CITY OF MURFREESBORO
PLANNING COMMISSION
AGENDA

City Hall, 111 W. Vine Street, Council Chambers

February 17, 2016 **Bob Lamb**
1:00 PM **Chairman**

1. **Call to order.**

2. **Determination of a quorum.**

3. **Approve minutes of the December 16, 2016 Planning Commission meeting.**

4. **Old Business:**

   a. Zoning application [2015-431] for approximately 16.5 acres located along West Thompson Lane to be zoned as General's Landing PRD simultaneous with annexation and for approximately 16.5 acres to be rezoned from RS-15 to General's Landing PRD, Blue Sky Construction applicant.

5. **Consent Agenda:**

   a. Brighton Park at Kingdom Ridge Section 4 [2016-1005] preliminary plat for 43 lots on 14.31 acres zoned PRD located along Covenant Boulevard and Sapphire Dr., Swanson Development developer.

   b. Evergreen Farms Section 33 [2016-2013] final plat for 29 lots on 5.74 acres zoned PRD located along Bellamy Lane, Evergreen Farms Development developer.

   c. Westwind Section 1 [2016-2016] final plat for 40 lots on 11.94 acres zoned RS-8 located along Veterans Parkway and Pitchers Lane, Cornerstone Development developer.

   d. Providence Pointe Commercial Lot 2 [2016-2015] final plat for 1 lot on 2.99 acres zoned RM-16CL located along Journey DriveHalls Hill Pike, Swanson Development developer.

   e. Bullseye Guns [2016-3001] site plan for 5,810 ft^2 gun range on 0.89 acres zoned L-I located along Shelby Street, Kleda Brooks developer.

f. Belle Haven Cove Phase 2 [2016-3011] site plan for 54 multi-family units on 9.77 acres zoned RM-16 located along Saint Andrews Drive, Ole South Properties Inc. developer.

g. MTSU [2016-3021] site plan for parking lot modifications on 4.3 acres zoned CU located south of Greenland Drive, Middle Tennessee State University developer.

h. Spotlight Dance Studio [2016-3023] site plan for 5,283 ft^2 building on 0.7 acres zoned PUD located along Luke Court, Meghan Casteel developer.

i. Barfield Commons [2016-3028] site plan for 8,000 ft^2 medical office on 1.78 acres zoned OG located along Veterans Parkway, Murfreesboro 231 Partners developer.

j. Puckett Downs Section 4 [2016-3032] site plan for 38 unit multi-family development on 2.9 acres zoned PRD located along Prometheus Way, Ole South Properties developer.

k. The Villas at Cloister Ph. 4 [2016-3043] site plan for 54 unit multi-family development on 3.8 acres zoned PRD located along Tony Lama Lane, O'brien Loyd Ventures developer.

l. Sheffield Park Amenity Center [2016-3039] site plan for 814 ft^2 cabana and pool house on 1.6 acres zoned PRD located along Blackwell Boulevard, Beazer Homes Corp. developer.

6. Gateway Design Overlay:

a. Waterstone Office Park Lot 7 [2016-3017 & 2016-6001] final design & site plan review for 40,527 ft^2 office building on 2.69 acres zoned MU & GDO-3 located along Williams Drive, HPHK Partners developer.

b. Integra Creek Phase 2 [2016-3029] initial/final design review for car/dog wash on 4.2 acres zoned RM-16 and GDO-1 located along Manson Pike, Panther Murfreesboro developer.

c. Alive Hospice (Waterstone Lot 13) [2016-3024 & 2016-6002] initial design review for 20,592 ft^2 building on 2.1 acres zoned CH, L-I & GDO located along Williams Drive, Alive Hospice developer.

d. Rose Corner Development [2016-3038 & 2016-6004] initial design review for 18,944 ft^2 multi-tenant building on 0.43 acres zoned MU and GDO-1 located along Medical Center Parkway and Robert Rose Drive, the Capital Corporation developer.

e. Henley Station Phase 2 [2016-3033 & 2016-6003] initial design review for 178 dwelling unit multi-family development on 11.5 acres zoned MU, RS-15, PUD, and GDO-1 located along Robert Rose Drive and Willowoak Trail, Lifestyle Communities developer.

7. Plats and Plans:

a. Little Caesars [2016-3031] site plan for 7,200 ft^2 commercial center on 2.8 acres zoned CH located along Warrior Drive and Southgate Boulevard, Pat McMillian developer.

b. Jordan Farm Property [2016-3034] site plan for soccer practice facility on 20.3 acres zoned RS-15 located along Leanna Road, Murfreesboro Parks & Recreation Department developer.

c. Miracle Field at McKnight Park [2016-3037] site plan for recreation fields on 3.5 acres zoned P located along DeJarnette Lane, Murfreesboro Parks & Recreation Department developer.

d. Easton Place [2016-3008] site plan for 184 unit multi-family development on 10.26 acres zoned RM-16 located along Cason Lane, Gwaltney Communities LLC developer.

e. Chariot Pointe Apartments (formally Kings Crossing) [2016-3025] site plan for 1,100 ft^2 leasing office and other site modifications on 10.9 acres zoned RS-15 and RM-16 located at 1710 East Northfield Boulevard, Murfreesboro Leased Housing Associates I developer.

f. Southpointe Business Campus Lot 23 [2016-3041] site plan for multiple buildings totaling 23,500 ft^2 on 2.1 acres zoned L-I located along Southpointe Court, Jerrold Pedigo developer.

8. New Business:

a. Annexation Plan of Services and annexation petition [2016-504] for approximately 242 acres located along Blackman Road & Florence Road, Shelton Family & Saraswat Family Trust applicant.

b. Zoning application [2016-406] for approximately 242 acres located along Blackman Road & Florence Road to be zoned Shelton Springs PRD simultaneous with annexation, Parks Development applicant.

c. Zoning change [2016-410] for approximately 14 acres located within the Liberty Cove subdivision to be rezoned to RS-10 (approx. 7 acres) & RS-15 (approx. 7 acres), Howard Wall & Jim Obrien applicants.

d. Zoning change [2016-411] for approximately 5.5 acres located along Conference Center Boulevard and Avenue Way to be rezoned from PCD and CH to PRD, TDK construction applicant.

e. Zoning Change [2016-409] for approximately 10.9 acres from RS-15 to RM-16 located at 1710 E Northfield Blvd, Murfreesboro Leased Housing Associates I applicant.

f. Annexation Plan of Services and annexation petition [2016-501] for approximately 31.9 acres located west of Manchester Pike, Swanson Development applicant.

g. Zoning Request [2016-408] for approximately 31.9 acres located west of Manchester Pike to be zoned L-I simultaneous with annexation, Swanson Development

h. Annexation Plan of Services and annexation petition [2016-501] for approximately 27.6 acres located along New Salem Highway, World Outreach Church & Jackson Family General Partnership applicants.

i. Zoning Request [2016-407] for approximately 25.4 acres located along New Salem Highway to be zoned CF (approx.. 7 acres) and RM-16 (approx.. 18.4 acres) simultaneous with annexation, Jackson Family General Partnership applicant.

9. Staff Reports and Other Business:

10. Adjourn.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

4.a. Zoning application [2015-431] for approximately 16.5 acres located along West Thompson Lane to be zoned as General's Landing PRD simultaneous with annexation and for approximately 16.5 acres to be rezoned from RS-15 to General's Landing PRD, Blue Sky Construction applicant.

The Planning Commission conducted a public hearing to consider this matter on February 3, 2016 after which it deferred action on the item. The developer's representative, Mr. Bill Huddleston, committed to providing additional information regarding drainage. He will shoot topographic elevations up West Thompson Lane and provide preliminary plans for a relief ditch that will drain low areas. The Planning Commission also wishes to discuss density, architectural design, and site design.

Below are the staff comments from the February 11, 2016 Planning Commission meeting:

> The subject property is located north of West Thompson Lane, just north of its intersection with Siegel Road. The subject properties consist of portions of two parcels. The properties to the east are zoned CU (College and University District). The properties to the west and south are zoned RS-15 (Single-Family Residential District). The Siegel school complex is located along the southern side of West Thompson Lane. A portion of both parcels is currently located in Murfreesboro City limits and the remainder is in the unincorporated area of Rutherford County. A petition for annexation has been made to include the entire two parcels within Murfreesboro's municipal boundary. The portion of property currently located in the City is zoned RS-15 and the applicants are requesting it be rezoned from RS-15 to PRD (Planned Residential District). The request is also to zone the 16.5 acres to PRD simultaneous with annexation.
>
> The General's Landing PRD program book has been included with the agenda materials. The maximum number of units proposed is 178 on 33 acres for a density of 5.3 dwelling units per acre. If the properties were zoned RS-15, then approximately 89 single-family dwelling units would be permitted. The development consists of two different ownership types: single family detached and multi-family residential.
>
> As proposed, the plans shows 31 detached single-family homes on the western side contiguous with the Northboro Court single-family subdivision. The PRD compares these lots to the RS-8 district, as the minimum lot size is 9,000 square feet. The applicant is requesting a 30' front setback; however staff recommends the front setback be 35' to allow 4 cars to be parked in the driveway. The Zoning Ordinance requires single-family, detached homes to have 4 parking spaces per dwelling unit and that number may not include garage spaces. The proposed homes will be a minimum of 2,400 square feet with a 2-car garage with carriage style doors. The exterior material is brick, stone, EIFS or cement fiber board.
>
> The multi-family portion of the development is to allow townhouse style multi-family dwellings very similar to the General's Retreat development on Compton Road. As proposed are 91 townhomes with garage space and 56 townhomes without. These units have a minimum 1,600 square feet and will be brick, stone or cement fiber board. The

units with garages will have carriage style doors. The applicant has not asked for an exception to the parking standards for multi-family portion of this development. The applicants have asked for an exception to the setback requirements to allow the garages to be 25’ from the property line and the face of the house to be 30’ from the property line. This could result in the “snout” house look where the garage projects in front of the house. The applicant is requesting an except to the standard that would require a Type C buffer between the multi-family development and adjacent single family zone to allow the creation of a Type A buffer. No buffer is required between single-family detached dwelling units.

The applicants held a neighborhood meeting at Siegel Elementary on January 27, 2016. The applicants will be available to make a presentation regarding the proposed PRD zoning. Staff expects to have additional comments at the meeting.

The Planning Commission should conduct a public hearing and then formulate a recommendation to forward to the City Council.

Path: G:\planning\rezon\444wthompsonlnz.mxd

Zoning Request For Property Along W. Thompson Ln.
PRD Simultaneous with Annexation

0 300 600 1,200
Feet

GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

General's Landing

Planned Residential Development

SHEET INDEX

1. Project Profile
2. Zoning
3. Existing Utilities
4. Major Thoroughfare Plan
5. Existing Conditions
6. Conceptual Master Plan
7. Housing Product Types
8. Housing Product Types
9. Bulk Zoning verses PRD comparison
10. Phasing
11. Site Elements
12. Planned Development Criteria
13.-14. Commitment Letters -"Will Serve"

Land Planning By:

Huddleston-Steele Engineering Inc.
2115 NW Broad Street
Murfreesboro, Tennessee 37129
615.893.4084

HUDDLESTON-STEELE ENGINEERING, INC.

Land Planning For:
Howard Wilson
Blue Sky Construction
6 N. Public Square
Murfreesboro, Tennessee 37129
615.405.5647

Resubmitted January 19, 2016
Resubmitted January 29,2016

Submitted for Planning Commission November 25, 2015

General's Landing

Proposed PRD

Introduction to General's Landing

General's Landing is a new quality development following in the footsteps of the successful General's Run development. The architectural character and quality will provided an upscale residential development offering two and three bedroom homes in efficient town-home designs and stand alone residential homes. The desirable level of development has been extremely successful in the General's Run development.

Blue Sky Construction has a reputation of thoughtfully designed and quality built homes. Serving Murfreesboro and Rutherford County, Blue Sky Construction has a strong reputation in the area and believes this residential community will continue to meet the residential needs of the growing area.

Located within the Siegel School district, new residents to the community will have access to great schools, great proximity to multiple parks and green spaces, close proximity to downtown Murfreesboro, and less than an hour's drive to downtown Nashville.

General's Landing will have individually owned single detached homes and townhomes and will have a home owner's association. All maintenance of the common areas will be the responsibility of the HOA. All single family residences will have equal rights to the common areas as the townhomes do.

General's Landing Character Images

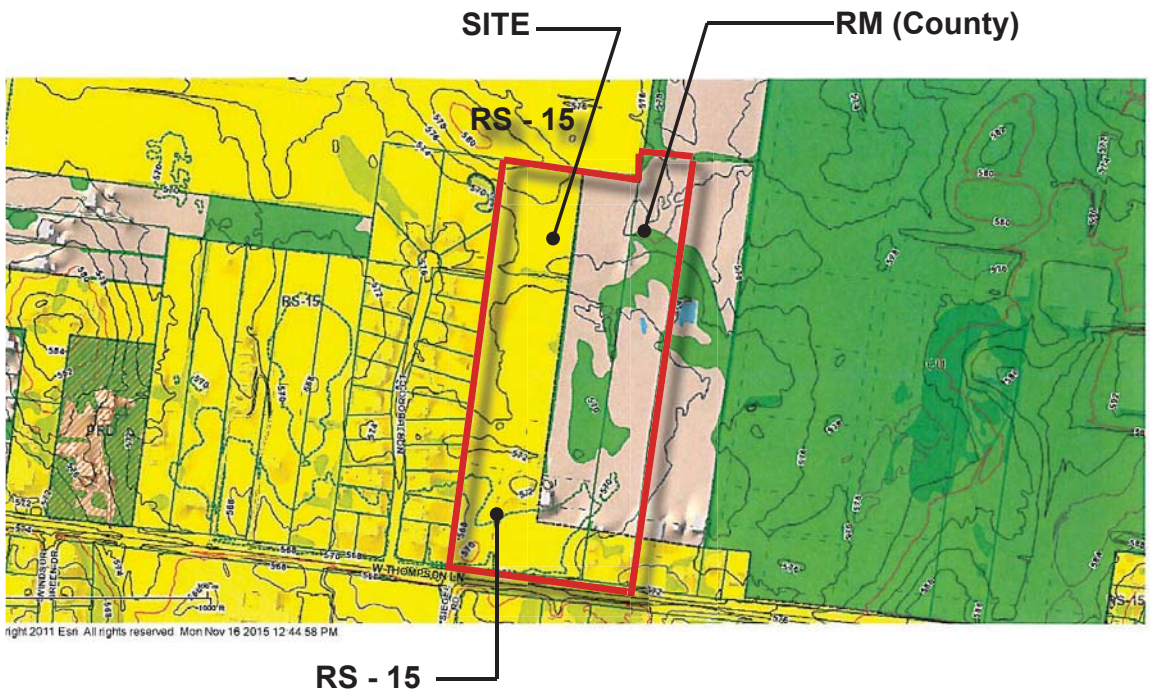
General's Landing

Proposed PRD

Rezoing Request:

The current property is approximately 33 acres located along the north side of West Thompson Lane with a combination of RS-15 zoning in the city and RM zoning in the county which allows for 15,000 square foot lots and will require annexation of the property into the City of Murfreesboro.

The proposed zoning is Planned Residential Development (PRD) to create General's Landing PRD, which will allow for the three types of residential homes the developer is planning to provide, those being: attached single family townhomes, attached single family with garages and detatched single family residences with garages.



General's Landing

Exisiting Zoning: RS-15/RM
Proposed Zoning: PRD Planned Residential Development

Land Use Data:

Total Land Area:	33+/- Acres
Total Number of Units:	178
Yield: 178/33 acres:	5.3 Unit/Acres

This plan has been reduced from its original size - not to scale

Utility Availabity

The site is serviced by an 18" sewer line provided by MWSD. The line has the capacity to service the development and runs along the development side of West Thompson Lane.

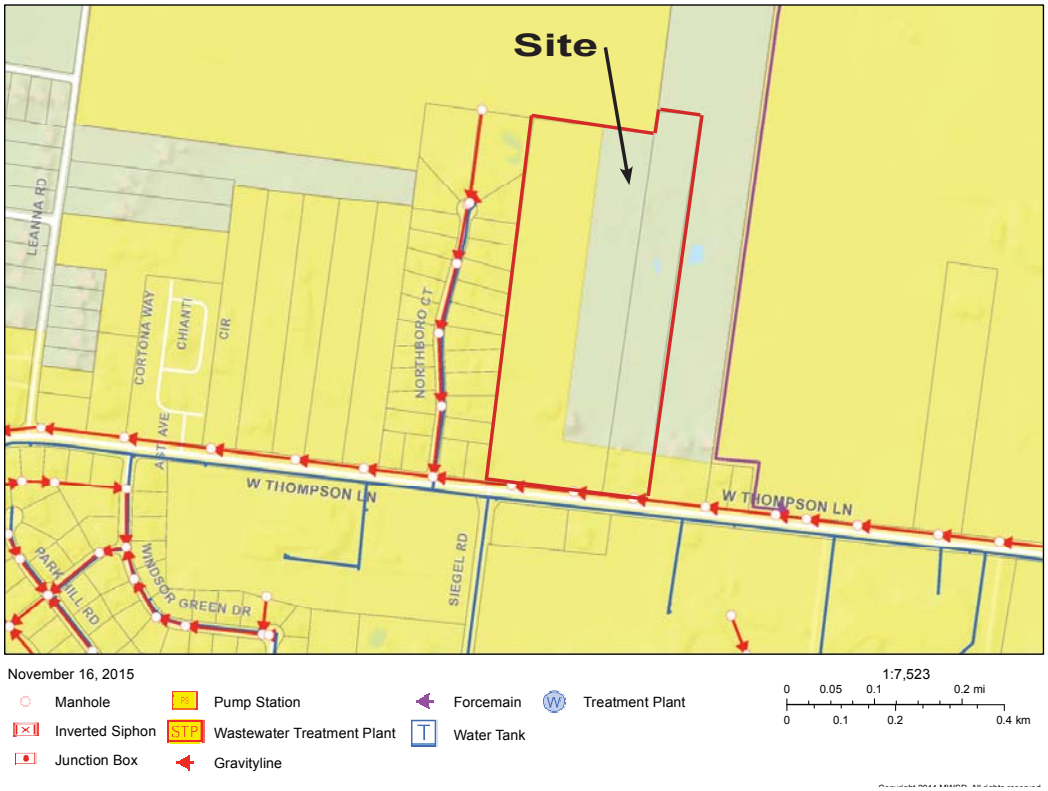
The water is provided by a 20" water line provided by MWSD.

The electricity is supplied by MED.

West Thompson Lane is considered a major arterial road and is capable of servicing the General's Landing development.

All utilities within the development will be underground.

Stormwater control will utilize retention ponds located at the front and rear of the property.



HUDDLESTON-STEELE ENGINEERING, INC.

General's Landing

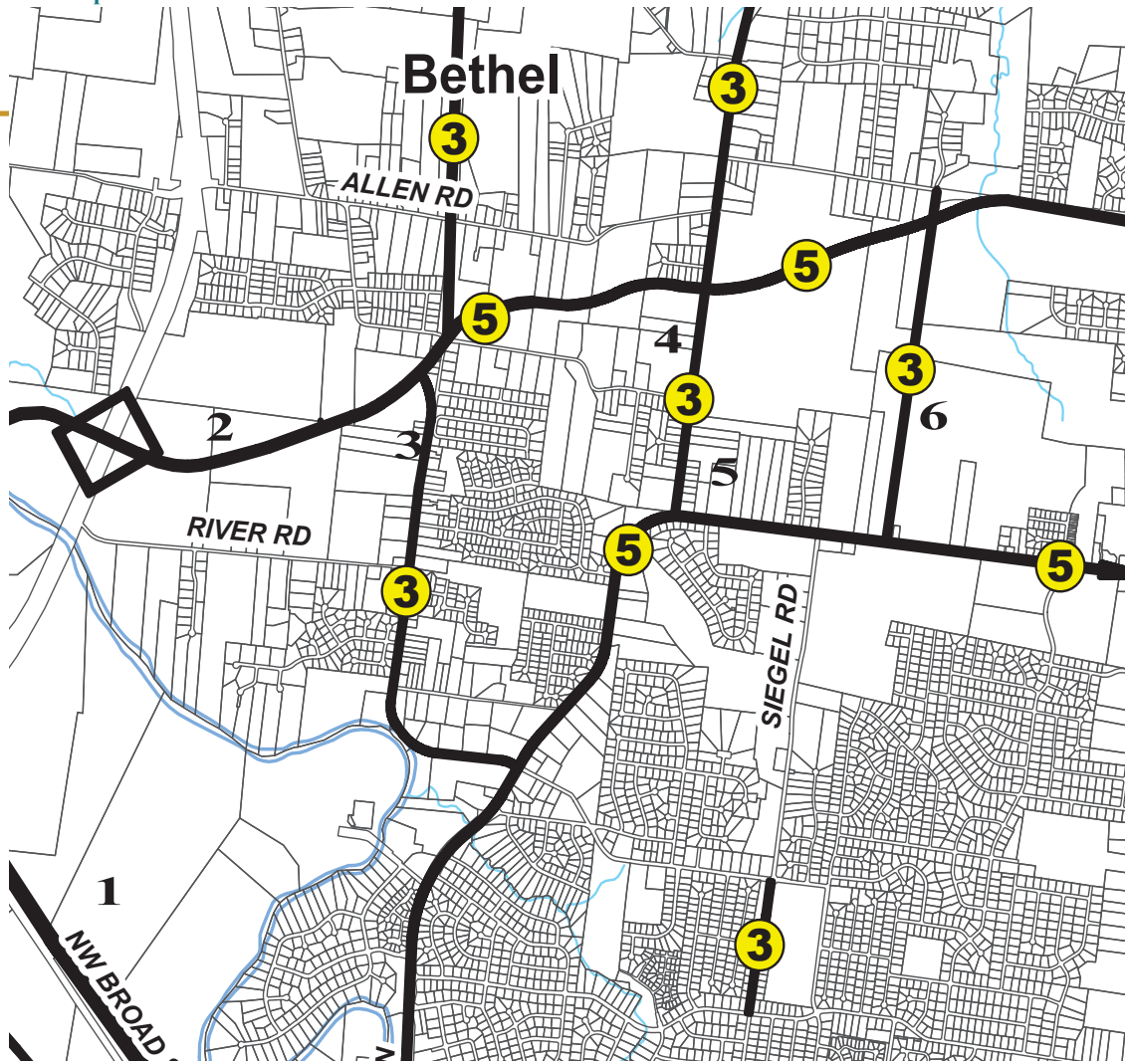
Proposed PRD

Roadway Identification

TABLE

1. Highway 41 (NW Broad Street)
2. Sulphur Springs Road/ LeAnna Road (Proposed 5 lanes)
3. Sulphur Springs Road (Proposed 3 lanes)
4. LeAnna Road (Proposed 3 lanes)
5. West Thompson Lane (Proposed 5 lanes)
6. New Road (Unnamed)

All proposed lanes are identified on the 2025 Major Thoroughfare Plan



HUDDLESTON-STEELE ENGINEERING, INC.

General's Landing

Proposed PRD

The existing site is primarily open pasture land with a distinct tree line and a few stands of trees. Two horse barns are on the property, as well as a small home and outbuildings. The existing structures will be removed during the site work phase of construction. Trees along the eastern property line will be preserved where possible.

The site is bordered to the west by Northboro Court subdivision which is an older established neighborhood.

The property to the east has a single family residence on it.

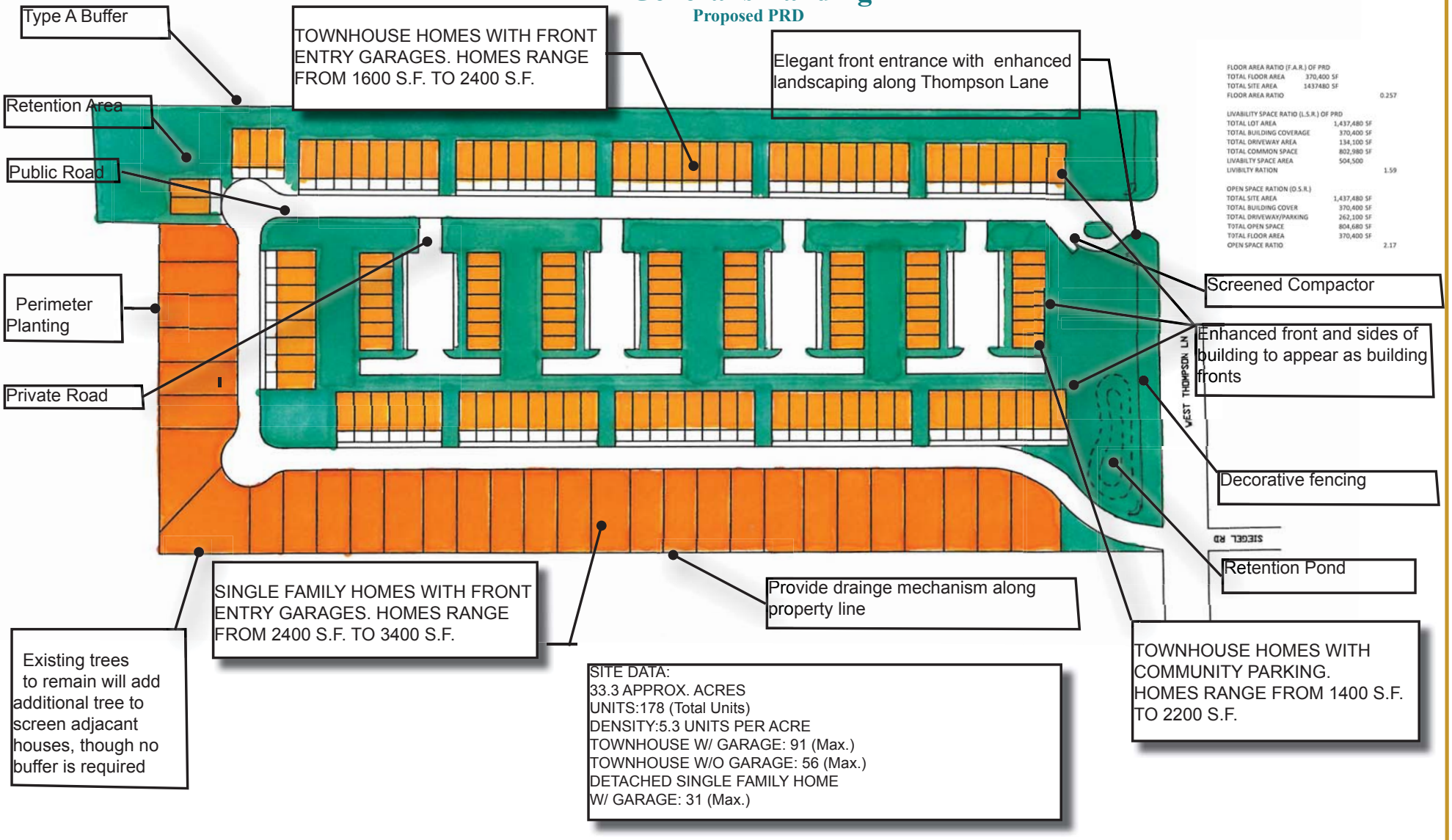
The property to the north is open pasture land.

The property to the south is a wooded lot associated with Siegel High School

North

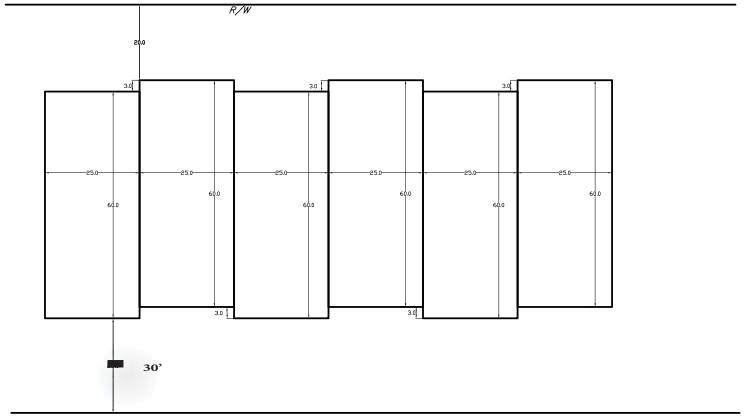
General's Landing

Proposed PRD



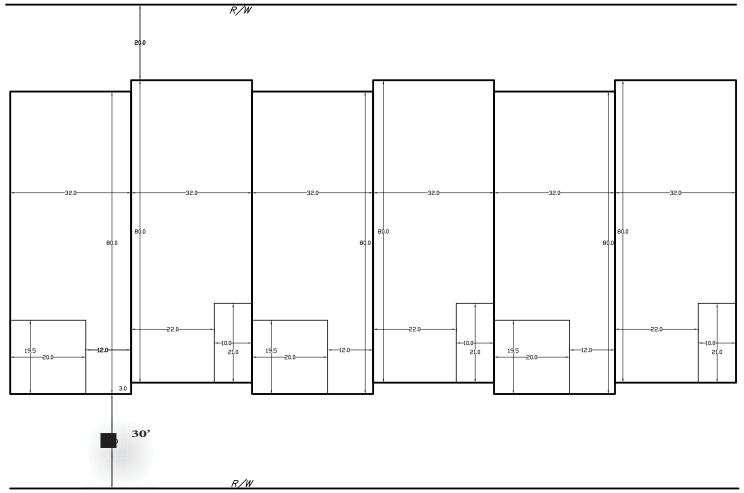
General's Landing

Proposed PRD



Townhouse without garage

Townhouse without garage
Home Size: 1,400 SF minimium
Front Yard Setback: 30'
Rear Yard Setback: 25'
Garages: Front entry. Garage door is 25' back of sidewalk. Motor-court style. Carriage-style garage doors with glass. Two car garage with single doors.
Exteriors: Exterior materials to be brick, stone, or cement fiber. Vinly may be used on soffits and facia.

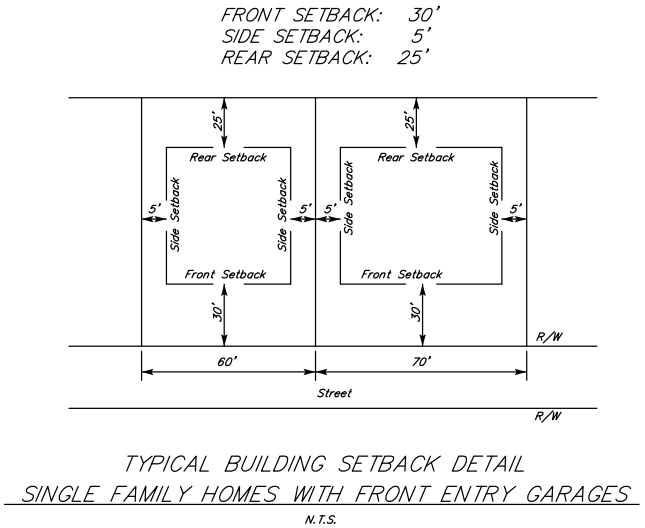


Townhouse with garage

Townhouse with garage
Home Size: 1,800 SF minimium
Front Yard Setback: 30'
Rear Yard Setback: 25'
Garages: Front entry. Garage door is 25' back of sidewalk. Motor-court style. Carriage-style garage doors with glass. Two car garage Exteriors: Exterior materials to be brick, stone, or cement fiber. Vinly may be used on soffits and facia.

General's Landing

Proposed PRD



60' and 70' Wide Lots
Home Size: 2,400 SF minimium
Minimium Lot Size: 9,000 SF
Depth: 150'
Front Yard Setback: 30'
Side Yard Setback: 5'
Rear Yard Setback: 25'
Garages: Front entry. Garage door is 30' back of sidewalk. Motor-court style. Carriage-style garage doors with glass. Two car garage with single doors.
Exteriors: Exterior materials to be brick, stone, drivit or cement fiber. Vinly may be used on

v Lot\dwg\OverflowLot GradingPlan Revised 012016.dwg, GRADING

Single family homes with front entry garages

General's Landing

Proposed PRD

RS - 8
Minimium Lot: (Area) 8000 SF Width: 55'
Minimium Yard Requirements:
Front: 30'
Side: 5'
Rear: 20'
Max. Density: 5.4 (D.U./Acre)

PRD
Lot (Area) 9000 SF Width: 60'
Minimium Yard Requirements:
Front: 30'
Side: 5'
Rear: 25'
Max. Density: 31/11.2 ac. = 2.7 acres (D.U./Acre)

Parking Requirements:
Zoning ordinance requires 4 parking spaces outside of each home. The PRD purposes only 2 parking spaces outside of heach home plus 2 parking spaces inside the garage.

Exceptions Requested:

Garage parking to be counted in parking calculations home owners must allow garages to recieve cars for parking inforced through an H.O,A,

Type 'A' buffer verses a type 'C' buffer due to the open character of the adjacant property along eastern property line

RM-12 (Single-family with zero lot line attached/detached
Minimium Lot: (Area) 3750 SF Width: 18'
Minimium Yard Requirements:
Front: 30'
Side: 10'
Rear: 25'
Max. Density: 11.6 (D.U./Acre)

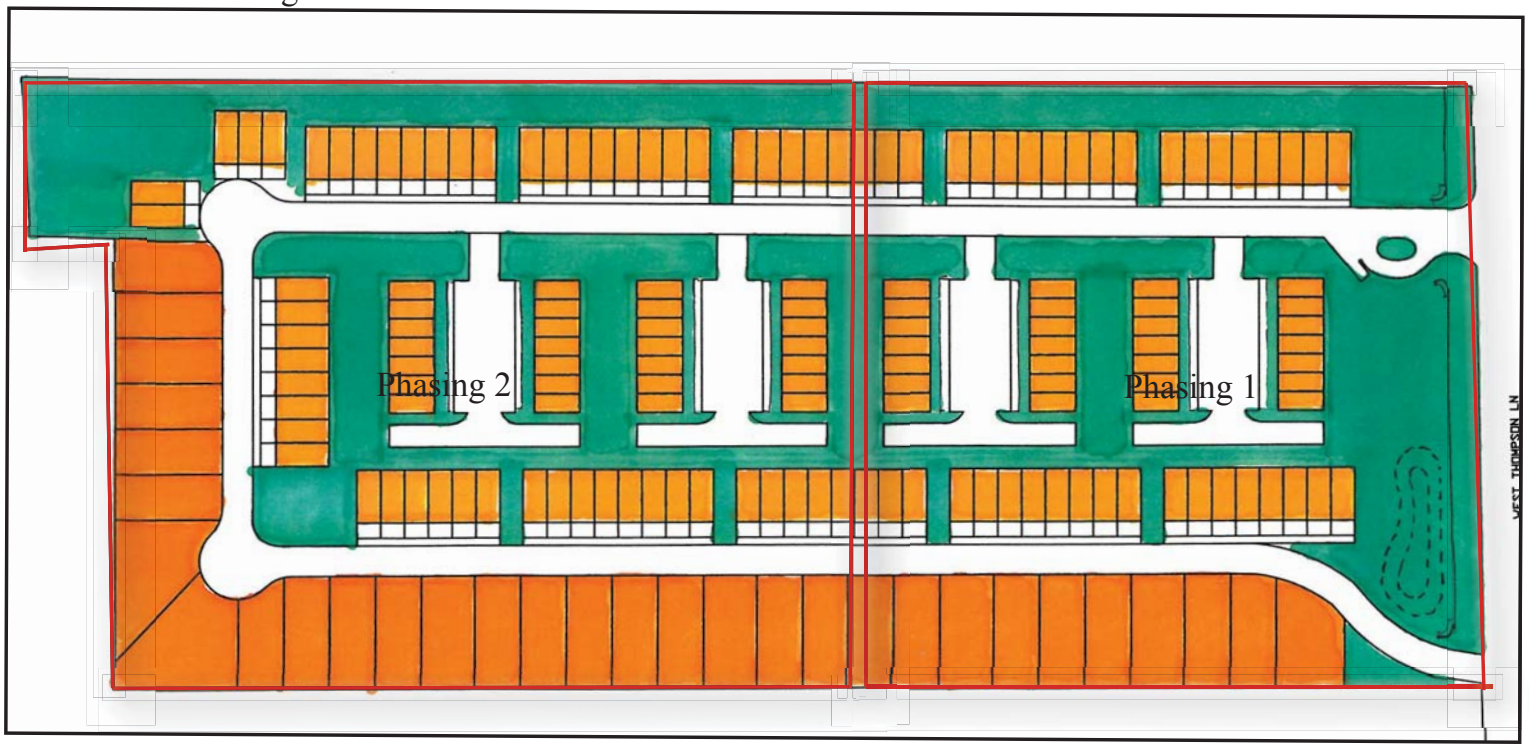
PRD
Lot (Area) 9000 SF Width: Min. 25'
Minimium Yard Requirements:
Front: 30'
Side: 5'
Rear: 25'
Max. Density: 147/22.06 ac. = 6.6 (D.U/Acre)

Parking Requirements:
Required:
Townhomes w/garages:
21 (4 Bedroom) x 1,1 =92
40 (3 Bedroom) x 1.1=132
30 (2 Bedroom) x 1.1 =66
Provided:
Townhomes w/garages:
21 (4 Bedroom) x 4 =84
30 (3 Bedroom w/ 2 car garage) x 4 =120
10 (3 Bedroom) w/ 1 car garage) x 3 = 30
15 (2 Bedroom) w/2 car garage) x 4 =60
10 (2 Bedroom) w/ 1 car garage) x 3 =30
Required:
Townhomes w/ common parking lot
21 (4 Bedroom) x 1.1 = 92
35 (3 Bedroom) x 1.1 =116
Provided:
Townhomes w/ common parking lot
Commom parking spaces provided: 208 (3 guest spaces will be provided in each commom parking lot and are included in the parkig count)

General's Landing

Proposed PRD

Phasing



General's Landing is projected to be constructed in multiple phases, with construction to being 120 days after all necessary approvals have been granted. The number of lots, areas, limits, and timing are intended to be appproximations and will vary depending on market conditions

General's Landing

Proposed PRD

General's Landing will provide its residents with upscale types of amenities which include decorative fencing, decorative soffit lighting, beautiful landscaping, and curb and gutter streets, and sidewalks around the townhomes.

All utilities will be underground, and the trash compactor will be screened with a brick or stone enclosure.

Public streets will have light fixture an example is the picture shown on the right.

Street trees will be provided throughout the development.

Single family detached homes will have access to the common spaces

General's Landing
Proposed PRD

General Applicability Per Section 13 - Planned Development Regulations

1. Ownership and division of land: *The site is owned by Jordan Family Real Estate and Massey John Alton The lot is currently zoned RS-15 in the City of Murfreesboro and RM in Rutherford County.*
2.Waiver of BZA action: *No action of the BZA shall be required for approval of this planned residential development.*
3.Common open space: *Common open space is proposed with this project, the exact quanity will be determined in site planning.*
4.Accessibility to site: *The property is accessible from West Thompson Lane.*
5.Off street parking . *The developer will be providing off street parking for all residences at the parking ratio provided under the current ordiance*
6.Pedestrian circulation: *No sidewalk is planned along Compton Road.*
7.Privacy and screening: *Surrounding land use to the West is an existing neighborhood and will have a Type 'A' as recommended by the City staff, the property to the North and East will have a perimeter planting yard.*
8.Zoning and subdivision modifications proposed: *The property owner is requesting the property be rezoned from the current RM designation to a Planned Residential Development. Once approved as a PRD only the uses specified will be permitted.*
9.Phasing: T*he project is planned to be completed in multiple phases to supply market demand. A projected phasig plan is including on sheet 9.*
10.Annexation: *Annexation is requested with this zoning request.*
11.Landscaping: *Landscaping buffers, and perimeter yard planting will be included with the site plan where required. A Type 'A' is proposed for the eastern property line.*
12.Major Thoughfare Plan: T*he PRD is consistent with the Major throughfare plan. Based on the provided traffic study no road improvements will be required along West Thompson Lane. Staff and engineer to determine whether additional improvements will be necessary.*
13.Applicant contact information: *Contact information is located on sheet 1*
14.Proposed Signage: *Signage location will be included with the site plan. Signage will be masonry consturction with sandblasted lettering. Final sign design is still in process.*

Section 13 – Project Development Criteria Requirements
1. Identification of existing utilities: *Shown in pattern book sheet 3.*
2/3.Graphics, renderings, maps and or aerial photography showing existing conditions and natural features of the site: *Shown in pattern book sheet 5*
4/5. Drawing and/or diagrams identifying areas of development, proposed buildings, screening, proposed landscaping and pedestrian and vehicular circulation: *Shown in pattern book page 6*
6. Development schedule: *The project is currently being projected to start immediately upon permit aquasitions.*
7. Relationship of the planned development to current city polices and plans: *The development is consistant with the city policies.*
8. Proposed deviation from zoning and subdivision ordinance: *See sheet 9 for this information.*
9. Site tabulation data for land area, FAR, LSR, and OSR: *Data provided on Master Plan on sheet 6*
10. The nature and extent of any overlay zones as described in Section 24 and 34: *No overlays inpact this site.*

General's Landing

Proposed PRD

City of MURFREESBORO TENNESSEE

. . . creating a better quality of life

October 26, 2015

Mr. William H. Huddleston IV, P.E., R.L.S.
Huddleston-Steele Engineering, Inc.
2115 N. W. Broad Street
Murfreesboro, TN 37129

Re: 444 West Thompson Lane and 560 West Thompson Lane
Tax Map 58, Parcels 81 & 82
Will Serve Letter

Dear Mr. Huddleston:

At your request, the Department is providing this Will Serve letter for repurified water, water, and sewer service for the proposed development at the above listed addresses. This site is within the Department's sewer service area and is within the Urban Growth Boundary. The current connection fees listed in this letter are subject to change July 1, 2016.

Per your letter dated October 5, 2015, the development will be comprised of 29 Single-Family lots and 146 Townhome Units.

With regard to repurified water, there is an existing 24" main and easement parallel to the northern property line of 560 West Thompson Lane. At your discretion, a repurified water line could be designed and constructed within the proposed development to allow for irrigation. The current fee for the developer for each 1" and 2" water stub to the property line is $365 and $500 respectively. The meter connection fees charged to the builder are $500 and $1,100 respectively for 1" and 2" meters.

With regard to water service, there is an existing 20" main parallel on the south side of West Thompson Lane, within the right-of-way. The connection fee is $1200 per single family lot and/or townhome. The current fee for the developer for each 1" water stub to the property line is $325. The meter connection fee, charged to the builder, is $300 for a 1" meter.

With regard to sewer service, there is an existing 18" gravity sewer main parallel to the north side of West Thompson Lane within the right-of-way. Because of the relatively shallow depth of the existing sewer main and the existing topography of the site, a Sewer Master Plan will be required to identify which portions of the site will have the capability of being served by gravity sewer. For lots and/or units that cannot be served by gravity, the developer will be required to design and install a low pressure grinder pump system to serve the remaining area. The connection fee is

Water and Sewer 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

$2550 per residential unit regardless of whether the lot/unit is serviced by gravity system or low pressure grinder pump.

At the time this property is developed, public repurified water (if constructed), water, and sewer mains must be extended throughout the site to serve the entire development and the appropriate on-site easements must be dedicated. All repurified water, water, and sewer improvements needed to serve the subject property are to be installed by the Developers in accordance with the MWSD Policies, Procedures and General Design Requirements of the Murfreesboro Water & Sewer Department which can be found at the following address:

http://www.murfreesborotn.gov/DocumentCenter/View/144

Should you have any questions, or need additional information, please feel free to call 848-3200.

Sincerely,

Valerie H. Smith

Valerie H. Smith, PE
Assistant Director

Pc: Darren Gore, MWSD Greg Harvey, MWSD

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.a. Brighton Park at Kingdom Ridge Section 4 [2016-1005] preliminary plat for 43 lots on 14.31 acres zoned PRD located along Covenant Boulevard and Sapphire Dr., Swanson Development developer.

This is the preliminary plat review for 43 lots on 14.31 acres zoned PRD. These lots are a part of the Brighton Park at Kingdom Ridge subdivision and have minimum lot sizes of 8,000 square feet, 12,000 square feet, and 15,000 square feet. Each of the proposed lots meets the minimum lot size. 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 the preliminary plat be made subject to all staff comments.

Staff Comments:

1) Label surrounding zoning classifications for surrounding properties.
2) Label the detention areas as common areas.
3) The typical setback diagram for the “15R” lots should reference lots 147-154, as there is not Lot 155 on this plat.
4) The design engineer needs to confirm with the builder that lots 123, 124, and 136 are being designed with an adequate building envelope in order to construct a single-family dwelling.
5) Label roadway classifications.
6) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or KNoel@MurfreesboroTN.gov.
7) Update typical section detail to show 3/1 cut and fill slopes.
8) Demonstrate compliance with all stormwater requirements. Currently only a dry pond is shown which does not comply by itself.
9) Provide detail for the weir/outlet box in Detention Area G.
10) Provide an emergency spillway at Detention Area G.
11) Provide pipe size for the pipe leaving Detention Area G.
12) Are there any possible limitations for development such as sink holes, rock outcrops, wetlands, excessive slopes, etc? If yes, then identify them on the plans.
13) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission’s review and must be submitted in conjunction with any future re-submittals.

Stormwater Comments:

1) Construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations www.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.
2) As with all developments of more than one acre, this development will require a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the City’s Environmental Engineer prior to construction progressing. This development will require a State of Tennessee Construction General 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 Planning and Engineering Department and must be approved by the City Engineer.
4) Grading on lots must be complete before release of building permits.
5) Geotechnical reports on lots with fill will be required prior to release of building permits.
6) This development is required to comply with the City’s Stormwater Quality requirements.
7) Prior to any permit, submit a Stormwater Management Plan that demonstrates compliance with the City’s Stormwater Quality requirements.

8) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Management Record Sheet.

9) 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.

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

Standard Staff Comments:

1) This preliminary plat is not affected by the City's Major Thoroughfare.

2) Per the engineer's certification on this plan, the property lies in Zones AE and X, partially inside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.

2) MWSD must receive contract and surety prior to signing the plat.

3) Resubmit two sets of plans to MWSD for the review of the sewer.

4) Water service, domestic, fire and/or irrigation, is provided by CUDRC.

5) Preliminary construction plans must be submitted to CUDRC in digital AutoCAD and PDF format for the waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@cudrc.com for design and review. Contact Bryant Bradley (615-225-3340) for further information.

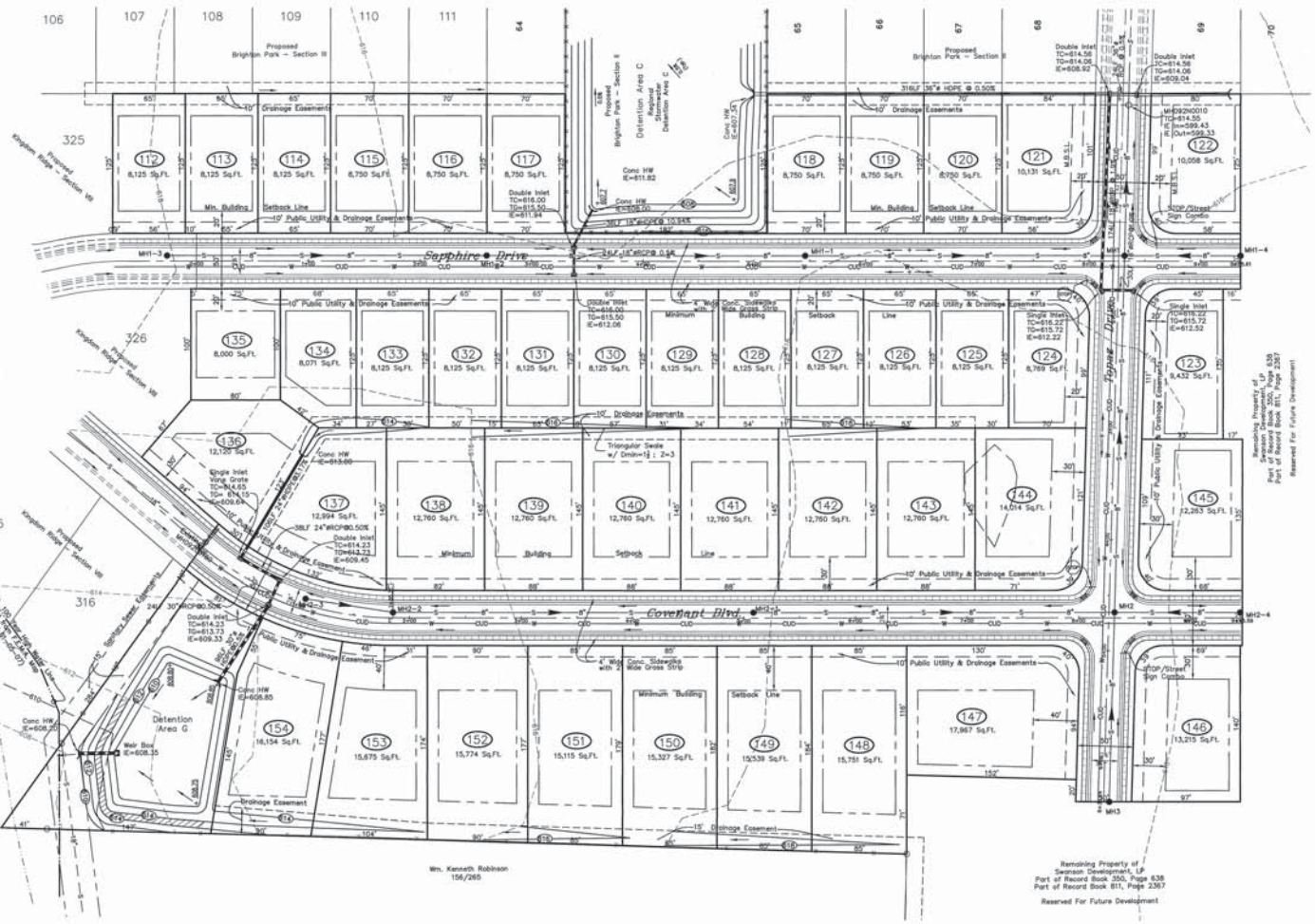
6) TDEC-approved plans from CUDRC and a "Construction Start Notification" is to be issued to the contractor from CUDRC prior to the start of any water line construction.

7) Water line construction must be complete and accepted by CUD before signature of Final Plat.

8) A hard copy or digital copy of the Final Plat will need to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@cudrc.com.

LEGEND

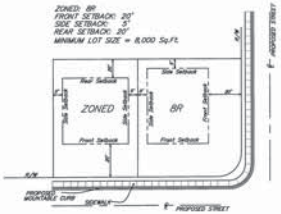
- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05
- Blow-Off Valve
- T.D.O.T. Type II Erosion Blanket



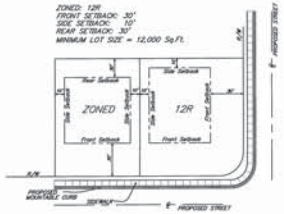
LOCATION MAP
N.T.S.

PLAT NOTES

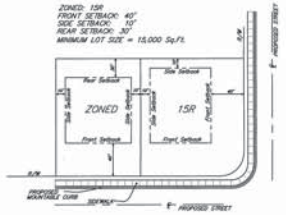
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from 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 the subject property or adjacent sites should be confirmed with the utility owner prior to commencing excavation.
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 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 this subdivision may not have infrastructure constructed within them until some future time there may be no notice or consultation with the individual lot Owners of the construction.
6. 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.
7. 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.
8. A Land Disturbance Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.
9. 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.
10. Appropriate street signs must be placed at prior to the release of building permits by the Planning and Engineering Department.
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. All builders must first recieve approval from the Planning Staff prior to the issuance of building permit in order to ensure compliance with the architectural requirements of the approved PUD.
15. Sidewalks indicated along the front of subdivision lots will be the responsibility of the future owners (not the developer) of the adjoining lots to construct.
16. Per this City of Murfreesboro, this development is required to comply with the City's Stormwater Quality requirements. Prior to any permit submit a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements and submit a Stormwater Management Record Sheet. Submit an EPSC inspection report prior to signing of final plat. 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. Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement. A Quality Assessment Quality control of the EPSC/SWPPP will be required. EPSC plans should be in 3 phases. A temporary sediment basin will be required. Provide design and calculations on EPSC/SWPPP.
17. Per the City of Murfreesboro, an Owners Association must be responsible for the maintenance of all common elements including stormwater emanagement areas and landscaped medians.
18. Per the City of Murfreesboro, the Final Plat for Kingdom Ridge Section 6 will need to be signed and recorded prior to the recording of Kingdom Ridge Section 6.
19. Per the City of Murfreesboro, grading on lots must be complete before release of building permits.
20. Per the City of Murfreesboro, geotechnical reports on lots with fill will be required prior to the issuance of building permits.
21. Per the City of Murfreesboro, construction plans must be approved by the City Engineer as outlined in the Subdivision Regulations www.murfreesboro.gov/planning and shall be submitted to the City Engineer's office for review and approval for all subdivision requires construction of streets, drainage ditches or pipes, and/or public utilities.
22. Per the City of Murfreesboro, in accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in cases of new construction 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.
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 in the plumbing code and execute and record a release of subordination agreement 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, 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.



TYPICAL BUILDING SETBACK DETAIL FOR 8R (Lots 112-135)
N.T.S.



TYPICAL BUILDING SETBACK DETAIL FOR 12R (Lots 136-146)
N.T.S.



TYPICAL BUILDING SETBACK DETAIL FOR 15R (Lots 147-155)
N.T.S.

MAGNETIC N

14.31± Acres = 43 Residential Lots + 1 Detention Pond

50' 0 50'

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

OWNER: Swanson Developments, LP
Attn: Joe Swanson, Jr.
ADDRESS: 1168 Park Avenue
Murfreesboro, TN 37129

Tax Map 100, Part of Parcels 13.00 & 13.01
Part of Record Book 811, Page 2367
Part of Record Book 350, Page 638

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

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

NO.	DATE	DESCRIPTION
0	01-27-16	Original Issue – Preliminary Plat

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

PRELIMINARY PLAT–Section IV

BRIGHTON PARK AT KINGDOM RIDGE

7th & 12th Civil Districts of Rutherford County, Tennessee

Date: December, 2015 | Scale: 1"=50' | Sheet 2 of 4

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.b. Evergreen Farms Section 33 [2016-2013] final plat for 29 lots on 5.74 acres zoned PRD located along Bellamy Lane, Evergreen Farms Development developer.

This is the final plat review for the Evergreen Farms single-family residential subdivision located along Bellamy Lane. The property is zoned PRD. These lots have a minimum lot size of 6,000 square feet. Each of the proposed lots meets the minimum lot size. The purpose of this plat is to create a 29-lot subdivision. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments:

1) State the minimum lot size for this section of this PRD development.
2) Add benchmark location on the final plat.
3) Add easement notation to final plat.
4) Lots 1498 and 1501 have very shallow building envelopes. Confirm with the developer that the depth of the building envelopes is adequate for a single-family dwelling.
5) Add the Notation of future street extension- "Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation."
6) Add the Notation of future street construction- "The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision."
7) Add the Notation of future projects- "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."
8) Add the Notation of future maintenance responsibility- "The common areas shown on the subdivision shall be the responsibility of the owners association to maintain."
9) Add the Notation of owners association- "A mandatory owners association is required as a condition of approval in order to meet obligations established by the Developer."
10) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

Standard Staff Comments:

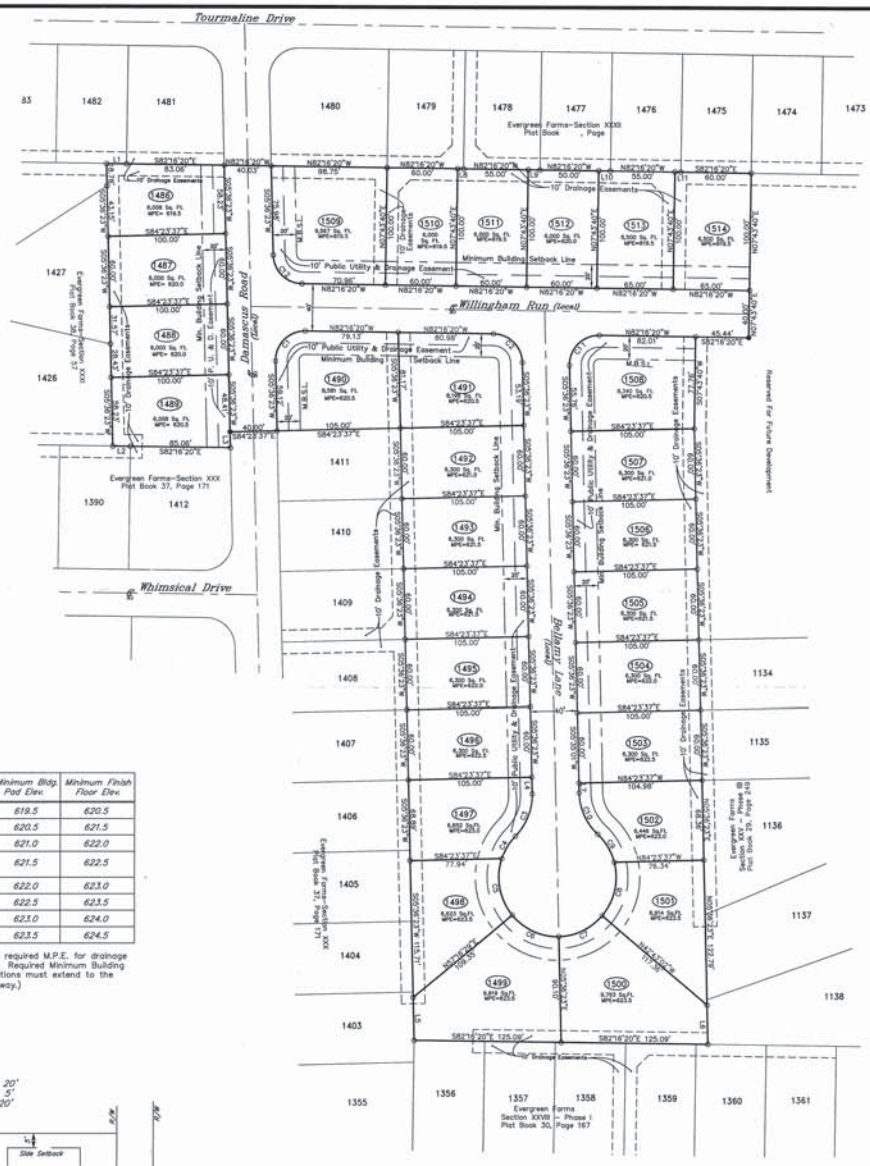
1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
2) This plat is not affected by the City's Major Thoroughfare Plan.
3) This development is required to comply with the City's Stormwater Quality requirements.
4) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.
5) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan.
6) Prior to submitting the final plat to the Planning and Engineering Department for signatures, provide a signed stormwater post-construction BMP maintenance agreement.
7) Send a copy of the entire set of staff-approved plans in both .dwg or .dgn vector format as well as in .pdf format to mely@murfreesborotn.gov. Projection should be in Tennessee State

Plane, NAD 83 (U.S. feet). .dwg and .dgn layers should be identified per Gerald Lee. For additional questions contact: glee@murfreesborotn.gov.

8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

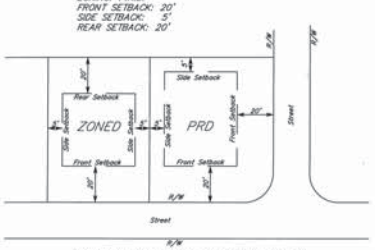
1) MWSD must receive surety prior to signing the plat.



Lot No.	Minimum Bldg. Pad Elev.	Minimum Finish Floor Elev.
1509–1514	619.5	620.5
1490, 1491, 1508	620.5	621.5
1492, 1507	621.0	622.0
1493, 1494, 1505, 1506	621.5	622.5
1495, 1504	622.0	623.0
1496, 1503	622.5	623.5
1497, 1502	623.0	624.0
1498–1501	623.5	624.5

NOTE: These lots required M.P.E. for drainage purposes. Required Minimum Building Pad Elevations must extend to the right-of-way.)

ZONING: P.R.D.
FRONT SETBACK: 20'
SIDE SETBACK: 5'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	92°07'17"	25.00	40.20	36.00	S51°40'02"W
C2	87°52'43"	25.00	38.34	34.69	N38°19'58"W
C3	45°34'23"	50.00	39.77	38.73	N28°33'34"E
C4	25°50'24"	50.00	22.55	22.36	S38°15'34"W
C5	58°03'53"	50.00	50.67	48.53	S03°41'34"E
C6	51°40'06"	50.00	45.09	43.58	S58°33'24"E
C7	48°19'25"	50.00	42.17	40.93	N71°26'40"E
C8	54°30'10"	50.00	47.98	46.16	N19°47'23"E
C9	32°15'47"	50.00	28.15	27.78	N23°50'06"W
C10	45°34'23"	50.00	39.77	38.73	S17°10'48"E
C11	92°07'17"	25.00	40.20	36.00	S51°40'02"W
C12	87°52'43"	25.00	38.34	34.69	S38°19'58"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°16'20"E	17.01
L2	S82°16'20"E	15.01
L3	S05°36'23"W	13.53
L4	S05°36'23"W	14.36
L5	S05°36'23"W	36.64
L6	N00°36'23"E	33.45
L7	S05°46'07"W	8.45
L8	N82°16'20"W	5.00
L9	N82°16'20"W	10.00
L10	N82°16'20"W	10.00
L11	S82°16'20"E	5.00

29 Lots = 5.74± Acres

50' 0 50'

LEGEND FOR MONUMENTS
O IRON PIN SET (1/2"rebar with plastic cap)
IPF O IRON PIN FND.
O RAILROAD SPIKE
—x— FENCE
◆ SURVEY POINT
△ NAIL
■ CONC MARKER FND.

OWNER: Evergreen Farms Development, Inc.
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 3019
Part of Record Book 445, Page 2533

THESE LOTS ARE NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470168, PANEL NO. 0255 H, ZONE: X, DATED: 01/05/07.

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 Rutherford County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1–800–351–1111.
2. Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search 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 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. Water provided by Consolidated Utility District (C.U.D.). Contact C.U.D. for water line design, including water line sizes and fire hydrant locations. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615–225–3311) for water meter specifications.
7. Initial sediment and erosion control measures must be installed and inspected prior to construction progressing.
8. 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 building and/or homeowner shall be responsible for compliance with this requirement.
9. Electric service provided by Murfreesboro Electric Department (M.E.D.). Contact M.E.D. for service design, requirements and specifications.
10. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. 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.
11. 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.
12. Appropriate street signs must be installed by developer and in place prior to the release of building permits by the Planning and Engineering Department.
13. 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.
14. All residential building permits must be approved by the developer and planning staff. Building elevations and other data must be submitted to the Planning Department that demonstrates the structure complies the PRD program.
15. The purpose of this plat is to create a 29 residential lots.

LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date — EVERGREEN FARMS DEVELOPMENT, INC

Part of Record Book 445, Page 2533
Part of Record Book 562, Page 3019

John D. Floyd, President

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date — SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

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

Date — CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS LOCATED IN THE WATER SERVICE JURISDICTION OF 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 ELECTRIC POWER

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

Date — MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

Date — MURFREESBORO WATER AND SEWER OFFICIAL

CERTIFICATE OF ACCURACY – I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

HUDDLESTON-STEELE ENGINEERING, INC.
275 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING - 893 - 4084, FAX 893 - 8080

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

FINAL PLAT
Section XXXIII
EVERGREEN FARMS
P.R.D.
12th Civil District of Rutherford County, Tennessee

Date: October, 2015	Scale: 1"=50'	Sheet 1 of 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.c. Westwind Section 1 [2016-2016] final plat for 40 lots on 11.94 acres zoned RS-8 located along Veterans Parkway and Pitchers Lane, Cornerstone Development developer.

This is the final plat review for the Westwind Section 1 single-family residential subdivision located along Veterans Parkway and Pitchers Lane. The property is zoned RS-8. These lots have a minimum lot size of 8,000 square feet. Each of the proposed lots meets the minimum lot size. The purpose of this plat is to create a 40 lot subdivision. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments:

1) Add the required signature block for the City Engineer.
2) Add benchmark location on final plat.
3) Label surrounding zoning classifications for adjacent properties.
4) Label roadway classifications.
5) Add the footnote for side setbacks to the setback table and adjust the typical setback diagram accordingly.
6) For lots 1 and 21, the setback abutting the common area is not a front setback but rather are side setbacks. Revise the MBSLs for these lots.
7) Provide a more legible location map.
8) The plat calls out the width of Lot 2 along the front property line as 54.07', but the rear lot line is 58.00' and the lot appears to almost be a perfect rectangle. Is the front distance accurate?
9) The Beazer Homes label on the property west appears to be located incorrectly. The Beazer property is to the west of the common area. The property to the west of Lots 1-13 has a different owner.
10) Provide information on how the common area will be accessed for maintenance purposes.
11) Move the Pitchers Lane label to the right-of-way.
12) Before this plat is signed by the Planning Director, the developer must provide a draft of the HOA docs for review by the Planning and Engineering Staffs. These documents must demonstrate that all common elements will be maintained in perpetuity by the HOA. In addition, they must be recorded prior to the release of building permits.
13) Add a column to the MFE/MPE table stating the reason for each lot.
14) This development is required with the City's Stormwater Quality requirements.
15) 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.
16) Prior to submitting the final plat to the Planning and Engineering Department for signatures, submit a Stormwater Facilities Operation and Maintenance Plan.
17) Prior to submitting the final plat to the Planning and Engineering Department for signatures, provide a signed stormwater post-construction BMP maintenance agreement.
18) Add the Notation of possible flooding- "Development or modification of the land by Owners, Developers, or other parties within the floodway delineated on the plat is limited in accordance with the requirements of the National Flood Insurance Program and development within the areas of special flood hazard shall be protected in such a manner that any structure shall be protected against flood damage to at least the regulatory flood elevation of _____ or as shown on the table below." (This elevation shall be stated in the notation or in a table if there is more than one applicable elevation on the plat.).
19) Add the Notation of no-fill certification- "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".

20) Add the Notation of future street extension- "Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation."

21) Add the Notation of future street construction- "The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision."

22) Add the Notation of future projects- "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."

23) Add the Notation of future maintenance responsibility- "The common areas shown on the subdivision shall be the responsibility of the owners association to maintain."

24) Add the Notation of owners association- "A mandatory owners association is required as a condition of approval in order to meet obligations established by the Developer."

25) Add the Notation of Post-Construction Best Management Practices- "This site contains post-construction best management practices utilized in treating stormwater runoff in order to comply with Murfreesboro City Code. A stormwater maintenance agreement is recorded with this property and obligates all subsequent Owners to adhere to the stormwater maintenance plan on file with the City of Murfreesboro."

26) Add the Notation of Infrastructure Construction Required of Property Owner Prior to Release of Certificate of Occupancy- "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 months of issuance of the certificate of occupancy."

27) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

Standard Staff Comments:

1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

2) This plat is affected by the City's Major Thoroughfare Plan, as Veterans Parkway is being constructed as a 5-lane cross-section.

3) This development is required to comply with the City's Stormwater Quality requirements.

4) Send a copy of the entire set of staff-approved plans in both .dwg or .dgn vector format as well as in .pdf format to mely@murfreesborotn.gov. Projection should be in Tennessee State Plane, NAD 83 (U.S. feet). .dwg and .dgn layers should be identified per Gerald Lee. For additional questions contact: glee@murfreesborotn.gov.

5) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) MWSD must receive surety prior to signing the plat.
2) Add the Release & Covenant Not to Sue note to the plat.
    a. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
3) Property is within the Salem/Barfield and Basin "D" assessment districts. Add this note to the plat.
4) Please submit to CUDRC for review and comment(s).

