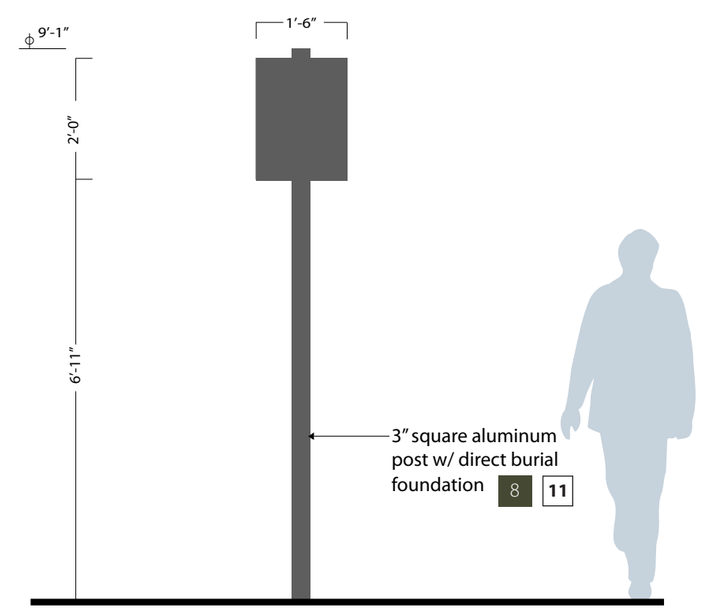


3" ALUMINUM SQUARE POST MOUNTED OPTION 8 11

3" ALUMINUM SQUARE POST MOUNTED OPTION (2-SIDED ALTERNATE LAYOUT) 7 12

Scale: 1/2"=1'

M **MISCELLANEOUS SIGNS**



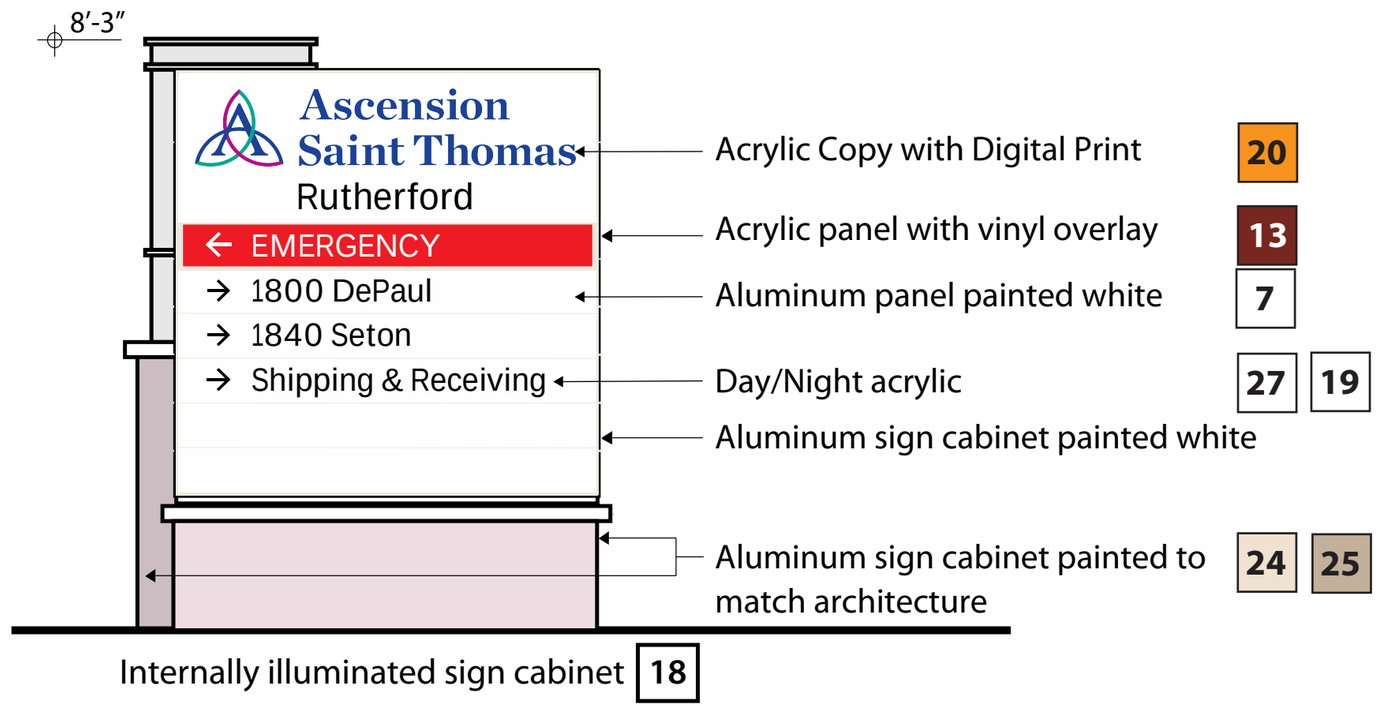
R **FRONT ELEVATION**

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Misc Signage	
Sheet Number G-19	**Sign Type** TN-153



WF

VEHICULAR DIRECTIONAL
WF-03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18
Monument Internally illuminated retro-fit lightsource to be LED. Note: 277v electrical service.

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Page description	
Sheet Number G-20	**Sign Type** TN-153

ENTRY SIGNAGE LOCATIONS

AGI

Ascension
Saint Thomas
Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

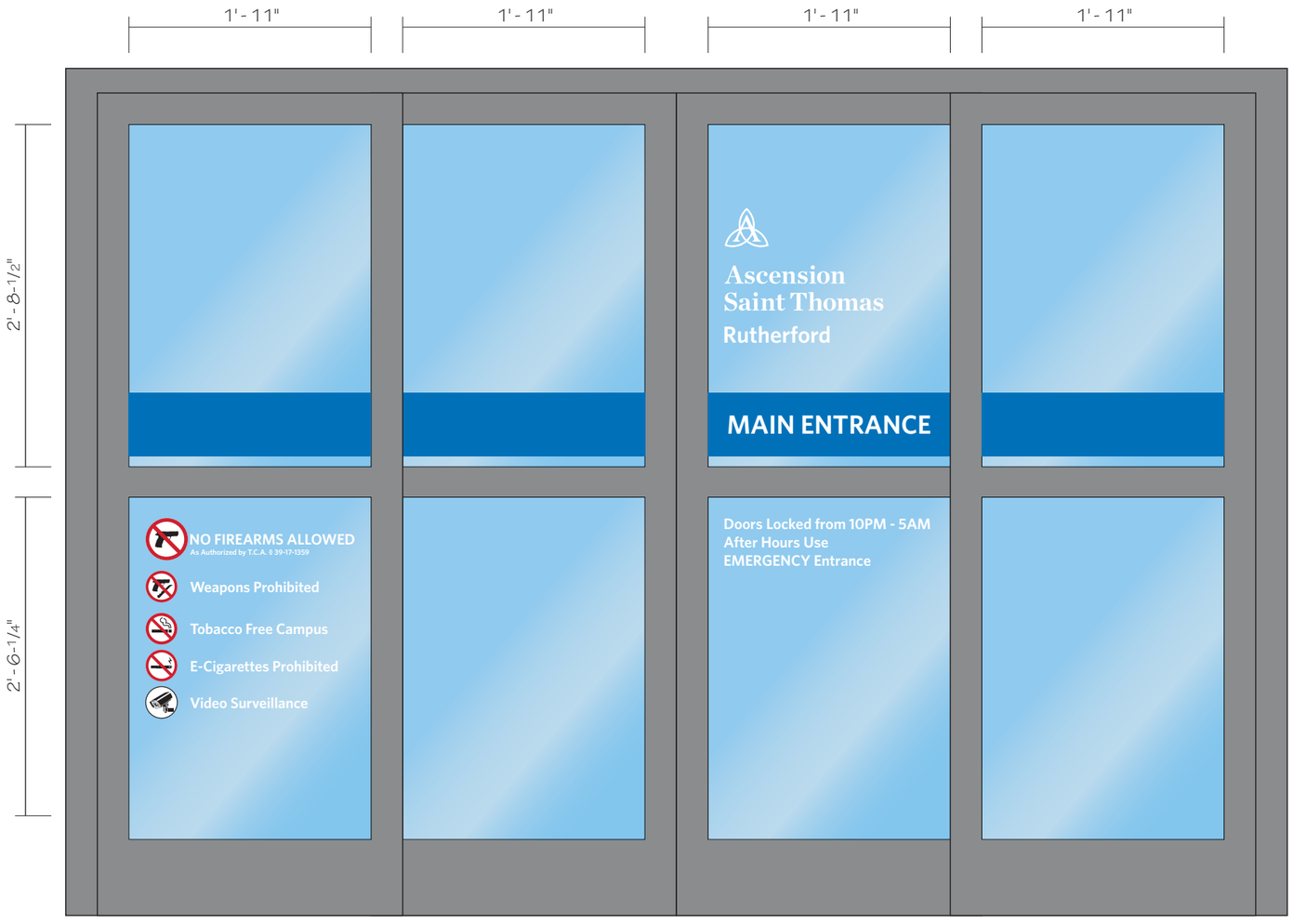
Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Entry Door Map

Sheet Number	Sign Type
G-21	Entry Doors

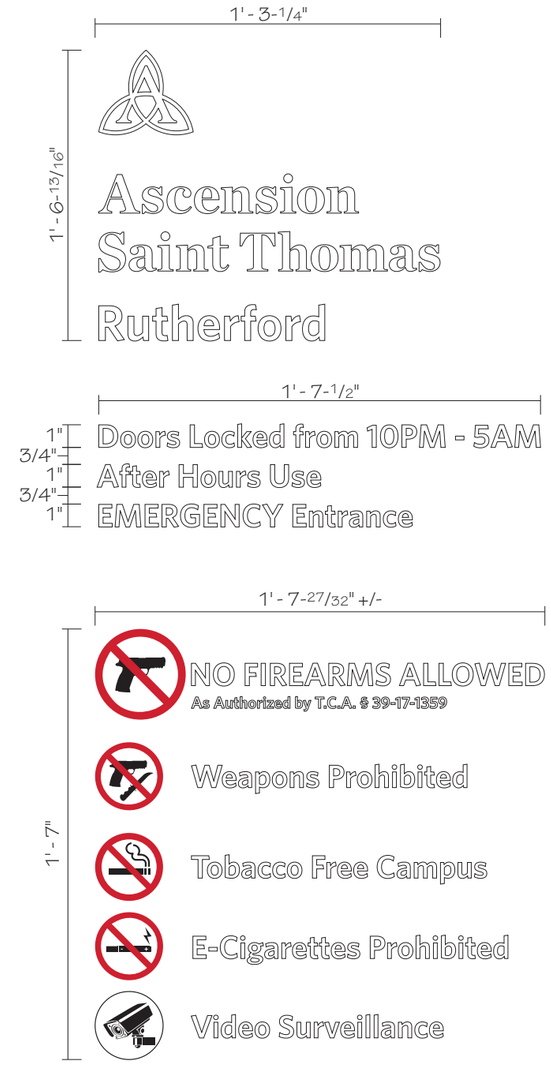


Front View

Scale: 3/4" = 1' - 0"

