

CITY OF MURFREESBORO PLANNING COMMISSION AGENDA

City Hall, 111 W. Vine Street, Council Chambers

**MARCH 3, 2021
6:00 PM**

**Kathy Jones
Chair**

- 1. Call to order**
- 2. Determination of a quorum.**
- 3. Consent agenda:**
 - a. Shelton Square, Section 6 [2021-1002] preliminary plat for 59 lots on 12.3 acres zoned PRD located along Chatfield Drive, Shelton Square, LLC developer. (Project Planner: Austin Cooper)**
 - b. Westwind Reserve, Section 3 [2021-1004] preliminary plat for 30 lots on 7.2 acres zoned RS-6 located along Lantern Lane, Cornerstone Development, LLC developer. (Project Planner: Austin Cooper)**
 - c. Parkside at Hidden River [2021-2001] final plat for 24 lots on 11.9 acres zoned RS-10 located along Cason Trail and Shalom Street, Hidden River Development Company, LLC developer. (Project Planner: Austin Cooper)**
 - d. Shelton Square, Section 3, Phase 1 [2021-2003] final plat for 27 lots on 10.6 acres zoned PRD located along Eaglemont Drive and Hopetown Way, Shelton Square, LLC developer. (Project Planner: Austin Cooper)**
 - e. Shelton Square, Section 3, Phase 2 [2021-2004] final plat for 10 lots on 4.1 acres zoned PRD located along Eaglemont Drive, Shelton Square, LLC developer. (Project Planner: Austin Cooper)**
 - f. Shelton Square, Section 4, Phase 1 and the Resubdivision of the Common Area of Section 2, Phase 1 [2021-2005] final plat for 52 lots on 10.9 acres zoned PRD located along Bridgemore Boulevard, Shelton Square, LLC developer. (Project Planner: Austin Cooper)**
 - g. Shelton Square, Section 4, Phase 2 [2021-2006] final plat for 10 lots on 2.8 acres zoned PRD located along Bridgemore Boulevard and Hopetown Way, Shelton Square, LLC developer. (Project Planner: Austin Cooper)**

MURFREESBORO PLANNING COMMISSION AGENDA

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- h.** Laurelstone, Section 2 [2021-1003] preliminary plat for 66 lots on 23.8 acres zoned PRD located along Ann Lew Lane, Goodall Homes, LLC developer. (Project Planner: Brad Barbee)
- i.** Osborne Estates, Section 2 [2021-2007] final plat for 19 lots on 5.4 acres zoned RS-10 located along Osborne Lane and Hardwick Street, Black Diamond Construction developer. (Project Planner: Brad Barbee)
- j.** Bellemore, Section 2, Phase 1 [2021-2008] final plat for 5 lots on 14.7 acres zoned RS-15 located along East Overall Creek Road, Constantine Drive, and Old Salem Road, Alcorn Properties, LLC developer. (Project Planner: Brad Barbee)
- k.** Carlton Landing, Section 3 [2021-1001] preliminary plat for 22 lots on 13.1 acres zoned RS-10 located along Jessup Lane and Farm Castle Drive, Cornerstone Development, LLC developer. (Project Planner: Brad Barbee)

4. Public Hearings:

- a.** Mandatory Referral and Right-of-way Abandonment [2021-704] to consider abandonment of a portion of the right-of-way of Vaughn Street, Huddleston-Steele Engineering, Inc. applicant on behalf of the Murfreesboro Housing Authority (Project Planner: Holly Smyth)

5. Gateway Design Overlay:

- a.** Parkway Office Park Lot 17 (Goddard School) [2020-6010 & 2020-3142] final design & site plan review of a 13,781 ft² daycare center on 1.7 acres zoned CH and GDO-3 located along Gateway Boulevard, Garrison Drive, and Carl Adams Drive, ANM Properties, LLC developer. (Project Planner- Margaret Ann Green)
- b.** North Church LLC Lot 12 (Vintage at The Avenue [2021-6001 & 2021-3008] initial design review of two private, outdoor dog patios on 5.5 acres zoned PRD and GDO-1 located along Conference Center Boulevard, Avenue Way and Greshampark Drive, Nicol Investment Company developer. (Project Planner- Margaret Ann Green)
- c.** The Avenue (Burlington) [2021-6002 & 2021-3006] initial design review of a 13,781 ft² tenant build-out on 97.5 acres zoned CH, GDO-1 and PSO located along Medical Center Parkway, Big V Property Group developer. (Project Planner- Margaret Ann Green)
- d.** North Church Section 4 Berm/ Landscaping Plan [2017-3091] site plan for berm & landscape plan located along Wilkinson Pike, Tommy Smith developer.

MURFREESBORO PLANNING COMMISSION AGENDA

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6. Plats and Plans:

- a.** Westlawn Commercial Lot 4 (Murfreesboro Medical Clinic) [2021-3011] final design & site plan review of a 25,862 ft² medical office building on 8.5 acres zoned PUD located along Shores Road, Veterans Medical Properties LLC developer. (project planner Margaret Ann Green)

7. Staff Reports and Other Business:

- a.** Street naming [2021-901] to clarify the point where Memorial Boulevard becomes Lebanon Pike, City of Murfreesboro Planning Department applicant. (Project Planner: Matthew Blomeley)

8. Adjourn.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: AUSTIN COOPER**

3.a. Shelton Square, Section 6 [2021-1002] preliminary plat for 59 lots on 12.3 acres zoned PRD located along Chatfield Drive, Shelton Square, LLC developer.

This is a preliminary plat review for the Shelton Square subdivision located along Chatfield Drive. The property is zoned PRD. The purpose of this plat is to create 59 lots of record. 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

Development Services – Planning

Austin Cooper, 615.893.6441, a cooper@murfreesborotn.gov

- 1) No Comments

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

- 1) Geotechnical reports will be required on all fill lots.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

- 1) Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
- 2) Resubmit two sets of plans to MWRD for the review of the sewer.
- 3) MWRD must receive contract and surety prior to signing the plat.
- 4) Contact MWRD to confirm compliance with the sewer allocation ordinance.

Informational and Procedural Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) Applicant must adhere to all MTEMCP Rules and Regulations. Developments will not be approved until all MTEMCP requirements are complete. Please contact MTEMCP Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

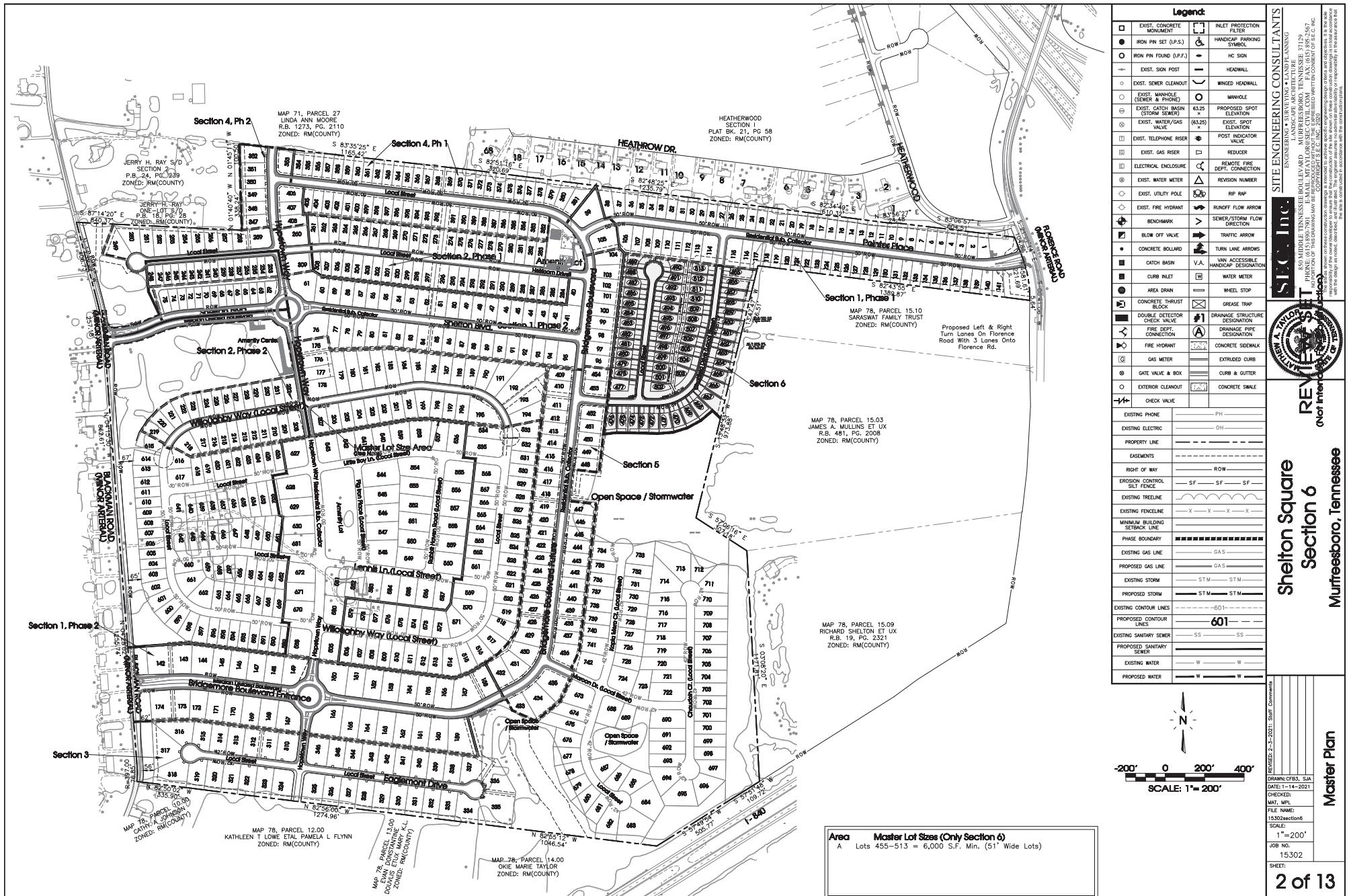
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No Comments



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: AUSTIN COOPER**

3.b. Westwind Reserve, Section 3 [2021-1004] preliminary plat for 30 lots on 7.2 acres zoned RS-6 located along Lantern Lane, Cornerstone Development, LLC developer.

This is a preliminary plat review for the Westwind Reserve subdivision located along Lantern Lane. The property is zoned RS-6. The purpose of this plat is to create 30 lots of record. 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

Development Services – Planning

Austin Cooper, 615.893.6441, a cooper@murfreesborotn.gov

- 1) Walking trail must be installed prior to the signing of the section 3 final plat.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

- 1) Look at revising drainage to the rear of lots 169-177 to provide more useable yard space for future residents.
- 2) Drainage area to the rear of lots 169-177 should be included in a drainage easement.
- 3) Pipe adjacent lot 152 should be extended to the rear setback.
- 4) Staff has concerns about the height of the slope at the rear of lots on the west side of lantern lane. Required pad elevations are a few feet higher than the lots to the rear.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

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

- 2) Resubmit two sets of plans to MWRD for the review of the sewer.
- 3) MWRD must receive contract and surety prior to signing the plat.
- 4) Contact MWRD to confirm compliance with the sewer allocation ordinance.

Informational and Procedural Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

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- 1) No Comments

Signage (Building and Codes)

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1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

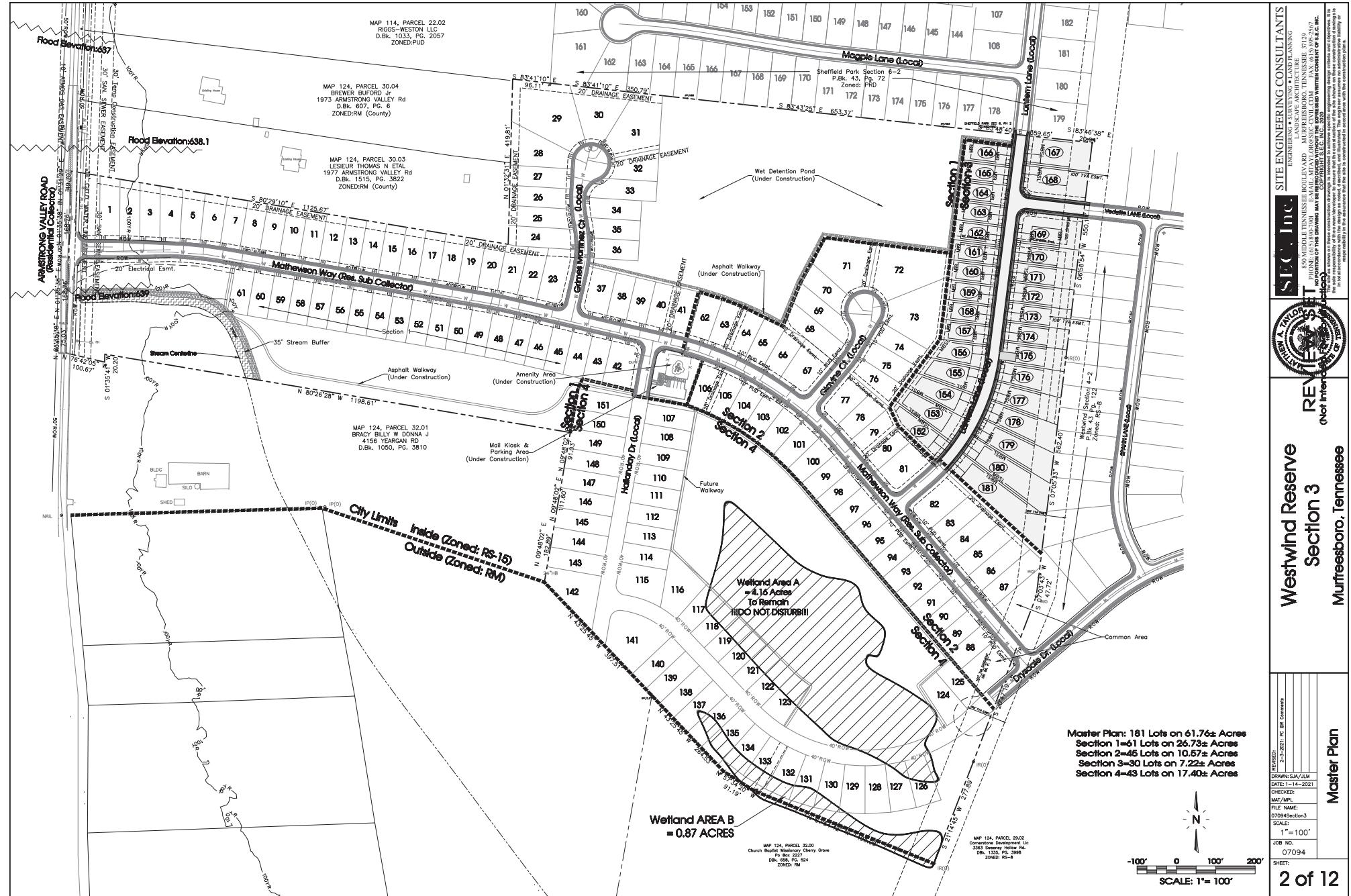
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No Comments



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: AUSTIN COOPER**

3.c. Parkside at Hidden River [2021-2001] final plat for 24 lots on 11.9 acres zoned RS-10 located along Cason Trail and Shalom Street, Hidden River Development Company, LLC developer.

This is a final plat review for the Parkside at Hidden River subdivision located along Cason Trail and Shalom Street. The property is zoned RS-10. The purpose of this plat is to create 24 lots of record. Staff recommends that any approval of the preliminary plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

- 1) Common area landscaping and mail kiosk must be installed prior to signing of the final plat.
- 2) Remove lot lines from location map
- 3) Area donated to the city of Murfreesboro must be combined with trailhead property via a subdivision plat.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

- 1) No Comments

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

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

Informational and Procedural Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

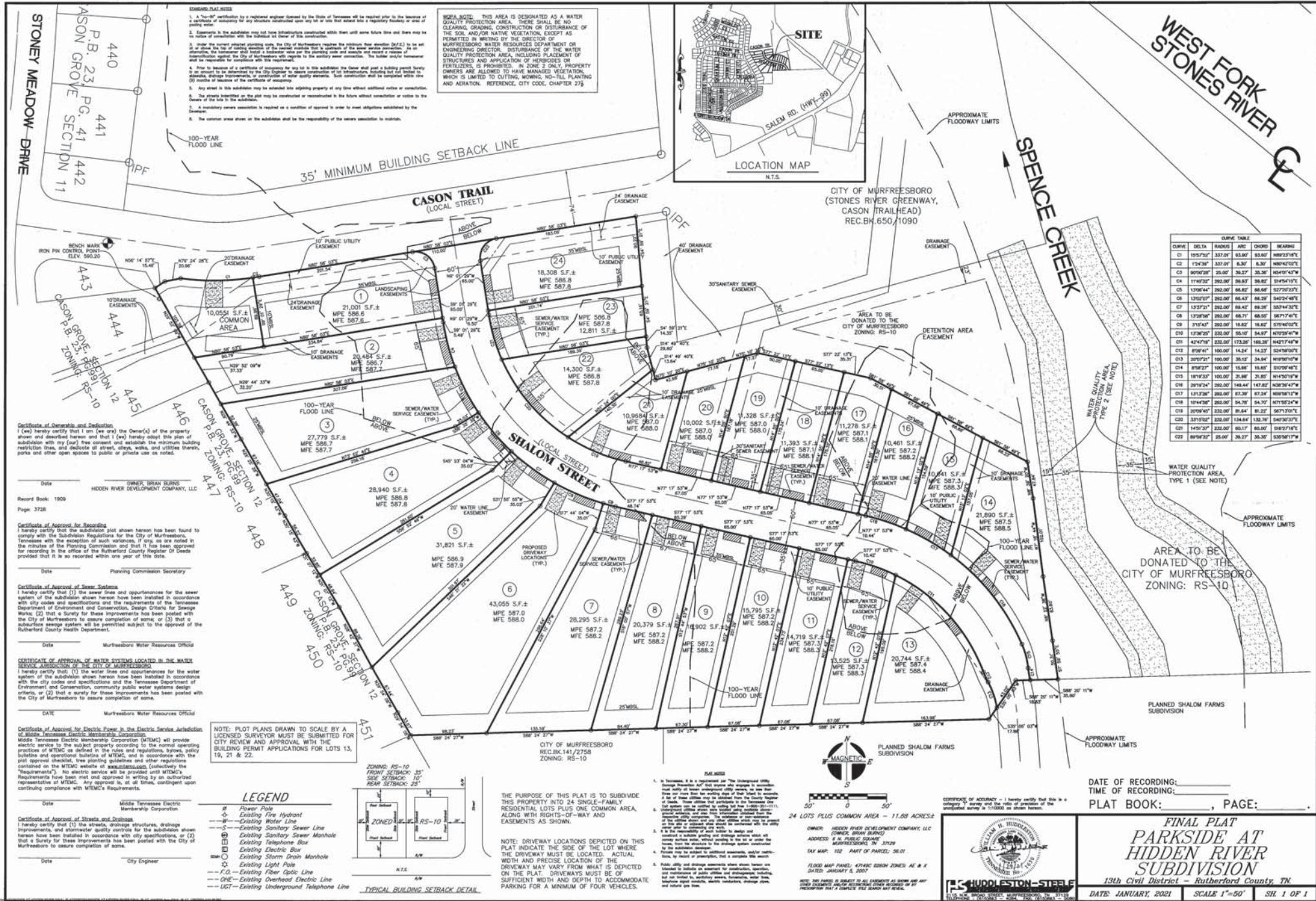
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

- 1) No Comments



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: AUSTIN COOPER**

3.d. Shelton Square, Section 3, Phase 1 [2021-2003] final plat for 27 lots on 10.6 acres zoned PRD located along Eaglemont Drive and Hopetown Way, Shelton Square, LLC developer.

This is a final plat review for the Shelton Square subdivision located along Eaglemont Drive and Hopetown Way. The property is zoned PRD. The purpose of this plat is to create 27 lots of record. Staff recommends that any approval of the preliminary plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Austin Cooper, 615.893.6441, a cooper@murfreesborotn.gov

- 1) Shelton Grove development is zoned PUD and not in the county
- 2) Bob Park should be listed as owner in the signature block.

Development Services – Engineering

Katie Noel, 615.893.6441, k noel@murfreesborotn.gov

- 1) No Comments

Development Services – Landscaping

Brad Barbee, 615.893.6441, b barbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, b hardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 t stevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, b hunter@cudrc.com

- 1) Submit plat directly to CUD for final review.
- 2) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
- 3) All meter locations must be surveyed and shown as constructed (as-built) in the field.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, c peas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, a heck@murfreesborotn.gov

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

Informational and Procedural Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

- 1) Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
- 2) This site plan is not affected by the City's Major Transportation Plan.
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Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

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- 1) No Comments

Consolidated Utility District

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- 1) No Comments

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Murfreesboro Fire and Rescue Department

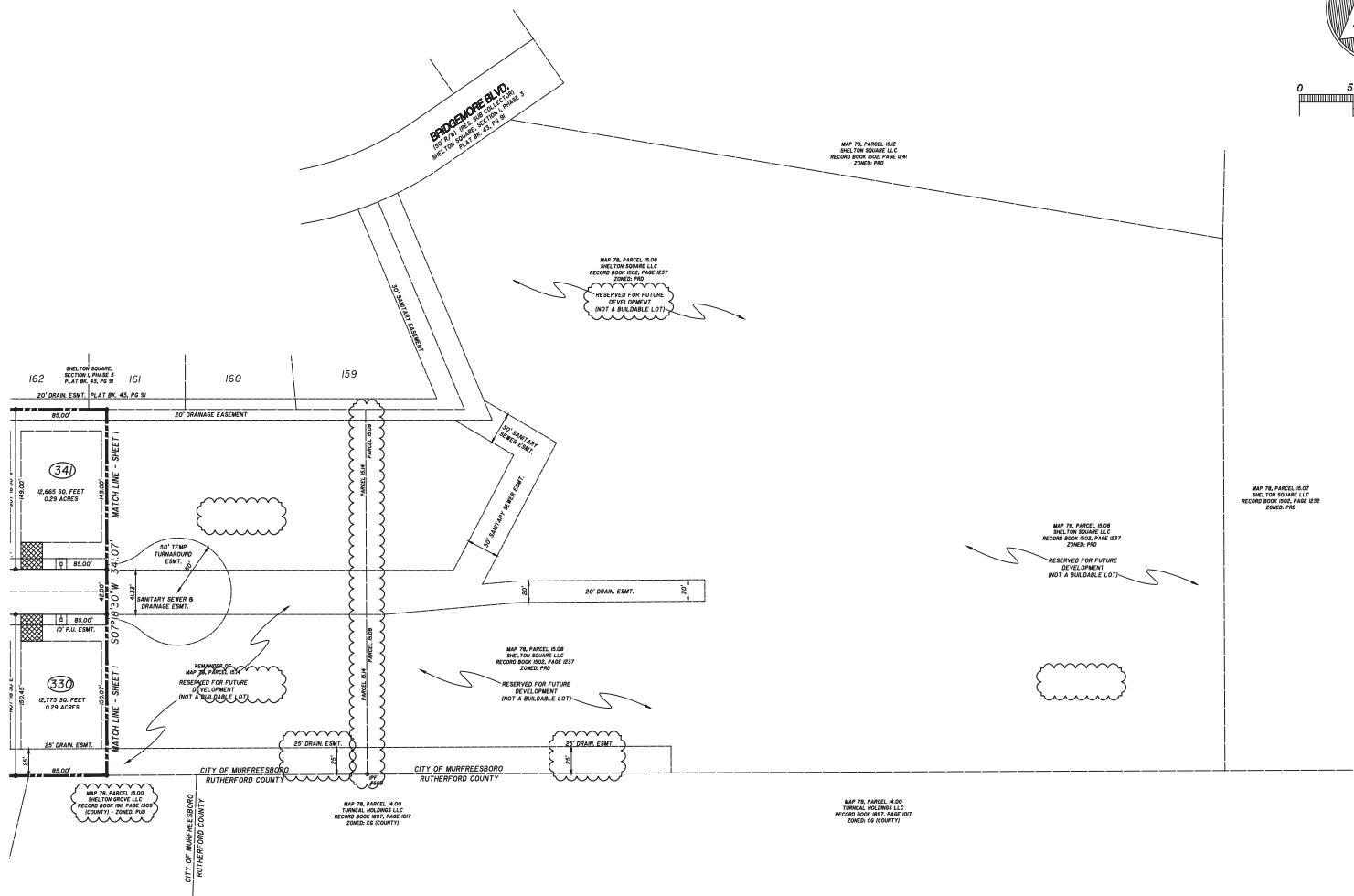
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

- 1) No Comments



FINAL PLAT

**SECTION THREE, PHASE ONE
SHELTON SQUARE
SUBDIVISION**

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

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

DEED REFERENCE FOR:
TAX MAP 78, PARCELS 15.J1 & 15.J4
RECORD BOOK 1502, PAGE 1241

ZONING: PR

SECTION 3, PHASE I: 27 LOTS ON 10.59± ACRES
RIGHT-OF-WAY AREA = 1.58± ACRES
(27 RESIDENTIAL LOTS)
MINIMUM LOT SIZE = SEE LOT DETAILS
ZONING = PRD

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

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

DATE: 01/12/28
REV.: 1
FILE: 55-SEC3-PHASE1
DRAWN BY: ATS
SCALE: 1" = 50'
SHEET 2 OF 2

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

LEGEND

- ① IRON PIN (FOUND)
- ② IRON PIN SET (NEW)
- ③ CONC. MONUMENT (FOUND)

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: AUSTIN COOPER**

3.e. Shelton Square, Section 3, Phase 2 [2021-2004] final plat for 10 lots on 4.1 acres zoned PRD located along Eaglemont Drive, Shelton Square, LLC developer.