LOTS	M.F.E.	M.P.E.
1	638.5	635.0
2	638.5	635.0
3	638.5	635.0
4	638.5	635.0
5	638.5	635.0
6	638.5	635.0
7	638.5	635.0
8	638.7	635.0
9	638.9	635.0
10	639.2	635.0
11	639.0	636.0
12	638.7	636.0
13	638.5	636.0
14	638.5	636.0
15	638.5	636.0
16	638.5	636.0
17	638.5	636.0
18	638.5	636.0
19	638.5	636.0
22	638.5	636.5
21	638.5	636.5
23	638.5	636.5
24	638.5	636.5
25	638.5	636.5
26	638.5	636.5
27	638.5	636.5
28	638.9	636.5
29	639.2	636.5
30	639.2	636.5
31	639.2	636.5
36	638.5	636.5
37	638.5	636.5
38	638.5	635.5
40	638.5	636.5

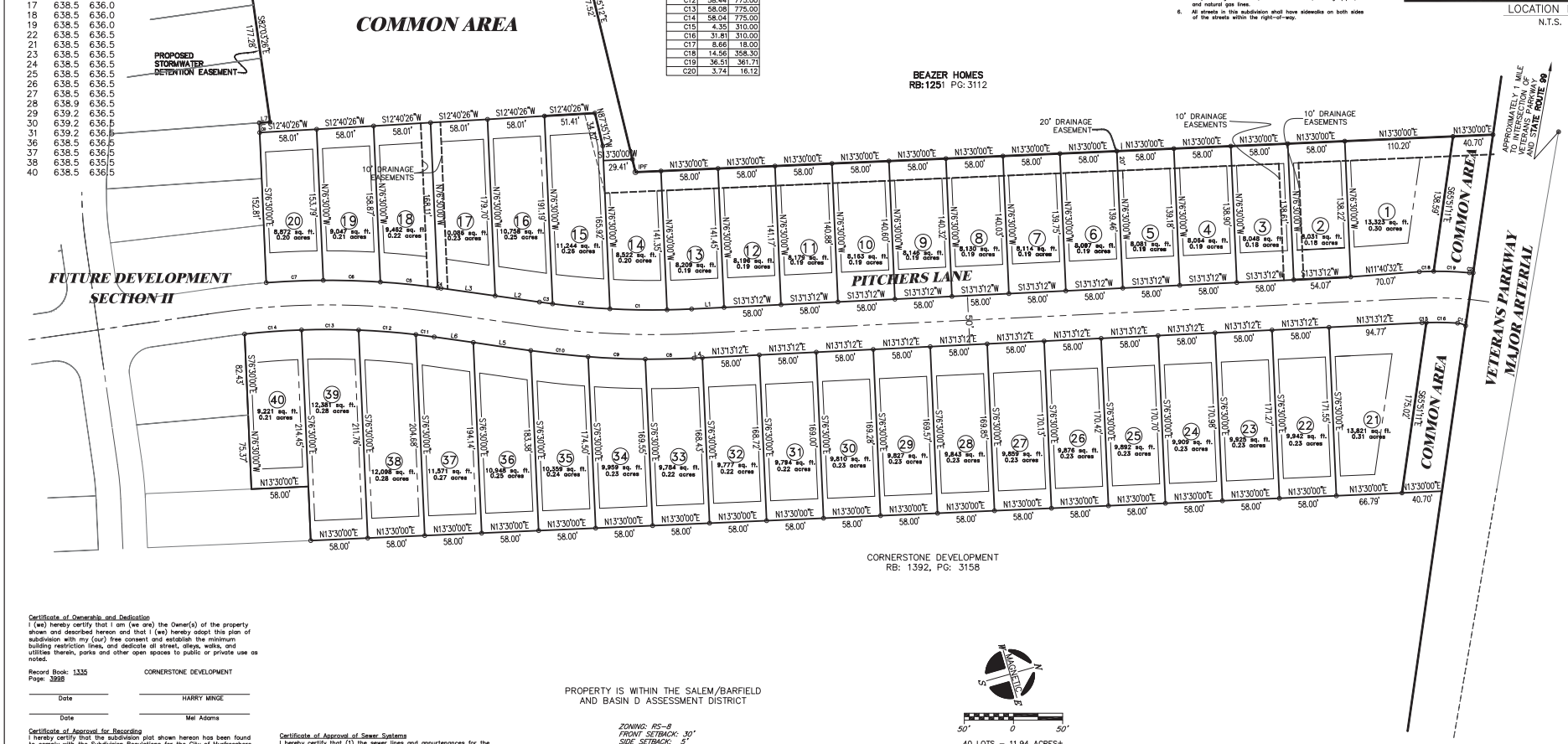
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	58.12	823.87
C2	58.52	823.87
C3	13.54	823.87
C4	3.41	825.00
C5	58.62	825.00
C6	58.17	825.00
C7	58.01	825.00
C8	49.54	873.87
C9	58.22	873.87
C10	56.84	873.87
C11	18.78	775.00
C12	58.44	775.00
C13	58.08	775.00
C14	58.04	775.00
C15	4.35	310.00
C16	31.81	310.00
C17	8.66	18.00
C18	14.56	358.30
C19	36.51	361.71
C20	3.74	16.12

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00	S13°13'12"W
L2	45.43	S24°00'43"W
L3	55.58	S24°00'43"W
L4	8.48	N13°13'12"E
L5	58.99	N24°00'43"E
L6	40.17	N24°00'43"E
L7	10.98	N12°40'26"E
L8	10.00	N76°30'00"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 any utilities not shown on any information herein may be present on the 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 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, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
6. All streets in this subdivision shall have sidewalks on both sides of the streets within the right-of-way.

LOCATION MAP
N.T.S.



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

Record Book: 1335
Page: 3998

CORNERSTONE DEVELOPMENT

Date — HARRY MINGE

Date — Mel Adams

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

Date — Planning Commission Secretary

Certificate of Approval of Water Systems Located in the Water Service Jurisdiction of 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.

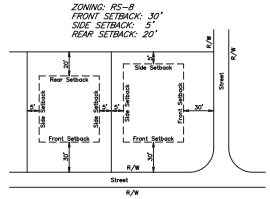
Date — Murfreesboro Water and Sewer Official

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

Date — Murfreesboro Electric Department Official

PROPERTY IS WITHIN THE SALEM/BARFIELD AND BASIN D ASSESSMENT DISTRICT

ZONING: RS-8
FRONT SETBACK: 30'
SIDE SETBACK: 5'
REAR SETBACK: 20'



Typical Building Setback Detail
N.T.S.

LEGEND FOR MONUMENTS
IPID IRON PIN SET
IPFO IRON PIN FND.
RAILROAD SPIKE
FENCE
SURVEY POINT
NAIL
CONC. MARKER FND.

MAGNETIC

50' 0 50'

40 LOTS – 11.94 ACRES±

OWNER: CORNERSTONE DEVELOPMENT
ADDRESS: 216 NOAH DR.
FRANKLIN, TN 37064
TAX MAP: 124 PARCEL: 29

FLOOD MAP PANEL: 470165 0265 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

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

THESE LOTS ARE NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 470165 0265 H ZONE: X DATED: JAN. 5, 2007

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. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

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

REVIEW ONLY

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0580

FINAL PLAT

WESTWIND SUBDIVISION

SECTION I

12th CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: JANUARY 2016	SCALE 1"=50'	SH. 1 OF 1

U:\ACAD15\Land Projects\ 3TRAVIS PROPERTY KENNEDY ROAD\dwg\INDSGD SECTION 1.dwg plotted by Mel Adams on Jan 07, 2016 - 9:53:32 PM, ACAD2015

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.d. Providence Pointe Commercial Lot 2 [2016-2015] final plat for 1 lot on 2.99 acres zoned RM-16 located along Halls Hill Pike, Swanson Development developer.

This is the final plat review for Providence Pointe Commercial Lot 2 subdivision located along Journey Drive. The property is zoned RM-16. The purpose of this plat is to create a 1 lot subdivision. Staff recommends that any approval of this final plat be made subject to all staff comments.

Staff Comments:

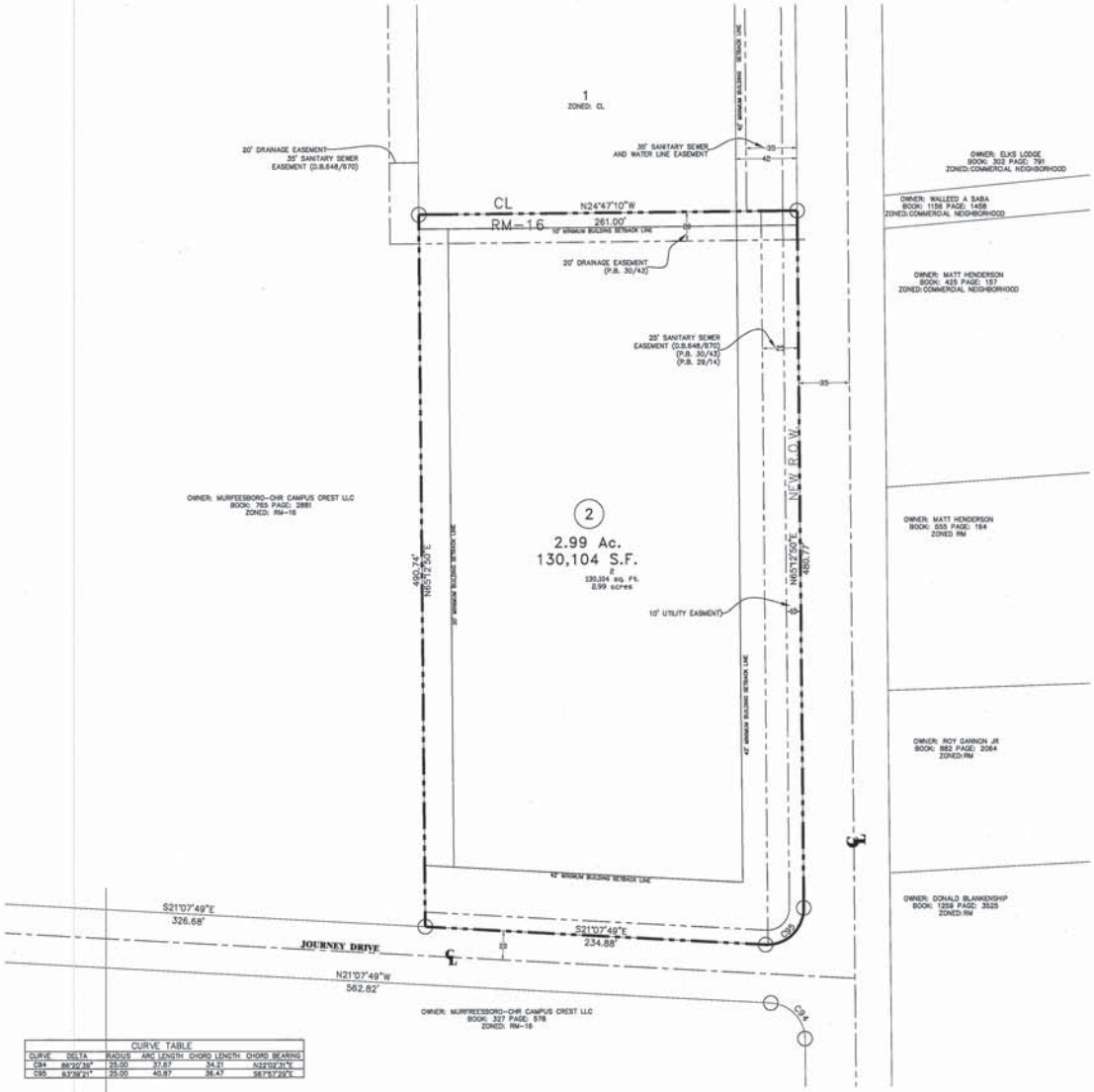
1) Label Halls Hill Pike.
2) Label roadway classifications for Journey Drive and Halls Hill Pike.
3) The zoning is incorrectly labeled as CL on both the zoning and setback table as well as the typical setback diagram. The correct zoning is RM-16. Please correct.
4) The setback table lists the setbacks for the CL zone but should list the setbacks for the RM-16 zone. Please correct. Please also include the footnote for the side setback in the RM-16 zone.
5) The typical setback diagram depicts the setbacks for the CL zone but should depict the setbacks for the RM-16 zone. Please correct.
6) The MBSLs in planview depict the setbacks for the CL zone but should depict the setbacks for the RM-16 zone. Please correct.
7) Update location map. It is outdated.
8) Add a purpose note.
9) The scale in the title block does not match the bar scale. Please reconcile. Also, use a 50' scale instead of a 30' or 40' scale.
10) Print the name of the owner under the "Certificate of Ownership and Dedication".
11) Add the Notation of future projects- "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."
12) A PDF version of the plans must be submitted to Planning Staff upon receipt of these comments for the Planning Commission's review and must be submitted in conjunction with any future re-submittals.

Standard Staff Comments:

1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
2) This plat is affected by the City's Major Thoroughfare Plan, as Halls Hill Pike has already been improved to a 3-lane cross-section.
3) Send a copy of the entire set of staff-approved plans in both .dwg or .dgn vector format as well as in .pdf format to mely@murfreesborotn.gov. Projection should be in Tennessee State Plane, NAD 83 (U.S. feet). .dwg and .dgn layers should be identified per Gerald Lee. For additional questions contact: glee@murfreesborotn.gov.
4) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Add the Release & Covenant Not to Sue note to the plat.
    a. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
2) The developer is financially responsible for providing water and sewer service to each lot.
3) Water service, domestic, fire and/or irrigation, is provided by CUDRC.
4) There is an existing 20” CUD water line across the front of this property that will need to be field located. Show the existing 30’ CUD easement correctly across the front of the property.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C94	86°32'38"	25.00	37.67	34.21	N22°39'31"E
C95	93°39'21"	25.00	40.87	36.47	S67°57'29"E

LOCATION MAP
N.T.S.

PLAT NOTES

1. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
2. Parcels may be subject to additional easements and/or restrictions either recorded or by prescription that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation and maintenance of public utilities and drainageways including, but not limited to, sanitary sewers, forced mains, water lines, telephone signal conduits, electric conductors, drainage pipes and natural gas lines.
4. 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 may be notified by calling toll free 1-800-351-1111.
5. (B.S.T., M.E.D., M.W.S.D., U.C.C. Easements) = Bellsouth Telecommunications, Murfreesboro Electric Department, Murfreesboro Water and Sewer Department, United Cities Gas Easements.
6. 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.

Any house or structure with a building drain to the public sanitary sewer with a floor elevation at any point below the elevation of the center of the street may be subject to Murfreesboro City Code Section 33-35 (D)(1) which requires the owner(s) to execute a Release and Indemnification Agreement in favor of the City as a prerequisite to connecting to water and/or sewer services.

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) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date:_____ OWNER:_____

Record Book: 336

Page: 2501

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the City of Murfreesboro, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date:_____ _____
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that (1) the streets, drainage structures and drainage improvements 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

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

Date:_____ _____
CONSOLIDATED UTILITY DISTRICT OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

Date:_____ _____
MURFREESBORO WATER AND SEWER DEPARTMENT OFFICIAL

CERTIFICATE FOR APPROVAL FOR ELECTRIC POWER

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

Date:_____ _____
MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

2.99 ACRES±

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. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

WILLIAM H. HUDDLESTON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1630

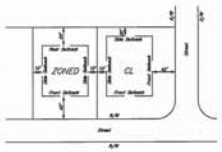
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893 - 4084, FAX: (615)893 - 0080

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

FINAL PLAT
PROVIDENCE POINTE COMMERCIAL LOT 2

21ST CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: JANUARY, 2016	SCALE 1"=40'	SH. 1 OF 1



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

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

OWNER: SWANSON DEVELOPMENT LP
ADDRESS: 1188 PARK AVE
MURFREESBORO, TN 37129

TAX MAP: 90 PARCEL: 20.04
FLOOD MAP PANEL: 470168 0280 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

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

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.e. Bullseye Guns [2016-3001] site plan for 6,004 ft2 gun range on 0.89 acres zoned L-I located along Shelby Street, Kleda Brooks developer.

This is the site plan review for a 6,004 square foot shooting range located on the same property as an existing pawn shop at 130 Shelby Street. The property is zoned L-I and the proposed use is permitted within the L-I district. The site has access to Shelby Street and is adjacent to CSX railroad. Staff recommends any approval of the site plan be subject to all staff comments.

Staff Comments

1) An existing easement is located on this property. The owner needs to confirm the building is permitted to be located on this access easement or that the easement no longer exists.
2) The design team needs to provide staff with additional information on the proposed building to confirm areas being excluded from parking tabulations are appropriate.
3) The parking tabulation states 5 additional parking spaces are being provided however the plan only shows 4 additional parking spaces being added.
4) The minimum number of parking spaces is not being provided. Revise the plan accordingly.
5) On the site plan show Shelby Street right-of-way and note the centerline and traffic lanes.
6) Provide the subdivision lot number and subdivision name on the site plan.
7) The location sketch map should identify the affected drainage basin.
8) On the site plan, label the height of any proposed structures in stories in addition to feet.
9) Provide preliminary architectural elevations for all proposed buildings. Mechanical, utilities, or other building elements that must be roof mounted shall be located and screened so that are not visible from any point six feet above ground level or from any public right-of-way.
10) Indicated where the mechanical units, such as the HVAC, will be located (roof-top mounted, on the site, etc.)? Note their location on both the Site Plan and on the Landscape Plan.
11) Provide a detail of the trash cart screen on the plans.
12) Will there be any outside storage of merchandise? If yes, then outside storage areas must be shown on the site plan.
13) Will there be any outdoor vending (i.e. ice, video kiosks)? If yes, these elements need to be shown on the site plan.
14) Will exterior lighting be installed or modified? If yes, then provide a photometric plan with the location and arrangement of all outdoor lighting. On-site lighting fixtures for non-residential developments with structures thirty-five feet or less in height, fixtures shall not exceed twenty feet in height. 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. A complete lighting plan and schedules is required to be submitted to the Planning Department at the time of permit application.
15) Show the proposed elevation contours at a vertical interval of two feet based on sea level with proposed grading contours shown in solid lines;
16) Label the MPE of the proposed building.
17) Please submit landscape plan for review. This should include the existing parcel as well as the newly added portion.
18) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
19) The Point of Contact for the Engineering Dept. is Cey Chase at 615/893-6441 or cchase@murfreesborotn.gov.
20) Provide a grading and drainage plan with existing and proposed contours.

21) Provide evidence that the 10' easement can be obstructed with the construction of the proposed building range prior to any permit.

22) Provide floodplain note.

23) Confirm with Murfreesboro Fire Rescue Dept how vehicles providing emergency service will access the new facility.

24) Provide the existing/proposed/net impervious surface information on the site plan.

25) Show perimeter sediment control(s), concrete washout area and final stabilization measure for disturbed areas. Detail of the controls should be included on the plan.

Standard Staff Comments:

1) A floodplain note has not been provided. The engineer needs to provide certification on this plan on which zone this site lies (ex. Zone X, AE, etc.) as designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

2) This site plan is not affected by the City's Major Thoroughfare Plan.

3) 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.

4) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

5) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

6) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

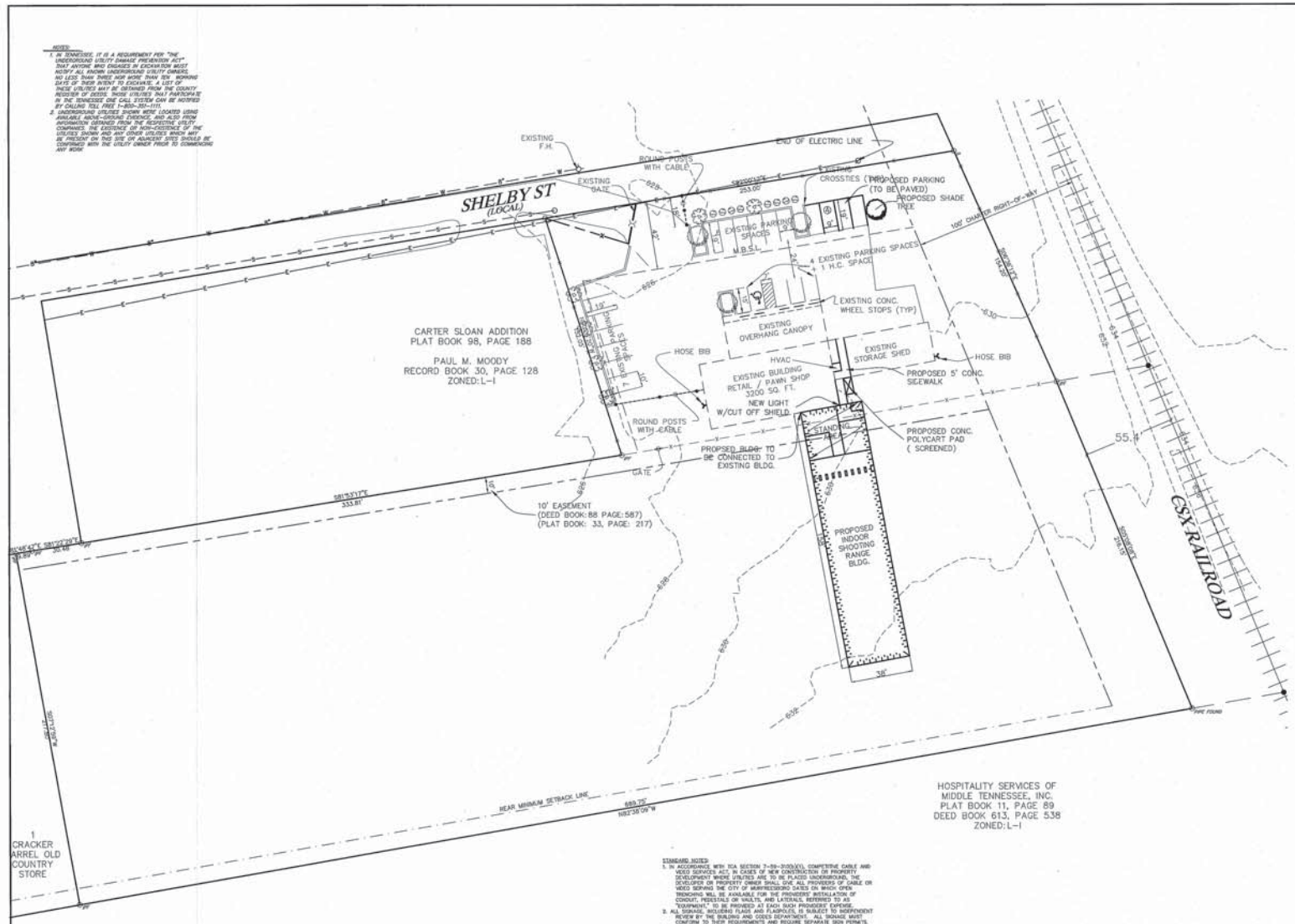
1) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.

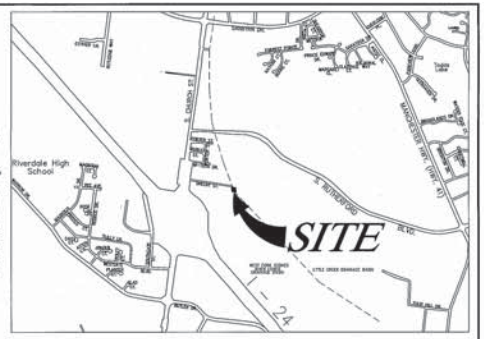
2) Submit a Utility Plan for FMO review and approval.

3) Fire access road widths must be no less than 20 feet and unobstructed and capable of withstanding fire apparatus weight. IFC 503.

4) Gates MUST operate in "Yelp" mode for fire department and emergency access. IFC 503.

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 "NON-PARTICIPATING UTILITY" COMPANIES. THE LOCATIONS OF NON-PARTICIPATING 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





LOCATION MAP
N.T.S.

SITE DATA:

EXISTING BUILDING:	3,200 S.F.
EXISTING STORAGE SHED:	1,440 S.F.
PROPOSED GUN RANGE:	6,004 S.F.(TOTAL)
BLDG. HT.: 13'	
RANGE AREA:	4,863 S.F.(PART OF TOTAL)
STANDING AREA:	1,140 S.F.(PART OF TOTAL)

PARKING TABULATIONS:

PARKING REQUIRED:
Pawn shop 1 for each 300 square feet or 5 spaces,
whichever is greater
EXISTING PAWN SHOP: 3200 SQ. FT./300=10.6 OR 11 SPACES

Amusements, commercial indoor 1 for each 100 square feet of f.a. plus 1
for each 4 seats or 7 spaces, whichever is greater

POPOSED STANDING AREA FOR INDOOR GUN RANGE: 1140 SQ. FT./100=11.4 OR 11 SPACES

TOTAL PARKING REQUIRED: 22 SPACES

TOTAL PARKING PROVIDED: 17 EXISTING SPACES + 5 PROPOSED SPACES=
22 SPACES+ 1 EXISTING H.C. SPACE

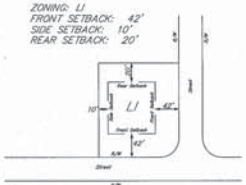
LEGEND

- 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
- Existing Spot Elevations
- Proposed Spot Elevations
- Silttation Fence (To be installed before grading and left in place until a good stand of grass is established over all disturbed areas)
- Silttation Fence (Initial Measure)
- Silttation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

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

1 Lot – 0.89± Acres
ZONED: L-I

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

STANDARD NOTES:
1. IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDER'S EXPENSE.
2. ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
3. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
4. FOR SITES DISTURBING ONE OR MORE 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 FACILITIES AND AS-BUILT DRAWINGS MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
12. 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 EXISTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF 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 CONNEXION. THE BUILDER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS REQUIREMENT.

OWNER: KLEDA BROOKS
ADDRESS: 1045 WARRIOR DR.
MURFREESBORO, TN 37128

PLAT BOOK: 33, PAGE: 217
DEED BOOK; 305, PAGE 189
TAX MAP; 113C, PARCEL 7

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 47149 C 026 H ZONE: X
DATED: JANUARY 5, 2007

NOTE: UTILIZE EXISTING WATER AND SEWER UTILITIES IF POSSIBLE
EXISTING DATA FROM CITY OF MURFREESBORO GEOGRAPHIC INFORMATION SYSTEM

PURPOSE OF THIS SITE PLAN IS TO GET APPROVAL TO BUILD A INDOOR SHOOTING RANGE.

FOR REVIEW ONLY

HUDDLESTON-STEELE ENGINEERING, INC.
Firm No. 2-0-0-1
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 0080

SITE PLAN
BULLSEYE GUNS
LOT 2
CRACKER BARREL OLD COUNTRY STORE SUBDIVISION
13th CIVIL DISTRICT – RUTHERFORD COUNTY – TN

DATE: NOVEMBER 2016	SCALE 1"=30'	SH. 1 OF 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.f. Belle Haven Cove Phase 2 [2016-3011] site plan for 54 multi-family units on 9.77 acres zoned RM-16 located along Saint Andrews Drive, Ole South Properties Inc. developer.

This is the site plan review for phase 2 of the Belle Haven Cove multi-family development located west of Saint Andrews Drive. The property is mostly zoned RM-16 with a small portion zoned RS-15 (as measured from approximately 175' along Saint Andrews Drive). The proposed use is permitted within the RM-16 district. The site is designed so that the multi-family units are not located within the RS-15 area (the landscape buffers, access drives, and stormwater pond are located within RS-15). The site will have access to Saint Andrews Drive through two proposed private drives. The project is divided into phases; phase 1 was approved in May 2014 and consisted of 33 units with the construction of the southern drive. Phase two, which is the plan being reviewed with this submittal, consists of 54 multi-family units on 9.77 acres (approx. 5.5 dwelling units per acre) and the construction of the northern drive. A total of 87 dwelling units will be constructed with Phases 1 and 2. Staff recommends any approval of the site plan be subject to all staff comments.

Staff Comments

1) A final plat to create this lot must be reviewed prior to the issuance of a building permit and must be recorded prior to the issuance of a Certificate of Occupancy.
2) Site work, exterior work, utilities, landscape and infrastructure construction will be authorized by a land disturbance permit and cost of construction site work permit.
3) Provide a detail of the required trash compactor.
4) Provide a tabulation of the number and size of dwelling units broken down by the number of bedrooms in each dwelling unit (the calculations need to break down the number of bedrooms in each dwelling unit- example: 100 one bedroom units, 30 two bedroom units…)
5) Provide a density calculation indicating the number of units and number of units per acre proposed.
6) 54 of the required parking spaces are located within the garages. Provide details of the proposed two-car garage. The detail should demonstrate 2 vehicles can fit within the garages.
7) Parking spaces within garages for multi-family dwellings may be considered as required parking provided such spaces are used only for parking of automobiles; spaces used or available to be used for the parking or storage of boats, recreational vehicles, trailers, equipment or any other item are not to be so considered. Add this note to the plan in a conspicuous place.
8) Provide a lighting plan, details and photometric plan that demonstrate compliance with the Zoning Ordinance.
9) The plan needs to show existing and proposed fire hydrants.
10) Provide evidence of E-911 approval for Watervale Drive.
11) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
12) Please add additional foundation plantings to the front of the buildings. Please be aware of the size of the plant symbols in regards to the scale of the plan.
13) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or KNoel@MurfreesboroTN.gov. *Informational comments.*
14) Work for this phase will be authorized by a Cost of Construction site work permit. To seek final site plan approval prior to the permit being issued, a pdf of the construction plans should be emailed to Katie Noel in the engineering department at KNoel@murfreesborotn.gov. Final site plan approval will be required prior to the issuance of a Land Disturbance permit.
15) Construction plans must be approved by the City Engineer and shall be submitted to the City Engineer's office for review and approval.
16) A Right of Way permit and bond will be required for all work in the Right of Way of Saint Andrews Drive. Please contact Danny Lowe for Details.

Stormwater Comments:

1) This development is required to comply with all stormwater regulations. Provide calculations to prove that existing ponds are adequate for the proposed new sections.

2) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.

3) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.

4) Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.

5) 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.

6) This site is required to comply with the City Stormwater Quality requirements. Demonstrate how this is being accomplished.

7) The EPSC plan for SWPPP should be in at least 2 phases.

8) Prior to the issuance of the site work permit, a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements must be submitted to and approved by the Engineering Department.

9) Prior to the issuance of the first building permit, a Stormwater Management Record Sheet must be submitted to the Planning and Engineering Department.

10) Prior to the issuance of the final Certificate of Occupancy, submit an Engineer's Certification of Stormwater Quality Controls.

11) Prior to the issuance of the final certificate of occupancy, a Stormwater Facilities Operation and Maintenance plan must be submitted to and approved by the Engineering Department.

12) Prior to the issuance of final certificate of occupancy, submit a signed Stormwater Facilities Operation and Maintenance Agreement to the Planning and Engineering Department.

Standard Staff Comments:

1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

2) This site plan is not affected by the City's Major Thoroughfare Plan.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Evidence of a mandatory homeowners' association, demonstrating perpetual maintenance of all common areas and street trees, must be submitted.

6) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.

7) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.

8) 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.

9) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Show existing fire hydrant locations.

2) Additional fire hydrants will be required for this site.

3) Submit a Utility Site Plan for FMO review and approval.

4) Water service, domestic, fire and/or irrigation, is provided by CUDRC.

5) Show on the Site Plan the water line along the Phase 2 Access Road and to tie into the 20" main water line along Saint Andrews Drive.

6) Add a note to the Site Plan that the contractor to verify location and depth of the existing Colonial Gas line before water line construction along the Phase 2 Access Road.

7) All main waterline taps are to be made by CUDRC.

8) TDEC-approved plans from CUDRC and a "Construction Start Notification" is to be issued to the contractor from CUDRC prior to the start of any water line construction.

9) Water line construction must be complete and accepted by CUD before signature of Final Plat.

10) A hard copy or digital copy of the Final Plat will need to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@cudrc.com.

11) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.

12) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.

13) Property is within the Salem/Barfield assessment district. Add this note to the plan.

14) MWSD must receive contract prior to approving the plans.

15) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.

16) All canopy trees must be located 10’ minimum from all public water/sewer main(s).

17) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

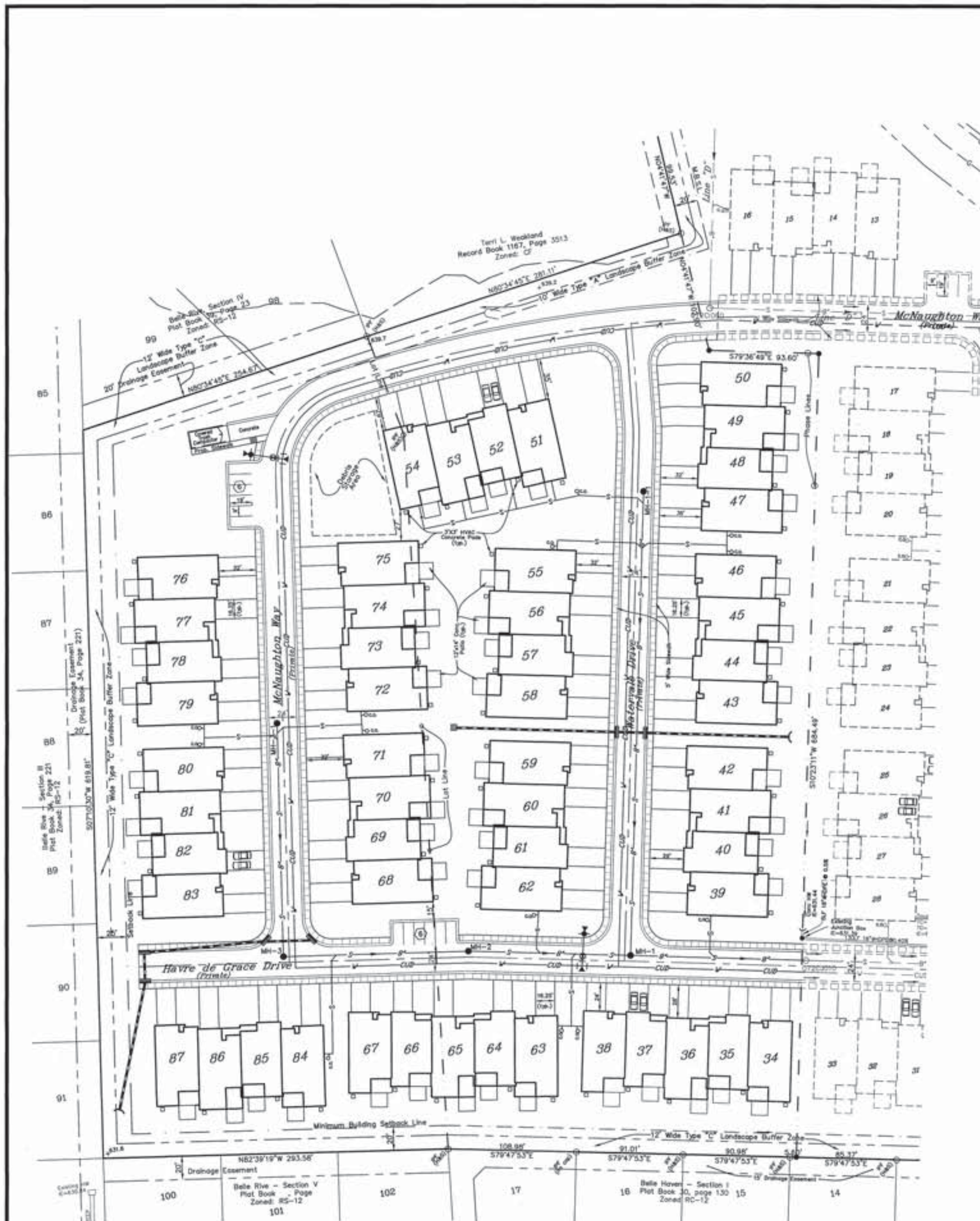
18) Submit a copy of the final Site Lighting Plan to MWSD.

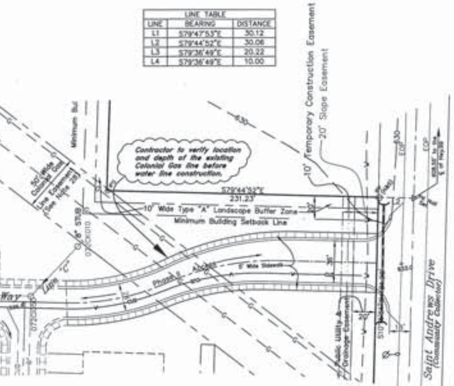
19) Submit a copy of the final Landscaping/Planting Plan to MWSD.

20) Submit a copy of the final Grading & Drainage Plan to MWSD.

21) Several finished floor elevations are lower than manhole casting.

22) Show electric and/or utility easements not in public right of way (ROW).





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S79°47'53"E	30.12
L2	S79°44'52"E	30.06
L3	S79°36'49"E	20.22
L4	S79°36'49"E	10.00

LEGEND

- Ø Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- Stone Check Dam

LOCATION MAP

SITE NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be conferred with the utility owner prior to comencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search 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 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. Water provided by Consolidated Utility District (C.U.D.). Contact C.U.D. for water line design, including water line sizes and fire hydrant locations. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, $2,000 or $250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension. All main waterline taps are to be made by CUDRC. TDEC approved plans from CUDRC and a "Construction Start Notification" is to be issued to the contractor from CUDRC prior to the start of any water line construction.
7. Initial sediment and erosion control measures must be installed and inspected prior to construction progressing.
8. Electric service provided by Murfreesboro Electric Department (M.E.D.). Contact M.E.D. for electric line design, requirements and specifications.
9. This property is within the drainage basin of an unnamed tributary to West Fork Stones River.
10. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. 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.
11. 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.
12. Per the City of Murfreesboro, this site contains post-construction best management practices utilized in treating stormwater runoff in order to comply with Murfreesboro City Code. A stormwater maintenance agreement is recorded with this property and obligates all subsequent Owners to adhere to the stormwater maintenance plan on file with the City of Murfreesboro.
13. Per the City of Murfreesboro, 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 months of issuance of the certificate of occupancy.
14. Per the Murfreesboro Water & Sewer Department, this property is within the Salem/Barfield Assessment District.
15. Construction Plans, including the final Grading and Drainage Plan, will be subject to review and approval by the City Environmental Engineer.
16. An erosion prevention and sediment control plan will be required with an application for a Land Disturbance Permit.
17. Pre the City of Murfreesboro, a final plat to create this lot must be reviewed prior to the issuance of a building permit and must be recorded prior to the issuance of a Certificate of Occupancy. A Condo Plat must be recorded prior to the issuance of the C of O.
18. Sewer main construction drawings and hydraulics must be submitted to the Murfreesboro Water and Sewer Deopartment for detailed review and approval separate from planning commission review.
19. The owner, for budget purposes, should check with the Murfreesboro Water and Sewer Department for connection fees, which may be substantial.
20. Per the City of Murfreesboro, site work, exterior work, utilities, landscape and infrastructure construction will be authorized by a land disturbance permit and cost of construction site work permit.
21. Evidence of a mandatory homeowners' association, demonstrating perpetual maintenance of all common areas and of the development entrance sign, must be submitted prior to signatures on the final plat.
22. According to the Murfreesboro Planning Department, Street signs must be in place prior to the release of building permits by the Planning and Engineering Department. There will be no Certificate of Occupancy issued on this site until pavement is in place and street signs installed.
23. Per the City of Murfreesboro, 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 adequare time to obtain the bond as this process may be lengthy and may delay the issuance of the Certificate of Occupancy. The owner/developer must sign a Landscaping within a City Easement Agreement with M.W.S.D.
24. Per the City of Murfreesboro, prior to Site Work permit provide a Stormwater Management Record Sheet.
25. Per the City of Murfreesboro provide 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 to the City Engineer's office for review and approval prior to Certificate of Occupancy.
26. Per the City of Murfreesboro provide a Final Erosion Prevention and Sediment Control Inspection report to the City Engineer's office for review and approval prior to Certificate of Occupancy.
27. Per the City of Murfreesboro an EPSC Inspection report must be submitted to the Engineering Department prior to each Certificate of Occupancy being issued.
28. No work within the Colonial Pipeline Easement without the prior consent of the easement owner.
29. Per the City of Murfreesboro, work for this phase will be authorized by a Cost of Construction site work permit. To seek final site plan approval prior to the permit being issued, a pdf of the construction plans should be emailed to Katie Noel in the engineering department at KNoel@murfreesborotn.gov. Final site plan approval will be required prior to the issuance of a Land Disturbance permit.
30. Per the City of Murfreesboro, this development must comply with the City's stormwater quality design standards. Provide a Stormwater Management Plan including associated design and calculations to the City Engineer's office for review and approval prior to any permit.
31. Per the City of Murfreesboro, prior to a Site work 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.
32. Per the City of Murfreesboro, per the City of Murfreesboro, prior to a Site Work permit, the Stormwater Management Plan must be submitted, reviewed and approved.
33. Per the City of Murfreesboro, prior to last certificate of occupancy, submit a Stormwater Facilities Operation and Maintenance Plan.

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. The planning Commission does not approve signage; a separate permit from the Building and Codes Dept. is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Code Department. For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.
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.

SANITARY SEWER NOTES:

1. Complete specifications for the sewer lines, "Sewer Line Specifications and Drawings", March, 2014 Ed., are on file at the Murfreesboro Water & Sewer Department Engineering Annex and can also be found online at http://www.murfreesborotn.gov/index.aspx?NID=284.
2. Sewer construction must be in accordance with all MWSD specifications and drawings.
3. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
4. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
5. Regarding the sanitary sewer, the M.F.E. must extend to the edge of the curb and be verified prior to acceptance of the project. For corner lots the M.F.E. only has to extend to the side of the lot which has the sewer service.
6. Trench check dams, as called out in the MWSD Specifications, are to be installed at the discretion of the Water & Sewer Department.
7. The existing sewer mains and/or manholes must be (tested/televised) before and after construction. Should the sewer not be (tested/televised) prior to construction any defects found after construction will be the responsibility of the contractor to repair at his or her expense.
8. All proposed manholes must be wrapped in a Conseal, or an approved equal, 12" minimum water and soil barrier wrap at each manhole section joint and at any other manhole component as directed by MWSD.
9. No more than 25 percent of the dollar amount of the Contract may be awarded to subcontractors
10. A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
11. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via an In-line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Company's (NASSCO) Pipeline Assessment Certification Program (PACP).
12. On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

PHASE II – SITE DATA:

TOWN HOMES
Area = 9.77± Ac. = 425,631 Sq.Ft.
Proposed Units = 54
Height of Proposed Structures = 2 Stories = 26'-11"
Proposed Use = Multiple-Family Dwellings
Number of Bedrooms = 54 Units = 123 Bedrooms
Parking Required = 123 Bedrooms x 1.1 space/Bedroom = 135.3 = 136 spaces
Parking Provided = 54 Double Garages = 108 Spaces
54 Double Driveways = 108 Spaces
Community Spaces = 12 Spaces
Total = 228 Spaces (167% of required)

Proposed Total Impervious Area = 244,297 Sq.Ft.

OPEN SPACE RATIO: OPEN SPACE / FLOOR AREA = 311,247 Sq.Ft./ 228,768 Sq.Ft. = 1.36
FLOOR AREA RATIO: FLOOR AREA / GROSS LAND AREA = 228,768 Sq.Ft./425,631 Sq.Ft. = 53.75%
LIVABILITY SPACE RATIO: LIVABILITY SPACE / FLOOR AREA = 253,643 Sq.Ft./228,768 Sq.Ft. = 1.11

SITE DATA – TOTAL DEVELOPMENT;

TOWN HOMES
Area = 18.21± Ac. = 793,421 Sq.Ft.
Proposed Units = 87
Height of Proposed Structures = 2 Stories = 26'-11"
Proposed Use = Multiple-Family Dwellings
Number of Bedrooms = 87 Units = 198 Bedrooms
Parking Required = 198 Bedrooms x 1.1 space/Bedroom = 217.8 = 218 spaces
Parking Provided = 87 Double Garages = 174 Spaces
87 Double Driveways = 174 Spaces
Community Spaces = 16 Spaces
Total = 364 Spaces (167% of required)

Proposed Total Impervious Area = 405,878 Sq.Ft.

OPEN SPACE RATIO: OPEN SPACE / FLOOR AREA = 608,630 Sq.Ft./ 368,685 Sq.Ft. = 1.65
FLOOR AREA RATIO: FLOOR AREA / GROSS LAND AREA = 368,685 Sq.Ft./793,421 Sq.Ft. = 46.47%
LIVABILITY SPACE RATIO: LIVABILITY SPACE / FLOOR AREA = 825,284 Sq.Ft./368,685 Sq.Ft. = 2.23

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	EXISTING CONDITIONS
3	GRADING & DRAINAGE
4	SEWER PROFILES
5	LANDSCAPING
6	LANDSCAPE DETAILS
7	IRRIGATION PLAN

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.

#	DATE	REVISION DESCRIPTION
0	12-31-15	Original Issue – Site Plan For Submittal
1	01-18-16	Revised per 01-20-16 Staff Comments
2	01-27-16	Revised for Resubmittal

ZONING: RM-16
FRONT SETBACK: 30'
SIDE SETBACK: *
REAR SETBACK: 25'

* The size of the required side yard shall be ten feet for single story buildings that are perpendicular to the side lot line and twenty feet for two story structures plus an additional five feet for each story over two. The size of the required side yard shall be twenty feet for one and two story buildings that are running parallel with the side lot line plus five feet for each additional story over two.

OWNER: Ole South Properties, Inc.
ADDRESS: 201 East Main Street, suite 300
Murfreesboro, TN 37130

Tax Map 114, Part of Parcel 21.17
Record Book 1276, Page 2022
Record Book 1329, Page 3968

This property is not included in areas designated as "Special Flood Hazard Area" on the National Flood Insurance Program Flood Map Panel: 470168 0265 H; Zoned: X, Dated: January 05, 2007.

STEPHEN A. ... STATE OF TENNESSEE
1-27-16

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

SITE PLAN

Phase 2 - Lot 1, Units 34-87

BELLE HAVEN COVE

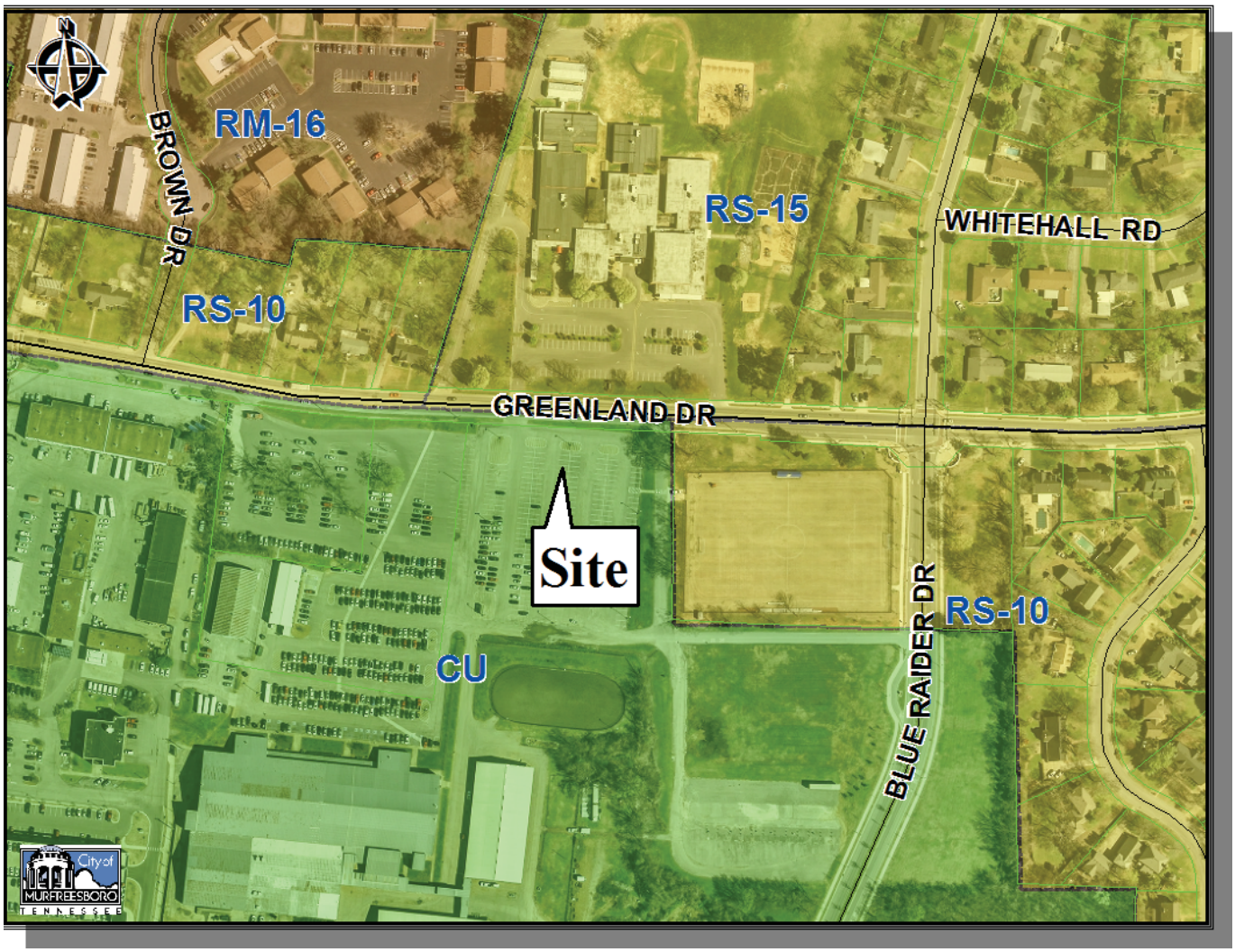
13th Civil District of Rutherford County, Tennessee

Date: October, 2015 | Scale: 1"=50' | Sheet 1 of 7

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.g. MTSU [2016-3021] site plan for parking lot modifications on 4.3 acres zoned CU located south of Greenland Drive, Middle Tennessee State University developer.

This is the site plan review for modifications to an existing parking lot located south of Greenland Drive, across from Reeves Rogers School. This parking lot primarily serves livestock delivery vehicles, but also serves as overflow parking for the university. The proposed improvements modify the layout, striping and landscaping. The property is zoned CU (College University District) and the proposed use is permitted within the L-I district. The site will have access to Greenland Drive through shared private drives. Staff recommends any approval of the site plan be subject to all staff comments.



Staff Comments

1) Modify the existing ramp on to Greenland Drive to a three lane cross section (14' in, 11' left out and 11' right out)
2) Work for this phase will be authorized by a Cost of Construction Site Work Permit. To seek final site plan approval prior to permit being issued, a PDF of the construction plans along with an Engineers Cost Estimate should be emailed to jbradley@murfreesborotn.gov.
3) Provide a Site Work Completion Bond in the amount of $2,000 prior to issuance of permits.
4) Final Site Plan approval will be required prior to the issuance of permits.
5) Label invert elevation of west end of underdrain
6) Point of Contact for this project is Jay Bradley 615-893-6441 or jbradley@murfreesborotn.gov. *Informational comment*.
7) Identify the use on the site plan as identified on Chart 4 of the Zoning Ordinance and provide the appropriate calculation.
8) Add the STANDARD NOTES listed in section 7. J. of the Zoning Ordinance to the site plan.
9) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://www.murfreesborotn.gov/index.aspx?NID=276
10) At the time of planting all canopy trees must be a minimum of 2.5" caliper.
11) Please provide the required shrubs in the frontage planting yard along Greenland Drive.
12) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
13) All parking rows are required to be originated and terminated with a landscape island and a shade tree.
14) Please provide the required landscape islands within the field of parking.
15) Please substitute a different evergreen tree in place of the White Pine. The White Pine is on the City of Murfreesboro Do Not Plant List.

Standard Staff Comments:

1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
2) This site plan is not affected by the City's Major Thoroughfare Plan.
3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.

6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.

7) 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.

8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Show fire department connection (FDC).

2) All buildings and access road must be identified throughout project (Temporary signage permitted). IFC 505.

3) Fire access roads must have an unobstructed and capable of withstanding fire apparatus weight. IFC 503.

4) Curbing detail must be approved by FMO on all fire access roads

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.h. Spotlight Dance Studio [2016-3023] site plan for 5,283 square foot building on 0.7 acres zoned PUD located along Luke Court, Meghan Casteel developer.

This is the site plan review for a new 5,283 square foot dance studio located along Luke Court within the Victory Station PUD. The property is zoned PUD and the proposed use is permitted within the planned development. The site will have access to Luke Court, which loops to Fortress Boulevard. The proposed building is one story consisting of mostly brick with a stacked stone veneer base. The roof is pitched with rough sawn cedar beams, EIFS reveal and standing seam metal roof. Staff recommends any approval of the site plan be subject to all staff comments.

Staff Comments

1) A final plat to create this lot must be reviewed prior to the issuance of a building permit and must be recorded prior to the issuance of a Certificate of Occupancy.
2) Identify the use on the site plan as “music or dancing academy”.
3) Will the mechanical units be roof-top mounted? Mechanical, utilities, or other building elements that must be roof mounted shall be located and screened so that are not visible from any point six feet above ground level or from any public right-of-way.
4) How will solid waste be managed? Provide details for solid waste management on the site plan.
5) Per the PUD, provide open space calculations (minimum 20%) on the site plan. Also demonstrate that at least 8% open space is located within the interior of the site.
6) Per the PUD, transformer or similar vaults must be fenced/bermed and landscaped. Identify these and screen appropriately.
7) Per the PUD, the side perimeter planting yard shall be 15’ wide along the length of the sides lot lines and is shared between both property lines (7.5 on each side). Label the width of this area on the site plan.
8) Per the PUD, street trees are required to be planted along roadways up to entrance drives. Flowering and evergreen shrubs shall also be used as accents to entrances.
9) Per the PUD, no ornamental trees shall be planted within the interior of the parking lot.
10) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://www.murfreesborotn.gov/index.aspx?NID=276
11) Please revise the landscape plan to provided shredded hardwood bark mulch and update all planting details.
12) Due to current availability, staff recommends selecting a different ornamental tree in place of the Golden Rain Tree.
13) Landscape architect should review the Victory Station PUD and provide any additional elements that may be required.
14) Please demonstrate on the landscape plan how the site will be irrigated. Per the PUD, 100% irrigation is required to ensure the survival and longevity of planted material. The irrigation shall utilize pop-up heads, providing 100% coverage in order to provide a minimum of 1” per week of water on all landscaped areas.
15) The point of contact for the Engineering Dept. is Cey Chase at 615/893-6441 or cchase@murfreesborotn.gov.
16) Call out the nearest fire hydrant on the site plan and the distance from the building. If applicable, the distance from the FDC and the fire hydrant should be a minimum of 150’.
17) Information on the fire department connection (FDC) is provided on Sheet C-5.0. Show the FDC on the building.
18) Show turf reinforcement matting at all concentrated flow areas including curb cuts and bottom of ditch.

19) A ROW Excavation permit and bond will be required before beginning any work in the right of way.

Stormwater Comments:

1) This development is not required to meet the City's Stormwater Quality requirements because the lot is less than 1 acre.
2) Erosion and sediment control plans (EPSC) should be in 2 phases prior to a land disturbance permit.
3) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) to the Engineering Dept prior to starting any construction activities and prior to issuance of a land disturbance permit.
4) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (http://www.murfreesborotn.gov/index.aspx?nid=499) and 2 copies of the SWPPP/EPSC/NOC, site plan and stormwater management record sheet must be submitted to the Engineering Department.
5) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) will be required prior to certificate of occupancy (CO).

Standard Staff Comments:

1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.
2) This site plan is not affected by the City's Major Thoroughfare Plan.
3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.
5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.
7) 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.

8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.
2) Show existing Electric.
3) Show approved MED conduit design and approved MED transformer pad location.
4) Provide an Electric easement for Electric not in public right of way (ROW)
   - Overhead – 40ft. 20ft either side of nearest power pole
   - Down Guys – 5ft x 30ft
   - Underground – 15ft x total underground trench length
5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
7) All fire hydrants must be located 4ft from nearest electric facility.
8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
11) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
12) Building permits are not to be issued until fees are paid.
13) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279
14) All buildings and access road must be identified throughout project (Temporary signage permitted). IFC 505.

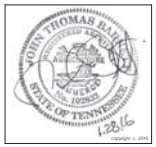
15) Fire access roads must have an unobstructed and capable of withstanding fire apparatus weight. IFC 503.

1 west elevation
1/8" = 1'-0"

2 east elevation
1/8" = 1'-0"

3 south elevation
1/8" = 1'-0"

4 north elevation
1/8" = 1'-0"



listen • think • create

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

b3studio inc.
1104 west main street || franklin, tn 37064 || www.b3studio.com

consultants:

project:

spotlite dance studio, llc

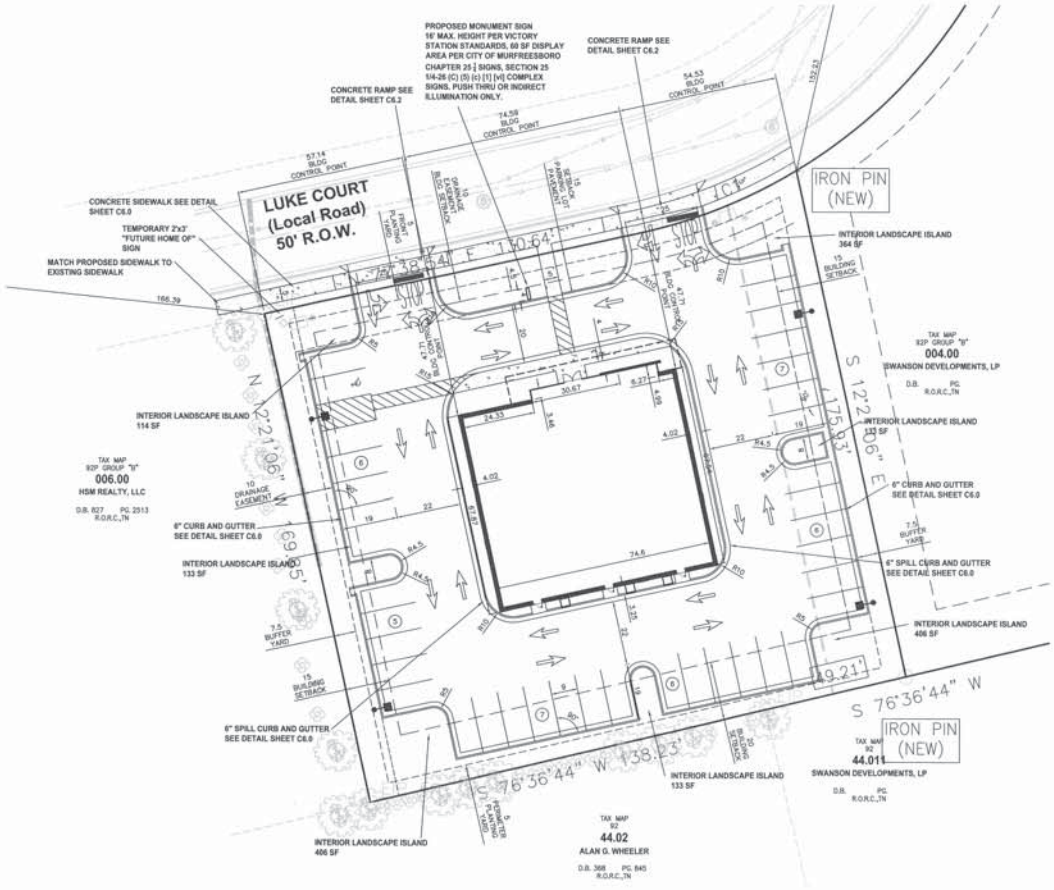
murfreesboro, tn

revisions

date: 21 january 2016
project no.: a16003.00

exterior elevations

a400



VICINITY MAP
NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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. CONTACT RAM BALANCHANDRAN, CITY TRAFFIC ENGINEER, AT (615) 893-6441.***
6) A ENTRANCE PERMIT MAY BE REQUIRED. EVIDENCE OF CITY APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
7) AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACITLITES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO ISSUANCE CERTIFICATE OF OCCUPANCY.

NOTE:
ZONING - PUD
PROPOSED USE - 5,283 SQUARE FOOT DANCE STUDIO
BUILDING HEIGHT:
FRONT ELEVATION 23'-0"
REAR ELEVATION 18'-0"
STORIES 1

PARKING RATIO (BASED ON SQFT)

	BUILDING SQ.FT.	SPACES REQ'D	SPACES PROVIDED	REQUIRED RATIO
Spot Lite Dance	5,283	18	37	1 PAD/300 SF
TOTAL	5,129	18	37	

ACCESSIBLE PARKING

VAN PARKING	0 REQUIRED	0 PROVIDED
ACCESSIBLE PARKING	1 REQUIRED	1 PROVIDED
TOTAL	1 REQUIRED	1 PROVIDED

FLOOR AREA RATIO

	BUILDING SQ.FT.	AREA (ACRES)	RATIO
BASE BUILDING	5,129	0.727	0.162

INTERIOR LANDSCAPE AREA
TOTAL PARKING AREA = 17,343 SF
8% INTERIOR REQUIRED = 1,388 SF
9.73% PROVIDED = 1,689 SF

NOTE:
1) REQUIREMENTS THAT ACCESSIBLE ROUTES NOT HAVE CROSS SLOPES OVER 2.0% OR RUNNING SLOPES GREATER THAN 5.0% WITH NO OFFSETS GREATER THAN 2".
2) USE 7.5% AS MAXIMUM TARGET SLOPE FOR CURB RAMPS.
3) USE MAXIMUM TARGET SLOPE OF 1.8% FOR HANDICAP PARKING PAD.
4) GRADES TO REMAIN CONSTANT BETWEEN SPOT ELEVATIONS GIVEN FOR ACCESSIBLE SURFACES.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47149C0255H DATED JANUARY 5, 2007.

LEGEND
EXISTING STORM SEWER: —— ST ——
EXISTING CATCH BASINS:
EXISTING WATER LINE: —— W ——
EXISTING FIRE HYDRANT:
EXISTING SANITARY SEWER MAN: —— SA ——
DIRECTIONAL ARROWS:
PROPOSED DOMESTIC: —— 1-1/2"W ——
PROPOSED BACKFLOW PREVENTER:
PROPOSED WATER METER:
PROPOSED IRRIGATION METER:

MARTIN CONSULTING & ENGINEERING, LLC
5226 Columbia Highway, Suite 3
Spring Hill, TN 37174
615.812.2147
gary@martinengrg.com

GARY W. MARTIN
STATE OF TENNESSEE

SITE LAYOUT PLAN
SPOTLITE DANCE STUDIO, LLC
MAP 092P GROUP "B" PARCEL 003.00
RUTHERFORD COUNTY
LUKE COURT
MURFREESBORO, TENNESSEE

General Notes

No.	Revision/Issue	Date
-	-	-

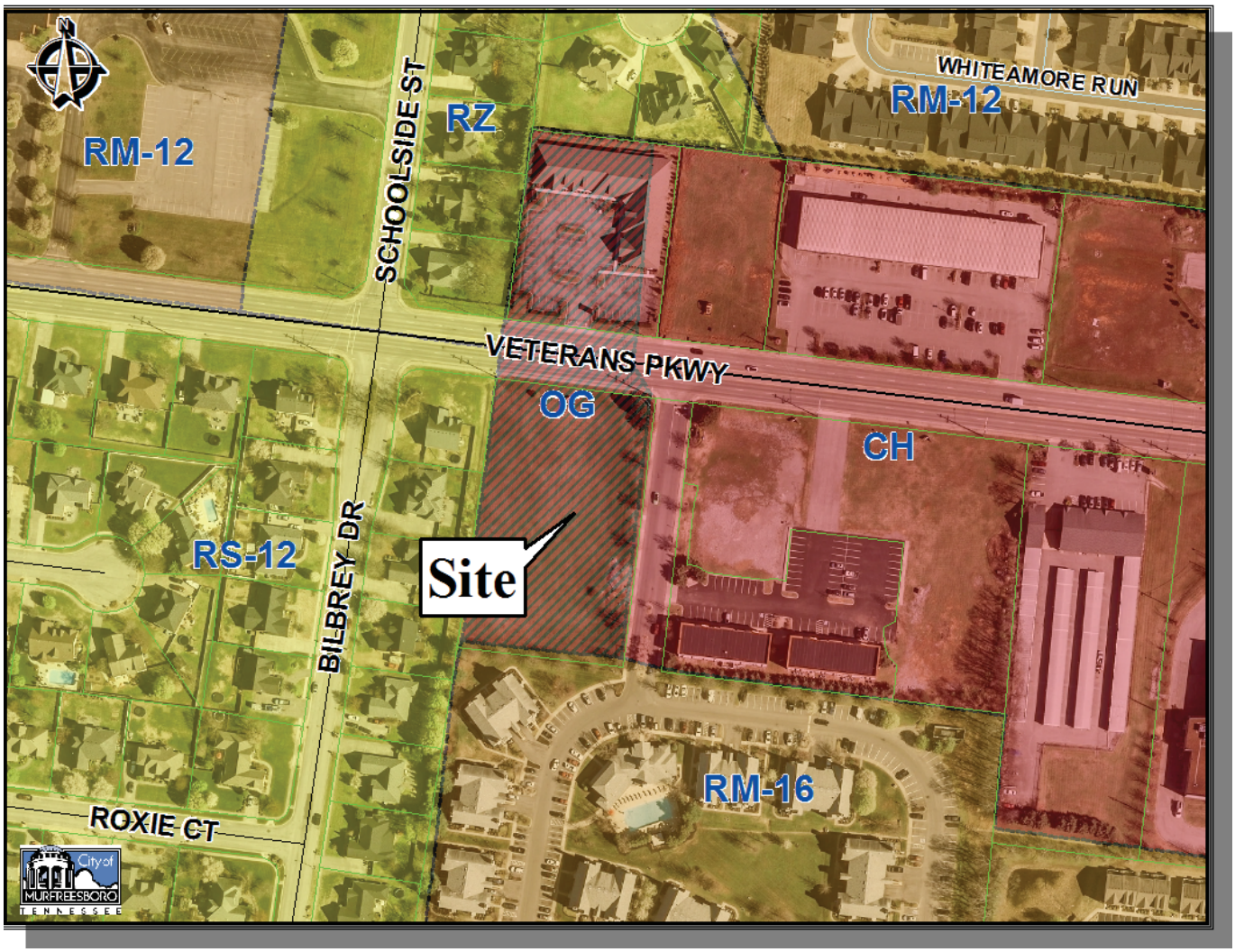
Date 12/30/15
Scale 1"= 20'

C-2.0

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.i. Barfield Commons [2016-3028] site plan for 8,000 square foot medical office on 1.78 acres zoned OG located along Veterans Parkway, Murfreesboro 231 Partners developer.

This is the site plan review for an 8,000 square foot medical office located within the Vintage at Barfield subdivision. The property is zoned OG (General Office District) and the proposed use is permitted. The site will have access to Veterans Parkway through an existing private drive. The plan has been designed so that it will be possible to construct a future building; a site plan will need to be submitted for that future phase. The proposed building is one story (20') and brick with a stone base and gable roof. The Staff recommends any approval of the site plan be subject to all staff comments.



Staff Comments

1) The number of provided parking spaces does not appear to equal 47 as noted in the parking table. Review the plan and revise as necessary.
2) Where will the mechanical units, such as the HVAC, be located (roof-top mounted, on the site, etc)? Note their location on both the Site Plan and on the Landscape Plan.
3) Provide a lighting plan, details and photometric plan that demonstrate compliance with the Zoning Ordinance.
4) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
5) Please add tree protection detail of the grading and drainage plan. Identify areas of tree protection.
6) Identify buffers on the landscape plan.
7) Please choose a broader growing evergreen in place of the “little gem magnolia” for use in the buffer.
8) Please show a tree calculation table for the existing trees to remain for credit.
9) Staff is concerned with future visibility issues of building and signs with current proposed landscape design. Staff suggests use groupings of trees in the frontage to open views sheds to the building and signs.

Stormwater Comments:

1) Specify the type of water quality unit and provide detail.
2) This site must meet the City’s Stormwater Quality requirements.
3) Identify who will be responsible for the long term operation and maintenance of this stormwater facility: detention pond and water quality unit. A long-term operation and maintenance plan and agreement (http://www.murfreesborotn.gov/index.aspx?NID=500) for the stormwater facilities must be signed and notarized prior to issuance of certificate of occupancy.
4) Erosion and sediment control plans (EPSC) should be in 2 phases prior to a land disturbance permit.
5) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) to the Engineering Dept prior to starting any construction activities and prior to issuance of a land disturbance permit.
6) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (http://www.murfreesborotn.gov/index.aspx?nid=499) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.
7) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. three (3) hard copies of the site plan, 1 hard copy of the stormwater report

with design and calculations and 1 hard copy of the stormwater management record sheet, long-term operation and maintenance plan and agreement for the stormwater facilities (http://www.murfreesborotn.gov/index.aspx?NID=441).

8) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) will be required prior to certificate of occupancy (CO).

9) An Engineer's Certification of the construction of the stormwater facilities (http://www.murfreesborotn.gov/index.aspx?NID=441) will be required prior to certificate of occupancy (CO).

Standard Staff Comments:

1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

2) This site plan is affected by the City's Major Thoroughfare Plan, as Veterans Parkway is identified to be improved.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.

6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.

7) 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.

8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.
2) Show existing Electric.
3) Show approved MED conduit design and approved MED transformer pad location.
4) Provide an Electric easement for Electric not in public right of way (ROW)
   - Overhead – 40ft. 20ft either side of nearest power pole
   - Down Guys – 5ft x 30ft
   - Underground – 15ft x total underground trench length
5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
7) All fire hydrants must be located 4ft from nearest electric facility.
8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
11) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
12) Building permits are not to be issued until fees are paid.
13) Water service, domestic, fire and/or irrigation, is provided by CUDRC.
14) Submit to CUD for further review and comments.
15) Refer to IFC 2012 Table 903.2 for occupancies required to be sprinklered.
16) Fire access road widths must be no less than 20 feet and unobstructed and capable of withstanding fire apparatus weight. IFC 503.