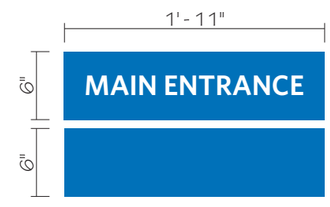
Total Square Feet of Glass: 40

Total Square Feet of Graphics: 9



Front View - V1c, V2e, V3

Scale: 1-1/2" = 1' - 0"



Qty 1

Qty 3

Front View - V2b

PMS 285

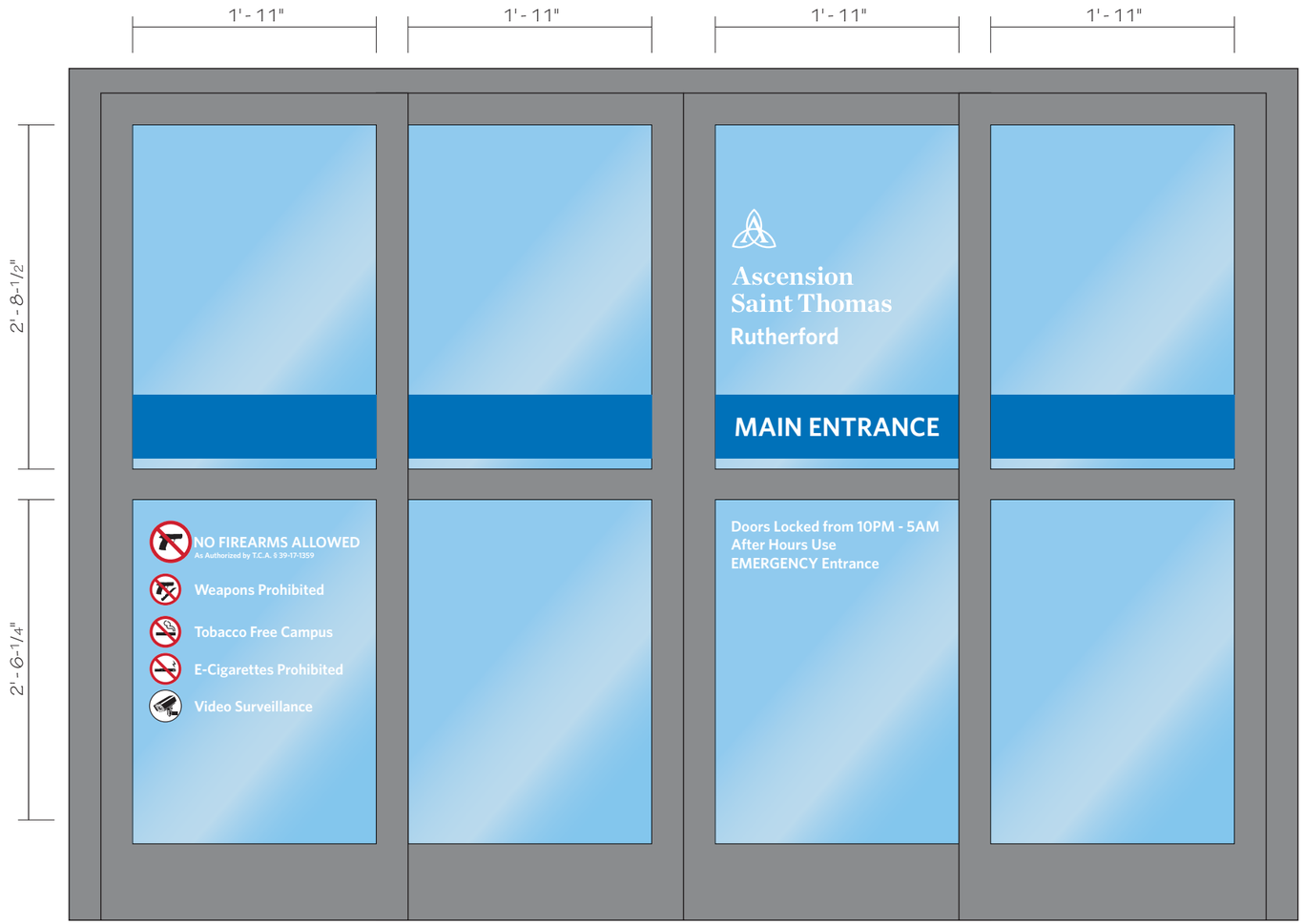
Scale: 3/4" = 1' - 0"

AGI

Ascension
Saint Thomas
Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-22	**Sign Type** V-E-01



Front View

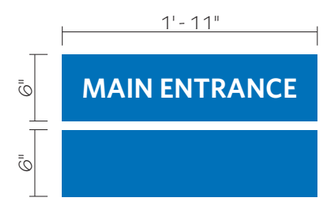
Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 40

Total Square Feet of Graphics: 9

Front View - V1c, V2e, V3

Scale: 1-1/2" = 1' - 0"



Qty 1

Qty 3

Front View - V2b

PMS 285

Scale: 3/4" = 1' - 0"

AGI

Ascension
Saint Thomas
Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

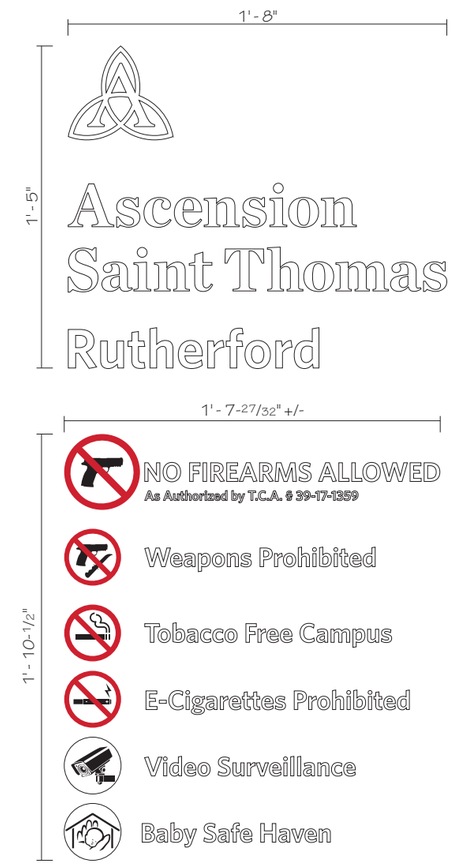
Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-23	**Sign Type** V-E-02

Front View

Scale: 3/4" = 1' - 0"

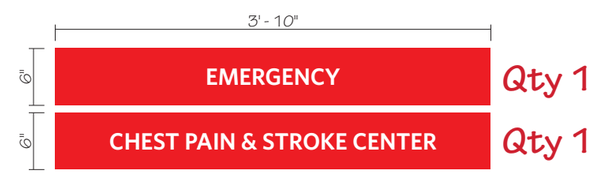
Total Square Feet of Glass: 39.6

Total Square Feet of Graphics: 9.2



Front View - V1c, V3

Scale: 1-1/2" = 1' - 0"



Front View - V2b

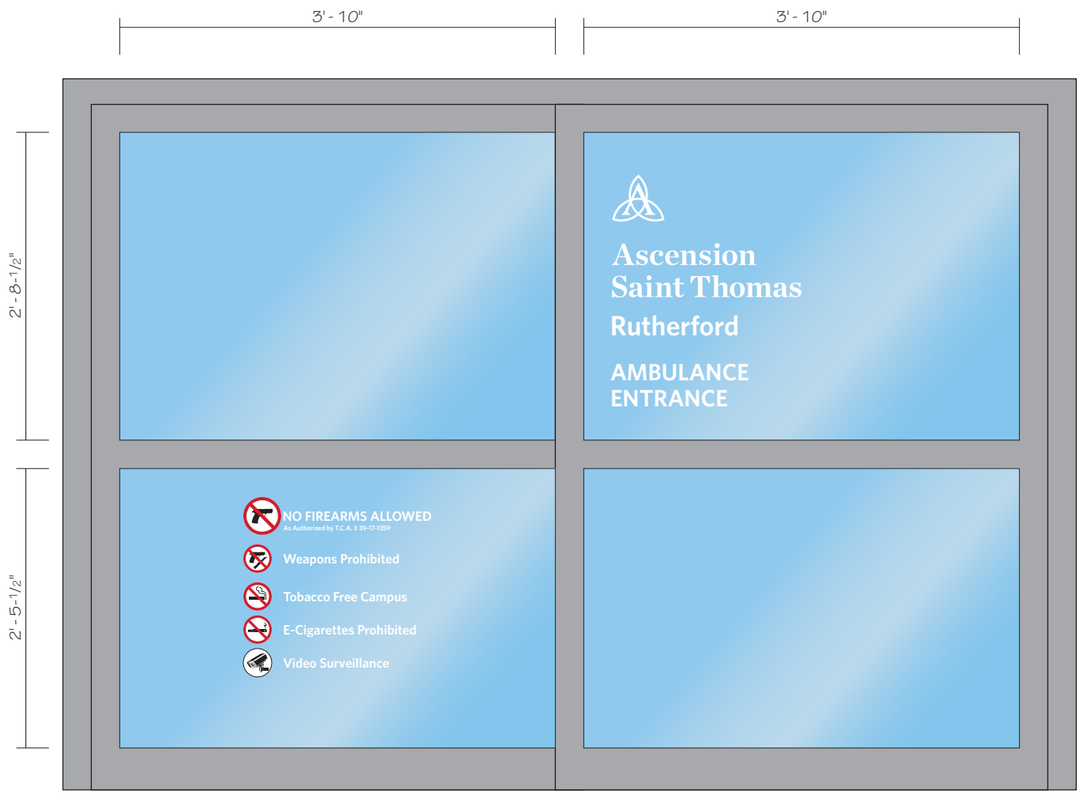
Scale: 3/4" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-24	**Sign Type** V-E-03