This is a final plat review for the Shelton Square subdivision located along Eaglemont Drive. The property is zoned PRD. The purpose of this plat is to create 10 lots of record. Staff recommends that any approval of the preliminary plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Austin Cooper, 615.893.6441, a cooper@murfreesborotn.gov

- 1) Shelton Grove is in the city.
- 2) Bob Park should be listed as owner in the signature block.

Development Services – Engineering

Katie Noel, 615.893.6441, k noel@murfreesborotn.gov

- 1) No Comments

Development Services – Landscaping

Brad Barbee, 615.893.6441, b barbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

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- 1) No Comments

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- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, b hunter@cudrc.com

- 1) Submit plat directly to CUD for final review.
- 2) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
- 3) All meter locations must be surveyed and shown as constructed (as-built) in the field.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, c peas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, a heck@murfreesborotn.gov

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

Informational and Procedural Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

- 1) No Comments

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: AUSTIN COOPER**

3.f. Shelton Square, Section 4, Phase 1 and the Resubdivision of the Common Area of Section 2, Phase 1 [2021-2005] final plat for 52 lots on 10.9 acres zoned PRD located along Bridgemore Boulevard, Shelton Square, LLC developer.

This is a final plat review for the Shelton Square subdivision located along Bridgemore Boulevard. The property is zoned PRD. The purpose of this plat is to create 52 lots of record. Staff recommends that any approval of the preliminary plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

- 1) No Comments

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

- 1) No Comments

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) Submit plat directly to CUD for final review.
- 2) Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
- 3) All meter locations must be surveyed and shown as constructed (as-built) in the field.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

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

Informational and Procedural Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

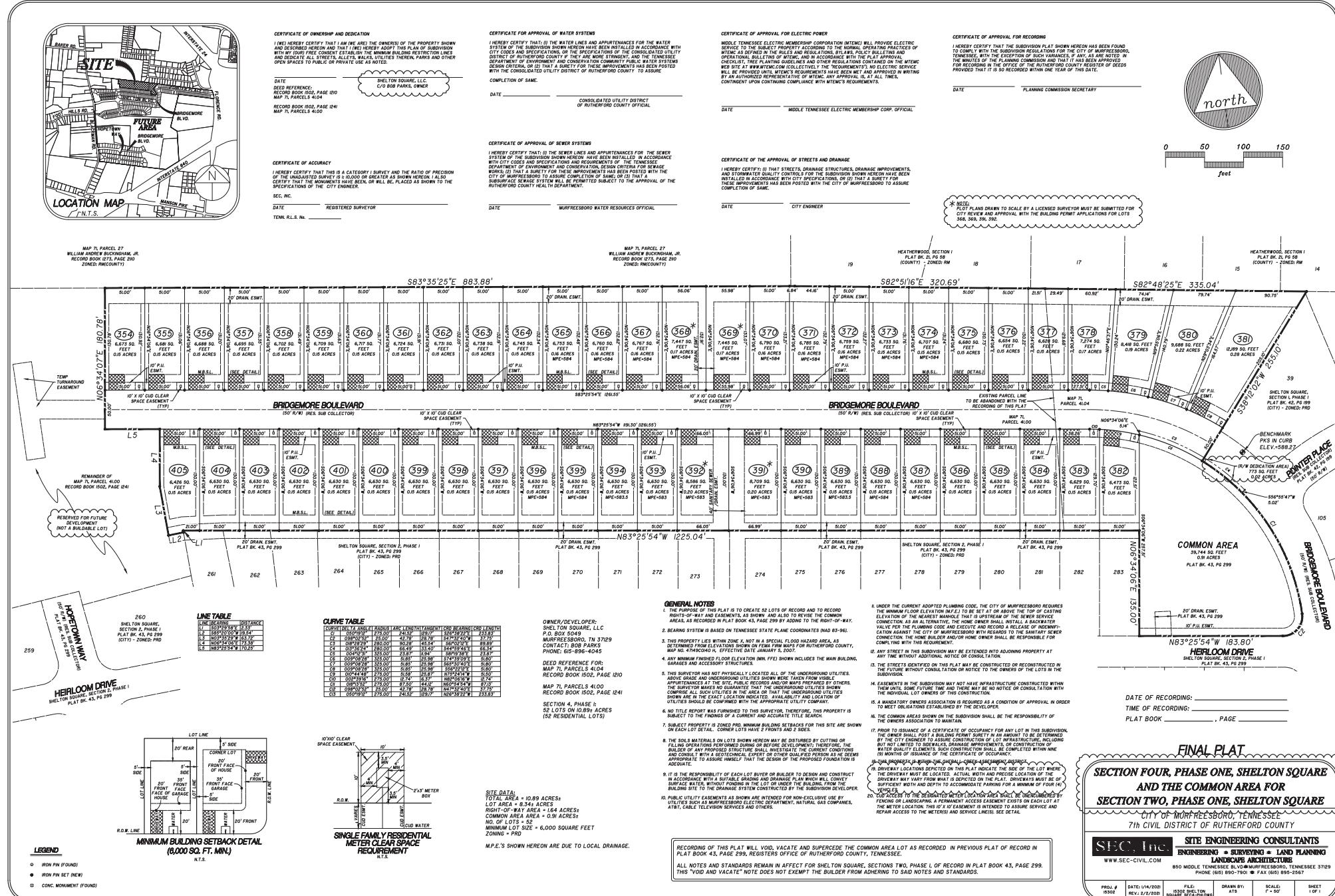
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No Comments



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: AUSTIN COOPER**

3.g. Shelton Square, Section 4, Phase 2 [2021-2006] final plat for 10 lots on 2.8 acres zoned PRD located along Bridgemore Boulevard and Hopetown Way, Shelton Square, LLC developer.

This is a final plat review for the Shelton Square subdivision located along Bridgemore Boulevard and Hopetown Way. The property is zoned PRD. The purpose of this plat is to create 10 lots of record. Staff recommends that any approval of the preliminary plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Austin Cooper, 615.893.6441, acooper@murfreesborotn.gov

- 1) No Comments

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

- 1) No Comments

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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- 1) No Comments

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Teresa Stevens, 615.893.3750 tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) Submit plat directly to CUD for final review.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

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

Informational and Procedural Comments

Development Services – Planning

Austin Cooper, 615.893.6441, a cooper@murfreesborotn.gov

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

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

- 1) No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

- 1) No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

- 1) No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

- 1) Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

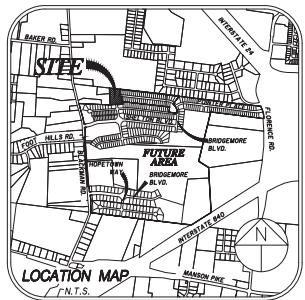
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

- 1) No Comments



GENERAL NOTES

1. THE PLAT IS TO CREATE PLOTS OF RECORD AND TO RECORD RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREIN.

2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).

3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE STUDY FOR RUTHERFORD COUNTY, MAP NO. 4748C0404 H, EFFECTIVE DATE JANUARY 5, 2007.

4. ANY MINIMUM FINISHED FLOOR ELEVATION (M.F.E.) SHOWN INCLUDES THE MAIN BUILDING, EXCEPT AS NOTED.

5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VARIOUS SOURCES AND ARE NOT GUARANTEED. THE SURVEYOR IS NOT RESPONSIBLE FOR OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND CONSULT WITH A DEDICATE EXPERT OR OTHER QUALIFIED PERSON AS DEEMS APPROPRIATE. TO AVOID HARM, THAT THE DESIGN OF THE FOUNDATION IS ADEQUATE.

6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.

7. SUBJECT PROPERTY IS ZONED PRO. MAIN BUILDINGS AND EASEMENTS FOR THIS SITE ARE SHOWN AS SHOWN ON THE PLAT. EASEMENTS NOT SHOWN MAY EXIST.

8. THE SOIL MATERIALS OF LOTS SHOWN HEREIN MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE SURVEYOR MAKES NO GUARANTEE THAT THE SOILS SHOWN ON THE PLAT ARE THE SOILS SHOWN IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF SOILS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND CONSULT WITH A SOIL EXPERT AND CONSULT WITH A DEDICATE EXPERT OR OTHER QUALIFIED PERSON AS DEEMS APPROPRIATE.

9. IT IS THE RESPONSIBILITY OF EACH LOT OWNER OR BUILDER TO DESIGN AND CONSTRUCT THE FOUNDATION AND FLOORING OF THE BUILDING ON THE LOT. THE FLOORING SURFACE MUST BE SET AT OR ABOVE THE TOP OF CASTING FOR THE SEWER LINE. THE FLOORING SURFACE MUST BE SET AT OR ABOVE THE TOP OF THE SEWER CONNECTION AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER PROTECTOR. THE HOME OWNER SHALL NOT BE HELD LIABLE FOR ANY DAMAGE TO THE PROPERTY AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT.

10. ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.

11. THE LOTS IDENTIFIED ON THIS PLAT MAY BE REZONED OR RECONSTRUCTED IN THE FUTURE. THE SURVEYOR IS NOT RESPONSIBLE FOR THIS.

12. EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.

13. TO MEET REQUIREMENTS OF THE PLAT, THE LOT OWNERS MUST OBTAIN APPROVAL IN ORDER TO MEET REQUIREMENTS ESTABLISHED BY THE DEVELOPER.

14. THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.

15. THE OWNERS ASSOCIATION SHALL PAY FOR OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION. THE OWNERS SHALL POST A BUILDING PERMIT SURTY IN AN AMOUNT TO BE DETERMINED BY THE CITY OF MURFREESBORO. THE SURTY SHALL NOT EXCEED THE COST OF THE LOT, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONCRETE PAVING. THE SURTY QUANTITY SHALL BE DETERMINED BY THE CITY OF MURFREESBORO WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

16. THE PROPERTY IS WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.

17. IN VARIOUS LOCATIONS DEPICTED ON THIS PLAT, INDICATE THE SIDE OF THE LOT WHERE THE DRIVEWAY WILL BE LOCATED. THE POSITION OF THE DRIVEWAY IN THE DRIVEWAY LOCATION MAY VARY FROM WHAT IS DEPICTED ON THE PLAT. DRIVEWAYS MUST BE OF APPROPRIATE WIDTH AND ACCOMMODATE THE PASSAGE OF A MINIMUM OF FOUR (4) VEHICLES.

18. CUL ACCESS TO THE DESIGNATED METER LOCATION AND SHALL BE UNOBSTRUCTED BY THE LANDSCAPE. A PERMANENT EASEMENT EXIST ON EACH LOT AT THE METER LOCATION, THIS 10' X 0'-EASEMENT IS INTENDED TO ALLOW SERVICE AND REPAIR ACCESS TO THE METER AND SERVICE LINES. SEE DETAIL.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH THE APPROVAL OF THE CITY OF MURFREESBORO. I (WE) HEREBY DEDICATE ALL LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: RECORD BOOK 402, PAGE 1241
DEED REFERENCE:
MAP 71, PARCELS 4100

SHELTON SQUARE, LLC
C/O BOB PARKS, OWNER

CERTIFICATE FOR 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 THE REQUIREMENTS OF THE CITY OF MURFREESBORO, THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, AND THE TENNESSEE STATE PLANE COORDINATES (NAD 83-96) AND THAT THE WATER SYSTEM MEETS THE 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: COMPLETION OF SAME

CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC. THIS APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL LETTER FROM MTEMC. THE APPROVAL LETTER FROM MTEMC IS ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE REQUIREMENTS). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL THE REQUIREMENTS HAVE BEEN MET. THE SUBJECT PROPERTY IS OWNED BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON ONGOING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: COMPLETION OF SAME

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION AT SHOWN HEREIN HAS BEEN FOUNDED AND IS IN ACCORDANCE WITH THE RECORDING REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL LETTER FROM MTEMC. THE APPROVAL LETTER FROM MTEMC IS ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE REQUIREMENTS). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL THE REQUIREMENTS HAVE BEEN MET. THE SUBJECT PROPERTY IS OWNED BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON ONGOING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: COMPLETION OF SAME

PLANNING COMMISSION SECRETARY



0 50 100 150
feet

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE SURVEY IS 1:1000.00. THE SURVEY IS GREATLY IN SUPERIOR TO THE DESIGN STANDARDS. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. INC.

DATE: REGISTERED SURVEYOR

TENN. R.L.S. No. _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE STATE PLANE COORDINATES (NAD 83-96) AND THAT THE SEWER SYSTEM MEETS THE 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: COMPLETION OF SAME

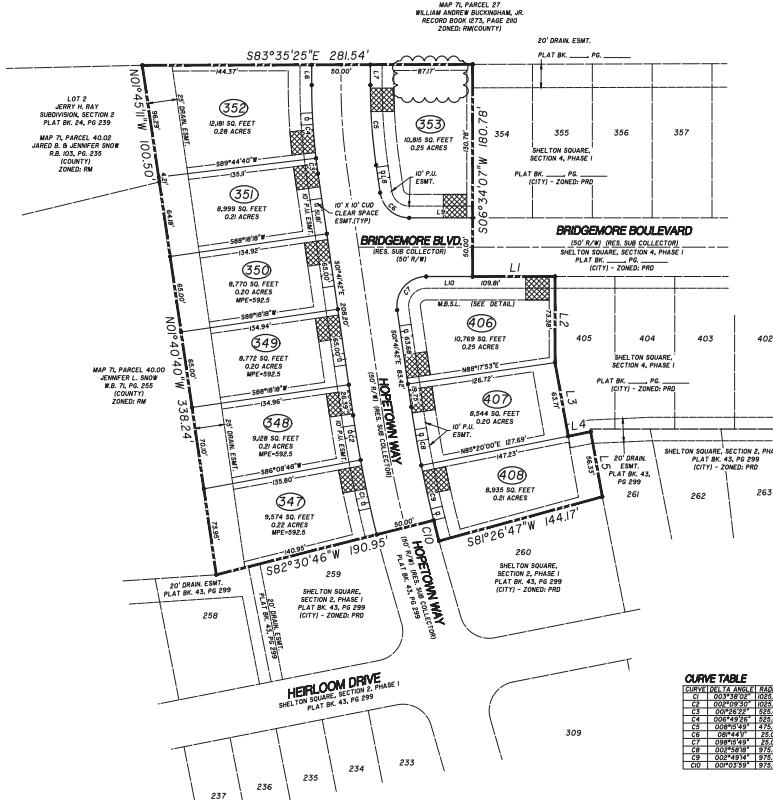
MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT STREETS, DRAINS, SEWER SYSTEMS, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL LETTER FROM MTEMC. THE APPROVAL LETTER FROM MTEMC IS ON THE MTEMC WEB SITE AT WWW.MTEMC.COM (COLLECTIVELY THE REQUIREMENTS). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL THE REQUIREMENTS HAVE BEEN MET. THE SUBJECT PROPERTY IS OWNED BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON ONGOING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: COMPLETION OF SAME

CITY ENGINEER



LINE TABLE	LINE	FEAR	DISTANCE
1	888P04540	54.00'	97.95'
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3	888P04540	54.00'	97.95'
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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: BRAD BARBEE**

3.h. Laurelstone, Section 2 [2021-1003] preliminary plat for 66 lots on 23.8 acres zoned PRD located along Ann Lew Lane, Goodall Homes, LLC developer.

This is the preliminary plat review for Laurelstone, Section 2. The property is zoned PRD. The purpose of this plat is to create 66 lots of record and to record easements, right of way, and common area, as shown. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Provide E911 approval for Ann Lew Lane.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Right of way permit and bond will be required for the utility cut in Cushing Ave.
2. Sidewalk should be 5' wide to comply with ADA requirements. Homes are alley loaded therefor driveways are not provided to for passing opportunities. This includes sidewalks along Ann Lew Lane.
3. A No Rise Certification is required for bridge construction in the floodway.
4. ARAP permit will required prior to the issuance of the LDP.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Show street trees along Ann Lew Lane.
2. Landscaping in common areas and pass inspection before the signing of the final plat.
3. The stormwater areas will need to be better screened or planted to blend in as natural areas.
4. Street trees should be added along both sides of all public street per the plan book.
5. The parking lots will need to provide a canopy tree to originate and terminate each row of parking.
6. Provide the street names, location map, full project area.
7. Darken the property lines so that they stand out better.
8. Evergreen Trees should be separate into their own category separately from shrubs and specified by height only. Evergreen trees are not sold by caliper inch dimensions.
9. I recommend using another canopy tree in place of the Red Maples due to the proximity of reflective heat surfaces nearby.
10. The Zelkova should be upsized to a minimum of 3" caliper in order to meet the street tree specification.
11. Other trees used for street tree should also utilize the City street tree specifications.
12. Green Giant Arborvitae and Nellie R. Stevens Holly should be categorized as Evergreen Trees instead of understory street.
13. Please add a utility screening detail.
14. Please add the City's landscape island/median detail.
15. Base of building landscaping should be extended along the sides of the buildings with an outer face.
16. Add additional street trees around the different home styles to be more consistent with the conceptual layout shown in the plan book.
17. Provide a diagrammatic landscape irrigation plan.
18. Provide a master plant materials schedule.

19. Revise the plant materials schedule on L1.2 to provide quantities for all proposed plant materials.
20. Remove the container size and provide the minimum plant height for the Azalea.

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDengineering@cudrc.com for further review.
2. Owner(s) must submit a completed CUDRC Developer's Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
3. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
4. The owner/developer shall complete a Developer's Packet through CUD engineering department.
5. Remove all sizing on water mains, CUD will size the main accordingly in the design of the water plans.
6. Show all electric services and lines to each lot on plans. CUD reserves the right for further review once all electric has been added to plan.
7. Verify fire hydrant locations meet fire hydrant spacing requirements of MWRD and MFRD.
8. Verify 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines as required by TDEC.
9. CUD may require the water line to be tied in from Section 2 in front of lot 121 to Section 1B in front of lot 102.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the sewer.
3. MWRD must receive contract and surety prior to signing the plat.
4. Contact MWRD to confirm compliance with the sewer allocation ordinance.

Informational and Procedural Comments

Development Services – Planning

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

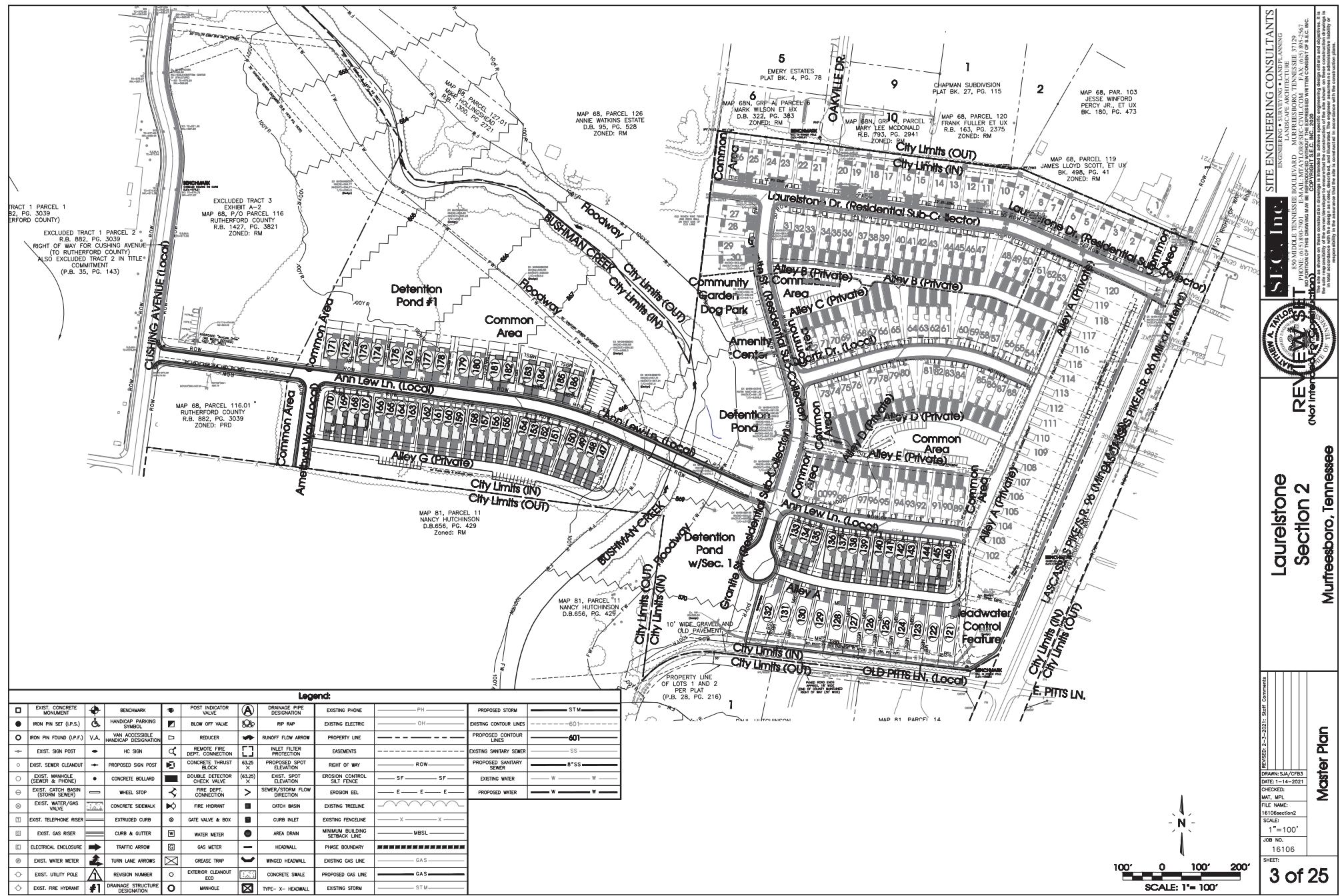
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

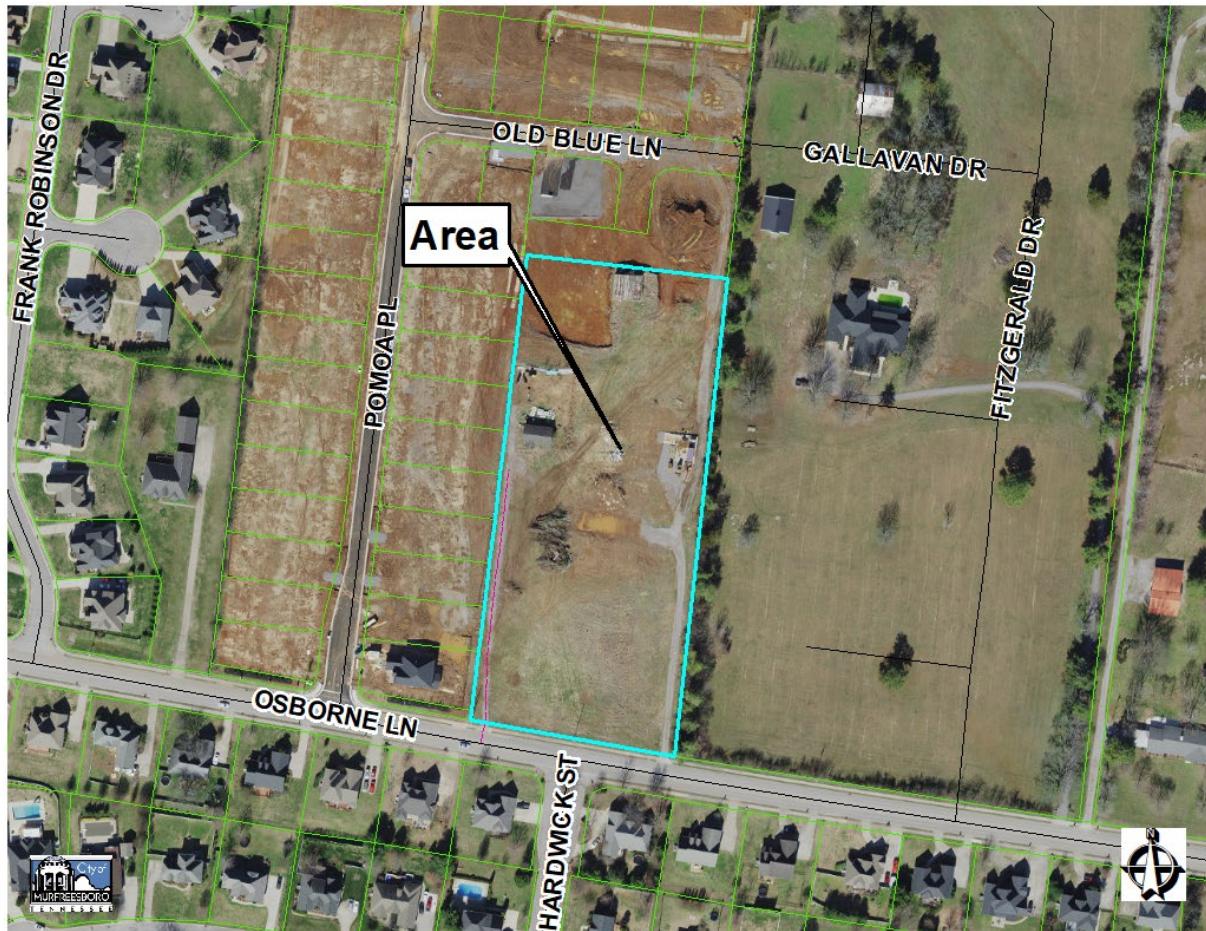
No Comments



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: BRAD BARBEE**

3.i. Osborne Estates, Section 2 [2021-2007] final plat for 19 lots on 5.4 acres zoned RS-10 located along Osborne Lane and Hardwick Street, Black Diamond Construction developer.