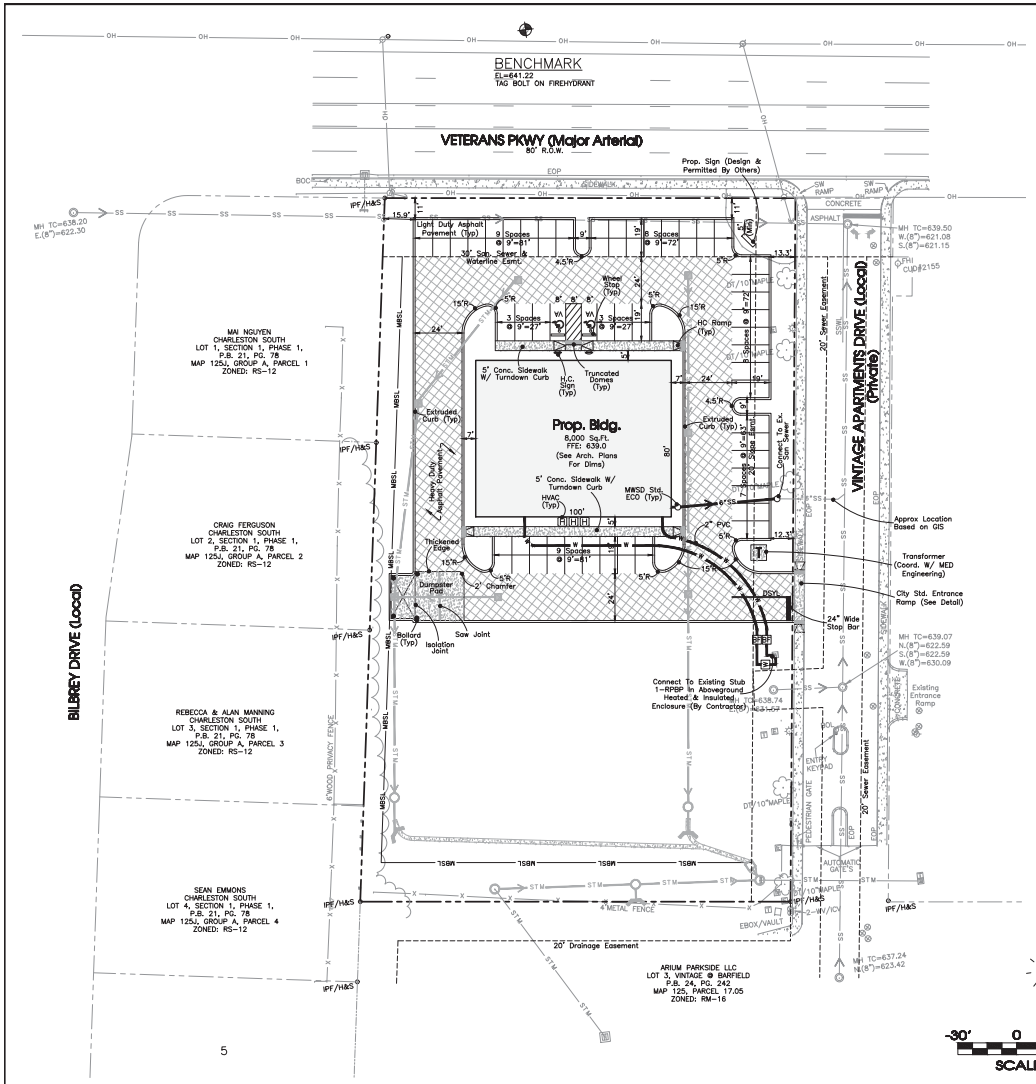
MJM ARCHITECTS

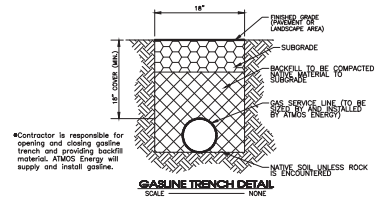
Barfield Square | Veterans Parkway Medical Office Building

Conceptual Massing

September 25, 2015

DENTIST
GOODHEALTH





GASLINE TRENCH DETAIL
SCALE — NONE

NOTES:
Main utility trench, conduit #, & sizes are shown for location & coordination only. Coordinate final location, # & size of conduits with provider. CATV and telephone lines to be designed by those respective utilities.

Phase 1 Land Use Calculations:

F.A.R. = $\frac{15{,}500\ \text{Sq.Ft.}}{77{,}536\ \text{Sq.Ft.}} = 0.2 < 0.3$

L.S.R. = $\frac{77{,}536\ \text{Sq.Ft.} - 15{,}500\ \text{Sq.Ft.} - 29{,}347\ \text{Sq.Ft.}}{77{,}536\ \text{Sq.Ft.}} = 0.42 > 0.28$

O.S.R. = $\frac{77{,}536\ \text{Sq.Ft.} - 15{,}500\ \text{Sq.Ft.}}{77{,}536\ \text{Sq.Ft.}} = 0.8 > 0.6$

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

Owner:
Barfield Square Partners, LLC.
1010 Glessner Dr.
Spring Hill, TN 37174
Developer:
Investment Partners
C/O Bobby Kirby
P.O. Box 669
McMinnville, TN 37111
Deed Reference:
R.Bk. 1247, Pg. 2208
Map 125, Parcel 17.08
P.Bk. 23, Pg. 286, Lot 1
Yard Requirements:
Front: 30'
Side: 10'
Rear: 20'
Intended Use:
Medical Office Building
Land Use Data:
Zoned: OG
1-Story Building
Building Ht.: 20'-0"
Total Floor Area: 8,000 Sq.Ft. (Phase 1)
1 Lot on: 1.78± Acres
Parking Requirement:
$\frac{1\ \text{Space}}{200\ \text{Sq.Ft.}}$ x 8,000 Sq.Ft. = 40 Spaces Required
Provided: 47 Regular + 2 H.C. = 49 Total Spaces Provided
Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0270H 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 ×	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	EEL	EEL EEL
	EXISTING TREELINE		
	EXISTING FENCELINE	X	X
	MINIMUM BUILDING SETBACK LINE	MBSL	
	PHASE BOUNDARY		
	EXISTING GAS LINE	GAS	GAS
	PROPOSED GAS LINE	GAS	GAS
	EXISTING STORM	STM	STM
	PROPOSED STORM	STM	STM
	EXISTING CONTOUR LINES	601	
	PROPOSED CONTOUR LINES	601	
	EXISTING SANITARY SEWER	SS	SS
	PROPOSED SANITARY SEWER	SS	SS
	EXISTING WATER	W	W
	PROPOSED WATER	W	W

See Sheet 2 For Notes
See Sheets 7-8 For Details

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
650 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
E-MAIL: MTAYLOR@SEC-CIVIL.COM
SITE, 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 contractor(s) of the site shown on these construction drawings is properly qualified to perform the work shown on these construction drawings in a safe and workmanlike manner. This is owner responsibility is the assurance that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR
REGISTERED ENGINEER
No. 112000
STATE OF TENNESSEE

REVISED
(Not Intended For Construction)

Barfield Commons

Murfreesboro, TN

REVISED:

DRAWN: SJA, CFB3
DATE: 1-28-16
CHECKED: MAT
FILE NAME: 15338project.dwg
SCALE: 1"=30'
JOB NO. 15338

Site & Utility Plan

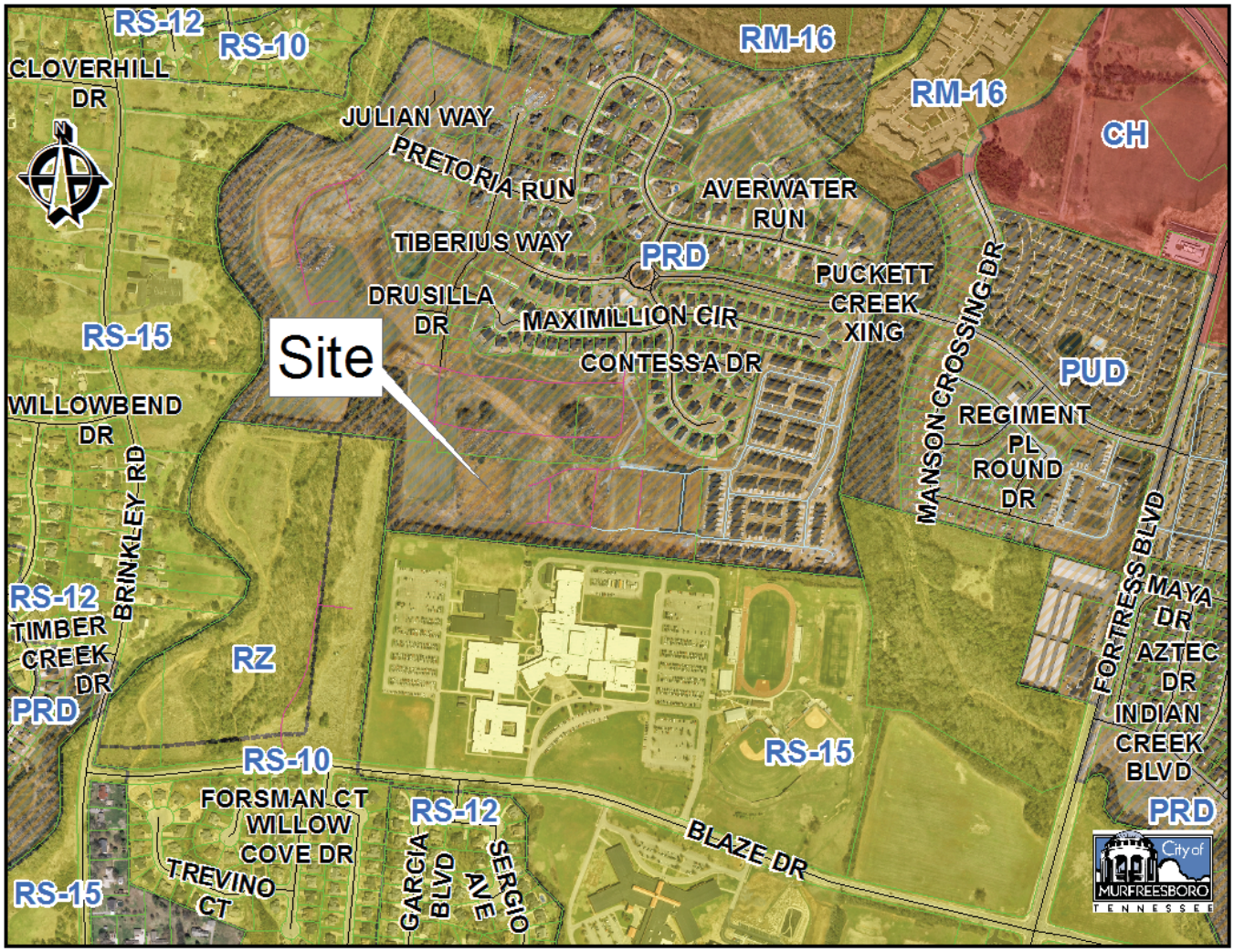
SHEET:
5 of 10

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.j. Puckett Downs Section 4 [2016-3032] site plan for 38 unit multi-family development on 2.9 acres zoned PRD located along Prometheus Way, Ole South Properties developer.

This is the site plan review for the next section of an existing multi-family residential development located west of Fortress Boulevard. The subject property is zoned PRD and the proposed use is permitted by the PRD zoning. There are several modifications being proposed as compared to the PRD zoning plan, including modifications to the private road network and replacing a number of non-garage units with garage units. It is Staff's opinion that the modifications are minor in nature and that the site plan is generally consistent with the PRD zoning plan. Staff recommends that any approval of this site plan be made subject to all staff comment.



Staff Comments:

1) Please add the required tree planting detail on landscape plan.
2) Please add the required shrub planting detail on landscape plan.
3) Please add the required perimeter plantings in the southern perimeter. Due to proposed grading, preserving any existing trees would not be feasible.
4) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
5) Please identify areas around buildings to install foundation plantings by either hatch or other method.
6) Call out the type of buffer proposed along the northern property line.
7) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or KNoel@MurfreesboroTN.gov. Planning point of contact is Matthew Blomeley at (615)-893-6441 or mblomeley@murfreesborotn.gov.
8) Add pipe and structure tables.
9) Demonstrate compliance with all stormwater requirements.
10) Work for this phase will be authorized by a Cost of Construction site work permit. To seek final site plan approval prior to the permit being issued, a pdf of the construction plans should be emailed to Katie Noel in the engineering department at KNoel@murfreesborotn.gov. Final site plan approval will be required prior to the issuance of a Land Disturbance permit.
11) Construction plans must be approved by the City Engineer and shall be submitted to the City Engineer's office for review and approval.
12) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.
13) 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.
14) 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.
15) 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.
16) This site is required to comply with the City Stormwater Quality requirements. Demonstrate how this is being accomplished.
17) The EPSC plan for SWPPP should be in at least 2 phases.
18) Prior to the issuance of the site work permit, a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements must be submitted to and approved by the Engineering Department.

19) Prior to the issuance of the first building permit, a Stormwater Management Record Sheet must be submitted to the Planning and Engineering Department.

20) Prior to the issuance of the final Certificate of Occupancy, submit an Engineer's Certification of Stormwater Quality Controls.

21) Prior to the issuance of the final certificate of occupancy, a Stormwater Facilities Operation and Maintenance plan must be submitted to and approved by the Engineering Department.

22) Prior to the issuance of final certificate of occupancy, submit a signed Stormwater Facilities Operation and Maintenance Agreement to the Planning and Engineering Department.

23) Label the width of the individual driveways.

24) The zoning of the Blackman High School property to the south is incorrectly labeled as RM. The correct zoning is RS-15. Please correct.

25) The parking tabulations assume the ratio of two and three bedroom units. Is the exact number not known at this time? It is preferable to have the exact number, if known, to ensure accurate parking tabulations.

26) If garages are to be counted toward minimum parking requirements, they may only be used for vehicular parking and may not be used for boat storage, household storage, etc… Please include a note to this effect on the plans.

27) Provide architectural elevations of the proposed buildings to demonstrate compliance with the approved PRD zoning plan.

28) Provide a photometric lighting plan and any other information necessary to demonstrate compliance with the lighting requirements Section 18 of the Zoning Ordinance.

Standard Staff Comments:

1) This site plan is not affected by the City's Major Thoroughfare.

2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.

6) All site and building signage must be permitted and installed prior to 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.

7) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

8) 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.

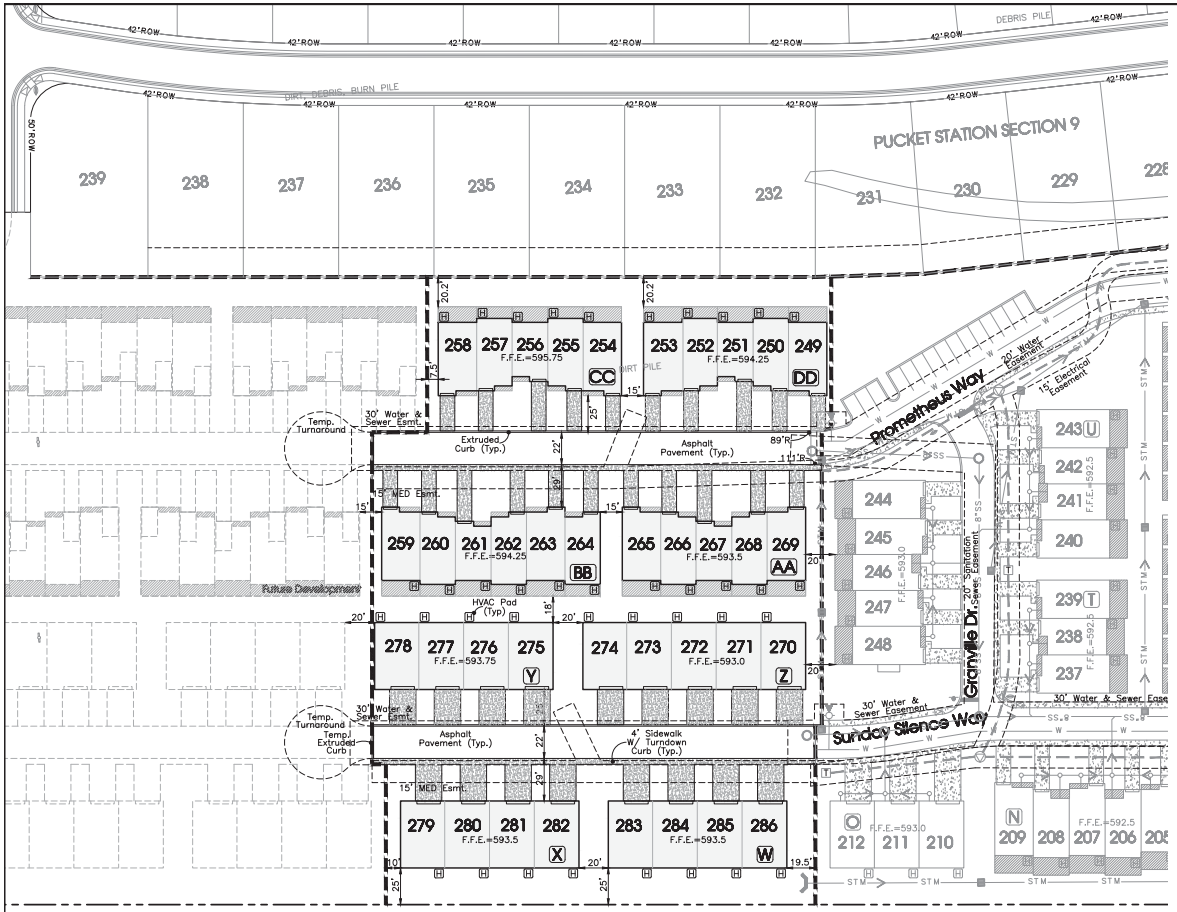
Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.
2) Show existing Electric.
3) Show approved MED conduit design and approved MED transformer pad location.
4) Provide an Electric easement for Electric not in public right of way (ROW)

   Overhead – 40ft. 20ft either side of nearest power pole

   Down Guys – 5ft x 30ft

   Underground – 15ft x total underground trench length
5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
6) All fire hydrants must be located 4ft from nearest electric facility.
7) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
8) Resubmit two sets of plans to MWSD for the review of the sewer.
9) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.
10) Building permits are not to be issued until fees are paid.
11) MWSD must receive contract prior to approving the plans.
12) Show fire department connection (FDC).
13) Water lines servicing fire hydrants must be in place and operational prior to bring combustibles on site.
14) Submit a Utility Plan for FMO review and approval.
15) Fire access roads must have an unobstructed and capable of withstanding fire apparatus weight. IFC 503.



Map 92, Parcel 46
Rutherford County
Blackman High School
Plat Book 23, Page 149
Deed Book 620, Page 308
ZONED: RM

Notes:

1. All Drives In Puckett Downs Are Private & Shall Be Maintained By The H.O.A.
2. Surveyor Certification Of Locations Of Units Prior To Footings Inspection Shall Be Provided For Each Building.
4. Garages must only be used for parking vehicles and not storage of personal items.

Building I.D.	Building Footprint	Building Floor Area	Building Ht.
W	5,557 Sq.Ft.	11,114 Sq.Ft.	2-Story/22'-3"
X	5,557 Sq.Ft.	11,114 Sq.Ft.	2-Story/22'-3"
Y	5,557 Sq.Ft.	11,114 Sq.Ft.	2-Story/22'-3"
Z	6,935 Sq.Ft.	13,870 Sq.Ft.	2-Story/22'-3"
AA	5,768 Sq.Ft.	11,536 Sq.Ft.	2-Story/22'-3"
BB	6,864 Sq.Ft.	13,728 Sq.Ft.	2-Story/22'-3"
CC	5,768 Sq.Ft.	11,536 Sq.Ft.	2-Story/22'-3"
DD	5,768 Sq.Ft.	11,536 Sq.Ft.	2-Story/22'-3"
Total:	47,774 Sq.Ft.	95,548 Sq.Ft.	

N

-40' 0 40' 80'

SCALE: 1"= 40'

Parking

Required: Assume 40% 3 B.R. (38 x 40% x 3 B.R.)=46 B.R.'s
Assume 60% 2 B.R. (38 x 60% x 2 B.R.)=46 B.R.'s
92 Total B.R.'s x 1.1 Spaces Req'd/B.R.=
102 Spaces Required

Provided: 21 Driveway Spaces @ 1-Car Garage Units
34 Driveway Spaces @ 2-Car Garage Units
21 1-Car Garage Spaces
34 2-Car Garage Spaces
110 Spaces Provided

F.A.R.=95,548 S.F./125,888 S.F = 0.76
Lot Coverage=47,774 S.F./125,888 S.F. = 37.9%
Density=38 D.U./2.89 Ac. = 13.15 D.U./Acre

Developers/Owner:
Ole South Properties
201 East Main St., Suite 300
Murfreesboro, TN 37130
Contact: Dan Bobo
Land Data:
38 Units on 2.89± Acres
Deed Reference:
R.Bk. 538, Pg.1601, R.Bk. 662, Pg. 3736
Tax Map 78, Parcel 46 & 46.05
7th Civil District, Rutherford County
13th Magisterial District
Intended Use: Multiple Family Dwellings
Zoning: PRD
Flood Map:
No portion of this site lies within the 100 Year Flood Zone per Map 47149C0255H Dated January 5, 2007. See LOMR-F Case No. 10-04-0052A For Flood Line Revisions.

Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on _____.

Master Plan Approved In PRD:
Original PRD 3rd & Final Reading = Aug. 25, 2008
1st PRD Amendment 3rd & Final Reading = Oct. 2, 2008
2nd PRD Amendmend 3rd & Final Reading = June 6, 2009

Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EXISTING TREELINE	
EXISTING FENCELINE	X
MINIMUM BUILDING SETBACK LINE	MBSL
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
PROPOSED WATER	W

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

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 contractor of the site shown on these construction drawings is aware of the intended design criteria and objectives. The contractor shall be responsible for the means and methods of construction. It is their responsibility to the assurance that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR
NO. 101 STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Puckett Downs Section 4

Murfreesboro, Tennessee

REVISED:

DRAWN: SJA
DATE: 1-28-16
CHECKED: MAT
FILE NAME: 04248pd-4.dwg
SCALE: 1"=40'
JOB NO. 04248

Site Plan

SHEET: 6 of 13

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
FEBRUARY 17, 2016

5.k. The Villas at Cloister Ph. 4 [2016-3043] site plan for 54 unit multi-family development on 3.8 acres zoned PRD located along Tony Lama Lane, O'brien Loyd Ventures developer.

This is the site plan review for the next phase of an existing multi-family residential development located east of Veterans Parkway. The subject property is zoned PRD and the proposed use is permitted by the PRD zoning. Staff recommends that any approval of this site plan be made subject to all staff comments.

Staff Comments:

1) Please add the required ANSI note on landscape plan.
2) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
3) Please show how the stormwater management areas are being screened on the landscape plan. Detention or retention areas shall be landscaped by use of a combination of vegetation, earth berm, walls, or other materials.
4) Please extend the Type “A” buffer along the entire northern property line.
5) The PRD zoning plan requires a Type “C” buffer along the entire eastern property line (east of units 133-144), as well as along the southern property line (south of unit 144). Please revise the landscape plan to demonstrate compliance with this buffering requirement.
6) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or KNoel@MurfreesboroTN.gov. Planning point of contact is Matthew Blomeley at (615)-893-6441 or mblomeley@murfreesborotn.gov.
7) Add ribbon curb to the perimeter of all pavers where other concrete curbing or sidewalk is not already shown.
8) Provide 5 foot level landing to the rear of all patios. Look at units 109 and 110.
9) Demonstrate compliance with all stormwater requirements.
10) Work for this phase will be authorized by a Cost of Construction site work permit. To seek final site plan approval prior to the permit being issued, a pdf of the construction plans should be emailed to Katie Noel in the engineering department at KNoel@murfreesborotn.gov. Final site plan approval will be required prior to the issuance of a Land Disturbance permit.
11) Construction plans must be approved by the City Engineer and shall be submitted to the City Engineer’s office for review and approval.
12) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior the city issuing a Land Disturbance Permit.
13) 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.
14) 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.
15) 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.
16) This site is required to comply with the City Stormwater Quality requirements. Demonstrate how this is being accomplished.

17) The EPSC plan for SWPPP should be in at least 2 phases and included in the construction plan sets.

18) Prior to the issuance of the site work permit, a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements must be submitted to and approved by the Engineering Department.

19) Prior to the issuance of the first building permit, a Stormwater Management Record Sheet must be submitted to the Planning and Engineering Department.

20) Prior to the issuance of the final Certificate of Occupancy, submit an Engineer's Certification of Stormwater Quality Controls.

21) Prior to the issuance of the final certificate of occupancy, a Stormwater Facilities Operation and Maintenance plan must be submitted to and approved by the Engineering Department.

22) Prior to the issuance of final certificate of occupancy, submit a signed Stormwater Facilities Operation and Maintenance Agreement to the Planning and Engineering Department.

23) Provide a photometric lighting plan and any other information necessary to demonstrate compliance with the lighting requirements in Section 18 of the Zoning Ordinance.

24) Staff suggests adding parking spaces along the east side of Perlou Lane adjacent to Unit 109. Units 109 and 110 do not have parking located directly in front of these units. This will provide convenient parking for these residents.

25) The MTEMC property to the north is zoned PCD (not PRD). Please correct.

26) Since this is the last phase of this development, please provide parking tabulations for the entire development, in addition to the parking tabulations for Phase 4. The PRD zoning plan called for a minimum of 288 parking spaces throughout the development and the overall tabulations should confirm whether or not this requirement has been met.

Standard Staff Comments:

1) This site plan is not affected by the City's Major Thoroughfare.

2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.

6) All site and building signage must be permitted and installed prior to 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.

7) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

8) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.

2) Show existing Electric.

3) Show approved MED conduit design and approved MED transformer pad location.

4) Provide an Electric easement for Electric not in public right of way (ROW)

   Overhead – 40ft. 20ft either side of nearest power pole

   Down Guys – 5ft x 30ft

   Underground – 15ft x total underground trench length

5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

6) All fire hydrants must be located 4ft from nearest electric facility.

7) Property is within the Overall Creek assessment district. Add this note to the plan.

8) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.

9) Building permits are not to be issued until fees are paid.

10) 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.

11) Water service, domestic, fire and/or irrigation, is provided by CUDRC.

12) The owner/developer for budget purposes should contact CUDRC for related fees to project which may be substantial.

13) Preliminary construction plans must be submitted to CUDRC in digital AutoCAD and PDF format for the waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@cudrc.com for design and review. Contact Bryant Bradley (615-225-3340) for further information.

14) All main waterline taps are to be made by CUDRC.

15) TDEC-approved plans from CUDRC and a “Construction Start Notification” is to be issued to the contractor from CUDRC prior to the start of any water line construction.

16) Water line construction must be complete and accepted by CUD before signature of Final Plat.

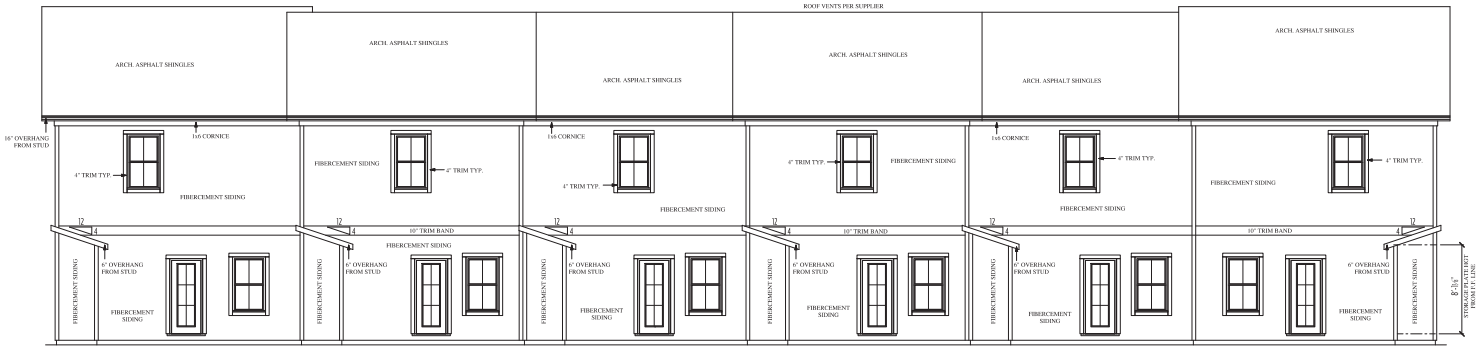
17) A hard copy or digital copy of the Final Plat will need to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@cudrc.com.

18) Additional fire hydrants may be required for this site.

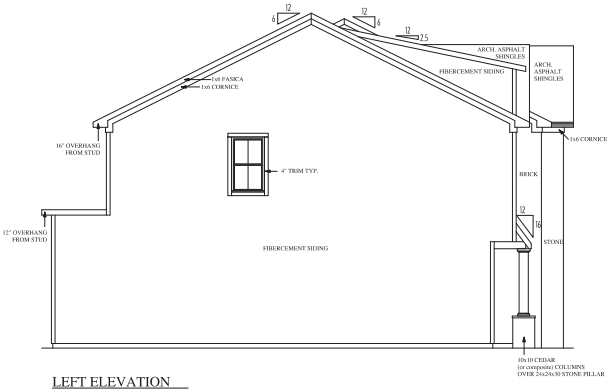
19) Water lines servicing fire hydrants must be in place and operational prior to bring combustibles on site.

20) Fire access road widths must be no less than 20 feet and unobstructed and capable of withstanding fire apparatus weight. IFC 503.

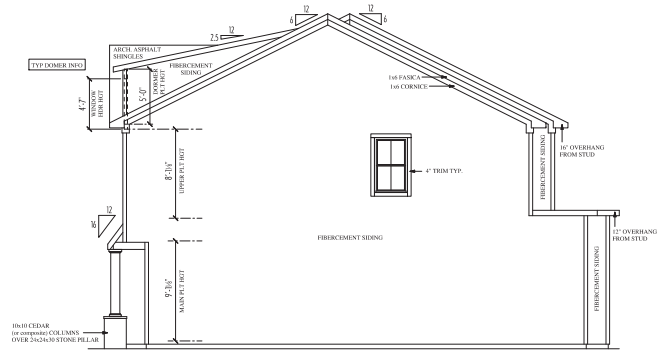
21) Fire apparatus turn around will required for dead end roads greater than 150 feet. IFC 503.



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

RELATED ITEMS ARE AND WILL REMAIN THE PROPERTY OF JAMIE TAYLOR. THE CLIENTS RIGHT IS CONDITIONAL AND LIMITED TO A ONE TIME USE. PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OR PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS. REPRODUCTION IN ANY MANNER IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL DESIGNER. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DESCREPANCIES SHALL BE REPORTED TO JAMIE TAYLOR FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. JAMIE TAYLOR ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

DATE	REVISION

DATE	REVISION

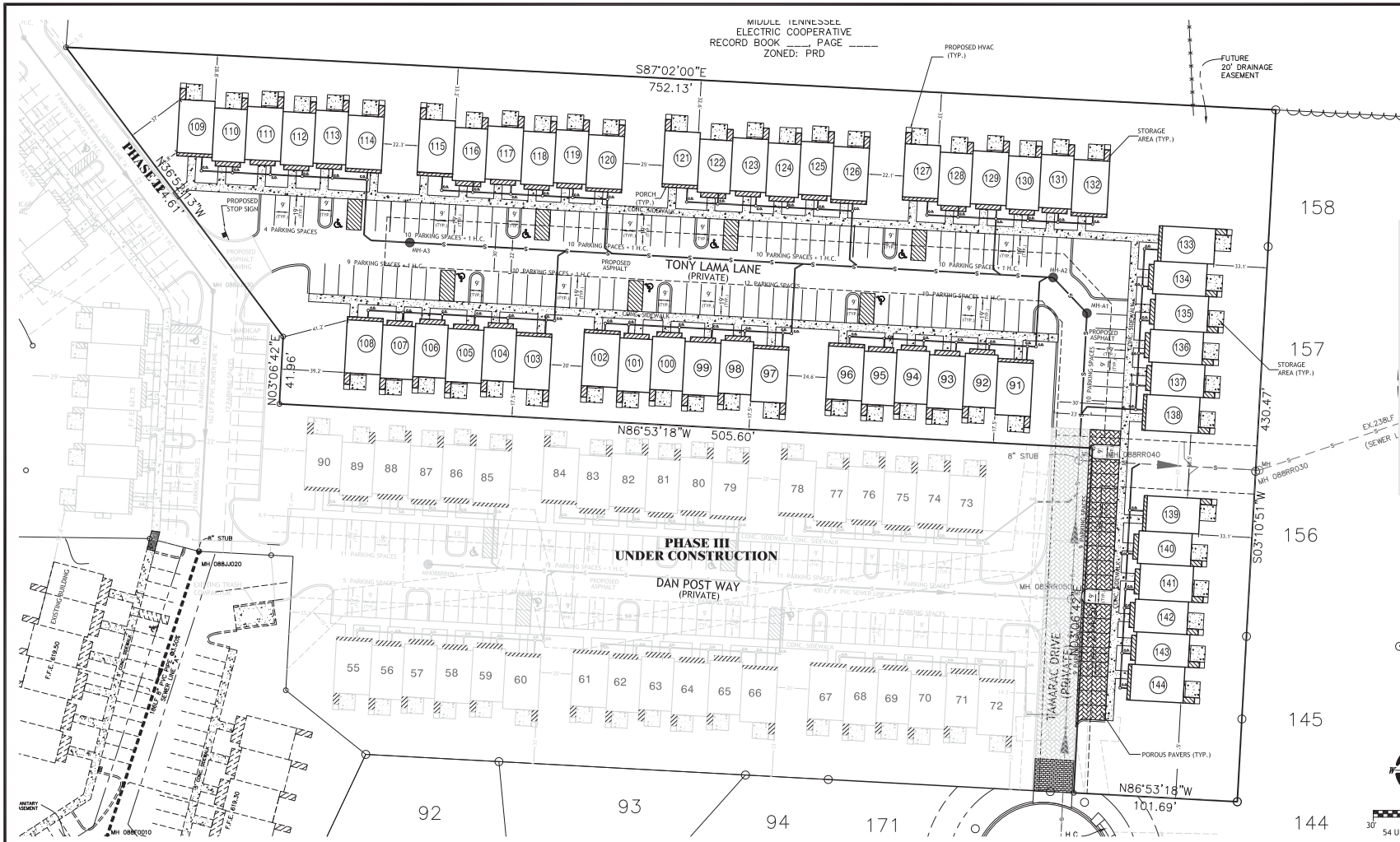
JTD
jtaylor designs
residential design firm
(615) 542-4675
jtaylordesigns.net
jtaylordesigns@gmail.com

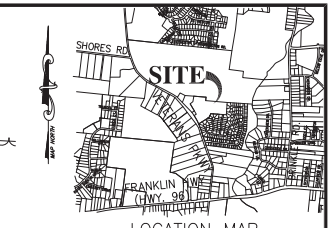
EXTERIOR ELEVATIONS

O'Brien Loyd

SHEET SIZE: 24 X 36
SCALE: 3/16" = 1'-0" (UNLESS NOTED)
DRAWN BY JAMIE TAYLOR
MARCH 2015

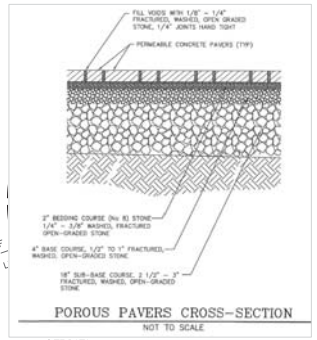
Original copy
If stamp above appears in black, this is a duplicate.





LOCATION MAP

N.T.S.



POROUS PAVERS CROSS-SECTION

NOT TO SCALE

SITE DATA:

2-STORY BUILDINGS

54 UNITS (9 3-BEDROOM UNITS & 45 2-BEDROOM UNITS)

BUILDING HEIGHT: 25'-0", 2-STORY

PARKING SPACES REQUIRED:

2 SPACES PER UNIT

= 54 UNITS x 2 = 108 SPACES

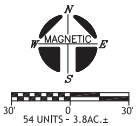
**PARKING REQUIREMENTS PER CLOISTER & THE BROOKS PRD

PARKING SPACES PROVIDED:

113 SPACES + 6 HANDICAP SPACES

PROPERTY IS WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.

VILLAS AT CLOISTER PHASE IV LOCATED WITHIN THE OVERALL CREEK DRAINAGE BASIN.

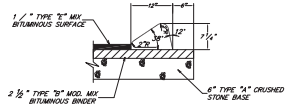


54 UNITS - 3.8AC.±

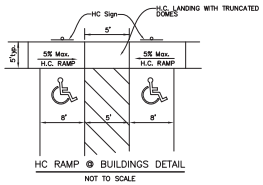
LEGEND

- 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
- Existing Spot Elevations
- 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.)
- Siltation Fence (Initial Measure)
- Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

LEGEND FOR MONUMENTS
IPS O IRON PIN SET
IPF O IRON PIN FND.
O RAILROAD SPIKE
FENCE
SURVEY POINT
PAIL
CONC. MARKER FND.



EXTRUDED MOUNTABLE CONCRETE CURB



HC RAMP @ BUILDINGS DETAIL

NOT TO SCALE

HANDICAP PARKING

STANDARD NOTES:

1. IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDERS' EXPENSE.
2. ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.
3. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
4. FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.

DEVELOPER: O'BRIEN LOYD VENTURE, L.L.C.

ADDRESS: 1980 OLD FORT PARKWAY
MURFREESBORO, TN 37129

TAX MAP: 93 PART OF PARCEL: 11.03

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

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 470168 0255 ZONE: X DATED: JAN. 05, 2007

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

PRELIMINARY FOR REVIEW ONLY

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

#	DATE	REVISION DESCRIPTION
1	1/28/2016	ORIGINAL ISSUE

SITE & UTILITY PLAN

THE VILLAS AT CLOISTER PHASE IV

7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JANUARY, 2016	SCALE 1"=30'	SH. 3 OF 5

\\ACAD\HSI\Land Projects 2004\CLOISTER\dwg\VILLAS AT CLOISTER PH 4 JANUARY 2016.dwg, SITE PLAN, 1/27/2016 6:12:56 PM, ACAD30.PC3

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

5.I. Sheffield Park Amenity Center [2016-3039] site plan for 814 ft^2 cabana and pool house on 1.6 acres zoned PRD located along Blackwell Boulevard, Beazer Homes Corp. developer.

This is the site plan review for the proposed amenity center for the Sheffield Park Subdivision. The amenity center will consist of the subdivision swimming pool, a cabana, and a parking lot. The subject property is zoned PRD and the proposed use is permitted as a part of the approved Sheffield Park PRD. Staff recommends that any approval of this site plan be made subject to all staff comments.

Staff Comments:

1) Please demonstrate on the landscape plan how the site will be irrigated.
2) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or KNoel@MurfreesboroTN.gov. Planning point of contact is Matthew Blomeley at (615)-893-6441 or mblomeley@murfreesborotn.gov.
3) Label sidewalk along Blackwell Blvd past the connection to the pool as to be built with future road extension.
4) Provide pipe and structure tables.
5) Specify the type of material to be used on the walking trail.
6) This development is required to comply with city stormwater requirements.
7) A City Right of Way Permit may be required prior to Land Disturbance permit for all work in the Right of Way. Contact Danny Lowe in the Engineering Department for additional details.
8) 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. This development is required to comply with the City Stormwater Quality requirements.
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 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) Prior to a building permit, the Stormwater Management Plan must be submitted, reviewed and approved.
13) Prior to a building permit, submit a Stormwater Management Record Sheet.
14) Provide parking calculations.
15) What does the dotted line along the eastern property line represent? There is no label associated with this dotted line.
16) Provide a photometric lighting plan and any other information necessary to demonstrate compliance with the lighting requirements in Section 18 of the Zoning Ordinance.
17) Provide additional information on the type of material used in the board and batten siding (e.g., cementitious, vinyl, etc…).

Standard Staff Comments:

1) This site plan is not affected by the City's Major Thoroughfare.

2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.

6) All site and building signage must be permitted and installed prior to 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.

7) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

8) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.

2) Show existing Electric.

3) Show approved MED conduit design and approved MED transformer pad location.

4) Provide an Electric easement for Electric not in public right of way (ROW)

   Overhead – 40ft. 20ft either side of nearest power pole

   Down Guys – 5ft x 30ft

   Underground – 15ft x total underground trench length

5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.

7) All fire hydrants must be located 4ft from nearest electric facility.

8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.

9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.

10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.

11) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.

12) Property is within the Salem/Barfield assessment district. Add this note to the plan.

13) Building permits are not to be issued until fees are paid.

14) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

15) Water service, domestic, fire and/or irrigation, is provided by CUDRC.

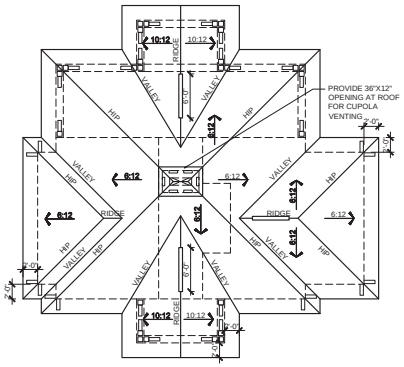
16) The owner/developer for budget purposes should contact CUDRC for related fees to project which may be substantial.

17) Preliminary construction plans must be submitted to CUDRC in digital AutoCAD and PDF format for the waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@cudrc.com for design and review. Contact Bryant Bradley (615-225-3340) for further information.

18) All main waterline taps are to be made by CUDRC.

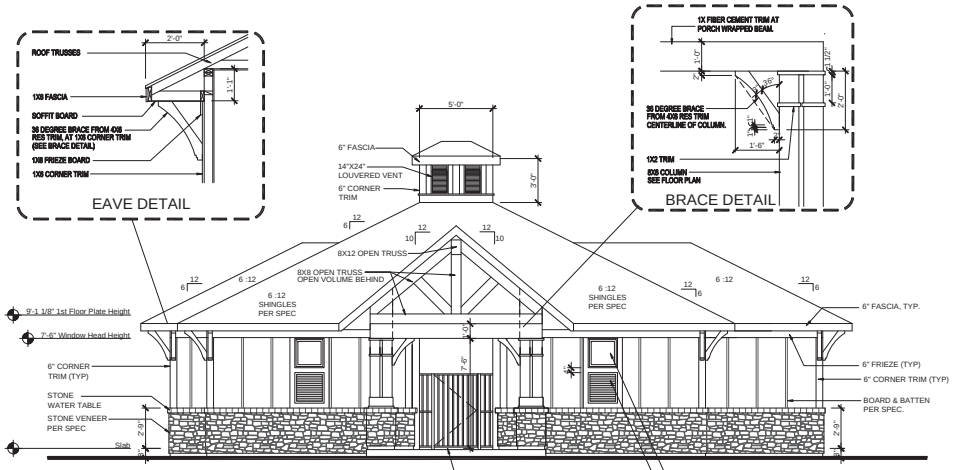
19) A “Meter Application and Fixture Count Submittal Form” will need to be completed and submitted to CUDRC. The form is available at the following link and can be completed on-line http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx. Contact Jennifer Wood (615-225-3311) with CUDRC for water meter specifications.

20) The reduced pressure backflow preventer for the domestic water service must be outside in an aboveground hotbox.



ROOF PLAN

SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

PER CURRENT ADOPTED CODE; PROVIDE A NET FREE VENTILATING AREA OF NOT LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED. PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS).

FLAT VENTS:
MODEL BY O'HAGINS, INC. I.C.B.O. NO. 9650A (98.75 S.I. NET FREE AREA) (ALT. HARLEN DL24).

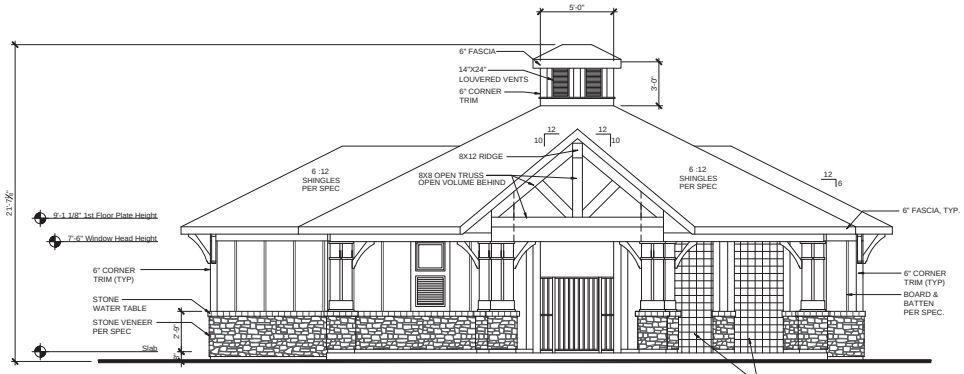
EAVE VENT LOW :
METAL EAVE BLOCK (34.00 S.I. NET FREE AREA).

ALL FLAT VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE LINE. EAVE VENTS SHALL BE UNIFORMLY SPACED AT EAVES/ SOFFIT TO PROVIDE ADEQUATE CROSS VENTILATION.

AREA 1

ATTIC SQUARE FOOTAGE = 1421 SQ. FT.
1421 SQ. FT. x 1/300 = 4.74 SQ. FT. (682 SQ. IN.)

HIGH VENTING	
(3) WALL VENT X 119 SQ. IN. EACH	**357 SQ. IN.**
LOW VENTING	
(10) EAVE VENT X 34.00 SQ. IN. EACH	**340 SQ. IN.**
TOTAL FREE AREA PROVIDED =	**697 SQ. IN.**



REAR ELEVATION

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

Plot Date: 6/11/2015 4:23:31 PM By: Brian Miller

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
288 SEABOARD LANE
SUITE A-105
FRANKLIN, TENNESSEE 37064
PHONE : 615.472.1386
FAX : 948.474.1422
WWW.DANIELIAN.COM

REV.	DATE

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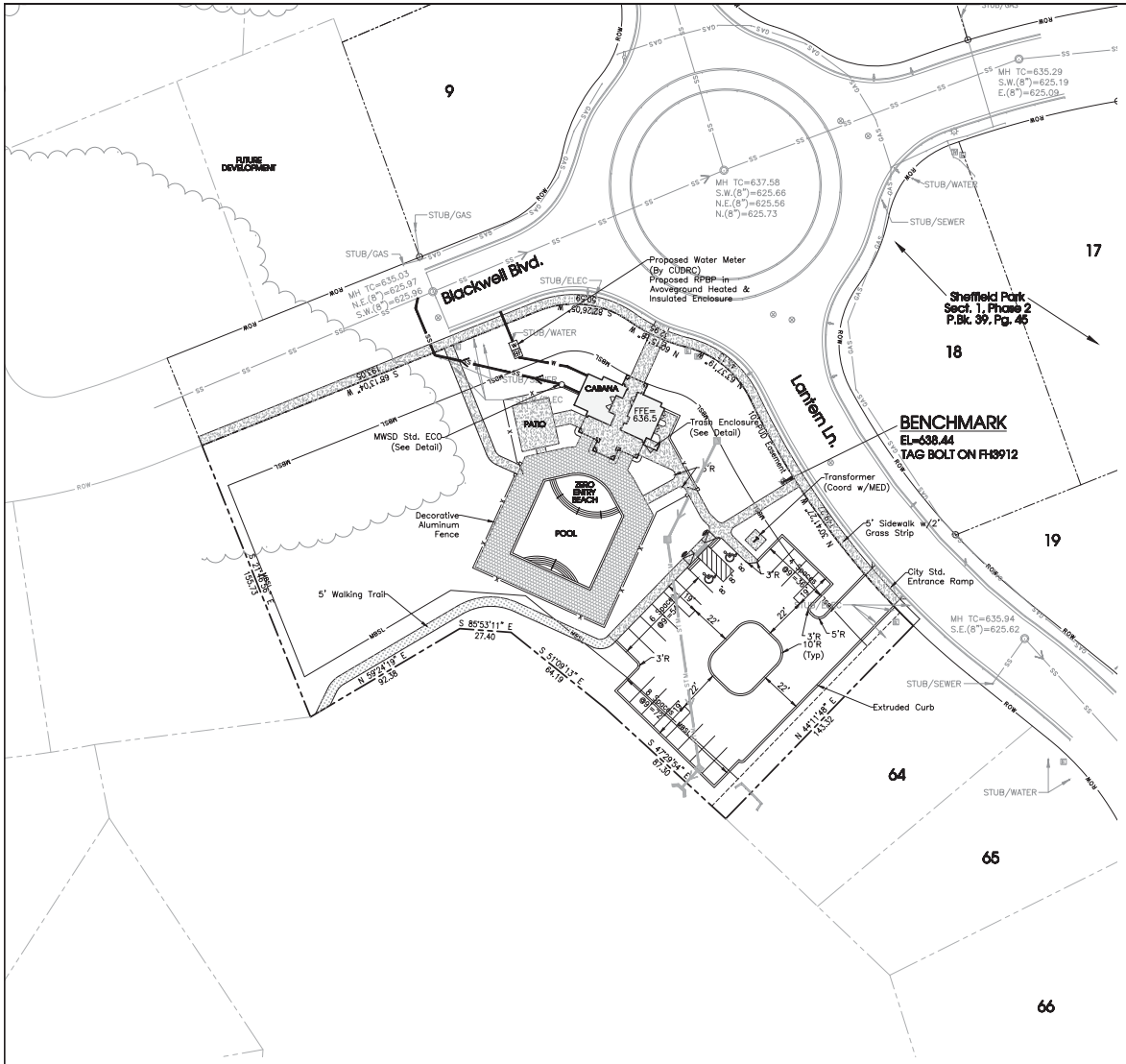
Beazer Homes

SHEFFIELD POOL HOUSE 1.0

Elevation Plans

Front & Rear Elevations

drawn by: DA
checked by: BZH
date: 06.11.15
sheet number: A-3.0



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	EEL EEL EEL
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	GAS GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

See Sheet 2 For Notes
See Sheets 7 For Details

NOTE:
Pool must drain to Sanitary Sewer.

MPE=634.0 Per Plat
MFE=635.2 Per Plat

Know what's below. Call before you dig.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
650 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 893-2587
E-MAIL: MTAYLOR@SEC-CIVIL.COM
SITE, 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 requirements of the governing authorities. Any deviation from these plans is the sole responsibility of the contractor. The owner/developer is hereby notified that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR
STATE OF TENNESSEE
REGISTERED ENGINEER
(Not Intended For Construction)

Sheffield Park Amenity Center

Murfreesboro, TN

REVISED:

DRAWN: SJA, CFB3
DATE: 1-28-16
CHECKED: MAT
FILE NAME: 14400Amenity1
SCALE: 1"=30'
JOB NO. 14400

Site & Utility Plan

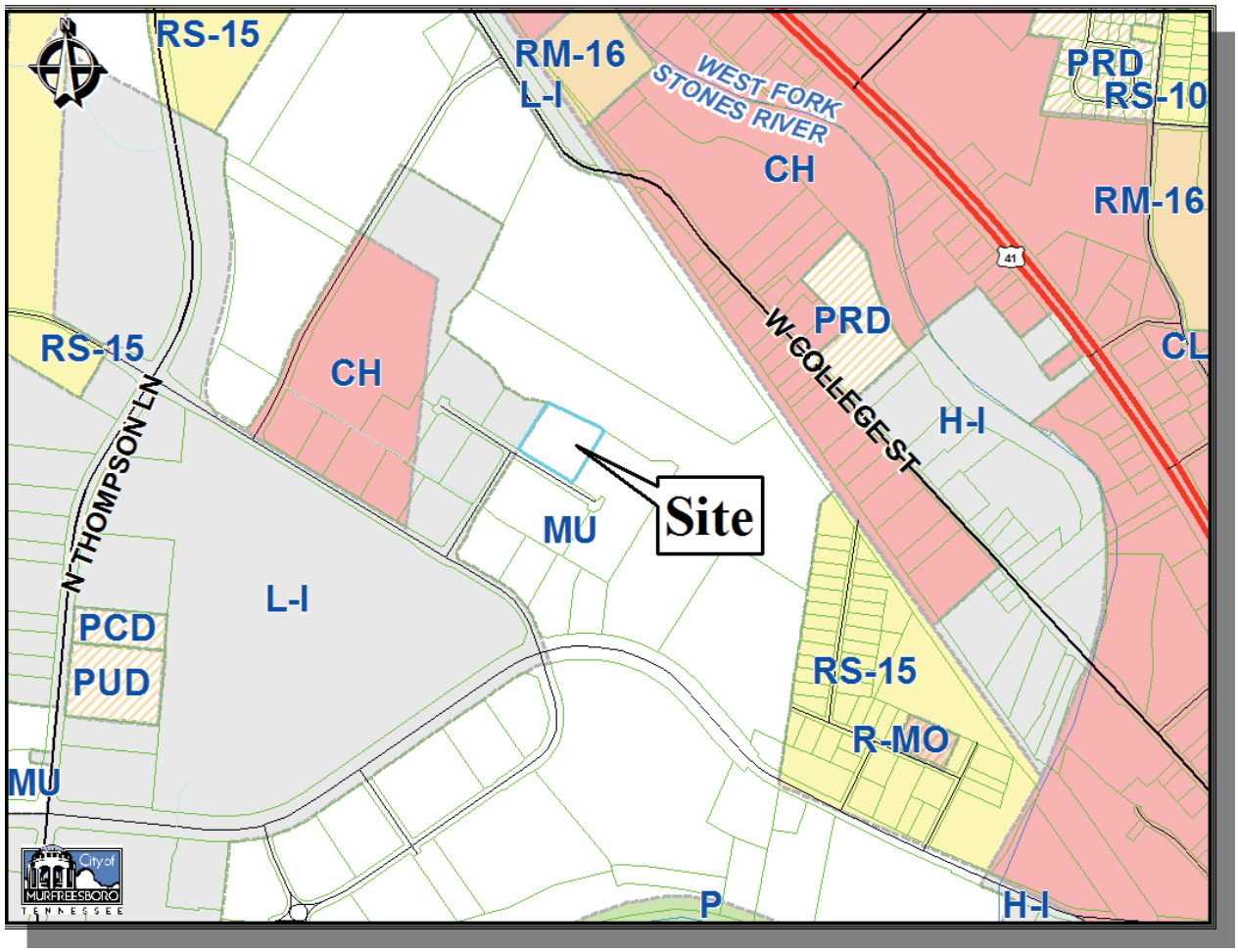
SHEET: 5 of 7

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

6.a. Waterstone Office Park Lot 7 [2016-3017 & 2016-6001] final design & site plan review for 40,527 ft2 office building on 2.69 acres zoned MU & GDO-3 located along Williams Drive, HPHK Partners developer.

This is the final design review for a new 40,527 square foot general office and medical office building located along Williams Drive, adjacent to the Gateway Pond. The plans for this project were originally reviewed and approved as Final Design Review in January 2010. The proposed uses are permitted by right within the MU and GDO-3 districts. The proposed building is a three story structure with a Cast-stone base on the first floor and brick above. The window header and sill are cast-stone with an EIFS cornice above the second level and along the roof line. A drive-thru canopy is located along the western side.

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



GDO Comments

1) The developer needs to submit a list of all variances that will be required for the plan, if any, and be prepared to justify them during initial design review with the Planning Commission. *None requested*

2) Final architectural elevations showing all exterior building elevations indicating building height, materials fenestrations and details must be submitted to the Planning Department prior to final design review. Any visible roof projections and visible mechanical equipment must be shown. *Pages A2.0, A2.2 and A2.2. Provide info regarding the rooftop units. Page A1.2 shows the HVAC units mounted on the roof. A roof screen is mounted on the roof around the units (see page A2.0, A2.1, A2.2). Provide additional information on the roof screen, including color renderings.*

3) The architect needs to provide a breakdown of the amount, in percentage, of all exterior building materials proposed for this project (including glass). Please note that the information must be provided for the overall project as well as for each elevation*. Provided.*

	Front (South)	Side (west)	Side (east)	Rear	Total %
Primary (brick, simulated stone)	34	39	39	34	36.5
Secondary (EIFS)	14	12	12	14	13.0
Glass	29	22	22	29	25.5

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

5) 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 six 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. *The Planning Commission has considerable discussion regarding the rooftop screening at initial design review in December 2009. A screenwall is being shown.*

6) Prior to final design review, provide a compliant building materials board with colored architectural renderings must be submitted to the Planning Department. *To be provided*

7) The applicant must provide drawings and/or visual aids illustrating all exterior signage graphics, art, lighting, and street furniture. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on

a harmonious design and compatibility with the architecture of the site and in conformance with standards adopted by the City. *To be provided*

8) 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 is provided along the eastern side and rear of the property.*

9) The site must comply with the Gateway Streetscape Master Plan. *Done*

10) A minimum of 10 feet (Zoning Ordinance) and 20 feet (DRC Regulation) is required between the proposed buildings and the parking lot. *This requirement has been met*.

11) A minimum of 15 feet is required between the parking and the property line. *This is met.*

12) 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 page C2.2.*

13) 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. *Calculations provided on page C2.2; 4% of developable area is being provided. The applicant still needs to provide details of the furniture, umbrellas, tables and the actual look of the site accessories in addition to other features.*

14) Provide a stamped concrete design to be consistent with the other properties. Staff wants to see what is being used throughout the development.

15) 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 done.*

16) 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 three feet at the time of installation. *This is done*.

17) Show the required front landscaping yards (15' along local streets). *Shown.*

18) The GDO regulations call for existing trees to be preserved where possible. Provide a tree survey for all existing trees that can be preserved*. None to be preserved.*

19) 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. *done*

20) 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; *Provided on page L3.1.*

21) 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.

22) 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. Shown

23) Provide a lighting plan with specifications of site lighting layout, fixture selection, fixture height (including the base), 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. *Provided on page E-1. Please revise the plan so that the poles on the exposed pole base are not taller than 27'6" so that the maximum mounting height does not exceed 30 feet. Also, revise the plan so that it does not exceed 0.5 foot-candles beyond the property lines.*

24) Outdoor display or sale of merchandise is prohibited. *No outdoor display of merchandise is shown on the plans*

25) 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 page C1.1*

26) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Planning and Engineering Department with seventy-two hours advance written notice. The Planning and Engineering 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*.

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

Staff Comments:

1) The City is considering installing a decorative barrier for property lines along the city property. *This comment was made in 2010; staff does not believe it is still applicable.*

2) The point of contact for the Engineering Dept. is Cey Chase at 615/893-6441 or cchase@murfreesborotn.gov. *Informational comment.*

3) The design engineer should consult with the City's Legal Department for an agreement to connect the sidewalk to the Gateway Island.

4) An access easement from the property owners to the City will be required for the City to maintain the monitoring well. This condition must be fulfilled prior to the issuance of any permits.

5) Contact staff as the grading work is being done to coordinate work to the monitor well.
6) A licensed well driller will be required to perform the work to the monitoring well. Prior to the issuance of any permits or any grade work on this lot, contact the Engineering Department to coordinate the work to the monitoring well.
7) Provide a note on the master plan and the site plan regarding the timeline in meeting the requirements of the planned development i.e. stamped asphalt on Williams Dr.
8) A ROW Excavation permit and bond will be required before beginning any work in the right of way.
9) Construction plans for any work within the public right of way will require the review and approval of the City Engineer.

Stormwater Comments:

1) 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. This site is required to comply with the City's Stormwater Quality requirements.
2) This development meets the City's Stormwater Quality requirements with the regional wet pond located north of the development.
3) Erosion and sediment control plans (EPSC) should be in 2 phases prior to a land disturbance permit.
4) Show a concrete washout and provide detail prior to a land disturbance permit.
5) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) to the Engineering Dept. prior to starting any construction activities and prior to issuance of a land disturbance permit.
6) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (http://www.murfreesborotn.gov/index.aspx?nid=499) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.
7) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. 1 hard copy of the site plan, 1 hard copy of the drainage report and 1 hard copy of the stormwater management record sheet.
8) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) will be required prior to certificate of occupancy (CO).

Standard Staff Comments:

1) This site plan is not affected by the Major Thoroughfare Plan.

2) Per the design engineer's certification on this plan, this property lies in Zones X, areas designated as outside the floodway and 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department. For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

4) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.

2) Show existing Electric.

3) Show approved MED conduit design and approved MED transformer pad location.

4) Provide an Electric easement for Electric not in public right of way (ROW)

   - Overhead – 40ft. 20ft either side of nearest power pole
   - Down Guys – 5ft x 30ft
   - Underground – 15ft x total underground trench length

5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.

7) All fire hydrants must be located 4ft from nearest electric facility.

8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.

9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.

10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.

11) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.

12) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.

13) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.

14) MWSD must receive contract prior to approving the plans.

15) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.

16) All canopy trees must be located 10’ minimum from all public water/sewer main(s).

17) Repurified water must be used for irrigation.

18) Owner/developer must sign a repurified water application.

Lot 7 - Waterstone Office Park

SOUTH ELEVATION

0 1 3 5 10 15

EAST ELEVATION

0 1 3 5 10 15

NORTH & SOUTH WALLS

MASONRY	**39%**
STONE MASONRY	**5%**
STONE BASE 300 SF	4%
STONE SILLS & HEADERS 105 SF	2%
TOTAL STONE MASONRY 405 SF	
BRICK MASONRY	**35%**
FIELD BRICK 2288 S.F.	16%
ACCENT BRICK PANELS 400 SF	5%
ACCENT BRICK CAPS 104 SF	2%
TOTAL BRICK MASONRY 2792 SF	
GLAZING	**40%**
ALUMINUM CURTAINWALL 890 SF	11%
ALUMINUM STOREFRONT 2426 SF	29%
TOTAL GLAZING 3316 SF	
EIFS CORNICES	**14%**
TOTAL EIFS CORNICES 1138 SF	
ROOF SCREEN	**8%**
TOTAL ROOF SCREEN 650 SF	
NORTH & SOUTH WALLS	**100%**
TOTAL ALL MATERIALS 8301 SF	

LOT 7 - WATERSTONE OFFICE PARK

W. Michael Stewart, Architecture
1318 Tomahawk Trace ■ Murfreesboro, TN 37129
Phone 615.895.4967 ■ Fax 615.904.0182

A2.0

JANUARY 14, 2016

NORTH ELEVATION

0 1 3 5 10 15

WEST ELEVATION

0 1 3 5 10 15

EAST AND WEST WALLS

MASONRY	**39%**
STONE MASONRY	**7%**
STONE BASE 194 SF	5%
STONE SILLS & HEADERS 75 SF	2%
TOTAL STONE MASONRY 269 SF	
BRICK MASONRY	**42%**
FIELD BRICK 1341 S.F.	22%
ACCENT BRICK PANELS 300 SF	9%
ACCENT BRICK CAPS 64 SF	1%
TOTAL BRICK MASONRY 1705 SF	
GLAZING	**39%**
ALUMINUM CURTAINWALL 662 SF	17%
ALUMINUM STOREFRONT 902 SF	22%
TOTAL GLAZING 1564 SF	
EIFS CORNICES	**12%**
TOTAL EIFS CORNICES 476 SF	
ROOF SCREEN	**3%**
TOTAL ROOF SCREEN 112 SF	
EAST & WEST WALLS	**100%**
TOTAL ALL MATERIALS 4050 SF	

LOT 7 - WATERSTONE OFFICE PARK

W. Michael Stewart, Architecture
1318 Tomahawk Trace ▪ Murfreesboro, TN 37129
Phone 615.895.4967 ▪ Fax 615.904.0182

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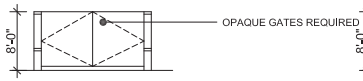
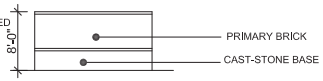
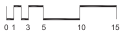
JANUARY 14, 2016

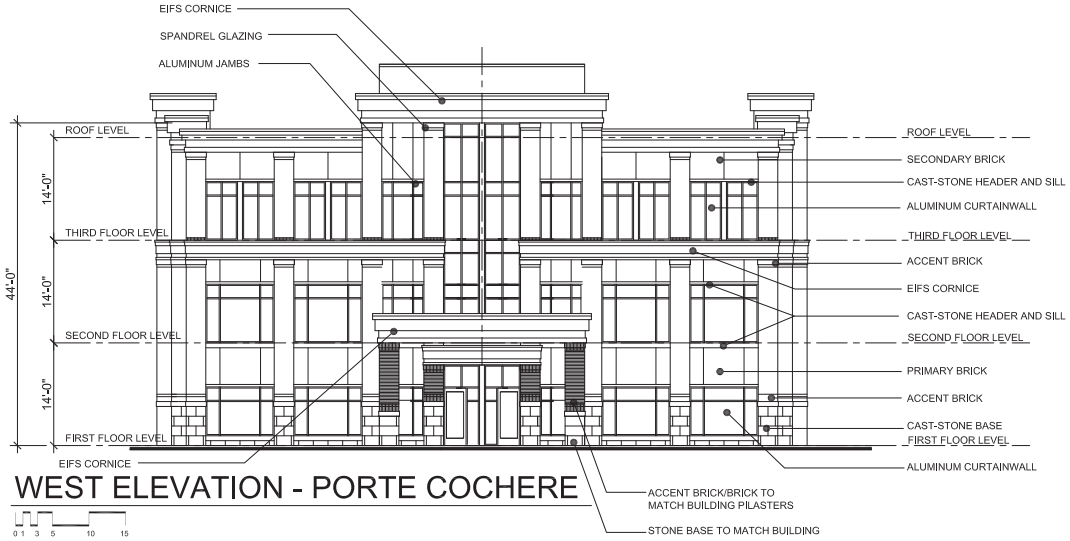


DUMPSTER



DUMPSTER





WEST ELEVATION - PORTE COCHERE

TOTAL BUILDING

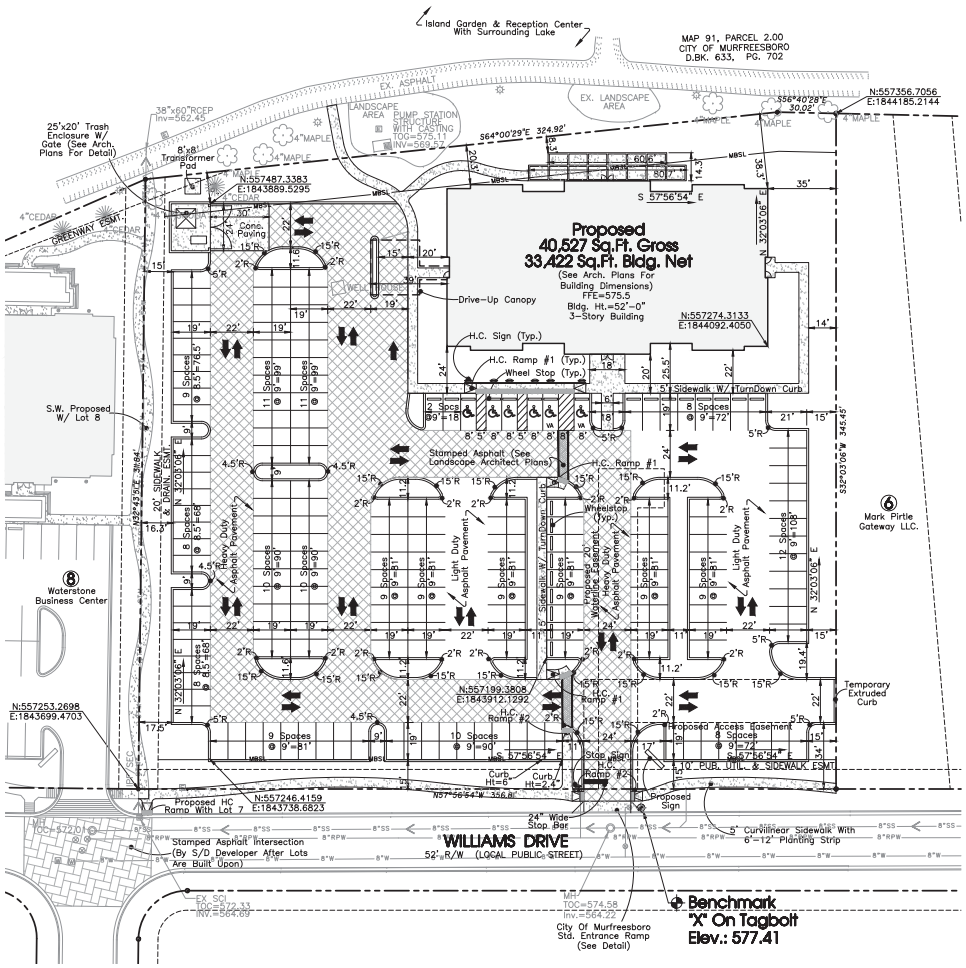
MASONRY	**45%**
STONE MASONRY	8%
STONE BASE 988 SF	4%
STONE SILLS & HEADERS 360 SF	2%
TOTAL STONE MASONRY 2068 SF	
BRICK MASONRY	36%
FIELD BRICK 7258 S.F.	29%
ACCENT BRICK PANELS 1400 SF	6%
ACCENT BRICK CAPS 336 SF	2%
TOTAL BRICK MASONRY 8994 SF	
GLAZING	**40%**
ALUMINUM CURTAINWALL 3104 SF	13%
ALUMINUM STOREFRONT 6656 SF	27%
TOTAL GLAZING 9760 SF	
EIFS CORNICES	**13%**
TOTAL EIFS CORNICES 3228 SF	
ROOF SCREEN	**6%**
TOTAL ROOF SCREEN 1524SF	
NORTH & SOUTH WALLS	**100%**
TOTAL ALL MATERIALS 24702 SF	

LOT 7 - WATERSTONE OFFICE PARK

W. Michael Stewart, Architecture
1318 Tomahawk Trace ■ Murfreesboro, TN 37129
Phone 615.895.4967 ■ Fax 615.904.0182

A2.2

JANUARY 14, 2016

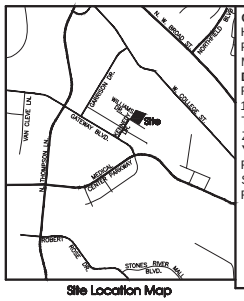


-30' 0 30' 60'

SCALE: 1"= 30'

Legend:

	EXIST. CONCRETE MONUMENT		INLET FILTER PROTECTION
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		PROPOSED SIGN POST
	EXIST. SEWER CLEANOUT		HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		WINGED HEADWALL
	EXIST. CATCH BASIN (STORM SEWER)		MANHOLE
	EXIST. WATER/GAS VALVE	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. TELEPHONE RISER	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. GAS RISER		POST INDICATOR VALVE
	ELECTRICAL ENCLOSURE		REDUCER
	EXIST. WATER METER		REMOTE FIRE DEPT. CONNECTION
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		RIP RAP
	BENCHMARK		RUNOFF FLOW ARROW
	BLOW OFF VALVE		SEWER/STORM FLOW DIRECTION
	CONCRETE BOLLARD		TRAFFIC ARROW
	CATCH BASIN		TURN LANE ARROWS
	CURB INLET	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	WATER METER		TYPE- X- HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	SF
EXISTING TREELINE			
EXISTING FENCELINE		X	X
SETBACK LINE		MBSL	
PHASE BOUNDARY			
EXISTING GAS LINE		GAS	GAS
PROPOSED GAS LINE		GAS	GAS
EXISTING STORM		STM	STM
PROPOSED STORM		STM	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 Location Map

Owner/Developer:
HPHK Partners
P.O. Box 669
McMinneville, TN 3711
Deed Reference:
R.Bk. 941, Pg. 3756,
13th Civil District in Rutherford County
Tax Map 91A, Group C, Parcel 7.00
Zone: MU & GDO-3
Yard Requirements:
Front: 15' (Local)
Side: 10'
Rear: 20'

Land Use Data:
Total Gross Floor Area: 40,527 Sq.Ft.
Total Net Floor Area: 33,422 Sq.Ft.
Total Land Area: 2.692± Acres
Parking Requirements:
Required: (Office & Medical Office Bldg = $\frac{33422}{200}$) = 167 Spc.
Provided: 176 (170 Regular + 6 H.C.)
Flood Map No.:
No portion of this site lies within the 100 year flood plain per F.E.M.A. Community Panel No. 47149 C0260H dated January 5, 2007.