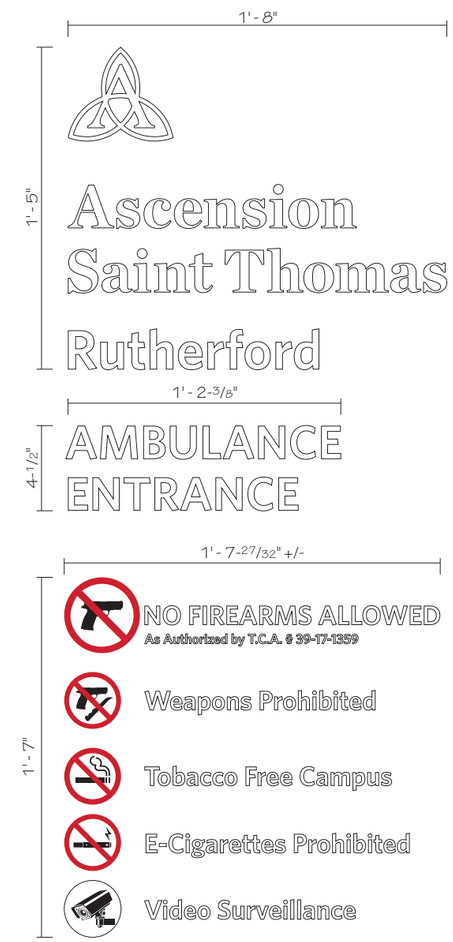


Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 39.6

Total Square Feet of Graphics: 5.5



Front View - V1c, V2c, V3

Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

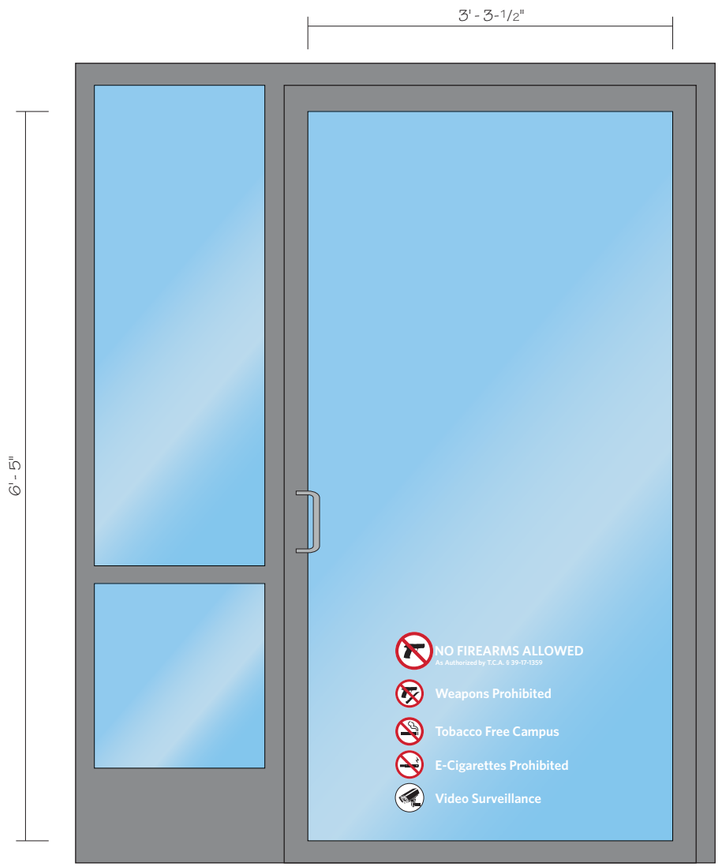
Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Door Vinyls

Sheet Number	Sign Type
G-25	V-E-04



Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 21

Total Square Feet of Graphics: 2.6

Front View - V3

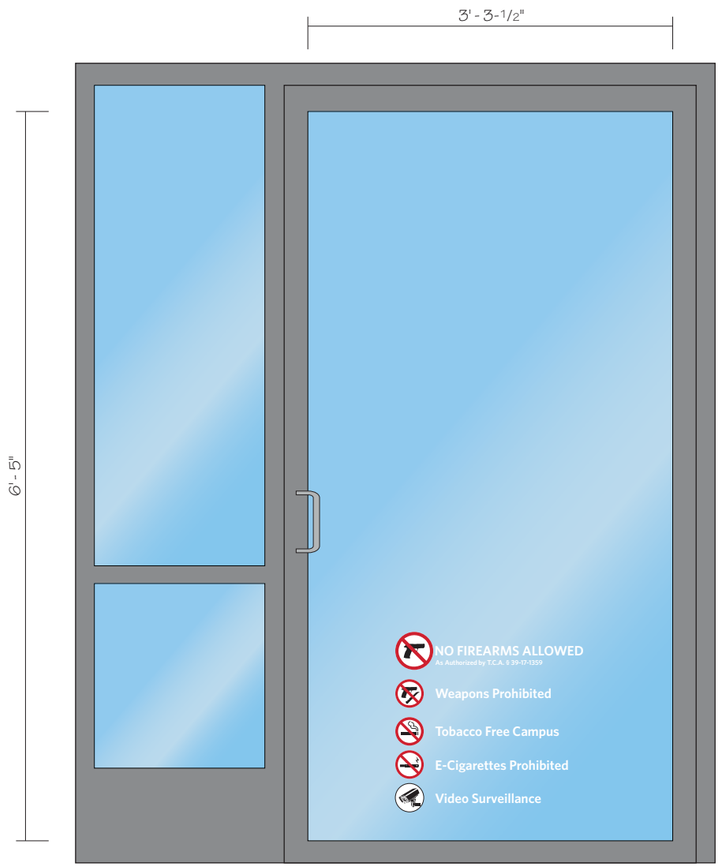
Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-26	**Sign Type** V-E-05



Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 21

Total Square Feet of Graphics: 2.6

Front View - V3

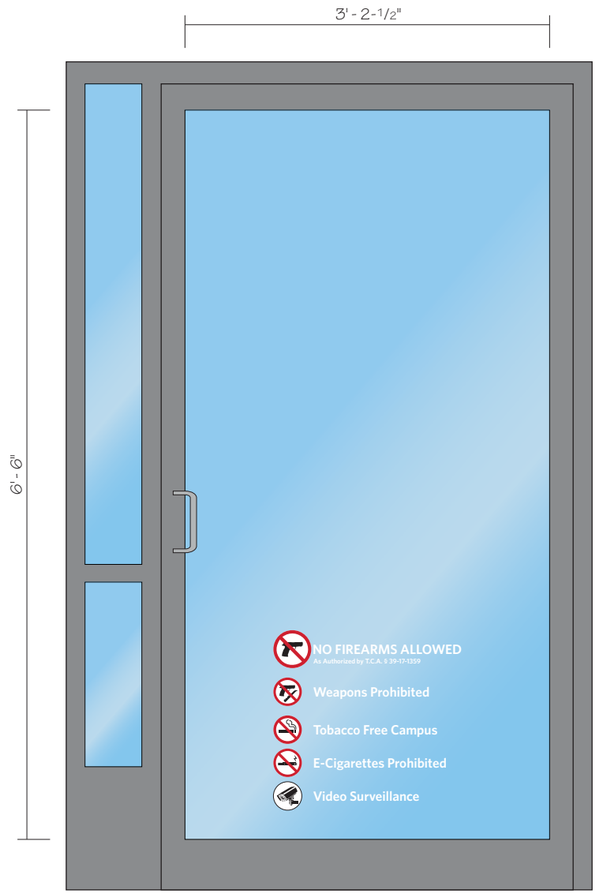
Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-27	**Sign Type** V-E-06



Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 20.9
Total Square Feet of Graphics: 2.6

Front View - V1c, V2e, V3

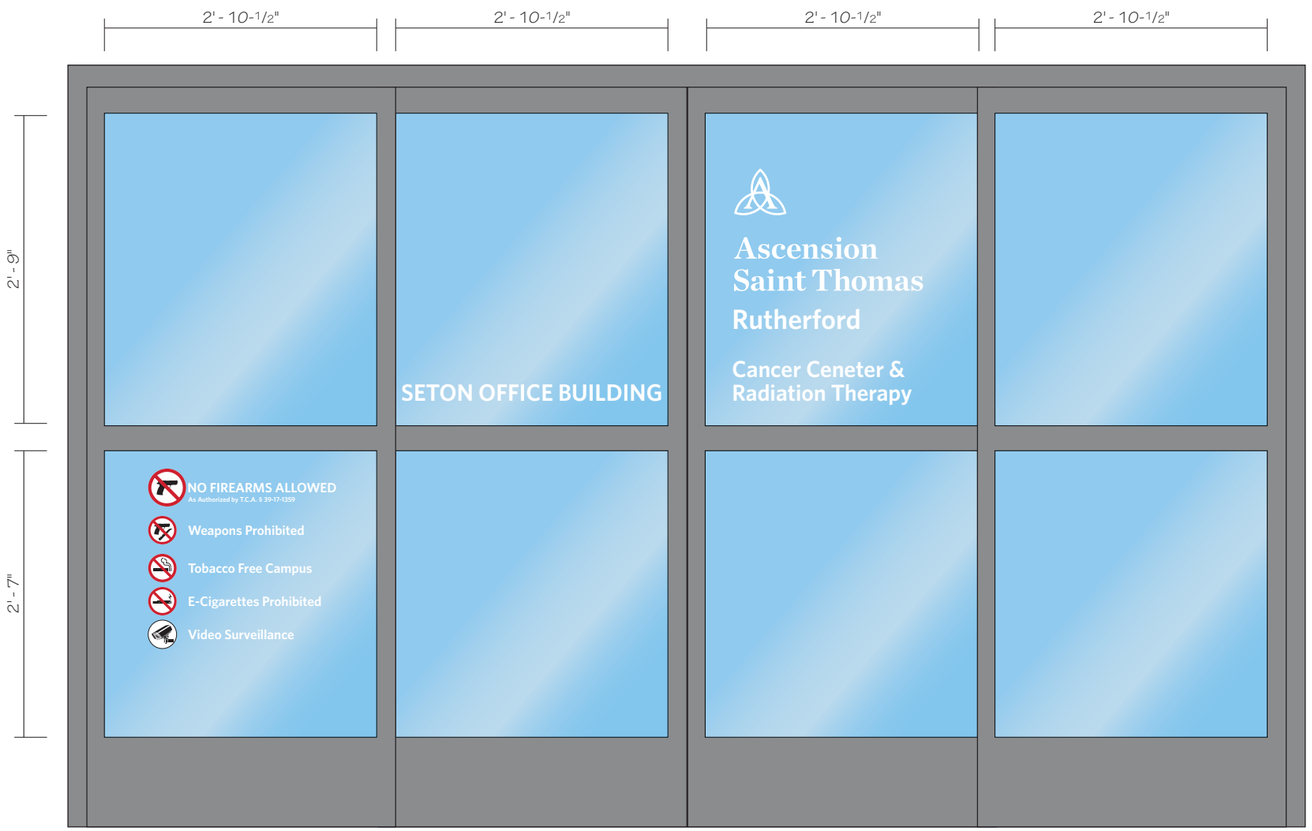
Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-28	**Sign Type** V-E-07