This is the final plat review for Osborne Estates, Section 2. The property is zoned RS-10. The purpose of this plat is to create 19 lots of record and to record right of way, easements, and common areas as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Place the label for Hardwick Street on one line.
2. Landscaping for the mail kiosk and landscaping for common area C must be installed and inspected prior to the signing of the final plat. *Please add this as a note on the plat.*
3. Label the 10' Utility Easement across the front of all lots as a “10ft Public Utility Easement”. *Add the easement to the common area lots and add labels.*
4. Provide the city’s title block for MTEMC.
5. Landscaping for all common areas must be installed and inspected prior to the signing of the final plat. Please *add this as a note on the plat.*

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Incomplete drainage work from section 1 phase 2 should be completed prior to the signing of this plat.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

No comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

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

Informational and Procedural Comments**Development Services – Planning**

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No Comments

1. In Tennessee, it is a requirement per "The Underground Utility Ditching 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.

2. If utility owners do not respond to the notification, the utility system operator may proceed with the excavation, provided that the utility owner has been given a reasonable amount of time to respond.

3. It is the responsibility of the developer to contact the utility owner prior to commencing any work.

4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.

5. Public utility and drainage easements where shown herein are intended to indicate on an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to, sanitary sewers, fire mains, water lines, houses, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

6. Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation to be set above the top of the 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 the compliance with this requirement.

7. The purpose of this lot is to create 19 lots of record and to record common areas, R.O.W. and easements, as shown.

BENCHMARK FH
EAST 980.31



LOCATION MAP

SECTION II - 19 LOTS 235,820 SF. / 5.41 AC.

20' DRAINAGE EASEMENT

REAR SETBACK: 25'

20' SIDE SETBACK: 10'

20' FRONT SETBACK: 35'

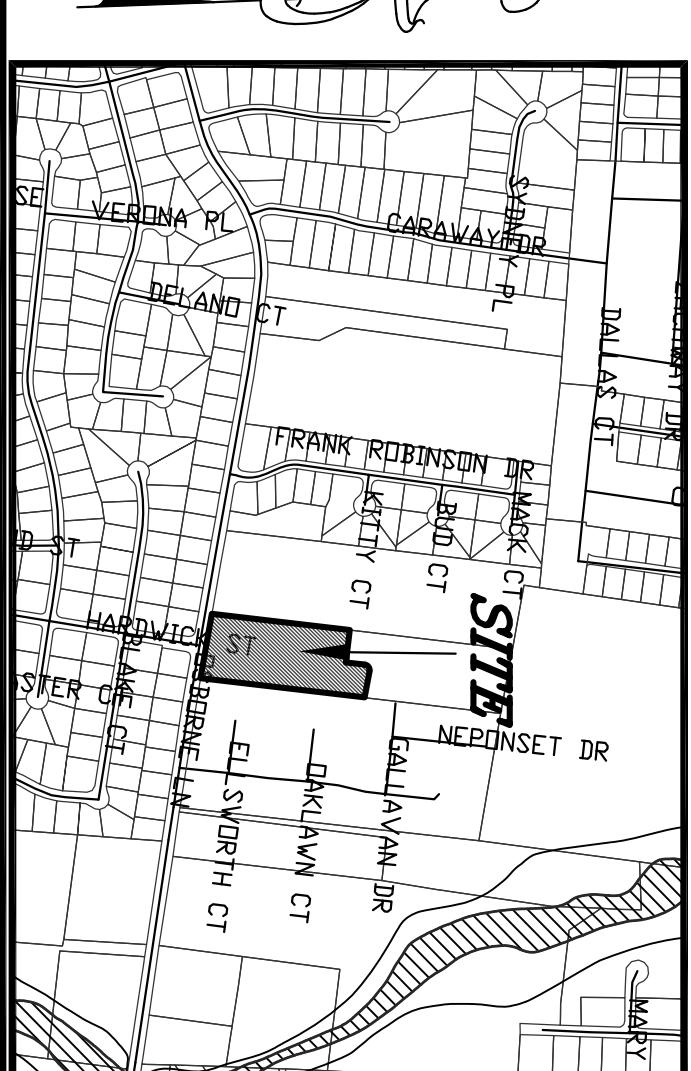
50' SECTION

FOR REVIEW ONLY SECTION 2

OSBORNE ESTATES

SUBDIVISION

FINAL PLAT



REVIEW ONLY

OSBORNE ESTATES

SUBDIVISION

FINAL PLAT

REVIEW ONLY

OSBORNE ESTATES

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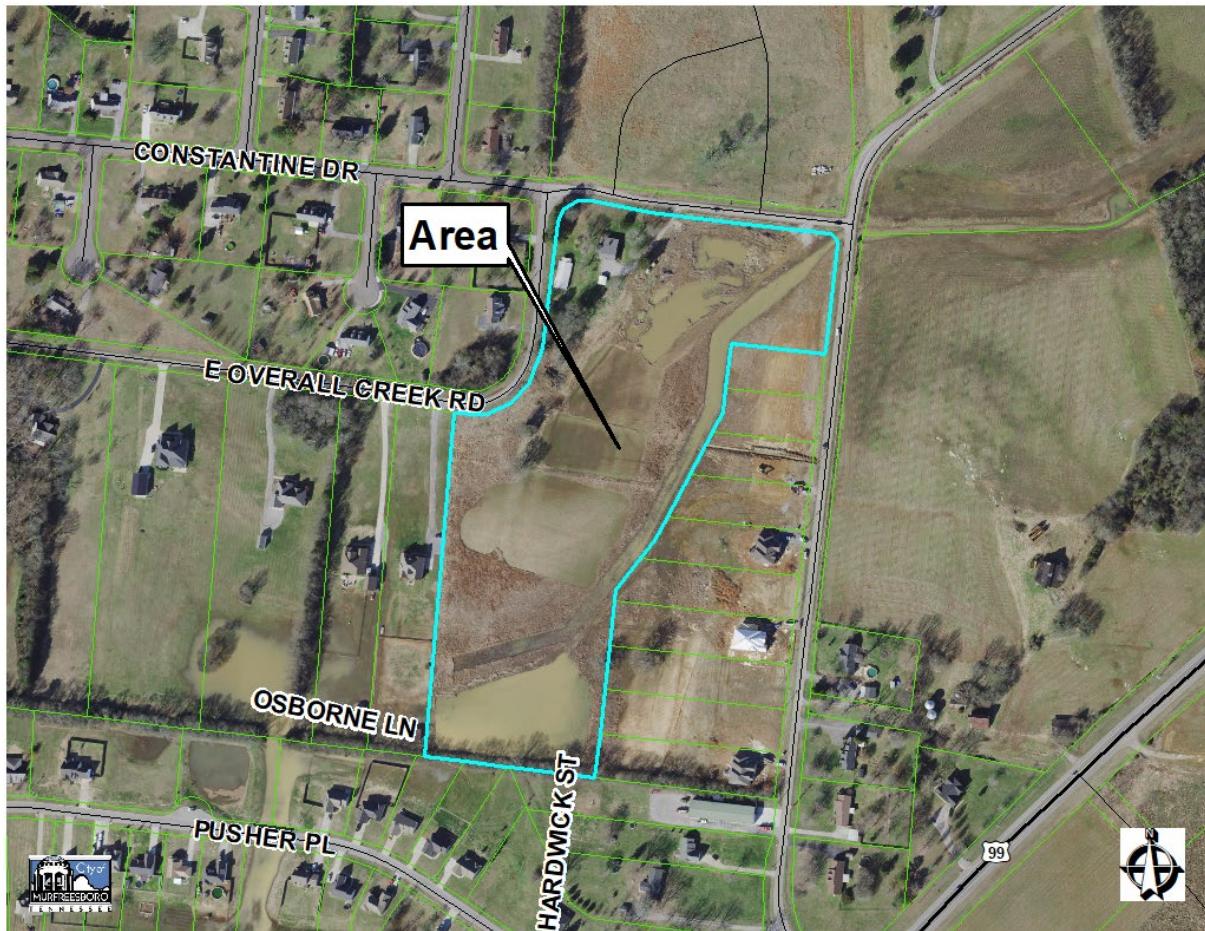
FINAL PLAT

REVIEW ONLY

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: BRAD BARBEE**

3.j. Bellemore, Section 2, Phase 1 [2021-2008] final plat for 5 lots on 14.7 acres zoned RS-15 located along East Overall Creek Road, Constantine Drive, and Old Salem Road, Alcorn Properties, LLC developer

This is the final plat review for Bellemore, Section 2, Phase 1. The property is zoned RS-15. The purpose of this plat is to create 5 lots of record and to record right of way and easements and common areas as shown. Staff recommends that any approval of this final plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Landscaping must be installed and inspected prior to signing the final plat. *Please add this as a note on the plat. Per the Murfreesboro Planning Commission staff comments dated November 20, 2019: Provide a landscape plan for the stormwater management area. The intent should be to enhance and beautify rather than to screen. The landscape plan will be subject to staff review and approval during the construction plan review process.*
2. Provide a letter from the developer that they have evaluated the building envelope for lot #11 and understand that no variances will be granted.
3. Add the title block for MWRD. *Update the signature line to reflect the Murfreesboro Water Resources Department.*

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. East Overall Creek Road and Constantine are Substandard Streets, the developer is required to participate in improvements through construction or fees in lieu if construction in an amount determined by the City Engineer.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. Show proposed meter locations with a 10'x10' clear space easement centered on meter.
2. Use correct city required signature block.
3. Add note to plat: CUD access to the designated meter location area shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
4. Add note to plat: An amendment plat may be required by CUD if proposed meter locations are adjusted during construction in the field.

5. Show CUD single family clear space detail on plat.
6. Submit plat directly to CUD for final review.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the sewer.
3. Add the Release & Covenant Not to Sue note to the plat:
Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
4. MWRD must receive contract, surety, and offsite easement prior to signing the plat.

Informational and Procedural Comments

Development Services – Planning

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

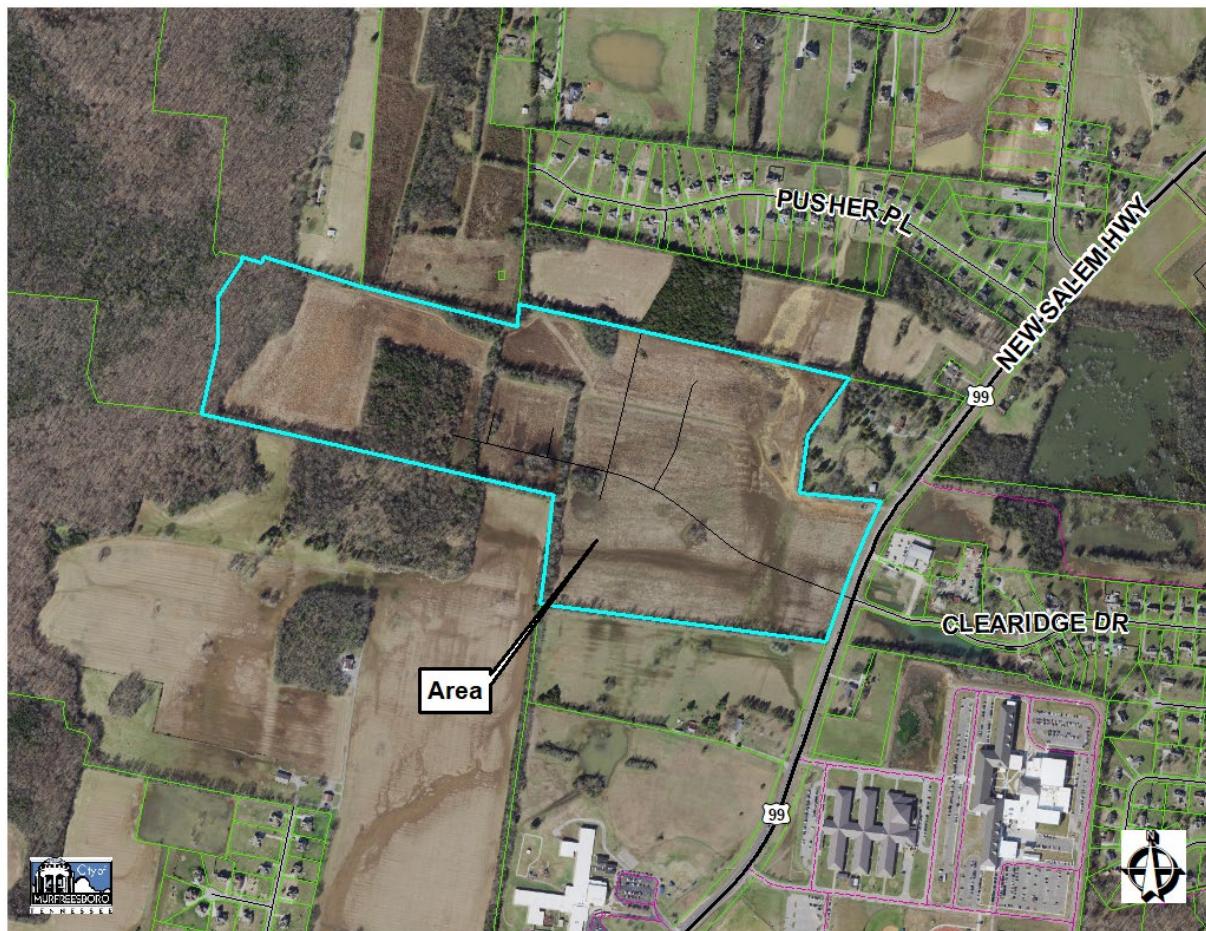
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No Comments

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
FEBRUARY 17, 2021
PROJECT PLANNER: BRAD BARBEE**

3.k. Carlton Landing, Section 3 [2021-1001] preliminary plat for 22 lots on 13.1 acres zoned RS-10 located along Jessup Lane and Farm Castle Drive, Cornerstone Development, LLC developer.

This is the preliminary plat review for Carlton Landing, Section 3. The property is zoned RS-10. The purpose of this plat is to create 22 lots of record, and to record easements and dedicate right of way, as shown. Preliminary plat approval shall not confer a vested right to proceed with development of the property as shown on the preliminary plat but rather shall authorize the applicant to submit construction plans in accordance with said approval and the requirements of the Subdivision Regulations. Staff recommends that any approval of this preliminary plat be made subject to all staff comments.



Staff Comments

Development Services – Planning

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No comments

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Asphalt walking trail detail should provide depths of materials needed.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDEngineering@cudrc.com for further review.
2. Owner(s) must submit a completed CUDRC Developer's Agreement for Extension of Water to CUDRC before CUDRC water plans can be created and released.
3. Show all electric services and lines to each lot on plans. CUD reserves the right for further review once all electric has been added to plan.
4. If additional water services are required for entrance, common areas, mail kiosk, or detention areas for irrigation, show proposed water meter locations. * Additional charges will be incurred for taps to be installed by cud after water line is complete and asphalt has been installed.
5. Verify all fire hydrant locations meet MWRD and MFRD spacing requirements. Make any necessary adjustments as needed.
6. Shift meter location for lot 220 out of the temporary turn around over to the easternmost property line.
7. Verify 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines as required by TDEC.

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the sewer.
3. MWRD must receive contract and surety prior to signing the plat.
4. Contact MWRD to confirm compliance with the sewer allocation ordinance.

Informational and Procedural Comments**Development Services – Planning**

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

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

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

No Comments

Building and Codes Department

Brian Hardison, 615.893.3750, bhardison@murfreesborotn.gov

No Comments

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

No Comments

Middle Tennessee Electric Membership Corporation

Chris Barns, 615.494.0428, murfreesborocity.engineering@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

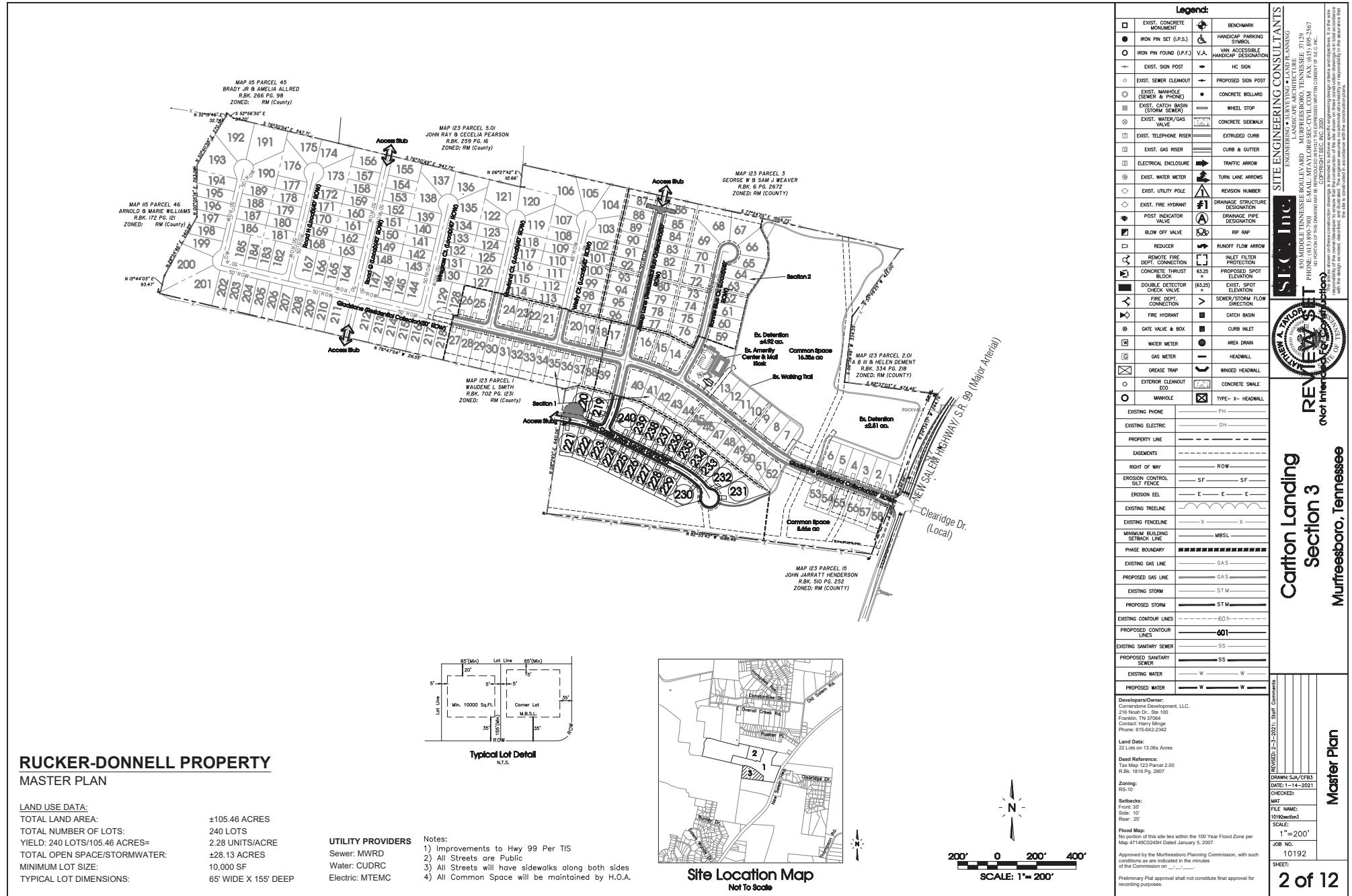
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No Comments



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 3, 2021
PROJECT PLANNER: HOLLY SMYTH**

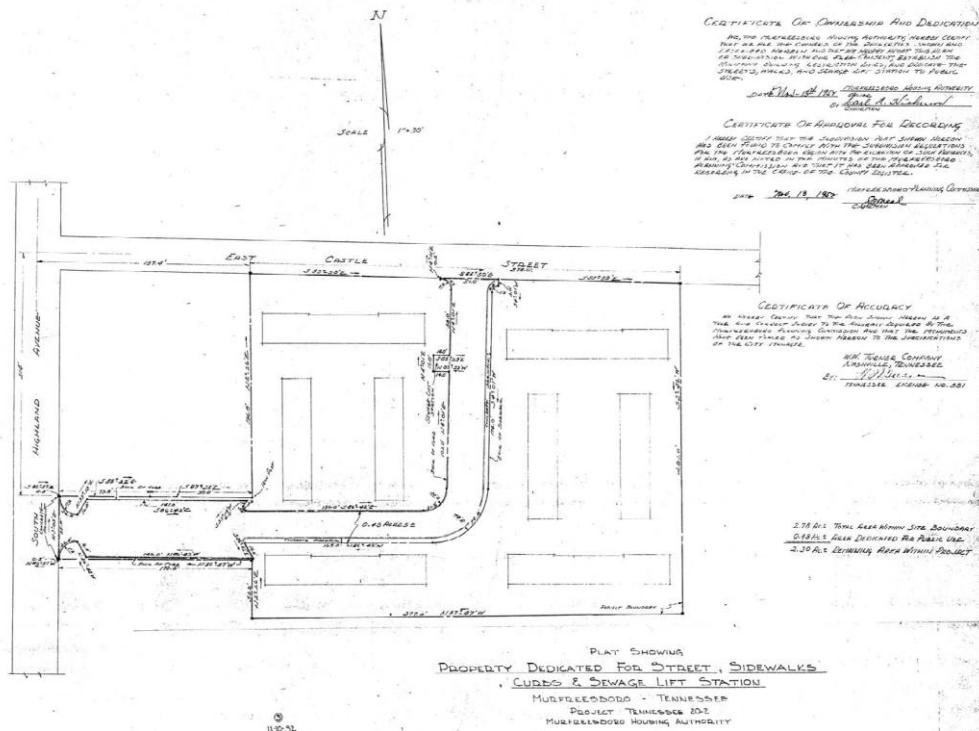
4.a. Mandatory Referral and Right-of-Way Abandonment [2021-704] to consider abandonment of a portion of Right-of-Way of Vaughn Street, Huddleston-Steele Engineering, Inc. applicant on behalf of Murfreesboro Housing Authority.

In this mandatory referral, the Planning Commission is being asked to consider abandoning an approximately 575 linear-foot portion of Vaughn Street right-of-way (ROW) containing ± 0.48 acres. This section of ROW is located east of South Highland Avenue and south of East Castle Street within the Murfreesboro Housing Authority's Parkside Apartment complex. The ROW is currently being used for parking and drive aisle access with underground City sewer and water lines, 3 City fire hydrants, landscaping, and electric lines.

In the 1950s, the Murfreesboro Housing Authority acquired, in fee simple, land for the construction of what is now known as Parkside Apartments to the South of East Castle Street, including a lot which is currently shown on the City GIS as Vaughn Street right-of-way running East from South Highland Avenue. On November 10, 1952, the Housing Authority recorded a plat showing the area now indicated to be part of Vaughn Street as "Property Dedicated For Street, Sidewalks, Curbs & Sewage Lift Station." Although there are City Street signs at both ends of this section of Vaughn Street, the City Street Department has no records indicating that the City has spent money maintaining this section of Vaughn Street. It appears to always have been treated as a private street.

The Housing Authority is now preparing for the reconstruction of Parkside Apartments. Federal financing is being held up by the interpretation of the recorded designation as establishing a City Street contained with City ROW. The Housing Authority requests that the City formally abandon any interest it may have in this section of Vaughn Street and quitclaim it to the Housing Authority so that its financing can proceed. The Planning Commission should note that this request does not impact the segment of Vaughn Street west of South Highland Avenue.

A copy of the recorded Deed Book 111, Page 311 is included below that originally dedicated the ROW. Staff obtained comments from other City departments and utility providers regarding the impact of the proposed abandonment. Their responses are included in the attached memorandum from Planning staff. The report attachments include maps depicting the location of the ROW within the context of the neighborhood and the built environment.



Based on the responses received, staff recommends the following conditions of approval:

1. A temporary public utility and drainage easement in the abandonment area shall be dedicated concurrently with the recording of the ROW abandonment.
2. The right-of-way abandonment and public utility and drainage easement dedication shall be subject to the final approval of the legal instruments by the City Legal Department. The applicant shall prepare and submit legal descriptions and exhibits necessary for the City Legal Department to draft the necessary legal instruments.
3. A quitclaim deed transferring the subject ROW shall be executed and recorded.
4. Once final utility locations are determined with the final redesign of the Parkside Apartment, new public utility easement(s) shall be dedicated in the proper location(s) to meet the needs of the various utility companies with any obsolete easements being abandoned concurrently. Approval of this mandatory referral shall include approval of any future easement abandonments and dedications, as determined necessary by City Staff.
5. All recording fees shall be paid by the applicant.