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

Site Plan

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

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

MATTHEW A. TAYLOR REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended for Construction)

Lot 7
Water Stone Office Park
Murfreesboro, Tennessee

DRAWN: SJA
DATE: 12-31-15
CHECKED: MAT
FILE NAME: 05090Lot7.dwg
REVISED:
1-19-16: IDR Comments

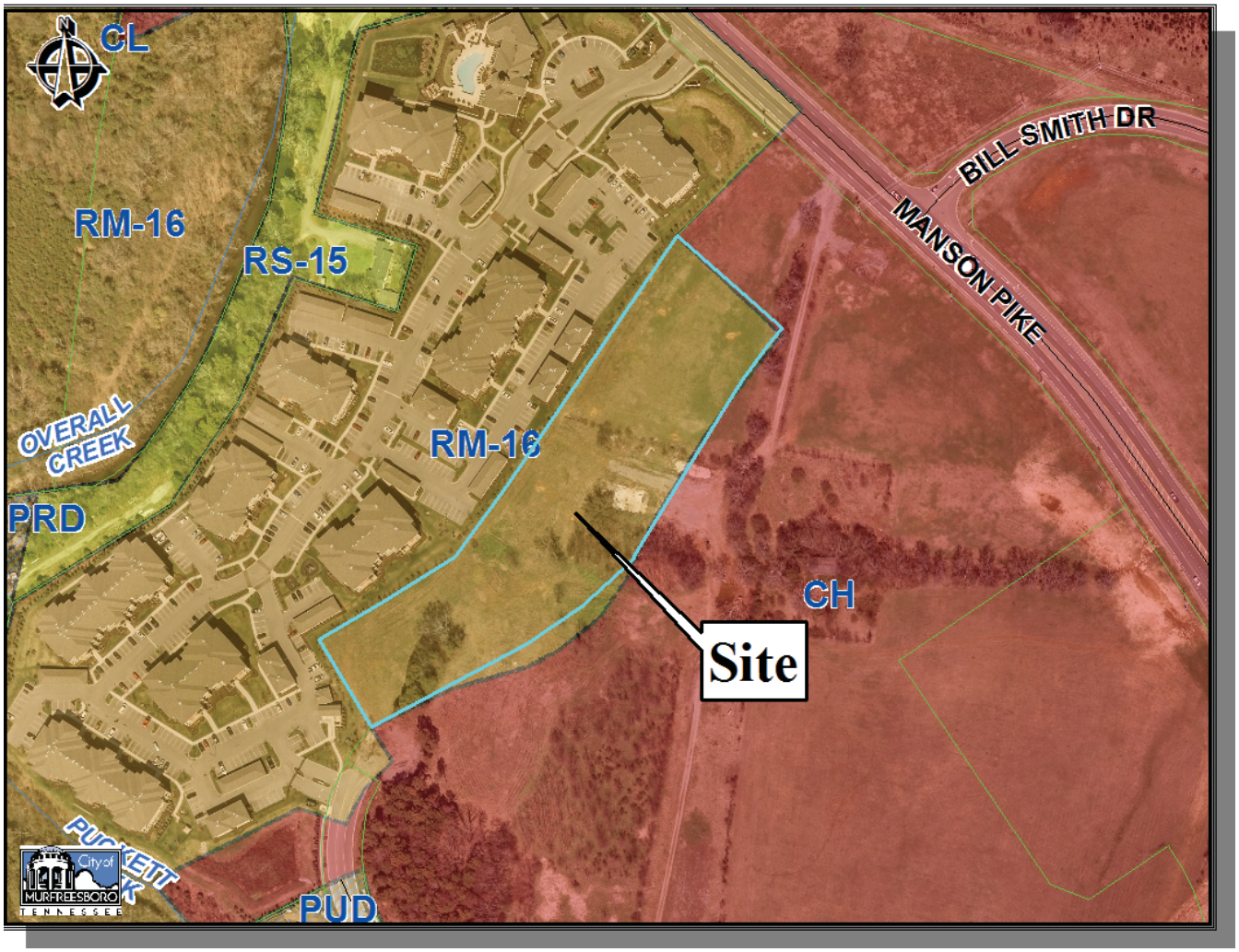
SCALE: 1"=30'
JOB NO. 05090
SHEET: C2.1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

6.b. Integra Creek Phase 2 [2016-3029] initial/final design review for car/dog wash on 4.2 acres zoned RM-16 and GDO-1 located along Manson Pike, Panther Murfreesboro developer.

This is the initial and final design review for a modification to an approved plan for Integra Creek Phase 2 for grading and drainage revisions and for revisions to a car and dog wash amenity. The plan removes 3 parking spaces from Phase 2 however the site meets parking standards. Phases 1 and 2 will be combined into one phase.

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



GDO Comments

1) The developer needs to submit a list of all variances that will be required for the plan, if any, and be prepared to justify them during initial design review with the Planning Commission. *None requested.*

2) Final architectural elevations showing all exterior building elevations indicating building height, materials fenestrations and details must be submitted to the Planning Department prior to final design review. Any visible roof projections and visible mechanical equipment must be shown. *Needs to be provided prior to Final Design Review.*

3) The architect needs to provide a breakdown of the amount, in percentage, of all exterior building materials proposed for this project (including glass). Please note that the information must be provided for the overall project as well as for each elevation. *The building materials breakdown needs to be provided. :*

4) 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 six 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. *More information needed.*

5) Prior to final design review, provide a compliant building materials board with colored architectural renderings must be submitted to the Planning Department. *Needs to be provided.*

6) 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. *Confirm Formal Open Space requirements for the site are being met.*

7) 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. *Demonstrate this is being provided.*

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

Staff Comments:

1) On the site plan, label the height of proposed structures (height must be given in stories *and* feet) as defined by Building Height in the Murfreesboro Zoning Ordinance.

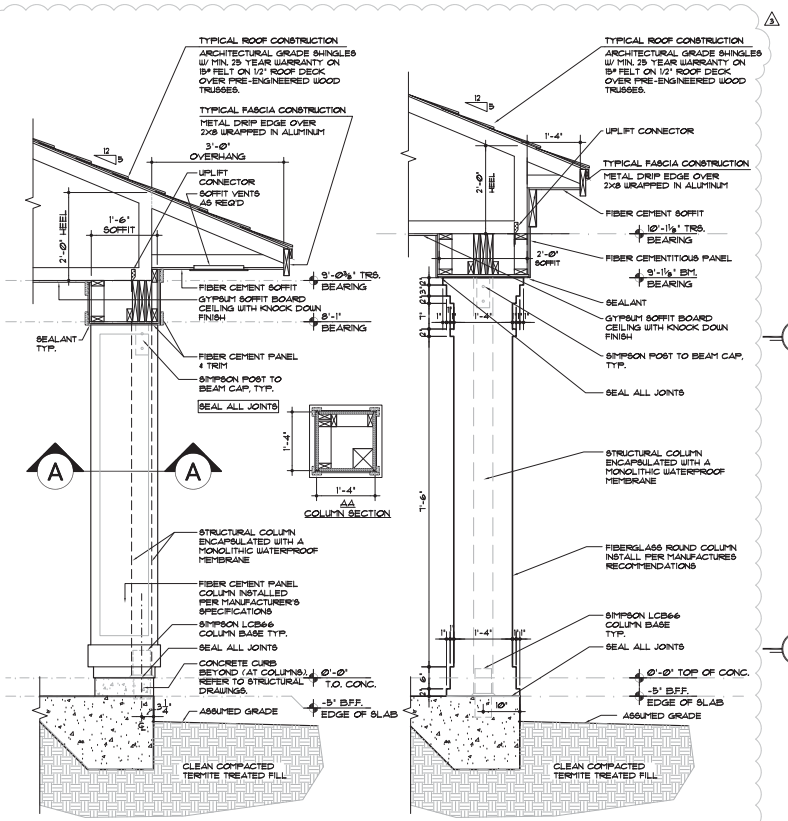
2) Car wash must be connected to sanitary sewer and have a roof covering to prevent stormwater from entering the sewer system.

Standard Staff Comments:

1) This site plan is affected by the Major Thoroughfare Plan, as Manson Pike is identified on the plan.
2) Per the design engineer's certification on this plan, this property lies in Zones X, areas designated as outside the floodway and 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department. For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.
4) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Water service, domestic, fire and/or irrigation, is provided by CUDRC.
2) Submit to CUD for further review and comments.

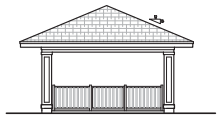


8 WALL SECTION
• CAR WASH
SCALE: 3/4"=1'-0"

7 WALL SECTION
• MAIL KIOSK
SCALE: 3/4"=1'-0"

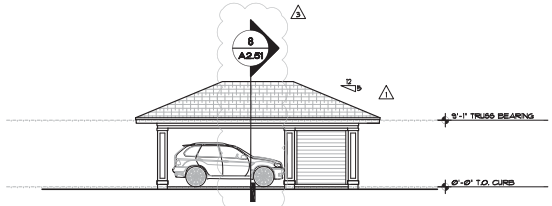
6 REAR ELEVATION
MAIL KIOSK ADDITION
SCALE: 1/8"=1'-0"

3 SIDE ELEVATION
MAIL KIOSK ADDITION
SCALE: 1/8"=1'-0"

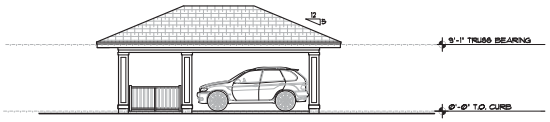


5 REAR ELEVATION
CAR WASH
SCALE: 1/8"=1'-0"

4 FRONT ELEVATION
CAR WASH
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION
CAR WASH
SCALE: 1/8"=1'-0"



1 LEFT ELEVATION
CAR WASH
SCALE: 1/8"=1'-0"

TYPICAL ELEVATION NOTES

1. SEE SHEET A2.13 FOR A TYPICAL ENLARGED ELEVATIONS & TYPICAL DETAIL MARKERS
2. TYPICAL EXTERIOR CLADDING – FIBER REINFORCED CEMENTITIOUS SIDING AND/OR 2 COAT STUCCO W/ CAST STONE . ENTIRE BUILDING TO BE WRAPPED WITH BUILDING WRAP. INSIDE AND OUTSIDE CORNERS TO BE OVERLAPPED 12 INCHES ON EACH FACE, 24 INCHES TOTAL. REFER TO DETAILS 2, 6, 7, & 11/A7.30 FOR NAILING AND OVERLAP DETAILS.
3. ALL EXTERIOR DOOR TRIM TO BE FIBER CEMENT SIDING. REFER TO DETAILS ON SHEET A7.10. ALL EXTERIOR WINDOW TRIM TO BE "REAL TRIM" OR EQUAL. REFER TO DETAILS ON SHEET A7.21.
4. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
5. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXT. FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL.
6. ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
7. ALL STAIR RAILS AND GUARD RAILS TO BE STEEL.
8. ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
9. PROVIDE SILICONE SEALANT AT ALL CORNERS. REFER TO DETAILS 2 AND 11 ON SHEET A7.30 FOR CORNER DETAILS.
10. PROVIDE SILICONE SEALANT W/ BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP OF HORZ. BUILDING BANDS.
11. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BREEZEWAY CEILINGS, BREEZEWAY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS ETC.
12. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF HORIZONTAL PROJECTIONS, TYPICAL.
13. ALL ATTACHMENT AND PENETRATION THRU THE EXTERIOR CLADDING SYSTEM MUST BE SEALED AGAINST POTENTIAL WATER INTRUSION. REFER TO 1/A7.40 FOR DETAIL LOCATIONS.
14. EXTERIOR WALLS TO BE COATED WITH PAINT COATING PRIOR TO INSTALLATION OF THE DOWNSPOUTS, TYP.
15. LAP SIDING SHALL BE LAPPED A MINIMUM OF 1½ INCHES AND SHALL HAVE THE ENDS SEALED WITH CAULKING. COVERED WITH A H-SECTION JOINT COVER OR LOCATED OVER A STRIP OF FLASHING. SEE 8/A7.30.
16. REFER TO SHEET A7.20 FOR BUILDING WRAP INSTALLATION PRACTICES AT DOORS AND WINDOWS.
17. PROVIDE SUFFICIENT BLOCKING AT ALL BRACKET ATTACHMENTS. CONFIRM WITH SHOP DRAWINGS OF ELEMENTS.
18. LATH TO BE BROKEN AT CONTROL JOINT ACCESSORIES. SEE 7/A7.31.
19. ALL CONTROL JOINTS TO BE CONTINUOUSLY SEALED @ EXT. SIDE. SEE DETAIL 7/A7.31.

INDICATES GUTTER AND DOWNSPOUT LOCATION. SEE DETAIL 6/A7.50.

charlan · brock & assoc., inc.
charlan · brock · portwood
architects · planners
1770 fennell st. • maitland, florida 32751-7208 • (407) 660-8800 • fax (407) 875-9948
www.cbarchitects.com

Panther Murfreesboro/Integra Creek II LLC
500 Trade Center, Suite 7700
Woburn, MA 01201
PH. 781-935-4500 FAX 781-935-4510

Integra Creek, Phase II
Murfreesboro TN.

CAR WASH/DOG WASH,
MAIL KIOSK ADDITION
ELEVATIONS

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Charles L. Charlan, Architect
Charlan Brock and Associates
STATE OF TENNESSEE
CHARLES L. CHARLAN
No. 101000

date: 12/06/2014
job no: 3699.14
drawn by: TAB
reviewed by: CBA
revisions:
1 03-04-15
2 12-08-15
3 18-06-15
REVISIONS

A2.51

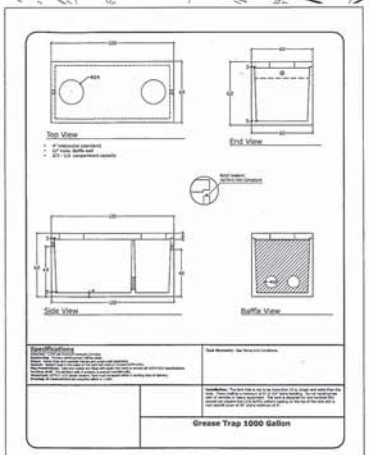
Ana Hurley Wednesday, December 09, 2015 P:\3699 - INTEGRA CREEK PH2\DRAWINGS\1_APARTMENT\00_CURRENT\3699 A251

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.

LOCATION MAP

N.T.S.



ZONING: RM-16 / GDO-1 OVERLAY

TOTAL UNITS ALLOWED: (19.29 + 4.23 AC.)(16 UNITS/AC.) = TOTAL 376 UNITS ALLOWED

TOTAL UNITS PROPOSED: 264 + 84 UNITS = 348 UNITS TOTAL BOTH PHASES

GROSS FLOOR AREA: 312948 S.F.± TOTAL BOTH PHASES

TOTAL LAND AREA: 23.52 AC., 1024354 S.F.± BOTH PHASES

FLOOR AREA RATIO: 312948 / 1024354 = 0.31 (0.35 MAX.) BOTH PHASES

TOTAL OPEN SPACE: (1024354 S.F. – 312948 S.F.) = 711406 S.F.± BOTH PHASES

OPEN SPACE RATIO: 711406 / 312948 = 2.27 (0.65 MIN.) BOTH PHASES

PAVING & CONC. AREA: (211830 + 72424) + (39252 + 11673) = 335179 S.F.± BOTH PHASES)

TOTAL LIVABILITY SPACE: 711406 – 335179 = 376227 S.F.± BOTH PHASES

LIVABILITY SPACE RATIO: 376227 / 312948 = 1.20 (0.45 MIN.) BOTH PHASES

PARKING SPACES REQUIRED:

PHASE II SPACES REQUIRED:
30–1BR's, 42–2BR's, 12–3BR's
= (30x1.5) + (42)(2)(1.1)
+ (12)(3)(1.1)
= 177 SPACES REQUIRED

PHASE II SPACES PROVIDED:
= 202 SPACES (formerly 205) + 12 H.C.

TOTAL BUILDOUT:
PARKING SPACES REQUIRED:
557 (PHASE I) + 177 (PHASE II)
= 730 SPACES REQUIRED

PARKING SPACES PROVIDED:
557 (PHASE I) + 202 (PHASE II) (formerly 205)
= 759 SPACES (formerly 762) + 23 H.C.

MIN. SPACE BETWEEN BUILDINGS & PARKING: 10'
MIN. SPACE BETWEEN PARKING AND ADJACENT PROPERTIES: 15'

SOLID WASTE MANAGEMENT WILL BE SERVED BY THE EXISTING TRASH COMPACTOR ALREADY INSTALLED WITH PHASE I.

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

DEVELOPER: PANTHER MURFREESBORO/INTEGRA CREEK, LLC
ADDRESS: 300 TRADE CENTER
WOBURN, MA 01801
TAX MAP: 79 PART OF PARCEL: 99
FLOOD MAP PANEL: 470168 0255 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

MAGNETIC N

30' 0 30'

4.23 ACRES± PHASE II
23.52 ACRES± TOTAL

THIS PROPERTY IS LOCATED WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.

ZONING: RM-16 / GDO-1 OVERLAY
FRONT SETBACK: 30', UNLESS OTHERWISE NOTED
SIDE SETBACK: SEE NOTE
REAR SETBACK: 25'

RM-16 SIDE SETBACK NOTE:
THE SIZE OF THE REQUIRED SIDE YARD SHALL BE TEN (10) FEET FOR SINGLE STORY BUILDINGS THAT ARE PERPENDICULAR TO THE SIDE LOT LINE AND TWENTY (20) FEET FOR TWO STORY STRUCTURES PLUS AN ADDITIONAL FIVE (5) FEET FOR EACH STORY OVER TWO (2). THE SIZE OF THE REQUIRED SIDE YARD SHALL BE TWENTY (20) FEET FOR ONE AND TWO STORY BUILDINGS THAT ARE RUNNING PARALLEL WITH THE SIDE LOT LINE PLUS FIVE (5) FEET FOR EACH ADDITIONAL STORY OVER TWO (2).

LEGEND

- Ø Power Pole
- Existing Fire Hydrant
- —W— Existing Water Line
- —S— Existing Sanitary Sewer Line
- SSMH Existing Sanitary Sewer Manhole
- Existing Telephone Box
- Existing Electric Box
- SDMH Existing Storm Drain Manhole
- Existing Light Pole
- —F.O.— Existing Fiber Optic Line
- —E— Existing Overhead Electric Line
- —UGT— Existing Underground Telephone Line
- —G— Existing Gas Line

#	DATE	REVISION DESCRIPTION

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

WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — No. 1639 — TENNESSEE

WILLIAM H. HUDDLESTON IV — REGISTERED PROFESSIONAL ENGINEER — No. 19083 — STATE OF TENNESSEE

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

GRADING & DRAINAGE PLAN AND CAR/DOG WASH REVISIONS

INTEGRA CREEK APARTMENTS

PHASE II

13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: JANUARY, 2016	SCALE 1"=30'	SH. 1 OF 1

Projects 2004\PUCKETT CREEK - MANSON PIKE-FORTRESS BLVD\dwgs\INTEGRA CREEK APARTMENTS PHASE II STORM DRAIN ADDITIONS JAN2016.dwg, ACAD18, HP Designjet 500 42, HPGL2 Card North.pc3

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

6.c. Alive Hospice (Waterstone Lot 13) [2016-3024 & 2016-6002] initial design review for 20,592 square foot building on 2.1 acres zoned CH, L-I & GDO located along Williams Drive, Alive Hospice developer.

This is the initial design review for a new 20,592 square foot hospice located along Williams Drive (public right of way) and Carl Adams (private drive). The proposed use is permitted by right within the CH, L-I and GDO-3 districts. The proposed building is a one story (19') structure and is 55 % brick and 24% cementitious composition siding. Brick is a permitted primary material for commercial structures. Cementitious siding is not identified as a primary or secondary material for commercial structures although it is for residential structures. The roof is gables with a pop-up reveal and a center courtyard. The building has 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 initial 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 the Planning and Engineering 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.

GDO Comments

1) The developer needs to submit a list of all variances that will be required for the plan, if any, and be prepared to justify them during initial design review with the Planning Commission.

2) Final architectural elevations showing all exterior building elevations indicating building height, materials fenestrations and details must be submitted to the Planning Department prior to final design review. Any visible roof projections and visible mechanical equipment must be shown.

3) The architect needs to provide a breakdown of the amount, in percentage, of all exterior building materials proposed for this project (including glass). Please note that the information must be provided for the overall project as well as for each elevation.

4) Buildings are encouraged to be sited on internal streets rather than parking lots so that parking does not dominate the streetscape. *It appears that this building is oriented to address this standard*.

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

    - **Primary materials**: 1.) Natural stone- limestone, granite or cultured stone 2.) Brick 3.) Pre-cast Architectural Concrete

    - **Secondary materials**: Stucco or synthetic stucco (EIFS), Glazed curtain walls, Integrally colored split-face concrete block (limited use)

6) 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 six 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 equipment is visible.*

7) Provide details of the Dumpster enclosure, generator enclosure, fencing around oxygen pad and transformer.

8) Prior to final design review, provide a compliant building materials board with colored architectural renderings must be submitted to the Planning Department.

9) The applicant must provide drawings and/or visual aids illustrating all exterior signage graphics, art, lighting, and street furniture. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on a harmonious design and compatibility with the architecture of the site and in conformance with standards adopted by the City.

10) 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.*

11) The site must comply with the Gateway Streetscape Master Plan.

12) A minimum of 10 feet (Zoning Ordinance) and 20 feet (DRC Regulation) is required between the proposed buildings and the parking lot. *This requirement has been met*.

13) A minimum of 15 feet is required between the parking and adjacent property. *This appears to be met. The southern lot line is located in the center of Carl Adams. The treatment along this lot line appears to be consistent with the other developments on Carl Adams.*

14) 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. *The area plan and calculations need to be provided*

15) 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 each area is no less than 2,500 ft^2. *The area plan and calculations need to be provided. A blowup of the internal courtyard is on page L1.0. Details of the furnishings need to be provided prior to Final Design Review.*

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. *Done*

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 three feet at the time of installation. *This needs to be addressed.*

18) Show the required front landscaping yards (15' along local streets).

19) The GDO regulations call for existing trees to be preserved where possible. Provide a tree survey for all existing trees that can be preserved*. None proposed to be preserved.*

20) 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. *Please propose plantings on both sides of all ingress and egress.*

21) All plant material is required to be irrigated. All landscape plans should indicate diagrammatically the limits of proposed areas to be irrigated. The area of irrigation must extend from the back of curb into the site. *Please revise the area of irrigation to include all areas within the ROW at the rear entrance (Williams Drive) and any grass strip along Carl Adams Drive.*

22) 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;

23) 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.

24) 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.

25) Provide a lighting plan with specifications of site lighting layout, fixture selection, fixture height (including the base), 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. *Provided on page ES1.02. Please add the mounting height and a pole base detail to the plans.*

26) 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 page C1.12; show the location of temporary signage and construction trailers.*

27) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Planning and Engineering Department with seventy-two hours advance written notice. The Planning and Engineering 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*.

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

Staff Comments:

1) Identify the use on the site plan as identified on Chart 4 of the Zoning Ordinance and provide the appropriate calculation. Staff believes a portion of this building can be classified as an office and a portion as a nursing home. Please revise the parking calculations accordingly.

2) Add the STANDARD NOTES listed in section 7. J. of the Zoning Ordinance to the site plan.

3) On the site plan, label the height of proposed structures in feet (height must be given in stories *and* feet).

4) Show on the plan how the exterior service, loading, storage and utility areas will be screened or sheltered to reduce visibility from public right of way.

5) Due to required missing information on the landscaping plan we are unable to provide a complete review at this time; ie: landscape scale is not correct, plant material quantities are missing. The following landscape comments are provided as a courtesy. Additional comments will follow once the landscaping plans are completed.

6) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://www.murfreesborotn.gov/index.aspx?NID=276

7) Please specify the type of mulch proposed with the landscape plan.

8) Please revise the plant schedule to include quantities for all plant materials proposed on this plan. A full review is not possible due to the lack of this information. Additional comments may follow as a result.

9) In the landscape plan, please create a separate heading for shrubs used for screening purposes.

10) Street trees may not be counted toward ACI or 2, 3, or 4 inch caliber requirements.

11) Please include a definition of "Matched" in the planting notes section of the landscape plan. Trees of the same species shall have the following characteristics: matched by branching height, caliper, height of tree, spread of branches and branching structure, and overall canopy shape.

12) Please show calculations for meeting the 18" shrub requirements.

13) Ornamental trees are required to count for 25%-40% of required trees.

14) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.

15) Please add a note and a typical diagram to the landscape plan that all service areas, mechanical equipment, trash containers, and field set above-ground utility boxes must be screened from the public ROW on three sides (leaving door access open) with required evergreen plant material. Please identify what screening material will be used. Plant materials must meet or exceed the height of the structure that is to be screened.

16) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or KNoel@MurfreesboroTN.gov. *Informational comment.*

17) On the Master Plan, lot 9 shows a connection to this property. Remove the connection if it is no longer planned.

18) Connect entrance at Williams Drive to existing pavement of Williams Drive.

19) Sidewalk should be added in the right of way along the hammer head of Williams Drive. The sidewalk should then be continued into the site.

20) Provide invert elevations at all underdrain junctions.

Stormwater Comments:

1) This development is required to comply with city stormwater requirements.

2) A City Right of Way Permit will be required prior to Land Disturbance permit for all work in the Right of Way. Contact Danny Lowe in the Engineering Department for additional details.

3) 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. This development is required to comply with the City Stormwater Quality requirements.

4) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior to construction progressing.

5) 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.

6) 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.

7) Prior to a building permit, the Stormwater Management Plan must be submitted, reviewed and approved.

8) Prior to a building permit, submit a Stormwater Management Record Sheet.

Standard Staff Comments:

1) This site plan is not affected by the Major Thoroughfare Plan.

2) Per the design engineer's certification on this plan, this property lies in Zones X, areas designated as outside the floodway and 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department. For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

4) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.

2) Show existing Electric.

3) Show approved MED conduit design and approved MED transformer pad location.

4) Provide an Electric easement for Electric not in public right of way (ROW)
   - Overhead – 40ft. 20ft either side of nearest power pole
   - Down Guys – 5ft x 30ft
   - Underground – 15ft x total underground trench length

5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.

7) All fire hydrants must be located 4ft from nearest electric facility.

8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.

9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.

10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.

11) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.

12) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.

13) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.

14) MWSD must receive contract prior to approving the plans.

15) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.

16) The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet.

17) All canopy trees must be located 10’ minimum from all public water/sewer main(s).

18) Submit a copy of the final Site Lighting Plan to MWSD.

19) Submit a copy of the final Landscaping/Planting Plan to MWSD.

20) Submit a copy of the final Grading & Drainage Plan to MWSD.

21) Repurified water must be used for irrigation.

22) Owner/developer must sign a repurified water application.

23) Fire access road widths must be no less than 20 feet and unobstructed and capable of withstanding fire apparatus weight. IFC 503.

24) An approved Knox 3200 surface or recess mounted locking box is required near the riser room access door by MFRD.

25) An exterior electric horn / strobe (NOT a Water Motor Gong) is required above the FDC by MFRD.

26) An approved Knox StorzGuard FDC with a 30 degree elbow and locking cap sized 5” Storz x 4” NPT is required by MFRD.

EXTERIOR PERSPECTIVE

ESa
15001.00

ALIVE HOSPICE RESIDENCE

MURFREESBORO, TN

01/28/2016

Alive Hospice

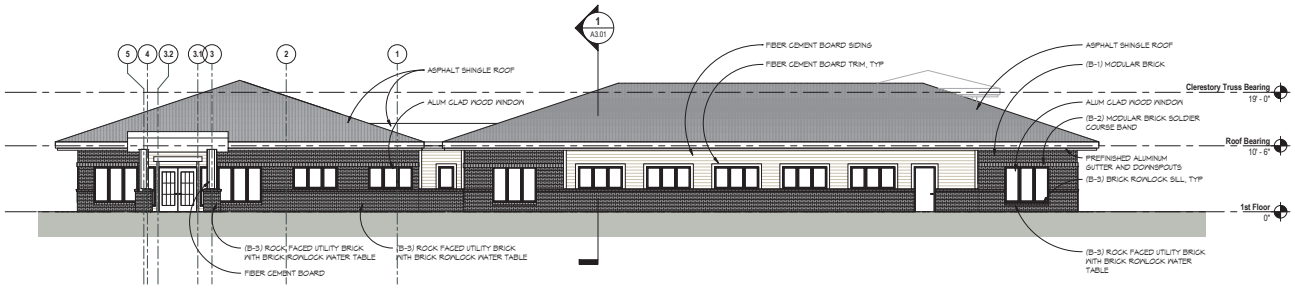
TOTAL BUILDING EXTERIOR MATERIAL CALCULATIONS	
BRICK	55%
CEMENTITIOUS COMPOSITION SIDING	24%
GLAZING	18%
DOORS	3%

EXTERIOR MATERIAL CALCULATIONS	
BRICK	52%
CEMENTITIOUS COMPOSITION SIDING	23%
GLAZING	23%
DOORS	4%

EXTERIOR MATERIAL CALCULATIONS	
BRICK	57%
CEMENTITIOUS COMPOSITION SIDING	26%
GLAZING	15%
DOORS	2%

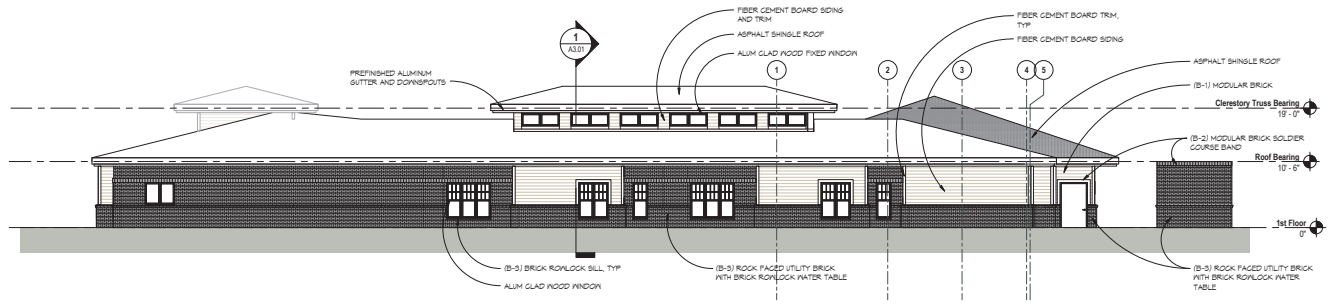
EXTERIOR MATERIAL CALCULATIONS	
BRICK	63%
CEMENTITIOUS COMPOSITION SIDING	17%
GLAZING	16%
DOORS	4%

EXTERIOR MATERIAL CALCULATIONS	
BRICK	50%
CEMENTITIOUS COMPOSITION SIDING	30%
GLAZING	14%
DOORS	6%



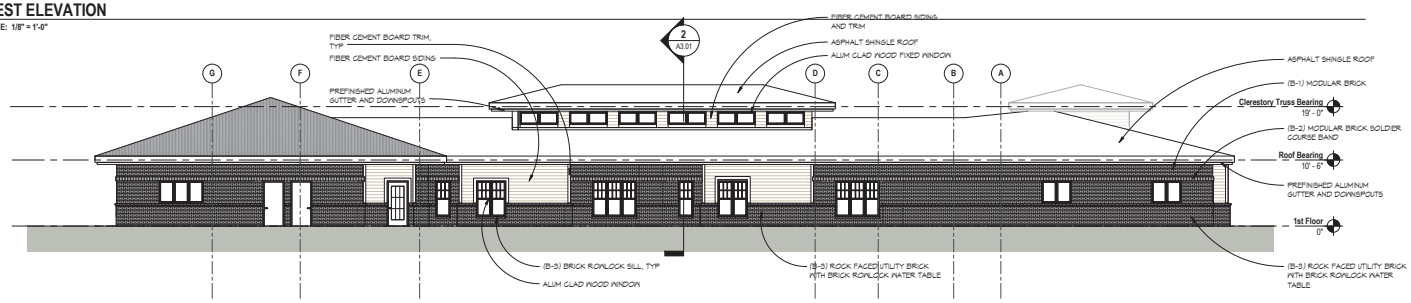
1 EAST ELEVATION

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



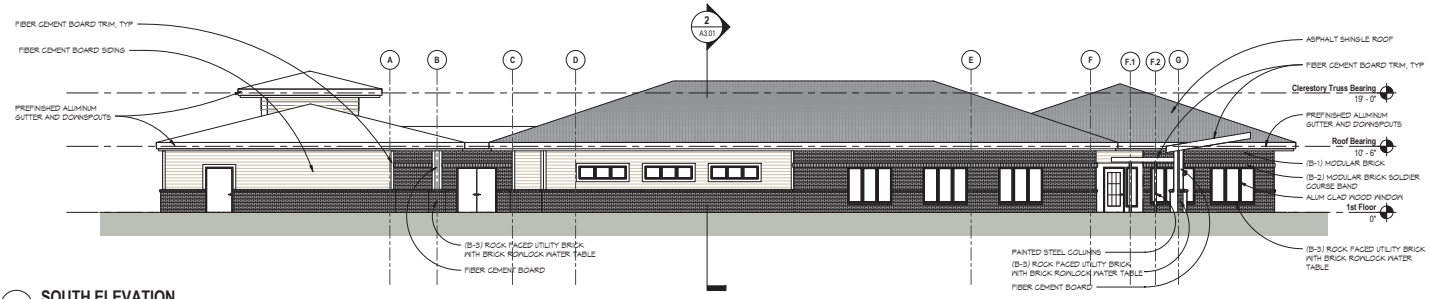
2 WEST ELEVATION

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



3 NORTH ELEVATION

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



4 SOUTH ELEVATION

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

ESa
Earl Swensson Associates, Inc.
richard l. miller, architect
2100 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-329-9445

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Seals

DESIGN REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION

ALIVE HOSPICE RESIDENCE, MURFREESBORO

MURFREESBORO, TN

DOCUMENT CHANGES

Description	Date

Issue Description	DESIGN REVIEW
Original Issue Date	01/28/16
Project No	15001.00
Drawn By Author	Checked By Checker

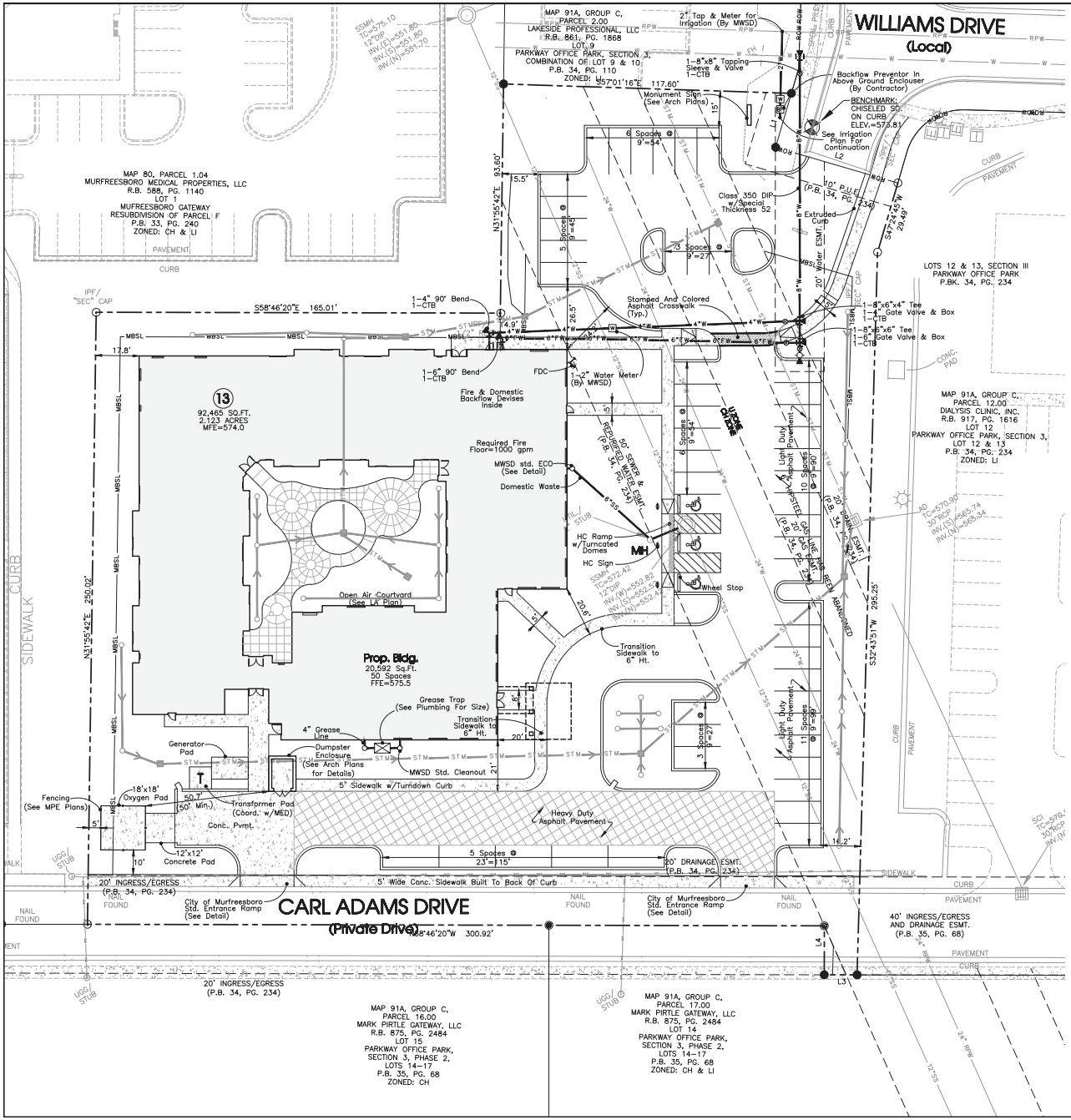
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

A2.01

12/7/2015 9:48:09 AM C:\Revit Projects\150100_Alive Hospice_Art Central_Grandstaff.rvt



Fire Line Notes:

1) Dedicated Fire Water Lines Must Be Inspected And Approved By FMO Prior To Being Covered.

2) Upon Completion Of Fire Water Lines, A 2 Hour, 200 Pound Pressure Test Must Be Witnessed And Approved By FMO.

3) FDC To Be Knox Storz Guard FDC With A 30 Degree Elbow And Locking Cap Sized 4" Storz x 4" NPT.

4) An Approved Knox 3200 Series Surface Or Recessed Mounting Lock Box Is Required At Riser Room Access Door.

5) An Exterior Electric Horn/Strobe Is Required Above FDC. No Water Gongs.

APPROVED FOR CONSTRUCTION
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE
MURFREESBORO WATER AND SEWER DEPARTMENT
UNDER THE AUTHORITY DELEGATED BY THE
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER POLLUTION CONTROL
DIVISION OF WATER SUPPLY
AND IS HEREBY APPROVED FOR CONSTRUCTION.

THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE MURFREESBORO WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL DATE _____
APPROVAL EXPIRES IN 12 MONTHS

BY_____

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

Owner/Developer:
Alive Hospice
311 18th Ave.
Nashville, TN 37203
Contact:
Warren Henson

Deed Reference:
R.Bk. 875, Pg. 2484,
____ Civil District in Rutherford County
Map 91A, Parcel 13.00 Group C
Zone: CH, LI, & GDO-3
Plat Book 34, Page 234

Yard Requirements:

LI:	CH:
Front: 42'	Front: 42'
Side: 10'	Side: 0' (10' if adjacent to RS)
Rear: 20'	Back: 20'

Land Use Data:
1-Story Building
Total Floor Area: 20,592 Sq.Ft.
Total Land Area: 2.123± Acres

Parking Requirements:
Required: 1 Space / 300 Sq.Ft. Office x 3,700 Sq.Ft. Office + 2 Space / 1 Beds x 16 Beds

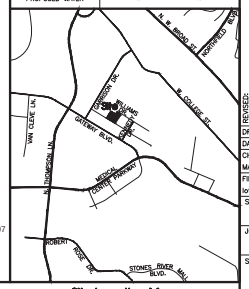
44 Required Parking Spaces
Provided: 52 (49 Regular + 3 H.C.)

Flood Map No.: No portion of this site lies within the 100 year floodplain per FIRM panel No. 47149C0260H. Dated: Jan. 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	EEL EEL
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W



Site Location Map

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

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 responsibility of the owner/developer to ensure that the contractor(s) of the site shown on these construction drawings is fully aware of the intent of the design. Site Engineering Consultants, Inc. will provide inspection services upon request for a small fee for the purpose of providing the owner/developer with a level of assurance that the site is constructed in accordance with the construction plans. It is not the responsibility of the Site Engineering Consultants, Inc. to supervise the construction process.

NATHANIEL A. TAYLOR
STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Alive Hospice
Lot 13 Waterstone
Murfreesboro, Tennessee

REVISED:

DRAWN: SJA, CFB3
DATE: 1-28-16
CHECKED: MAT
FILE NAME: lot13.dwg
SCALE: 1"=20'
JOB NO.: 05090

Site & Utility Plan

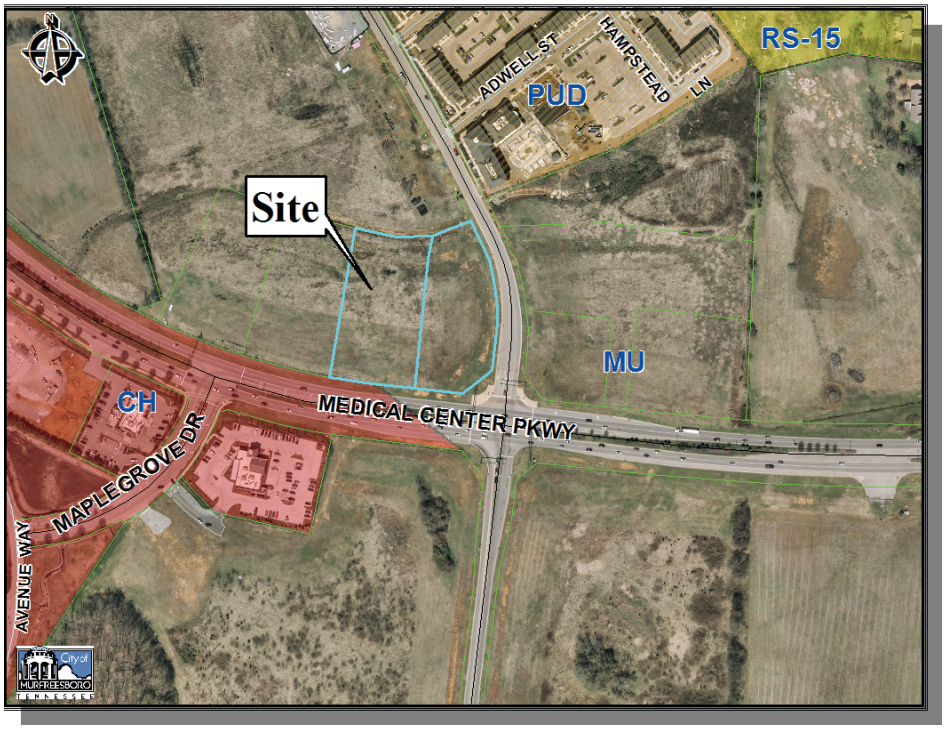
SHEET: C2.1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

6.d. Rose Corner Development [2016-3038 & 2016-6004] initial design review for 18,944 square foot multi-tenant building on 0.43 acres zoned MU and GDO-1 located along Medical Center Parkway and Robert Rose Drive, the Capital Corporation developer.

This is the initial design review for two new 9,472 square foot multi-tenant buildings (18,944 square feet total) located along Medical Center Parkway and Robert Rose Drive. The proposed uses mix restaurant and retail space in each building and is permitted by right. The proposed building is a one story structure. 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 initial 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 the Planning and Engineering 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.



GDO Comments

1) The developer needs to submit a list of all variances that will be required for the plan, if any, and be prepared to justify them during initial design review with the Planning Commission. *None requested*

2) Final architectural elevations showing all exterior building elevations indicating building height, materials fenestrations and details must be submitted to the Planning Department prior to final design review. Any visible roof projections and visible mechanical equipment must be shown. *Preliminary renderings provided. Please increase the height of the rear parapet to screen the rooftop equipment and the rear of the front parapet.*

3) 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

4) The architect needs to provide a breakdown of the amount, in percentage, of all exterior building materials proposed for this project (including glass). Please note that the information must be provided for the overall project as well as for each elevation.

5) Demonstrate on the architectural plans how the roof top units 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 six 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. *Rooftop equipment is shown and needs to be screened from the rear.*

6) Prior to final design review, provide a compliant building materials board with colored architectural renderings must be submitted to the Planning Department.

7) Prior to final design review, the applicant must provide drawings and/or visual aids illustrating all exterior signage graphics, art, lighting, and street furniture. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on a harmonious design and compatibility with the architecture of the site and in conformance with standards adopted by the City.

8) A minimum of 7 feet is required between the proposed buildings and the parking lot/access drives. *This is shown.*

9) A minimum of 10 feet is required between the parking and adjacent property. *This is shown.*

10) 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 page L1.1.*

11) Provide a detail of the area located between the two buildings. Staff suggests this area be designed as formally designed area with treated hardscapes, benches, trash receptacles and defined patio areas.

12) Provide details of the proposed fencings.

13) 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 has been shown.*

14) The site must comply with the Gateway Streetscape Master Plan. *Please provide the required plaza plantings at the intersection of Robert Rose and Medical Center Parkway. The details for the stamped concrete plaza are as follows: Chromix admixture in Quarry Red in a herringbone pattern with a charcoal single soldier border. The crosswalk should be identified as a stamped asphalt crosswalk to be installed by this developer. Decorative light fixtures are shown.*

15) 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 three feet at the time of installation. *This appears to be done.*

16) Show the required front landscaping yards (25' along arterials, 20' along collector). *This appears to be done.*

17) The GDO regulations call for existing trees to be preserved where possible. Provide a tree survey for all existing trees that can be preserved*. None proposed to be preserved.*

18) 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. *This appears to be done.*

19) All plant material is required to be irrigated. All landscape plans should indicate diagrammatically the limits of proposed areas to be irrigated. The area of irrigation must extend from the back of curb into the site. *An irrigation area plan has been provided on page L1.1.*

20) 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;

21) 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.

22) 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.

23) Provide a lighting plan with specifications of site lighting layout, fixture selection, fixture height (including the base), 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. *To be provided with Final Design Review.*

24) Outdoor display or sale of merchandise is prohibited. *No outdoor display of merchandise is shown on the plans*

25) 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 page C2.1.*

26) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Planning and Engineering Department with seventy-two hours advance written notice. The Planning and Engineering 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*.

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

Staff Comments:

1) A final plat to create this lot must be reviewed prior to the issuance of a building permit and must be recorded prior to the issuance of a Certificate of Occupancy.
2) On the site plan show adjoining public rights-of-ways with centerlines and traffic lanes noted.
3) On the site plan show the future location of the driveway across from this development on Robert Rose Drive.
4) Provide a detail of the proposed Dumpster enclosure. Please note that the enclosure should be a minimum of 8 feet tall to adequately screen a standard Dumpster, made of a masonry enclosure to match the proposed building, with an opaque gate to screen the Dumpster.
5) Please revise the landscaping plan to include required street trees along Robert Rose Drive. The existing perimeter planting yard should be shifted to the interior of the site to accommodate these plantings.
6) Due to local maintenance practices, Crape Myrtles cannot receive credit as ornamental trees. Please choose another tree for ornamental tree credit.
7) Please revise planting note no. 12 to reflect ANSI Z60 instead of Z80.
8) Please revise landscape plan to provide evergreen screening along the third side of the eastern most dumpster enclosure.
9) All parking rows are required to be originated and terminated with a landscape island and a shade tree.

10) Staff suggests selecting another tree in place of the proposed red maples in parking lot islands due to the trees lack of tolerance of reflective heat from the pavement (sun scald).

11) Ornamental trees are required to count for 25%-40% of required trees.

12) Please revise the landscape plan to provide shredded hardwood bark mulch in place of pine straw. Please update all planting details.

13) A PDF version of these plans (including architectural elevations) must be submitted to Planning Staff upon receipt of these comments. Any future re-submittals must also be accompanied with a PDF version.

14) The point of contact for the Engineering Dept. is Cey Chase at 615/893-6441 or cchase@murfreesborotn.gov.

15) Show the sidewalk to be 6' not 5' wide within the ROW.

16) Show the inbound lane of the right in/right out to be a minimum of 16' of pavement with mountable concrete island

17) The curb inlets on both Medical Center Parkway and Robert Rose Drive should be plated and relocated out of the travel lane.

18) Both entrance drive should be City standard concrete commercial ramp.

19) Show the crosswalk markings to be two solid parallel lines.

20) Provide a note that all pavement markings on the roadway shall be thermoplastic.

21) The roadway improvement plans for the new right turn lane and pavement markings will require the review and approval of the City Engineer prior to a building permit. Submit 3 hard copies to the Engineering Department for review and approval of any modifications within the public right of way.

22) Riprap is not acceptable as a permanent outlet control. Provide an alternative outlet control such as a concrete flume or river rock.

Stormwater Comments:

1) Note the type of Contec Vortsentry unit to be used on the site plan.

2) This site must meet the City's Stormwater Quality requirements.

3) Identify who will be responsible for the long term operation and maintenance of this stormwater facility: off-site detention pond and water quality unit. A long-term operation and maintenance plan and agreement (http://www.murfreesborotn.gov/index.aspx?NID=500) for the stormwater facilities must be signed and notarized prior to issuance of certificate of occupancy.

4) Erosion and sediment control plans (EPSC) should be in 2 phases prior to a land disturbance permit.

5) A ROW Excavation permit and bond will be required before beginning any work in the right of way.

6) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-

permit). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) to the Engineering Dept prior to starting any construction activities and prior to issuance of a land disturbance permit.

7) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (http://www.murfreesborotn.gov/index.aspx?nid=499) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.

8) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. three (3) hard copies of the site plan, 1 hard copy of the stormwater report with design and calculations and 1 hard copy of the stormwater management record sheet, long-term operation and maintenance plan and agreement for the stormwater facilities (http://www.murfreesborotn.gov/index.aspx?NID=441).

9) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) will be required prior to certificate of occupancy (CO).

10) An Engineer's Certification of the construction of the stormwater facilities (http://www.murfreesborotn.gov/index.aspx?NID=441) will be required prior to certificate of occupancy (CO).

Standard Staff Comments:

1) This site plan is affected by the Major Thoroughfare Plan, as Medical Center Parkway is to be improved.

2) Per the design engineer's certification on this plan, this property lies in Zone X, areas designated as outside the floodway and 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department. For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

4) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.

2) Show existing Electric.

3) Show approved MED conduit design and approved MED transformer pad location.

4) Provide an Electric easement for Electric not in public right of way (ROW)

- Overhead – 40ft. 20ft either side of nearest power pole
- Down Guys – 5ft x 30ft
- Underground – 15ft x total underground trench length

5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.

7) All fire hydrants must be located 4ft from nearest electric facility.

8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.

9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.

10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.

11) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.

12) Property is within the Overall Creek and Medical Center Pkwy. assessment districts. Add this note to the plan.

13) Building permits are not to be issued until fees are paid.

14) 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.

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

16) Submit calculations for grease interceptor sizing approval by MWSD. Minimum required size is 1000 gallons and must meet MWSD specifications.

17) The FOG applications must be completed and submitted to MWSD.

18) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.

19) Dumpster pad must be located outside the water/sewer easement(s).

20) All canopy trees must be located 10’ minimum from all public water/sewer main(s).

21) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

22) Repurified water must be used for irrigation.

23) Owner/developer must sign a repurified water application.

24) Submit a copy of the final Site Lighting Plan to MWSD.

25) Submit a copy of the final Landscaping/Planting Plan to MWSD.

26) Submit a copy of the final Grading & Drainage Plan to MWSD.

27) Grease interceptor must be accessible at all times.

28) Water service, domestic, fire and/or irrigation, is provided by CUDRC.

29) A “Water Service Availability Form” will need to be completed and submitted to CUDRC for a feasibility study.

30) The owner/developer for budget purposes should contact CUDRC for related fees to project which may be substantial.

31) Preliminary construction plans must be submitted to CUDRC in digital AutoCAD and PDF format for the waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@cudrc.com for design and review. Contact Bryant Bradley (615-225-3340) for further information.

32) All main waterline taps are to be made by CUDRC.

33) A “Meter Application and Fixture Count Submittal Form” will need to be completed and submitted to CUDRC. The form is available at the following link and can be completed on-line http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx

34) Contact Jennifer Wood (615-225-3311) with CUDRC for water meter specifications.

35) The owner must sign a Landscaping Agreement with CUDRC if landscape is within a CUDRC Easement.

36) The owner must sign a Sign Agreement with CUDRC if a sign is within a CUDRC Easement. Any proposed sign/sign footer must be at least 10’away from any CUDRC water line.

37) The reduced pressure backflow preventer for the domestic water service must be outside in an aboveground hotbox.

38) Developer will be required to complete and submit a “Private Fire System Agreement” with the City of Murfreesboro.

39) A hard copy or digital copy of the Final Plat will need to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@cudrc.com.

40) Show fire department connection (FDC).

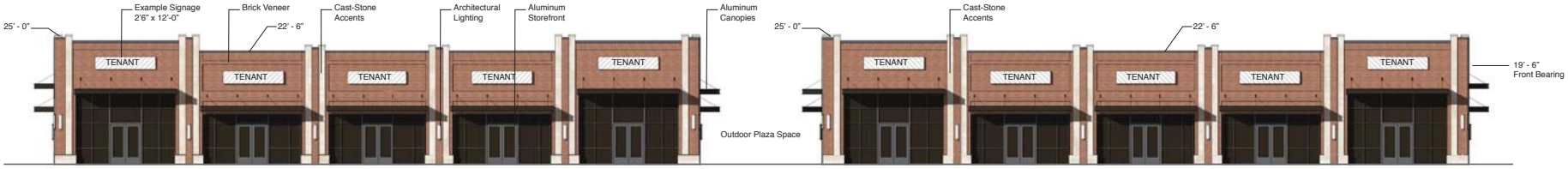
41) Water lines servicing fire hydrants must be in place and operational prior to bring combustibles on site.

42) Fire apparatus turn around will required for dead end roads greater than 150 feet. IFC 503.

43) An approved Knox StorzGuard FDC with a 30 degree elbow and locking cap sized 5” Storz x 4” NPT is required by MFRD.

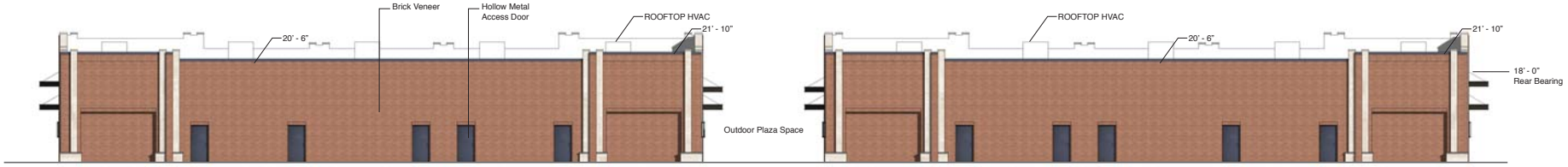
44) An approved Knox 3200 surface or recess mounted locking box is required near the riser room access door by MFRD.

45) An exterior electric horn / strobe (NOT a Water Motor Gong) I required above the FDC by MFRD.



FRONT ELEVATION (SOUTH)

SCALE: 1" = 10'-0"



REAR ELEVATION (NORTH)

SCALE: 1" = 10'-0"

Aluminum Canopies:
Extruded Aluminum Hanger Rod Canopy

Aluminum Storefront:
Bronze Annodized Frame
Clear Glazing

Brick Veneer:
Standard Modular Brick in Red/Orange

Cast Stone Accents:
Full Bed Depth Cast Stone Product

PLAZA ELEVATION

SCALE: 1" = 10'-0"

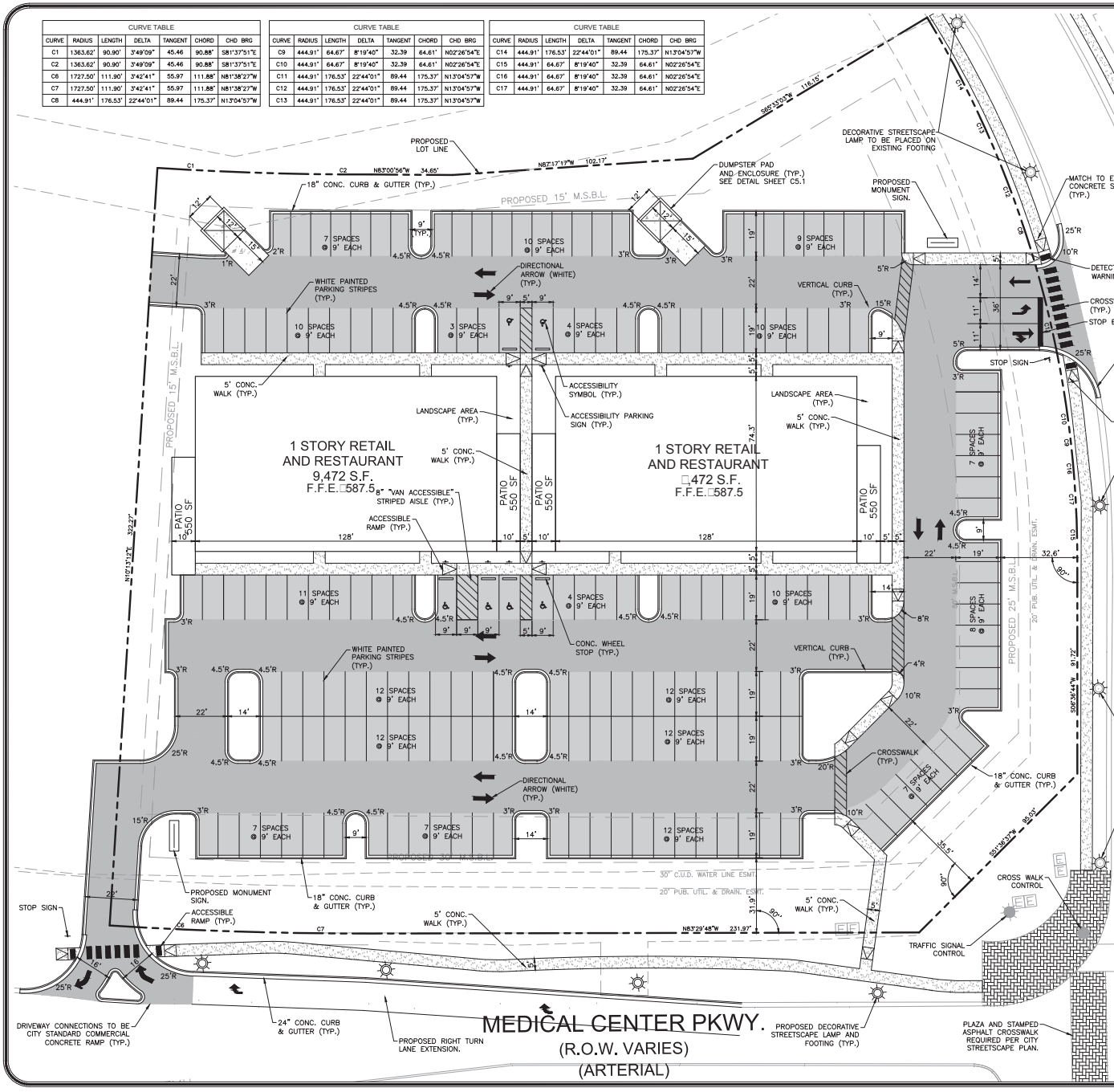
END ELEVATION

SCALE: 1" = 10'-0"

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1363.62'	90.90'	3°49'09"	45.46	90.88'	S81°37'51"E
C2	1363.62'	90.90'	3°49'09"	45.46	90.88'	S81°37'51"E
C6	1727.50'	111.90'	3°42'41"	55.97	111.88'	N81°38'27"W
C7	1727.50'	111.90'	3°42'41"	55.97	111.88'	N81°38'27"W
C8	444.91'	176.53'	22°44'01"	89.44	175.37'	N13°04'57"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C9	444.91'	64.67'	8°19'40"	32.39	64.61'	N02°26'54"E
C10	444.91'	64.67'	8°19'40"	32.39	64.61'	N02°26'54"E
C11	444.91'	176.53'	22°44'01"	89.44	175.37'	N13°04'57"W
C12	444.91'	176.53'	22°44'01"	89.44	175.37'	N13°04'57"W
C13	444.91'	176.53'	22°44'01"	89.44	175.37'	N13°04'57"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C14	444.91'	176.53'	22°44'01"	89.44	175.37'	N13°04'57"W
C15	444.91'	64.67'	8°19'40"	32.39	64.61'	N02°26'54"E
C16	444.91'	64.67'	8°19'40"	32.39	64.61'	N02°26'54"E
C17	444.91'	64.67'	8°19'40"	32.39	64.61'	N02°26'54"E



SITE DATA

PROPERTY INFORMATION

STREET ADDRESS:	MEDICAL CENTER PARKWAY
CIVIL DISTRICT:	7th
TAX MAP:	92
PARCEL:	008.14 & 008.15
LOT SIZE:	2.99± AC. (130,356 S.F.) LOTS 4 & 5

ZONING INFORMATION

ZONING CLASSIFICATION:	(MU) – MIXED USE DISTRICT
OVERLAYS:	GDO–1
STREETSCAPE MASTER PLANS:	MEDICAL CENTER PARKWAY
EXISTING USE:	VACANT
PROPOSED USE:	RESTAURANT/RETAIL CENTER
BUILDING SETBACKS:	
MINIMUM FRONT YARD:	30'
MINIMUM REAR YARD:	15'
MINIMUM SIDE YARD:	25'

PROJECT INFORMATION

MAXIMUM BUILDING HEIGHT:	75'
PROPOSED BUILDING HEIGHT:	20'± (1 STORY)
PROPOSED SQUARE FOOTAGE:	18,944 S.F.
50% RETAIL:	9,472 S.F.
50% RESTAURANT:	9,472 S.F.

PARKING DATA

PARKING REQUIRED PER CITY OF MURFREESBORO

RETAIL STORE	
9,472 S.F. @ 1.0 SP./300 S.F.:	32 SPACES
RESTAURANT	
9,472 S.F. @ 1.0 SP./100 S.F.:	95 SPACES
TOTAL PARKING REQUIRED:	127 SPACES

NOTE:
PER CITY OF MURFREESBORO ORDINANCE, DEVELOPMENT RESTAURAUNT SEATING TO BE LIMITED TO 284 SEATS, FOR 142 SPACES.

PARKING PROVIDED:	
REGULAR PARKING:	174 SPACES
HANDICAP PARKING: (2 VAN ACCESSIBLE):	6 SPACES
TOTAL PARKING PROVIDED:	180 SPACES

FLOOD INFORMATION

FEMA MAP #:	47149C0260H
EFFECTIVE DATE:	JANUARY 5, 2007

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47149C0260H, WITH A MAP REVISION DATE OF JANUARY 5, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470166, PANEL NO. 0255, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:
1. OUTDOOR DISPLAY OR SALE OF MERCHANDISE IS PROHIBITED.
2. THE PLANNING COMMISSION DOES NOT APPROVE SIGNAGE; A SEPERATE PERMIT FROM THE BUILDING AND CODES DEPARTMENT IS REQUIRED FOR ALL SIGNAGE, INCLUDING FLAG SIGNS. CONTACT AMELIA KERR IN THE BUILDING AND CODES DEPARTMENT. FOR PROPOSED FLAGPOLE(S), THE FLAGPOLE(S) MUST BE LOCATED ON THE SITE PLAN ALONG THE MAXIMUM\ PROPOSED POLE HEIGHT, THE MAXIMUM PROPOSED FLAG SQUARE FOOTAGE, AND THE FOUNDATION DESIGN. THE SETBACK REQUIREMENTS FOR FLAGPOLES ARE ESTABLISHED IN THE SIGN ORDINANCE.
3. ALL NEW PAVEMENT MARKINGS IN THE RIGHT OF WAY SHOULD BE THERMOPLASTIC.

STREETSCAPE NOTE:
1. MEDICAL CENTER PARKWAY IS IDENTIFIED IN THE GATEWAY STREETSCAPE MASTER PLAN AND SUBJECT TO THE DESIGN GUIDELINES AND RESTRICTIONS OF THE "STREET–SCAPE IMPROVEMENT GUIDELINES FOR NEW DEVELOPMENT ALONG ROADWAYS WITHIN THE MURFREESBORO GATEWAY" REVISED JULY 21, 2010.

RIGHT–OF–WAY NOTE:
1. ALL WORK IN THE RIGHT–OF–WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MURFRESSBORO STANDARDS AND REGULATIONS. CONTRACTOR SHALL COORDINATE WITH CITY OF MURFREESBORO TRANSPORTATION DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC RIGHT–OF–WAY.

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE WALK
- CONCRETE PAVER

NOTE:
TRAFFIC SIGNAL ELEMENTS ARE LOCATED IN THE VICINITY OF THE WORK. THE CONTRACTOR SHOULD CONTACT THE CITY TRAFFIC ENGINEER AT 615–893–6441 TO SCHEDULE A FIELD MEETING TO REVIEW THE LOCATIONS TO AVOID DAMAGE TO THE TRAFFIC SIGNAL ELEMENTS.

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

0 20 40 60

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REGISTERED ENGINEER
No. 116288
STATE OF TENNESSEE

ROSE CORNER DEVELOPMENT
FOR
CAPITAL CORPORATION
CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

JOB NO.	WK. ORDER
15148	0384
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	1" 20'
DATE:	JANUARY 29, 2016

REVISIONS

SITE LAYOUT PLAN

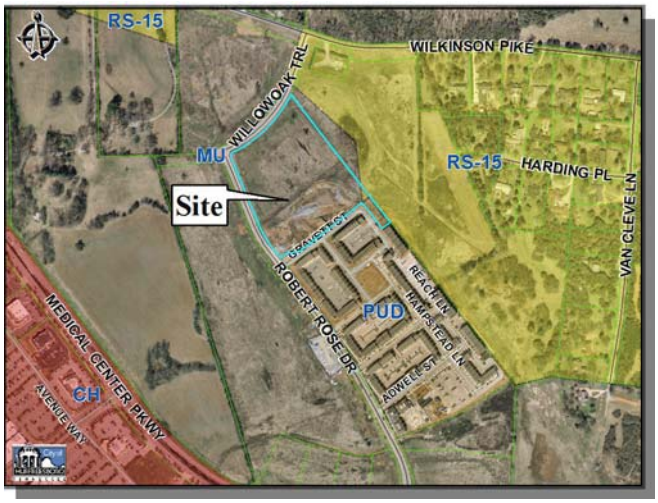
C1.1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

6.e. Henley Station Phase 2 [2016-3033 & 2016-6003] initial design review for 178 dwelling unit multi-family development on 11.5 acres zoned MU, RS-15, PUD, and GDO-1 located along Robert Rose Drive and Willowoak Trail, Lifestyle Communities developer.

This is the initial design review for a new 178 dwelling unit multi-family development on 11.5 acres located adjacent to the existing Henley Station PUD along Robert Rose Drive and Willowoak Trail. This is a proposed phase 2 of the Henley Station multi-family development. The proposed use is permitted by right within the MU and GDO-1 districts. This property exceeds the 5 acre minimum for multiple-family developments. The maximum density permitted in the MU district is 25 dwelling units per acre; this site falls below the maximum permitted density (15.5 d.u./a). There are various types of building elevations which are a mix of townhouse style construction (some with parking garages on the first floor) and flats. The proposed buildings are three stories and consist of brick and cementitious siding. 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. A turbine park is located in the center of the site. The plan also proposes work to be done on the adjacent property.

The design team and the developer should address all GDO comments prior to initial 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 the Planning and Engineering 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.



GDO Comments

1) The developer needs to submit a list of all variances that will be required for the plan, if any, and be prepared to justify them during initial design review with the Planning Commission.

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

   - **Primary materials**: [1] Brick, [2] cementitious composition siding [3] natural stone-limestone granite or cultured stone [4]dimensional composition roof shingles

   The structures' primary materials are cementitious composition siding and brick, which are consistent with the GDO standards.

3) Residential (single family and multiple family) design specifics are as follows.

   [1] Variation in building elevations is desirable. Repetition of similar designs should be avoided. *Additional details can be added to the building to add interest and compliment the architecture of the surrounding areas. Details include multiple brick color; offsets, and more pronounced accessory features, such as sconces. The Planning Commission may want to discuss the motor courts*

   [2] All dwelling units with attached garages shall have garages accessed from either the side or rear. Front loading garages shall be prohibited. Houses with garages that project substantially in front of the rest of the dwelling unit shall be prohibited. *Garages are rear loading.*

   [3] The incorporation of usable porches is encouraged. *Provide additional details on the porches.*

   [4] Dwellings shall have raised foundations. The first floor elevation shall be a minimum of one foot above the finished grade, unless a special accessibility requirement dictates otherwise. *Demonstrate this is being met.*

4) The architect needs to provide a breakdown of the amount, in percentage, of all exterior building materials proposed for this project (including glass). Please note that the information must be provided for the overall project as well as for each elevation.

5) Final architectural elevations showing all exterior building elevations indicating building height, materials fenestrations and details must be submitted to the Planning Department prior to final design review. Any visible roof projections and visible mechanical equipment must be shown.

6) 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 six 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.

7) Prior to final design review, provide a compliant building materials board with colored architectural renderings must be submitted to the Planning Department.