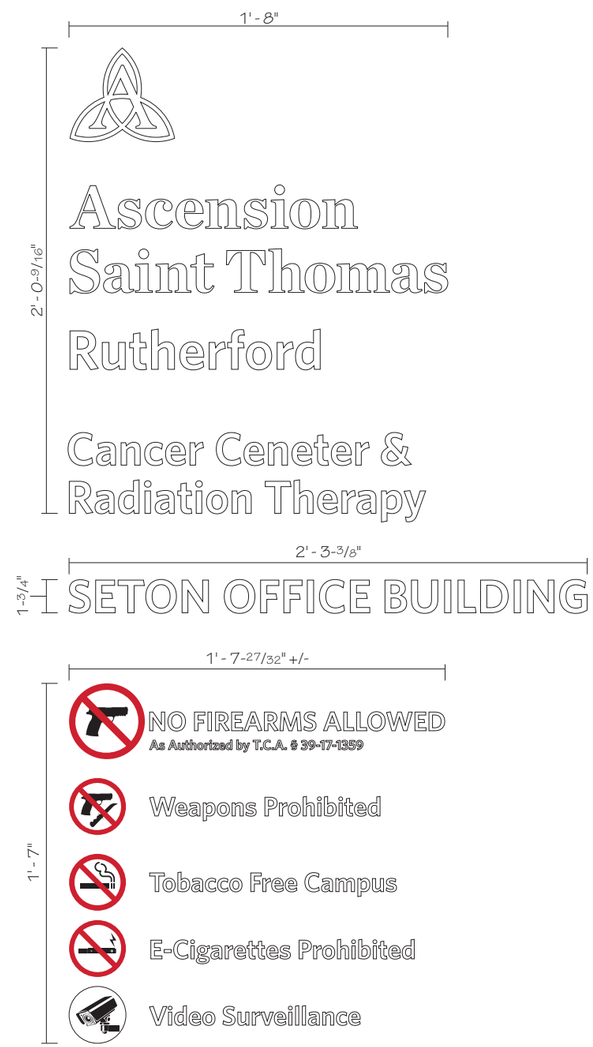


Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 61.2

Total Square Feet of Graphics: 6.3



Front View - V1c, V2c, V3

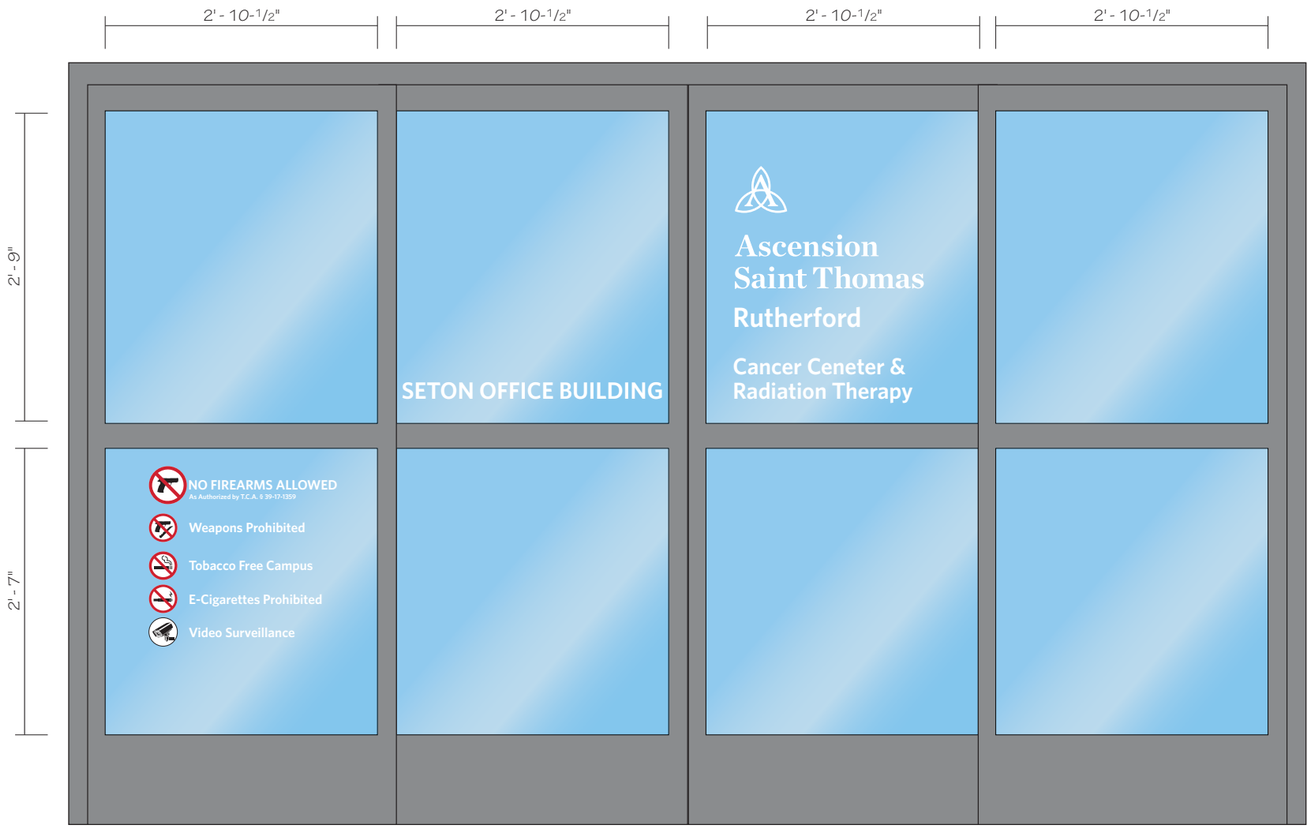
Scale: 1-1/2" = 1' - 0"

AGI

Ascension
Saint Thomas
Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-29	**Sign Type** V-E-08

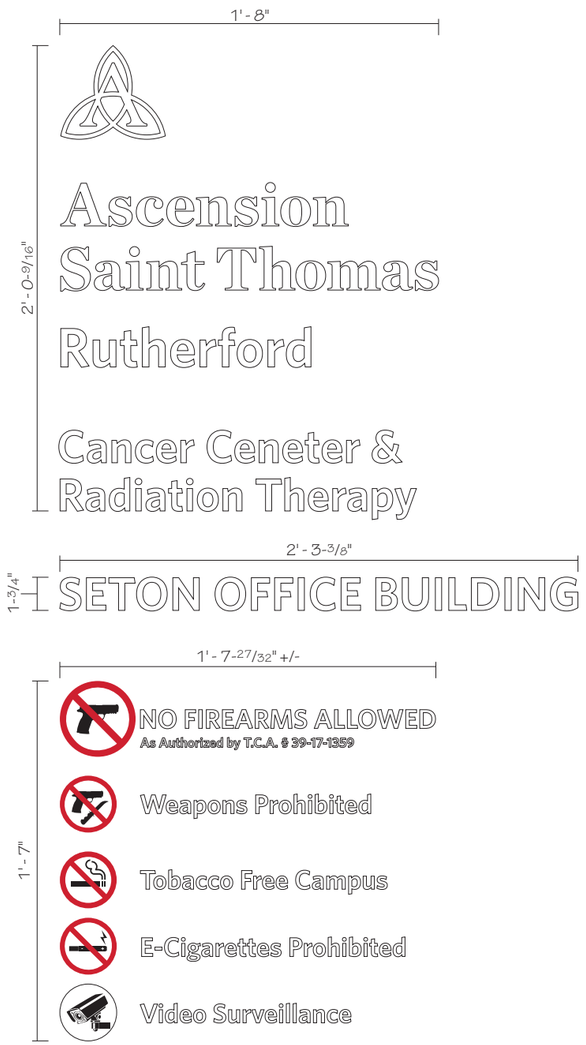


Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 61.2

Total Square Feet of Graphics: 6.3



Front View - V1c, V2c, V3

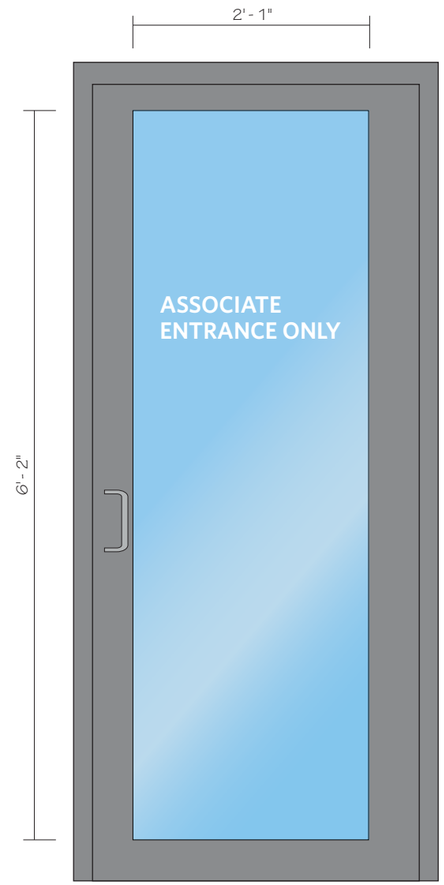
Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-30	**Sign Type** V-E-09