Action Needed

The Planning Commission will need to conduct a public hearing on this request and then formulate a recommendation to the City Council.

Attachments:

- Memorandum from Planning Staff regarding responses
- Request to Abandon ROW of Vaughn Street Figure
- Request to Abandon ROW of Vaughn Street Aerial

Memorandum

To: Greg McKnight, Planning Director
From: Holly Smyth, AICP Principal Planner
Date: February 23, 2021
Re: Abandonment of Vaughn Street Right-of-Way (ROW) south of E Castle Street and east of S Highland Avenue through the existing Parkside Apartment complex

Following is a summary of the City department staff and utility provider comments regarding the requested ROW abandonment along a portion of Vaughn Street.

Engineering & Streets Departments (Michele Emerson, Assistant City Engineer)

Any new public streets within the new Housing Authority plan will need to have ROW dedicated and any private roadways will need to be differentiated as private roadways.

The request to abandon right-of-way should be subject to submission and recording of a deed transferring the abandoned right-of-way. The deed should reserve easements for public utilities and drainage, as needed.

In order to facilitate the abandonment process, the applicant should provide a legal description and exhibits necessary for the City to draft the legal documents, as well as any recording fees. In addition, the ROW abandonment should be subject to the final approval of the legal documents by the City Attorney.

Fire and Rescue Department (Carl Peas, Assistant Chief)

MFRD will need water lines servicing fire hydrants to be in place and operational while combustibles are onsite during demolition or prior to bringing new combustibles on site.

Police Department

The ROW abandonment does not affect the Murfreesboro Police Department.

Solid Waste Department

The Solid Waste Department services the existing apartments with 2 pits in which there are 24 carts. They are collected two times a week. As redevelopment plans move forward, the Solid Waste Department will need to know if they are going to try to continue using pits or go with a private solid waste collection service. The service of the carts in the pits currently starts on the East Castle Street side and moves around the circle to the pit closest to Vaughn Street, and the Solid Waste Department exits onto Vaughn Street.

Murfreesboro Water Resources Department (MWRD)

Must provide water and sewer easements per current specifications. There is an existing 8" water main within Vaughn Street located in the western and northern portions of the right-of-way abandonment area. The existing water main was installed as part of the Housing Authority's renovations to Highland Heights (i.e., Parkside) in 2010. The Department requests that the right-of-way not be abandoned until a plan for Murfreesboro Housing Authority's future development of Parkside has been determined, with the hope that some or all of the existing water mains can be utilized and easement dedicated for these lines. Alternatively, a temporary public utility easement can be recorded over the abandonment area until such time as the permanent utility and easement locations are determined.

Consolidated Utility District (CUD)

CUD does not have any water lines within the portion of the Vaughn Street ROW that is proposed to be abandoned.

Middle Tennessee Electric Members Cooperative (MTEMC)

The electric department will need an electric easement reserved in the current ROW to match their facilities in the area and meet their standards on easement size.

AT&T

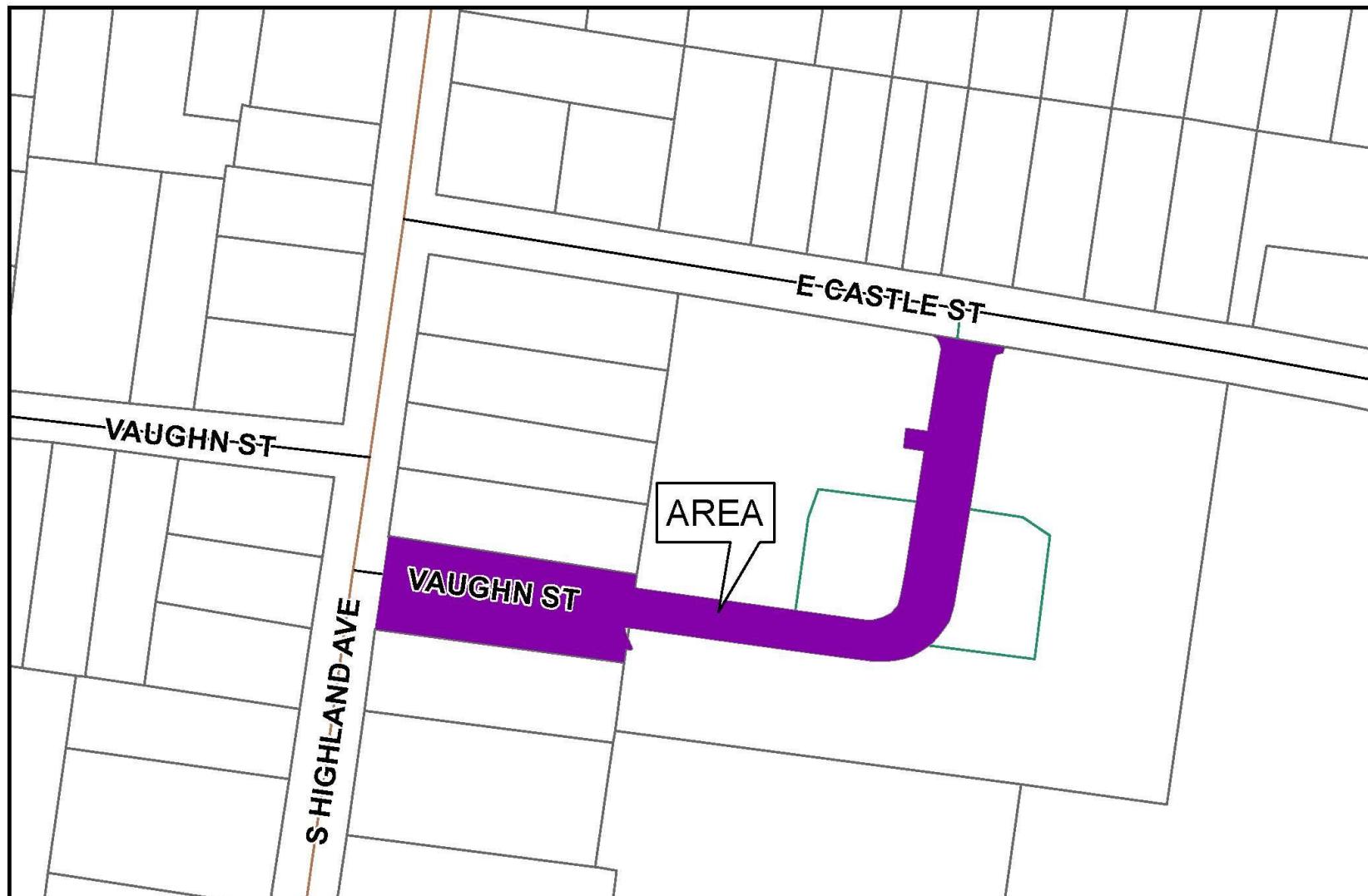
Staff has attempted to reach out to ATT but has not received a response. Staff does not have knowledge of whether ATT has utilities within the ROW abandonment area. Staff recommends that a temporary public utility and drainage easement be placed over the ROW abandonment area to make sure that an easement is retained for any existing utilities. Permanent easements can be dedicated upon redevelopment of the site once the locations for any such easements are determined."

Atmos Energy

Staff has attempted to reach out to Atmos but has not received a response. Staff does not have knowledge of whether Atmos has utilities within the ROW abandonment area. Staff recommends that a temporary public utility and drainage easement be placed over the ROW abandonment area to make sure that an easement is retained for any existing utilities. Permanent easements can be dedicated upon redevelopment of the site once the locations for any such easements are determined."

Comcast

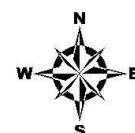
Comcast has various above ground and underground facilities within the apartment complex area and portions of the abandonment area. Staff recommends that a temporary public utility and drainage easement be placed over the ROW abandonment area to make sure that an easement is retained for any existing utilities. Permanent easements can be dedicated upon redevelopment of the site once the locations for any such easements are determined."



Request to Abandon Right-of-Way Of Vaughn Street

0 50 100 200 300 Feet

Path: X:\Austin\GIS Projects\Vaughn St\Maps\Data\Vaughn St.mxd



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



Request to Abandon Right-of-Way Of Vaughn Street

0 50 100 200 300 Feet

Path: X:\Austin\GIS Projects\Vaughn St\Maps\Data\Vaughn St_Ortho.mxd



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

MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

MARCH 3, 2021 (RESCHEDULED)

PRINCIPAL PLANNER MARGARET ANN GREEN

5.a. Parkway Office Park Lot 17 (Goddard School) [2020-6010 & 2020-3142] final design & site plan review of a 13,781 ft² daycare center on 1.7 acres zoned CH and GDO-3 located along Gateway Boulevard, Garrison Drive, and Carl Adams Drive, ANM Properties, LLC developer.

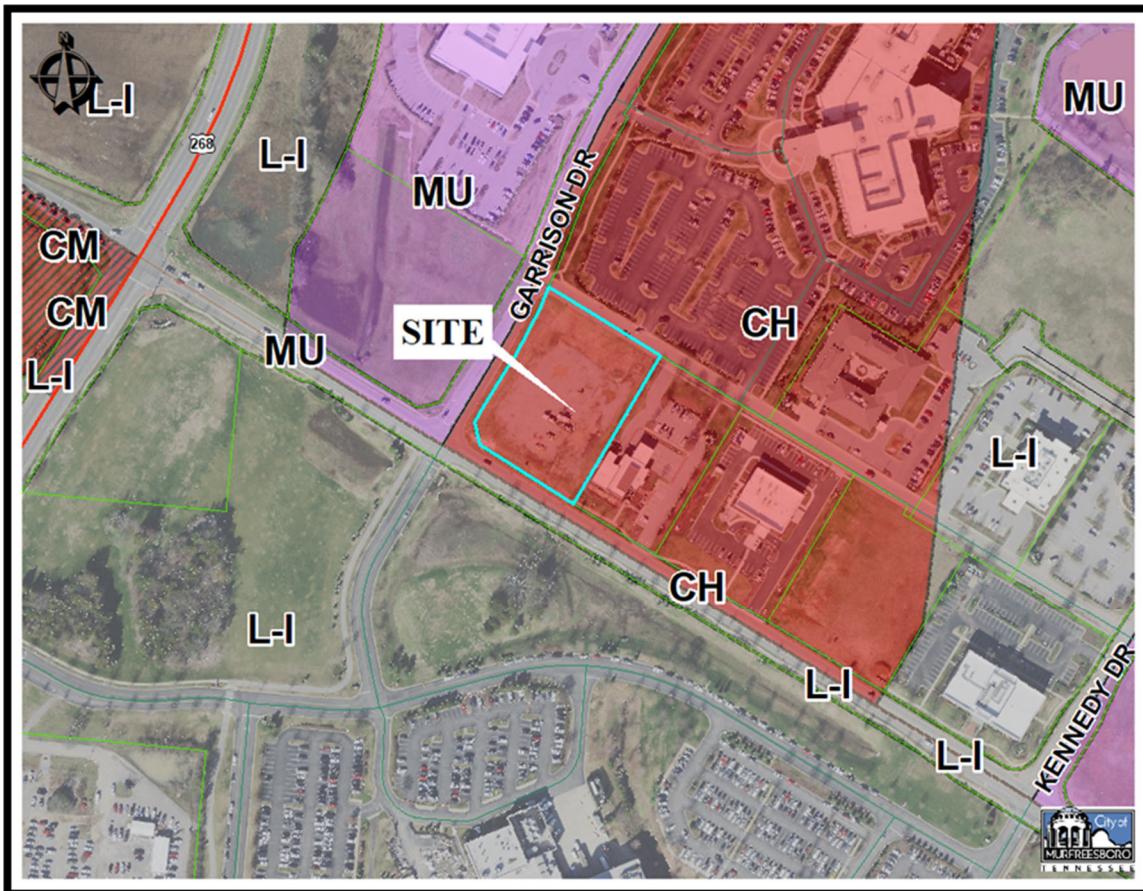
Presented for the Planning Commission's consideration is the final design and site plan review for a new 13,781 square-foot daycare center located north of Gateway Boulevard, east of Garrison Drive and south of Carl Adams Drive. The subject property is zoned CH (Commercial Highway District) and GDO-3. Parkway Office Park and Waterstone Office Park are the medical office parks located around the Gateway Island. The subject property, Parkway Office Park Lot 17, is adjacent to First National Bank and across from St. Thomas Hospital and Murfreesboro Medical Clinic. This lot has 3 front property lines. The proposed use "daycare center" is permitted by right within the CH and GDO-3 districts.

The proposed building is a single-story structure (approximately 26-feet tall) and is oriented interior to the site. The architect has added a covered entrance at the corner to create architectural treatments to the building to appear to front Gateway Boulevard. The GDO-3 requires four-sided architecture design therefore additional façade treatments have been added along Garrison Boulevard elevation to create interest to this elevation-pilasters that project a minimum of 12-inches, variations in the roofline, and well-defined base and cap. The exterior building materials consist of stone and brick and approximately 24% of the façade is EIFS. The mortar colors are neutral and blend with the brick. Exterior doors are required in the classroom spaces, therefore doors are shown along Garrison Drive, 3 facing Gateway Boulevard, and one facing Carl Adams Drive.

When initially submitted for review, the plans showed bollards around the building in response to safety concerns. After discussions with staff, the design team was able to remove many of the bollards and replace them with structural seat walls that also served as aesthetic and amenity purposes. The remaining bollards have been relocated away from the parking spaces and disguised in a fence design so that they serve safety and aesthetic purposes as well.

The Murfreesboro Gateway Development Review Committee (DRC) reviewed this project at its December 1, 2020 meeting. The approval was conditional based on some changes being made to the plan. The DRC asked for: detailed landscape plans including an evergreen screen equivalent to 6', landscaping with shrubs for 12-month evergreen screen to block visibility of playground, a detailed fence plan, to work on the area identified as formal open space to meet expectations, any murals considered should be brought back to the DRC, and to specify the type of playground fixtures

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





GDO Comments

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

The GDO provides a framework for the basic palette of architectural materials. ***The structure's primary materials are brick and cast stone and are consistent with the GDO standards. The building materials breakdown is as follows:***

Goddard School	Front (Gateway Blvd)	Front (Garrison Dr)	Front (Carl Adams)	side (east)	Total %
Primary (brick, cast stone)	55	60	64	60	60%
Secondary (EIFS)	28	22	22	25	24%
Mis (glass, storefront, etc)	17	18	14	15	16%

- 1) Provide color boards and material samples of exterior architectural and site materials and surfaces which shall be permanently mounted and submitted on rigid boards of durable construction with maximum dimensions of 18" x 24" and no greater than 3 inches in thickness including the board and material sample. Such exhibits shall be clearly labeled with the project name, shall clearly identify where the material or color is to be used, and shall include a 3" x 5" blank space in the lower right corner. ***Please add samples of the mortar.***
- 2) Provide drawings and/or visual aids showing all exterior signage graphics, art, lighting, and site furniture. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a harmonious design and compatibility with the architecture of the site. ***Seat wall design shown on sheet A3.03. There are two types of fences proposed on this plan. Provide details of the standard decorative fence and the decorative bollards/fencing around decorative bollards. The bollard fence should also include the material as it was discussed during the DRC meeting that plastic covers may not be the desired material.***
- 3) The DRC also asked for a storage space to be created for the outdoor play equipment, such as ride-on toys, balls, etc. so they can be put up when not in use and not left sitting outside overnight. ***The Keter Eastwood Deck Box needs to be reviewed and approved by the DRC.***
- 4) Each of the two playgrounds need to utilize artificial turf within the entire area. ***The DRC will need to review and approve the amount of sod vs. artificial turf.***
- 5) Provide a preliminary detail of sign and include the following: mounted on pedestals, walls or columns of stacked Fieldstone (ie. Kentucky Cutface – (see centurionstone.com)). ***Add this detail to the plans and to the plans.***

- 6) The DRC will need to review and approve what is being counted toward the minimum formal open space requirements meets the criteria to be considered as formally designed landscape areas. *Per the DRC conditions, the Formal Open Space needs additional formalized amenities to meet the expectations of GDO-3. The civil engineer or landscape arch needs to contact Margaret Ann to provide details of the additional amenities added to addresses the DRC's concerns.*
- 7) Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Development Services with seventy-two hours advance written notice. The staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans. *Informational comment.*
- 8) Submission of utility drawings. At the end of the construction period, by phase, the owner shall submit to the Planning Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system. *Informational comment.*

Staff Comments

Development Services – Planning

Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

- 1) All other Goddard School location in Middle Tennessee have a flag sign. Please add the flagpole on the site plan along with the:
 - i. maximum proposed pole height,
 - ii. the maximum proposed flag square footage, and
 - iii. the foundation design. The setback requirements for flagpoles are established in the Sign Ordinance.
- 2) Detailed landscape plans including an evergreen screen equivalent to 6', landscaping with shrubs for 12-month evergreen screen to block visibility of playground. ***To be approved by DRC.***
- 3) No murals are permitted to be painted on the building without approval of the DRC. ***Add this as a conspicuous note to the plans.***

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Stormwater report should mention the addition of the pervious pavers to the plan.

2. Sidewalk is not contained within the public right of way. A sidewalk easement should be provided and shown on the site plan.
3. Provide details for the speed table.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Staff acknowledges the receipt of an irrigation area plan. A complete landscape irrigation system design is required prior to the issuance of permits.

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire & Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. An approved Knox StrorzGuard FDC with a 30 degree elbow and a locking cap sized 5" Stroz x 4" NPT is required by MFRD.

Building and Codes Department

Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

1. No comments.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Water and/or sewer main construction drawings and hydraulics must be submitted to MWRD for detailed review and approval separate from planning commission review.
2. Resubmit two sets of plans to MWRD for the review of the water.
3. Building permits are not to be issued until water and sewer construction plans are approved by MWRD.
4. MWRD must receive contract and surety prior to approving the plans.
5. Submit a copy of the final Photometric Plan to MWRD.
6. Submit a copy of the final Landscaping/Planting Plan to MWRD.
7. Submit a copy of the final Grading & Drainage Plan to MWRD.

8. Submit a copy of the final Electric Utility Plan to MWRD
9. Must execute a Notice of Acknowledgement for Water and/or Sewer mainline construction. Contact MWRD at 615/848-3200 for details.
10. Contact MWRD to confirm compliance with the sewer allocation ordinance.

Informational and Procedural Comments

Development Services – Planning

Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.
4. Contact Theresa Roberts Theresa.m.roberts@usps.gov at (615) 872-5660 or Melissa Steger Melissa.d.steger@usps.gov at (615) 872-5664 with the USPS to discuss provisions for mail service. If the USPS requires a cluster box unit (CBU) instead of individual mailboxes, then the plans may need to be revised prior to their approval to accommodate a CBU or multiple CBUs.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. City Right of Way permit and surety will be required prior to any work taking place in the right of way.
2. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
3. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
4. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

5. Prior to Land Disturbance Permit being issued, a long-term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.
2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.
3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.
4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a compete and recorded City of Murfreesboro revocable license agreement with easement holders.
5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Middle Tennessee Electric Membership Corporation

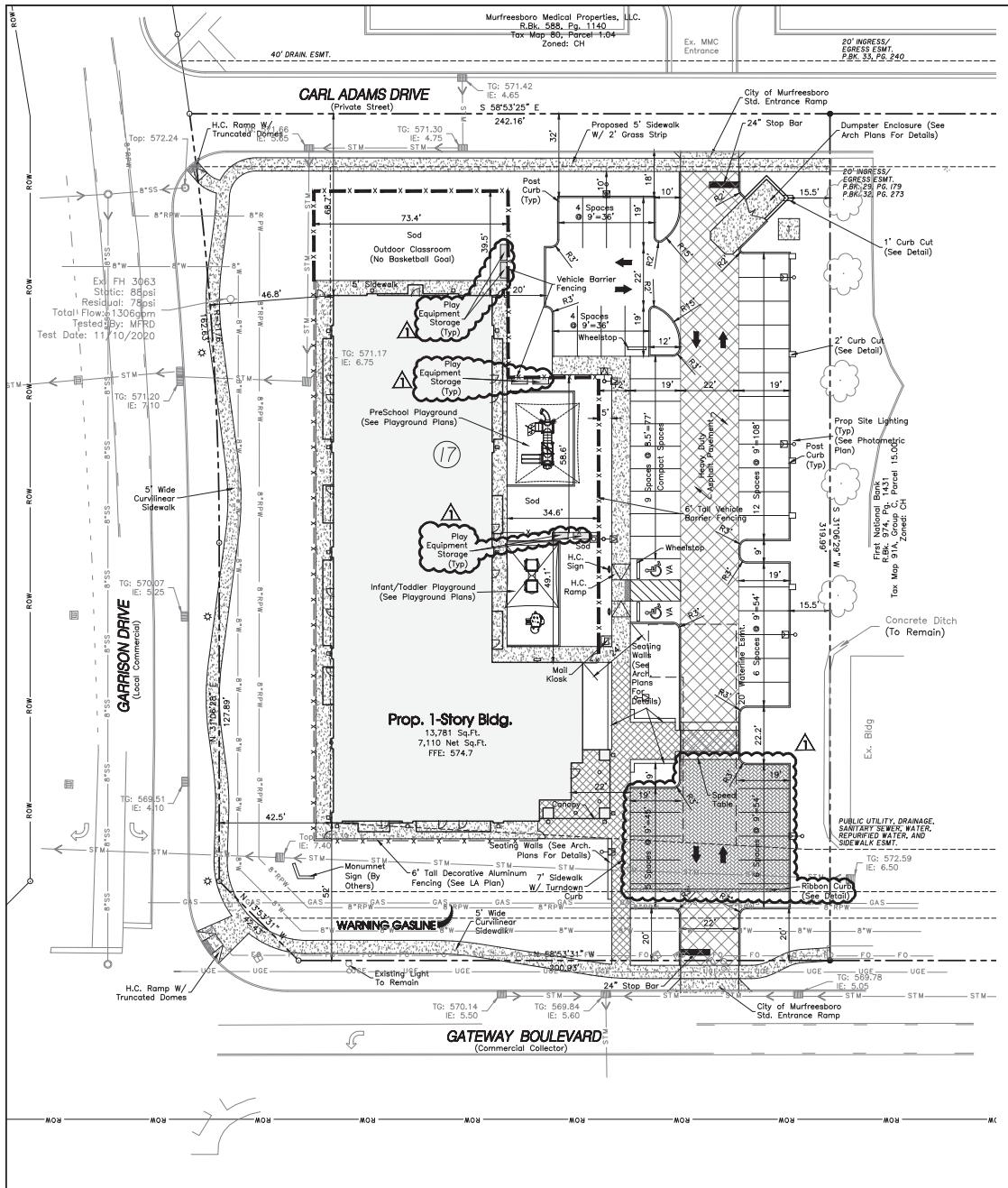
Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

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



**Goddard School
Waterstone Lot 17
Murfreesboro, Tennessee**

SITE ENGINEERING CONSULTANTS
 ENGINEERING, SURVEYING, PLANNING,
 MURPHYSBORO, TENNESSEE 37139
 P.A. (615) 889-2587
 FAX (615) 889-2587
 E-MAIL: CLARK@MURPHYSBORO.COM

A circular seal with a decorative border. The outer ring contains the text "MATTHEW A. TAYLOR" at the top and "STATE OF TENNESSEE" at the bottom. The inner circle features a central emblem, possibly a shield or a balance scale, surrounded by the year "1839".

RE
(Not Inter)

Goddard School
Waterstone Lot 17
Murfreesboro, Tennessee

Pavement Hatch Legend



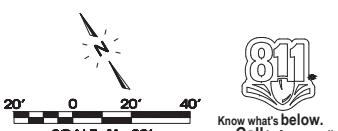
• Concrete Pavement



Heavy Duty Asphalt Pavement



Permeable Pavers



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

Site Plan

c2.0

CONSULTANTS
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E 37129
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ENT OF S.E.C. INC.

STRUCTURING CONSTRUCTION SURVEYING • LAND SCAPING ARCHITECTURE NASHVILLE, TENNESSEE CIVIL.COM FAX: (615) 342-1000 COMPRESSED WRITTEN CONSTRUCTION

SITE ENGINEERING • LANDS MURKIN
INC. **8650 MIDDLE TENNESSEE 67-7901** **E-MAIL: MTAYLOR@MSB.COM**
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EXPLICIT WRITTEN CONSENT OF THE OWNER/DESIGNER.

A circular seal with a decorative border. The outer ring contains the text "MATTHEW A. TAYLOR" at the top and "STATE OF TENNESSEE" at the bottom. The inner circle features a central emblem, possibly a shield or a balance scale, surrounded by the year "1839".