8) Prior to Final Design Review, the applicant must provide drawings and/or visual aids illustrating all exterior signage graphics, art, lighting, and street furniture. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on a harmonious design and compatibility with the architecture of the site and in conformance with standards adopted by the City.

9) The site must comply with the Gateway Streetscape Master Plan. *Please revise the landscape plan to utilize Nuttall Oaks as the required street tree along Robert Rose Drive.*

10) A minimum of 10 feet is required between the proposed buildings and the parking lot/access with the exception of vehicular access doors. *Label the distance of separation from the units without garages & parking/access to confirm a minimum of 10' is met.*

11) A minimum of 15 feet is required between the parking and adjacent property. *This appears to not be met within the 4 parallel parking spaces on the Phase 2 property and needs to be revised. The plans also propose to add on 9 parallel parking spaces on the Phase 1 property that does not meet this standard. The PUD shows a 15' separation being maintained; therefore the plan needs to be revised.*

12) 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. *Calculations are provided on page C0.01. The area plan needs to be provided.*

13) 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 which may include hardscape improvements, street furnishings and amenity structures (i.e., gazebos, arbors, bandshells, etc.). Formal open space has a minimum area of 5,000 square feet. *Calculations are provided on page C0.01. The area plan and additional info noted above needs to be provided.*

14) 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 three feet at the time of installation. *The majority of parking spaces are being screened by the proposed buildings.*

15) Show the required front landscaping yards (20' along collector). *This area is reserved*.

16) The GDO regulations call for existing trees to be preserved where possible. Provide a tree survey for all existing trees that can be preserved.

17) 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.

18) All plant material is required to be irrigated. All landscape plans should indicate diagrammatically the limits of proposed areas to be irrigated. The area of irrigation must

extend from the back of curb into the site. *Please revise the current irrigation coverage plan to cover all areas within the ROW extended to the property line in the northern corner of the lot.*

19) 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;

20) 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.

21) 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.

22) Provide a lighting plan with specifications of site lighting layout, fixture selection, fixture height (including the base), 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. *Provided on page P1.00. Revise the photometric plan so that the lighting levels do not exceed 0.5 foot-candles beyond all property lines. The proposed light fixtures exceed the maximum permitted height of 16 feet (including the pole base) for residential developments and need to be revised. Shoebox-style lighting fixtures are not permitted.*

23) 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.

24) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Planning and Engineering Department with seventy-two hours advance written notice. The Planning and Engineering 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*.

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

Staff Comments:

1) Confirm the area being calculated for density excludes the portions of property zoned RS-15 and PUD. Label the acreage zoned RS-15 and PUD.

2) Remove the future phase of buildings located in the RS-15 and PUD zone as they are not permitted per the existing zoning district.

3) Add the STANDARD NOTES listed in section 7. J. of the Zoning Ordinance to the site plan.

4) Provide a detail of the trash compactor. Please be aware that the enclosure should be taller than the compactor, made of a masonry enclosure to match the proposed building, with an opaque gate.

5) The required parking tabulation appears to mislabel the number of 2 bedroom units (136 vs. 151). Please revise.

6) Provide details of the proposed garages. The detail should demonstrate a vehicle can fit within the garages.

7) The site data table note for garage spaces uses is cut off and needs to be completed.

8) The location sketch map should identify the affected drainage basin

9) The current proposal appears to create a noncompliant landscape issue on Phase I by eliminating the required perimeter planting yard along the western and northern portions along the entrance. Please revise the plan to provide to the required planting yard and planting materials.

10) Please revise the landscape plan to provide the required 10' perimeter planting yard in the future area Phase 2B.

11) Please provide the required the 15' wide Type "D" buffer where RS15 abuts MU.

12) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://www.murfreesborotn.gov/index.aspx?NID=276

13) Please revise the landscape plan to utilize Nuttall Oaks as the required street tree along Robert Rose Drive.

14) Please revise the landscape plan to provide Willow Oaks as the required street tree along Willow Oak Trail.

15) Please revise plant schedule to provide City of Murfreesboro street tree specification for all street trees.

16) Please show all calculations on the site data table and how the totals were derived.

17) Please note that street trees cannot be used towards ACI or 2, 3, 4" caliper requirements.

18) Please provide ornamental tree calculations as required.

19) Please identify on the plant schedule which trees are credited to satisfy a corresponding requirement.

20) Please revise the landscape plan to provided shredded hardwood bark mulch and update all planting details.

21) Please revise the landscape plan to provide evergreen screening on the three sides of the trash compaction enclosure.

22) Please provide an enlarged typical detail(s) for base of building plantings.

23) Please provide SDVT at the intersection of Willow Oak Trail and Robert Rose Drive.

24) Foundation plantings are required on the front and two sides of a building with a 3' planting bed. Please add the required plantings and bed space.

25) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.

26) All parking rows are required to be originated and terminated with a landscape island and a shade tree.

27) Please include a definition of “Matched” in the planting notes section of the landscape plan. Trees of the same species shall have the following characteristics: matched by branching height, caliper, height of tree, spread of branches and branching structure, and overall canopy shape.

28) Please show the square footage of proposed seasonal color beds in plant material schedule and a typical planting diagram.

29) Please show calculations for meeting the 18” shrub requirements and identify these shrubs on the landscape plan schedule.

30) Ornamental trees are required to count for 25%-40% of required trees.

31) Please add a note to the landscape plan that Prior to installing any plant material in the ROW please contact the Urban Environmental Department (UED) at 895-8059 for a permit to plant in the ROW. Any trees installed in the City’s ROW must be inspected by the UED prior to installation. Any materials not inspected prior to installation are subject to removal.

32) TVA will need to approve any plantings within their easement. The existence of TVA’s easement doesn’t alleviate the developer’s requirements for tree/shrub plantings. Alternative plantings will need to be proposed. http://www.tva.gov/power/rightofway/trees_shrubs.htm provides accepted plants for TVA’s easement. Prior to building permit release, documentation will need to be provided showing TVA’s approval of the City’s approved landscape plan.

33) A PDF version of these plans (including architectural elevations) must be submitted to Planning Staff upon receipt of these comments. Any future re-submittals must also be accompanied with a PDF version.

34) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or KNoel@MurfreesboroTN.gov. *Informational comment.*

35) The existing inbound lane at the main entrance must be widened to allow the Fire Department to use the entrance. These improvements must be complete prior to any building permits being issued in this phase. Please contact Carl Peas with Murfreesboro Fire Department for questions.

36) Provide a construction phase plan prior to any building permit.

37) Provide an area onsite for parking during construction. Parking in the public Right of Way will not be permitted.

38) Sidewalks along Robert Rose Drive and Willow Oak Trail need to be located in the public Right of Way.

39) All cross walks in the public right of way should be standard crosswalks (2 parallel lines)

40) Dimension lane widths at all entrances.

41) A mandatory referral will be required to relocate the drainage easement across the site.

42) Provide pipe sizing and invert elevations for all storm sewer on site.

43) Show paver underdrains on the grading and drainage plan.

44) Provide top and bottom elevations of the proposed retaining wall. Final design will be required prior to a building permit being issued.

Stormwater Comments:

1) 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.

2) This site is required to comply with the City Stormwater Quality requirements. Demonstrate how this is being accomplished.

3) The EPSC plan for SWPPP should be in at least 3 phases.

4) Prior to the issuance of the first building permit, a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements must be submitted to and approved by the Engineering Department.

5) Prior to the issuance of the first building permit, a Stormwater Management Record Sheet must be submitted to the Planning and Engineering Department.

6) Prior to the issuance of the final Certificate of Occupancy, submit an Engineer's Certification of Stormwater Quality Controls.

7) Prior to the issuance of the final certificate of occupancy, a Stormwater Facilities Operation and Maintenance plan must be submitted to and approved by the Engineering Department.

8) Prior to the issuance of final certificate of occupancy, submit a signed Stormwater Facilities Operation and Maintenance Agreement to the Planning and Engineering Department.

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 Engineer prior the city issuing a Land Disturbance Permit.

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.

Standard Staff Comments:

1) This site plan is not affected by the Major Thoroughfare Plan.

2) Per the design engineer's certification on this plan, this property lies in Zones X, areas designated as outside the floodway and 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department. For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

4) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com
2) Show existing Electric.
3) Show approved MED conduit design and approved MED transformer pad location.
4) Provide an Electric easement for Electric not in public right of way (ROW)
   - Overhead – 40ft. 20ft either side of nearest power pole
   - Down Guys – 5ft x 30ft
   - Underground – 15ft x total underground trench length
5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
7) All fire hydrants must be located 4ft from nearest electric facility.
8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
11) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.
12) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
13) Property is within the Overall Creek and Medical Center Pkwy. assessment districts. Add this note to the plan.
14) Resubmit two sets of plans to MWSD for the review of the sewer and repurified water.

15) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.

16) Building permits are not to be issued until fees are paid.

17) MWSD must receive contract prior to signing the plat.

18) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.

19) The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet.

20) All dumpsters/dumpster pads connecting to the sanitary sewer must be covered and completely enclosed on all sides except for one that opens for hauling.

21) All canopy trees must be located 10’ minimum from all public water/sewer main(s).

22) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

23) Repurified water must be used for irrigation.

24) Owner/developer must sign a repurified water application.

25) Submit a copy of the final Site Lighting Plan to MWSD.

26) Submit a copy of the final Landscaping/Planting Plan to MWSD.

27) Submit a copy of the final Grading & Drainage Plan to MWSD.

28) 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 MWSD for review and approval.

29) This project is within Consolidated Utility District water service area.

30) Water service, domestic, fire and/or irrigation, is provided by CUDRC.

31) A “Water Service Availability Form” will need to be completed and submitted to CUDRC for a feasibility study.

32) The owner/developer for budget purposes should contact CUDRC for related fees to project which may be substantial.

33) Preliminary construction plans must be submitted to CUDRC in digital AutoCAD and PDF format for the waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@cudrc.com for design and review. Contact Bryant Bradley (615-225-3340) for further information.

34) All main waterline taps are to be made by CUDRC.

35) A “Meter Application and Fixture Count Submittal Form” will need to be completed and submitted to CUDRC. The form is available at the following link and can be completed on-line http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx

36) Contact Jennifer Wood (615-225-3311) with CUDRC for water meter specifications.

37) The reduced pressure backflow preventer for the domestic water service must be outside in an aboveground hotbox.

38) The owner must sign a Landscaping Agreement with CUDRC if landscape is within a CUDRC Easement.

39) The owner must sign a Sign Agreement with CUDRC if a sign is within a CUDRC Easement. Any proposed sign/sign footer must be at least 10’away from any CUDRC water line.

40) TDEC-approved plans from CUDRC and a “Construction Start Notification” is to be issued to the contractor from CUDRC prior to the start of any water line construction.

41) Developer will be required to complete and submit a “Private Fire System Agreement” with the City of Murfreesboro.

42) A hard copy or digital copy of the Final Plat will need to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@cudrc.com.

43) Refer to IFC 2012 Table 903.2 for occupancies required to be sprinklered.

44) Show fire department connection (FDC).

45) Fire hydrant must be located within 150 feet of FDC.

46) Water lines servicing fire hydrants must be in place and operational prior to bring combustibles on site.

47) Dedicated fire lines must be inspected and approved by FMO prior to being covered with fill.

48) Submit a Utility Plan for FMO review and approval.

49) A 'Private Water Agreement' with CUD must be filed and recorded PRIOR to Permitting.

50) All buildings and access road must be identified throughout project (Temporary signage permitted). IFC 505.

51) Fire access roads must have an unobstructed and capable of withstanding fire apparatus weight. IFC 503.

52) Show turn radius template for fire department apparatus through site. IFC 503.

53) Upon completion of the fire water line, a 2 hour 200 pound pressure test must be witnessed and approved by the FMO.

54) An approved Knox 3200 surface or recess mounted locking box is required near the riser room access door by MFRD.

55) An exterior electric horn / strobe (NOT a Water Motor Gong) I required above the FDC by MFRD.

SITE DATA:

SUBDIVISION: NORTH CHURCH, LLC [SECTION ONE]
LOT NUMBER: LOTS 1,2
TAX MAP, PARCEL: MAP 092, PARCELS 8.07
EXISTING ZONING: OG (GEN. OFFICE)& RS-15 (RESIDENTIAL SINGLE FAMILY) WITHIN GDO-1 (GATEWAY DESIGN OVERLAY DISTRICT)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

SITE AREA (S.F.) : 886,860 S.F.
SITE AREA (AC.) : 20.36 AC.
NUMBER OF DWELLINGS UNITS : 128 SINGLE BEDROOM UNITS
275 TWO BEDROOM UNITS
403 TOTAL UNITS

(20) 2-STORY CORNER FLATS [1 BED]-BENTLEY FLAT
(58) 2-STORY TOWNHOUSE [2 BED]-BENTLEY TOWNHOUSE
(169) 3-STORY TOWNHOUSE [2 BED/GARAGE]-STANSBURY TOWNHOUSE
(2) 3-STORY 12 UNIT FLAT [1 BED]-GREYSTONE I
(4) 3-STORY 24 UNIT FLATS [12-2 BED/12 1 BED]-GREYSTONE I & GREYSTONE II
(16) FLATS [1 BED] 2ND & 3RD STORY OVER OFFICE & WORKOUT FACILITY

DENSITY INCREASE COMPARISON:
THE PROPOSED DENSITY FOR THIS SITE IS 19.79 UNITS/ACRE.
SITE ACREAGE IS 20.36 ACRES.

AS A COMPARISON TO THE RM-16 ZONE, THIS SITE QUALIFIES FOR THE FOLLOWING DENSITY INCREASE ADJUSTMENT:

INCREASE IN LIVABILITY SPACE (MAX INCREASE 5% OR 6 DU'S): 5% EARNED
INCREASE PER EVERY 500 SF OF POOL (MAX INCREASE 5% OR 6 DU'S): 4.5% EARNED
INCREASE PER 1/2 VOLLEYBALL COURT (MAX INCREASE 1% OR 1 DU): 1% EARNED
TOTAL DENSITY INCREASE EARNED 13 UNITS

20.36 ACRES @ 16 UNITS/ACRE = 326 UNITS + 13 UNIT INCREASE = 339 UNITS ALLOWED

PROPOSED UNIT COUNT PER THIS APPLICATION = 403 UNITS

BUILDING HEIGHT:
GREYSTONE: 45' 5"
STANSBURY: 43' 3"
BENTLEY TOWNHOUSE: 33' 0"
BENTLEY CORNER: 36' 1"

WORKOUT FACILITY: 3,600 S.F.
OFFICE: 2,400 S.F.
PUB: 4,800 S.F.

MINIMUM BUILDING SETBACKS:
YARD FRONTING:
ROBERT ROSE DRIVE: 20' M.B.S.L.
SIDE YARD: 15' M.B.S.L.
REAR YARD: 15' M.B.S.L.

		RATIO
TOTAL FLOOR AREA:	11.03 AC.	0.54
BUILDING COVERAGE:	205,026 S.F.	0.23
ACREAGE IN OPEN SPACE:	15.65 Ac.	0.77
ACREAGE IN FORMAL OPEN SPACE:	1.43 Ac.	0.07 (5% REQ.)
ACREAGE IN LIVABILITY SPACE:	7.27 Ac.	0.66

PARKING TABULATION:
REQUIRED: 1.5 SPACE/BEDROOM [ON 1 BEDROOM UNITS]
1.1 SPACE/BEDROOM [ON 2 BEDROOM UNITS]

1 BEDROOM UNITS:	128 (1.5)=	192 SPACES
2 BEDROOM UNITS:	275 (2.2)=	605 SPACES
4,800 SF PUB	@1SP/100SF:	48 SPACES
TOTAL REQUIRED:		845 SPACES

PROVIDED:

SURFACE PARKING	730 SPACES
GARAGE PARKING	169 SPACES
TOTAL PROVIDED:	899 SPACES

REFUSE COLLECTION:
REFUSE COLLECTION WILL BE TAKEN TO A COMMUNITY COMPACTOR. RESIDENTS WILL BE RESPONSIBLE FOR REFUSE DROP OFF AT THE COMPACTOR. A REFUSE COLLECTION SERVICE WILL BE COORDINATED FOR COMPACTOR PICKUP. A SEPARATE DUMPSTER WILL BE UTILIZED FOR THE USE OF THE PROPOSED PUB. A REFUSE COLLECTION SERVICE WILL BE COORDINATED FOR DUMPSTER PICKUP.

OWNER/DEVELOPER: E.M. GATTON TRUSTEE, E.M. GATTON, 1000 WEST STATE ST, BRISTOL, TN 37620 — NORTH CHURCH, LLC, TONNY SMITH, 123 NORTH CHURCH ST, MURFREESBORO, TN 37129, (615) 893-8877

LIFESTYLE COMMUNITIES DEVELOPER: MR. CHASE MILLER, LIFESTYLE COMMUNITIES, 232 WEST STREET SUITE 200, COLUMBUS, OHIO 43215, (614) 336-8216

ENGINEER: MR. WES HARRIS, RAGAN-SMITH-ASSOCIATES, INC., 315 WOODLAND STREET, NASHVILLE, TN 37206, (615) 244-8591

LANDSCAPE ARCHITECT: MR. ALAN THOMPSON, RAGAN-SMITH-ASSOCIATES, INC., 315 WOODLAND STREET, NASHVILLE, TN 37206, (615) 244-8591

ARCHITECT: MR. DAVID MELICA, MELICA ARCHITECTURE, 144 EAST STATE STREET, COLUMBUS, OHIO 43215, (614) 224-0890

REFERENCED DRAWINGS:

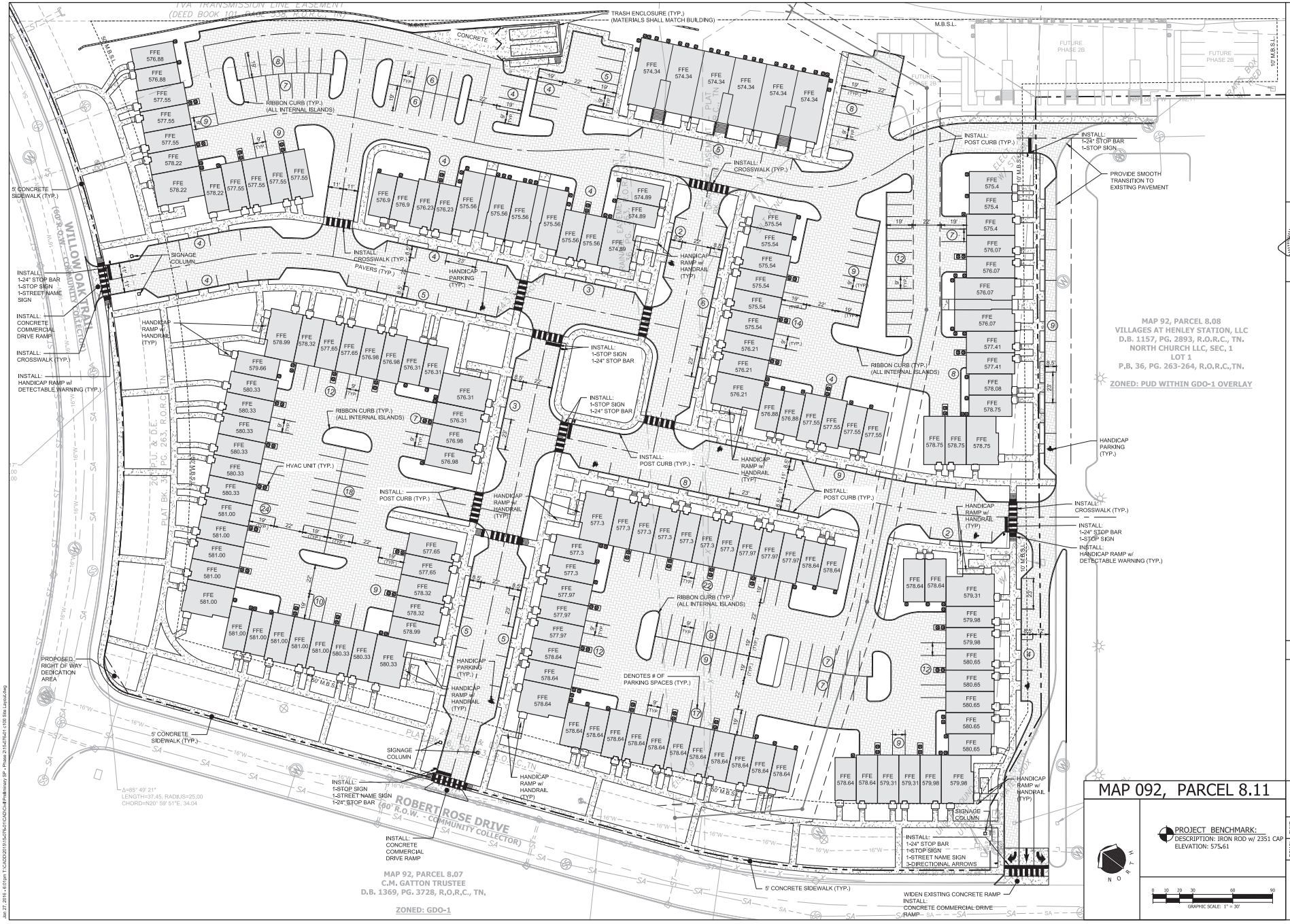
R:\07-137\9434\9434_PUD Sheet.dwg

RAGAN·SMITH
LAND PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 FAX (615)244-8729 WWW.RAGANSMITH.COM

LIFESTYLE COMMUNITIES
GATTON PROPERTY MASTER PLAN LOTS 6 & 7
PRELIMINARY PLANNED UNIT DEVELOPMENT
7th CIVIL DISTRICT, CITY OF MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE
RENDERED LAYOUT & PRELIMINARY LANDSCAPE

0 1-9-12 PER. CITY COMMENTS
REVISIONS

DESIGNED BY: A. Thompson
DRAWN BY: D. Kirkham
APPROVED BY: A. Thompson
SCALE: 1" = 60'
DATE: January 3, 2012
JOB NO. 07-137 WK. ORDER 8614
SHEET NO. 3



CIVIL SITE
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
1000 N. MAIN ST. • MURFREESBORO, TENNESSEE 37130
(615) 896-4911 • FAX (615) 896-4916

JAMES T. HARRISON
REGISTERED ENGINEER
No. 021998
STATE OF TENNESSEE
01-26-16

SITE LAYOUT PLAN

SITE PLAN

HENLEY STATION AT THE GATEWAY - PHASE II

FOR LIFESTYLE COMMUNITIES

MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL DESIGN REVIEW SUBMITTAL	1-26-16	JMH	DDG

C1.00

JOB NO.: 15-076-01

Jan 27, 2016 - 6:01pm T:\CADD\2015\15-076-01\CAD\Civil\Parkway SP - Phase 2\15-076-01 c100 Site Layout.dwg

Brick Units -

Stansbury - 48
Bentley Flat - 12
Bentley Town - 11
Greystone 1 BR - 3
Greystone 2 BR -3

Cemtentitious Compsition Siding Units -

Stansbury - 45
Bentley Flat - 21
Bentley Town - 0
Greystone 1 BR - 0
Greystone 2 BR - 0

Front Facing Material Breakdown:

Brick - 67%
Siding - 33%

Total Materials:

Brick - 32%
Siding - 68%

LC Henley Station Design Submission
Murfreesboro, Tennessee

Site Plan

Scale 1"=50'

Elevation A

Elevation B

Henley Station Design Submission
Murfreesboro, Tennessee

Elevations

Scale 3/16" = 1'0"

Elevation C

Elevation D

Henley Station Design Submission
Murfreesboro, Tennessee

Elevations

Scale 3/16" = 1'0"

Elevation E

Elevation F

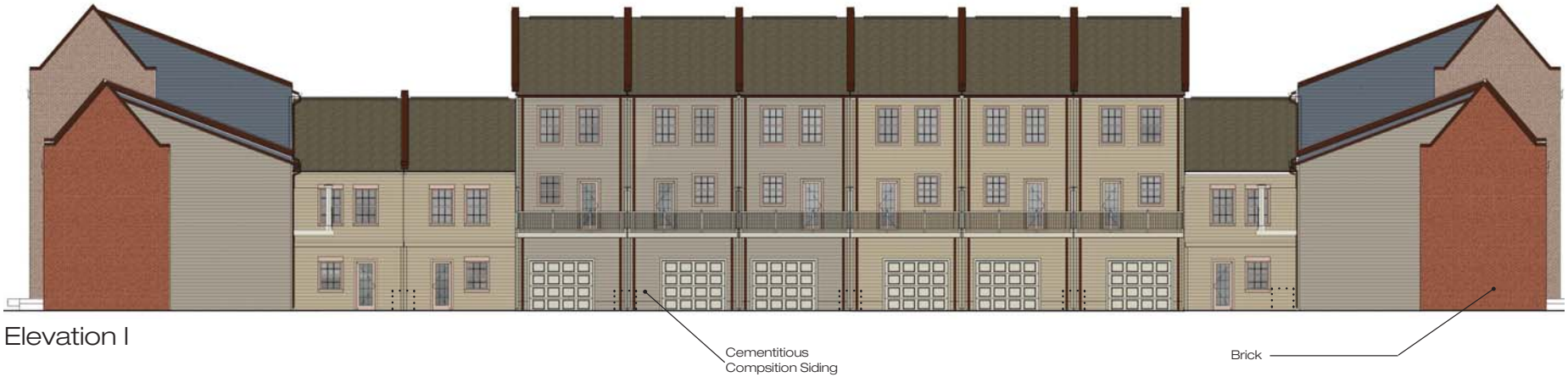
Elevation G

LC Henley Station Design Submission
Murfreesboro, Tennessee

Elevations

Scale 3/16" = 1'0"

Elevation H



Elevation I

Elevation J

LC Henley Station Design Submission
Murfreesboro, Tennessee

Elevations

Scale 3/16" = 1'0"

Elevation K

Elevation L

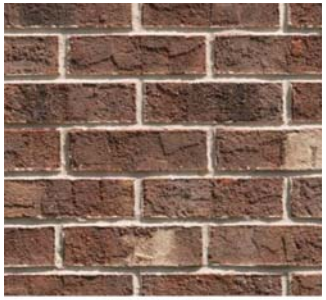
Henley Station Design Submission
Murfreesboro, Tennessee

Elevations

Scale 3/16" = 1'0"

Old Colony

Southampton



Northampton

Manufacturer: Triangle
Product: Modular Size

Brick Palette

Granite Peak

Rookwood Dark Green

Colonial Revival Green Stone

Library Pewter

Universal Khaki

Manufacturer: HardiPlank
Product: Cementitious Siding
Product #: SW6250, SW2816, SW7045 SW0038, SW2826, SW6150

Cementitious Composition Siding Palette

Thunderous

Tricorn Black

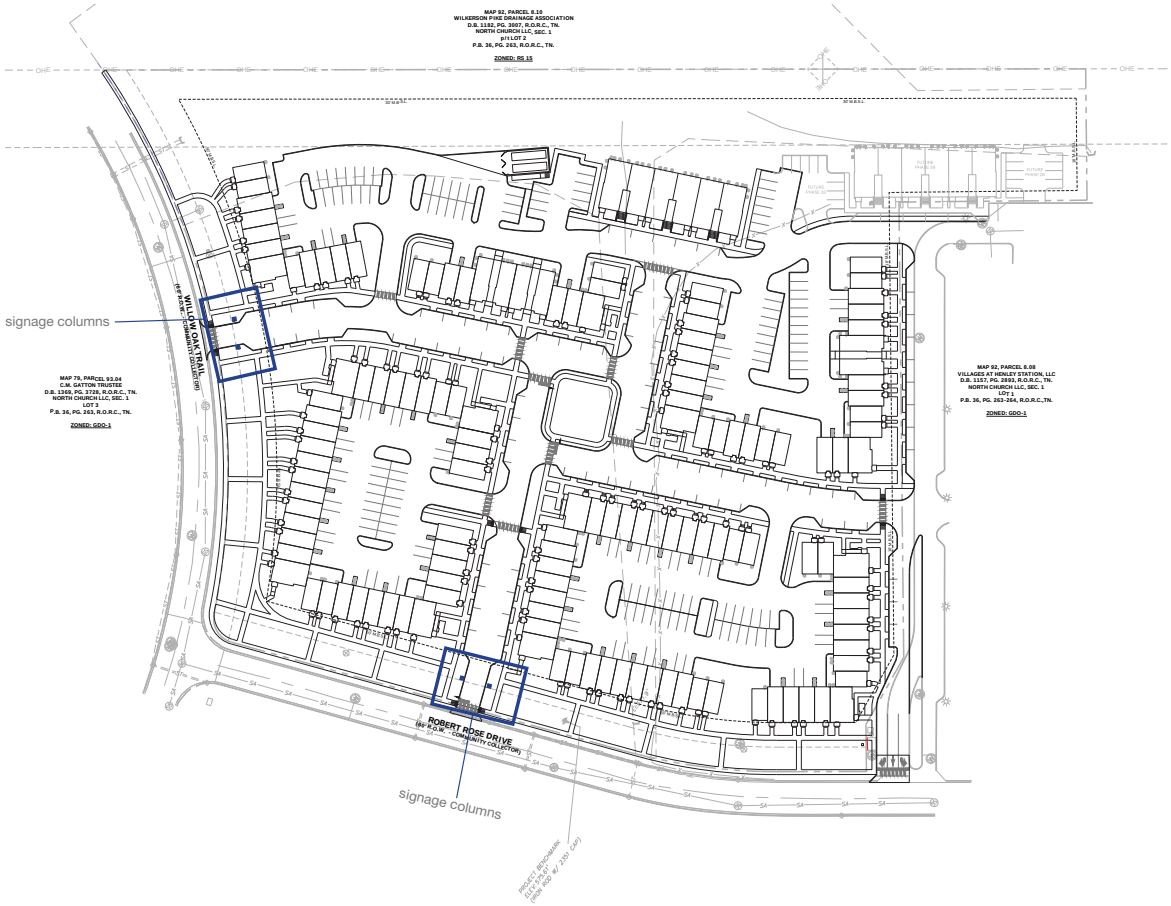
Rookwood Red

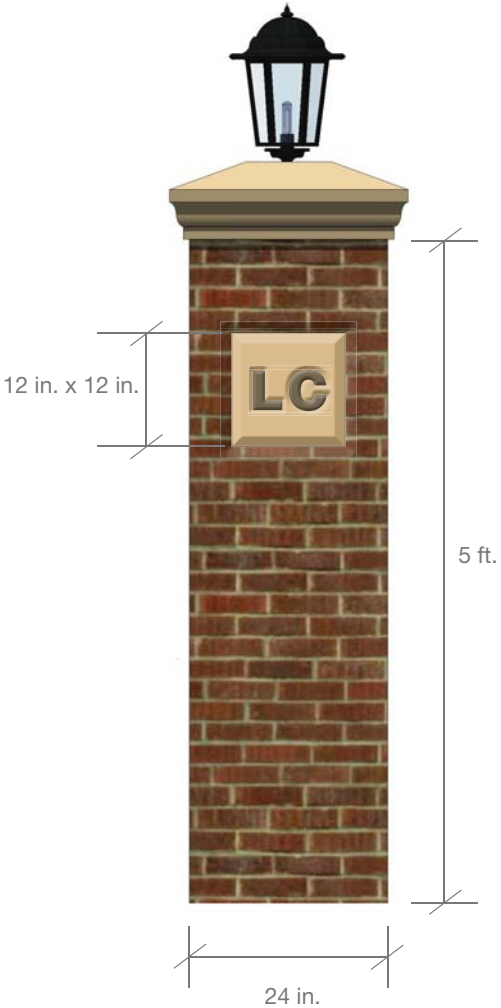
Courtyard

Sea Serpent

Door Palette

Material Selection





Henley Station Design Submission
Murfreesboro, Tennessee

Exterior Signage

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

7.a. Little Caesars [2016-3031] site plan for 7,200 square foot commercial center on 2.8 acres zoned CH located along Warrior Drive and Southgate Boulevard, Pat McMillian developer.

This is the site plan review for a 7,200 square foot commercial center located north of Warrior Drive and west of Southgate Boulevard. The property is zoned CH and the proposed uses are permitted. The site will not have access directly onto Warrior Drive, but will to Southgate Boulevard. The proposed building is one story (24') with a brick veneer base, pre-finished equitone panels with small grooves. The front facing Warrior Drive is proposed to be aluminum corrugation with neon tubes between and the drive through window; staff is concerned this elevation does not meet the standards regarding building orientation and screening of service areas. Staff recommends any approval of the site plan be subject to all staff comments.

Staff Comments

1) A final plat to create this lot must be reviewed prior to the issuance of a building permit and must be recorded prior to the issuance of a Certificate of Occupancy.
2) Identify the uses on the site plan as identified on Chart 4 of the Zoning Ordinance.
3) The parking calculations do not total 7,200 square feet and the calculations for retail appear to be miscalculated. Please revise accordingly.
4) Does this use qualify as a commercial center? If yes, revise the use, label the maximum amount of area to be used as restaurant, and revise the parking calculations.
5) On the site plan label adjoining public rights-of-way's centerlines and traffic lanes.
6) On the site plan show the location of driveways that intersect the adjoining public rights of ways adjacent to or across from the development tract.
7) Show the sidewalk to continue to the edge of the property line along Warrior Dr.
8) On the site plan, label the height of proposed structures (height must be given in stories *and* feet) as defined by Building Height in the Murfreesboro Zoning Ordinance.
9) The preliminary architectural elevations should demonstrate that the structure is oriented to face both front lot lines (Warrior Drive and Southgate Boulevard). The front of a structure shall be that elevation of the structure containing the formal or main entryway or containing such other architectural elements as would lead a reasonable person to perceive it as the front of the structure. Revise the Warrior Drive elevation accordingly.
10) The preliminary building elevations misidentify the orientation of the buildings: the elevation labeled as rear is actually the side elevation and needs to raise the parapet to screen the roof and back of the opposite parapet. The end elevation with the window is a front; the other end elevation is the rear. Add the directional labels to the plans.
11) Provide staff with color rendering of the proposed building.
12) Where will the mechanical units, such as the HVAC, be located (roof-top mounted, on the site, etc)? Note their location on both the Site Plan and on the Landscape Plan. Mechanical, utilities, or other building elements that must be roof mounted shall be located and screened so that are not visible from any point six feet above ground level or from any public right-of-way.
13) The Dumpster enclosure needs to be increase to 8' high with an opaque gate to screen the Dumpster.
14) Add the required buffer along the adjacent RD zoned property.
15) Will there be any outside storage of merchandise? If yes, then outside storage areas must be shown on the site plan.
16) Will there be any outdoor vending (i.e. ice, video kiosks, and propane tanks)? If yes, these elements need to be shown on the site plan.
17) Drive-up/drive-thru lanes that are accessory to buildings with drive-up windows shall be designed to include a one-way by-pass lane available to users should they seek to remove themselves from the drive-up/drive-thru lane. A one-way by-pass lane shall be a minimum width of 11 feet wide. Identify this lane and label its width.
18) Label the length of the queuing spaces (10' x 20') and the number of queuing spaces.

19) Drive-up/drive-thru lanes that are accessory to buildings with drive-up windows or other facilities shall be designed with a landscape area between the drive-up/ drive-thru lanes and the building to which it is accessory except in the immediate area of the drive-up window necessary for its use. This landscape area may be used for menu boards. Provided, however, that this area shall be planted with shrubs and trees in the same manner as parking lot islands.

20) Add foundation plantings along to the front facing Warrior Drive (except in the location of the pickup window).

21) Staff requests relocation of proposed water line through the landscape island to not offset required landscape materials.

22) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.

23) Please complete the perimeter tree, shrub and buffer plantings on the entire parcel.

24) Please add—5 ' Clear Trunk, Single, Straight Central Leader, and Full Canopy—to any proposed shade trees in the plant material schedule.

25) Staff suggests using more than one variety of evergreen tree in the required buffer.

26) Please show how the stormwater management areas are being screened on the landscape plan. Detention or retention areas shall be landscaped by use of a combination of vegetation, earth berm, walls, or other materials.

27) Provide a lighting plan, details and photometric plan that demonstrate compliance with the Zoning Ordinance.

28) The point of contact for the Engineering Dept. is Cey Chase at 615/893-6441 or cchase@murfreesborotn.gov.

29) Show the inbound lane to be a minimum of 14' wide.

30) Show turf reinforcement matting at discharge points and bottom of ditch.

31) Provide information on existing, proposed and net impervious surface on the site plan.

Stormwater comments:

1) This site must meet the City's Stormwater Quality requirements.

2) Identify who will be responsible for the long term operation and maintenance of this stormwater facility: stormwater management pond. A long-term operation and maintenance plan and agreement (http://www.murfreesborotn.gov/index.aspx?NID=500) for the stormwater facilities must be signed and notarized prior to issuance of certificate of completion.

3) Erosion and sediment control plans (EPSC) should be in 2 phases prior to a land disturbance permit.

4) Show a concrete washout and provide detail prior to a land disturbance permit.

5) A ROW Excavation permit and bond will be required before beginning any work in the right of way.

6) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of

development or sale will require a NPDES Stormwater Construction General Permit (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) to the Engineering Dept prior to starting any construction activities and prior to issuance of a land disturbance permit.

7) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (http://www.murfreesborotn.gov/index.aspx?nid=499) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.

8) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. three (3) hard copies of the site plan, 1 hard copy of the stormwater report with design and calculations and 1 hard copy of the stormwater management record sheet, long-term operation and maintenance plan and agreement for the stormwater facilities (http://www.murfreesborotn.gov/index.aspx?NID=441).

9) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) will be required prior to certificate of occupancy (CO).

10) An Engineer's Certification of the construction of the stormwater facilities (http://www.murfreesborotn.gov/index.aspx?NID=441) will be required prior to certificate of occupancy (CO).Provide information on existing, proposed and net impervious surface on the site plan.

Standard Staff Comments:

1) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

2) This site plan is affected by the City's Major Thoroughfare Plan as Southgate Boulevard is identified.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.

6) Designate an area on the plans for construction debris storage. As a note to the developer, an unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, staff will shut down the jobsite.

7) 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.

8) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.

2) Show existing Electric.

3) Show approved MED conduit design and approved MED transformer pad location.

4) Provide an Electric easement for Electric not in public right of way (ROW)

   - Overhead – 40ft. 20ft either side of nearest power pole
   - Down Guys – 5ft x 30ft
   - Underground – 15ft x total underground trench length

5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.

7) All fire hydrants must be located 4ft from nearest electric facility.

8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.

9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.

10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.

11) Concrete headwall cannot be on water and sewer main.

12) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.

13) 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.

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

15) Submit calculations for grease interceptor sizing approval by MWSD. Minimum required size is 1000 gallons and must meet MWSD specifications.

16) The FOG applications must be completed and submitted to MWSD.

17) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.

18) The owner/developer must sign a Sign within a City Easement Agreement with MWSD.

19) All canopy trees must be located 10’ minimum from all public water/sewer main(s).

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

21) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

22) Submit a copy of the final Site Lighting Plan to MWSD.

23) Submit a copy of the final Landscaping/Planting Plan to MWSD.

24) Submit a copy of the final Grading & Drainage Plan to MWSD.

25) 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.

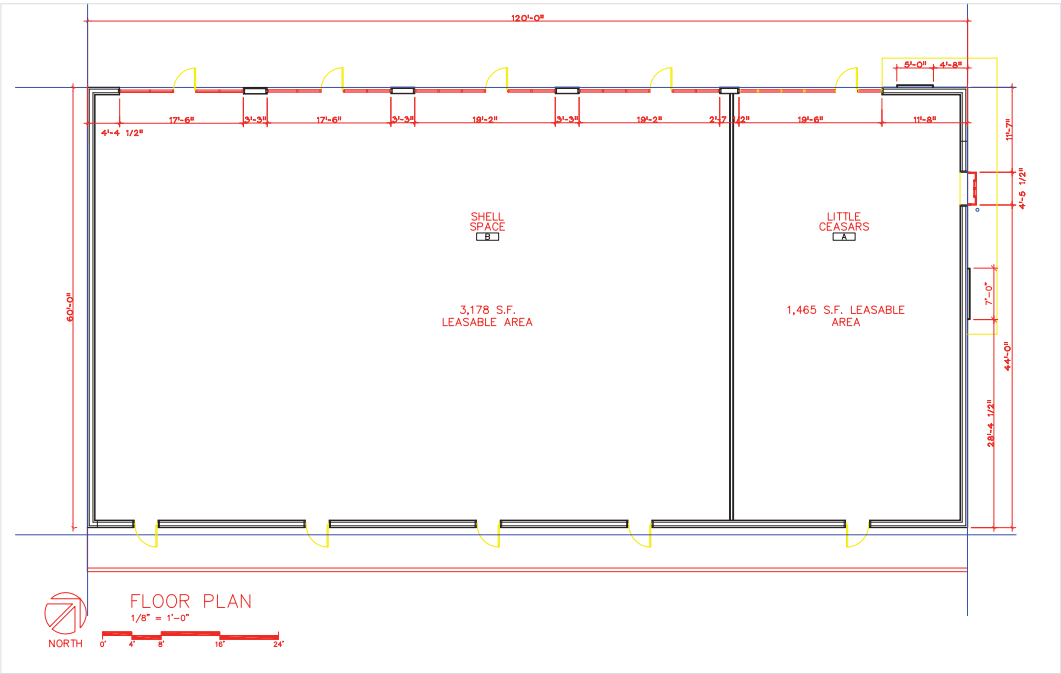
26) The sanitary sewer service must connect into an existing manhole, existing tap, or proposed manhole.

27) Refer to IFC 2012 Table 903.2 for occupancies required to be sprinklered.

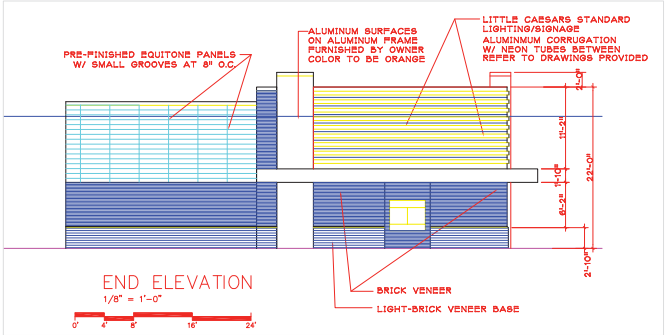
28) Additional fire hydrants may be required for this site.

29) Show turn radius template for fire department apparatus through site. IFC 503.

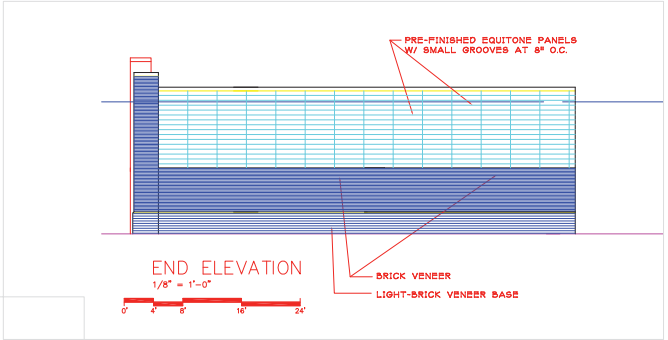
30) Curbing detail must be approved by FMO on all fire access roads.



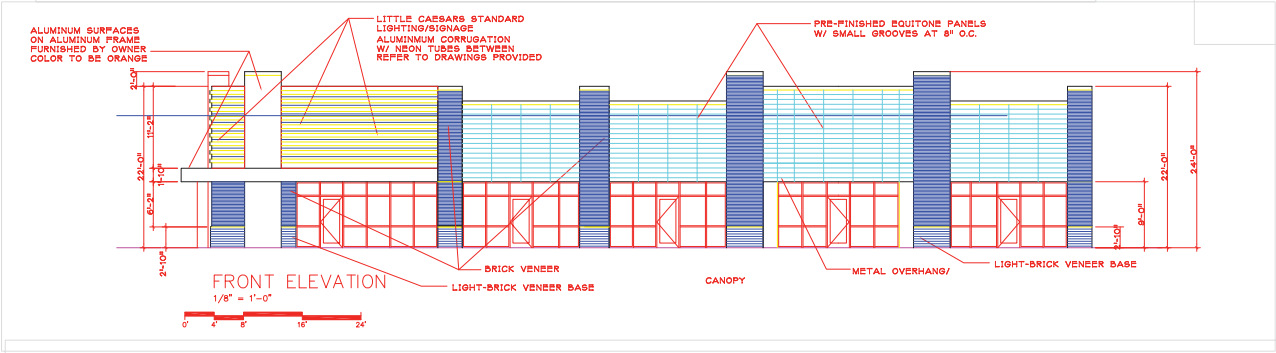
FLOOR PLAN
1/8" = 1'-0"



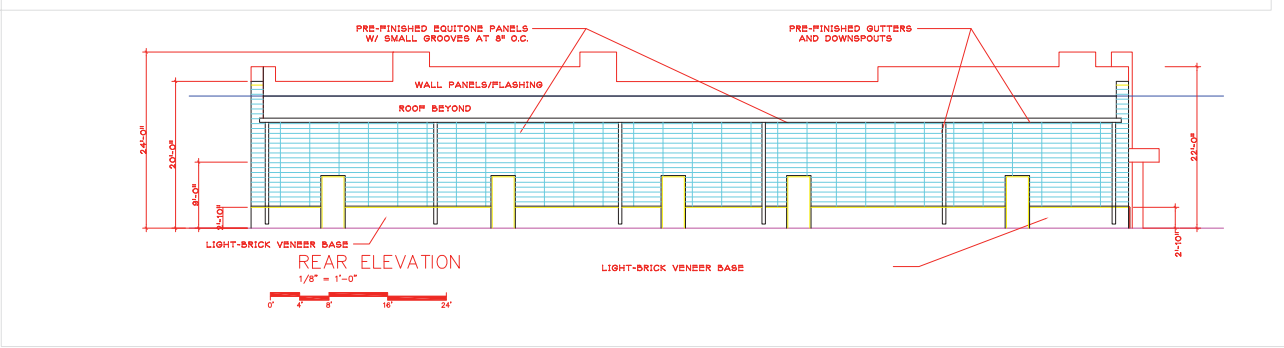
END ELEVATION
1/8" = 1'-0"



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



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



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

NEW CENTER/LITTLE CAESARS
PAT McMILLAN
515 BRICK CHURCH PARK
MURFREESBORO, TENNESSEE

W. Michael Stewart
Architect
1318 Tomahawk Trace Murfreesboro, Tennessee 37129

PRELIMINARY
FLOOR PLAN

OCTOBER 15, 2013
SEPTEMBER 25, 2013
SCALE: 1/8" = 1'-0"

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MURFREESBORO PLANNING COMMISSION
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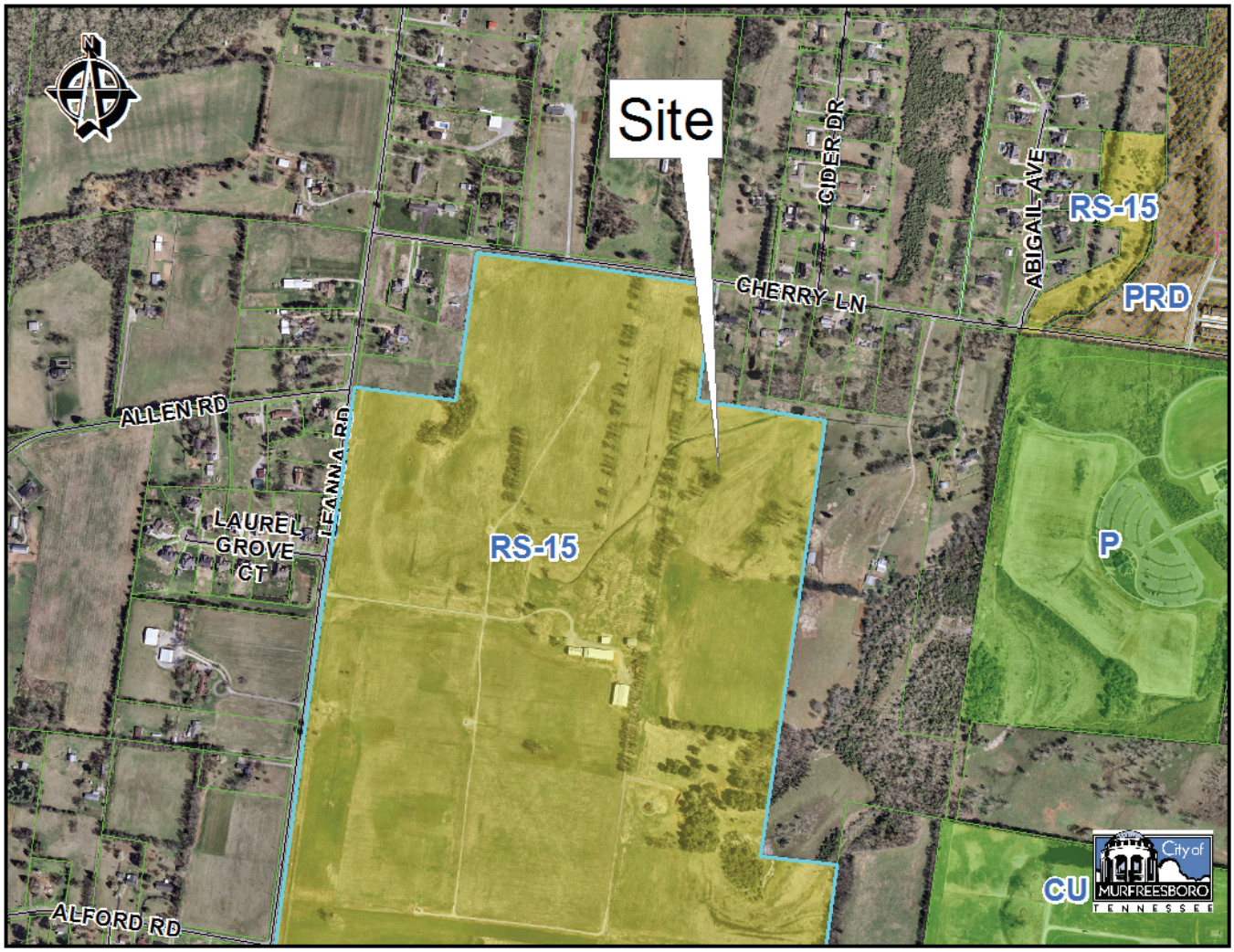
7.b. Jordan Farm Property [2016-3034] site plan for soccer practice facility on 20.3 acres zoned RS-15 located along Leanna Road, Murfreesboro Parks & Recreation Department developer.

This is the site plan review for a proposed City-operated soccer practice facility. The facility will consist of six (6) soccer fields and the parking required to support the use. The subject property is zoned RS-15 and the proposed use is permitted by special use permit. The Board of Zoning Appeals granted a special use permit for the proposed use at its January 27th regular meeting. BZA approval was made subject to a Type D buffer being provided around the soccer fields. It should also be noted that there will be no lighting associated with the development at this time, as it will be a day use only. If lights are proposed in the future for either the parking lot or the fields, then the special use permit must be amended. Staff recommends that any approval of this site plan be made subject to all staff comments.



Staff Comments:

1) Please revise the landscape plan to provide a Type “D” buffer around the perimeter of the soccer fields as required by the Murfreesboro Board of Zoning Appeals.
2) Please provide the required perimeter planting yard and trees and areas outside of the buffer.
3) Please revise the landscaping data table to reflect the project design.
4) Please revise the irrigation plan to include irrigation to all required plant materials. Please be aware that quick couplers does not satisfy the requirement for an irrigation system.
5) All parking rows are required to be originated and terminated with a landscape island and a shade tree.
6) Please add the required ANSI note on landscape plan.
7) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://www.murfreesborotn.gov/index.aspx?NID=276
8) Please remove caliper sizes from all evergreen trees.
9) All canopy trees should be a minimum of 2” caliper. Please revise plant schedule.
10) All under story trees should be a minimum of 1” caliper. Please revise plat schedule.
11) Knockout Roses are on the City’s do not plant list. Please remove from the design and substitute another plant in its place.
12) The point of contact for the Engineering Dept. is Cey Chase at 615/893-6441 or cchase@murfreesborotn.gov. Planning point of contact is Matthew Blomeley at (615)-893-6441 or mblomeley@murfreesborotn.gov.
13) Roadway improvements on Cherry Lane may be warranted with this project. The design team should contact the City’s Engineering and Traffic Department and the County Road Superintendent to discuss the need for any public improvements.
14) Show the entrance drive to have a 4’ offset from the edge of the travel lane.
15) Provide a 3-lane cross section at the entrance drive.
16) A sitework permit based on the cost of construction will be required to authorize the work.
17) A $7000 site completion bond will be required prior to issuance of any permit.
18) A hydrologic determination of the water feature that the proposed access road crossing may require an ARAP.
19) Modification to the sinkhole(s) may require an UIC.
20) Note the soil mix design for the bioretention on the detail sheet.
21) Provide alternative to rock check dam such as erosion eels and turf reinforcement matting as outlet protection instead of rip rap.
22) This site must meet the City’s Stormwater Quality requirements.
23) Identify who will be responsible for the long term operation and maintenance of this stormwater facility: bioretention and infiltration trench. A long-term operation and

maintenance plan and agreement (http://www.murfreesborotn.gov/index.aspx?NID=500) for the stormwater facilities must be signed and notarized prior to issuance of certificate of completion.

24) Erosion and sediment control plans (EPSC) should be in 3 phases prior to a land disturbance permit.

25) A temporary sediment basin may be required for project with drainage acreage of 10 acres or more.

26) A QASA will be required for project disturbance acreage to be 10 acres or more.

27) Show a concrete washout and provide detail prior to a land disturbance permit.

28) A ROW Excavation permit and bond may be required from the County Highway Dept. before beginning any work in the right of way.

29) Discharges of stormwater associated construction activities on sites that disturb one acre or more and including sites less than 1 acre that are part of a larger common plan of development or sale will require a NPDES Stormwater Construction General Permit (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit). Provide a copy of the NPDES Notice of Coverage or Notice of Intent (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) to the Engineering Dept prior to starting any construction activities and prior to issuance of a land disturbance permit.

30) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application (http://www.murfreesborotn.gov/index.aspx?nid=499) and 2 copies of the SWPPP/EPSC/NOC must be submitted to the Engineering Department.

31) Prior to the issuance of a land disturbance permit and building permit, submit to the Engineering Dept. three (3) hard copies of the site plan, 1 hard copy of the stormwater report with design and calculations and 1 hard copy of the stormwater management record sheet, long-term operation and maintenance plan and agreement for the stormwater facilities (http://www.murfreesborotn.gov/index.aspx?NID=441).

32) A final construction stormwater inspection certification, CN-1173 and/or Notice of Termination (NOT), CN-1175 (http://www.tennessee.gov/environment/article/permit-water-npdes-stormwater-construction-permit) will be required prior to certificate of occupancy (CO).

33) An Engineer's Certification of the construction of the stormwater facilities (http://www.murfreesborotn.gov/index.aspx?NID=441) will be required prior to certificate of occupancy (CO).

34) Remove the 3574 Leanna Road address from the cover sheet as no address has been assigned to this particular development.

35) Per City Administration, construction on the permanent bathroom building will begin no later than 6/30/17. Show the construction of the bathroom building on this site plan and label it as Phase 2. If it is included and approved as a part of this site plan, then the site plan will not be required to be resubmitted for site plan approval in 2017 prior to its construction.

36) In the site data table, the proposed zoning is denoted as P. There is no request to the change the zoning of the property from RS-15 to P. Please revise the table accordingly.

37) In the site data table, include a note referencing the special use permit that was approved by the Board of Zoning Appeals for the use of the property for recreational fields on January 27th, 2015.

38) Relocate the development entrance sign out of the public right-of-way.

39) Provide a detail of the proposed fence.

40) There is a walking path proposed around the four (4) northernmost fields but not around the two (2) southernmost fields. Why is there no walking path around the southernmost fields?

Standard Staff Comments:

1) This site plan is affected by the City's Major Thoroughfare Plan, as Cherry Lane is proposed to be realigned and improved to a 5-lane cross-section.

2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.

6) All site and building signage must be permitted and installed prior to 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.

7) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

8) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) If public facilities are required, plans must be submitted for approval by MWSD.

2) Water service, domestic, fire and/or irrigation, is provided by CUDRC.

3) Submit to CUD for further review and comments.
4) Show fire department connection (FDC).
5) Submit a Utility Plan for FMO review and approval.
6) All buildings and access road must be identified throughout project (Temporary signage permitted). IFC 505.
7) Fire access roads must have an unobstructed and capable of withstanding fire apparatus weight. IFC 503.
8) Fire apparatus turn around will required for dead end roads greater than 150 feet. IFC 503.

MURFREESBORO PLANNING COMMISSION

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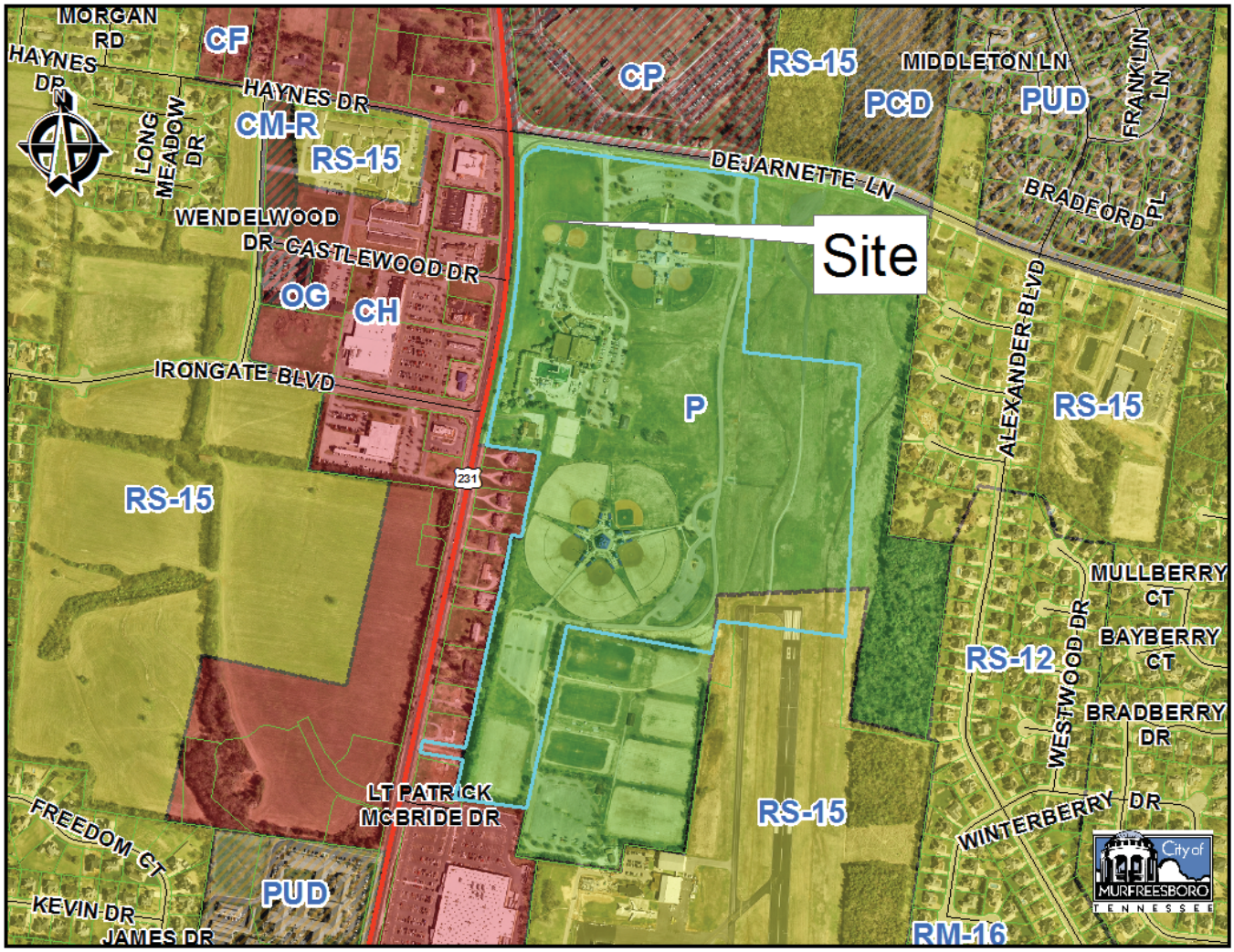
7.c. Miracle Field at McKnight Park [2016-3037] site plan for recreation fields on 3.5 acres zoned P located along DeJarnette Lane, Murfreesboro Parks & Recreation Department developer.

This is the site plan review for two (2) proposed baseball fields at McKnight Park. One of the fields will be a Miracle Field, which will be designed to be accessible for people with disabilities. The subject property is zoned P and the proposed use is permitted by right. It should be noted that at its January 27th meeting the Board of Zoning Appeals granted variances relative to the height of the field light fixtures as well as footcandle measurements at the property line. Staff recommends that any approval of this site plan be made subject to all staff comments.



Staff Comments:

1) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.
2) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://www.murfreesborotn.gov/index.aspx?NID=276.
3) Provide required perimeter plantings along the adjacent Memorial Boulevard frontage.
4) Engineering point of contact for this project is Jay Bradley 615-893-6441 or jbradley@murfreesborotn.gov. Planning point of contact is Matthew Blomeley at (615)-893-6441 or mblomeley@murfreesborotn.gov.
5) Connect sidewalk on west side of Sportscom entrance drive from Miracle Field sidewalks to Dejarnette Lane sidewalks.
6) This development will require a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing. This development will require a State of Tennessee Construction General Permit.
7) Submit drainage calculations.
8) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Planning and Engineering Department and must be approved by the City Engineer.
9) This development is required to comply with the City's Stormwater Quality requirements.
10) Prior to any permit, submit a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements.
11) Prior to C of O, submit a Stormwater Management Record Sheet.
12) Prior to C of O, 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.
13) Prior to C of O, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement
14) Rip rap is not an allowable outlet protect.
15) Provide paver detail (Sheet C3.1 Note 22 references Sheet C6.1 that is not included in the plans).
16) Define soil mix composition or verification mix will meet specifications.
17) Show size of underdrains.
18) Remove ALDOT reference on Sheet C4.00 in paver detail.
19) Provide color architectural elevations prior to building permit.
20) Provide overall parking tabulations for the entire Sportscom/McKnight Park/Starplex facility to demonstrate compliance with minimum parking requirements.

21) Provide information on how solid waste will be managed for the concession building.

22) Replace the “Lebanon Road” label with “SR 10.”

23) Submit the “field photometrics” plan that was submitted to the BZA. It was omitted from this set of plans. Staff needs to confirm compliance with the actions of the BZA.

24) Demonstrate compliance with the requirement that all lighting fixtures shall be shielded to prevent glare and that light shall not be distributed beyond an angle of 35 degrees from a vertical plane onto surrounding properties.

25) Demonstrate compliance with the requirement that attached or wall-pack lighting shall be screened by the building’s architectural features or contain a 35-degree cutoff shield.

26) The light fixture detail on sheet E3.10 depicts a light fixture 20’6” tall measured from grade. Fixtures not specifically covered by the variance cannot exceed 20’ in height. The plan needs to be revised to demonstrate compliance.

Standard Staff Comments:

1) This site plan is affected by the City’s Major Thoroughfare Plan, as Dejarnette Lane has been improved to a 5-lane cross-section.

2) Per the engineer’s certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.

6) All site and building signage must be permitted and installed prior to 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.

7) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

8) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.
2) Show existing Electric.
3) Show approved MED conduit design and approved MED transformer pad location.
4) Provide an Electric easement for Electric not in public right of way (ROW)

   Overhead – 40ft. 20ft either side of nearest power pole

   Down Guys – 5ft x 30ft

   Underground – 15ft x total underground trench length
5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
7) All fire hydrants must be located 4ft from nearest electric facility.
8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
11) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
12) 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.
13) All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
14) Submit calculations for grease interceptor sizing approval by MWSD. Minimum required size is 1000 gallons and must meet MWSD specifications.
15) The FOG applications must be completed and submitted to MWSD.

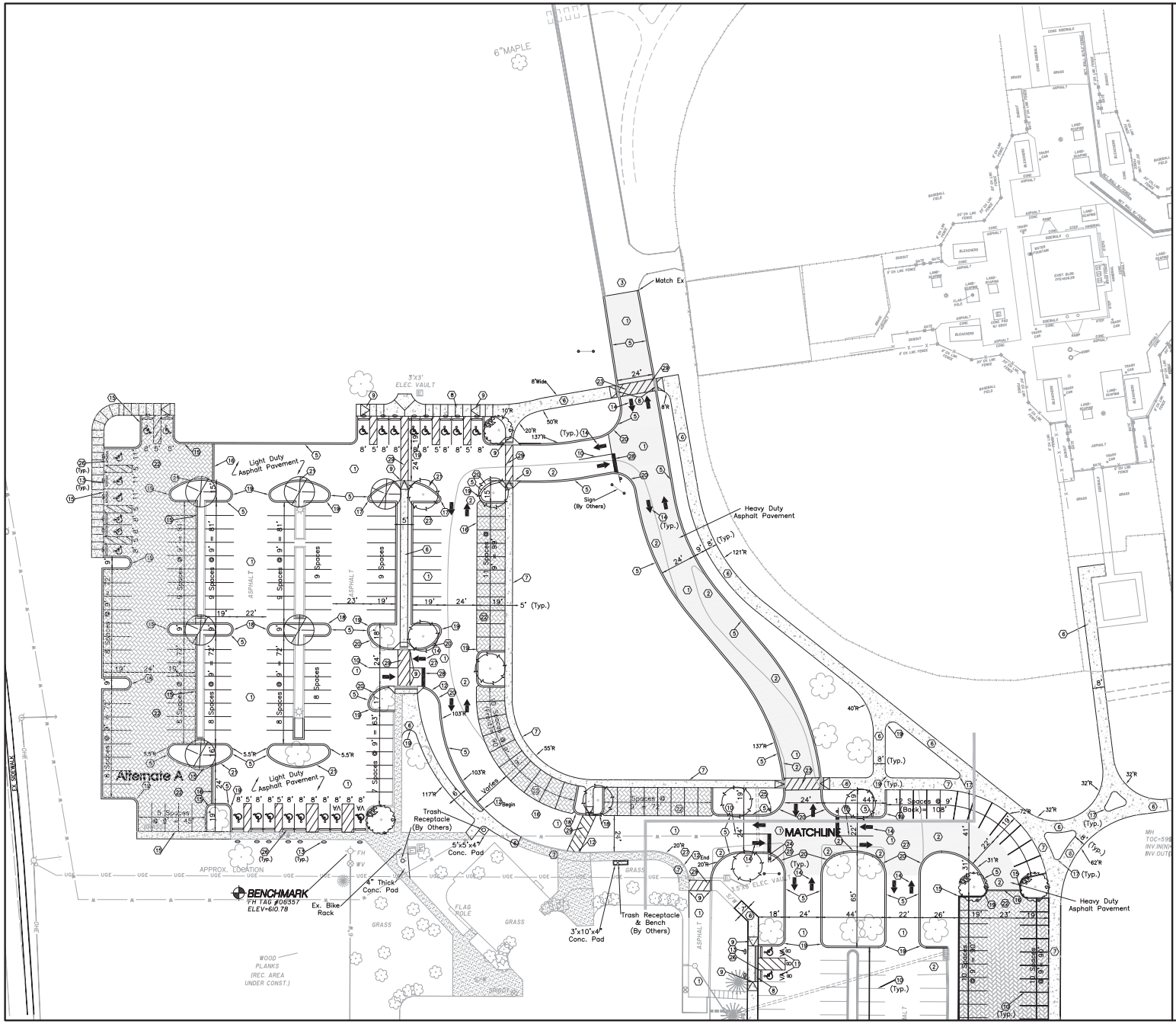
16) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

17) Show fire department connection (FDC).

18) Water lines servicing fire hydrants must be in place and operational prior to bring combustibles on site.

19) Submit a Utility Plan for FMO review and approval.

20) Fire access roads must have an unobstructed and capable of withstanding fire apparatus weight. IFC 503.



Site Key Notes

1. Asphalt Overlay (1.5" Min. Thickness) – B2/C6.1
2. Asphalt Pavement – Full Section – B2/C6.1
3. Asphalt Pavement To Remain
4. Mill Ex. Asphalt Pavement To Allow Smooth Transition Or To Meet Existing Grade
5. Concrete Extruded Curb – C3/C6.1
6. Concrete Sidewalk – D3/C6.1
7. Concrete Sidewalk W/ Turndown Curb – D4/C6.1
8. Concrete Sidewalk W/ Detectable Warning – C2/D6.1 (Similar)
9. H.C. Ramp With Detectable Warning – C2/D6.1
10. 4" White Parking Stripe
11. H.C. Parking Space – D1/C6.1
12. Paint Curb Face and Top (6" Min.) OSHA Yellow
13. H.C. Sign – D2/C6.1
14. Traffic Arrow – A4/C6.1
15. Post Curb – B4/C6.1
16. Ribbon Curb – C4/C6.1
17. 2.5'R
18. 4.5'R
19. 5'R
20. 15'R
21. 32'R
22. Permeable Pavers – A3/C6.1
23. Speed Table – A1/C6.1
24. Stop Sign
25. [illegible]
26. Wheelstop – B3/C6.1
27. This area will require additional asphalt overlay to meet design grades. See grading Plan, Sheets C5.1 & C5.2.
28. 24" White Stop Bar
29. Striped Crosswalk

Willow Oak – 7 – 2.5" Cal.

Green Vase Zelkova – 8 – 2.5" Cal.

Allee Elm – 10 – 2.5" Cal.

Allee Elm – 4 – 2.5" Cal.

N

-30' 0 30' 60'

SCALE: 1"= 30'

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

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 accordance with the requirements of the approved site plan. Any deviation from the approved site plan is the sole responsibility of the owner/developer. It is their responsibility to the assurance that the site is constructed in accordance with the construction plans.