Front View

Scale: 3/4" = 1' - 0"

Front View - V2a

Scale: 1-1/2" = 1' - 0"

Total Square Feet of Glass: 12.8

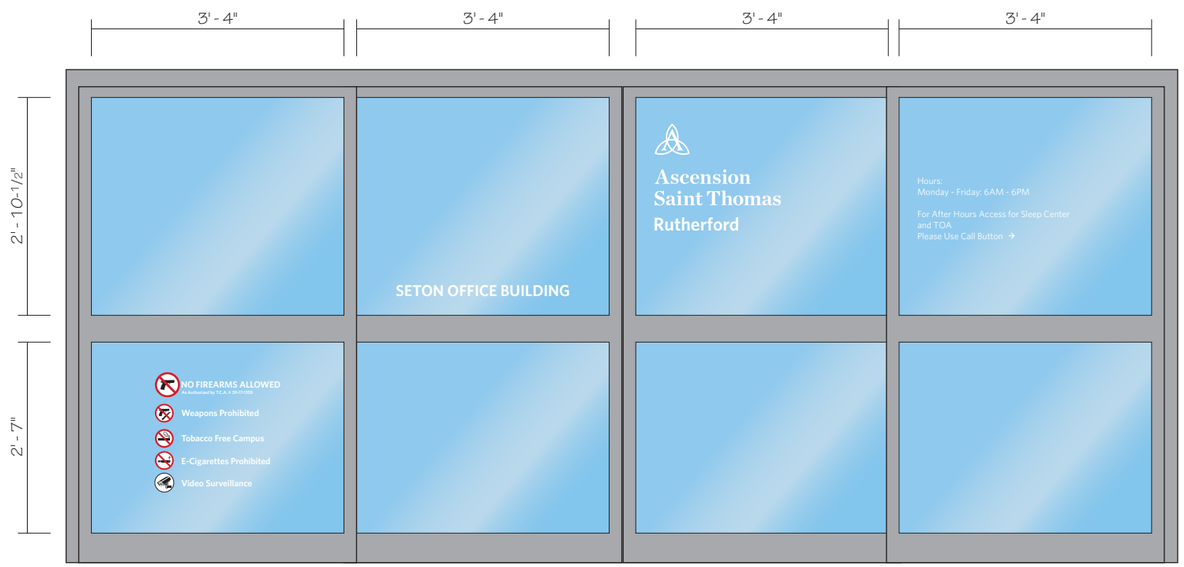
Total Square Feet of Graphics: .6

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-31	**Sign Type** V-E-10

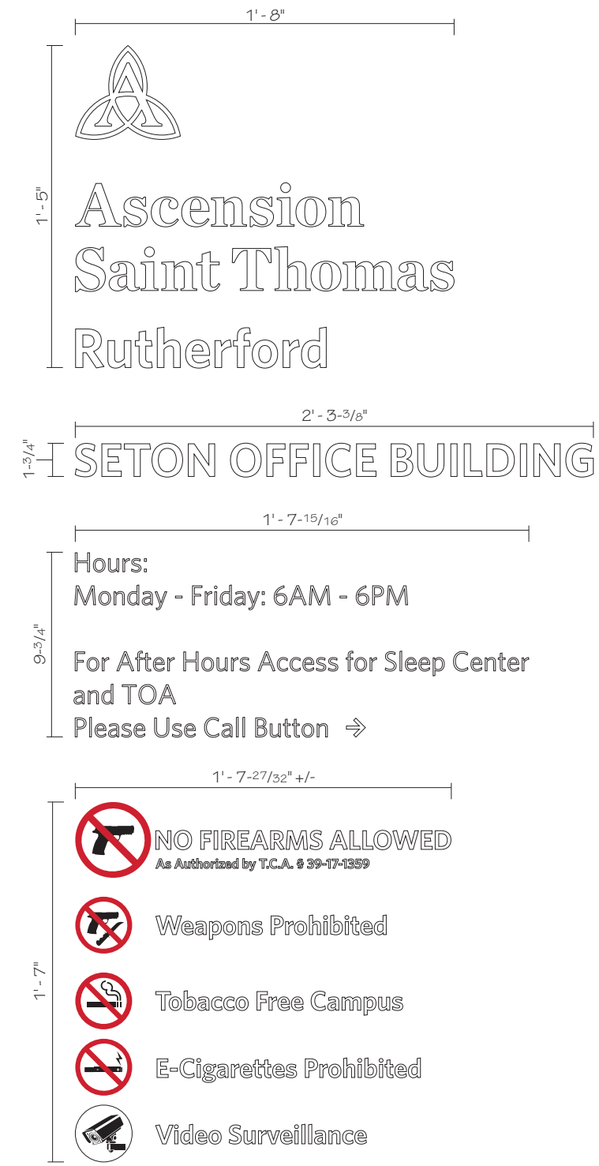


Front View

Scale: 1/2" = 1' - 0"

Total Square Feet of Glass: 72.8

Total Square Feet of Graphics: 6.7



Front View - V3

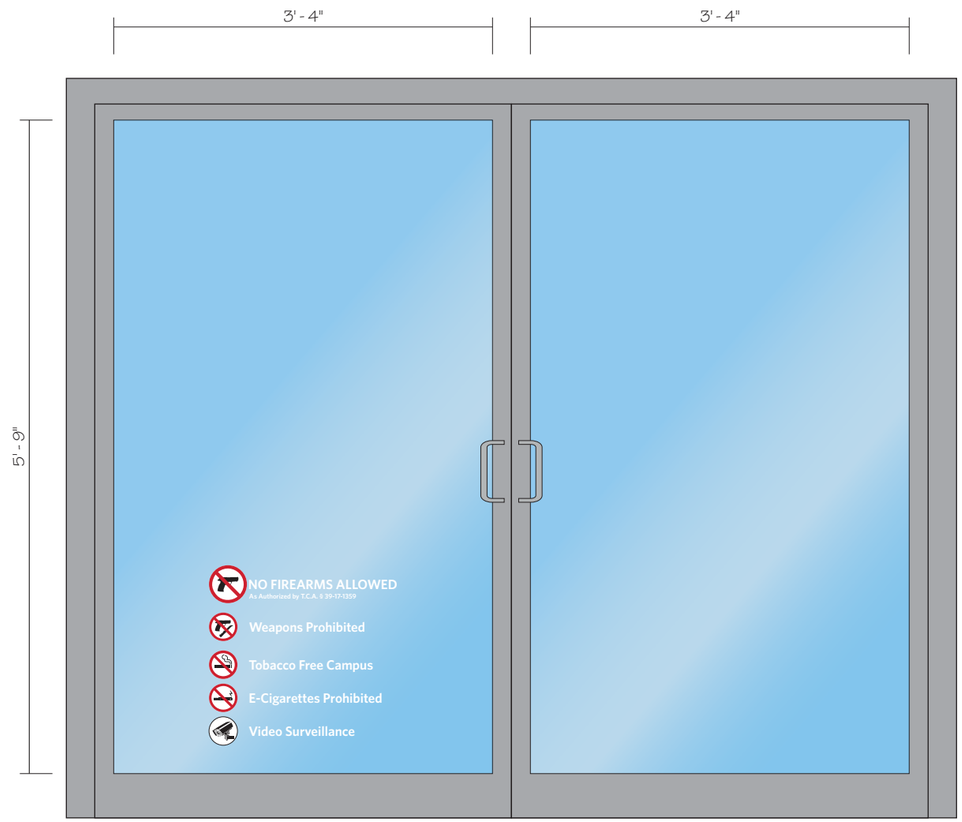
Scale: 1-1/2" = 1' - 0"

AGI

Ascension
Saint Thomas
Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-32	**Sign Type** V-E-11



Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 38
Total Square Feet of Graphics: 2.6

Front View - V3

Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

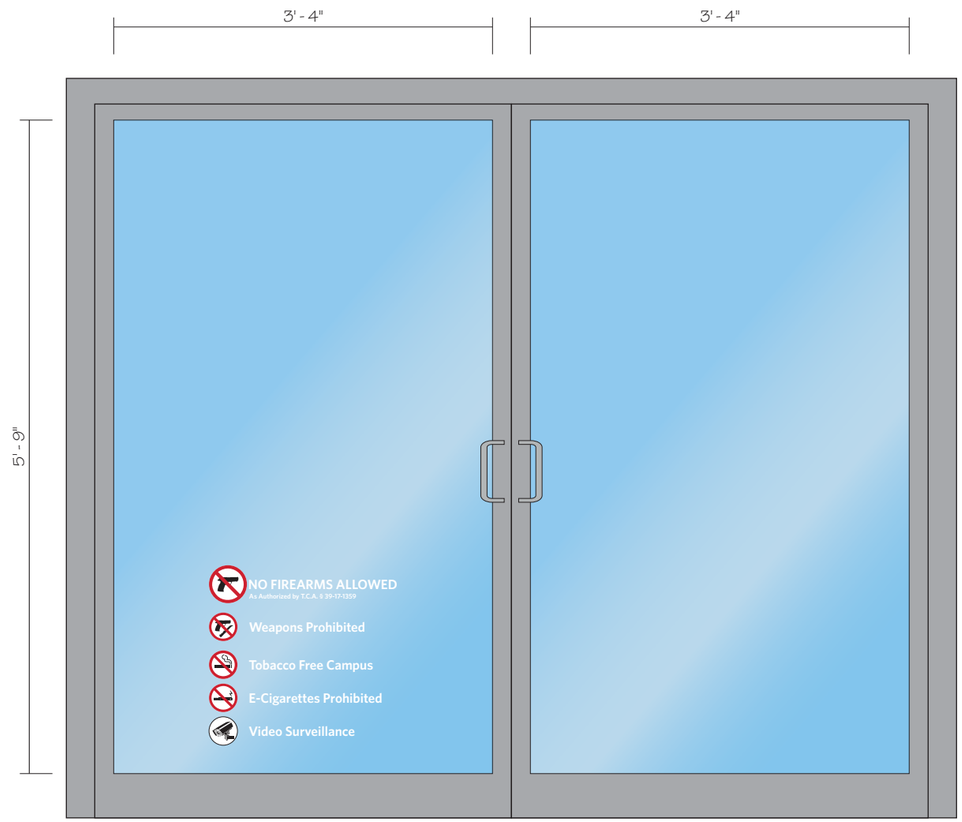
Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Door Vinyls