RE
(Not Inter)

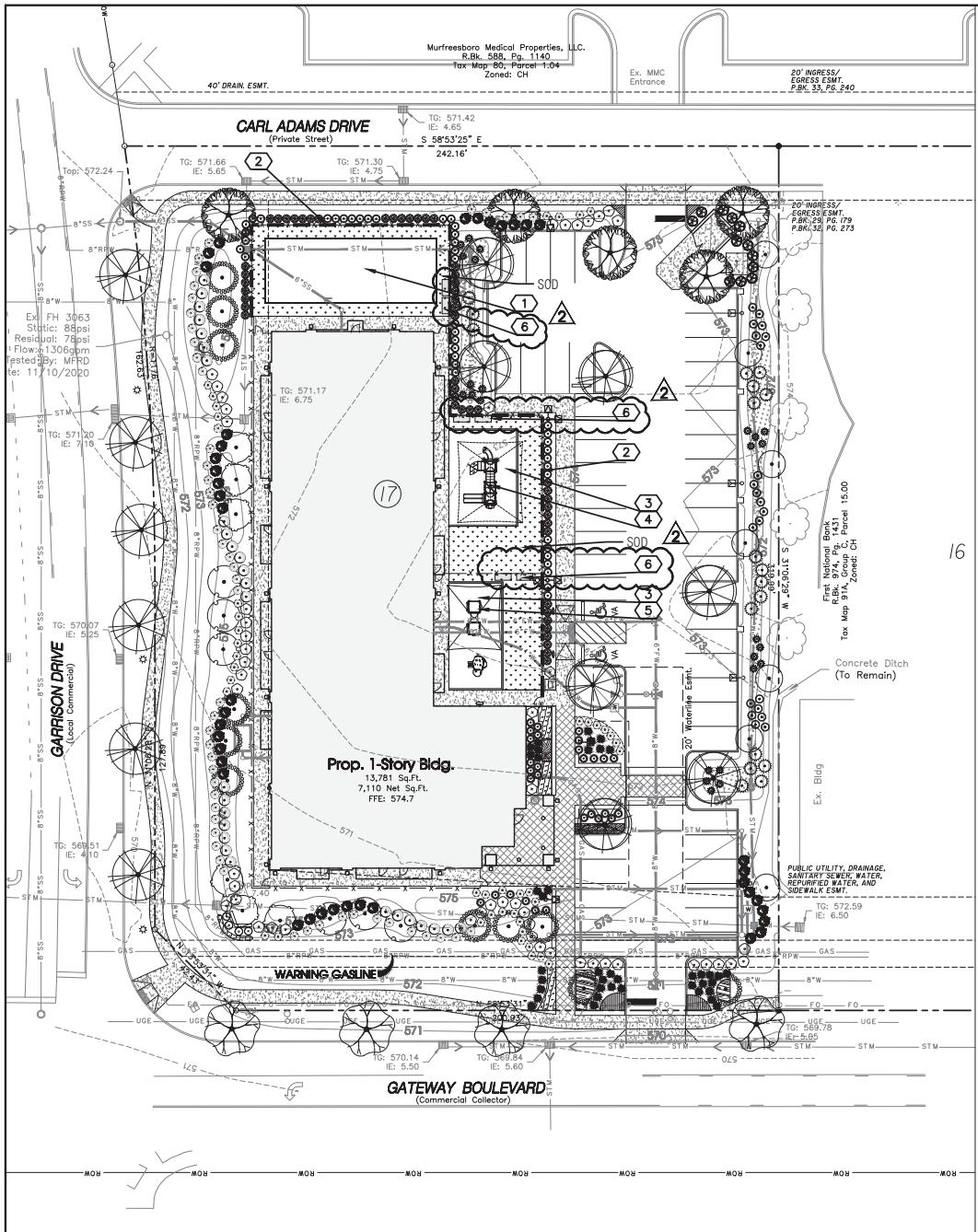
Goddard School
Waterstone Lot 17
Murfreesboro, Tennessee

IDR Comments	FDR Comments

REvised:	1-6-2021: PC
	2-3-2021: PC
DRAWN: SJA/CFB3	
DATE: 11-17-2020	

checked:
MAT
FILE NAME:
050911ot17
SCALE:
1"=20'
JOB NO.

05091



**Goddard School
Waterstone Lot 17
Murfreesboro, Tennessee**

REVISIONS:
A11-06-2020: Staff Comments
A22-03-2021: NC DPC Comments

DRAWN: SWL
DATE: 12/10/2020
CHECKED:
REVIEWED:

FILE NAME:
05091Lot17.LA

SCALE:
1" = 20'

JOB NO.:
05091

SHED:

L4.0

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
551 MIDDLE TENNESSEE BOULEVARD • LAUREL BORO, TENNESSEE 37129
NCPC APPROVED AND TENNESSEE CONSERVE S.C. INC.
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SEI, Inc.





VIEW FROM CORNER OF GATEWAY BOULEVARD AND GARRISON DRIVE

Architect: Charles W. Ferguson, AIA

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

1640 Gateway Blvd.
Murfreesboro, Tennessee

A NEWBUILDING FOR:

FOR PLANNING
COMMISSION
SUBMITTAL ONLY

Date: 12-10-20

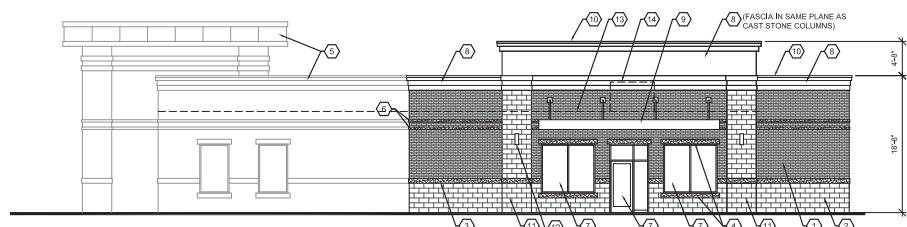
Project No. 20024.00

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Sheet Name:
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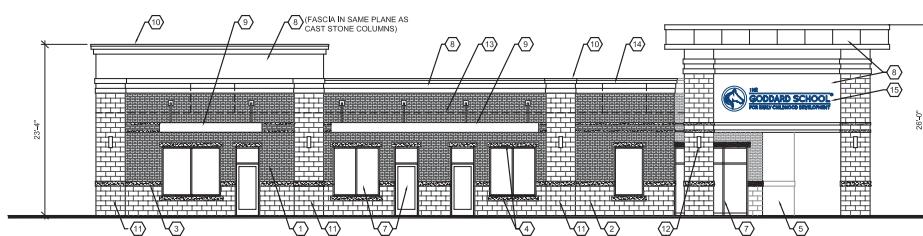
Sheet Number:

A3.01



1 ELEVATION FROM CARL ADAMS DR.

SCALE -11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



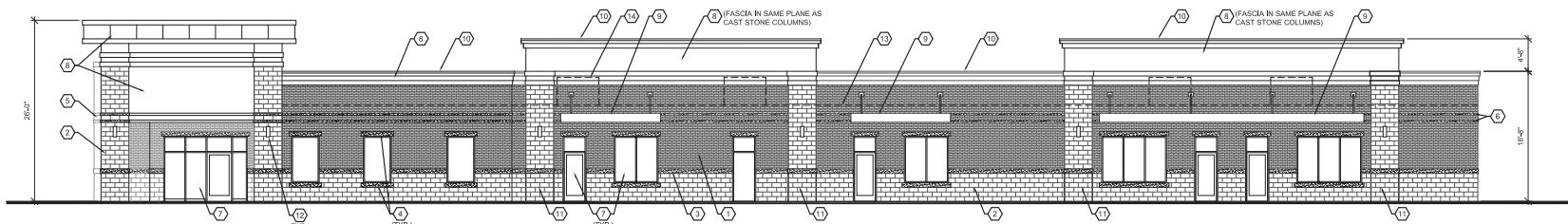
2 ELEVATION FROM GATEWAY BLVD.

SCALE -11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



3 ELEVATION FROM GARRISON DRIVE

SCALE -11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



4 ELEVATION FROM PARKING LOT

SCALE -11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"

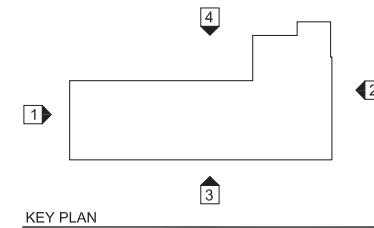
WALL FINISH MATERIAL BREAKDOWN

CAST STONE (SMOOTH)	CAST STONE (CHISELED)	BRICK	E.F.S.	ALUMINUM STOREFRONT	METAL CANOPY	VOID AREAS
290 S.F. 22%	775.5 S.F. 6%	466 S.F. 36%	285 S.F. 22%	348 S.F. 12%	33 S.F. 2%	465 S.F. 35%
GATEWAY BLVD. ELEVATION	530 S.F. 24%	1115.5 S.F. 5%	589 S.F. 26%	628 S.F. 28%	323 S.F. 15%	67 S.F. 2% 656 S.F. 29%
GARRISON DR. ELEVATION	865 S.F. 20%	2295.5 S.F. 5%	1,480 S.F. 30%	974 S.F. 22%	620 S.F. 15%	138 S.F. 3% 1639 S.F. 38%
PARKING LOT ELEVATION	890 S.F. 21%	2050.5 S.F. 5%	1,405 S.F. 34%	1,095 S.F. 25%	561 S.F. 13%	90 S.F. 2% 1439 S.F. 34%
TOTAL (ALL ELEVATIONS)	2,575 S.F. 23%	6975.5 S.F. 6%	3,983.5 S.F. 39%	3,981 S.F. 29%	1,551 S.F. 13%	314 S.F. 2% 4379 S.F. 35%

BUILDING ELEVATION KEY NOTES

- ① BRICK VENEER - FINE ART VELOUR, MODULAR SIZE BY SIDIUS CITY BRICK; MORTAR COLOR TO BE DETERMINED.
- ② CAST STONE VENEER - 3" x 1" x 15" - ROCKCAST BUFFSTONE (SMOOTH TEXTURE) BY READING ROCK, INC.
- ③ CAST STONE BAND - 6" NOM. HEIGHT, ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- ④ CAST STONE SILL / LINTEL - ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- ⑤ BUILDING BEYOND:
- ⑥ CAST STONE BAND - 4" NOM. HEIGHT, ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- ⑦ ALUMINUM STOREFRONT DOOR / WINDOWS (DARK BRONZE FINISH) WITH 1" INSULATING GLASS AND SOLARBAN 60 LOW-E COATING.
- ⑧ PREMIUM E.F.S. FINISH, COLOR TO MATCH CAST STONE.
- ⑨ METAL CANOPY PROJECTS 4" WITH HANGER RODS (COLOR TO MATCH ALUMINUM STOREFRONT).
- ⑩ PRE-FINISHED METAL COPING (COLOR TO MATCH STONE VENEER).
- ⑪ CAST STONE COLUMNS (6" PROJECTION).
- ⑫ EXTERIOR WALL SCONCE (DARK BRONZE FINISH).
- ⑬ APPROXIMATE LINE OF ROOF.
- ⑭ APPROXIMATE LOCATION OF ROOFTOP UNITS.
- ⑮ BUILDING SIGNAGE - BY OWNER.

NOTE: THE MINIMUM PARAPET HEIGHT FOR THE BUILDING IS 24" ABOVE THE ROOF ELEVATION. ALL ROOFTOP MECHANICAL UNITS WILL BE SCREENED BY THE BUILDING PARAPET.



KEY PLAN

NOT TO SCALE

A NEW BUILDING FOR:

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

1640 Gateway Blvd.
Murfreesboro, Tennessee

Date:

Revisions: A 12-10-20
01-06-21

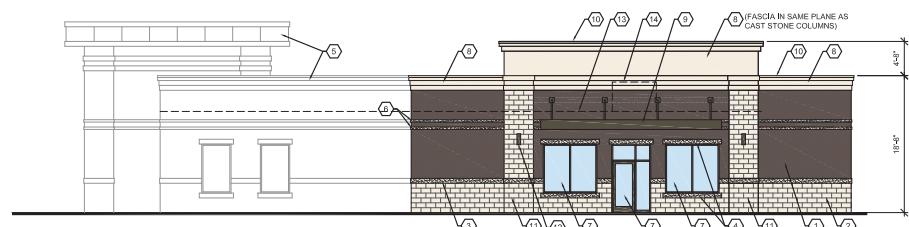
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Sheet Name:
BUILDING ELEVATIONS

Sheet Number:
A3.02



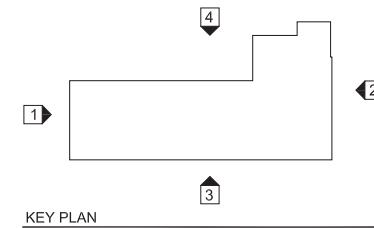
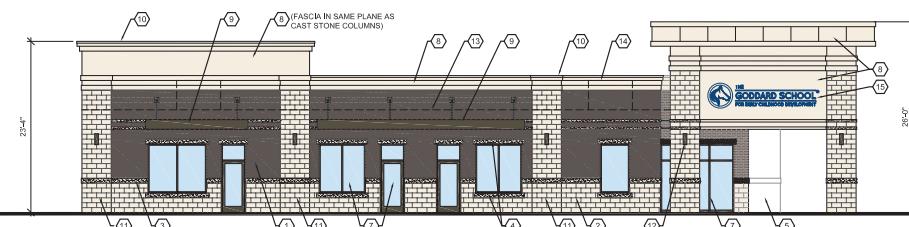
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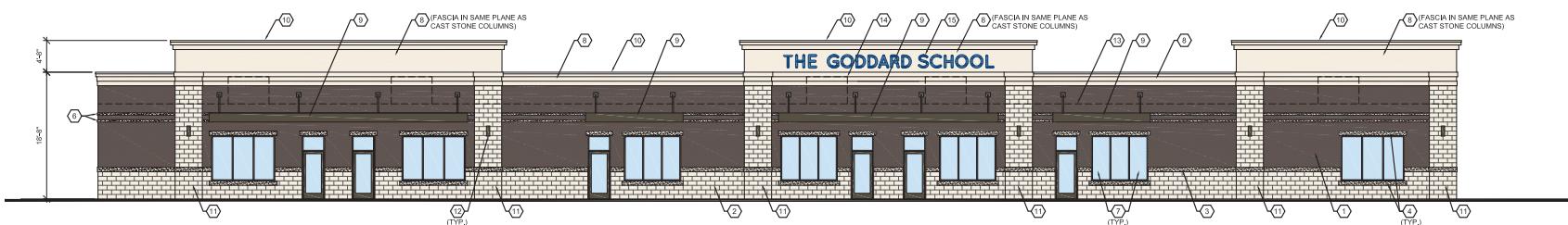
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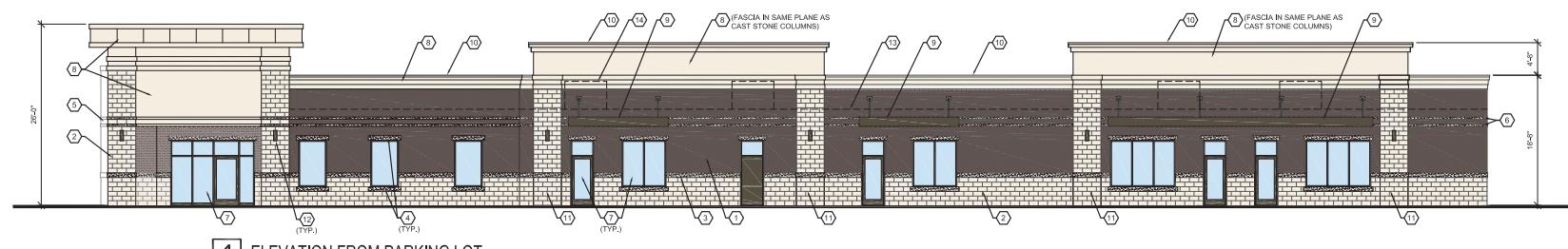


Architect: Charles W. Ferguson, AIA



A NEW BUILDING FOR:
THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT
1640 Gateway Blvd.
Murfreesboro, Tennessee

Date: 12-10-20
Revisions: A 01-06-21



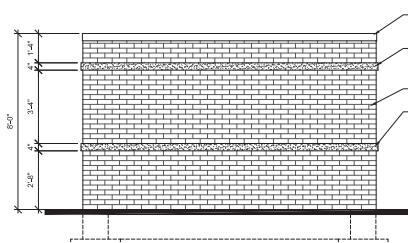
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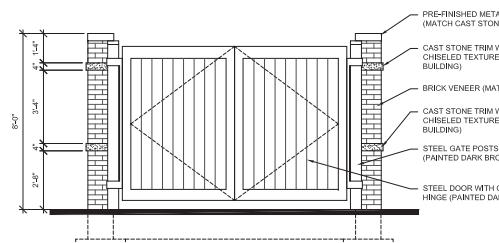
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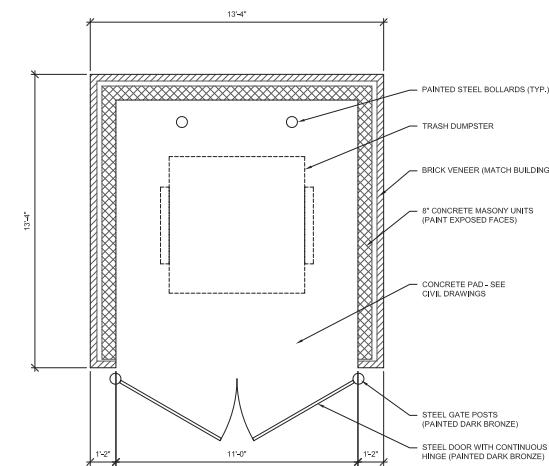
Sheet Number:
A3.02



TYPICAL SIDE ELEVATION



FRONT ELEVATION



ENCLOSURE PLAN



Architect: Charles W. Ferguson, AIA

A NEW BUILDING FOR:

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

1640 Gateway Blvd.
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Date: 12-10-20

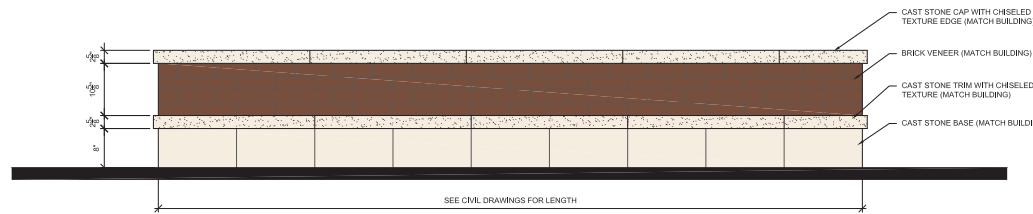
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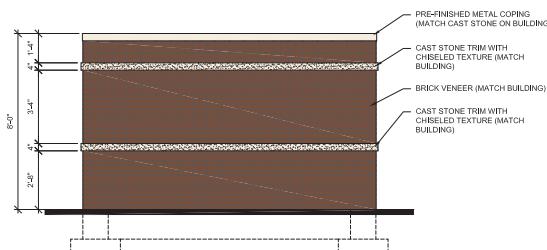
Sheet Name: DUMPSTER ENCLOSURE, SEAT WALL ELEVATIONS

Sheet Number:
A3.03

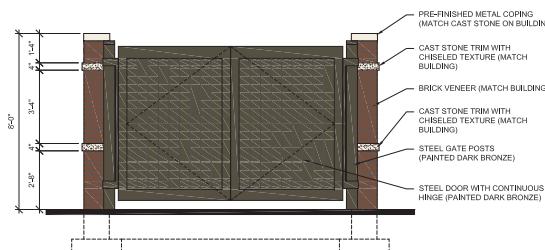


2 TYPICAL SEAT WALL ELEVATION

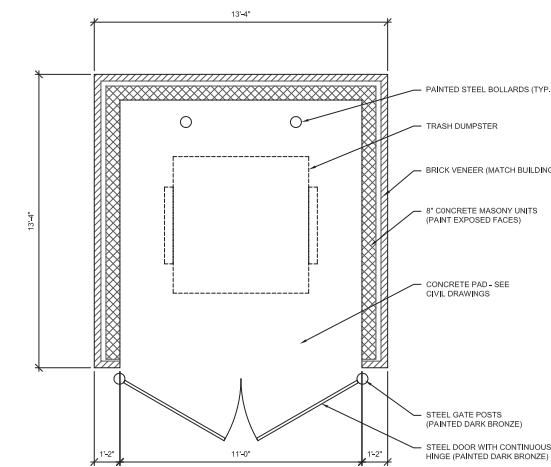
SCALE - 11x17 - NO SCALE
24 x 36 - 1" = 1'-0"



TYPICAL SIDE ELEVATION



FRONT ELEVATION



ENCL OSUURE PLAN

1 DUMPSTER ENCLOSURE

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 3, 2021 (RESCHEDULED)**

PROJECT PLANNER MARGARET ANN GREEN

**5.b. North Church LLC Lot 12 (Vintage at The Avenue [2021-6001 & 2021-3008]
initial design review of two private, outdoor dog patios on 5.5 acres zoned
PRD and GDO-1 located along Conference Center Boulevard, Avenue Way
and Greshampark Drive, Nicol Investment Company developer.**

This is the initial design review for the addition of two “dog patios” located outside of two ground-level apartment units within the Vintage at The Avenue multi-family development. The subject property is zoned PUD (Planned Unit District) and GDO-1. This site has frontage along three public rights-of-way. The development has an existing dog park located on the other end of Avenue Way.

The dog patios were installed without plans or approval from the Planning Commission. Staff reached out to the property owner to request the zoning violation be corrected. The units with the private dog patios front Avenue Way and are located just outside of the minimum building front setback line. They are, however, located on top of Murfreesboro Water Resources Department utility lines and easements. The MWRD will require an agreement be executed if these are approved by the Planning Commission. After review of the PUD program book and consultation with the applicant, the Planning Director approved a minor deviation to the PUD zoning with the following conditions:

- They are not located between the front of the structures and public rights-of-way (within required front yards)
- Staff reviews and approves the drainage design for these areas
- The enclosures are brought up Gateway Design Overlay standards (addition of brick, stone, rock and other ornamental features). Please provide details.
- The plans are approved by the Planning Commission

The proposed structure is elevated above the adjacent grade, and treated with artificial turf. The fencing is decorative black aluminum fencing on a wood base. Staff requested the base be clad in brick or stone veneer to match the existing structure.

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



Staff Comments

Development Services – Planning

Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1) The addition of these 2 dog patios may be approved as a minor deviation subject to the following is satisfied:

- They are not located between the front of the structures and public rights-of-way (within required front yards). ***This has been addressed.***
- Staff reviews and approves the drainage design for these areas. ***This condition of approval is not addressed and staff is still awaiting the information.***
- The enclosures are brought up Gateway Design Overlay standards (addition of brick, stone, rock and other ornamental features). Please provide details. ***The revised plans show the addition of brick on the base.***
- The plans are approved by the Planning Commission.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. Provide a revised landscape irrigation design demonstrating how the new planting areas will be irrigated.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Structures cannot be in sanitary sewer easement.

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. No comments.

Murfreesboro Fire & Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. No comments.

Building and Codes Department

Kevin Jones, 615.893.3750, kevinjones@murfreesborotn.gov

1. No comments.

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. No comments.