MARK P. LEE
STATE OF TENNESSEE

REVIEW SET
(Not Intended for Construction)

McKnight Park

Murfreesboro, Tennessee

REVISED: 10-19-15: PC Comments	
DRAWN: SJA, CFB3	
DATE: 10-01-15	
CHECKED: MPL	
FILE NAME: 09202mcknight2	
SCALE: 1"=30'	
JOB NO. 09202	
SHEET: C3.1	

Site Plan

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

7.d. Easton Place [2016-3008] site plan for 184 unit multi-family development on 10.26 acres zoned RM-16 located along Cason Lane, Gwaltney Communities LLC developer.

This is the site plan review for a proposed multi-family residential development located along the east side of Cason Lane north of New Salem Highway. The subject property is zoned RM-16 and the proposed use is permitted by right. Staff recommends that any approval of this site plan be made subject to all staff comments.

Staff Comments:

1) All plantings must remain on site and outside of the line of sight along Cason Lane. Please relocate proposed plantings further away from the property line along Cason Lane in order to remove them from the line of sight.
2) Please add the required ANSI note on landscape plan. This should be revised to ANSI Z60 instead of Z80.
3) Please locate and identify mechanical equipment, trash containers, dumpster, loading/storage areas, and any other above ground structures on landscape plans and screen with required evergreen plant material.
4) Please add a note and a typical diagram to the landscape plan that all service areas, mechanical equipment, trash containers, and field set above-ground utility boxes must be screened from the public ROW on three sides (leaving door access open) with required evergreen plant material. Please identify what screening material will be used. Plant materials must meet or exceed the height of the structure that is to be screened. The current utility site screening does not satisfy this requirement.
5) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system. A diagrammatic landscape irrigation plan is required prior to the issuance of permits.
6) Provide the required evergreen landscape screening around the proposed compactor.
7) Increase the size of the landscape island with the sidewalk leading to the trash compactor in order to add the required shade tree in the island.
8) Road inlet on Cason Lane at entrance should be relocated to the radius. Changing to a flush inlet grate will not be acceptable.
9) Provide a detail section for pavers at the roundabout.
10) Please change the secondary entrance to an exit only with left and right turn lanes.
11) Add “G0” and “F0” to the drainage structure table.
12) There is a discrepancy with pipe size between the outlet box detail and pipe F0-F1 in the Drainage Pipe Table.
13) If French drains are intended to tie into the outlet box, the box will need to be deeper.
14) Provide a detail for the underdrains in the detention area.
15) Provide details of retaining wall design prior to building permit being issued.
16) Demonstrate compliance will all stormwater requirements.
17) 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. This development is required to comply with the City Stormwater Quality requirements.
18) As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City Engineer prior to construction progressing.

19) 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.

20) 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.

21) Prior to a building permit, the Stormwater Management Plan must be submitted, reviewed and approved.

22) Prior to a building permit, submit a Stormwater Management Record Sheet.

23) Prior to certificate of occupancy, submit a Stormwater Facilities Operation and Maintenance Plan.

24) Prior to certificate of occupancy, submit a Stormwater Facilities Maintenance Agreement signed by the owner.

25) Prior to certificate of occupancy, submit an Engineer's Certification of the construction of the stormwater management facilities.

26) Show line of site analysis for sign at entrance on Cason Lane

27) The Engineering Department point of contact for this project is Katie Noel. She can be reached at 615-893-6441 or KNoel@MurfreesboroTN.gov. The Planning point of contact of Matthew Blomeley at (615)-893-6441 or mblomeley@murfreesborotn.gov.

28) In the detail of the proposed 6' wood privacy fence, there appear to be significant gaps in between the planks. Is this an accurate depiction of the proposed fence? If so, this is not acceptable.

29) For developments of greater than 75 units, the Zoning Ordinance requires a compactor. The plans appear to depict a compactor, but is labeled as a Dumpster. Correctly label this as a compactor.

30) Staff recommends that the design engineer relocate the required compactor away from the adjacent single-family residential uses. In addition, the proposed location appears to be fairly inconvenient and remote for most of the apartment residents.

31) Submit a final plat for review and approval prior to the issuance of building permits. The final plat must be recorded prior to the issuance of the first certificate of occupancy.

32) Label all MBSLs (e.g., 30' front MBSL).

33) The photometric does not demonstrate compliance with a maximum 0.5 footcandle beyond the property line. The measurements exceed this amount along the north and east side property lines. Please revise the plan to demonstrate compliance.

34) The maximum light fixture height is 16' (measured from grade). The pole height listed on the photometric plan exceeds the maximum height. Please revise the plan to demonstrate compliance.

35) Demonstrate compliance with the requirement that all lighting fixtures shall be shielded to prevent glare and that light shall not be distributed beyond an angle of 35 degrees from a vertical plane onto surrounding properties.

36) Demonstrate compliance with the requirement that attached or wall-pack lighting shall be screened by the building's architectural features or contain a 35-degree cutoff shield.

37) Show and label the HVAC locations and provide landscape screening per the Zoning Ordinance.

38) It is difficult to relate the architectural elevations to the civil plans. Make clearer which elevations go with each side of the building. For example, on building 1, which are the north, south, east, and west elevations?

39) It is Staff's understanding from speaking with the architect that there will be one "right" elevation facing Cason Lane and one "left" elevation facing Cason Lane. Staff recommends that the amount of stone on the "left" elevation facing Cason Lane be increased to more closely replicate the amount of stone provided on the "right" elevation facing Cason Lane.

40) In the floor area calculations for the clubhouse on Sheet A-801, the foyer in front of the bathrooms should not be counted toward the density bonus floor area. It should be removed and the fitness center square-footage should be adjusted accordingly. It does not appear that the removal of this foyer area will affect the amount of density bonus associated with the clubhouse.

41) The circled numbers of parking spaces in planview should not counted handicapped spaces (for example, the number circled in front of the clubhouse should be 4 instead of 6).

42) The parking tabulations denote that there are 366 regular parking spaces provided and 8 handicap spaces. However, staff counts 358 regular parking spaces and 8 handicap spaces. Please reconcile the parking tabulations.

43) In order for garage spaces to count toward the minimum parking requirements, they may only be used for vehicular parking and may not be used for household storage, storage of boats, trailers, etc… Please include a note to this effect on the plans and that the leasing of the garages will not allow such storage.

44) It appears that the plans are attempting to count the areas in front of the garage doors as parking spaces. By ordinance, these areas are not allowed to count. Staff does not believe this is the design engineer's intent, though. In order to make it less confusing, relocate these parking spaces and the circled "3" inside of the garages.

Standard Staff Comments:

1) This site plan is not affected by the City's Major Thoroughfare Plan.

2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.

6) All site and building signage must be permitted and installed prior to 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.

7) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

8) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

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2) Show existing Electric.

3) Show approved MED conduit design and approved MED transformer pad location.

4) Provide an Electric easement for Electric not in public right of way (ROW)

   Overhead – 40ft. 20ft either side of nearest power pole

   Down Guys – 5ft x 30ft

   Underground – 15ft x total underground trench length

5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.

6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.

7) All fire hydrants must be located 4ft from nearest electric facility.

8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.

9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.

10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.

11) Water and/or sewer main construction drawings and hydraulics must be submitted to MWSD for detailed review and approval separate from planning commission review.

12) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.

13) Property is within the Salem/Barfield assessment district. Add this note to the plan.

14) Resubmit two sets of plans to MWSD for the review of the sewer.

15) Building permits are not to be issued until water and sewer construction plans are approved by MWSD.

16) 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.

17) MWSD must receive offsite easement, surety, and contract prior to approving the plans.

18) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.

19) The maximum allowed sewer service line length to serve each individual building must be less than or equal to a total of 150 feet.

20) All canopy trees must be located 10’ minimum from all public water/sewer main(s).

21) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

22) Submit a copy of the final Site Lighting Plan to MWSD.

23) Submit a copy of the final Landscaping/Planting Plan to MWSD.

24) Submit a copy of the final Grading & Drainage Plan to MWSD.

25) 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.

26) No more than 40 units can be on a 6” sewer service.

27) 8” sewer must be public and must have 30’ easement with no structures.

28) Show storm drain on sewer profile.

29) Offsite sewer must be bonded, easement dedicated, and design approved prior to approval of this project.

30) Water service, domestic, fire and/or irrigation, is provided by CUDRC.

31) A “Water Service Availability Form” will need to be completed and submitted to CUDRC for a feasibility study.

32) The owner/developer for budget purposes should contact CUDRC for related fees to project which may be substantial.

33) Preliminary construction plans must be submitted to CUDRC in digital AutoCAD and PDF format for the waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@cudrc.com for design and review. Contact Bryant Bradley (615-225-3340) for further information.

34) All main waterline taps are to be made by CUDRC.

35) A “Meter Application and Fixture Count Submittal Form” will need to be completed and submitted to CUDRC for the proposed Pool Club House. The form is available at the following link and can be completed on-line http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx Contact Jennifer Wood (615-225-3311) with CUDRC for water meter specifications.

36) The owner must sign a Landscaping Agreement with CUDRC if landscape is within a CUDRC Easement.

37) TDEC-approved plans from CUDRC and a “Construction Start Notification” is to be issued to the contractor from CUDRC prior to the start of any water line construction.

38) A hard copy or digital copy of the Final Plat will need to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to subdivisions@cudrc.com.

39) The water service connection is still being shown utilizing the existing stub-out south of the site. This stub-out is not to be used for this project. Revise and resubmit.

40) A “Private Water Agreement” with CUD must be filed and recorded PRIOR to Permitting.

41) Show fire department connection (FDC).

42) Fire hydrant must be located within 150 feet of FDC.

43) Water lines servicing fire hydrants must be in place and operational prior to bring combustibles on site.

44) Submit a Utility Plan for FMO review and approval.

45) Fire access roads must have an unobstructed and capable of withstanding fire apparatus weight. IFC 503.

46) Show turn radius template for fire department apparatus through site. IFC 503.

47) Fire apparatus turn around will required for dead end roads greater than 150 feet. IFC 503.

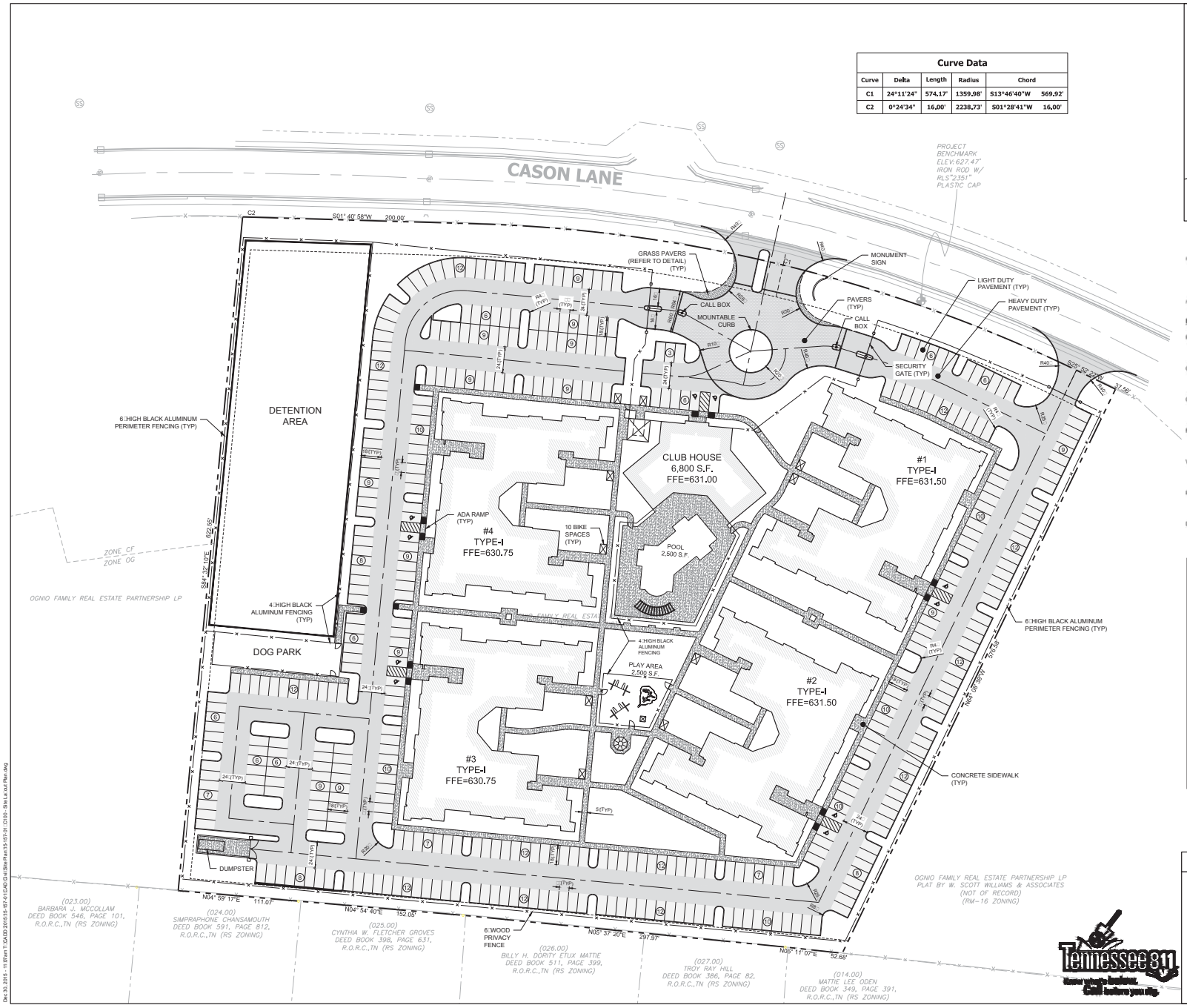
48) Building addresses, numbers, lettering and placement must be reviewed and approved by FMO.IFC 505.

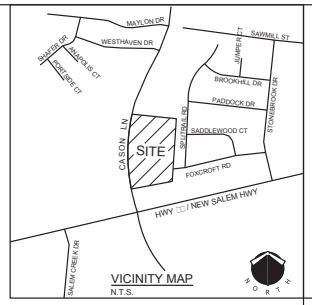
49) Gates MUST operate in “Yelp” mode for fire department and emergency access. IFC 503.

50) An approved Knox 3200 surface or recess mounted locking box is required near the riser room access door by MFRD.

51) An exterior electric horn / strobe (NOT a Water Motor Gong) is required above the FDC by MFRD.

Curve Data					
Curve	Delta	Length	Radius	Chord	
C1	24°11'24"	574.17'	1359.98'	S13°46'40"W	569.92'
C2	0°24'34"	16.00'	2238.73'	S01°28'41"W	16.00'





VICINITY MAP
N.T.S.

Residential Parking Calculations Required:

One Bedroom:	72 units x 1.5 = 108 spaces	
Two Bedroom:	96 units x 2.2 = 212 spaces	
Three Bedroom:	24 units x 3.3 = 80 spaces	
Total Parking Required:		**400 spaces + 8 H.C.**

Parking Provided:
400 + 8 H.C. = 408 spaces

Density Bonus Breakdown:

Permanent In Ground Pool:
2,500 SQ. FT. = 5.0%
5.0% x 165 = 6 units (MAX)

Children's Playground Area:
2,500 SQ. FT. = 5.0%
5.0% x 165 = 6 units (MAX)

Clubhouse Facility:
5,000 SQ. FT. = 5.0%
5.0% x 165 = 6 units (MAX)

Bicycle Racks:
100 racks = 1.0%
1.0% x 165 = 1 unit

Walking Trails:
7,000 SQ. FT = 5.0%
5.0% x 165 = 6 units

Preservation of Natural Features (Open Space):
15,000 SQ. FT. = 2.0%
1.5 % x 165 = 2 units

Density Bonus Total:
27 units
27 x 165 = 192 units allowed
192 units proposed

SITE DATA TABLE

P/O MAP 114, PARCEL 4.00
ADDRESS□CASON LANE
CITY□MURFREESBORO
COUNTY□RUTHERFORD
STATE□TENNESSEE
DEVELOPER□GWALTNEY COMMUNITIES
ADDRESS□PO BOX 30878
□33 TRACY LANE
CLARKSVILLE, TN 37040
OWNER□OGNIO FAMILY REAL ESTATE PARTNERSHIP, LP
ADDRESS□2388 NEW SALEM HIGHWAY
MURFREESBORO, TN 37128

TOTAL SITE ACRES	446,981 S.F. (10.26 ac.±)
□ONING	RM-16
BUILDING S.F.	□□□□□□□S.F.
BUILDING COVERAGE	75,416 S.F. (FOOTPRINT)
PARKING	SEE CALCULATIONS
MAX HEIGHT (ALLOWED)	45□
HEIGHT (PROPOSED)	□□□□□□□□□
MIN. LOT AREA	6,000 S.F.
MIN. LOT WIDTH	50□
YARD RE□UIREMENTS	FRONT YARD□30□ SIDE YARD□FN REAR YARD□25□

P/O/ MAP 114 PARCEL 4.00

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD W/ RLS 2351 PLASTIC CAP
ELEVATION: 627.47'

NORTH

0 10 20 30 40 80 120
GRAPHIC SCALE 1"=40'

CIVIL SITE
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
111 FOURTH AVENUE, NORTH, NASHVILLE, TN 37201

CHRISTOPHER M. GOODMAN
REGISTERED ENGINEER
No. 111105
STATE OF TENNESSEE
12/30/15

SITE LAYOUT PLAN
CONSTRUCTION PLANS
EASTON PLACE AT NEW SALEM
CASON LANE
MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	12-30-15	CMG	LEB

C1.00

JOB NO.: 15-157-01

Dec 30, 2015 - 11:07am T:\CADD\2015\15-157-01\CAD\Civil\Site Plan\15-157-01 CV00 - Site Layout Plan.dwg

FRONT ELEVATION
TYPE I

SIDE ELEVATION
TYPE I

REAR ELEVATION
TYPE I

BUILDING TYPE I - TEXAS HILL COUNTRY

Easton Place at New Salem

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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorites and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

Dec 29, 2015

HPA#15603

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

SCALE: 3/16" = 1' (24"x36" SHEET)

0 5' 10' 20'

CLUBHOUSE - ELEVATION 01

A802

Easton Place at New Salem

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www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

SCALE: 3/16" = 1' (24"x36" SHEET)

0 5' 10' 20'

CLUBHOUSE - ELEVATION 02

A803

Easton Place at New Salem

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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

Dec 29, 2015

HPA#15603

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

7.e. Chariot Pointe Apartments (formerly Kings Crossing) [2016-3025] site plan for 1,100 ft^2 leasing office and other site modifications on 10.9 acres zoned RS-15 and RM-16 located at 1710 East Northfield Boulevard, Murfreesboro Leased Housing Associates I developer.

This is the site plan review for site modifications at an existing apartment complex located along the south side of East Northfield Boulevard. The subject property is zoned RM-16 and this existing use is permitted by right. The complex has recently been purchased by a new owner, and the new owner wants to make various site improvements, including the construction of a new leasing office, converting the existing leasing office into a clubhouse, adding a playground, adding a mail kiosk, and adding a trash compactor. The northernmost acre of the site is zoned RS-15. It is undeveloped with the exception of the apartment complex swimming pool. The developer wishes to construct the new leasing office in this area. In order for the leasing office to be constructed in this area, it must be rezoned to a multi-family zoning designation. Staff recommends that approval of the portion of the site plan in the northernmost acre zoned RS-15 be made subject to the approval of the rezoning of this property to RM-16. Staff also recommends that any approval of this site plan be made subject to all staff comments.

Staff Comments:

1) Please revise landscape Type “C” buffer to include more broad growing evergreen trees in order to satisfy the Type “C” requirement.
2) Please revise the plant materials schedule on the landscape plan to utilize the City of Murfreesboro Standard Tree Specifications. Specifications can be found at http://www.murfreesborotn.gov/index.aspx?NID=276
3) Please complete the required tree survey showing all trees greater than 1 ½”caliper, locate these trees in the field, and identify their species and location on the landscape and grading plans. Identify trees to be removed. Please only show trees on subject property. Please add a typical tree preservation detail to the landscape and grading plans. Please refer to Section 24, Article III (E) (6) and Section 27 (Q) of the zoning ordinance for proper tree protection. Please show preserved tree calculations in order to demonstrate equivalency for perimeter planting yard requirements. Please add a note to the grading plan that upon installation of tree protection please call Kane Adams with Murfreesboro Urban Environmental Department at 895-8059 for a Tree Protection Inspection and that any preserved trees damaged or removed during construction may have to be replanted prior to Certificate of Occupancy to fulfill perimeter planting or buffer requirements. Tree protection fencing that does not go to or exceed the preserved trees drip line will not be accepted.
4) Please provide a detail of the existing fence.
5) All evergreen trees should be specified by height instead of caliber inches.
6) Please show adjacent property zoning. If zoning areas of incompatibility are present, please propose the required buffer plantings.
7) Please specify woody ornamental shrubs as container (no gallon sizes) or B&B and specify a minimum height.
8) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
9) Please revise the landscape plan to provided shredded hardwood bark mulch and update all planting details.
10) Remove the proposed plantings from the right-of-way of Chariot Drive.
11) Engineering point of contact for this project is Jay Bradley 615-893-6441 or jbradley@murfreesborotn.gov. Planning point of contact is Matthew Blomeley at (615)-893-6441 or mblomeley@murfreesborotn.gov.
12) A Land Disturbance Permit will be required. A separate Land Disturbance Permit application shall be made with the City Engineer’s office for review and approval prior to a building permit.
13) This site is not required to comply with stormwater quality requirements since the site is less than an acre however the site would be eligible for a reduced stormwater fee with the use of low impact design elements.
14) Label additional impervious area calculation.
15) Provide pavement markings at entrance.
16) Provide handrails on sidewalk over box culvert.

17) Show and label the existing RS-15/RM-16 zoning boundary line and include a note that the northernmost acre from been requested to be rezoned from RS-15 to RM-16.

18) There are two Building B's south of Chariot Drive. It appears that one of the buildings should be labeled as Building E, however.

19) Provide a detail showing all four (4) sides of the solid waste enclosure.

20) The plans indicate that there is an existing fence to remain east of the proposed leasing office. Provide additional information on the type of fence, including a detail.

21) In order to meet minimum building orientation requirements, the side (north) building elevation facing East North Boulevard needs to be revised to project as a front elevation even if it is not the functional front of the building. Staff suggests adding a tower feature on this side of the building as well as a secondary door.

22) Provide a table with the number of existing non-handicap parking stalls and the net number of non-handicap parking stalls with the proposed site improvements, in order to demonstrate that there will be no net decrease in the number of non-handicap parking stalls.

23) Label the zoning of the adjacent properties.

24) Will the playground be fenced? If so, show the fence on the plans and provide a detail.

25) Provide a FEMA FIRM note.

26) No improvements in the area zoned RS-15 may take place before the property is rezoned to RM-16. If the developer wishes to move forward with construction in the portion of the site that is already zoned RM-16 before there is a resolution to the zoning matter, then a phase plan should be submitted for review.

Standard Staff Comments:

1) This site plan is not affected by the City's Major Thoroughfare Plan.

2) Per City GIS, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.

6) All site and building signage must be permitted and installed prior to 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.

7) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

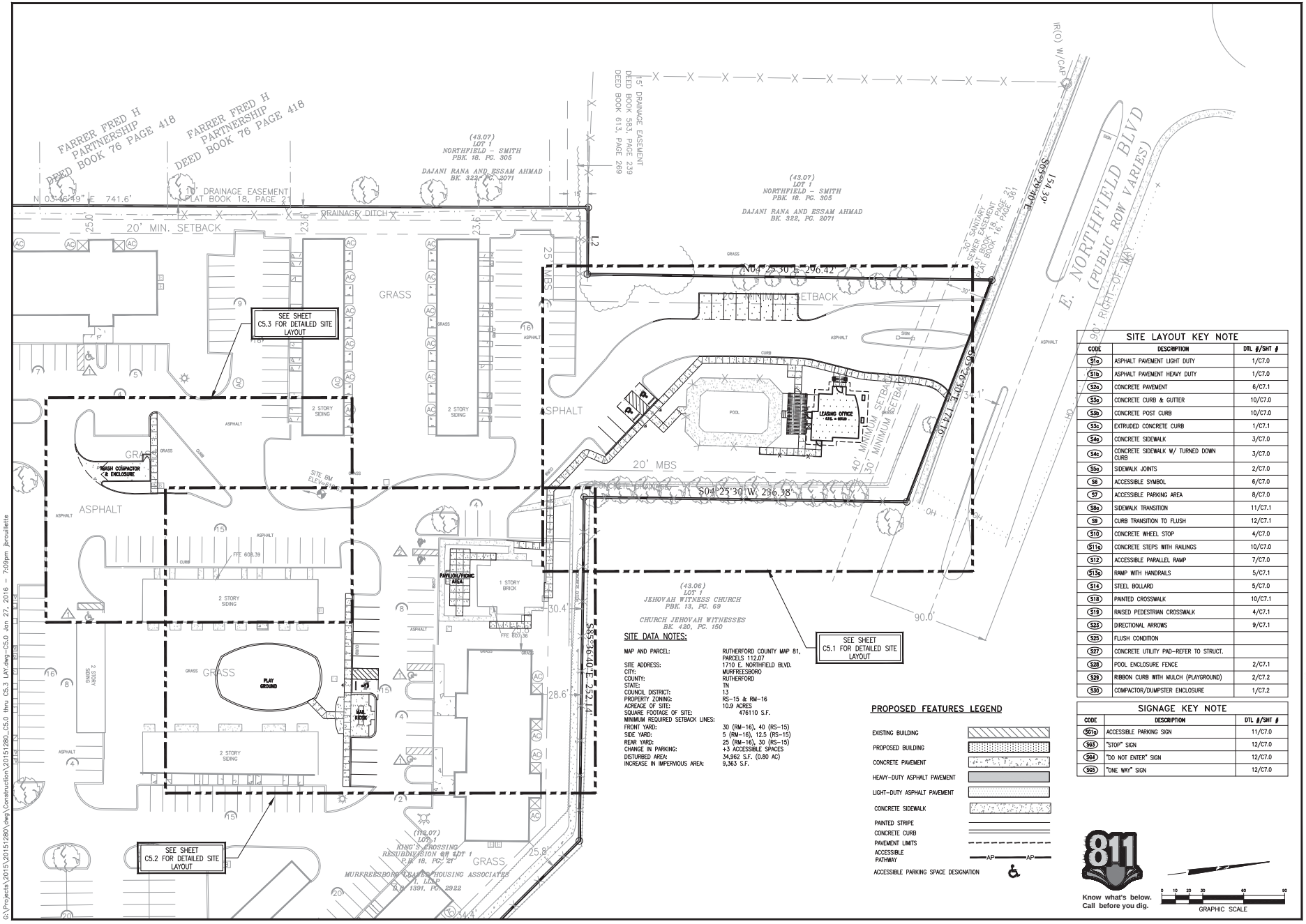
8) Upon completion and final acceptance of the landscape installation, a three (3) year landscape maintenance bond will be required. This bond should be submitted in the name of the property owner of record or a lease holder who has ten (10) years or more remaining on a current lease. The property owner/lease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

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
2) Building permits are not to be issued until fees are paid.
3) 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.

4) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.
5) All canopy trees must be located 10' minimum from all public water/sewer main(s).
6) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279
7) All dumpsters/dumpster pads connecting to the sanitary sewer must be covered and completely enclosed on all sides except for one that opens for hauling.



SITE DATA NOTES:

MAP AND PARCEL:	RUTHERFORD COUNTY MAP 81, PARCELS 112.07
SITE ADDRESS:	1710 E. NORTHFIELD BLVD.
CITY:	MURFREESBORO
COUNTY:	RUTHERFORD
STATE:	TN
COUNCIL DISTRICT:	13
PROPERTY ZONING:	RS-15 & RM-16
ACREAGE OF SITE:	10.9 ACRES
SQUARE FOOTAGE OF SITE:	476110 S.F.
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD:	30 (RM-16), 40 (RS-15)
SIDE YARD:	5 (RM-16), 12.5 (RS-15)
REAR YARD:	25 (RM-16), 30 (RS-15)
CHANGE IN PARKING:	+3 ACCESSIBLE SPACES
DISTURBED AREA:	34,962 S.F. (0.80 AC)
INCREASE IN IMPERVIOUS AREA:	9,363 S.F.

PROPOSED FEATURES LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- LIGHT-DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PAINTED STRIPE
- CONCRETE CURB
- PAVEMENT LIMITS
- ACCESSIBLE PATHWAY (AP — AP)
- ACCESSIBLE PARKING SPACE DESIGNATION

SITE LAYOUT KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
S1a	ASPHALT PAVEMENT LIGHT DUTY	1/C7.0
S1b	ASPHALT PAVEMENT HEAVY DUTY	1/C7.0
S2a	CONCRETE PAVEMENT	6/C7.1
S3a	CONCRETE CURB & GUTTER	10/C7.0
S3b	CONCRETE POST CURB	10/C7.0
S3c	EXTRUDED CONCRETE CURB	1/C7.1
S4a	CONCRETE SIDEWALK	3/C7.0
S4c	CONCRETE SIDEWALK W/ TURNED DOWN CURB	3/C7.0
S5a	SIDEWALK JOINTS	2/C7.0
S6	ACCESSIBLE SYMBOL	6/C7.0
S7	ACCESSIBLE PARKING AREA	8/C7.0
S8a	SIDEWALK TRANSITION	11/C7.1
S9	CURB TRANSITION TO FLUSH	12/C7.1
S10	CONCRETE WHEEL STOP	4/C7.0
S11a	CONCRETE STEPS WITH RAILINGS	10/C7.0
S12	ACCESSIBLE PARALLEL RAMP	7/C7.0
S13a	RAMP WITH HANDRAILS	5/C7.1
S14	STEEL BOLLARD	5/C7.0
S18	PAINTED CROSSWALK	10/C7.1
S19	RAISED PEDESTRIAN CROSSWALK	4/C7.1
S23	DIRECTIONAL ARROWS	9/C7.1
S25	FLUSH CONDITION	
S27	CONCRETE UTILITY PAD-REFER TO STRUCT.	
S28	POOL ENCLOSURE FENCE	2/C7.1
S29	RIBBON CURB WITH MULCH (PLAYGROUND)	2/C7.2
S30	COMPACTOR/DUMPSTER ENCLOSURE	1/C7.2

SIGNAGE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
S61a	ACCESSIBLE PARKING SIGN	11/C7.0
S63	"STOP" SIGN	12/C7.0
S64	"DO NOT ENTER" SIGN	12/C7.0
S65	"ONE WAY" SIGN	12/C7.0

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

GRAPHIC SCALE 0 10 20 30 60 90

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.383.4144 F 615.383.4020 www.slsinc.com

CHARIOT POINTE

(FORMERLY KING'S CROSSING)
1710 EAST NORTHFIELD BLVD & 1600 CHARIOT DRIVE
MURFREESBORO, TN 37130

e+a
ebersoldt + associates
1214 Washington Ave
St. Louis, MO 63103
314-241-4566

DONALD P. PIERCE — STATE OF TENNESSEE — 1/28/16

DATE	REVISIONS
1/28/2016	20151280

C5.0

OVERALL SITE LAYOUT PLAN

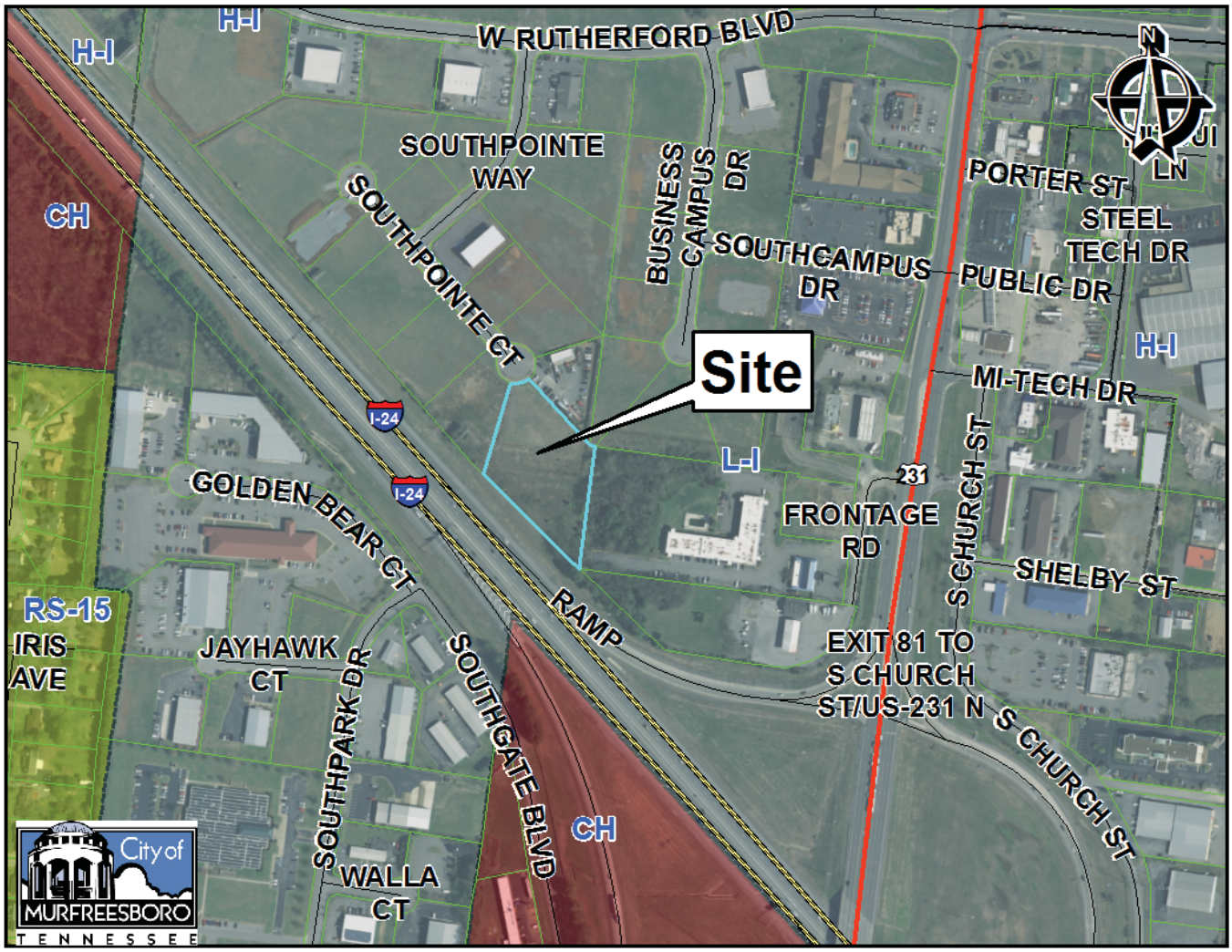
G:\Projects\2015\20151280\dwg\Construction\20151280_C5.0 thru C5.3 LAY.dwg-C5.0 Jan 27, 2016 - 7:09pm jbrouillette

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

7.f. Southpointe Business Campus Lot 23 [2016-3041] site plan for multiple buildings totaling 23,500 ft^2 on 2.1 acres zoned L-I located along Southpointe Court, Jerrold Pedigo developer.

This is the site plan review for a new multi-tenant commercial/industrial building along Southpointe Court. The uses include a discount store, as well as office/warehouse uses. The property is zoned L-I and the proposed uses are permitted by right. Staff recommends that any approval of the site plan be made subject to all staff comments.



Staff Comments:

1) Please submit an irrigation plan for staff review. All properties 1.5 acres or greater are required to install an automated irrigation system.
2) Please complete perimeter requirements in the southeast corner.
3) Engineering point of contact for this project is Jay Bradley 615-893-6441 or jbradley@murfreesborotn.gov. Planning point of contact is Matthew Blomeley at (615)-893-6441 or mblomeley@murfreesborotn.gov.
4) A Right of Way Permit and bond may be required for work in the right of way. Contact Danny Lowe in the Engineering Department for additional details
5) As with all developments of more than one acre, this development will require a State of Tennessee Construction General Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing. This development will require a State of Tennessee Construction General Permit
6) A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Planning and Engineering Department and must be approved by the City Engineer
7) This development is required to comply with the City's Stormwater Quality requirements.
8) Prior to any permit, submit a Stormwater Management Plan that demonstrates compliance with the City's Stormwater Quality requirements
9) Prior to C of O, 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
10) Prior to C of O, submit a Stormwater Facilities Operation and Maintenance Plan and Agreement
11) It appears the three pipes across the site do not have adequate cover. Please verify
12) Sheet 3 of 4 Plan View shows Level Spreader pipe as 15" but detail shows 10". Please verify
13) The City will need to grant a Mandatory Referral for the existing drainage easement except for area where the three cross pipes and any storage is located.
14) Lot 23 currently provides some detention storage under elevation 600.0 Provide equivalent storage calculations for area under elevation 600.0.
15) Please provide more information on the overhead door at the front of the site and the truck circulation in and out of the driveway to this overhead door. Contact City Traffic Engineer Ram Balachandran to discuss.
16) Provide a truck simulation the vehicle that will be servicing the Dumpster.
17) Show sidewalk along the right of way and connectivity into the site.
18) The HVAC units will not be permitted by MWSD to be located in the sanitary sewer easement. Revise the plans to remove them from the easement. If they are to be relocated to the roof of the proposed building, then provide a line-of-sight diagram demonstrating compliance with the screening requirements in Section 18 of the Zoning Ordinance.

19) Label all MBSLs (e.g., 42' front MBSL).

20) Will there be back doors or landings at the back of the building?

21) Submit a photometric lighting plan and any other information necessary to demonstrate compliance with the lighting requirements in Section 18 of the Zoning Ordinance.

22) Submit architectural elevations for both buildings. The elevation for the larger building, as it faces Southpointe Court, must be designed as a front in order to demonstrate compliance with minimum building orientation requirements.

23) Revise the label on the larger building to remove the word "total" and replace it with "discount store."

24) Provide more information on what is proposed to be stored in the "storage area" and revise the labels accordingly to provide more detail as well.

25) The parking tabulations are confusing as written and should be broken down as a table so that they are more readable.

26) The parking formula used for "warehouse" is incorrect (the formula for "warehouse, self-storage or mini-storage was used, which is a different use altogether). Please revise the parking tabulations using the correct formula for "warehouse."

27) Due to Staff's previous observations of this proposed discount store use at its previous location, Staff recommends that the design engineer revise his plan to maximize the number of parking spaces provided on this site, as this is a very parking-intensive use. If insufficient parking is provided, then vehicles will likely park in a haphazard manner in the cul-de-sac of Southpointe Court.

Standard Staff Comments:

1) This site plan is not affected by the City's Major Thoroughfare Plan.

2) Per the engineer's certification on this plan, the property lies in Zone X, outside of areas designated as floodway and 100-year floodplain per the latest FIRM maps (1/05/07) for the City of Murfreesboro.

3) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.

4) For proposed flagpole(s), the flagpole(s) must 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 flagpole(s) are established in the Sign Ordinance.

5) Any Ground sign or freestanding wall sign (monument style) within a public utility or drainage easement must receive permission from the easement holder for the sign location and BZA approval for a Variance for a sign within a Public Utility or Drainage Easement.

6) All site and building signage must be permitted and installed prior to 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.

7) In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case 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.

8) 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.

Water and Sewer; Fire & Rescue, Building & Codes, & MED Staff Comments:

1) Proposed Electric has not been approved by MED. Preliminary construction plans must be submitted to MED in digital AutoCAD and pdf format for the Electric design. Please email to jnguyen@medtn.com.
2) Show existing Electric.
3) Show approved MED conduit design and approved MED transformer pad location.
4) Provide an Electric easement for Electric not in public right of way (ROW)

   Overhead – 40ft. 20ft either side of nearest power pole

   Down Guys – 5ft x 30ft

   Underground – 15ft x total underground trench length
5) Proposed transformers must maintain a minimum of 25ft separation from building doors and windows. Proposed transformers must have a 5ft clearance on the back and sides and a 12ft clearance in the front from any other structure. No landscaping is permitted within 5ft from the front of the transformer.
6) Show proposed meter base location. Provide MED with electric one-line diagram and panel schedules for metering requirements prior to construction. An external disconnect may be required.
7) All fire hydrants must be located 4ft from nearest electric facility.
8) Submit a copy of the final Photometric plan to MED. Proposed light poles must be located 10ft horizontally from all electric lines.
9) Submit a copy of the final Landscaping/Planting plan to MED. All canopy trees must be located 15ft horizontally from all overhead electric lines and 5ft horizontally from all underground electric lines.
10) Submit construction details of the Signage to MED regarding its proximity to electric lines. Signage must be located 10ft horizontally from all electric lines.
11) Water meter to be at right-of-way.
12) Owner, for budget purposes, should check with MWSD for connection fees, which may be substantial.
13) HVAC cannot be in easement.

14) The owner/developer must sign a Landscaping within a City Easement Agreement with MWSD.

15) All canopy trees must be located 10’ minimum from all public water/sewer main(s).

16) On-site private cleanouts must use the details found at the following link: http://www.murfreesborotn.gov/DocumentCenter/View/279

17) Submit a copy of the final Site Lighting Plan to MWSD.

18) 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.

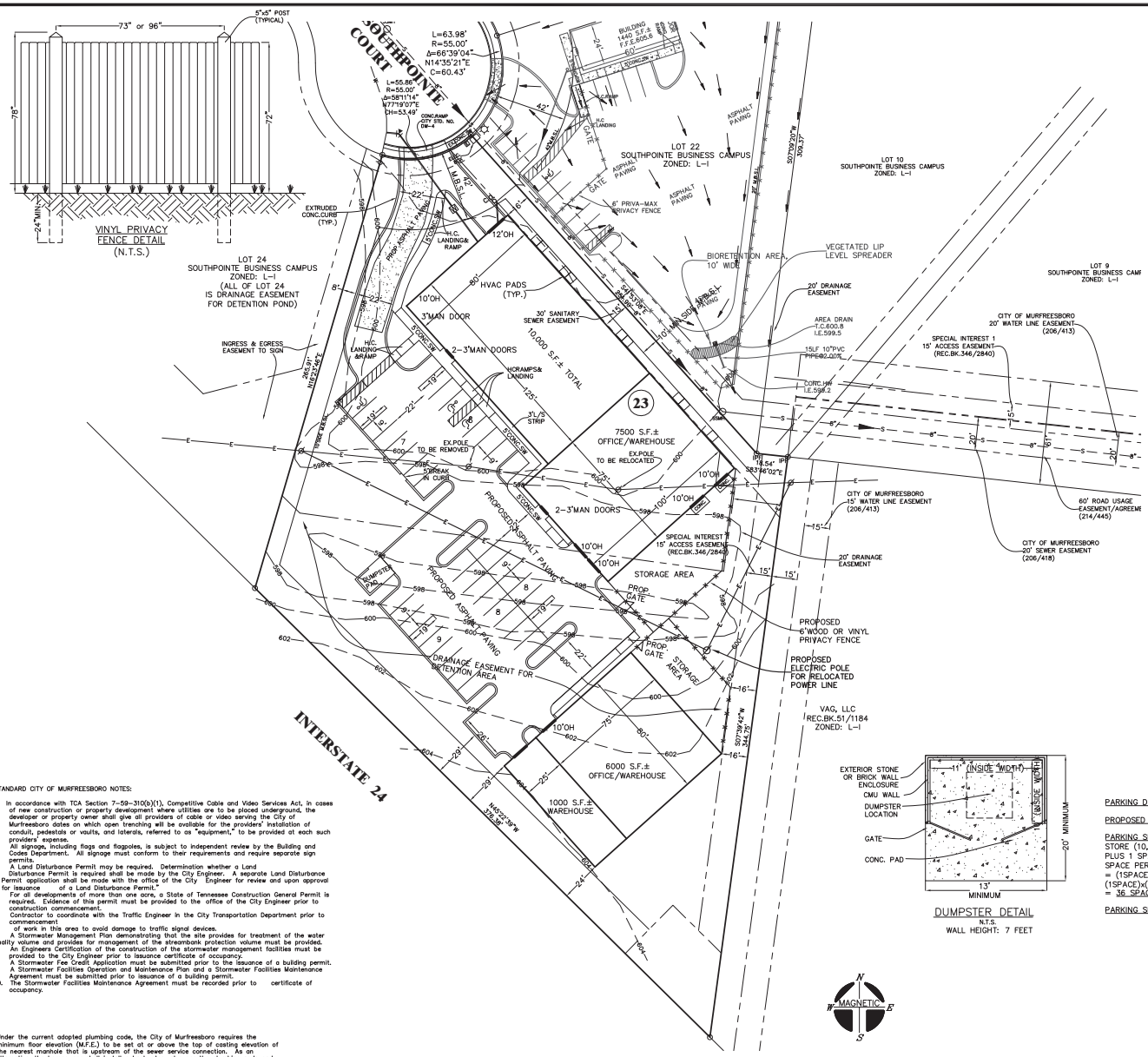
19) Refer to IFC 2012 Table 903.2 for occupancies required to be sprinklered.

20) Additional fire hydrants may be required for this site.

21) Show fire department connection (FDC).

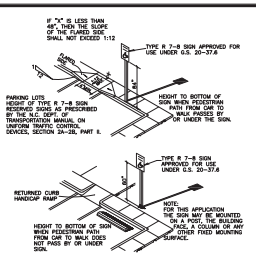
22) Fire hydrant must be located within 150 feet of FDC.

23) Fire apparatus turn around will required for dead end roads greater than 150 feet. IFC 503.

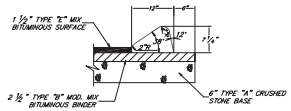


ZONING: L-I
FRONT SETBACK: 42'
SIDE SETBACK: 10'
REAR SETBACK: 20'

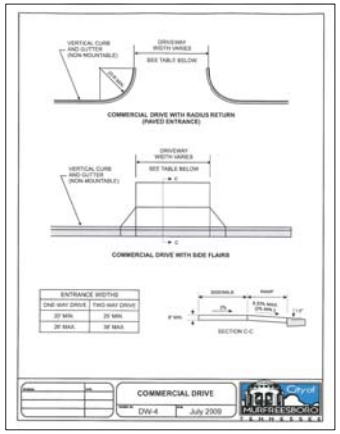
DUMPSTER DETAIL
N.T.S.
WALL HEIGHT: 7 FEET



H.C. SIGN AND RAMP DETAILS
N.T.S.



EXTRUDED MOUNTABLE
CONCRETE CURB
N.T.S.



LOCATION MAP
N.T.S.

LEGEND

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

NOTES:

1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
3. A SEPARATE R.O.W. EXCAVATION PERMIT ISSUED AT THE STREET DEPARTMENT WILL BE REQUIRED FOR ANY EXCAVATION OR CONSTRUCTION IN THE PUBLIC R.O.W.
4. MAIN LINE WATER TAPS WILL BE MADE BY MURFREESBORO WATER AND SEWER DEPARTMENT.
5. THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
6. CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
7. ROADS SHALL BE BROUGHT TO SUBGRADE PRIOR TO WATER & SEWER INSTALLATION.

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 Stormwater Management Plan demonstrating that the site provides for treatment of the water quality volume and provides for management of the streambank protection volume must be provided.
7. An Engineers Certification of the construction of the stormwater management facilities must be provided to the City Engineer prior to issuance certificate of occupancy.
8. A Stormwater Fee Credit Application must be submitted prior to the issuance of a building permit.
9. A Stormwater Facilities Operation and Maintenance Plan and a Stormwater Facilities Maintenance Agreement must be submitted prior to issuance of a building permit.
10. The Stormwater Facilities Maintenance Agreement must be recorded prior to certificate of occupancy.

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.

PARKING DATA:

PROPOSED USE: OFFICE/WAREHOUSE INDUSTRIAL

PARKING SPACES REQUIRED: 1 SPACE PER 400sf DISCOUNT STORE (10,000sf) PLUS 1 SPACE PER 300 S.F. OFFICE (2000sf) PLUS 1 SPACE PER BUSINESS VEHICLE (2 VEHICLES) PLUS 1 SPACE PER 5000 S.F. WAREHOUSE AREA (12,500sf)
= (1SPACE)x(10000/400) + (1SPACE)x(2000/300) + (1SPACE)x(12500/5000) + 2 SPACES
= 36 SPACES + 3 HC REQUIRED

PARKING SPACES PROVIDED: 38 SPACES + 3 H.C.

#	DATE	REVISION DESCRIPTION
1	04/13/15	ADDRESSED CITY STAFF COMMENTS
2	01/26/16	REVISED SITE PER OWNER AND RESUBMITTED TO CITY STAFF

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.

DEVELOPER: JERROLD PEDIGO
ADDRESS: 1711 OLD FORT PARKWAY
MURFREESBORO, TN 37129
TAX MAP: 113C, "C" PARCEL: 23.00
FLOOD MAP PANEL: 470168 0260 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

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

SITE PLAN - LOT 23

SOUTHPOINTE BUSINESS CAMPUS

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MARCH, 2015 | SCALE 1"=30' | SH. 2 OF 4

C:\Land Projects 2004\SOUTHPOINTE LOT 23\dwg\SITE PLAN JAN2016.dwg, ACAD108, PDF Complete.
1:30

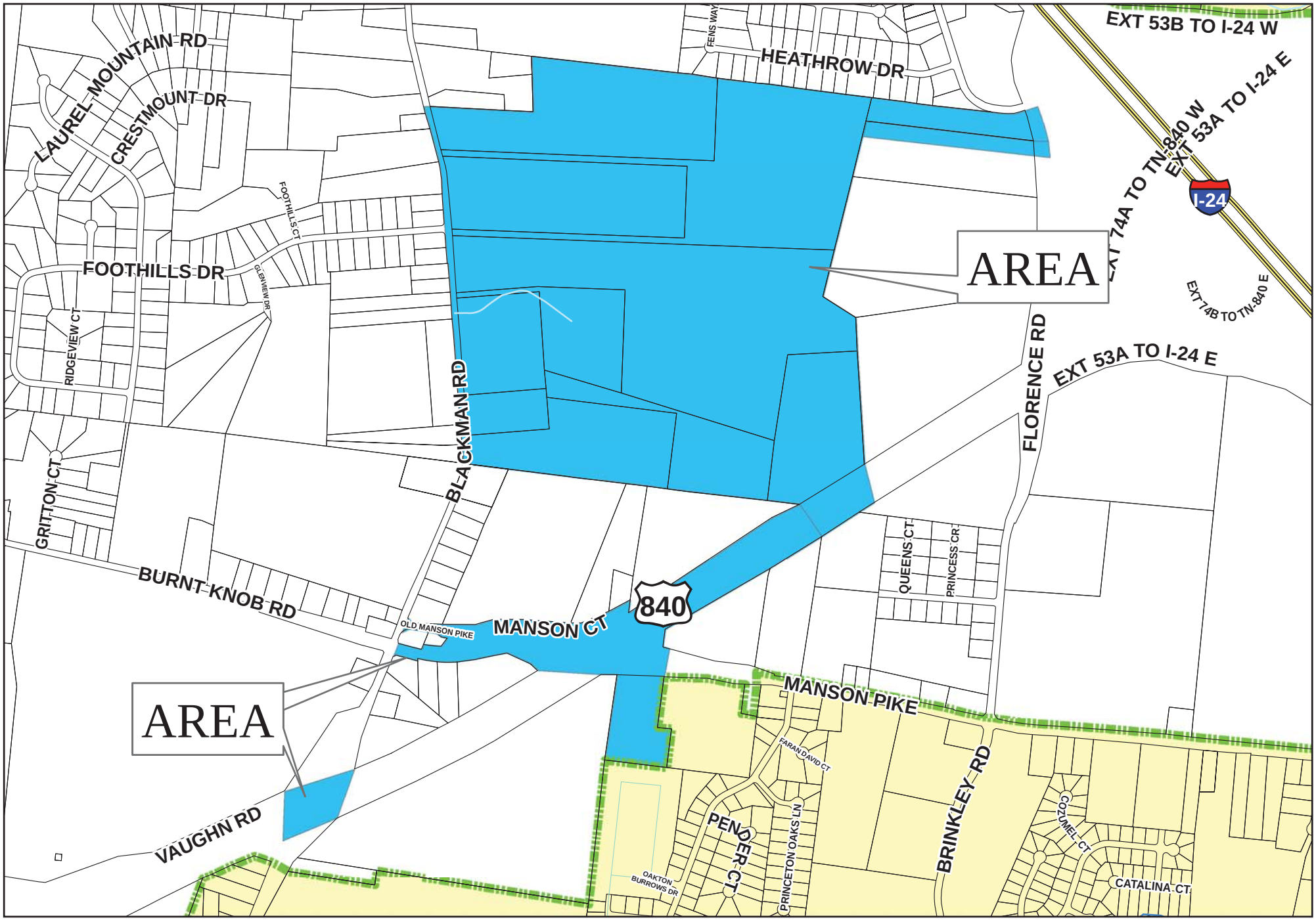
MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

8.a. Annexation Plan of Services and annexation petition [2016-504] for approximately 242 acres located along Blackman Road & Florence Road, Shelton Family and Saraswat Family Trust applicants.

The subject property consists of portions of 12 parcels and a portion of a 13th parcel located along Blackman Road, Florence Road and Manson Pike. The Shelton family members have petitioned the City of Murfreesboro annex 11 parcels of property located between Blackman Road and Florence Road. The Saraswat Family Trust has requested that a portion of their property (12' in depth) locate along Florence Road be annexed. The city contacted the Blackman Methodist Church, who own the parcel located at 4447 Manson Pike to inquire if they'd like to petition the City for annexation. The applicants asked to be studied for annexation while they meet with the leadership to determine their desire for annexation. Rights of Way along Manson Pike, SR 840, Blackman Road, and Florence Road are included in the study. Parks Development has a contract to purchase all but the Blackman Church property and have submitted a PRD (Planned Residential District) zoning application which is the subject of the next public hearing. The properties are bordered on the north and west with single-family developments. The properties to the east and south are mostly undeveloped. State Route 840 runs along the south of the subject properties.

The requested area is contiguous to existing City Limits only with the annexation of additional rights of way. It is within the City's urban growth boundary and, the owner has petitioned the City for its annexation. Staff will prepare a plan of services. The developer has reached out to the Murfreesboro Water and Sewer Department and it appears that they will be able to provide sewer service to this development.

The Planning Commission will schedule a public hearing for the matter of annexation and for the adoption of the Plan of Service.



Annexation Request Along Blackman Road

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

Path: G:\planning\annex\sheltonproperty.mxd

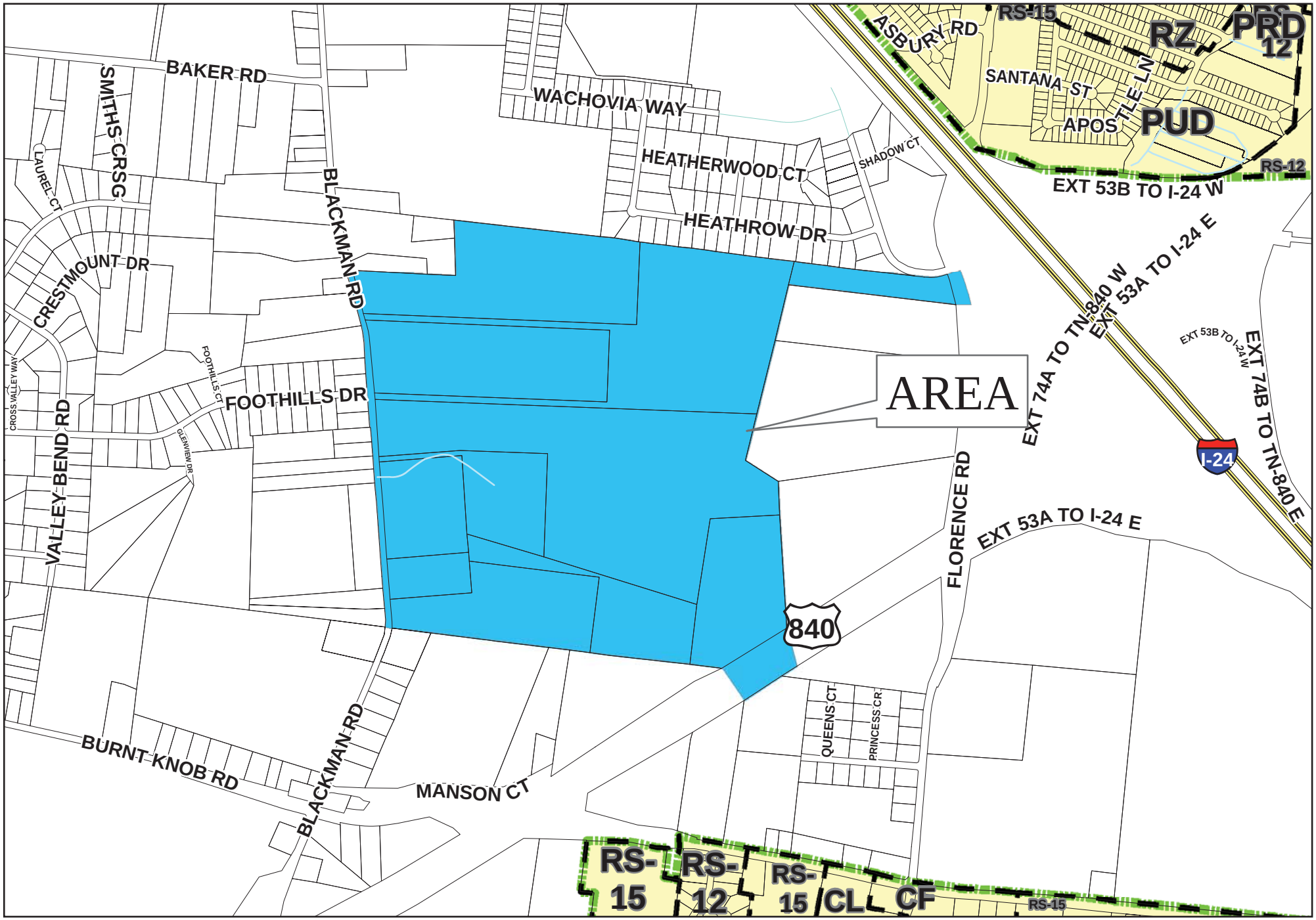
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

8.b. Zoning application [2016-406] for approximately 242 acres located along Blackman Road & Florence Road to be zoned Shelton Springs PRD simultaneous with annexation, Parks Development applicant.

The subject property is located east of Blackman Road and west of Florence Road, just north of SR 840. The subject area consists of 13 parcels and was the subject of the previous annexation request. The surrounding properties are in the unincorporated area of Rutherford County.

The Shelton Springs PRD program book will be provided. The maximum number of units proposed is 750 on 242 acres for a density of 3.1 dwelling units per acre. The development consists of 5 different lot sizes for single family detached residential.

The Planning Commission should schedule a public hearing.



Zoning Request for Property Along Blackman Road
PRD Simultaneous with Annexation

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

Path: G:\planning\rezon\sheltonpropertyz.mxd

GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

SHELTON SPRINGS

A REQUEST FOR ANNEXATION AND REZONING TO A PRD

SUBMITTED JANUARY 28, 2016

DEVELOPER
PARKS DEVELOPMENT

ATTN: BOB PARKS
630 BROADMOAR STREET, E140
MURFREESBORO, TN 37129
615-896-4045

SEC, Inc.

ENGINEERING . SURVEYING . LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, INC.

ATTN: ROB MOLCHAN, P.L.A.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN. 37129
615-890-7901

SEC PROJECT # 15302

INTRODUCTION
SYNOPSIS....3
PROPOSED PLAN....4
UTILITIES, TOPOGRAPHY, AND RIGHT-OF-WAY....5

EXISTING CONDITIONS
ON-SITE PHOTOS....6
SURROUNDING OFF-SITE PHOTOS....7
PROPOSED PRD....8

PROPOSED P.R.D.
PHASING PLAN....9
PROPOSED HOMES STANDARDS (35 FOOT LOTS)....10
PROPOSED HOMES STANDARDS(51 FOOT LOTS)....11
PROPOSED HOMES STANDARDS (52 FOOT LOTS)....12
PROPOSED HOMES STANDARDS (65 FOOT LOTS)....13
PROPOSED HOMES STANDARDS (85 FOOT LOTS)....14
AMENITIES....15
INGRESS/EGRESS....16
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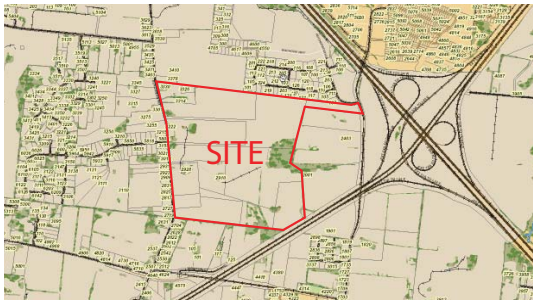
NOT TO SCALE

CURRENT AERIAL OF THE SITE



NOT TO SCALE

CURRENT GIS OF THE SITE AND SURROUNDING PROPERTY LINES

COUNTY ZONING MAP

NOT TO SCALE

- RM - MEDIUM DENSITY RESIDENTIAL
- AR - AGRICULTURAL RESIDENTIAL
- CN - COMMERCIAL NEIGHBORHOOD

PARKS DEVELOPMENT RESPECTIVELY REQUESTS ANNEXATION OF PARCELS 41.00, 41.01, & 41.02 OF TAX MAP 71 AS WELL AS PARCELS 15.00, 15.01, 15.02, 15.07, 15.08, 15.11, 15.12, 15.14 OF TAX MAP 78 WHICH IS APPROXIMATELY 237.99 ACRES. THE ANNEXATION REQUEST IS ACCOMPANIED BY A REQUEST TO REZONE THE PROPERTY TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO CREATE SHELTON SPRINGS PRD. THE PROPERTY IS LOCATED ALONG THE EAST SIDE OF BLACKMAN ROAD, WEST SIDE OF FLORENCE ROAD, TO THE SOUTH OF HEATHERWOOD SUBDIVISION, WEST OF A FEW PARCELS FRONTING ON FLORENCE ROAD, NORTH OF A FEW TRACTS FRONTING ONTO MANSON COURT.

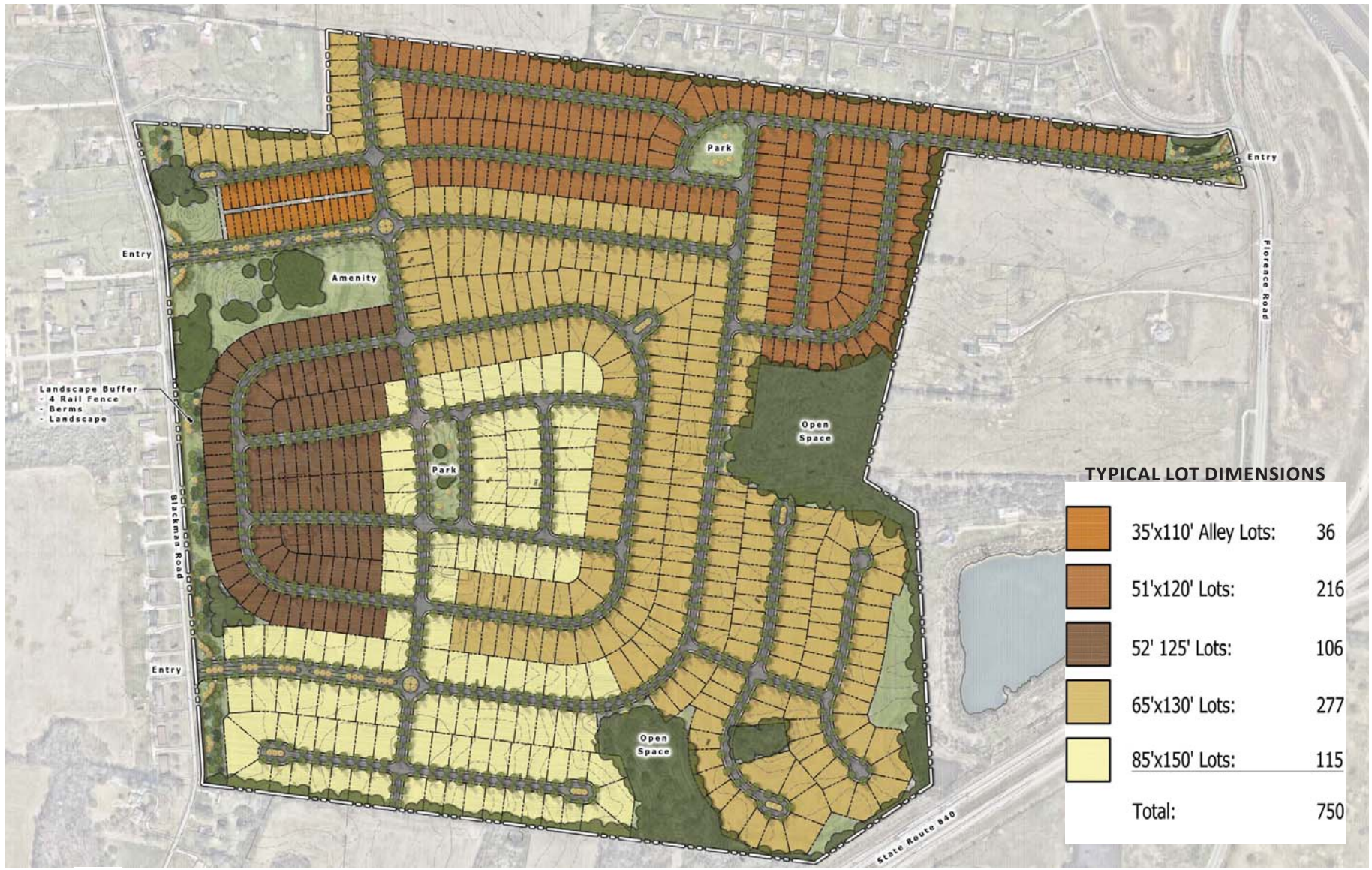
THE REZONING REQUEST IS TO REZONE 237.99 ACRES TO PLANNED RESIDENTIAL DISTRICT (PRD) AND CREATE 750 DWELLING UNITS. THE PROPOSED PRD WILL ALLOW FOR A MIXTURE OF SINGLE FAMILY DETACHED HOMES YIELDING AN OVERALL DENSITY OF 3.15 D.U. PER ACRE. THE DEVELOPMENT WILL CONTAIN FIVE DIFFERENT MINIMUM LOT SIZES; 3,500 S.F., 6,000 S.F., 8,000 S.F., AND 10,000 S.F. THE SINGLE FAMILY HOMES WILL RANGE FROM 1,800-3,000+ S.F.. ALL DWELLING UNITS WILL BE FOR PURCHASE. THE MAJORITY OF THE HOMES WILL BE FRONT ENTRY OR SIDE ENTRY GARAGES, WHILE THE 3,500 S.F. LOTS WILL BE AN ALLEY LOADED HOME. ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS, AND MIN. TWO CAR GARAGES.

SHELTON SPRINGS OFFERS AN THE AMENITIES PACKAGE WITH A VARIETY OF OPEN SPACES THROUGHOUT THE DEVELOPMENT. THE AMENITY CENTER LOCATED ALONG THE NUNTHEM ENTRANCE OFF BLACKMAN ROAD WILL FEATURE A SWIMMING POOL WITH A POOLHOUSE. ALONG WITH THAT, THERE ARE TWO PARKS THAT FEATURE VARIOUS ACTIVE AND PASSIVE RECREATIONAL ELEMENTS FOR THE COMMUNITY. THERE IS ALSO A LINEAR PARK THAT RUNS ALONG THE ENTIRE LENGTH OF FRONTAGE ALONG BLACKMAN ROAD. THIS WILL FEATURE A WOODEN FENCE, MOUNDS AND LANDSCAPING TO ENHANCE THE EDGE OF THE COMMUNITY ALONG BLACKMAN ROAD. THERE WILL BE SIDEWALKS ON BOTH SIDES OF THE STREETS TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD. ENTRY SIGNAGE WILL BE LOCATED IN THE MEDIAN OF ALL THREE ENRANCES AND THESE WILL BE ANCHORED WITH LANDSCAPING. SHELTON SPRINGS WILL HAVE AN H.O.A. THAT WILL MAINTAIN THE COMMON AREAS.

TYPICAL LOT DIMENSIONS

35'x110' Alley Lots:	36
51'x120' Lots:	216
52' 125' Lots:	106
65'x130' Lots:	277
85'x150' Lots:	115
Total:	750

NOT TO SCALE


Entry
Park
Amenity
Landscape Buffer
- 4 Rail Fence
- Berms
- Landscape
Blackman Road
Open Space
Florence Road
State Route 840
TYPICAL LOT DIMENSIONS
35'x110' Alley Lots: 36
51'x120' Lots: 216
52' 125' Lots: 106
65'x130' Lots: 277
85'x150' Lots: 115
Total: 750

N

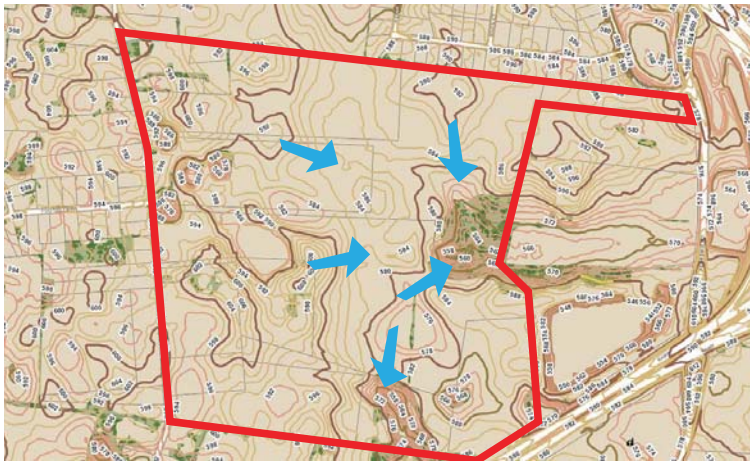
SCALE: 1" = 400'

N

NOT TO SCALE

SEWER LINE

WATER LINE



TOPOGRAPHY & HYDROLOGY MAP

CITY OF MURFREESBORO

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY AT THREE LOCATIONS. TWO ENTRANCES WILL BE LOCATED ALONG THE EASTERN R.O.W. OF BLACKMAN ROAD. THE THIRD ENTRANCE WILL BE LOCATED ALONG THE WESTERN R.O.W. OF FLORENCE ROAD JUST SOUTH OF HEATHERWOOD DRIVE.