Sheet Number	Sign Type
G-33	V-E-12



Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 38
Total Square Feet of Graphics: 2.6

Front View - V3

Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

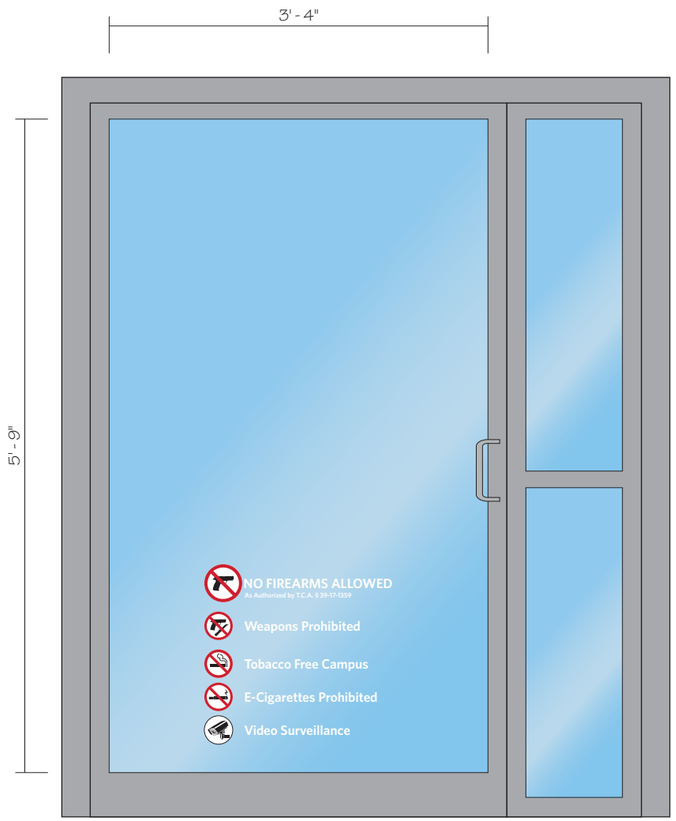
Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Door Vinyls

Sheet Number	Sign Type
G-34	V-E-13



Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 19

Total Square Feet of Graphics: 2.6

Front View - V3

Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

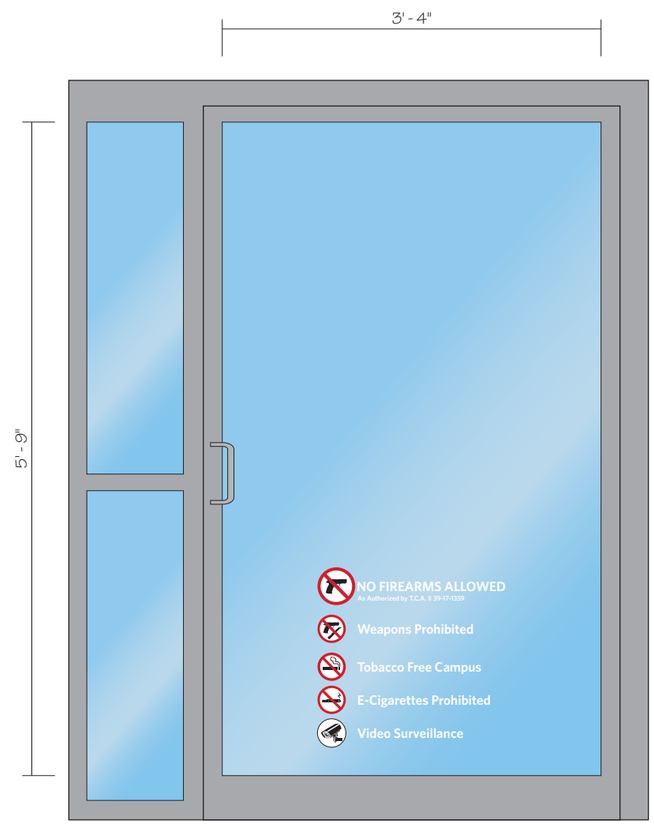
Project Name
ASCENSION SAINT THOMAS

Project Number
TN-153

File Name/Location
https://studio.bluebeam.com/share/j24zzz

Description
Door Vinyls

Sheet Number	Sign Type
G-35	V-E-14



Front View

Scale: 3/4" = 1' - 0"

Total Square Feet of Glass: 19

Total Square Feet of Graphics: 2.6

Front View - V3

Scale: 1-1/2" = 1' - 0"

AGI

Ascension Saint Thomas Rutherford

ASCENSION SAINT THOMAS RUTHERFORD
1700 Medical Center Parkway
Murfreesboro, TN 37129

Project Name ASCENSION SAINT THOMAS	
Project Number TN-153	
File Name/Location https://studio.bluebeam.com/share/j24zzz	
Description Door Vinyls	
Sheet Number G-36	**Sign Type** V-E-15

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 16, 2020
PROJECT PLANNER: AMELIA KERR

8.a. Zoning application [2020-419] to amend the PRD zoning (The Arbors at Compton PRD) for approximately 73.9 acres located along Compton Road, Chad Christiansen and the City of Murfreesboro applicants.

The applicant, Chad Christiansen, is requesting to amend the Arbors at Compton Planned Residential District (PRD) zoning. The City of Murfreesboro is joining as a co-applicant as well. The Arbors at Compton PRD is located along the north side of Compton Road, is approximately 73.9 acres, and is identified as Tax Map 68, Parcels 17.00 and 18.00.

Adjacent Zoning and Land Uses

All the surrounding adjacent properties are in the unincorporated portion of Rutherford County and are zoned Residential Medium-Density (RM). They are primarily developed with single-family homes.

Request for PRD Zoning Amendment

The Arbors was approved in 2006 as a 208-unit single-family detached residential development with two access points, including the main entrance at Compton Road and a connection to the Bushnell Drive street stub in the adjoining Lakebrook Estates neighborhood. The original PRD zoning plan also included connections to the adjacent Lakes Edge Drive and Emery Court street stubs as well, but approval of the PRD zoning was conditioned by City Council on the elimination of those two connections from the plan. Minimum lot sizes in the original PRD plan are 10,000 and 12,000 square-feet, respectively. Development never moved forward and the original developer is no longer involved with the project.

Since the PRD approval in 2006, the Planning Commission adopted some guiding documents on how to address existing street stubs. A new Subdivision Regulations document was adopted in 2009, which includes the following language: “Existing streets that extend to a land tract or which are stubbed out to a land tract shall be extended into the land tract as the land tract is developed. Accordingly, the street may be extended into the development or it may be terminated in a properly designed cul-de-sac as may be determined by the Planning Commission. However, under no circumstance shall such street simply terminate as a street stub.”

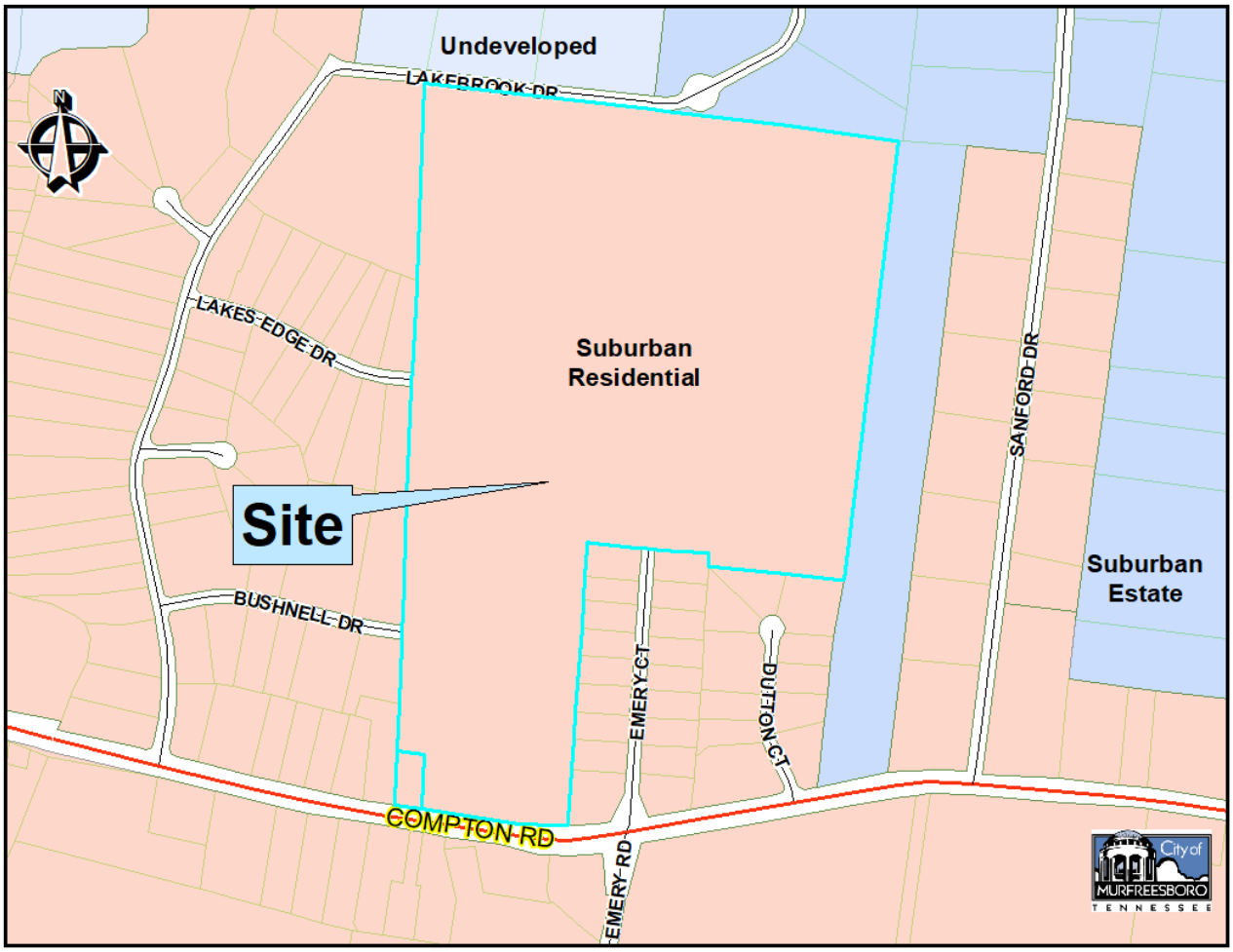
In addition, the Planning Commission adopted Design Guidelines in 2017, which

states that “Streets shall connect to existing stub streets on adjacent properties.” The stated intent of the Design Guidelines is to promote interconnectivity between developments, to connect to surrounding development street networks, provide an internal street network to minimize direct access to arterials, provide multiple alternative routes to disperse traffic, and provide multiple access points for emergency service access. It is Staff’s position that connecting the Arbors at Compton development to all adjacent street stubs, including Lakes Edge Drive and Emery Court, is consistent with the requirements of both the Subdivision Regulations and Design Guidelines. Staff has joined as a co-applicant because of its desire for the Planning Commission and City Council to reconsider the condition of approval eliminating those two street connections. Staff is supportive of these connections as furthering the stated goals for connectivity stated in the Design Guidelines and adopted by the Planning Commission.