Informational and Procedural Comments**Development Services – Planning**

Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro. Any work in the floodway triggers at a minimum a No Rise analysis and certification.
2. This site plan is not affected by the City's Major Transportation Plan.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case of new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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

Middle Tennessee Electric Membership Corporation

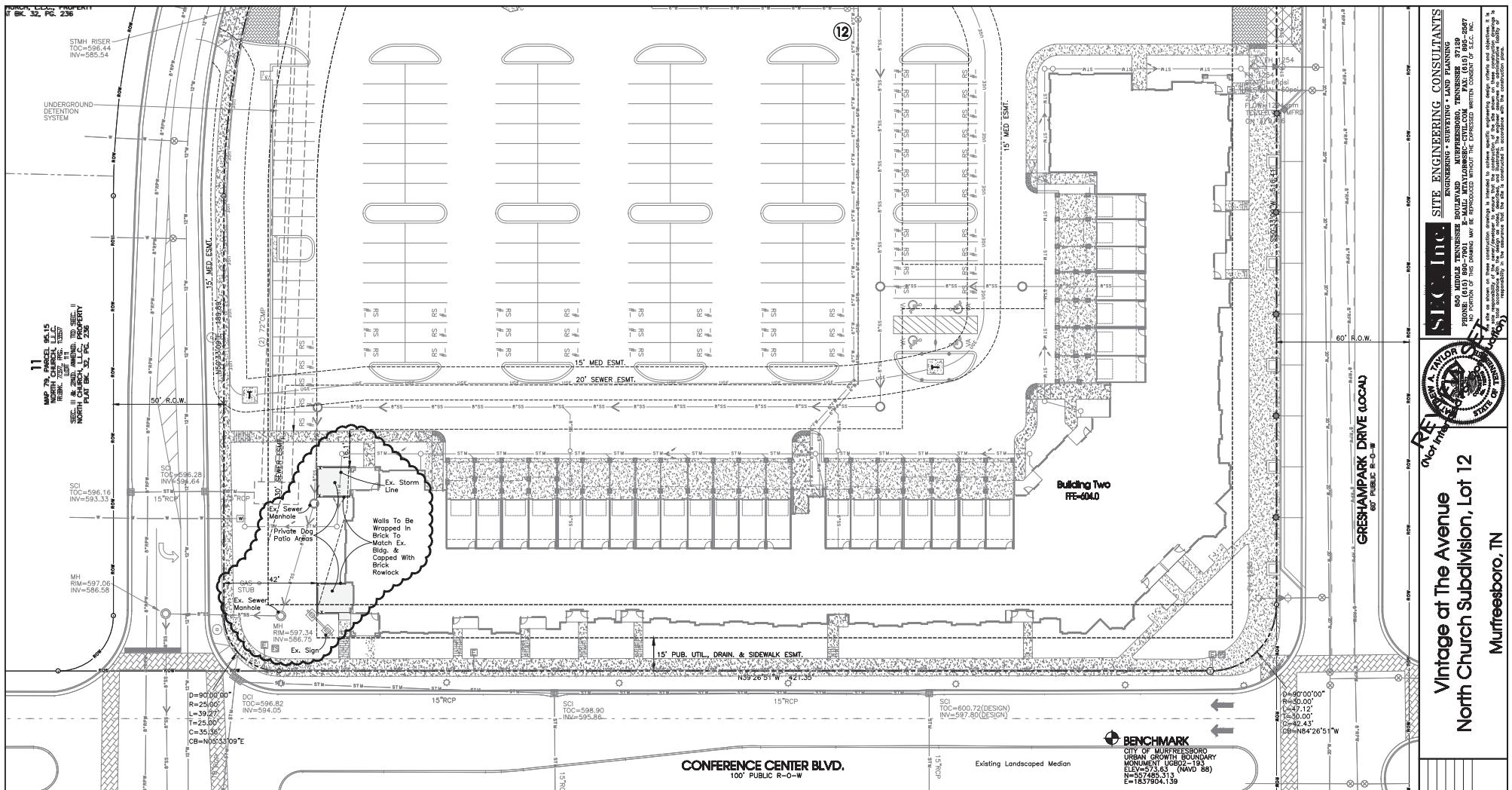
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Legend:									
<input type="checkbox"/> EXIST. CONCRETE MONUMENT		BENCHMARK	<input type="checkbox"/> EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION	<input type="checkbox"/> EXTERIOR CLEANOUT		CONCRETE SWALE	EXISTING GAS LINE
<input checked="" type="checkbox"/> IRON PIN SET (U.P.S.)		HANDICAP PARKING SYMBOL	<input type="checkbox"/> POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION	<input type="checkbox"/> EXISTING ECO		TYPE-X - HEADWALL	PROPOSED GAS LINE
<input type="checkbox"/> EXIST. PIN FOUND (U.P.S.)		VAN ACCESSIBLE HANDICAP DESIGNATION	<input type="checkbox"/> BLOW OFF VALVE		RIP RAP	<input type="checkbox"/> EXISTING PHONE		EXISTING STORM	EXISTING GAS LINE
<input type="checkbox"/> EXIST. SIGN POST		HC SIGN	<input type="checkbox"/> REDUCER		RUNOFF FLOW ARROW	<input type="checkbox"/> EXISTING ELECTRIC		PROPOSED STORM	PROPOSED STORM
<input type="checkbox"/> EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	<input type="checkbox"/> REVERSE DIRECTION CONNECTION		INLET FILTER PROTECTION	<input type="checkbox"/> PROPERTY LINE		EXISTING CONTOUR LINES	EXISTING CONTOUR LINES
<input type="checkbox"/> EXIST. SAN. & PHONE		CONCRETE BOLLARD			POSED SPOT ELEVATION	<input type="checkbox"/> EASEMENTS		PROPOSED CONTOUR LINES	PROPOSED CONTOUR LINES
<input type="checkbox"/> EXIST. SAN. & PHONE (STORM SEWER)		WHEEL STOP			DOUBBLE CHECK VALVE ELEVATION	<input type="checkbox"/> ROW		EXISTING SANITARY SEWER	EXISTING SANITARY SEWER
<input type="checkbox"/> EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK			SEWER/STORM DIRECTION	<input type="checkbox"/> EROSION CONTROL		PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
<input type="checkbox"/> EXIST. TELEPHONE RISER		EXTRUDED CURB			CATCH BASIN	<input type="checkbox"/> EROSION EEL		EXISTING WATER	EXISTING WATER
<input type="checkbox"/> EXIST. GAS RISER		CURB & GUTTER			GATE VALVE & BOX	<input type="checkbox"/> CURB INLET		PROPOSED WATER	PROPOSED WATER
<input type="checkbox"/> ELECTRICAL ENCLOSURE		TRAFFIC ARROW			WATER METER	<input type="checkbox"/> AREA DRAIN			
<input type="checkbox"/> EXIST. WATER METER		TURN LANE ARROWS			GAS METER	<input type="checkbox"/> HEADWALL			
<input type="checkbox"/> EXIST. WASTE		DRIVEWAY			DRIVEWAY	<input type="checkbox"/> EXISTING WASTE			

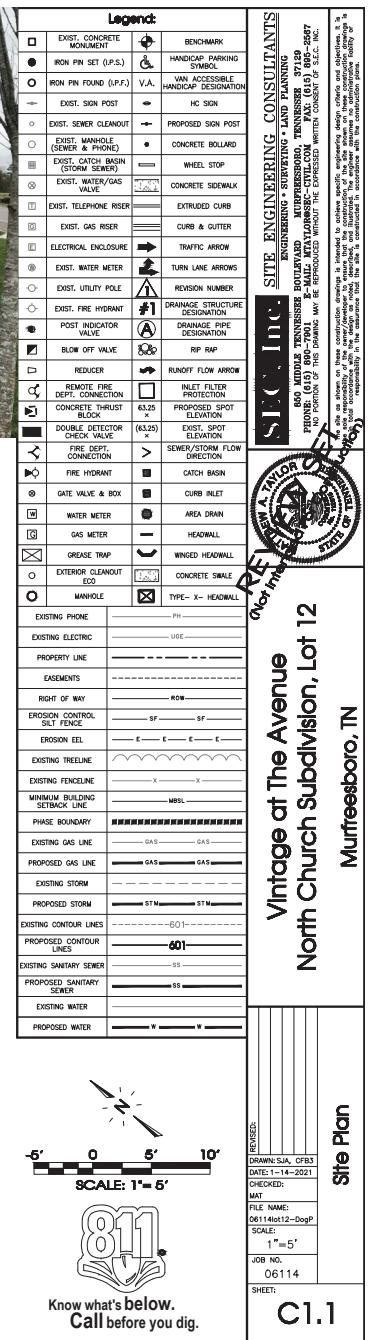
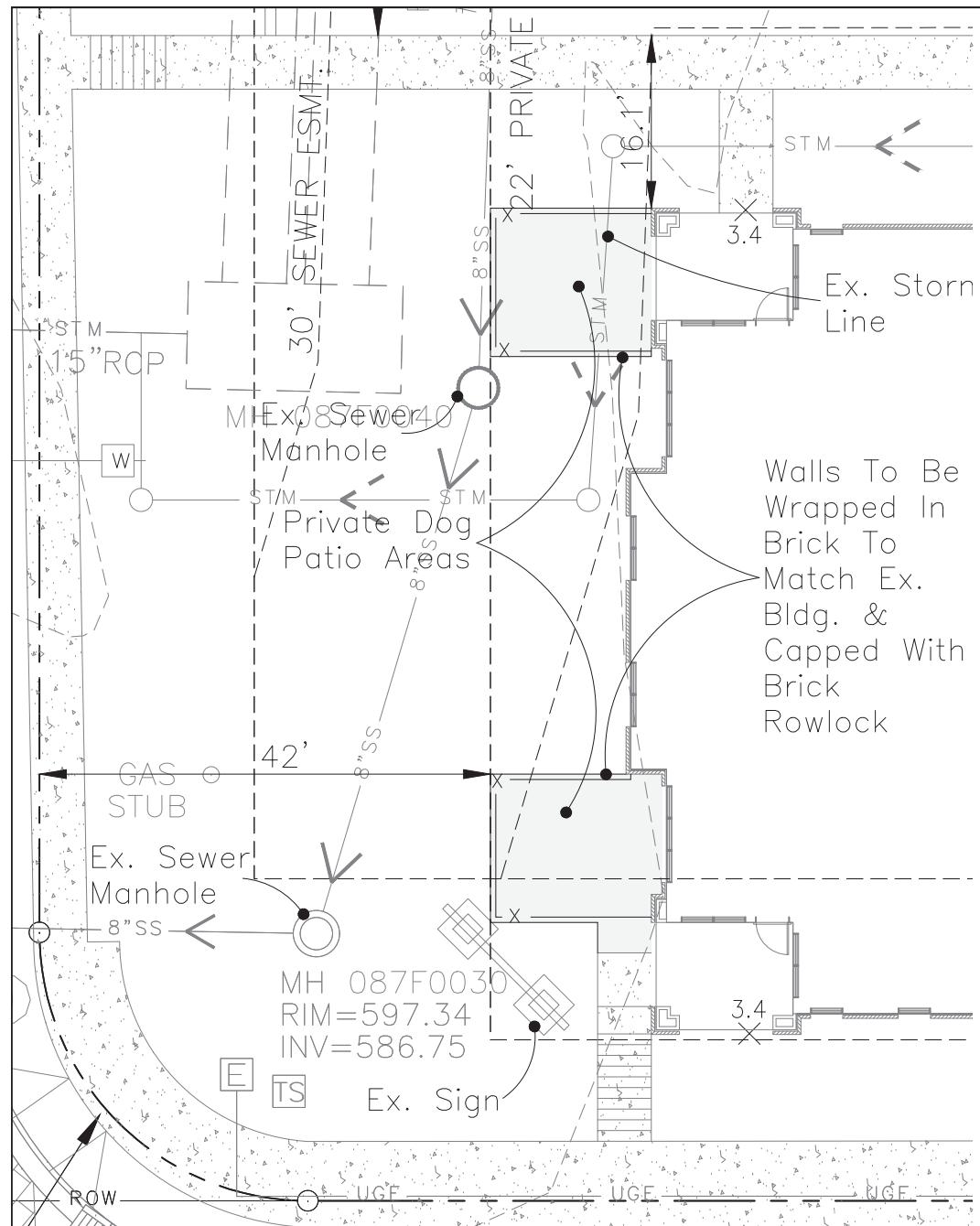
Dog Patios are to be constructed of rock and sand topped by artificial permeable turf (just like existing dog park areas).

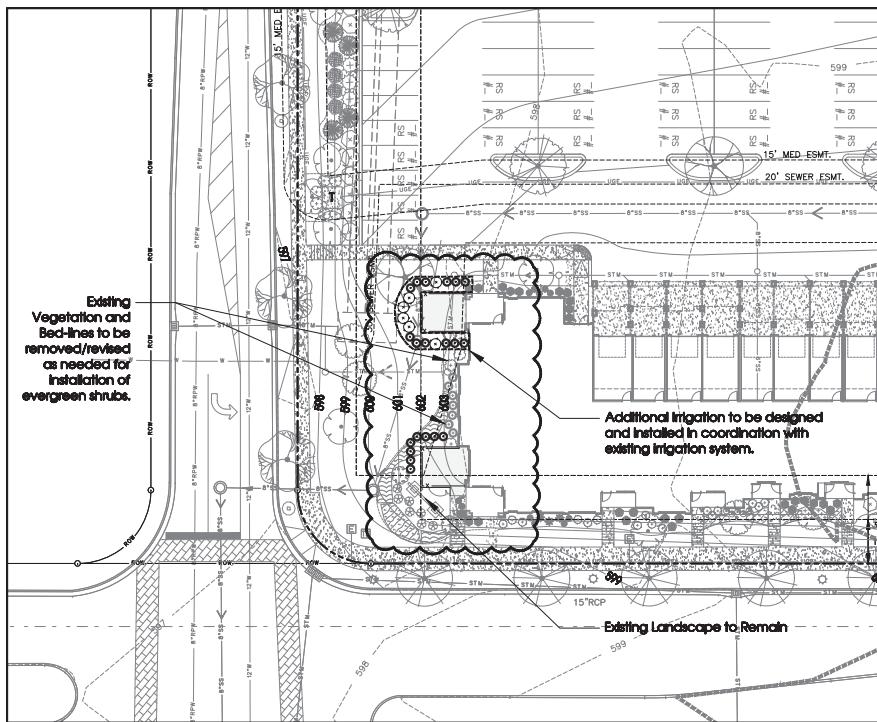


Know what's below.
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Site Plan

9





VINTAGE AT THE AVENUE

SITE DATA
SITE AREA: 5.87 ACRES
SITE ZONING: PRD & GDO-1

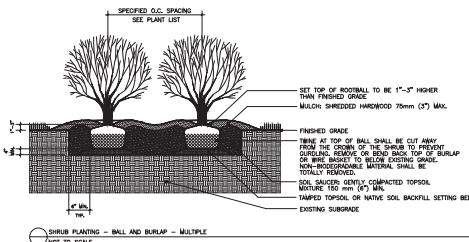
PLANT SCHEDULE

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	BMW	20	BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD	CONT.	12"	12"	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
	JPG	6	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED' / GOLD COAST JUNIPER	CONT.	12"	12"	5' O.C.	DENSE, FULL, MATCHED

MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. PLANT MATERIAL SHALL BE PLANTED IN A COORDINATED FASHION IN ACCORDANCE WITH THE PLANTING PLAN.
4. TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MILCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PROVIDED BY THE PROPERTY OWNER: PROVIDE THE CONTRACTOR WITH A COPIE OF ONE YEAR'S PLANTING AND MAINTENANCE CONTRACT.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
10. QUOTATIONS, ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING SOIL AND GROUNDCOVER AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUNDCOVER AREAS SHALL BE REPAVED.
12. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUNDCOVER AREAS SHALL BE REPAVED.
13. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION OF THE PLANTING AND MAINTENANCE CONTRACT, A RELEASE AND RELEASE OF LANDSCAPE CONTRACTOR'S PERFORMANCE 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 ISSUE OF THE CERTIFICATE OF OCCUPANCY.



PLAN NOTES:

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

PLANTING NOTES:

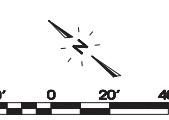
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MURFREESBORO PLANNING DEPARTMENT 615-893-4441 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING • LAND PLANNING
865 MURFREESBORO RD., SUITE 100 • MURFREESBORO, TN 37130 • (615) 893-5467
PHONE: (615) 893-7301 • FAX: (615) 893-5468
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.C.C. INC.



Vintage at The Avenue
North Church Subdivision, Lot 12
Murfreesboro, TN

REVISER:
DRAWN: BPG
DATE: 2-02-2021
CHECKED:
MPC
FILE NAME:
06114x12-Deg
SCALE:
1"=20'
JOB NO.
06114
SHEET:
L1.0



Know what's below.
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MURFREESBORO PLANNING COMMISSION

STAFF COMMENTS, PAGE 1

MARCH 3, 2021 (RESCHEDULED)

PRINCIPAL PLANNER MARGARET ANN GREEN

5.c. The Avenue (Burlington) [2021-6002 & 2021-3006] initial design review of a 13,781 ft² tenant build-out on 97.5 acres zoned CH, GDO-1 and PSO located along Medical Center Parkway, Big V Property Group developer.

This is the initial design review for a new tenant build-out in the Avenue Regional Shopping Center. The subject property is zoned CH (Commercial Highway District), GDO-1 and PSO. Burlington wishes to occupy the previous Best Buy suite and to make changes to the exterior to match their branding program. Below are the changes proposed with the Burlington tenant build-out:

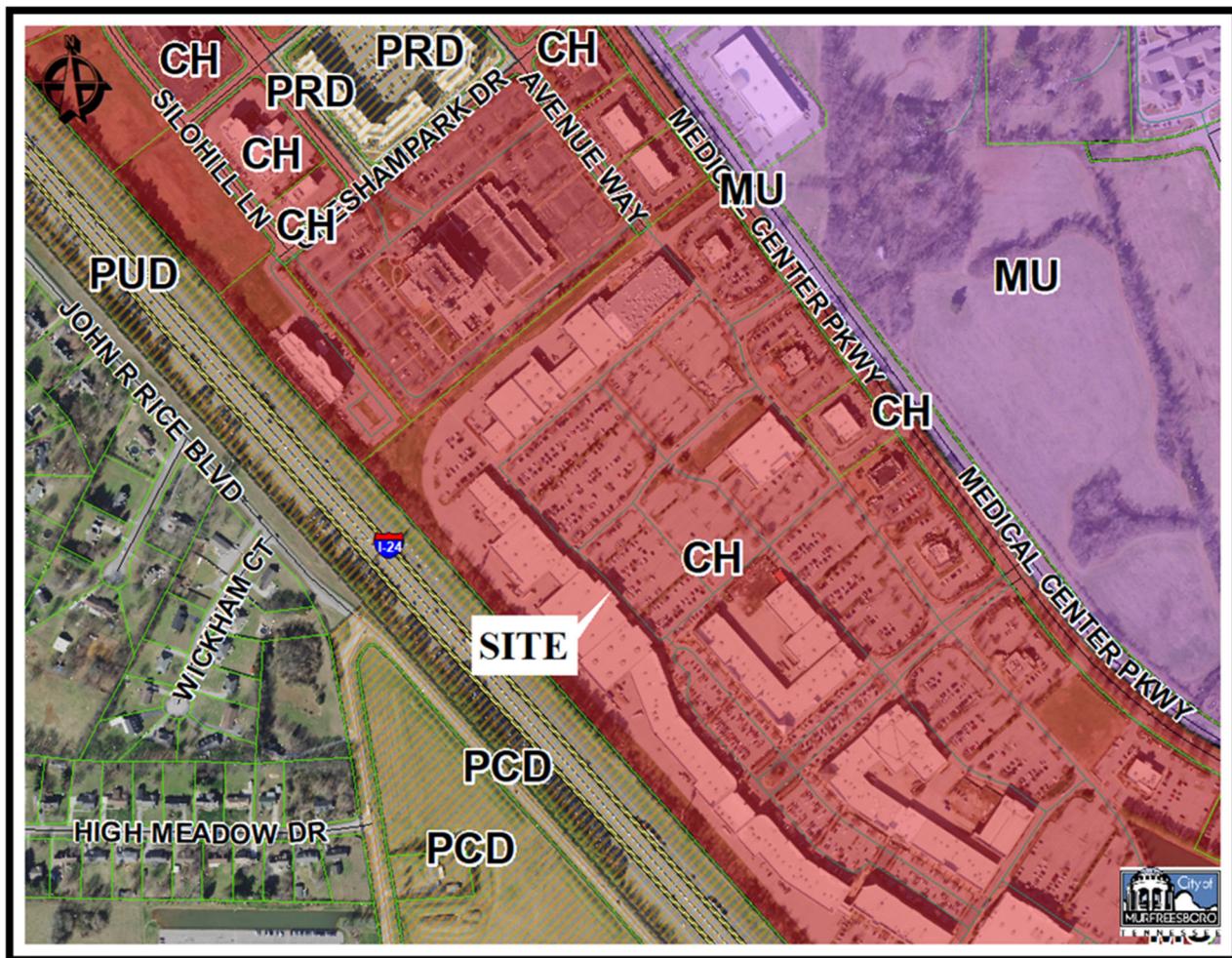


- Existing clear anodized storefront is being replaced with Kynar (powdercoat) finish material in Kawneer "Dove Gray" (which is a light color).
- Storefront opening size remains unchanged however the entry area is being reduced to half of the original opening (i.e., one set of entry sliders instead of two). Backlit frosted glass is being used in the transom condition above the entry vestibule. The left half of the storefront is currently shown as a gray spandrel and isn't incorporate backlighting due to internal layout.
- Sign band is a custom red Nichiha product.
- Eyebrow canopy midway up the storefront is a red accent line (prefinished metal, 2' deep).
- EIFS colors for trim and field conditions will match existing elsewhere on the building.
- Cast stone base materials are intended to generally match existing, within limits of production changes over the years.

Two elements of the proposal initially presented to planning staff appeared inconsistent with the City's Gateway Design Overlay District and Murfreesboro Design Guidelines criteria and as such Planning Staff is bringing the item to Planning Commission for its consideration. Staff requests the Planning Commission review the colors Burlington red Nichiha to consider its appropriateness in the context of the area and the modifications to the storefront.

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 of the criteria to determine if the architectural treatments and character are appropriate.

The design team and the developer should address all GDO comments prior to initial design review at the Planning Commission.



GDO Comments

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

- 1) The area behind the sign is *Custom Burlington Red* composite wall panel and is not considered a part of the sign, therefore it should be in compliance with the GDO and Design Guidelines criterial. ***The Planning Commission should review the color to determine if the building's exterior color and architectural treatment is appropriate.***
- 2) Staff has been working with the applicant on concerns with the portion of the existing storefront opening that is being closed and converted to storefront and its effect of the design and symmetry. ***The Planning Commission should review this item.***
- 3) On the material samples board please clearly identify where the material or color is to be used, and shall include a 3" x 5" blank space in the lower right corner. ***To be provided.***

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. Meter application currently under review by CUD.
2. Developer must submit updated fire sprinkler calculations to [CUEngineering@cudrc.com..](mailto:CUEngineering@cudrc.com)

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Informational and Procedural Comments

Development Services – Planning

Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

1. Per the engineer's certification on this plan, this property lies in Zone X, outside areas designated as floodway and/or 100-year floodplain per the latest FIRM maps (1/5/07) for the City of Murfreesboro.
2. This site plan is not affected by the City's Major Transportation Plan.
3. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
4. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed

underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.
2. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.



BURLINGTON FACADE STUDY
The Avenue Murfreesboro
Murfreesboro, Tennessee
PRO #1669.00 • February 2, 2021



Best Buy "Blue"

% Saturation Value (HSB color model): **87%**
% Brightness (HSB color model): **73%**
% Lightness: (LAB color model): **35%**
% amount of black: (CMYK color model): **0%**



Burlington "Red":

% Saturation Value (HSB color model): **81%**
% Brightness (HSB color model): **69%**
% Lightness: (LAB color model): **24%**
% amount of black: (CMYK color model): **11%**



Exterior Color Study Example

East Chase Venue

7701 & 7721 Eastchase Parkway, Montgomery, AL

*Both photos approximatley taken same time and day

Photo Credit: Montgomery Advertiser, Oct. 1, 2019



South Elevation



PROPOSED DAYTIME VIEW



EXISTING



BURLINGTON FACADE STUDY
The Avenue Murfreesboro
Murfreesboro, Tennessee
PRO #1669.00 • February 10, 2021



PROPOSED DUSK VIEW



EXISTING



BURLINGTON FACADE STUDY
The Avenue Murfreesboro
Murfreesboro, Tennessee
PRO #1669.00 • February 10, 2021

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 3, 2021**

PRINCIPAL PLANNER: MARGARET ANN GREEN

5.d. North Church Section 4 Berm/ Landscaping Plan [2017-3091] site plan for berm & landscape plan located along Wilkinson Pike, Tommy Smith developer.

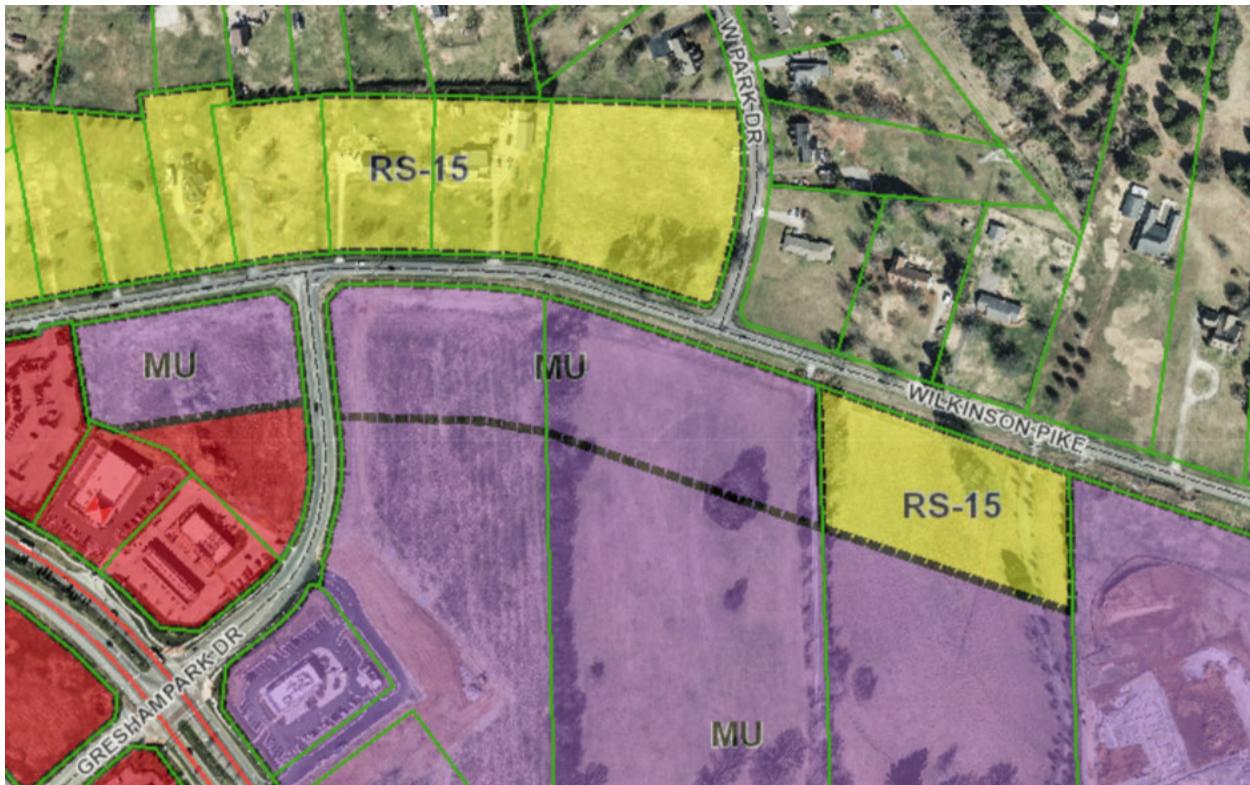
Site Plan review of the plans for construction of the berm along a portion of the South side of Wilkinson Pike revealed conflicts with sanitary sewer facilities that required modifications to the previously approved plans for the berm. In addition, the approval for the previously-approved plans has lapsed, necessitating reapproval in some form or fashion. A drawing showing the changes to the berm plan and showing areas where the Conservation Easement for the berm will be modified will be provided at the meeting.