MURFREESBORO WATER AND SEWER DEPARTMENT

SANITARY SEWER SERVICE WILL BE EXTENDED TO THE EDGE OF THE SITE AT THE N.E. CORNER OF THE PROPERTY AND FLOW UNDER I-24. SECTION 1 CONSTRUCTION WILL EXTEND THE SEWER SERVICE INTO THE SITE AND WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF THE DEVELOPMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE SEWER INTO THIS PROPERTY. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE MURFREESBORO WATER & SEWER DEPARTMENT.

CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

A LARGE WATER MAIN ARE LOCATED ALONG THE EASTERN R.O.W. OF FLORENCE ROAD. WATER SERVICE WILL BE CONNECTED TO THE MAIN WITH SECTION 1 CONSTRUCTION, AND WILL CONTINUE TO BE EXTENDED WITH EACH SECTION OF CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE WATERLINE INTO THIS PROPERTY AND INTO THE SITE FOR DOMESTIC AND FIRE WATER SERVICE. WATER SERVICE WILL BE PROVIDED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELECTRIC SERVICE WILL BE UNDERGROUND. ELECTRICITY IS CURRENTLY LOCATED ALONG BLACKMAN ROAD.

THE EXISTING SITE HAS SEVERAL CLOSED DEPRESSIONS AND EXISTING SINKHOLES THAT THE ENTIRE REGION DEPENDS ON FOR STORMWATER. THESE FEATURES WILL LARGELY BE PRESERVED, ENLARGED, AND ENHANCED WITH THE PROPOSED PLAN TO MAINTAIN AND/OR IMPROVE THE CURRENT DRAINAGE SYSTEM.

N

NOT TO SCALE

IMAGE #1

VIEW INTO THE SITE WHERE THE PROPOSED ENTRANCE OFF OF FLORENCE ROAD IS TO BE LOCATED

IMAGE #2

VIEW NORTH ON FLORENCE ROAD FROM THE PROPOSED ENTRANCE

IMAGE #3

VIEW SOUTH ON FLORENCE ROAD FROM THE PROPOSED ENTRANCE

IMAGE #4

VIEW NORTH ON BLACKMAN ROAD FROM THE NORTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD

IMAGE #5

VIEW SOUTH ON BLACKMAN ROAD FROM THE NORTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD

IMAGE #6

VIEW WEST ON BLACKMAN ROAD OF AN EXISTING DUPLEX ACROSS THE STREET FOR THE PROPOSED DEVELOPMENT

N

NOT TO SCALE

IMAGE #7

VIEW EAST INTO THE SITE FROM BLACKMAN ROAD AT THE PROPOSED SOUTHERN ENTRANCE ALONG BLACKMAN ROAD

IMAGE #8

VIEW SOUTH ON BLACKMAN ROAD FROM THE SOUTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD

IMAGE #9

VIEW NORTH ON BLACKMAN ROAD FROM THE SOUTHERN PROPOSED ENTRANCE ALONG BLACKMAN ROAD

IMAGE #10

VIEW TOWARDS THE NORTH ACROSS THE PROPERTY WITH HEATHERWOOD SUBDIVISION

IMAGE #11

VIEW EAST ACROSS THE PROPERTY TOWARDS FLORENCE ROAD

IMAGE #12

VIEW SOUTH ACROSS THE PROPERTY TOWARDS SR-840

TYPICAL LOT DIMENSIONS

N

NOT TO SCALE

35'x110' Alley Lots:	36
51'x120' Lots:	216
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65'x130' Lots:	277
85'x150' Lots:	115
Total:	750

EXAMPLE OF MAILBOX

EXAMPLE OF AN ENTRANCE SIGN

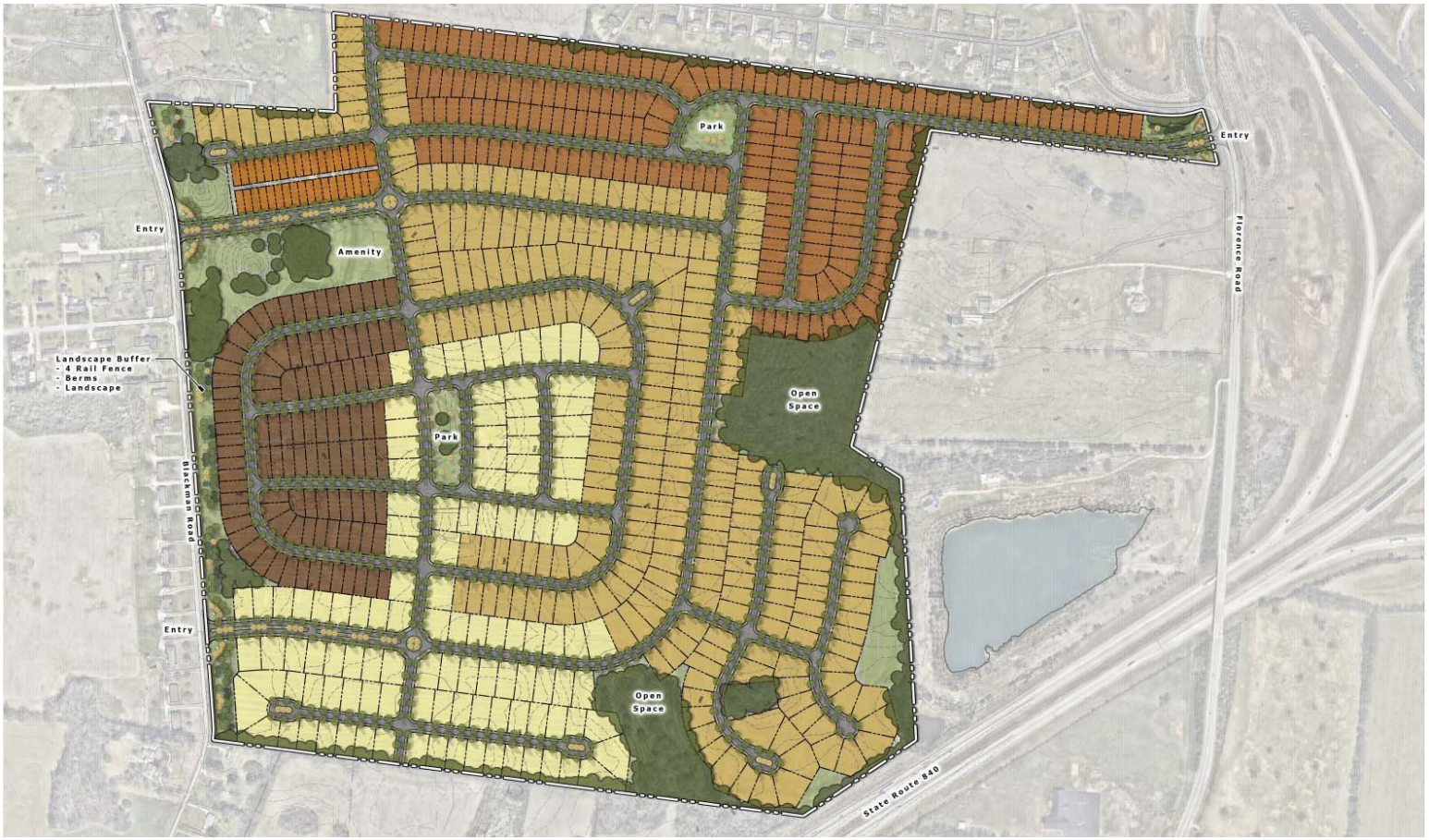
SYNOPSIS

SHELTON SPRINS CONSISTS OF 750 SINGLE FAMILY LOTS ON 237.99 ACRES FOR A DENSITY OF 3.15 DWELLING UNITS PER ACRE. THE SITE PROVIDES A FEW OPEN SPACES FOR ACTIVE AND PASSIVE RECREATION, AND SOME THAT WILL FUNCTION AS STORMWATER MANAGEMENT AREAS. IN ADDITION TO THE UNSTRUCTURED OPEN SPACE, THE PROJECT WILL INCLUDE A DISTINCTIVE ENTRY SIGN AT EACH OF THE ENTRANCES ALONG WITH LANDSCAPING.

- 750 SINGLE FAMILY HOMES WITH A MINIMUM OF 2 BEDROOMS.
- MINIMUM LOT SIZES (TYPICAL)
  - 3,500S.F. (35' WIDE BY 110' DEEP)
  - 6,000 S.F. (51' WIDE BY 120' DEEP)
  - 6,000 S.F. (52' WIDE BY 125' DEEP)
  - 8,000 S.F. (65' WIDE BY 130' DEEP)
  - 10,000 S.F. (85' WIDE BY 150' DEEP)

- SETBACKS ARE OUTLINED ON THE PROPOSED HOME STANDARDS PAGES LOCATED IN THIS BOOK.
- ALL FRONT-ENTRY GARAGES AND SIDE-ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35. FROM THE PUBLIC R.O.W. LINE (HOUSE MAY BE WITHIN 20 FEET).

- STREETS WILL ALL BE PUBLIC RIGHTS-OF-WAY.
- ALL STREETS HAVE BEEN DESIGNED TO COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS.
- SIDEWALKS ALONG BOTH SIDES OF ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT TO CREATE A PEDESTRIAN FRIENDLY NEIGHBORHOOD.
- BOTH ENTRANCES OFF BLACKMAN ROAD AND THE ENTRANCE OFF OF FLORENCE ROAD WILL HAVE A NEW ENTRANCE SIGN CONSTRUCTED OF MASONRY MATERIALS AND ANCHORED BY LANDSCAPING.
- ALL HOMES WILL BE REQUIRED TO BE CONSTRUCTED WITH A MIXTURE OF BRICK, STONE, AND CEMENT BOARD SIDING. REPRESENTATION OF MATERIAL MIXTURES ARE OUTLINED IN THE PROPOSED HOME PAGES. VINYL SIDING WILL ONLY BE USED IN TRIM AND SOFFIT AREAS OF THE HOUSES.
- EACH SINGLE FAMILY LOT EXCEPT ALLEY LOADED WILL PROVIDE AT LEAST 4 PARKING SPACES PER LOT (OUTSIDE OF GARAGE).
- ALL HOMES WILL HAVE CONCRETE DRIVEWAYS WIDE ENOUGH FOR 2 VEHICLE, AND HAVE A MINIMUM WIDTH OF 16 FEET.
- ALL FRONT YARDS WILL BE SODDED.
- ALL UTILITIES WILL BE UNDERGROUND.
- PRIOR TO CONSTRUCTION PLAN REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED.
- ALL HOMES WILL HAVE A 2 CAR GARAGE.
- SOLID WASTE SERVICE WILL BE PROVIDED BY THE CITY OF MURFREESBORO.
- ALL HOMEOWNERS WILL BE REQUIRED TO BE A MEMBER OF THE H.O.A.
- DECORATIVE MAILBOXES WILL HELP ESTABLISH COMMUNITY CONTINUITY.
- THE DEVELOPMENT IS INTENDED TO UTILIZE THE MTEMC STANDARD STREETLIGHTS, AND NOT DECORATIVE STREET LIGHTHTING. THIS WILL BE COORDINATED WITH MED AND TO MEET MED'S STANDARDS.
- PRIOR TO CONSTRUCTION PLAN REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED. THIS MAY BE IN THE FORM OF OFF-SITE IMPROVEMENTS, ON-SITE IMPROVEMENTS TO EXISTING SINKHOLES, ON-SITE DETENTION PONDS AND/OR COMBINATION OF ALL OF THESE ITEMS.



N

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Total:	750

- **THE PROJECT IS ANTICIPATED TO BE BUILT IN 18-25 PHASES.**
- **CONSTRUCTION OF PHASE 1 IS PLANNED TO BEGIN WITHIN 120-150 DAYS AFTER THE COMPLETION OF THE REZONING PROCESS.**
- **THE TIMING OF THE REMAINING PHASES OF CONSTRUCTION WILL BE MARKET DRIVEN AND DEPENDENT UPON THE ABSORPTION OF THE UNITS IN THE PREVIOUS PHASE.**
- **IN GENERAL, FOLLOWING SECTION CONSTRUCTION WILL BEGIN AFTER THE PREVIOUS PHASE IS 80%-85% SOLD.**
- **THE SIDEWALKS WITHIN EACH SINGLE FAMILY LOT PHASE WILL BE CONSTRUCTED BY THE HOME BUILDERS AS THE HOMES ARE CONSTRUCTED. IF SIDEWALKS ARE LOCATED ALONG COMMON AREA THEN, THE DEVELOPER WILL CONSTRUCT THOSE PORTIONS WITH THE INFRASTRUCTURE WORK ASSOCIATED WITH THAT FRONTAGE.**
- **EACH PHASE IS ANTICIPATED TO RANGE IN SIZE FROM 30-40 DWELLING UNITS.**

35 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F.
- MINIMUM LOT SIZE 3, 500 S.F. (35’ WIDE X 110’ DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE/CARPORT AND WILL BE ACCESSIBLE VIA A PRIVATE REAR ALLEY.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35’.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL HOMES WILL BE FOR SALE.

- **SETBACKS:**

  10’ - FRONT
  5’ - SIDES
  10’ - REAR

TYPICAL LOT DIMENSIONS

N

NOT TO SCALE

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Total:	750

EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)

EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)

EXAMPLE OFPOSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)

51 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F.
- MINIMUM LOT SIZE 6, 000 S.F. (51' WIDE X 120' DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE AND FRONT ENTRY LOADED.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35'.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL FRONT-ENTRY GARAGES AND SIDE ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- ALL HOMES WILL BE FOR SALE.

- **SETBACKS:**

  35' - FRONT TO GARAGE (20' TO HOUSE)
  5' - SIDES
  20' - REAR

TYPICAL LOT DIMENSIONS

NOT TO SCALE

35'x110' Alley Lots:	36
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Total:	750

EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)

EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)

EXAMPLE OFPOSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)

52 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 1,800 S.F.
- MINIMUM LOT SIZE 6, 000 S.F. (52’ WIDE X 125’ DEEP).
- THESE HOMES WILL BE AGE-TARGETED FOR EMPTY NESTERS.
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE AND FRONT ENTRY LOADED.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35’.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL FRONT-ENTRY GARAGES AND SIDE ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- ALL HOMES WILL BE FOR SALE.

- **SETBACKS:**

  35’ - FRONT TO GARAGE (20’ TO HOUSE)
  5’ - SIDES
  20’ - REAR

TYPICAL LOT DIMENSIONS

NOT TO SCALE

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EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)

EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)

EXAMPLE OFPOSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)

65 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 2,400 S.F.
- MINIMUM LOT SIZE 8, 000 S.F. (65' WIDE X 130' DEEP).
- ALL HOMES WILL HAVE A MINIMUM OF A 2 CAR GARAGE WITH SEPARATE DOORS AND ARE FRONT ENTRY LOADED.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35'.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL FRONT-ENTRY GARAGES AND SIDE ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- ALL HOMES WILL BE FOR SALE.

- **SETBACKS:**

  35' - FRONT TO GARAGE (20' TO HOUSE)
  5' - SIDES
  20' - REAR

TYPICAL LOT DIMENSIONS

NOT TO SCALE

35'x110' Alley Lots:	36
51'x120' Lots:	216
52' 125' Lots:	106
65'x130' Lots:	277
85'x150' Lots:	115
Total:	750

EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)

EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)

EXAMPLE OFPOSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)

85 FOOT LOTS:

- ALL HOMES WILL BE A MINIMUM 3,000 S.F.
- MINIMUM LOT SIZE 10, 000 S.F. (85' WIDE X 150' DEEP).
- ALL HOMES WILL HAVE A MININUM OF A 3 CAR GARAGE AND ARE FRONT AND SIDE ENTRY LOADED.
- ALL HOMES WILL HAVE A DOUBLE SIDE-ENTRY GARAGE WITH AN OPTIONAL SINGLE FRONT-ENTRY GARAGE FACING THE ROAD.
- THE HOMES CAN BE 1, 1 ½, OR 2-STORY BUILDINGS.
- ALL HOMES WILL BE CONSTRUCTED WITH BRICK, STONE, AND CEMENT BOARD SIDING.
- VINYL SIDING MAY BE USED IN TRIM, SOFFIT, GABLES, AND DORMERS AREAS ON ALL ELEVATIONS.
- ALL HOMES WILL HAVE EAVES.
- MAXIMUM BUILDING HEIGHT SHALL BE 35'.
- ALL HOMES WILL HAVE A MINIMUM OF 2 BEDROOMS.
- ALL FRONT-ENTRY GARAGES AND SIDE ENTRY GARAGES ON CORNER LOTS SHALL BE SETBACK A MIN. OF 35 FEET FROM THE PUBLIC R.O.W. LINE.
- ALL GARAGE DOORS WILL BE DECORATIVE AND HAVE A NEUTRAL COLOR (NOT WHITE).
- ALL HOMES WILL BE FOR SALE.

- **SETBACKS:**

  25' - FRONT
  5' - SIDES
  20' - REAR

TYPICAL LOT DIMENSIONS

N

NOT TO SCALE

35'x110' Alley Lots:	36
51'x120' Lots:	216
52' 125' Lots:	106
65'x130' Lots:	277
85'x150' Lots:	115
Total:	750

EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)

EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)

EXAMPLE OFPOSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)

VEGETATIVE BUFFER
POOL
POCKET PARK
OPEN SPACE

N

NOT TO SCALE

WITH THIS REQUEST, THE PLAN WILL BE DEDICATING OVER 10% TO OPEN SPACE. THE OPEN SPACE AREAS WILL CONTAIN ACTIVE AND PASSIVE RECREATIONAL SPACES AS WELL AS AREAS FOR STORMWATER MANAGEMENT.

- THE AMENITY CENTER LOCATED ALONG ONE THE ENTRANCES OFF OF BLACKMAN ROAD
- IT WILL FEATURE A SWIMMING POOL WITH A POOLHOUSE.
- THE AMENITY CENTER WILL BE COMPLETED PRIOR TO THE 250TH LOT BEIG PLAT.
- THERE IS A CENTRAL PARK THAT WILL BE MORE PASSIVE IN USES PROVIDED AS IT RELATES TO THE AGE TARGETED HOMES THAT SURROUND IT.
- THIS PARK WILL FEATURE A FOUNTAIN AND SITTING AREAS FOR RELAXATION.
- THE PARK TO THE NORTH WILL BE MORE ACTIVE IN THE USES PROPOSED FOR THAT SPACE.
- THIS PARK WILL OFFER RESIDENTS A PLAYGROUND AND A HALF COURT BASKETBALL.
- A LINEAR PARK/BUFFER RUNS ALONG THE ENTIRE LENGTH OF THE BLACKMAN ROAD FRONTAGE.
- THIS OPEN SPACE WILL FEATURE A WOODEN FENCE ALONG THE RIGHT-OF-WAY TO DEFINE THE AREA, WITH MOUNDS AND LANDSCAPING TO ENHANCE THE EDGE OF THE COMMUNITY ALONG BLACKMAN ROAD.
- THIS LINEAR PARK AND OTHER PASSIVE OPEN SPACES THROUGHT THE COMMUNITY CONTAIN NUMEROUS SINK-HOLES. THESE KARST FEATURES ARE PROPOSED TO FUNCTION AS STORMWATER MANAGEMENT TOOLS FOR THE DEVELOPMENT.
- THERE WILL BE SIDEWALKS ALONG BOTH SIDES OF ALL THE STREETS TO CREATE A PEDESTRIAN FRIENDLY NEIGHBOR-HOOD.
- ENTRY SIGNAGE WILL BE LOCATED IN THE MEDIAN OF ALL THREE ENRANCES AND THESE WILL BE ANCHORED WITH LANDSCAPING.
- THE RESIDENTS OF SHELTON SPRINGS WILL BE REQUIRED TO BE MEMBERS OF THE H.O.A. AND HAVE ACCESS TO THE PROPOSED FACILITIES AND AMENITIES WITHIN THE DEVELOPMENT. 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 THE 3RD PARTY MANAGEMENT COMPANY.

VEGETATIVE BUFFER

POOL

POCKET PARK

OPEN SPACE

TYPICAL LOT DIMENSIONS

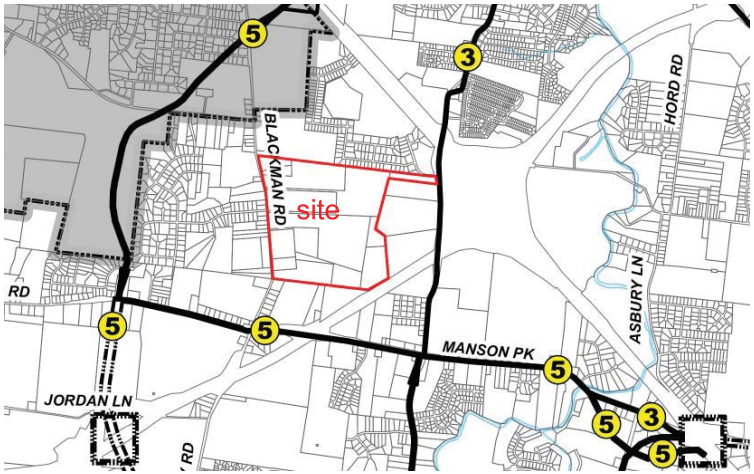
	35'x110' Alley Lots:	36
	51'x120' Lots:	216
	52' 125' Lots:	106
	65'x130' Lots:	277
	85'x150' Lots:	115
	Total:	750

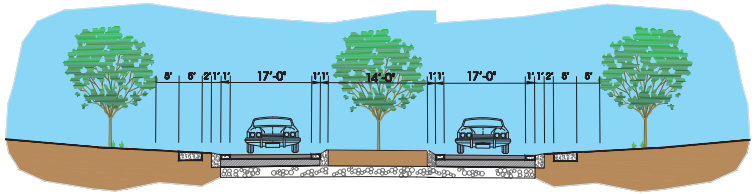
N

NOT TO SCALE

SHELTON SPRINGS IS PROPOSED TO HAVE 3 POINTS OF INGRESS/EGRESS TO EXISTING ROADWAYS AT VARIOUS LOCATIONS AROUND THE PROPERTY. THE PLAN PROPOSES THAT THE ENTRANCES ARE TO BE TWO LANE DIVIDED ROADWAYS TO BETTER DEFINE THE ENTRY POINTS INTO THE DEVELOPMENT. THE CONCEPT PLAN PROPOSES TWO ROUNDABOUTS AS THE TERMINUS POINTS FOR THE DIVIDED MEDIAN ROADWAYS OFF OF BLACKMAN ROAD TO FACILITATE SMOOTH TRANSITION TO TYPICAL ROADWAYS THROUGHOUT THE REST OF THE DEVELOPMENT. THE CONCEPT PLAN SHOWS TO FUTURE ROADAYS STUBS TO PROPERTIES TO THE NORTH AND SOUTH FOR CONNECTIVITY TO THOSE PROPERTIES SHOULD THEY EVER DEVELOP IN THE FUTURE. ALL PROPOSED STREETS WITHIN THE DEVELOPMENT WILL BE PUBLIC RIGHT-OF-WAY AND DEVELOPED IN CONFORMANCE WITH THE CITY OF MURFREESBORO'S STREET SPECIFICATIONS.

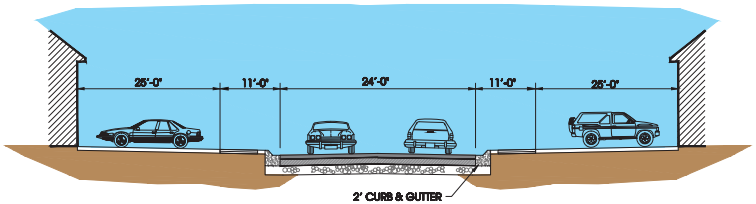
PURSUANT TO THE MURFREESBORO MAJOR THOROUGHFARE PLAN, FLORENCE ROAD IS WARRENTED TO BE WIDENED TO A 3-LANE ROADWAY. THE APPLICANT MAY BE REQUIRED TO DEDICATE RIGHT-OF-WAY SO THAT THERE IS AMPLE ROOM TO PROVIDE FOR THE ENLARGED ROADWAY CROSS-SECTION. BLACKMAN ROAD IS NOT INDICATED TO ON THE PLAN FOR ANY PROPOSED WIDENING AT THIS TIME; HOWEVER, TURN LANES FOR THE DEVELOPMENT MAY BE REQUIRED.





80' R.O.W.

SCALE NONE



50' R.O.W.

SCALE NONE

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 5 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: AN EXHIBIT IS GIVEN ON PAGE 5 THAT SHOWS THE EXISTING CONTOURS AND DRAINAGE PATTERNS ALONG WITH AN AERIAL PHOTOGRAPH OF THE AREA. NO PORTION OF THE PROPERTY IS SUBJECT TO FLOODPLAINS OR FLOODWAYS, AND THE SITE ULTIMATELY DRAINS TO HOOPERS BOTTOM.

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 PAGES 3, 5, 6 & 7 GIVE THE LOCATION OF EXISTING STRUCTURES ON THE SUBJECT PROPERTY AND THE SURROUNDING PROPERTIES. AN EXHIBIT ON PAGE 6 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: PAGES 8-15 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: PAGE 8 LISTS THIS INFORMATION.

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	10366844
TOTAL MAXIMUM FLOOR AREA	2378600
TOTAL LOT AREA	6184260
TOTAL BUILDING COVERAGE	2242135
TOTAL DRIVE/ PARKING AREA	577450
TOTAL RIGHT-OF-WAY	1625000
TOTAL LIVABLE SPACE	3364675
TOTAL OPEN SPACE	6499709
FLOOR AREA RATIO (F.A.R.)	0.23
LIVABILITY SPACE RATIO (L.S.R.)	1.41
OPEN SPACE RATIO (O.S.R.)	2.73

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 PRD. THE SURROUNDING AREAS 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 PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 9.

(BB) THE ORDER IN WHICH THE PHASES OF THE PROJECT WILL BE BUILT;

RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 9.

(CC) THE MINIMUM AREA AND THE APPROXIMATE LOCATION OF COMMON SPACE AND PUBLIC IMPROVEMENTS THAT WILL BE REQUIRED AT EACH STAGE;

RESPONSE: THE PHASING OF THE DEVELOPMENT IS DISCUSSED ON PAGE 9.

(DD) A BREAKDOWN BY PHASE FOR SUBSECTIONS [5] AND [6] ABOVE;

RESPONSE: THE EXACT SIZE AND LOCATION OF EACH PHASE IS UNKNOWN AT THIS TIME, BUT A REPRESENTATIVE PHASING PLAN HAS BEEN PROVIDED.

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 11.

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 FRONT SETBACKS REQUESTED ARE UP TO 10-FEET LESS THAN THE REQUIRED SETBACK FOR A RS-12 DEVELOPMENT. THE SIDE SETBACKS REQUESTED ARE UP TO 5-FEET LESS THAN REQUIRED FOR A RS-12 DEVELOPMENT. THE REAR SETBACKS ARE UP TO 5-FEET LESS THAN THE REQUIRED SETBACK FOR A RS-12 DEVELOPMENT. THE DENSITY IS WITHIN THE ALLOWABLE DENSITY FOR A RS-12 DEVELOPMENT. THE LOT COVERAGE IS WITHIN THE ALLOWABLE DENSITY FOR A RS-12 DEVELOPMENT.

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 AIRPORT OVERLAY DISTRICT (AOD), BATTLEFIELD PROTECTION DISTRICT (BPD), GATEWAY DESIGN OVERLAY DISTRICT (GDO), HISTORIC DISTRICT (H-1), OR PLANNED SIGNAGE OVERLAY DISTRICT (PS). NO PORTION OF THIS PROPERTY LIES IN ZONE AE, WITHIN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE CURRENT FEMA MAP PANEL.

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: PAGE 12 DISCUSSES THE MAJOR THOROUGHFARE PLAN. FLORENCE ROAD HAS PREVIOUSLY UPGRADED TO A 3-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 ROB MOLCHAN OF SEC, INC. DEVELOPER/ APPLICANT IS DONALD HENLEY CONSTRUCTION, 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: PAGES 8-12 SHOW THE ARCHITECTURAL CHARACTER OF THE PROPOSED HOMES WITH GARAGES SHOWN AND BUILDING MATERIALS LISTED. EACH HOME WILL BE ALLOWED TO HAVE REAR PORCHES AND ATTACHED LIGHTING. HOWEVER, EXACT CONFIGURATION FOR THESE ITEMS IS UNKNOWN AND WILL BE DETERMINED AS EACH UNIT IS BUILT.

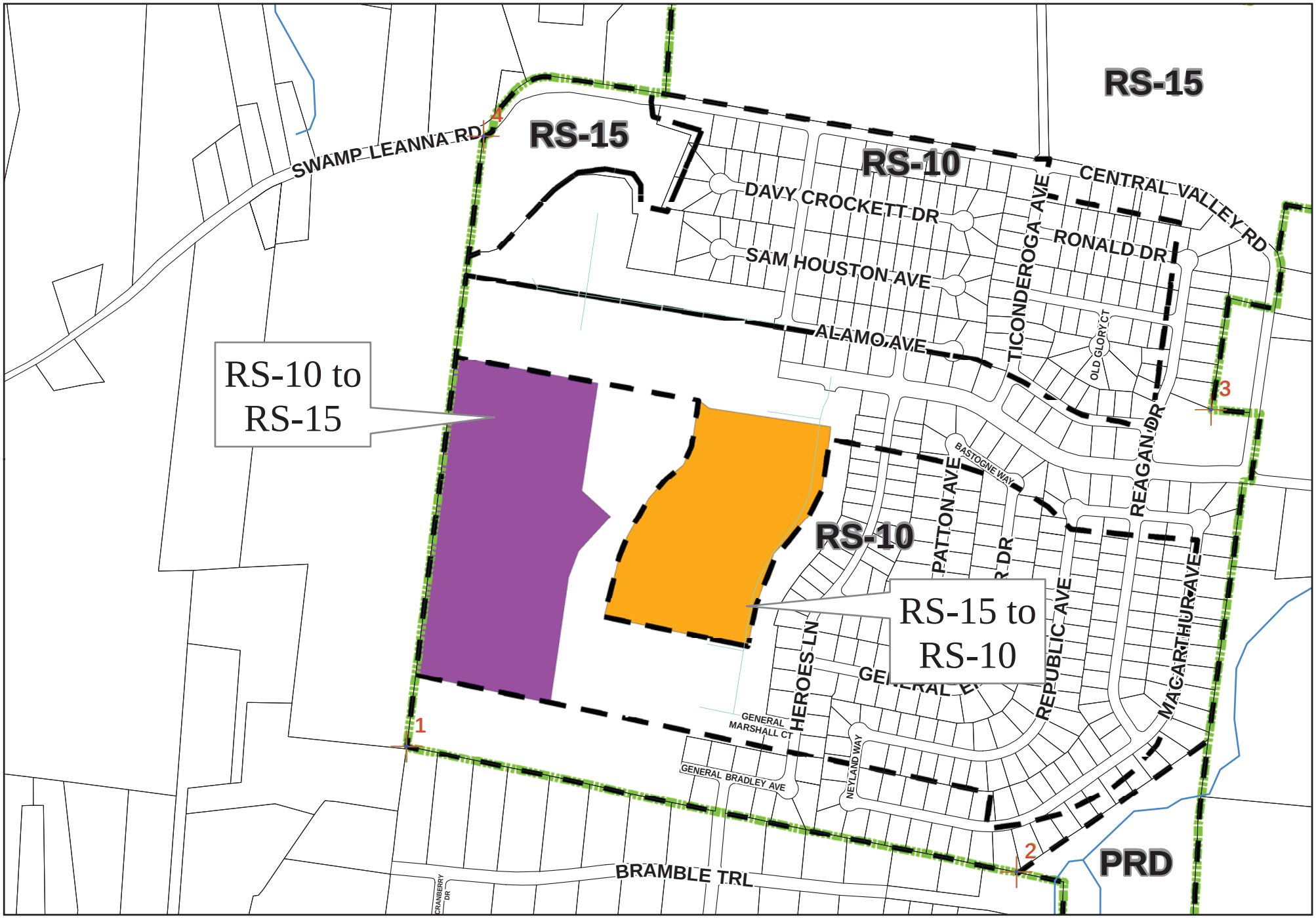
15.) IF A DEVELOPMENT ENTRANCE SIGN IS PROPOSED THE APPLICATION SHALL INCLUDE A DESCRIPTION OF THE PROPOSED ENTRANCE SIGN IMPROVEMENTS INCLUDING A DESCRIPTION OF LIGHTING, LANDSCAPING, AND CONSTRUCTION MATERIALS.

RESPONSE: PAGES 3, 4, 5, 8, 11, 12 SHOWS THE SITE PLAN INDICATING THE LOCATION OF THE ENTRANCE SIGN. ALSO, PAGE 8 PROVIDES A PICTURE OF A SIMILAR SIGN. THE SIGN WILL BE CONSTRUCTED OF MASONRY. IF LIT, THE SIGN WILL HAVE UPLIGHTING. THE SIGN WILL HAVE LANDSCAPING AROUND ITS BASE. ALL ELEMENTS OF THE SIGN WILL BE IN ACCORDANCE WITH THE CITY OF MURFREESBORO'S SIGN ORDINANCE.

8.c. Zoning change [2016-410] for approximately 14 acres located within the Liberty Cove subdivision to be rezoned to RS-10 (approx. 7 acres) & RS-15 (approx. 7 acres), Howard Wall & Jim Obrien applicants.

The subject property consists of property which is a part of the Liberty Valley subdivision. The surrounding properties are zoned RS-15 and RS-10. The developers wish to rezone a 7 acre area from RS-15 to RS-10 and to rezone approximately 7 acres from RS-10 to RS-15 for a total of 14 acres.

The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



Rezoning Request for Property in Liberty Cove Subdivision from RS-10 to RS-15 and RS-15 to RS-10

0 250 500 1,000 1,500 2,000
Feet

GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

Path: G:\planning\rezon\libertyvalleysubd.mxd

Existing
RS-10: 165.92± Ac.
RS-15: 110.32± Ac.

Proposed
RS-10: 158.93± Ac. (6.99± Ac. Decrease)
RS-15: 117.31± Ac. (6.99± Ac. Increase)

N

-200' 0 200' 400'
SCALE: 1"= 200'

SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING LAND PLANNING
860 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
E-MAIL: DJENKINS@SEC-CIVIL.COM
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 accordance with the specifications, plans, and other data provided by the engineer. The engineer assumes no responsibility for the construction of the site.

Liberty Valley Subdivision

Murfreesboro, Tennessee

REVISED:

DRAWN: SJA
DATE: 1-26-16
CHECKED: JFR, DWJ
FILE NAME: ZoningExhibit
SCALE: 1"=200'
JOB NO. 13430

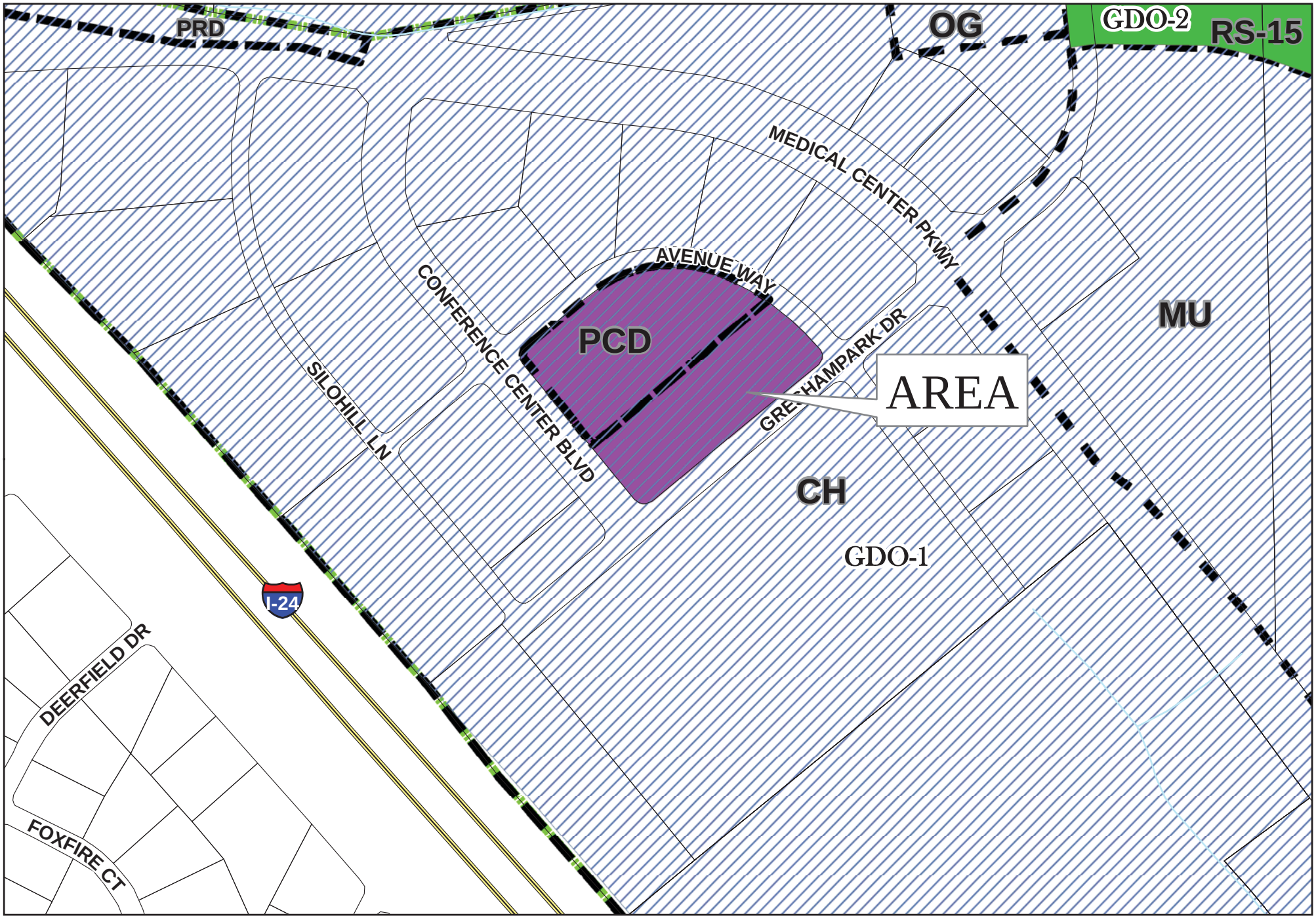
Zoning Exhibit

SHEET: 1 of 1

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

8.d. Zoning change [2016-411] for approximately 5.5 acres located along Conference Center Boulevard and Avenue Way to be rezoned from PCD and CH to PRD, TDK construction applicant.

Additional staff comments will be provided at the meeting.



Rezoning Request for Property Along Conference Center Blvd. from CH and PCD to PRD

0 150 300 600 900
Feet

Path: G:\planning\rezon\conferencecenterprop.mxd

GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

VASARI LOFTS AT THE AVENUE

A REQUEST FOR REZONING TO A PRD

SUBMITTED JANUARY 28, 2016 SEC PROJECT # 06115

VASARI LOFTS
AT THE AVENUE

SEC, Inc.

DEVELOPER
TDK CONSTRUCTION COMPANY, INC.

ATTN: ROSS BRADLEY
1610 SOUTH CHURCH STREET
MURFREESBORO, TN 37130
615-895-8743

PLANNING . ENGINEERING
LANDSCAPE ARCHITECTURE
SEC, INC.

ATTN: ROB MOLCHAN, P.L.A.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN. 37129
615-890-7901
WWW.SEC-CIVIL.COM
RMOLCHAN@SEC-CIVIL.COM

ARCHITECT
HUMPHREYS AND PARTNERS ARCHITECTS L.P.

ATTN: MICHAEL SMTH
5339 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
P: 972-701-9636
F: 972-701-9639

INTRODUCTION 4-5

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EXISTING CONDITIONS 6-13

RIGHTS-OF-WAY, UTILITIES, AND TOPOGRAPHY 6
ON-SITE PHOTOS AND EXISTING ZONING 8
SURROUNDING OFF-SITE PHOTOS AND EXISTING ZONING 10
SURROUNDING ROADWAY PHOTOS AND EXISTING ZONING 12

PROPOSED PRD 14-23

GENERAL DEVELOPMENT STANDARDS 14
DEVELOPMENT STANDARDS (FLOOR PLANS) 16
DEVELOPMENT STANDARDS (BUILDING 1 & 2 ELEVATIONS) 18
AMENITIES 20
INGRESS/ EGRESS PLAN 22

ZONING CHAPTER 13 24-25

SUBSECTION D ITEM 2A: 1 -7 24
SUBSECTION D ITEM 2A: 8 -15 25

AERIAL IMAGE

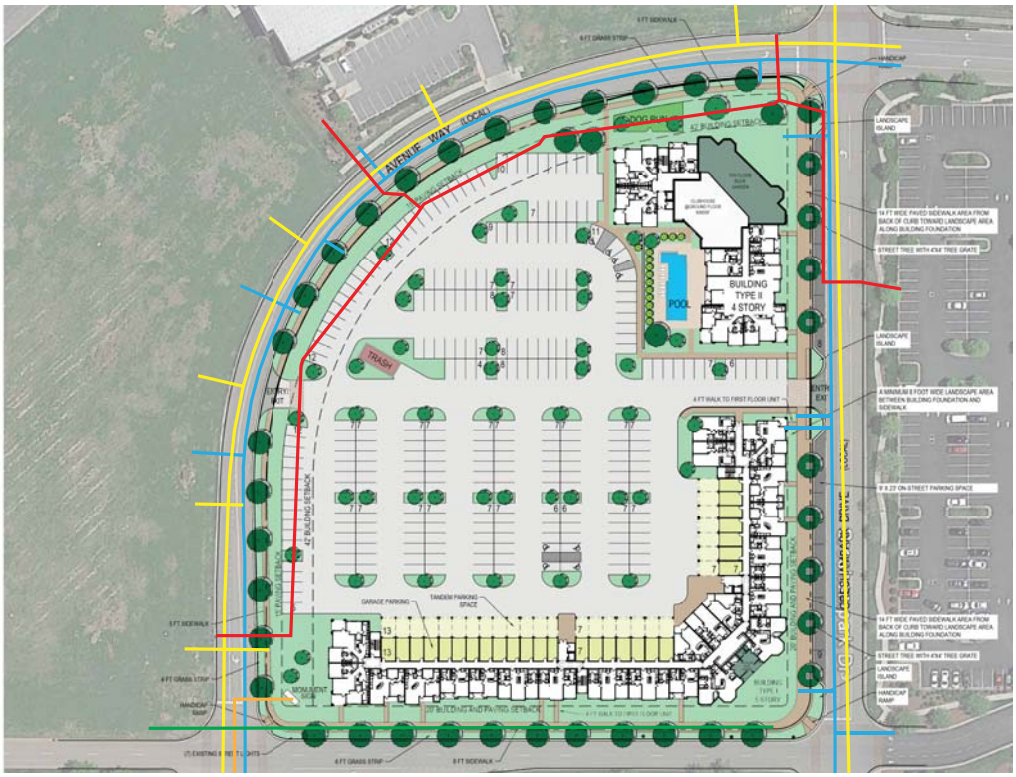
NOT TO SCALE

GIS IMAGE

NOT TO SCALE

TDK CONSTRUCTION COMPANY, INC. RESPECTIVELY REQUESTS REZONING THE PROPERTY AT 3055 AVENUE WAY FROM PLANNED COMMERCIAL DEVELOPMENT (PCD) AND COMMERCIAL HIGHWAY (CH) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO CREATE THE VASARI LOFTS AT THE AVENUE. THE PROPERTY IS APPROXIMATELY 5.49 ACRES AND LOCATED JUST ACROSS THE STREET FROM THE EMBASSY SUITES HOTEL AND CONFERENCE CENTER. IT IS BOUNDED BY AVENUE WAY ALONG THE NORTH, CONFERENCE CENTER BOULEVARD TO THE WEST AND GRESHAMPARK DRIVE TO THE EAST. IT IS IDENTIFIED AS PARCEL 95.16 OF TAX MAP 79.

VASARI LOFTS IS ENVISIONED TO BE AN UPSCALE URBAN APARTMENT COMMUNITY THAT WILL BE COMPRISED OF 2 APARTMENT BUILDINGS. BUILDING ONE WILL BE 5 STORIES TALL AND BE LOCATED ALONG CONFERENCE CENTER BOULEVARD AND GRESHAMPARK DRIVE. WHILE BUILDING TWO WILL BE FOUR STORIES TALL AND LOCATED ALONG GRESHAMPARK DRIVE AND AVENUE WAY. THE DEVELOPMENT WILL CONSIST OF NO MORE THAN 203 APARTMENT UNITS YIELDING AN OVERALL DENSITY OF 36.98 DWELLING UNITS / ACRE. ALL THE UNITS WILL BE FOR RENT. THE PROPOSED APARTMENT UNITS WILL RANGE IN SIZE FROM 592 SF. FOR A 1 BEDROOM UP TO 1,382 SF. FOR A 3 BEDROOM UNIT. VASARI WILL ALSO BE PROVIDING ROUGHLY 27 ONE CAR TUCK UNDER GARAGE SPACES ALONG WITH 27 ONE CAR TANDUM SPACES DIRECTLY BEHIND THE GARAGE SPACE TO RENTERS WHO WANT DEDICATED PARKING AREAS. THE AMENITIES PLAN CONSISTS OF CLUBHOUSE ON THE FIRST FLOOR OF BUILDING TWO, ALONG WITH A ROOFTOP AMENITY AREA LOCATED ON THE TOP FLOOR OF EACH BUILDING. IN ADDITION, VASARI WILL BE CREATING URBAN STREETSCAPES ALONG CONFERENCE CENTER BOULDVARD AND GRESHAMPARK DRIVE TO ENHANCE THE URBAN CHARACTER OF BUILDINGS.



UTILITIES

NOT TO SCALE

- WATER LINE
- STORM DRAINAGE
- UNDERGROUND ELECTRIC
- RE-USE WATER LINE
- SANITARY SEWAGE

TOPOGRAPHY AND HYDROLOGY

NOT TO SCALE

- WATER MOVEMENT
- SITE BOUNDARY

CITY OF MURFREESBORO

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHTS-OF-WAY ALONG CONFERENCE CENTER BOULEVARD, GRESHAMPARK DRIVE AND AVENUE WAY. THE DEVELOPMENT WILL CONNECT TO GRESHAMPARK DRIVE AND AVENUE WAY AS A MEANS OF INGRESS/EGRESS FROM THE PROPERTY.

MURFREESBORO WATER AND SEWER DEPARTMENT

SANITARY SEWER SERVICE HAS BEEN EXTENDED TO THE EDGE OF THE SITE AT THE INTERSECTION OF CONFERENCE CENTER BOULEVARD AND AVENUE WAY. INITIAL CONSTRUCTION WILL EXTEND THE SEWER SERVICE INTO THE SITE FROM THE EXISTING MANHOLE. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE SEWER INTO THIS PROPERTY. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE MURFREESBORO WATER & SEWER DEPARTMENT. REUSE WATER LOCATED ADJACENT TO THE SITE WILL BE UTILIZED FOR LANDSCAPE IRRIGATION.

CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

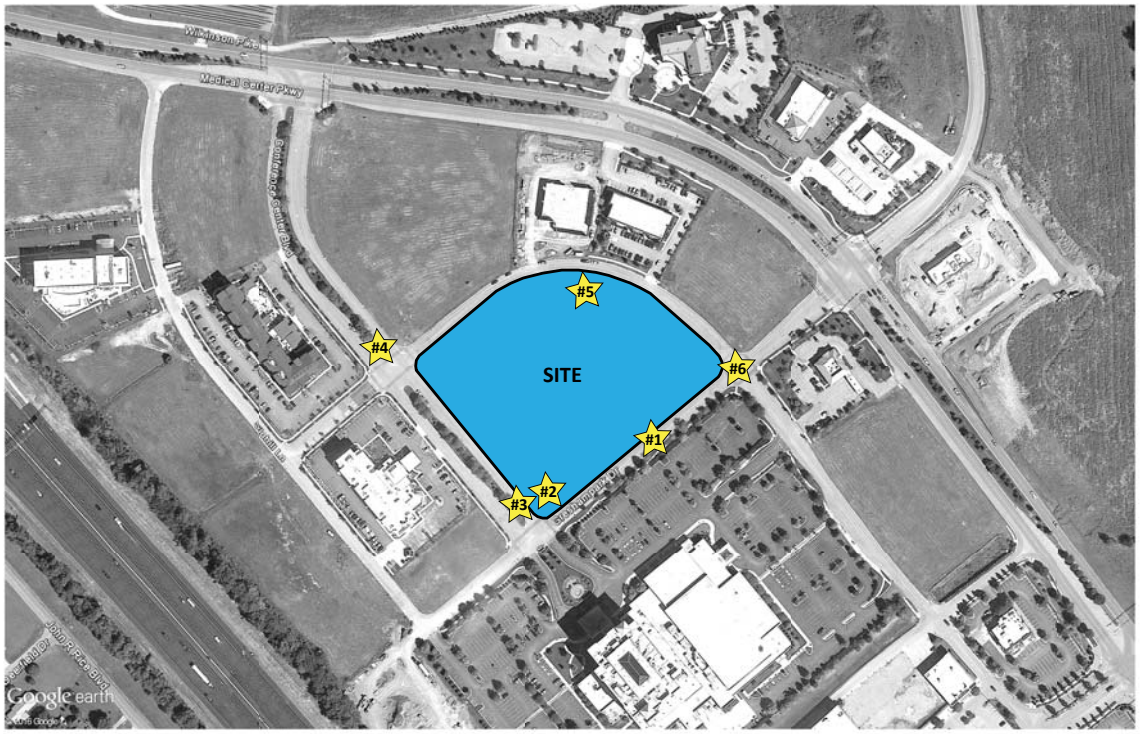
WATER MAINS ARE LOCATED ALONG AVENUE WAY AND GRESHAMPARK DRIVE. WATER SERVICE WILL BE CONNECTED TO THE MAIN WITH CONSTRUCTION OF THE SITE. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE WATERLINE INTO THIS PROPERTY AND INTO THE SITE FOR DOMESTIC AND FIRE WATER SERVICE. WATER SERVICE WILL BE PROVIDED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY.

MURFREESBORO ELECTRIC DEPARTMENT

MURFREESBORO ELECTRIC DEPARTMENT WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELECTRIC SERVICE WILL BE UNDERGROUND. ELECTRIC IS CURRENTLY LOCATED ALONG THE SOUTHERN SIDE OF MANSON PIKE ON THIS PROPERTY'S NORTHERN BOUNDARY.

TOPOGRAPHY AND HYDROLOGY

THE EXISTING TOPOGRAPHY OF THE SITE SHOWS THE SITE'S DRAINAGE IS GENERALLY TOWARDS THE NORTH FROM THE EDGES OF THE SITE INTO A COLLECTION POINT THE NORTH SIDE OF THE SITE. THERE STORMWATER RUN OFF IS COLLECTED IN AN EXISTING UNDERGROUND DRAINAGE SYSTEM ON THIS SITE ALONG RIGHT-OF-WAY OF AVENUE WAY. STORMWATER MANAGEMENT IS PROPOSED TO USE THE EXISTING UNDERGROUND DETENTION SYSTEM PUT IN PLACE WITH THE EXISTING ROADWAY INFRASTRUCTURE

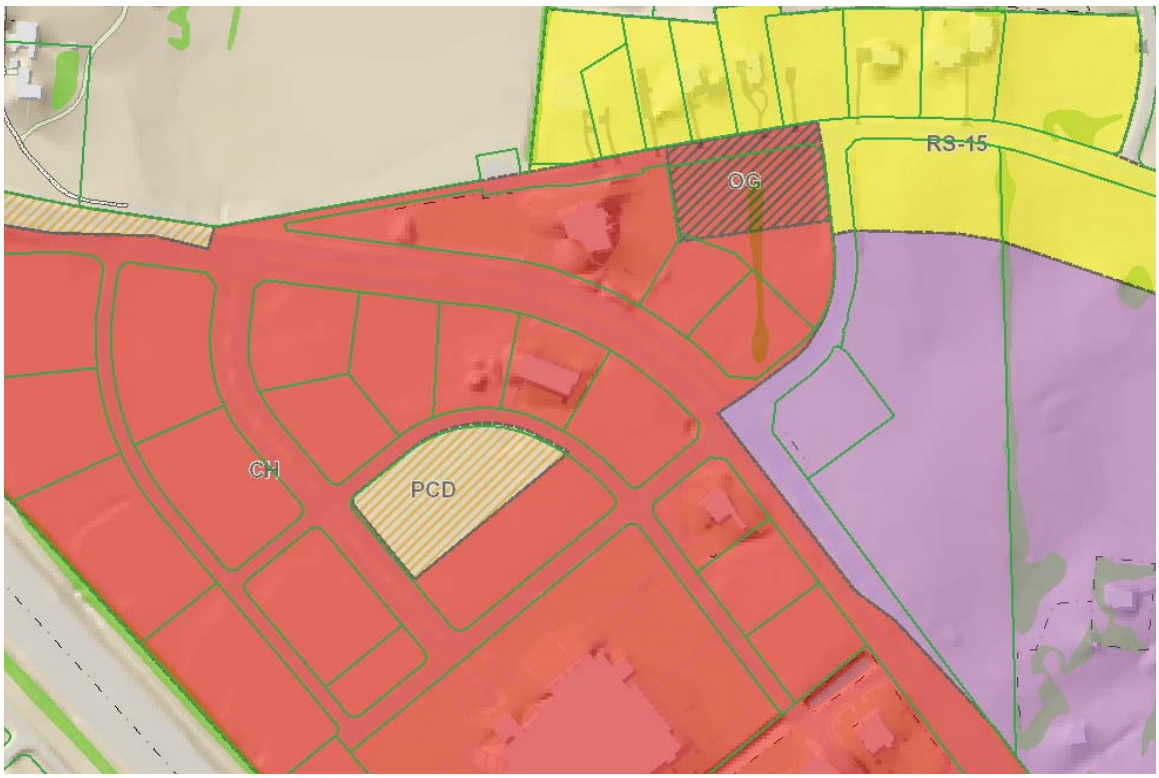


ON-SITE PHOTOS

NOT TO SCALE

PHOTO FOCUS

SITE



ZONING EXISTING ZONING

NOT TO SCALE

CH

PCD

MU

RS-15

KEY LABEL

KEY LABEL

IMAGE 1

VIEW NORTHEAST ALONG GRESHAMPARK DRIVE TOWARDS MEDICAL CENTER PARKWAY.

IMAGE 2

VIEW NORTH ONTO THE SITE FROM THE INTERSECTIONS OF CONFERENCE CENTER BOULEVARD AND GRESHAMPARK DRIVE.

IMAGE 3

VIEW NORTHWEST ALONG CONFERENCE CENTER BOULEVARD WITH THE PROPOSED SITE ON THE RIGHT WITH EXISTING STREET LIGHTS.

IMAGE 4

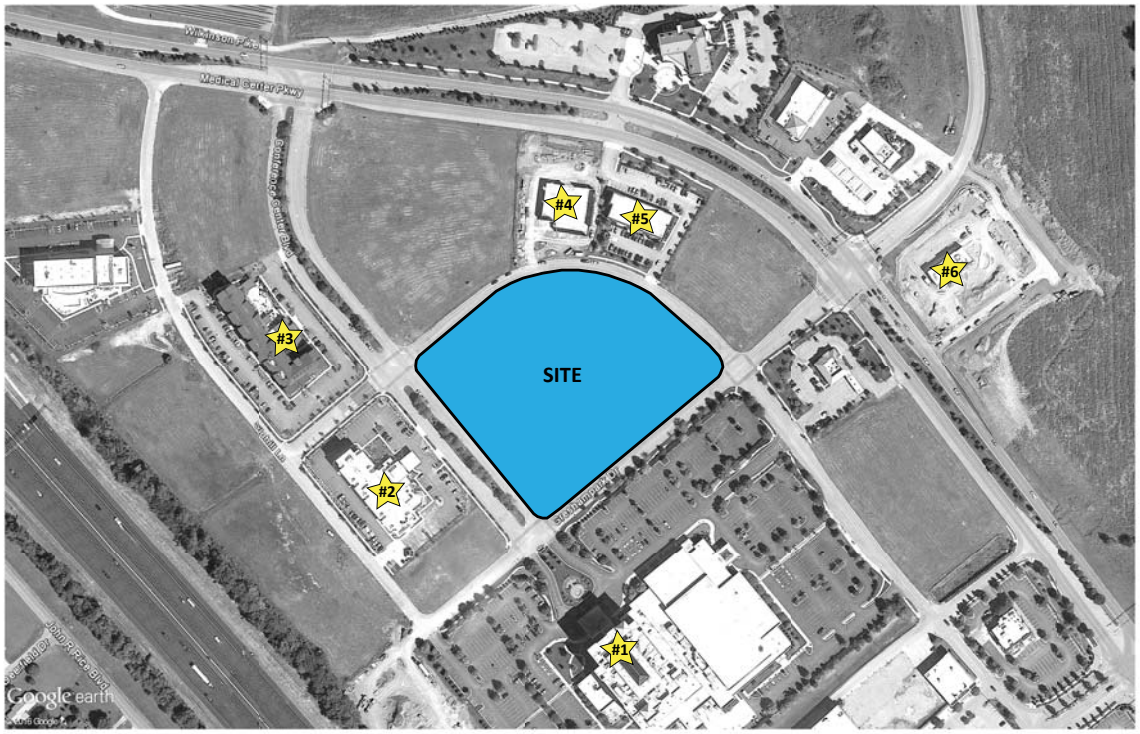
VIEW EAST INTO THE SITE FROM THE INTERSECTIONS OF CONFERENCE CENTER BOULEVARD AND AVENUE WAY.

IMAGE 5

VIEW SOUTH FROM AVENUE WAY THROUGH THE SITE TOWARDS THE EMBASSY SUITES HOTEL.

IMAGE 6

VIEW WEST INTO THE SITE FROM THE INTERSECTIONS OF AVENUE WAY AND GRESHAMPARK DRIVE.

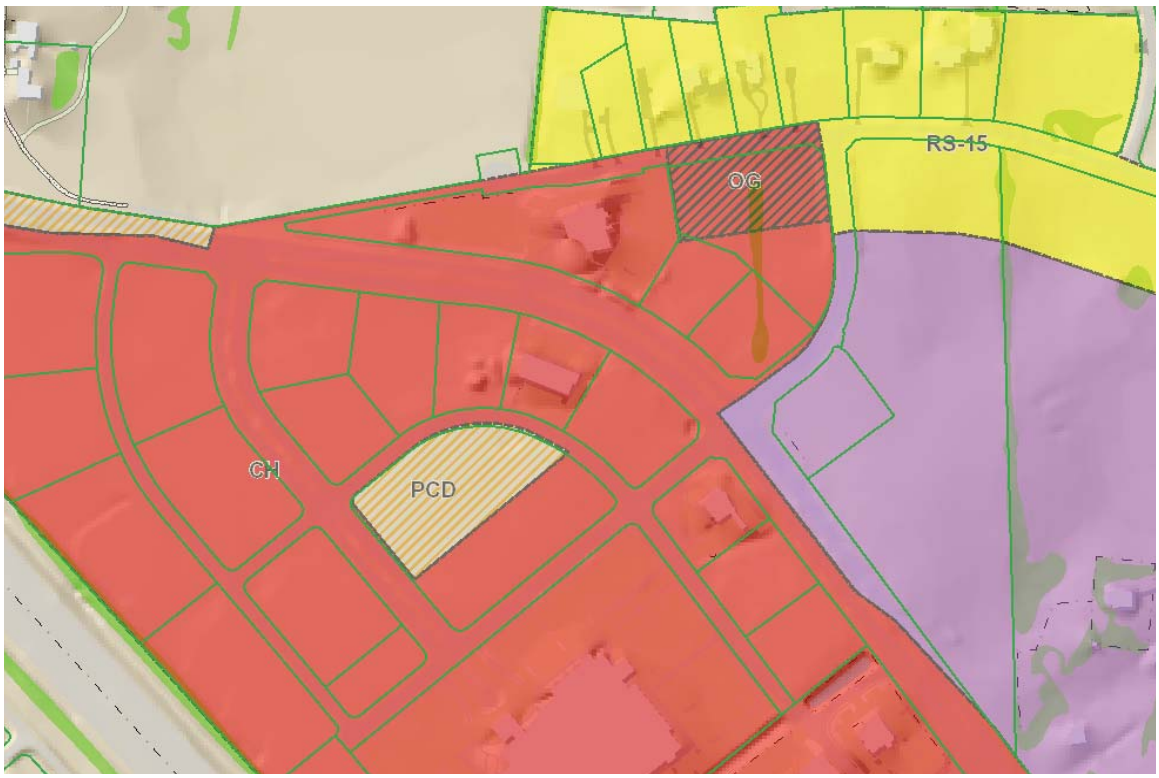


SURROUNDING OFF-SITE PHOTOS

NOT TO SCALE

PHOTO FOCUS

SITE



EXISTING ZONING

NOT TO SCALE

CH

PCD

MU

RS-15

KEY LABEL

KEY LABEL

IMAGE 1

VIEW OF THE MAIN ENTRANCE EMBASSY SUITES AND CONFERENCE CENTER.

IMAGE 2

VIEW ONTO THE HILTON GARDEN INN FROM CONFERENCE CENTER BOULEVARD.

IMAGE 3

VIEW WEST ONTO RESIDENCE INN FROM CONFERENCE CENTER BOULEVARD.

IMAGE 4

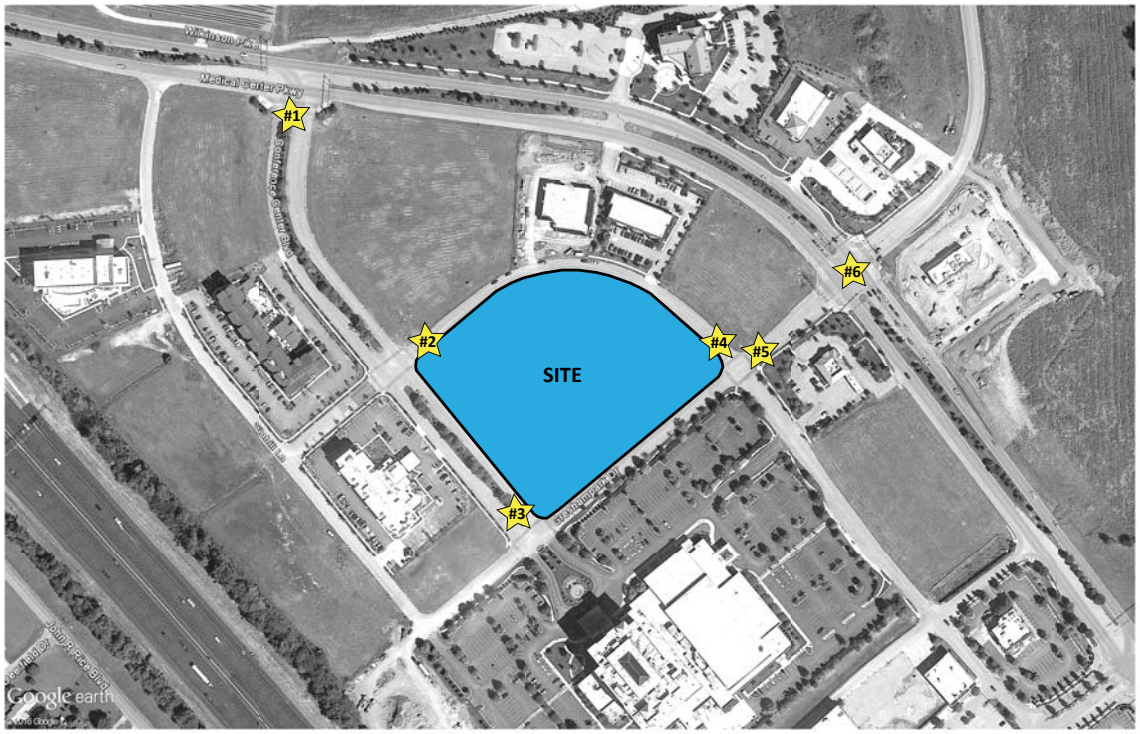
VIEW OF THE REAR ELEVATION OF THE LA Z BOY HOME FURNITURE & DECOR FROM AVENEU WAY.

IMAGE 5

VIEW NORTH OF THE REAR ELEVATION OF THE RETAIL BUILDING FROM AVENUE WAY.

IMAGE 6

VIEW SOUTHEAST FROM AVENUE WAY TOWARDS GRESHAMPARK DRIVE AND FIRST TENNESSEE BANK.

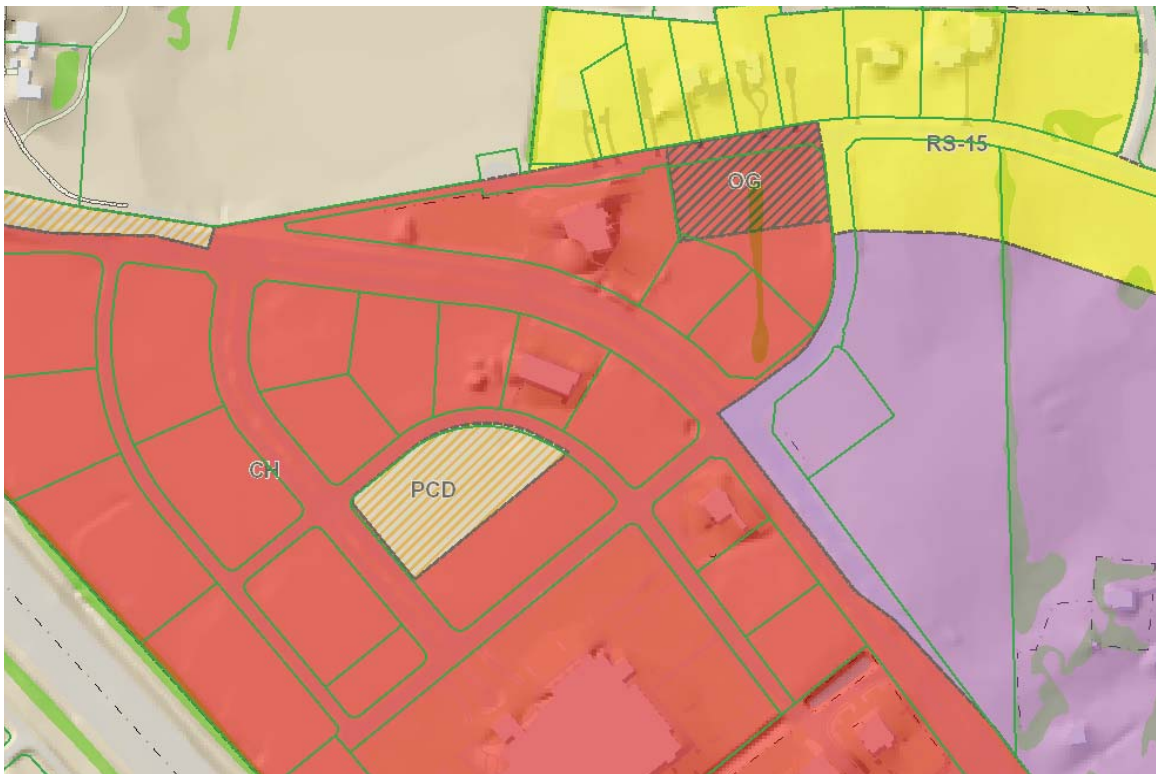


SURROUNDING ROADWAY PHOTOS

NOT TO SCALE

PHOTO FOCUS

SITE



EXISTING ZONING

NOT TO SCALE

CH	MU	KEY LABEL
PCD	RS-15	KEY LABEL

IMAGE 1

VIEW FROM THE INTERSECTION OF MEDICAL CENTER PARKWAY AND CONFERENCE CENTER BOULEVARD.

IMAGE 2

VIEW FROM CONFERENCE CENTER BOULEVARD DOWN AVENUE WAY WITH LA-Z-BOY IN BACK-GROUND.

IMAGE 3

VIEW NORTHWEST FROM MAIN ENTRACE OF EMBASSY SUITES DOWN CONFERENCE CENTER BOULEVARD WITH THE SITE ON THE RIGHT.

IMAGE 4

VIEW DOWN AVENUE WAY FROM INTERSECTION WITH GRESHAMPARK DRIVE.