In 2006, when the annexation and PRD zoning were approved, the development was to be served by the City’s sanitary sewer system. However, the development is now proposed to utilize a STEP (Septic Tank Effluent Pumping) system. The request for a STEP system was approved by City Council on September 3, 2020. The proposed STEP system impacts the design of the development, as a substantial portion of the development tract is needed for the drip fields. Consequently, the number of lots is proposed to be reduced from 208 to 158. The street layout has been adjusted to accommodate the STEP system. All other commitments, including the common landscaping, amenities, and architectural requirements (minimum 75% masonry and no vinyl siding), will remain in place. The applicant has included photographs of homes for informational purposes to better represent the product he intends to build, rather than the dated photographic examples included in the 2006 pattern book.

Future Land Use Map

The future land use map contained in the *Murfreesboro 2035 Comprehensive Plan*, which was adopted in July 2017, recommends that the subject property develop with a *Suburban Residential* land use character (see excerpt from the future land use map below). This classification intends to serve as a transition from urban to rural residential development and is predominantly located along the periphery of the City. The comprehensive plan calls out RS-15, RS-12, and RS-10 as existing zoning districts that are compatible with this designation. 2.0-3.54 dwelling units per acre is the recommended density. The density of the currently-approved zoning plan is 2.8 dwelling units per acre, and the density of the proposed plan is 2.1 dwelling units per acre. Both the existing and proposed plans are consistent with the *Suburban Residential* land use character in use and in density.



Action Needed

A copy of the amendment has been included in the agenda materials. The applicant will be available at the Planning Commission meeting to make a presentation regarding the proposed rezoning and to answer questions. The Planning Commission will need to discuss this zoning request and then schedule it for a public hearing. Staff recommends a public hearing date of **October 7, 2020**.

City of Murfreesboro
Planning and Engineering Department
111 W. Vine Street, P.O. Box 1139
Murfreesboro, TN 37133-1139
(615) 893-6441 Fax (615) 849-2606
www.murfreesborotn.gov

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development	**$700.00**
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	**$950.00**

Procedure for applicant:
The applicant must submit the following information to initiate a rezoning:

1. **A completed rezoning application (below).**
2. **A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)**
3. **A non-refundable application fee (prices listed above).**

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: CHAD CHRISTIANSEN AND CITY OF MURFREESBORO

Address: 1390 COMPTON RD. City/State/Zip: MURFREESBORO, TN 37130

Phone: 615-394-9720 E-mail address: chad.p.christiansen@gmail.com

PROPERTY: THE ARBORS AT COMPTON **OWNER:** MARGARET FANNING AND DOROTHY SANFORD

Street Address or
property description: 1229 COMPTON ROAD, MURFREESBORO, TN 37130

and/or Tax map #: 68 Group: - Parcel (s): 18.0

Existing zoning classification: PRD

Proposed zoning classification: PRD Acreage: 73.5

Contact name & phone number for publication and notifications to the public (if different from the applicant):

E-mail:

APPLICANT'S SIGNATURE (required): Will H. Hollins for Chad Christiansen

DATE: 9/11/2020

*******For Office Use Only**********

Date received: **MPC YR.:** **MPC #:**

Amount paid: **Receipt #:**

Revised 7/20/2018

HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. Broad Street • Murfreesboro, TN 37129 • Engineering 615-893-4084 • Surveying 615-890-0372 • Fax 615-893-0080

September 11, 2020

Mr. Greg McKnight
Director of Planning
Administrative Department
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130
Email: gregmcknight@murfreesborotn.gov

Re: P.R.D. Amendment Request
The Arbors at Compton P.R.D.
E. Compton Road
Murfreesboro, TN

Dear Mr. McKnight:

Huddleston-Steele Engineering, Inc., hereby requests a P.R.D. Amendment to The Arbors at Compton P.R.D. The original P.R.D. approval was in 2006, and that development never moved forward. The purpose of this amendment request is two-fold. First, the developer requests to revise the development design so that the development will be served by a Septic Tank Effluent Pump (STEP) system as opposed to sanitary sewer as anticipated with the original P.R.D. The City Council approved this development to be served by a STEP system at its 9/3/2020 meeting, and consequently the development design has had to be revised accordingly. This revision will result in a total of 158 lots, which is 50 lots less than the 208 lots approved in the original P.R.D. All other aspects of the original P.R.D. are not proposed to change with this amendment, including the landscaping, the amenities, and the architectural requirements. Second, City Planning staff requests that street connections to Lakes Edge Drive and Emery Court be incorporated into the design.

Exhibit A shows the Concept Plan from the original pattern book. Exhibit B shows the new Concept Plan based on the STEP system and proposed street connections. Also shown in Exhibit C are pictures of typical houses the developer plans to build or have built. The new elevations are being included because the old elevations are dated and the new ones are more representative of what will actually be built. Exhibit D shows the old elevations from the original pattern book.

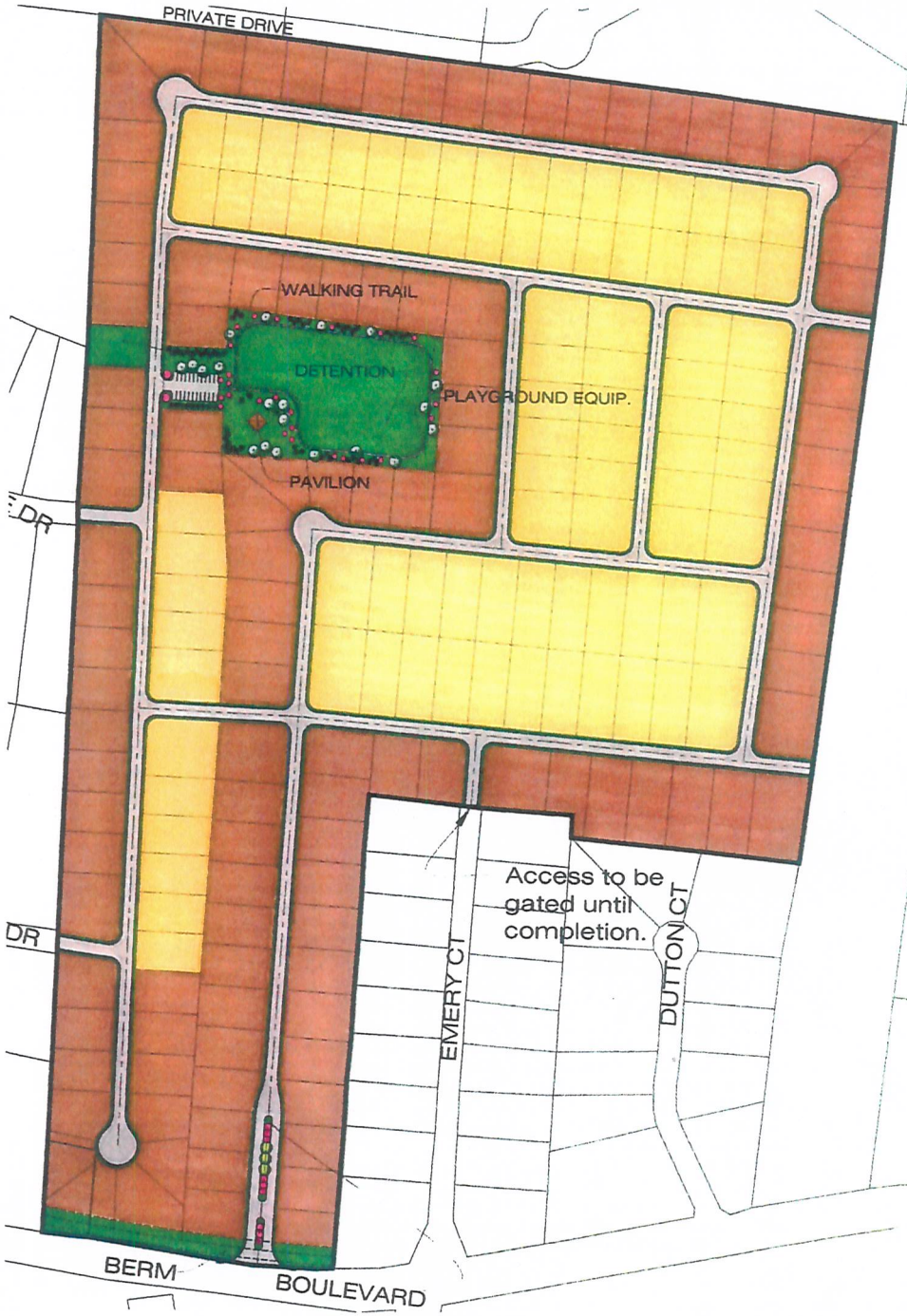
Thank you for your consideration of this P.R.D. Amendment request for The Arbors at Compton P.R.D.

Sincerely,

HUDDLESTON-STEELE ENGINEERING, INC.

William H. Huddleston IV

William H. Huddleston IV, P.E., R.L.S.