Staff recommends approval of the modified berm plan and easements, subject to final review and approval of the construction plans by City staff as well as all attached comments from the original 2017 Planning Commission approval with the exception of the comment requiring the berm to relocate outside of the sanitary sewer easement.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
SEPTEMBER 20, 2017**

5e. North Church Section 4 Berm/ Landscaping Plan [2017-3091] site plan for berm & landscape plan located along Wilkinson Pike, Tommy Smith developer.

This is the site plan review for a berm and landscaping to be placed along Wilkinson Pike in accordance with rezoning efforts approved by the City Council on second reading during its meeting on July 20, 2017. In August of 2016, the developer made an application to amend the Zoning Ordinance in order to remove 7.6 acres from the Wilkinson Pike Buffer requirement. The City Council deferred action on January 26, 2017. The Wilkinson Pike buffer is an additional setback that was placed upon this property when the Gateway Design Overlay District was established in January 2004. The applicant offered to place restrictive covenants on the property to require a landscaped berm along Wilkinson Pike. As a part of that requirement, the developer committed to install and plant the buffer during the next growing season. The berm and landscaping are not required in areas where street connections are anticipated to be made to Wilkinson Pike and where the landscaping and berming could pose a sight distance problem. Review of this plan is to be consistent with voluntary conditions placed upon the site by the applicant/developer. The City of Murfreesboro Legal Department is working with the applicant/developer to draft and record the appropriate legal instruments.



Staff Comments:

Planning, Engineering, Transportation & Urban Environmental:

**Planning Department- Margaret Ann Green (615) 893-6441,
mgreen@murfreesborotn.gov**

- 1) The restrictive covenants placed upon this property must be reviewed by the Planning & Legal Department and must be recorded prior to the issuance of a permit.
- 2) This plan must be in conformance with the commitments made by the developer (berm installed during “next growing season”, not less than 5’ tall, landscaped with a Type E buffer, irrigated, etc).
- 3) Provide a detail of the proposed split-rail fence on the plans.
- 4) Add the STANDARD NOTES listed in section 7. J. of the Zoning Ordinance to the site plan.
- 5) Show the Sight Triangle at the intersection of the private drive/street and Wilkinson Pike. Any landscaping located in the sight triangle must meet the requirements of the Zoning Ordinance (no landscaping object or plant material, those meeting the requirements of the Zoning Ordinance, shall be allowed within the sight triangle at an elevation greater than 30 inches above the crown of pavement on the adjacent roadway.)

**Transportation Department- Ram Balachandran (615) 893-6441,
rbalachandran@murfreesborotn.gov**

- 1) C1.0 - Show and provide adequate width for a roadway connection to Wilkinson Pike across from West Park Drive Show line-of-sight/sight triangle analysis at the proposed roadway connections to Wilkinson Pike
- 2) L1.0 - Show line-of-sight/sight triangle analysis at the proposed roadway connections to Wilkinson Pike
- 3) Add this note to the plans and call it out with a cloud or some other way to ensure the contractor doesn't miss it: “Contractor to coordinate with the City of Murfreesboro Transportation Department prior to commencement of any work in the public right-of-way in this area to avoid damage to traffic signal devices.” Contact Ram Balachandran, City Traffic Engineer, at (615) 893-6441.

Engineering Department- Cey Chase (615) 893-6441, cchase@murfreesborotn.gov

- 1) A site work permit may be required to authorize the site construction.
- 2) A site completion bond of \$ 2500 will be required prior to issuance of the site work permit.
- 3) 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.
- 4) Prior to the issuance of a land disturbance permit and site work permit, submit to the Engineering Dept. three (3) hard copies of the site plan.
- 5) Installation of berm and landscaping should be completed prior to the first certificate of occupancy or during construction of Wilkinson Pike road improvements??

**Urban Environmental Department- Brad Barbee (615) 895-8059,
bbarbee@murfreesborotn.gov**

- 1) Please provide a landscape buffer irrigation plan utilizing the City's repurified water system per the "Agreement for landscape buffer and easement".
- 2) Please show SDVT at the intersection of Wilkinson Pike and Greshampark Drive. Adjust the berm location and plantings if necessary to avoid any SDVT conflicts.
- 3) Please show the proposed street and ROW of the future West Park Drive. Please provide SDVT for both directions and adjust the berm and plantings to avoid any conflicts.
- 4) Please provide a cross sectional detail of the berm. The berm should have a minimum top soil depth of 30 inches with the base construction of fill material other than show rock.
- 5) Please label the type of buffer proposed (Type "E") per the "Agreement for landscape buffer and easement".

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

Building & Codes – Kevin Jones (615) 893-3750, kjones@murfreesborotn.gov

No comments.

**Signage (Building & Codes Dept.) – Amelia Kerr (615) 893-3750,
akerr@murfreesborotn.gov**

- 1) Identify any development entrance signs on the plan.

Consolidated Utility District – Brandon Hunter (615) 225-3311, bhunter@cudrc.com

No comments.

Murfreesboro Electric Department – (615) 893-5514, engineering@medtn.com

No comments.

**Murfreesboro Fire & Rescue Department – Carl Peas (615) 893-1422,
cpeas@murfreesborotn.gov**

No comments.

**Murfreesboro Water & Sewer Department – Greg Harvey (615) 890-0862,
gharvey@murfreesborotn.gov**

- 1) Relocate berm out of sanitary sewer easements.

Informational and Procedural Comments:

Planning, Engineering, Transportation & Urban Environmental:

**Planning Department- Margaret Ann Green (615) 893-6441,
mgreen@murfreesborotn.gov**

- 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 Wilkinson Pike is being upgraded to a standard commercial street section with sidewalks and a multi-use trail.
- 3) Evidence of a mandatory homeowners' association, demonstrating perpetual maintenance of all common areas and street trees, must be submitted.
- 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.

**Transportation Department- Ram Balachandran (615) 893-6441,
rbalachandran@murfreesborotn.gov**

No comments

**Engineering Department- Cey Chase (615)-893-6441,
ccchase@murfreesborotn.gov**

- 1) No comments.

**Urban Environmental Department- Brad Barbee (615) 895-8059,
bbarbee@murfreesborotn.gov**

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

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

**Building & Codes Department – Kevin Jones (615) 893-3750,
kjones@murfreesborotn.gov**

No comments.

**Signage (Building & Codes Dept.) – Amelia Kerr (615) 893-3750,
akerr@murfreesborotn.gov**

- 1) The Planning Commission does not approve signage; a separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Amelia Kerr in the Building and Codes Department.
- 2) 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) Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Amelia Kerr.
- 4) Any Ground sign or freestanding wall sign (monument style) to be located within a public utility or drainage easement must complete & record a City of Murfreesboro revocable license agreement with easement holders.
- 5) 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.

**Consolidated Utility District – Brandon Hunter (615) 225-3311,
bhunter@cudrc.com**

- 1) Water service [domestic, fire, and/or irrigation] is provided by CUDRC.

**Murfreesboro Electric Department -(615) 893-5514,
engineering@medtn.com**

No comments.

**Murfreesboro Fire & Rescue Department – Carl Peas (615) 893-1422,
cpeas@murfreesborotn.gov**

No comments.

**Murfreesboro Water & Sewer Department – Greg Harvey (615) 890-0862,
gharvey@murfreesborotn.gov**

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

- B. All kitchen waste including the floor drains are to be routed to a grease waste line and shall be separate from the sanitary waste.
- C. Submit calculations for grease interceptor sizing approval by MWSD. Minimum required size is 1000 gallons and must meet MWSD specifications.
- D. The FOG applications must be completed and submitted to MWSD.

- 6) The owner/developer must sign and record a Landscaping, Sign, Fence, Specialty Pavement, Stormwater feature, and/or any other nonconforming structure within a City Easement Agreement with MWSD prior to permits. Submit copy of deed to initiate legal document.
- 7) Submit construction details of the signage to MWSD regarding its proximity to the water/sewer main(s).
- 8) Owner/developer must sign a repurified water application.
- 9) Backflow prevention must be upgraded to meet current standards.
- 10) Any easement that is to be abandoned must be approved by the Murfreesboro Planning Commission, MWSD's Water & Sewer Board, and by the Murfreesboro City Council.
- 11) All new sanitary sewer taps, connections, and manhole adjustments are to be per MWSD specifications and be made under MWSD supervision by a MU licensed utility contractor.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 3, 2021 (RESCHEDULED)**

PROJECT PLANNER MARGARET ANN GREEN

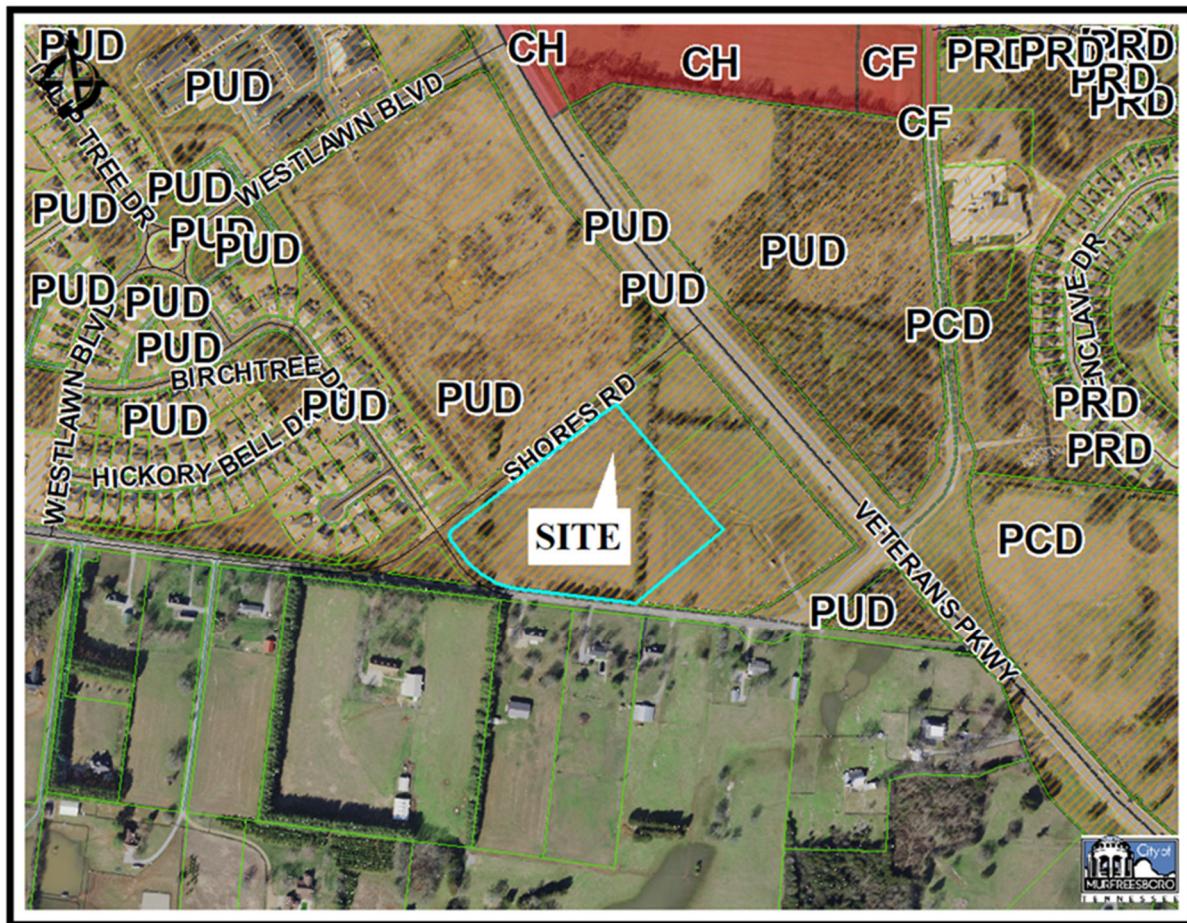
6.a. Westlawn Commercial Lot 4 (Murfreesboro Medical Clinic) [2021-3011] final design & site plan review of a 25,862 ft² medical office building on 8.5 acres zoned PUD located along Shores Road, Veterans Medical Properties LLC developer.

The Murfreesboro Planning Commission is asked to consider the final design and site plan review for a commercial outparcel located within the Westlawn PUD (Planned Unit District). The property is located along Shores Road Parkway and Birchtree Drive. The Westlawn PUD identifies various area within the development and creates subareas with various types of allowable uses. The PUD was amended in 2020 to modify areas C-4 and C-5 to allow a hospital as a permitted use, and to further define this area to allow medical and institutional uses(files 20-404, 19-428, 18-414, 10-405). The subject property is located within both the C-4 and C-5 areas and the use "medical office" is permitted. The Planning Commission reviewed and approved a site plan for a 3-story, 53,000 square foot MOB on Lot 3 (TOA). The PUD commits to meeting the Gateway Design Overlay District design standards and as such, is being reviewed by the Planning Commission.

The proposed plan is for Phase 1, which includes a 25,862 square foot medical office building while reserving area for a future second medical office building and additional parking. The site has access to the newly named Shores Road with an entrance that lines up with the future Publix grocery store and a shared access drive with Lot 1 of the Westlawn Commercial subdivision. There is no access to the newly renamed Birchtree Drive and the 40-foot wide landscape buffer and berm is identified on the plans. Even though the entire lot is not being developed in one phase, the developer is required to install the required sidewalks along the frontage of the entire lot, to install the entire buffer berm committed to in the PUD and build the decorative entrance signs as required in the Westlawn PUD.

The proposed building is a three-story structure with three colors of architectural precast and small amounts of EIFS on the canopies and roofline. The tallest portion of this building is above the porte-cochere entrance, and stands at the maximum permitted height of 75 feet. The portion of the building that is located within C-5 is below the maximum 60-foot height. The rear of the towers are being treated in the same precast material as the remainder of the building. The screening of the rooftop equipment does rely on some mechanical screens. The areas designated as formal open space are located along the walkways and include decorative sidewalks, pavers, benches, stone seat walls, pedestrian scale lighting and picnic benches.

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



Staff Comments

Development Services – Planning

Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

- 1) Provide color boards and material samples of exterior architectural and site materials and surfaces which shall be permanently mounted and submitted on rigid boards of durable construction with maximum dimensions of 18" x 24" and no greater than 3 inches in thickness including the board and material sample. Such exhibits shall be clearly labeled with the project name, shall clearly identify where the material or color is to be used, and shall include a 3" x 5" blank space in the lower right corner.
- 2) Add street trees along Shores Road, as committed to in the Westlawn PRD. The design team may need to reference the Westlawn Pavilion Master Plan for plan continuity and consistency of plant material.
- 3) The street names shown on the plans are contingent upon the Rutherford County Road Board and City of Murfreesboro's renaming. ***Informational comment.***
- 4) On the site plan show adjoining public rights-of-ways centerlines and traffic lanes.
- 5) The design engineer needs to coordinate all proposed sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer. ***Informational comment***

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. Entrance from the private drive should be constructed as a T intersection as the easement curves on to lot 2 and does not continue to straddle the property line.
2. Provide details and specifications for the underground detention system. Full design details will be required prior to issuance of the building permit.
3. Look at spot shots at the corners of the parking areas to ensure that they will not be ponding water specifically neat entrance from access drive. The 610.2 seems low..

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

1. All areas of change must be clouded on the plan.
2. Revise the buffer design to provide a broad growing evergreen tree in place of the proposed Emerald Green Arborvitae. The landscape designer must match the plan on the adjacent property. The designer should review the adjacent plan more closely and revise the buffer accordingly.
3. Revise the landscape plan to use the updated landscape island planting detail.

4. Revise the landscape plan to provide the required street trees along new Shores Road (Westlawn PUD).
5. Revise the landscape plan to provide the definition of “matched” underneath the plant materials schedule. Definition not added to plant schedule.
6. Revise the landscape plan to provide a minimum of 36” of evergreen screening where parking lots are visible from public right of ways. Increase size of IB to 36”.
7. Revise the landscape plan to provide the required GDO calculations (ACI, shrubs per acre, ornamental tree percentage, etc.). Calculation must be provided for the area included with the plan and be able to stand alone regardless of future expansions.
8. Call out the width of the base of building planting areas at the most narrow point of each side, on the landscape plan. Base of building planting areas must be a minimum of 5ft in width (unobstructed plantable area). Dimensions not found.
9. Revise the landscape plan to provide groundcovers/grasses in the landscape island to provide better cover and durability. The landscape designer should review the quantities to ensure that they will provide adequate coverage for the area. In addition, grasses should be specified by container size.
10. Revise the irrigation plan to irrigate the turf areas along the western side of the entrance drive from Shores Road. Irrigation has not been added to this area.

Building and Codes Department

Kevin Jones, 615.893.3750, kevinjones@murfreesboron.gov

No comments.

Consolidated Utility District

Brandon Hunter, 615.225.3311, bhunter@cudrc.com

1. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to CUDEngineering@cudrc.com for further review.
2. Submit a completed CUDRC “Meter Application and Fixture Count Submittal Form” along with plumbing plans to CUDEngineering@cudrc.com for review, tap fee calculation, and meter sizing.
3. Remove public water main sizing .
4. Add note: See CUD water plans for specific details and water main and meter sizing.
5. Phase 2 water point of connection will be near the existing fire hydrant and water stub near the intersection of Shores Road and Birchtree Drive.
6. Show a scaled 7'x13' fire vault.
7. Proposed sign conflicts with proposed water line and meter location.

8. Show a 40'x40' clear space easement centered on water main for MMC meter layout.
9. Overlay existing water main on grading and landscaping plans.
10. Obtain design locate through TN 811 and show existing water main along Birchtree Drive.
11. Add note to plan: Contractor required to extend public water main from existing fire hydrant northeasterly along Shores Road to the proposed meter layout for MMC and make the tie in to the public water main across Shores Road to Westlawn Pavilion.
12. Add the following CUD water line notes:
13. Water service, domestic, fire and/or irrigation is provided by Consolidated Utility District of Rutherford County (CUDRC).
14. See CUD water plans for specific details and layout.
15. All "live or wet" water main line taps are to be made by CUDRC.
16. CUD water line technical specifications may be found at www.cudrc.com.
17. Utility contractor must attend pre-arranged water line pre-construction meeting with authorized representative from CUD and receive formal TDEC "notice to proceed" from CUD before any water line construction commences.
18. During water line construction, an authorized representative of CUDRC will be inspecting the entire water line installation process to ensure that the construction conforms to approved plans and specifications.
19. Maintain 10 feet horizontal separation and 18 inches vertical separation (water over sewer) between sanitary sewer and water lines.
20. Contractor required to stake all water meter locations prior to taps being installed.
21. Contact CUD Engineering Department for additional information 615-867-7330.

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Murfreesboro Fire & Rescue Department

Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1. A "Private Water Agreement" with the City and MWSD or CUD must be filed and recorded Prior to Permitting.
2. Fire Line plans shows 2 different sizes on the same line.
3. Show fire department connection (FDC).

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

1. Add the Release & Covenant Not to Sue note to the plan:
 - Under the current adopted plumbing code, the City of Murfreesboro requires the minimum floor elevation (M.F.E.) to be set at or above the top of casting elevation of the nearest manhole that is upstream of the sewer service connection. As an alternative, the homeowner shall install a backwater valve per the plumbing code and execute and record a release of indemnification against the City of Murfreesboro with regards to the sanitary sewer connection. The builder and/or homeowner shall be responsible for compliance with this requirement.
2. Light poles must be located outside the water/sewer easement(s).
3. All canopy trees must be located 10' minimum from all public water/sewer main(s).
4. Show the MWRD approved detail for on-site cleanouts. On-site private cleanouts must use the details found at: <http://www.murfreesborotn.gov/DocumentCenter/View/279>
5. Submit a copy of the final Photometric Plan to MWRD.
6. Submit a copy of the final Landscaping/Planting Plan to MWRD.
7. Submit a copy of the final Grading & Drainage Plan to MWRD.
8. Submit a copy of the final Electric Utility Plan to MWRD.
9. ADD NOTE: A maximum of 2 – 6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2 – 6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
10. ADD NOTE: The existing sanitary sewer mains that will cross under or over the newly constructed utility main(s) or other infrastructure must undergo an inline Pipeline Assessment Certification Program (PACP) CCTV survey after construction of the new utility line has been completed and be submitted to MWRD for review and approval.
11. Water & sewer easements shall be exclusive to water & sewer only; other parallel utilities must be outside easement.
12. Contact MWRD to confirm compliance with the sewer allocation ordinance.
13. Electric service line is not to cross sewer service.

Informational and Procedural Comments

Development Services – Planning

Margaret Ann Green, 615.893.6441, mgreen@murfreesborotn.gov

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

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

2. This site plan is not affected by the City's Major Transportation Plan.
3. Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Development Services with seventy-two hours advance written notice. The staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans.
4. Submission of utility drawings. At the end of the construction period, by phase, the owner shall submit to the Planning Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system.
5. The design engineer shall coordinate all sidewalk locations with utility providers. Elimination of conflicts is the responsibility of the developer.
6. Contact Theresa Roberts Theresa.m.roberts@usps.gov at (615) 872-5660 or Melissa Steger Melissa.d.steger@usps.gov at (615) 872-5664 with the USPS to discuss provisions for mail service. If the USPS requires a cluster box unit (CBU) instead of individual mailboxes, then the plans may need to be revised prior to their approval to accommodate a CBU or multiple CBUs.
7. In accordance with TCA Section 7-59-310(b)(1), Competitive Cable and Video Services Act, in case or new construction of property development where utilities are to be placed underground, the developer or property owner shall give all providers of cable or video serving the City of Murfreesboro dates on which open trenching will be available for the providers' installation of conduit, pedestals or vaults, and laterals referred to as "equipment" to be provided at such providers' expense.

Development Services – Engineering

Katie Noel, 615.893.6441, knoel@murfreesborotn.gov

1. City Right of Way permit and surety will be required prior to any work taking place in the right of way.
2. A Land Disturbance Permit (LDP) is required before any work begins on site, including soil disturbance. The LDP application must be submitted to the Engineering Department and must be approved by the city engineer.
3. Prior to a land disturbance permit, provide a stormwater pollution prevention plan (SWPPP) to be reviewed and approved by the City Engineer prior to any permit. Include provisions for erosion and sediment control with details in general compliance with the TDEC Erosion and Sediment Control Handbook Fourth Edition.
4. Prior certificate of occupancy being issued submit an Engineer's Certification of the construction of the public infrastructure and stormwater management facilities in accordance with the Subdivision Regulations and Stormwater Management Ordinance.

5. Prior to Land Disturbance Permit being issued, a long-term operation and maintenance plan and associated agreement must be reviewed and approved by the Murfreesboro Engineering Department.

Development Services – Landscaping

Brad Barbee, 615.893.6441, bbarbee@murfreesborotn.gov

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

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@mtemc.com

1. Applicant must adhere to all MTEMC Rules and Regulations. Developments will not be approved until all MTEMC requirements are complete. Please contact MTEMC Engineering for requirements associated with the development.