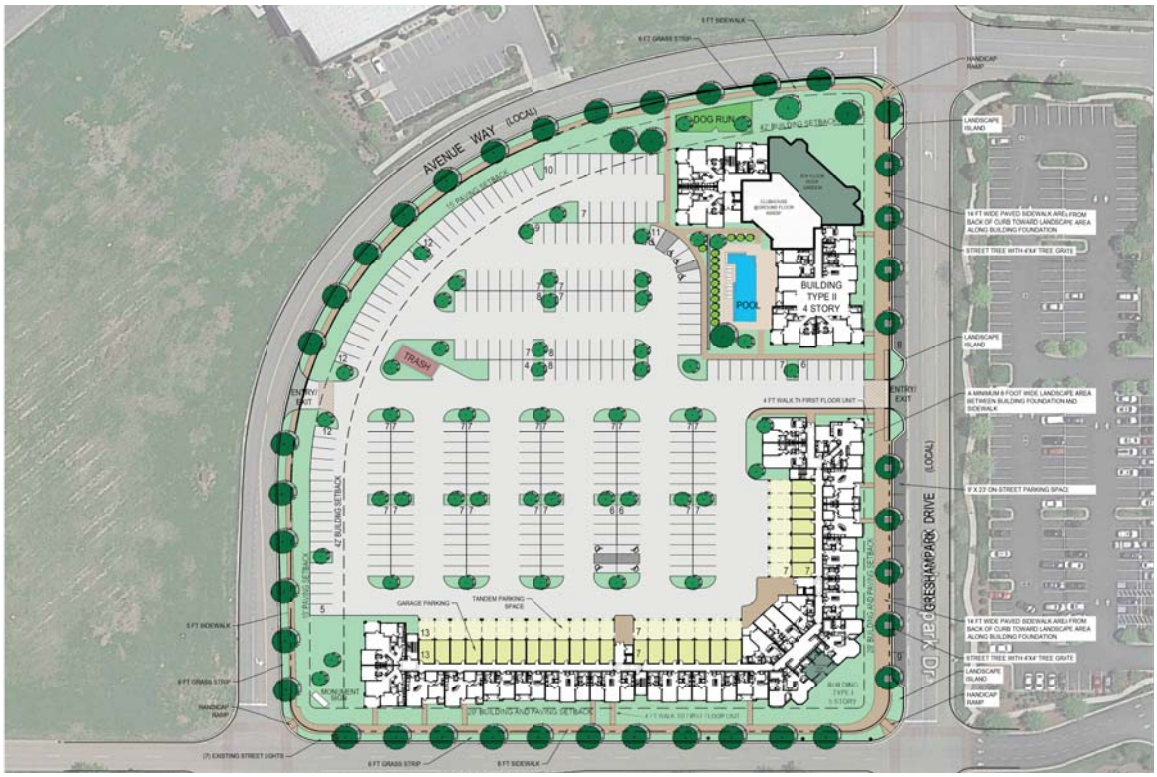
IMAGE 5

VIEW DOWN GRESHAMPARK DRIVE TOWARD THE INTERSECTION WITH MEDICAL CENTER PARKWAY.

IMAGE 6

VIEW FROM MCDONALD'S PARKING LOT OVER-LOOKING MEDICAL CENTER PARKWAY.

A BRIEF SUMMARY OUTLINING THE SIGNIFICANCE THESE IMAGES MAY HAVE ON THE OVERALL DESIGN.



SITE PLAN - ZOOMED IN

NOT TO SCALE

TANDEM PARKING	LAWN	ROOFTOP AREA
GARAGE PARKING	SIDEWALK	
TRASH	POOL	
DOG RUN	POOLSIDE PAVING	

EXISTING STREET LIGHT

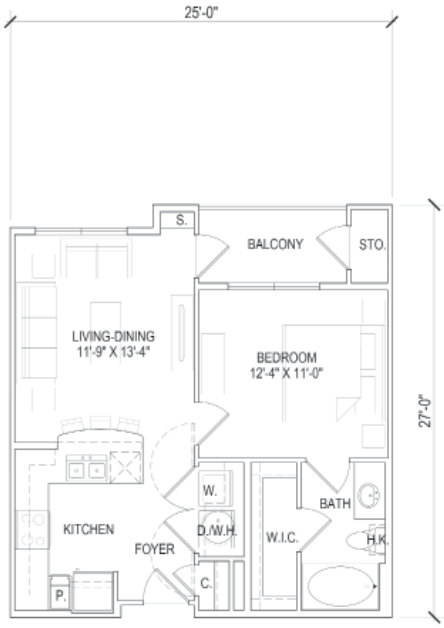
EXAMPLE OF CONCEALED COMPACTOR

203 APARTMENT UNITS WITH 1, 2, AND 3 BEDROOMS FLOORPLANS ON 5.49 ACRES FOR A DENSITY OF 36.98 UNITS PER ACRE.
THE UNITS RANGE FROM A MINIMUM 550 SF. UP TO 1,200+ SF.
BUILDINGS RANGING IN HEIGHT FROM 4 TO 5 FLOORS UP TO 75 FEET IN HEIGHT.

SETBACKS:

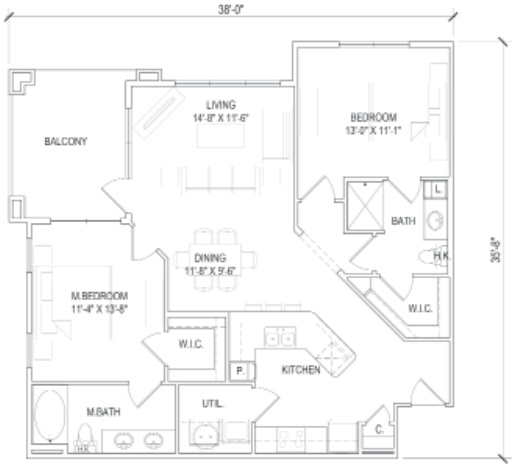
- FRONT = 20 FEET
- REAR = 20 FEET
- SIDE = 20 FEET AND BETWEEN BUILDINGS

- THE APARTMENT BUILDINGS WILL USE A VARIETY MASONRY AND WOOD MATERIALS ON THE EXTERIOR ELEVATIONS. THESE ELEVATION MATERIALS ARE NOTED ON THE BUILDING ELEVATIONS ON THE FOLLOWING PAGES.
- THE PROJECT WILL PROVIDE 27 GARAGE SPACES ALONG WITH A TANDEM PARKING SPACE LOCATED OUTSIDE OF THE GARAGE DOORS.
- SIDEWALKS WILL BE INCLUDED ALONG ALL ROADWAYS THAT ABUT THE DEVELOPMENT TO CREATE A PEDESTRIAN FRIENDLY URBAN ENVIRONMENT.
- NEW DEVELOPMENT SIGNAGE WILL BE INCLUDED IN OPEN SPACE AREAS AT THE TWO CORNERS OF AVENUE WAY, AND WILL CONSTRUCTED OF MASONRY MATERIALS THAT ARE CONTANT WITH THE BUILDING AND ANCHORED BY LANDSCAPING.
- ALL OPEN SPACE AREAS WILL BE LANDSCAPED, SODDED AND IRRIGATED.
- SOLID WASTE SERVICE WILL BE PROVIDED BY PRIVATE HAULER THROUGH A COMMUNITY TRASH COMPACTOR LOCATED NEAR THE REAR OF THE SURFACE PARKING LOT. THE COMPACTOR WILL BE ENCLOSED IN A MASONRY STRUCTURE.
- A MAIL KIOSK WILL BE PROVIDED FOR POSTAL DELIVERIES INSIDE THE BUILDINGS.
- ANY ADDITIONAL STREET LIGHTS PROPOSED WITH THIS DEVELOPMENT WILL MATCH THE EXISTING STREET LIGHTS FOR THE OVERALL SUBDIVISION.
- PRIOR TO CONSTRUCTION PLAN REVIEW, A COMPLETE AND THOROUGH DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND FACILITIES WILL BE COMPLETED.
- ALL UTILITIES WILL BE UNDERGROUND.



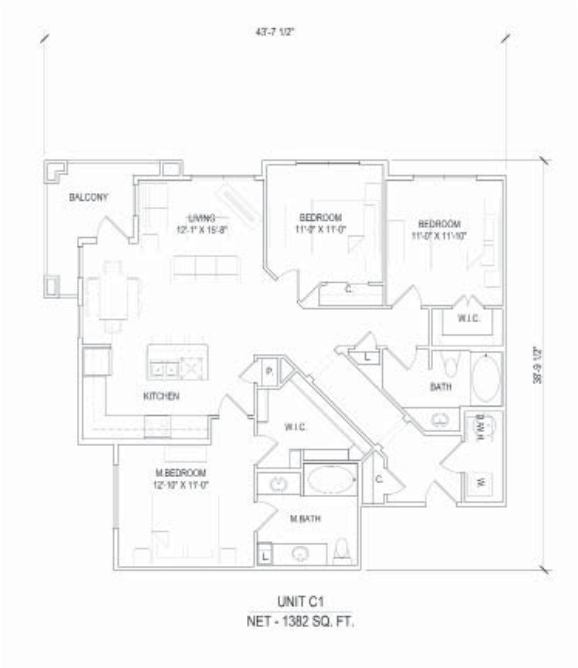
UNIT A0
NET - 592 SQ. FT.

1 BEDROOM - FLOOR PLAN



UNIT B2
NET - 1105 SQ. FT.

2 BEDROOM - FLOOR PLAN



UNIT C1
NET - 1382 SQ. FT.

3 BEDROOM - FLOOR PLAN

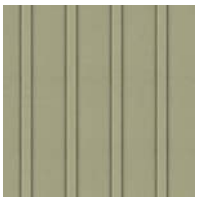
- **APARTMENT UNITS WILL RANGE IN SIZE FROM 500 S.F. FOR A 1 BEDROOM UNIT TO 1,200+ S.F. FOR A 3 BEDROOM UNIT.**
- **ALL UNITS WILL BE FOR RENT.**
- **MAXIMUM BUILDING HEIGHT SHALL BE 75'.**
- **THE BUILDING 1 WILL BE 5 FLOORS, AND BUILDING 2 WILL BE 4 FLOORS IN HEIGHT.**
- **BOTH BUILDING WILL HAVE A MIXTURE OF EXTERIOR MATERIALS ON ALL ELEVATIONS.**
- **ELEVATION MATERIALS WILL CONSIST OF BRICK, STONE, CEMENT BOARD, CEMENT FIBER PANEL, AND BOARD & BATTEN.**
- **BUILDING 1 WILL INCLUDE 27 GARAGES WITH A TANDEM PARKING SPACE THAT WILL BE RENTED BY ANY OF THE UNITS IN THE BUILDING. BOTH OF THESE SPACES ARE RENTED TO THE SAME APARTMENT TO KEEP FROM HAVING PARKING ISSUES.**
- **GARAGE DOORS WILL BE DECORATIVE.**

EXAMPLE OF THE CEMENT BOARD
(DIFFERENT COLORS WILL BE ALLOWED)

EXAMPLE OF POSSIBLE BRICK
(DIFFERENT COLORS WILL BE ALLOWED)

EXAMPLE OF THE STONE VENEER
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)

EXAMPLE OF CEMENT FIBER PANEL
(DIFFERENT COLORS, CUTS, PATTERNS WILL BE ALLOWED)



EXAMPLE OF BOARD AND BATTEN
(DIFFERENT COLORS WILL BE ALLOWED)

BUILDING 1 - FRONT ELEVATION

BUILDING 1 - REAR ELEVATION

BUILDING 1 - SIDE ELEVATION

BUILDING 2 - FRONT ELEVATION

BUILDING 2 - REAR ELEVATION

BUILDING 2 - SIDE ELEVATION

EXAMPLE OF ROOFTOP GATHERING SPACE

EXAMPLE OF ROOFTOP GRILLING AND DINING SPACE

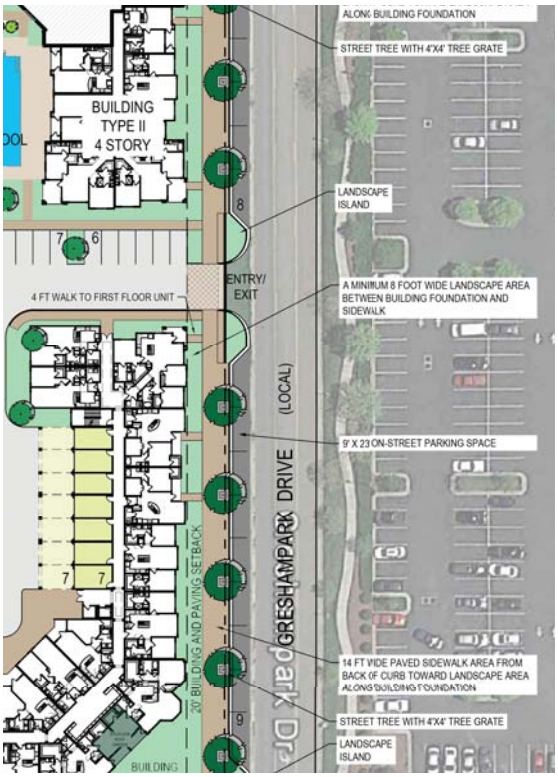
THE AMENITIES PROGRAM FOR VASARI LOFTS WILL INCLUDE SOME VERY UNIQUE SPACES THAT WILL HELP SET THIS DEVELOPMENT APART FROM OTHER APARTMENT DEVELOPMENTS IN THE AREA. TO ENHANCE THE URBAN LIFESTYLE, BOTH BUILDINGS WILL HAVE ROOF TOP GARDEN AREAS FOR OUTDOOR RELAXATION AND ENTERTAINMENT. THESE SPACES WILL INCLUDE ELEMENTS SUCH AS; OUTDOOR FIREPLACES, GRILLING/COOKING SPACES, SEATING AREAS, GAMING AREAS. A CLUBHOUSE WILL BE INCLUDED ON THE FIRST FLOOR OF BUILDING 2. HERE RESIDENTS WILL HAVE A MIXTURE OF FITNESS AREAS AND ENTERTAINING SPACES, AS WELL AS AN OUTDOOR SWIMMING POOL AND SUN DECK. TWO OUTDOOR PLAZA AREAS WILL BE LOCATED IN FRONT OF THE BUILDINGS AT THE INTERSECTIONS ON GRESHAMPARK DRIVE. THESE SPACES WILL ADD FORMAL SPACES TO ANCHOR THE BUILDING ARCHITECTURE TO THE URBAN STREETSCAPES. THESE URBAN STREETSCAPE WILL PROVIDE WIDE SIDEWALKS, WITH STREET TREES SET IN DECORATIVE TREE GRATES, LANDSCAPE BEDS THAT SEPARATE THE APARTMENT UNITS FROM THE PUBLIC STREET ENVIRONMENT, AND SOME ON-STREET PARKING. IN ADDITION TO THESE AMENITIES, THERE WILL BE A DOG RUN LOCATED BETWEEN BUILDING 2 AND AVENUE WAY. THIS WILL ALLOW OWNERS A PLACE FOR THEIR PETS TO GET OUT AND RUN AROUND WITHOUT HAVING TO BE ON A LEASH.

URBAN POOL

EXISTING PROPOSED PARKING LOT LANDSCAPE SCREENING

EXAMPLE OF FITNESS ROOM

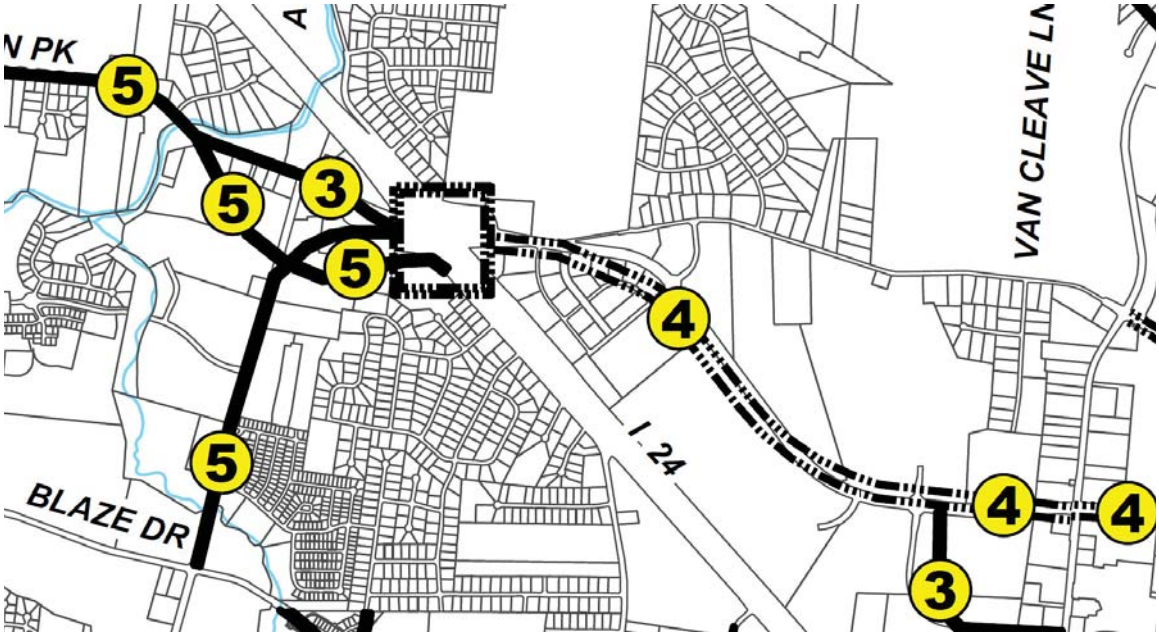
EXAMPLE OF DOG RUN



INGRESS/ EGRESS PLAN

NOT TO SCALE

TANDEM PARKING	LAWN	TRASH
GARAGE PARKING	SIDEWALK	DOG RUN
	POOLSIDE PAVING	GREEN ROOF



THOROUGHFARE PLAN

NOT TO SCALE

VASARI LOFTS WILL HAVE DIRECT ACCESS TO THREE PUBLIC ROADWAYS. CONFERENCE CENTER BOULEVARD IS A 4 LANE DIVIDE ROADWAY THAT FUNCTIONS AS THE MAIN ENTRANCE TO THE EMBASSY SUITES HOTEL AND CONFERENCE CENTER. GRESHAM PARK DRIVE IS A 3 LANE ROADWAY WITH A CENTER TURN LANE, THAT RUNS BETWEEN THIS SITE AND THE EMBASSY SUITES PROPERTY. BOTH OF THESE ROADWAYS PROVIDE DIRECT ACCESS TO MEDICAL CENTER PARKWAY. MEDICAL CENTER PARKWAY IS 4 LANE DIVIDED MAJOR ARTERIAL ROADWAY BETWEEN INTERSTATE 24 AND DOWNTOWN MURFREESBORO. AVENUE WAY IS THE OTHER ROADWAY ALONG THE EDGE OF THE SITE. THIS A TWO LANE ROADWAY THAT PROVIDES A SECONDARY MEANS OF ACCESS TO PROPERTIES FRONTING ONTO MEDICAL CENTER PARKWAY.

VASARI LOFTS WILL HAVE TWO POINTS OF ACCESS TO PUBLIC ROADS. THE MAIN FORMAL ENTRANCE WILL BE OFF OF GRESHAMPARK DRIVE MIDWAY BETWEEN AVENUE WAY AND CONFERENCE CENTER BOULEVARD. THIS ENTRANCE WILL FLOW BETWEEN THE TWO APARTMENT BUILDINGS PROVIDING ACCESS TO THE SURFACE PARKING AREA BEHIND THE BUILDINGS. THE SECOND ACCESS WILL BE OFF OF AVENUE WAY AND INTO THE SURFACE PARKING LOT. THE PROJECT IS PROPOSING ADDING 17 ON-STREET PARKING SPACES ALONG GRESHAMPARK DRIVE. THESE SPACES WILL BE INSET FROM THE CURRENT CURB LINE WHICH WILL PRESERVE THE EXISTING TRAVEL LANES ON GRESHAMPARK DRIVE. THESE ON-STREET PARKING SPACES WILL BE IN ACCORDANCE WITH MURFREESBORO STREET STANDARDS. NO CHANGES ARE PROPOSED TO THE CURRENT CONFIGURATIONS OF CONFERENCE CENTER BOULEVARD AND AVENUE WAY. PAVERS AT ENTRY.

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 6 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: An exhibit is given on Page 6 that shows the existing contours and drainage patterns along with an aerial photograph of the area. No portion of the property is subject to floodplains or floodways, and the site ultimately drains under 840.

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 11 give the location of existing structures on the subject property and the surrounding properties. An exhibit on Pages 8, 10, 12 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: Pages 16-19 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: Page 17 lists this information.

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	239170
TOTAL MAXIMUM FLOOR AREA	203597
TOTAL LOT AREA	239170
TOTAL BUILDING COVERAGE	65296
TOTAL DRIVE/ PARKING AREA	117054
TOTAL RIGHT-OF-WAY	19413
TOTAL LIVABLE SPACE	56820
TOTAL OPEN SPACE	154461
FLOOR AREA RATIO (F.A.R.)	0.85
LIVABILITY SPACE RATIO (L.S.R.)	0.28
OPEN SPACE RATIO (O.S.R.)	0.76

SQUARE FOOTAGE AND RATIO CALCULATIONS

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 AND PCD. The surrounding areas has a mixture of 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: no phasing at this time.

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 14.

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 front setbacks requested are up to 15-feet less than the required setback for a RS-15 development. The side setbacks requested are up to 7.5-feet less than required for a RS-15 development. The rear setbacks are up to 10-feet less than the required setback for a RS-15 development. The density is within the allowable density for a RS-15 development. The lot coverage is up to 25% greater than allowable in a RS-15 development.

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 Airport Overlay District (AOD), Battlefield Protection District (BPD), Gateway Design Overlay District (GDO), Historic District (H-1), or Planned Signage Overlay District (PS). No portion of this property lies in Zone AE, within the 100-year floodplain, according to the current FEMA Map Panel.

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: Page 22 discusses the Major Thoroughfare Plan. manson pike is planned to be upgraded to 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 Rob Molchan of SEC, Inc. developer/ applicant is alcorn properties, llc. content 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: Pages 16-19 show the architectural character of the proposed homes with garages shown and building materials listed. Each home will be allowed to have rear porches and attached lighting. However, exact configuration for these items is unknown and will be determined as each unit 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: Page 22 shows the site plan indicating the location of the entrance sign. Also, Page 0 provides a picture of a similar sign. The sign will be constructed of masonry. If lit, the sign will have uplighting. The sign will have landscaping around its base. All elements of the sign will be in accordance with the City of Murfreesboro's Sign Ordinance.

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

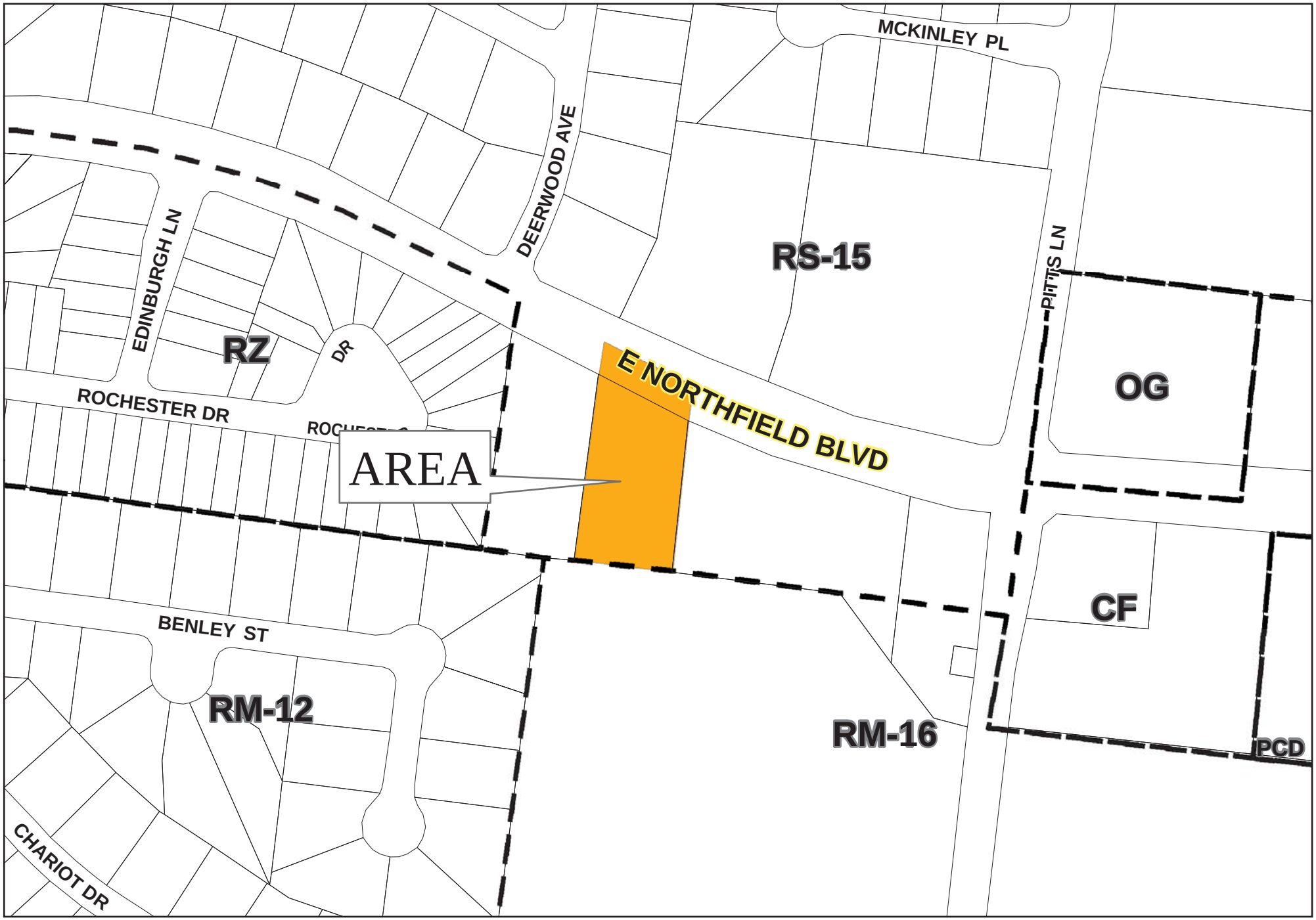
8.i. Zoning Change [2016-409] for approximately 1 acre from RS-15 to RM-16 located at 1710 E Northfield Blvd, Murfreesboro Leased Housing Associates I applicant.

The subject property is located along the south side of East Northfield Boulevard just west of Pitts Lane. It is the northernmost acre of a parcel that is developed with an apartment complex. The majority of the property is zoned RM-16 (Residential Multi-Family District) but this northernmost acre along East Northfield Boulevard is zoned RS-15 (Single-Family Residential District). All of the actual apartment buildings are located on the portion of the property zoned RM-16. The only structure located on the portion zoned RS-15 is the apartment complex swimming pool.

The apartment complex has recently been purchased, and the new owner wishes to construct some improvements to the complex, specifically the construction of a new leasing office, a trash compactor, a playground, a mail kiosk, and the renovation of the existing leasing office into a clubhouse. The new leasing office is proposed to be located at the front of the site in the area that is zoned RS-15. In order to construct the leasing office in this location, the property must be zoned in a manner that will permit a building that is accessory to a multi-family use. The new owners have requested that this northernmost acre be rezoned from RS-15 to RM-16 to facilitate the construction of the new leasing office as well as some other miscellaneous improvements. A copy of the proposed site plan has been included for the Planning Commission's reference.

The subject property is bordered on its west side by an undeveloped parcel zoned RS-15 and on its east side by the Jehovah's Witness Kingdom Hall, which is also zoned RS-15. Because the properties to both the east and west are zoned RS-15, the apartment complex will be required to provide a Type C buffer along these property lines if it is rezoned to RM-16. Directly across the East Northfield Boulevard to the north is the ? Subdivision, which is also zoned RS-15. South of the acre in question is the balance of the subject property, which is zoned RM-16.

The Planning Commission will need to discuss this rezoning request and schedule it for a public hearing.



Rezoning Request Along E. Northfield Blvd. from RS-15 to RM-16

0 100 200 400 600
Feet

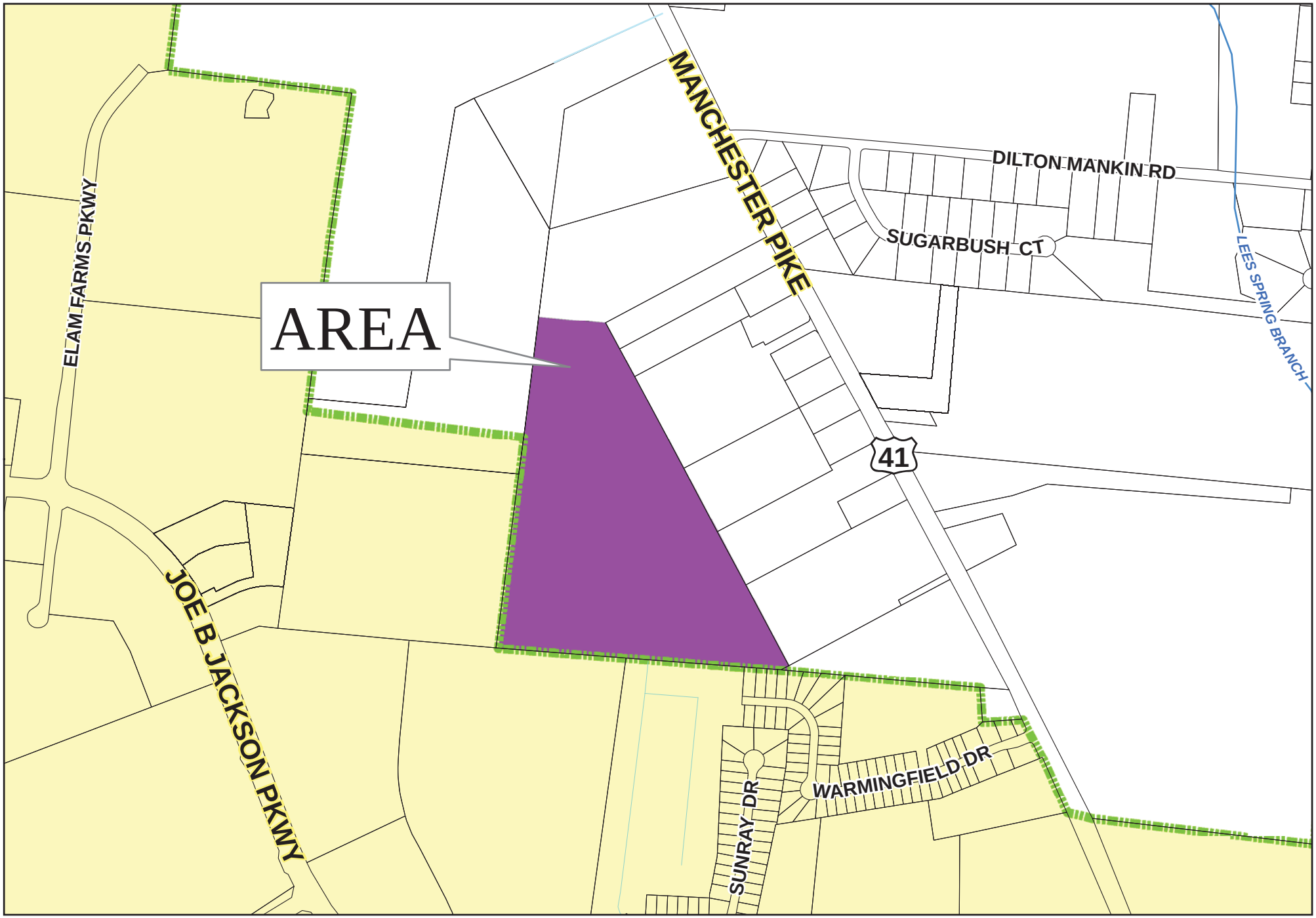
Path: G:\planning\rezon\northfieldrs15_rm16.mxd

GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

8.f. Annexation Plan of Services and annexation petition [2016-501] for approximately 31.9 acres located west of Manchester Pike, Swanson Development applicant.

Additional staff comments will be provided at the meeting.



Annexation Request for Area West of Manchester Pike

0 300 600 1,200 1,800
Feet

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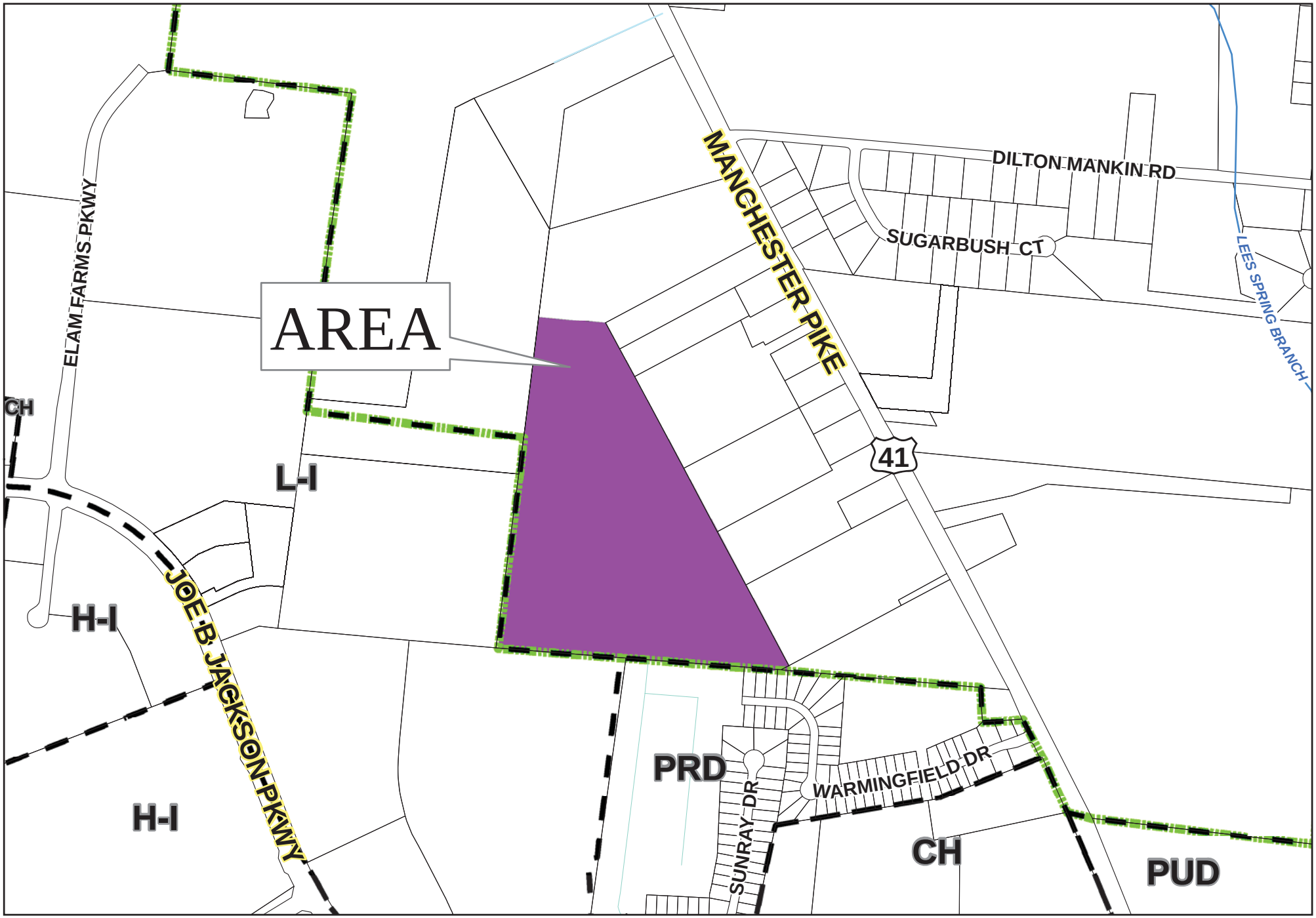
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2016

8.g. Zoning Request [2016-408] for approximately 31.9 acres located west of Manchester Pike to be zoned L-I simultaneous with annexation, Swanson Development.

Additional staff comments will be provided at the meeting.



Zoning Request for Area West of Manchester Pike
L-I Simultaneous with Annexation

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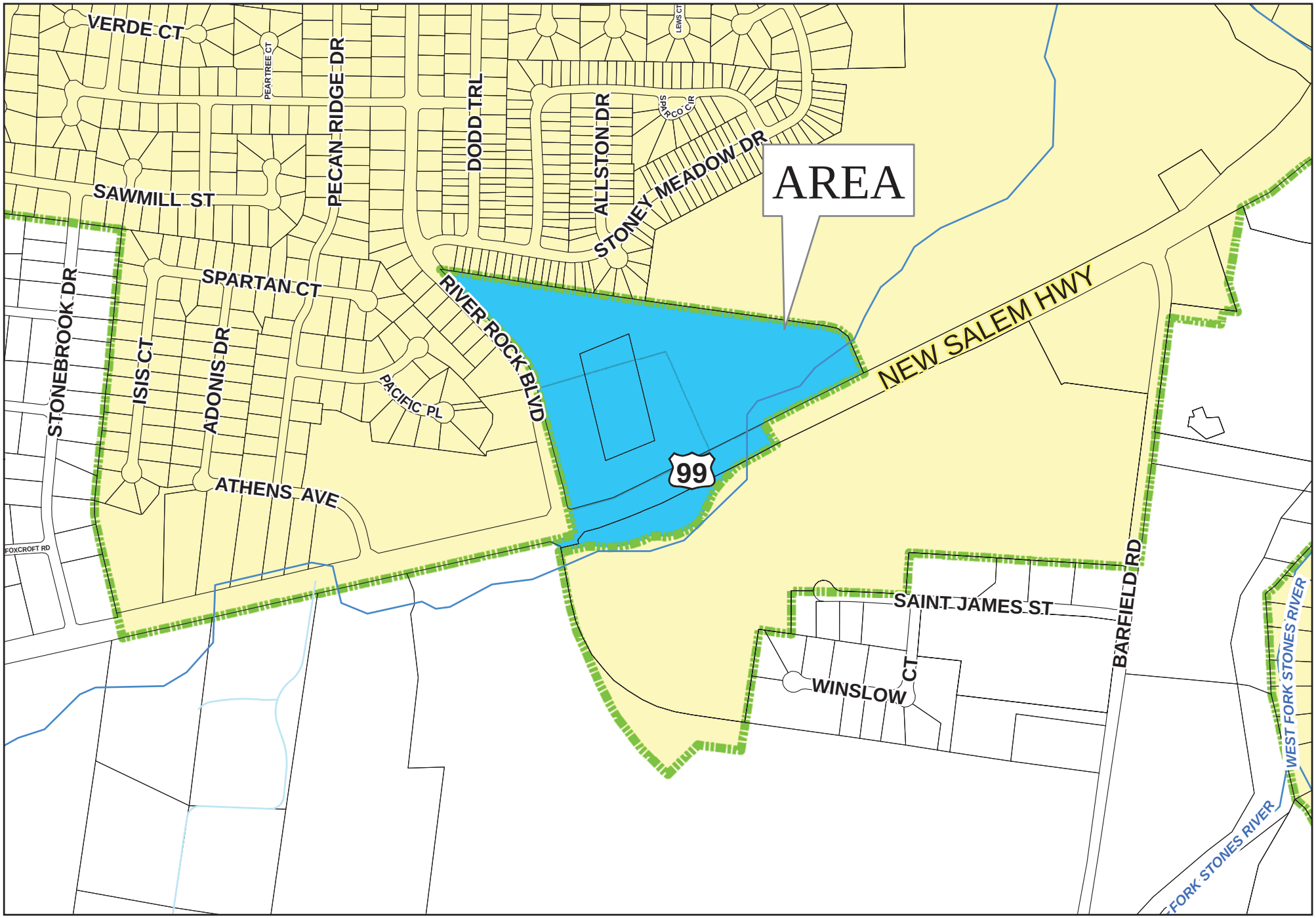
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

8.h. Annexation Plan of Services and annexation petition [2016-501] for approximately 27.6 acres located along New Salem Highway, World Outreach Church & Jackson Family General Partnership applicants.

Additional staff comments will be provided at the meeting.



Annexation Request Along New Salem Highway

0 300 600 1,200 1,800
Feet

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GIS Department
City Of Murfreesboro
111 West Vine Street
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MURFREESBORO PLANNING COMMISSION
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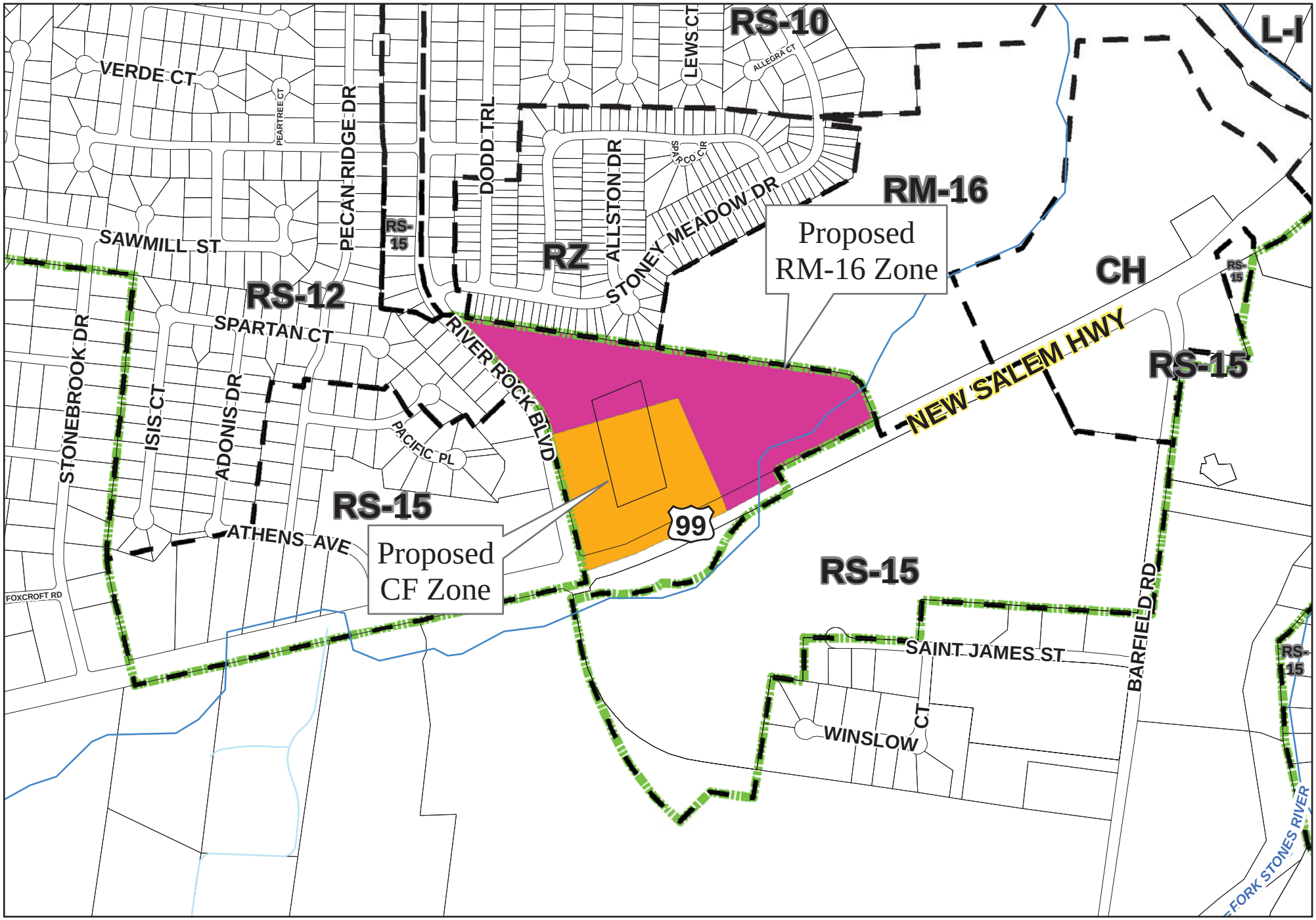
8.i. Zoning Request [2016-407] for approximately 25.4 acres located along New Salem Highway to be zoned CF (approx.. 7 acres) and RM-16 (approx.. 18.4 acres) simultaneous with annexation, Jackson Family General Partnership applicant.

Additional staff comments will be provided at the meeting.



Zoning Request for Area Along New Salem Highway
CF and RM-16 Simultaneous with Annexation

0 300 600 1,200 1,800
Feet

Path: G:\planning\rezon\newsalemhwyz.mxd

GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

MINUTES OF THE MURFREESBORO PLANNING COMMISSION DECEMBER 16, 2015

City Hall 1:00 P.M.

MEMBERS PRESENT
Bob Lamb, Chairman
Doug Young, Vice Chairman
Eddie Smotherman
Tom Clark
Kathy Jones
Kirt Wade

STAFF PRESENT
Gary Whitaker, Planning Director
Matthew Blomeley, Principal Planner
Margaret Ann Green, Principal Planner
Joe Ornelas, Planner
Carolyn Jaco, Recording Assistant
David Ives, Assistant City Attorney
Carl Peas, Assistant Fire Marshall
Ram Balachandran, Traffic Engineer
Katie Noel, Project Engineer
Cey Chase, Interim Engineer
Brad Barbee, Landscape Site Plan Inspect.
Greg Harvey, Development Coordinator

Chairman Lamb called the meeting to order after determining there was a quorum. The minutes of the October 21, 2015, October 27, 2015, November 4, 2015, and December 2, 2015, Planning Commission meetings were approved as submitted.

Old Business

Rezoning application [2015-429] for approximately 3 acres located along Gresham Lane to be rezoned from RS-15 to RM-16, Alcorn Properties applicant. Ms. Margaret Ann Green began by describing the subject property which consists of 2 parcels located east of Gresham Lane, just east of Miranda Drive. The properties to the south are zoned RM-16 (Multi-family residential district) and RS-15 (Single-Family Residential District). The properties to the west, across Gresham Lane, are in the unincorporated area of Rutherford County and are developed as county single-family subdivisions. One parcel to the north is zoned RS-15 and the larger parcel is PCD (Planned Commercial District) and is owned by Rutherford County. The property to the east is zoned RM-16 and a site plan has been approved to allow it to develop as an apartment complex

(Vintage at Blackman). This portion of Gresham Lane is substandard and any development would be expected to participate in its improvements.

The subject properties are both zoned RS-15 and were zoned as such when they were annexed into the city in 1996. One parcel is vacant and the other is developed with a single-family house. The properties were purchased from members of the Caffey property by Mr. David Alcorn. Mr. Alcorn desires to develop the properties with multifamily units. The density permitted by right would be 32 dwelling units. Additional units may be gained if the site plan includes amenities that meet the requirements of the Zoning Ordinance provided that the total of all such density bonuses may not exceed 30% of the maximum density permitted in the district (approx. 10 units).

The Planning Commission included a third parcel to the north (601 Gresham Lane), owned by George Caffey, to study for rezoning. It is developed with a single-family house and was also zoned RS-15 when annexed. Single-family residential uses are permitted by right within the RM-16 district. If this parcel is an acre or greater in size, approximately 16 dwelling units would be permitted.

Ms. Kathy Jones announced she would be abstaining from discussion and vote.

Mr. Gary Whitaker made known he had spoken with Mr. George Caffey whom lives beside this property. Mr. George Caffey had provided a letter to the planning department making known his objection to this rezoning request.

Mr. Ken Halliburton wanted to know if traffic had been addressed for Gresham Lane. Ms. Green explained that currently Gresham Lane is a substandard road. If this rezoning request is approved, the applicant would be required to include road improvements with the development plan.

Mr. Doug Young made a motion to approve the rezoning request and not to include the additional study area, seconded by Mr. Eddie Smotherman. The motion carried with one abstention made by Ms. Kathy Jones.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION DECEMBER 16, 2015

Consent Agenda

Chairman Bob Lamb read the following items to consider for approval.

Brighton Park at Kingdom Ridge Section 3 [2015-1052] preliminary plat for 31 lots on 8.3 acres zoned PRD located along Covenant Boulevard and Kingdom Drive, Swanson Development LP, developer.

Kingdom Ridge Section 8 [2015-1053] preliminary plat for 27 lots on 20.16 acres zoned PRD located along Sapphire Drive, Swanson Development LP developer.

The Retreat at Marymont Springs Section 3 [2015-1055] preliminary plat for 31 lots on 7 acres zoned PUD located along Maryweather Lane, New South Developers,developer.

Oakland Estates Lot 16 [2015-2070] final plat for 2 lots on 0.98 acres zoned RD located along Summit Court, Dorothy Norris developer.

South Highland Ave Habitat for Humanity Subdivision [2015-2098] final plat for 3 lots on 0.46 acres zoned RS-4 located along South Highland Avenue, Rutherford County Habitat for Humanity developer.

New Salem Strategic Investment, Lot 3 [2015-2099] final plat for 1 lot on 2.93 acres zoned CF located along New Salem Highway, Holder Revocable Living Trust developer.

Hearthwood Development Lot 2 [2015-2103] final plat for 1 lot on 0.91 acres zoned CH located along South Rutherford Boulevard, Hearthwood Development LLC developer.

Willowbrook, Resubdivision of Lot 8[2015-2105] final plat for 1 lot on 13.4 acres zoned RM-12 located along Willowbrook Drive, Garrison Cove Venture developer.

Eastwoods Section 5 [2015-2107] final plat for 22 lots on 4.29 acres zoned RZ located along Catawba Way, Swanson Development, LP developer.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION DECEMBER 16, 2015

Muirwood Section 4 [2015-2108] final plat for 20 lots on 5.53 acres served as an outside the City sewer customer located along Oak Drive, TN Contractors Inc. developer.

Muirwood Section 3 Phase 1 [2015-2112] final plat for 14 lots on 4.98 acres served as an outside the City sewer customer located along Oak Drive and Hamlet Drive, TN Contractors Inc. developer.

DeJarnette Lane Pump Station [2015-3175] site plan for 240 square foot pump station on 1.05 acres zoned RS-15 located along DeJarnette Lane, MWSD developer.

General Mills Rail Improvements [2015-3177] site plan for 4.67 acres zoned H-I located at 2533 General Mills Way, General Mills developer.

Mr. Doug Young made a motion to approve the consent agenda, seconded by Mr. Kirt Wade. The motion was carried by unanimous vote in favor.

Gateway Design Overlay

Fortress Retail Center [2015-3132 & 6027] final design review and site plan review for 9,960 square foot building on 1.76 acres zoned CH & GDO-1 located along Fortress Boulevard, Investment Partners Developers. Ms. Margaret Ann Green began by describing the final design review and site plan review for a new 9,960 square foot commercial strip center located along Fortress Boulevard and the proposed Cypress Glade Drive. The plan that was reviewed by the Planning Commission during initial design review was for a 10,560 square foot commercial center. The size of the building was reduced to allow the structure to meet setbacks and design the site so that the queuing spaces are not located in the required front yard. The anticipated uses are permitted by right within the CH and GDO-1 districts. The proposed building is a one story structure (23') tall with a proposed drive-thru restaurant located on one end.

Mr. Caleb Thorne was in attendance to represent the applicant.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Mr. Tom Clark. The motion was carried by unanimous vote in favor.

Zoës Kitchen [2015-3156 & 2015-6031] final design review and site plan review for 12,000 square foot restaurant/retail center on 1.8 acres zoned MU & GDO-1 located along Medical Center Parkway, Capital Corporation developer. Ms. Margaret Ann Green began by describing the final design review for a new 12,000 square foot multi-tenant commercial building located north of Medical Center Parkway, just east of its intersection with Robert Rose Drive. The proposed uses as restaurant and general retail are permitted by right within the MU and GDO-1 districts. The proposed building is a one story structure (30' tall). The building has a cast stone base with a variation of 3 brick colors along the façade (dark grey/tan, mid gray/tan and a light buff accent) to add interest and break up the planes. The foundation is defined with cast stone. Offsets have been added to each end of the building to add dimension and shadow lines. During Initial Design Review, the Planning Commission expressed concern with the proposed multi-color, striped canopy.

Mr. Caleb Thorne was in attendance to represent the applicant.

Mr. Doug Young made a motion to approve subject to all staff comments including the applicant continue working with staff regarding the colors of the canopy for Zoës Kitchen, seconded by Ms. Kathy Jones. The motion was carried by unanimous vote in favor.

Retail at Conference Center Boulevard [2015-3153 & 2015-6029] final design review and site plan review for 10,800 square foot commercial center on 1.7 acres zoned CH & GDO-1 located along Medical Center Parkway & Conference Center Boulevard,

MINUTES OF THE MURFREESBORO PLANNING COMMISSION DECEMBER 16, 2015

Capital Corporation developer. Ms. Margaret Ann Green began by describing the final design review for a new 10,800 square foot multi-tenant building located south of Medical Center Parkway and east of Conference Center Boulevard. The proposed uses are permitted by right within the CH and GDO-1 districts. The proposed building is a one (28'4") tall story structure with stone base and 3 colors of brick. The architect has proposed 3 variations of brick color to help break up the plans and has added off-sets to create shadow lines.

Mr. Caleb Thorne was in attendance to represent the applicant.

Mr. Kirt Wade made a motion to approve subject to all staff comments, seconded by Mr. Eddie Smotherman. The motion was carried by unanimous vote in favor.

Sunoco Exxon [2015-3168 & 2015-6030] final design review and site plan review for 267 square foot addition on 1.4 acres zoned CH & GDO-1 located at 1209 Fortress Blvd, MACS Retail LLC developer. Ms. Margaret Ann Green began by describing the final design review for a 267 square foot addition to an existing Exxon Tigermart located at 1209 Fortress Boulevard. Also proposed is a concrete area with 5 mechanical units and the enlargement of the dumpster enclosure. A masonry wall is proposed to screen the mechanical units. The plan also modifies the parking area by removing one parking space located near the dumpster and adding 7 spaces along the eastern front property line. The proposed use gas station and convenience market is permitted within the CH and GDO-1 districts. The proposed addition is to add a walk-in cooler to accommodate the interior changes. The proposed addition will consist of stone base and brick to match the existing building.

Mr. Kevin Bohman was in attendance to represent the applicant.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION DECEMBER 16, 2015

Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Tom Clark. The motion was carried by unanimous vote in favor.

Waterstone Office Park Lot 5A [2015-3122 & 6021] final design review and site plan review for 30,176 square foot building on 2.3 acres zoned MU & GDO-3 located along Williams Drive, Mark Pirtle Gateway LLC developer. Ms. Margaret Ann Green began by describing the final design review for a new 30,176 square foot office building located along Williams Drive (public right of way) and Carl Adams Drive (private drive). This site is lot 5A of the Waterstone office park commercial subdivision. The proposed use is permitted by right within the MU and GDO-3 districts. The proposed building is a four story structure. A site plan and architectural plans were submitted and approved for Final Design Review in October 2015. The developers wish to modify the plan to change the orientation of the building and the location of the covered canopy. This change is minor, but does require Planning Commission approval. It will also need to return to the DRC. The applicants have also requested a right of way abandonment for a portion of Williams Drive per recommendations from the Transportation Director. The right of way abandonment will be discussed under New Business. Continuing, Ms. Green stated if the right of way abandonment is approved it will be required being shown a turn around on their preliminary plat and final plat.

Mr. Matt Taylor was in attendance to represent the applicant. Mr. Taylor made known he had made revisions to this plan and addressed staff comments.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion was carried by unanimous vote in favor.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION DECEMBER 16, 2015

Honda of Murfreesboro [2015-3101 & 2015-6018] final design review and site plan review for 45,908 square foot motor vehicle sales on 6.8 acres zoned CH & GDO-1 located along John R Rice Boulevard, Umanksy Automotive Group developer. Ms. Margaret Ann Green began by describing the final design review for a new 51,084 square foot Honda dealership located south of John R Rice Boulevard along the I-24 entrance ramp and north of Rack Court. The proposed use "vehicle sales" is permitted by right within the CH and GDO-1 districts. The proposed building is a one story structure. Also proposed are a 3,145 square foot Loan Center and an accessory car wash.

Mr. Rob Molchan and Mr. Mark Denton were in attendance to represent the applicant. Mr. Molchan stated they had redesigned this site plan to meet GDO requirements. The following items have been revised as the following:

- Formal open space
    - The formal open space will include landscaping that also prevents the dealership from ever using the formal open space.
- Architecture
- Three entrances into this site and gated
- At one gated location there will be a few parking spaces to be used for after hours
- Stamped concrete and sidewalks
- Security fence

Mr. Eddie Smotherman wanted to know how their trucks would unload vehicles at this site, in which Mr. Molchan answered they have an off - site storage for truck deliveries.

Mr. Ken Halliburton asked if there would be any variances needed with this plan, in which Ms. Margaret Ann Green answered there would not be any variances needed.

Mr. Tom Clark made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

Gateway Corner [2015-3173 & 2015-6033] initial design review for 19,142 square foot building on 1.9 acres zoned MU & GDO-3 located along Medical Center Parkway and Gateway Boulevard, D&M Properties LLC developers. Ms. Margaret Ann Green began by describing the initial design review for a new 19,142 square foot multi-tenant building located at along Bill Smith Drive and I-24, and north of Fortress Boulevard. The proposed use "commercial center" is permitted by right within the MU and GDO-3 districts. The proposed building is a two story structure with brick, glass, stucco, and cast CMU.

Mr. Matt Taylor was in attendance to represent the applicant. Mr. Taylor explained this would be a multi story individual retail building being known as a destination location. He made known there would be interest in the building materials, canopies and roofline. Also, this site would include the following:

- There would be no parking in the front of the building.
- The rear of the building would include a cat walk along the second floor with no exposed stair wells

Ms. Kathy Jones made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

Fortress Personal Storage Phase 2 & Dental Office [2015-3164 & 2015-6035] initial design review for 29,030 square foot self-storage facility and 4,200 square foot medical office on 0.89 acres zoned PUD located along Fortress Boulevard, Drumm Holdings development. Ms. Margaret Ann Green began by describing the initial design review for a new 24,432 square foot self-storage facility and a 14,709 square foot dental

office located along Fortress Boulevard. The proposed uses are permitted within the PUD district (2005-405). The proposed self-storage facility is three stories and the dentist office is one story. The self-storage facility lot will be combined with the existing self-storage lot. The dentist office will be a separate lot of record. Much of the infrastructure exists, such as parking spaces and landscape islands. This property is not in the Gateway Design Overlay, however; the applicant had agreed to develop within the Gateway Overlay process.

Mr. Jim Lowen was in attendance to represent the applicant. Mr. Lowen explained how phase one has been completed and it being a very nice development. Now, for phase two the applicant will be constructing the proposed buildings with matching materials being brick, stone and EIFS.

Ms. Green made known the applicant has submitted plans that shows 70 percent EIFS material and 19 percent brick and stone. This does not meet the GDO requirements.

The Planning Commissions discussed the materials being used and was concerned with EIFS being the predominant material. Mr. Doug Young suggested the applicant revise the fronts and the sides of the storage buildings with additional brick and stone material. Continuing, he commented on how the back of the buildings that face each other could be toned down with the brick material. Mr. Jim Lowen made known the dentist building would be predominately brick.

Mr. Doug Young made a motion to approve subject to all staff comments including the applicant continue working with staff regarding the percentage of materials of brick and stone before final design review. Ms. Kathy Jones seconded the motion. The motion carried by unanimous vote in favor.

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Shurgard Storage Center Resubdivision [2015-2109] final plat for 2 lots on 4.48 acres zoned CH, LI, and GDO-2 located along North Thompson Lane, Shurgard Freeman Stones developer. Ms. Margaret Ann Green began by describing the final plat review for Shurgard Storage Center Resubdivision commercial subdivision located along North Thompson Lane. The property is zoned CH, LI, and GDO-2. The purpose of this plat is to combine a portion of lot 3 with lot 1. In addition, the proposed lot 3 is being created as a lot of record.

Ms. Kathy Jones made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

Steamboat Bills [2015-3167 & 2015-6034] initial design review for exterior modifications to add outdoor dining to an existing store located at 840 NW Broad St on 0.05 acres zoned CH & GDO-4, Jeremy Sanders developer. Ms. Margaret Ann Green began by describing the initial design review for an addition to an existing seafood retail store to add outdoor dining thereby adding restaurant as an accessory use. The applicant plans to add benches and picnic tables.

Ms. Green explained this was a pre fab building that had been placed at 840 Broad Street Center parking lot over thirty years ago; therefore, this site meets all parking requirements. Also, the applicant will be adding a sidewalk beside the drive through.

Mr. Bill Huddleston and Mr. Jeremy Sanders were in attendance to represent the applicant. Mr. Huddleston came forward making known the applicant would be adding a deck, picnic tables benches and planters.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Ms. Kathy Jones. The motion carried by unanimous vote in favor.

MINUTES OF THE MURFREESBORO PLANNING COMMISSION DECEMBER 16, 2015

Plats and Plans

Rutherford County Judicial Center [2015-3176] site plan for two public buildings totaling 351,213 square feet on 3.46 acres zoned PND located along W. Lytle Street & N. Maple Street, Rutherford County Government developer. Mr. Matthew Blomeley began by describing the site plan review for the construction of the new Rutherford County Judicial Center and parking garage. The subject property is currently zoned OG-R and CH but is in the process of being rezoned to PND. City Council had passed the 3rd and final reading on December 10th with the zoning going into effect on December 25th. The proposed Judicial Center site is located at the northeast corner of West Lytle Street and North Maple Street, while the proposed parking garage is located at the southwest corner.

Mr. Blomeley made known there were outstanding issues that needs to be addressed such as the the following:

- The plans for the parking garage should be revised to address Chart 3 in the Murfreesboro Zoning Ordinance.
- The proposed screen wall on the rooftop around the mechanical equipment can be viewed from the right of way.

Mr. Blomeley commented how important it is for the parking garage to be just as functional as a parking lot.

Mr. Doug Young made a motion to approve subject to all staff comments, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Prater Family Trust [2015-1054] preliminary plat for 2 lots on 10.42 acres zoned CH located along Old Fort Parkway, Kevin Newell developer. Mr. Matthew Blomeley began by describing the preliminary plat review for 2 lots on 10.42 acres zoned CH. These

lots are a part of the Prater Family Trust commercial subdivision. Lot one will be a front lot for a new Burger King. Lot two will be a back lot with potential development in the future. Staff has strongly recommended to include a second access easement with this plat for McKayla Court and Agripark Drive.

Mr. Randy Harper, Mr. Jewell Hale and Mr. Bobby Kirby were all present to represent the applicant.

Chairman Bob Lamb agreed with staff regarding the additional access be included so it improve future developments become much better.

Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Mr. Kirt Wade. The motion carried by unanimous vote in favor.

Burger King [2015-3172] site plan for 3,157 square foot restaurant on 1.36 acres zoned CH located along Old Fort Parkway, Kevin Newell developer. Mr. Matthew Blomeley began by describing the site plan review for the construction of a fast-food restaurant located along the north side of Old Fort Parkway west of Agripark Drive. The subject property is zoned CH and this use is permitted by right in the CH zone. Continuning, Mr. Blomeley made known that staff has requested for the applicant to revise their southern drive access by placing it further north.

Mr. Randy Harper make known that he would continue working with Mr. Ram Balachandran and Mr. Blomeley regarding a better design for ingress/egress access to address staff's concerns. Mr. Ken Halliburton stated that a deferral is warranted at this time.

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

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Beach & Farrer Retail Development [2015-3174] site plan for 10,000 square foot building on 2.34 acres zoned CH located along John R Rice Boulevard, Beach & Farrer Properties developer. Mr. Matthew Blomeley began by describing the site plan review for the construction of a "commercial center" located along the west side of John R Rice Boulevard south of Agripark Drive. The subject property is zoned CH and this use is permitted by right in the CH zone. Continuing, Mr. Blomeley made known the applicant has not provided architecture renderings at this time. Staff would like to know the quality of materials and elevations for their site.

Mr. Matt Taylor was present to represent the applicant. He provided photos to the planning commission which showed their plans for development that would be consistent with the neighboring properties.

Mr. Kirt Wade made a motion to approve subject to all staff comments, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

New Business

Rezoning application [2015-432] for approximately 1.68 acres located along Dill Lane to be rezoned from RS-15 to RM-12, Randy Friedsam applicant. Mr. Matthew Blomeley began by describing the subject property located at the northwest corner of Dill Lane and Harrell Court. It is located to the south of East Main Street and to the north of Mercury Boulevard. Harrell Court is a private street that currently provides access to three properties, including the subject property. The subject property is currently zoned RS-15 (Single-Family Residential District) and is undeveloped with the exception of a mobile home. The applicant has a contract on the property and has requested a rezoning to RM-12 (Residential Multi-Family District). He is contemplating the construction of a multi-

family development on the subject property. The RM-12 zone permits a maximum density of twelve (12) dwelling units per acre. Depending on the exact acreage of the property, the RM-12 zoning would allow approximately twenty (20) dwelling units on the subject property. However, additional units may be allowed as a density bonus, if certain amenities are provided within the development.

The segment of Dill Lane from East Main Street south to Mercury Boulevard contains a mix of zoning districts and uses. Closer to East Main Street, there is land zoned CL (Commercial Local). A site plan has been approved by the Planning Commission for a new Ascend Federal Credit Union on the southeast corner of Dill Lane and East Main Street. There is a small apartment complex zoned RM-16 (Residential Multi-Family District) on the west side of Dill Lane. There are also several single-family homes zoned RS-15 on this segment of the street. The subject property itself is bordered on its west side by multi-family and single-family residential uses zoned RM-12, which is the same zoning classification being requested by the applicant. It is also bordered on its west side by an automotive repair business zoned CH (Commercial Highway) and on its north side by an automotive restoration business zoned PCD (Planned Commercial District). Directly across Dill Lane to the east is a single-family residence and a Murfreesboro Electric Department substation. To the south across Harrell Court is a vacant parcel zoned RS-15 that contains a TVA tower.

Mr. Eddie Smotherman made a motion to schedule a public hearing on January 6, 2016, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Rezoning application [2015-433] for approximately 8.56 acres located along Franklin Road to be rezoned from RS-15 to CF, Anthony Togrye applicant. Mr. Matthew Blomeley began by describing the subject property consisting of the remainder of the

Hutson property located at the southwest corner of Franklin Road and Rucker Lane. The subject property is developed with one single-family residence and has historically been used for agricultural purposes. It was annexed in 2003 and given an interim zoning classification of RS-15 (Single-Family Residential District) at that time. Within the last several years, approximately half of the original Hutson tract was subdivided for the development of River Oaks Community Church. A special use permit for the development of this church on the adjacent lot was approved by the Board of Zoning Appeals in 2013. Since that time, a site plan for the church has been approved by the Planning Commission and the church is moving forward with construction. The 8.56 acres that remains is the subject of this rezoning request.

The applicant, who has a contract on the property, has requested a rezoning from the current interim RS-15 zoning classification to CF (Commercial Fringe). He is an orthodontist by trade and has indicated that he would like to construct a dentist's office on a portion of the property. The CF zone would allow this use by right. He does not know at this time how the balance of the 8.56 acres would be developed. Directly to the south and to the west of the subject property is the River Oaks Community Church property, which is zoned RS-15. Further to the west along Franklin Road are several duplexes which are located in the unincorporated County. Also to the west and south are several single-family residential subdivisions located in the unincorporated County, including Green Meadows and Brownview Acres. If the rezoning request is approved, a Type D buffer would be required to be installed along the south and west property lines adjacent to the single-family zoned property. To the north across Franklin Road are several undeveloped tracts zoned RS-15. To the east across Rucker Lane is the Market at Victory Village shopping center, which is anchored by Publix and is zoned PUD (Planned Unit District).

The future land use map contained in the General Development Plan for the Blackman Community recommends that this property develop as "low-density residential," which is intended to permit single-family neighborhoods with a density range of 1-4 dwelling units per acre with appropriate zoning districts of RS-10, RS-12, and RS-15. Therefore, the request is not consistent with the future land use map. However, the Blackman Plan does recommend "nodal" commercial development patterns centered on major street intersections. With respect to the intersection of Franklin Road and Rucker Lane, the future land use map recommends "commercial" uses at the northeast and southeast corners of this intersection but not at the northwest and southwest corners. It is the applicant's contention that low-density residential uses are no longer appropriate for this property. With the property being at the intersection of Franklin Road and Rucker Lane and with it being cut off from adjacent single-family uses by the church property, he feels that it has very little utility for single-family residential development and is more appropriate for commercial development.

Mr. Eddie Smotherman made a motion to schedule a public hearing on January 6, 2016, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Mandatory Referral/Right-of-Way Abandonment [2015-723] for the abandonment of an existing alley south of West Burton Street, Matt Taylor applicant. Mr. Matthew Blomeley began by describing the subject property located along the south side of West Burton Street in between North Church Street and North Maple Street. It is on land that is proposed to be developed with the Rutherford County Judicial Center. The Judicial Center property, including the subject right-of-way, is currently in the process of being rezoned to PND (Planned Institutional District). The City Council had approved the

rezoning on third and final reading on December 10th. The PND zoning will go into effect on December 25th.

The subject right-of-way is an alley and Staff is unsure of when this alley was originally dedicated. For many years, it essentially served to provide access to the back of the recently demolished commercial buildings that fronted North Maple Street. To a casual observer unaware that this was public right-of-way, it would have appeared that this alley was actually just a portion of the commercial lots along North Maple Street. At the time these buildings were demolished several months ago, the pavement in this alley was removed as well. The Judicial Center building is proposed to be located directly over where the alley is presently located. The Planning Commission had approved the site plan for the Judicial Center earlier during this meeting. Staff is recommending that any approval of the site plan be made subject to the successful abandonment and transferal of the alley right-of-way to the applicant.

Mr. Matt Taylor was present to represent the applicant.

Mr. Eddie Smotherman made a motion to schedule a public hearing on January 6, 2016, seconded by Mr. Tom Clark. The motion carried by unanimous vote in favor.

Mandatory Referral/Right-of-Way Abandonment [2015-725] for the abandonment of a portion of Williams Drive, Matt Taylor applicant. Ms. Margaret Ann Green began by describing the subject property located along the south side of Williams Drive. It is adjacent to land proposed to be developed with a commercial/medical office. The Planning Commission has approved the site plan to develop a commercial/medical office identified as Waterstone Office Park Lot 5A. The subject right-of-way is a turnout for a future southbound road which is no longer planned to be constructed. The City's Transportation

Director recommended the developer apply for right of way abandonment. Staff recommends retaining any easements that may be needed.

Ms. Kathy Jones made a motion to schedule a public hearing on January 6, 2016, seconded by Mr. Eddie Smotherman. The motion carried by unanimous vote in favor.

Staff Reports and Other Business

Mr. Gary Whitaker made known Room 218 that is currently being used as a training center will be relocating soon. Sometime in the future our 1:00 p.m., Planning Commission meetings will be return to Room 218. Mr. Whitaker stated he would keep everyone updated.

There being no further business the meeting adjourned 2:55 p.m.

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Chairman

_____
Secretary

GW:cj