The Arbors Neighborhood Concept Plan is being developed considering several factors:

- Affordable Housing with Choice of Lot Size and Product
- Urban Growth Plan
- Circulation via a Sidewalk System
- Functional Open Space
- Transportation Connectivity
- A Safe and Desirable Living Environment
- Available Water and Sewer Capacity
- Compton Road Streetscape
- Regional Drainage Network
- Murfreesboro Major Thoroughfare Plan

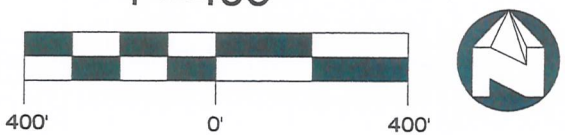
Lot Summary

	90'x134'(12,060 min. s.f.)	118 lots
	80'x125'(10,000 min. s.f.)	90 lots
	TOTAL:	208 lots

EXHIBIT A

Original

Concept Plan Scale
1"=400'

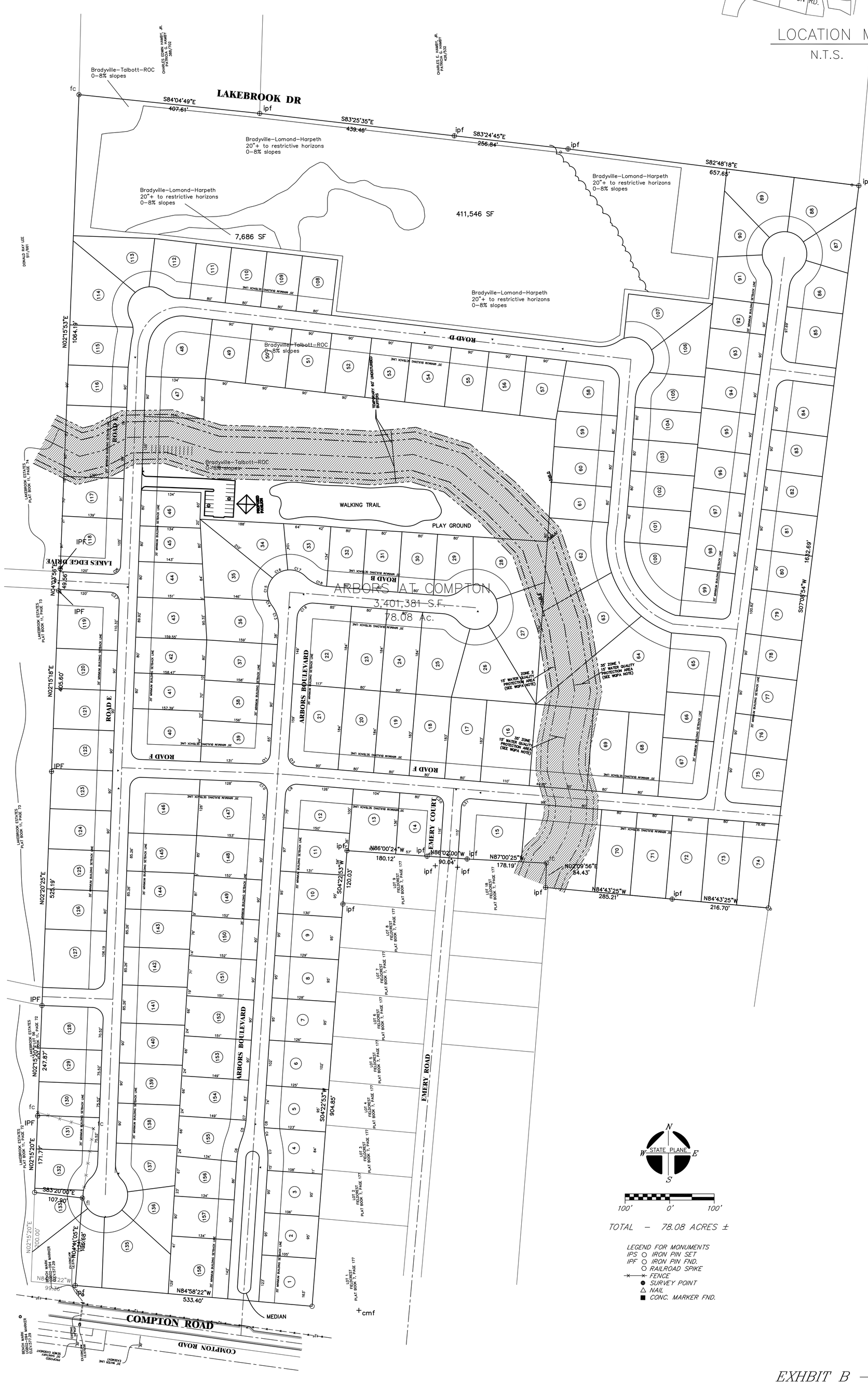


LEGEND

- 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

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. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.



LOCATION MAP
N.T.S.

TOTAL – 78.08 ACRES ±

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

EXHIBIT B – NEW

GLOBAL POSITION SYSTEM SURVEY NOTES

1. The topographic portion of this survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus–Model #01–840–01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real–Time Kinematic) surveying methods. The topographic features shown were obtained by using the TDOT CORS network 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: 03/20/2019
4. The datum(s) for the TDOT CORS Station Control Point that was used
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with published 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. Fixed Control Station designation with RAW file data:
   TDOT CORS STATION–TN38
   STATE PLANE (TN 4100–US SURVEY FT.– NORTHING: 569,154.8786
   EASTING: 1,837,086.078
   ELEVATION: 558.25 FT.
7. Geoid model used– GEOID09
8. Combined grid factors for TDOT CORS Station TN38:
   0.99992680 (STATE PLANE–TN 4100–US SURVEY FT.)

OWNER: CHAD CHRISTENSEN
ADDRESS: 1229 COMPTON RD.
MURFREESBORO, TN 37130
TAX MAP: 68 PARCEL: 18.00
DEED BOOK: 82, PAGE: 204
FLOOD MAP PANEL: 47149 C0161 H ZONES: AE & X
FLOOD MAP DATED: JANUARY 5, 2007
FLOOD MAP PANEL: 47149 C0162 H ZONES: AE & X
FLOOD MAP DATED: JANUARY 5, 2007

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

#	DATE	REVISION DESCRIPTION

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

CONCEPT PLAN

THE ARBORS AT COMPTON

21ST CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

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

\\ACAD2008\Old Projects\ARBORS AT COMPTON\dwg\REVISED Arbors At Compton Concept September 2020.dwg, SOIL GRID, 9/11/2020 9:32:11 AM, ACAD2030,ACAD2030

EXHIBIT C

PICTURES - NEW

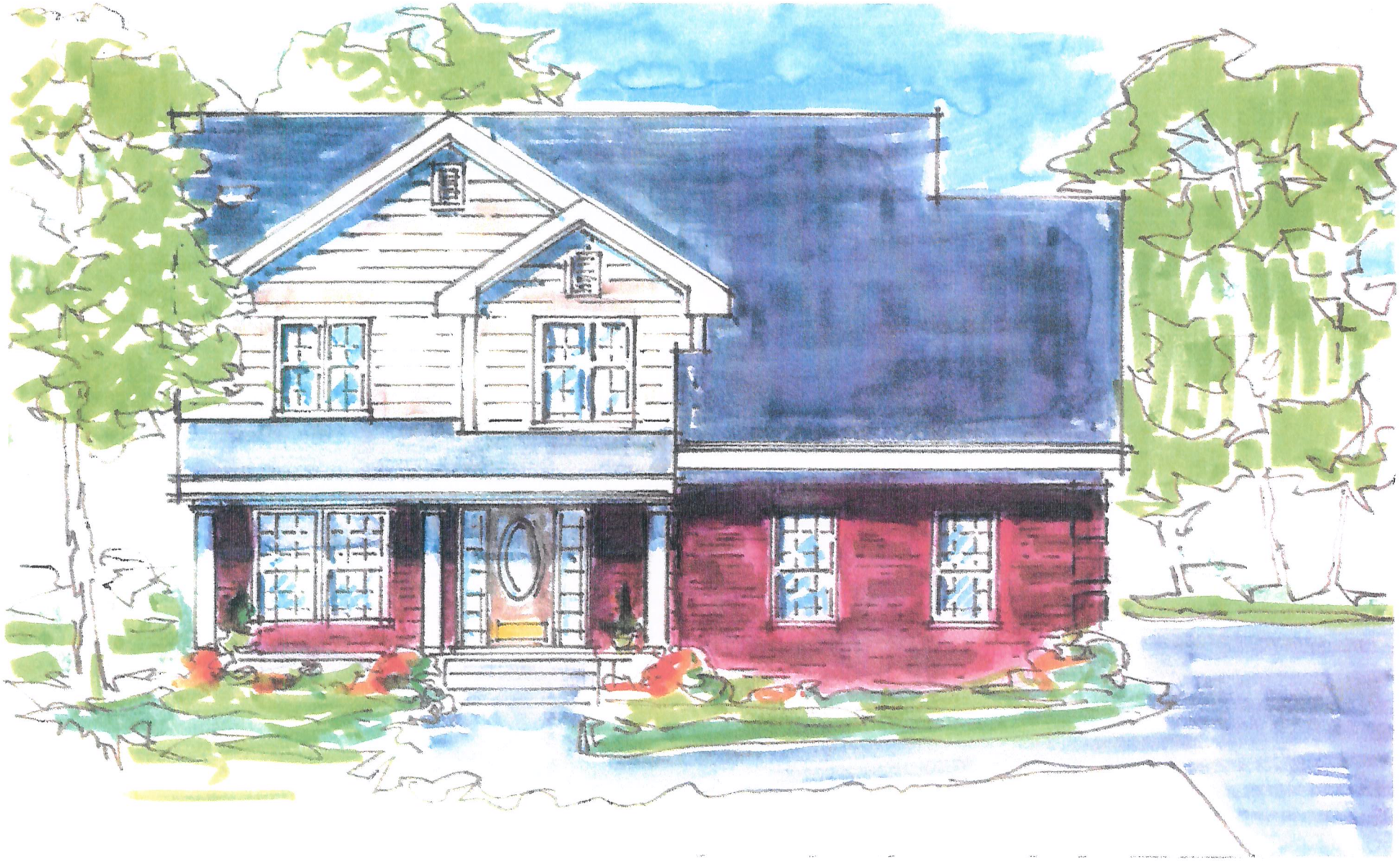
SOLD

holmes
615-956-6991
holmesbydesign.com

Architectural Overview

This is a sampling of some of the many home styles in Collom / Berry developments. Each of these custom home plans were reviewed by the Developer for conformity to architectural guidelines regarding square footage, building materials and aesthetic standards. Landscaping is an integral part of the plan review process.

EXHIBIT D
ORIGINAL ELEVATIONS

Fig. 2

28A