Signage (Building and Codes)

Teresa Stevens, 615.893.3750, tstevens@murfreesborotn.gov

1. The Planning Commission does not approve signage. A separate permit from the Building and Codes Department is required for all signage, including flag signs. Contact Teresa Stevens in the Building and Codes Department.
2. For proposed flagpole(s), the flagpole(s) shall be located on the site plan along with the maximum proposed pole height, the maximum proposed flag square footage, and the foundation design. The setback requirements for the flagpole(s) are established in the Sign Ordinance.
3. Any proposed ground and freestanding wall signs (monument style) require a pre-application meeting with Teresa Stevens.
4. Any ground sign or freestanding wall sign (monument sign) to be located within a public utility or drainage easement shall have a compete and recorded City of Murfreesboro revocable license agreement with easement holders.
5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

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



ARCHITECT:



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Revision Schedule		
Rev #	Comments	Date
I	REV-01	02-03-21

A NEW BUILDING FOR:
MURFREESBORO MEDICAL CLINIC
LOT 4, SECTION I, WESTLAWN
MURFREESBORO, TN

NOT FOR
CONSTRUCTION

FOR REVIEW

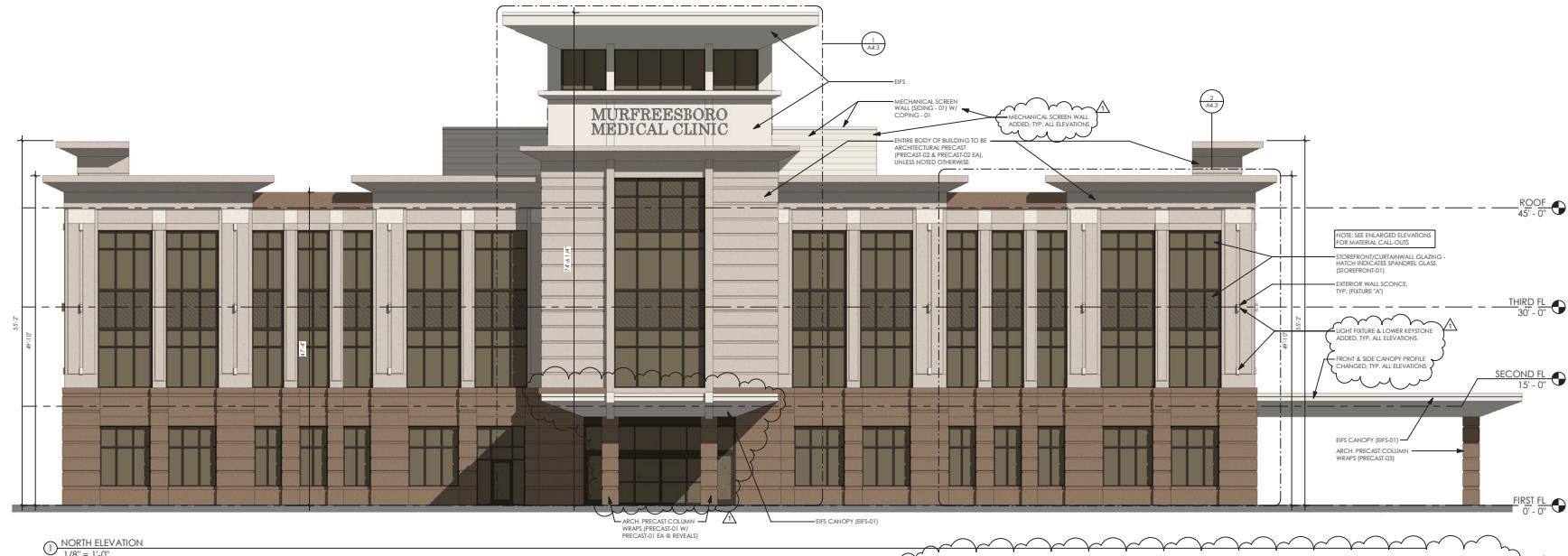
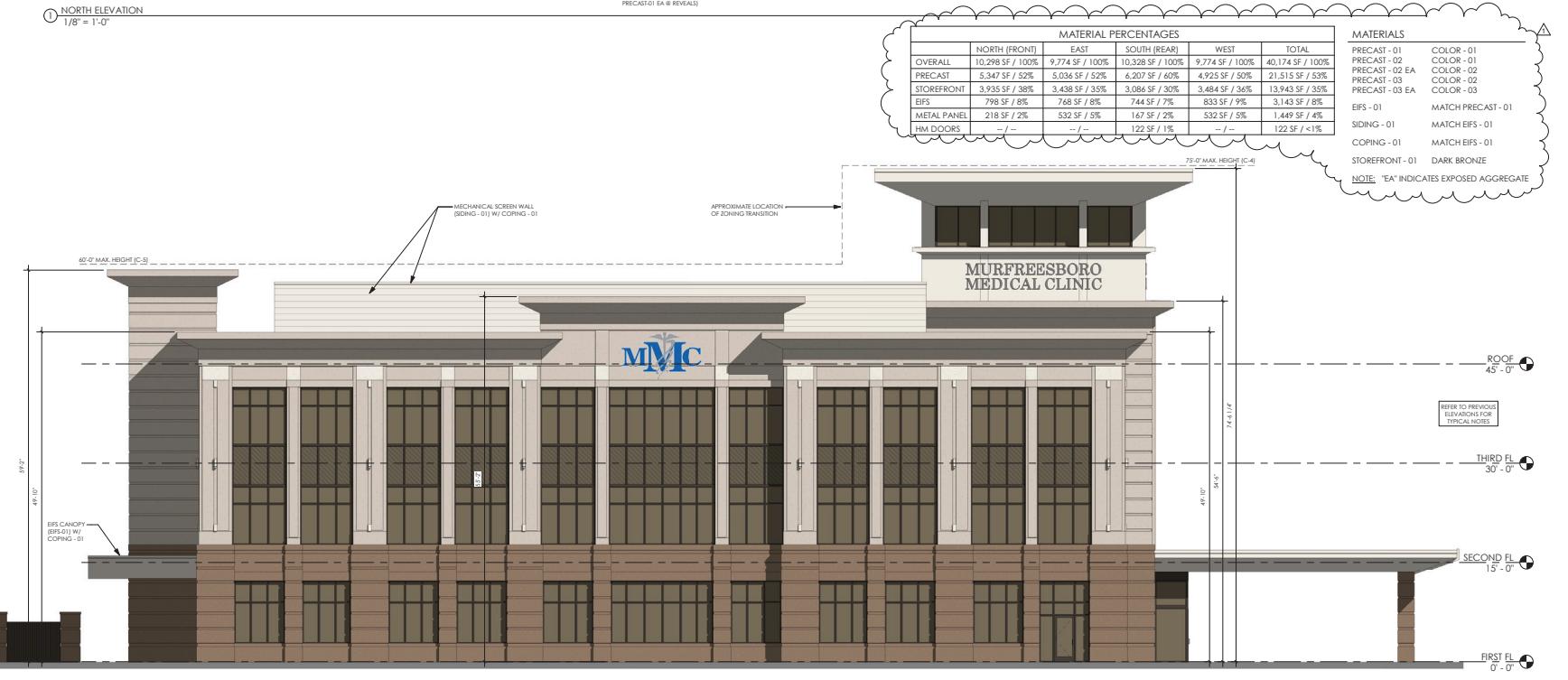
Project Issue Date:
01 FEBRUARY 2021
Architect's Project Number:
20001

A4.0



PERIODIC

PERIODIC

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

**A NEW BUILDING FOR:
MURFREESBORO MEDICAL CLINIC
LOT 4, SECTION I, WESTLAWN
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Project Issue Date:
01 FEBRUARY 2021
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A4.1

ELEVATIONS

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DISCLOSURE:

Revision Schedule

Rev # Comments Date

1 REV-01 02-03-2021

MATERIAL PERCENTAGES				
	NORTH (FRONT)	EAST	SOUTH (REAR)	WEST
OVERALL	10,298 SF / 100%	9,774 SF / 100%	10,328 SF / 100%	9,774 SF / 100%
PRECAST	5,347 SF / 52%	5,036 SF / 52%	6,207 SF / 60%	4,925 SF / 50%
STOREFRONT	3,935 SF / 38%	3,438 SF / 35%	3,086 SF / 30%	3,484 SF / 36%
EIFS	798 SF / 8%	768 SF / 8%	744 SF / 7%	833 SF / 9%
METAL PANEL	218 SF / 2%	532 SF / 5%	167 SF / 2%	532 SF / 5%
HM DOORS	—/—	—/—	122 SF / 1%	—/—
				1,449 SF / 4%
				122 SF / <1%

MATERIALS				
PRECAST - 01	COLOR - 01	PRECAST - 02	COLOR - 01	PRECAST - 02
PRECAST - 02 EA	COLOR - 02	PRECAST - 03	COLOR - 02	PRECAST - 03 EA
PRECAST - 03	COLOR - 03			COLOR - 03
EIFS - 01	MATCH PRECAST - 01			
SIDING - 01	MATCH EIFS - 01			
COPING - 01	MATCH EIFS - 01			
STOREFRONT - 01	DARK BRONZE			

NOTE: "EA" INDICATES EXPOSED AGGREGATE

REFER TO PREVIOUS
ELEVATIONS FOR
TYPICAL NOTES

FOR REVIEW

Project Issue Date:
01 FEBRUARY 2021
Architect's Project Number:
20001

ELEVATIONS

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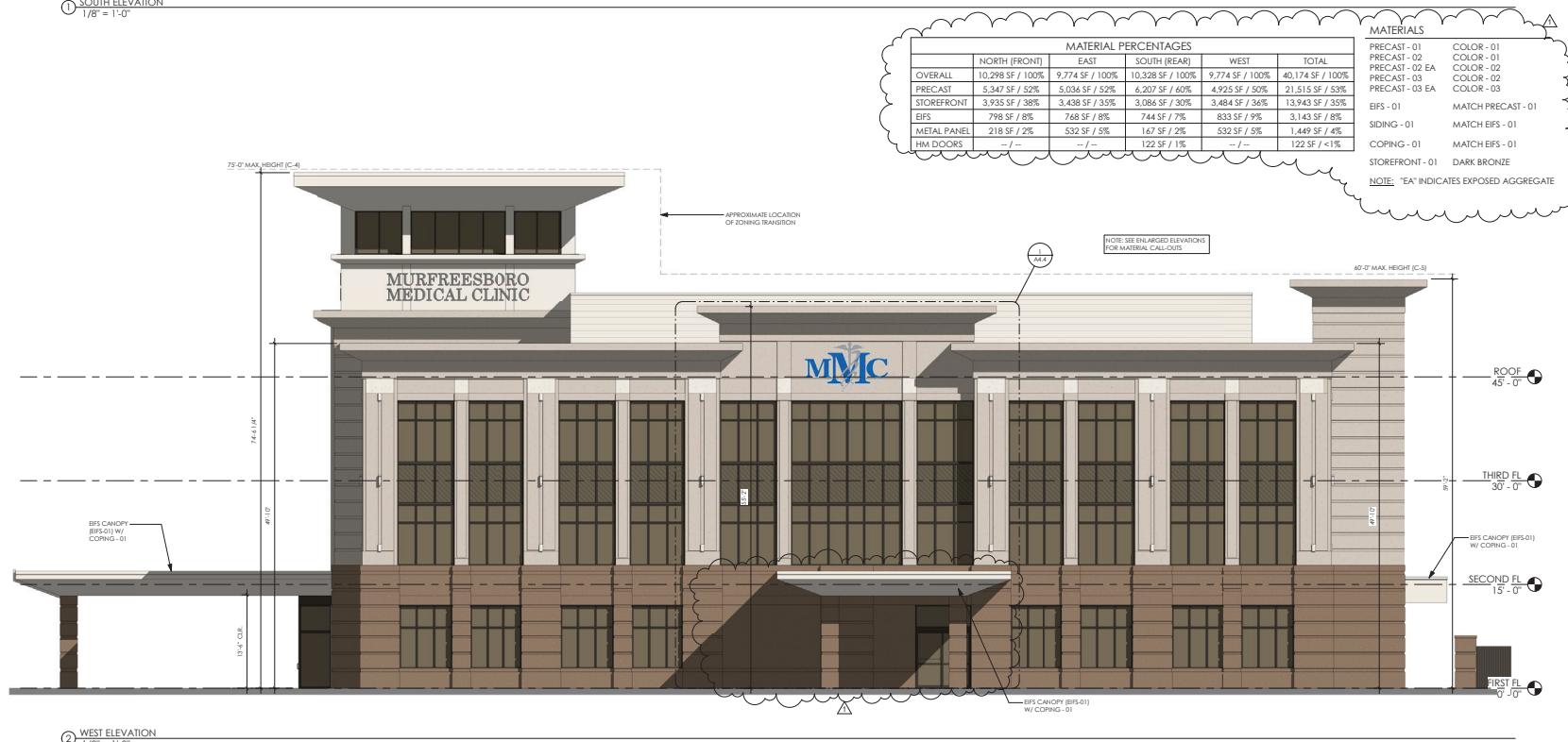
① SOUTH ELEVATION
1/8" = 1'-0"

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② WEST ELEVATION
1/8" = 1'-0"

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NOT FOR
CONSTRUCTION

FOR REVIEW

Project Issue Date:
01 FEBRUARY 2021
Architect's Project Number:
20001

A4.2

ELEVATIONS

ARCHITECT:

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Fax:
615.255.4223

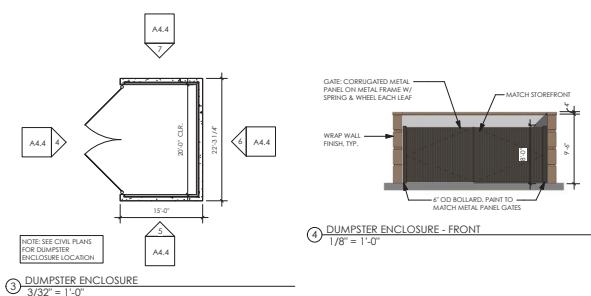
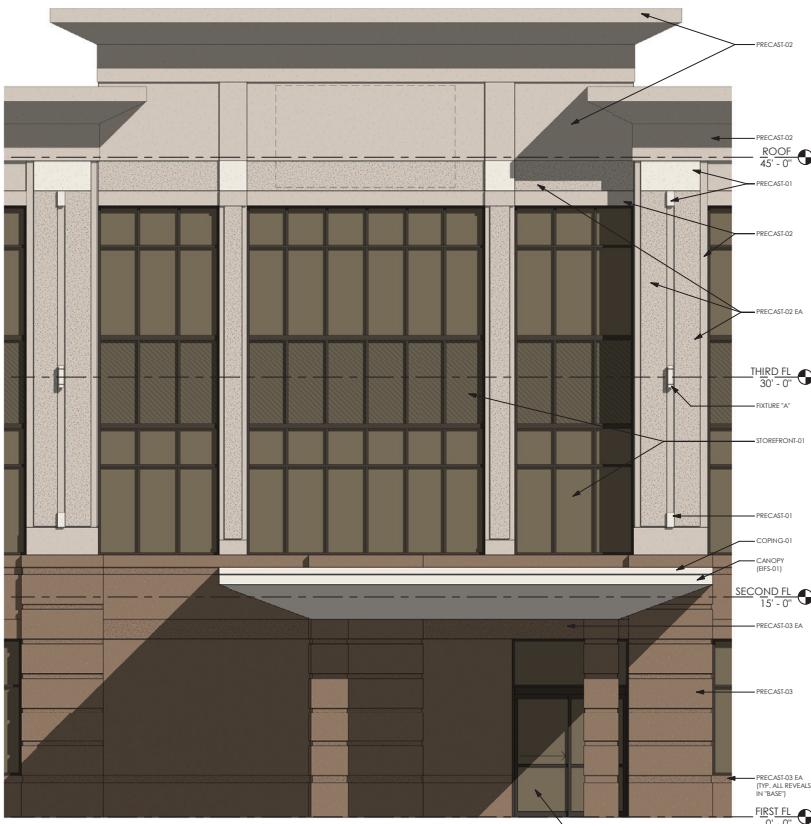
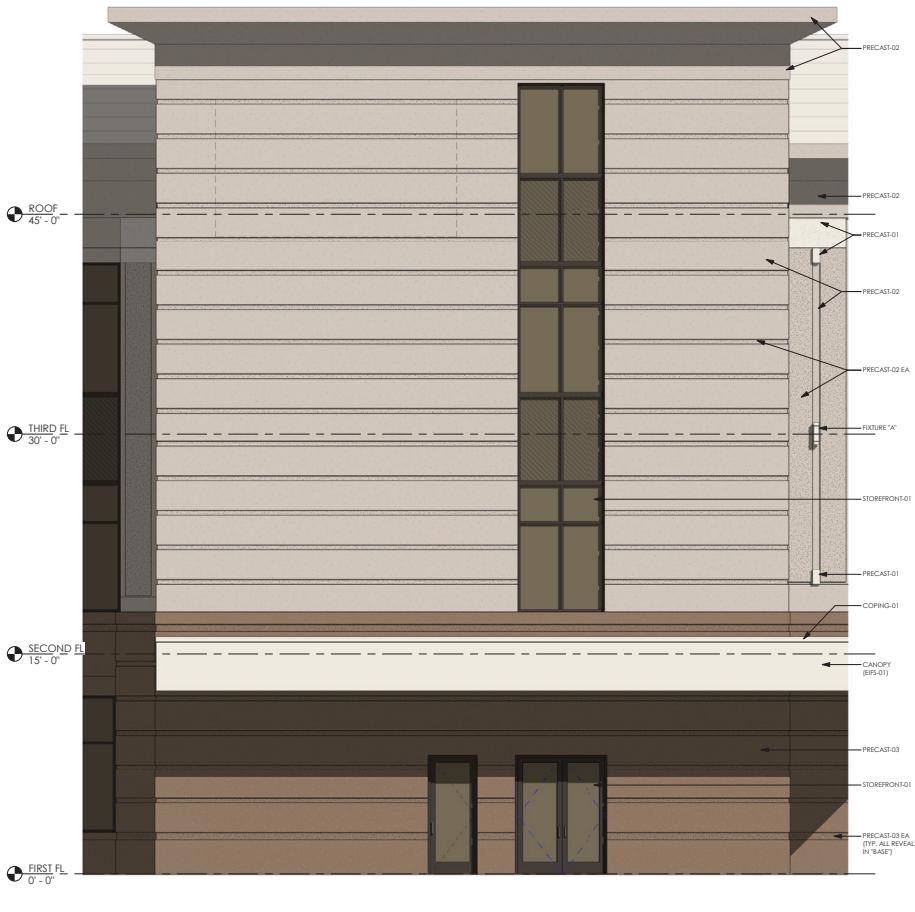
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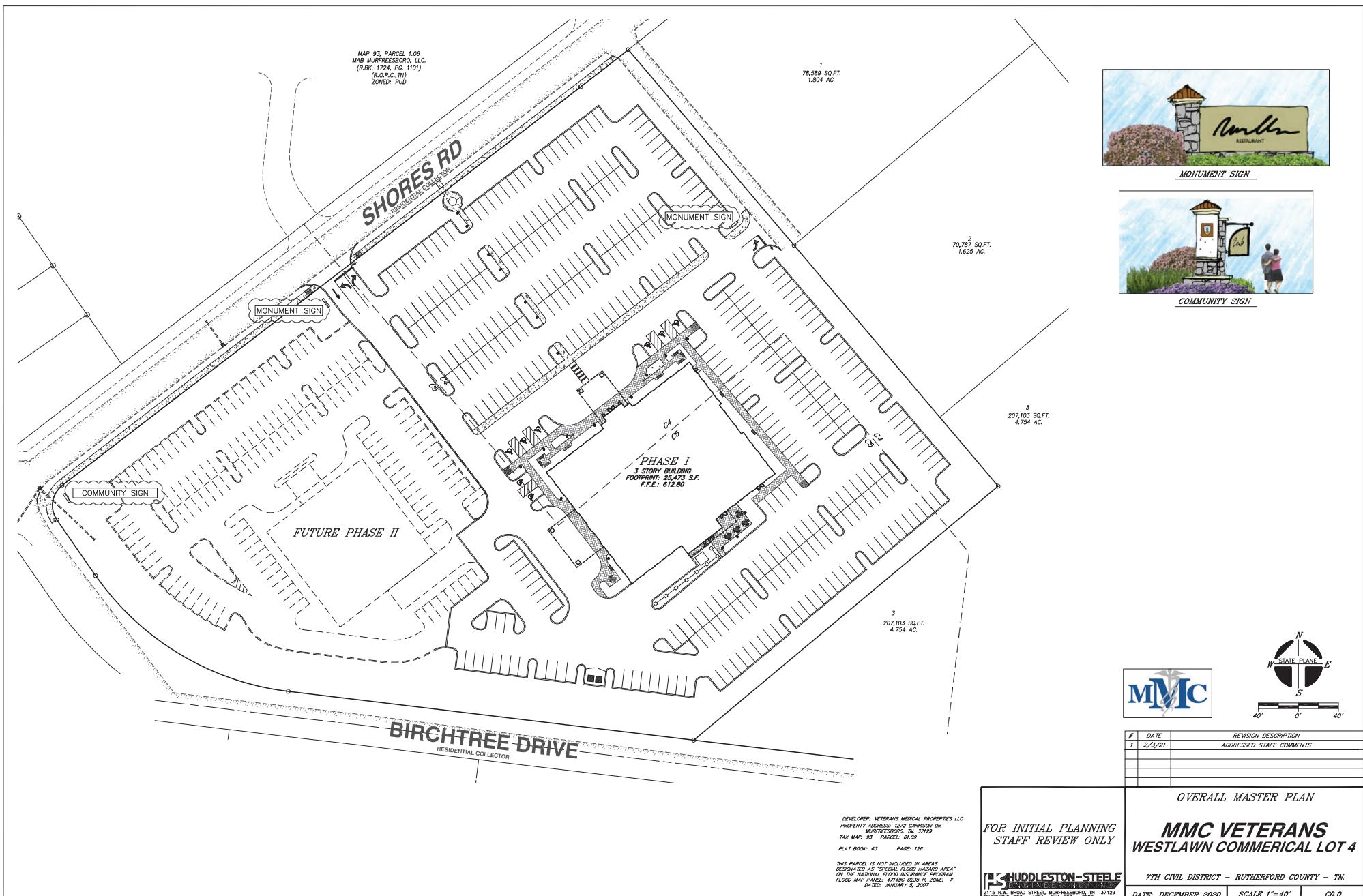
MATERIALS

PRECAST - 01	COLOR - 01
PRECAST - 02	COLOR - 01
PRECAST - 02 EA	COLOR - 02
PRECAST - 03	COLOR - 02
PRECAST - 03 EA	COLOR - 03
EFS - 01	MATCH PRECAST - 01
SIDING - 01	MATCH EFS - 01
COPING - 01	MATCH EFS - 01
STOREFRONT - 01	DARK BRONZE

NOTE: "EA" INDICATES EXPOSED AGGREGATE

ELEVATIONS

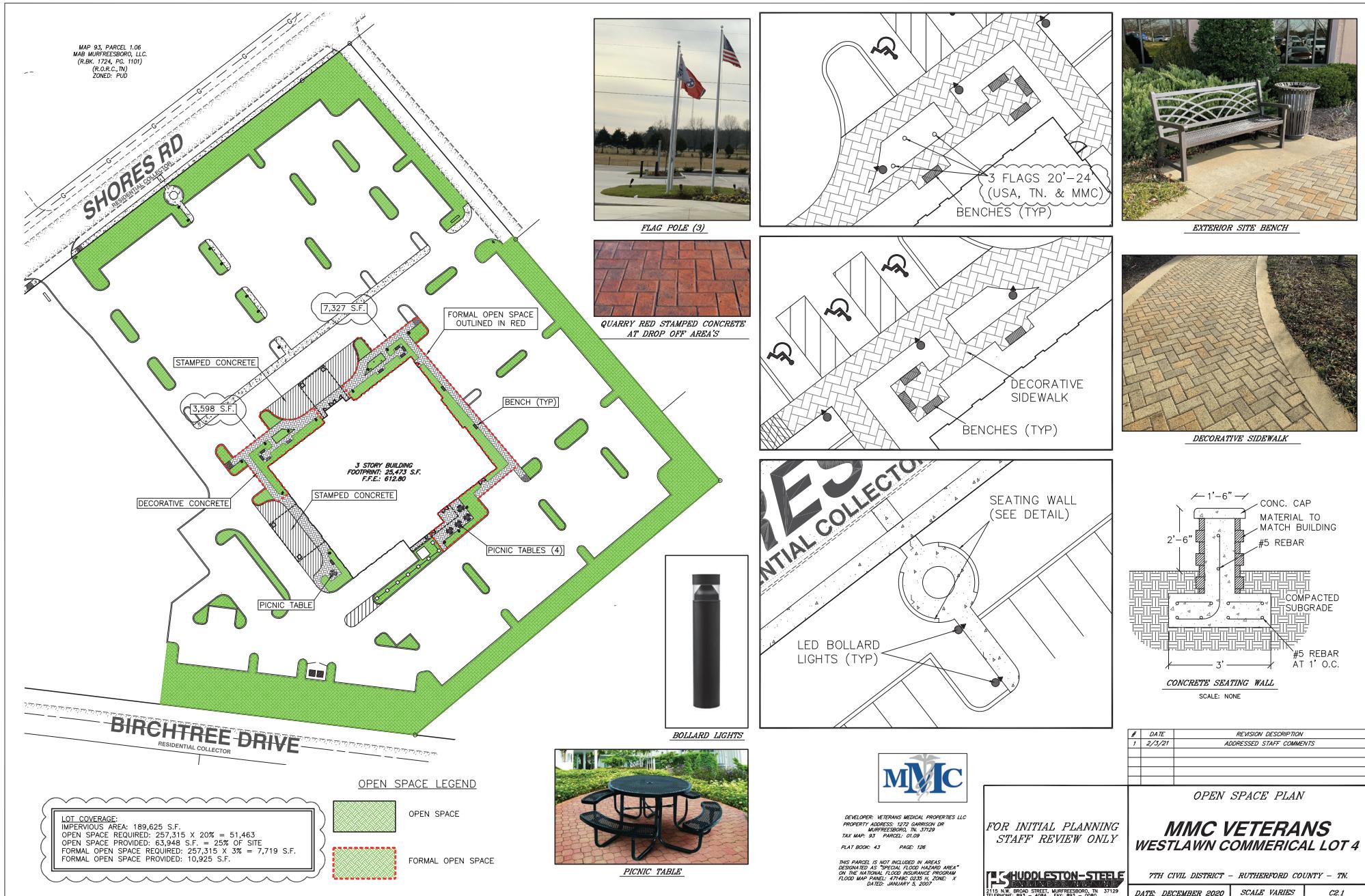


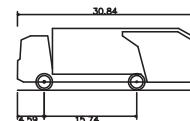
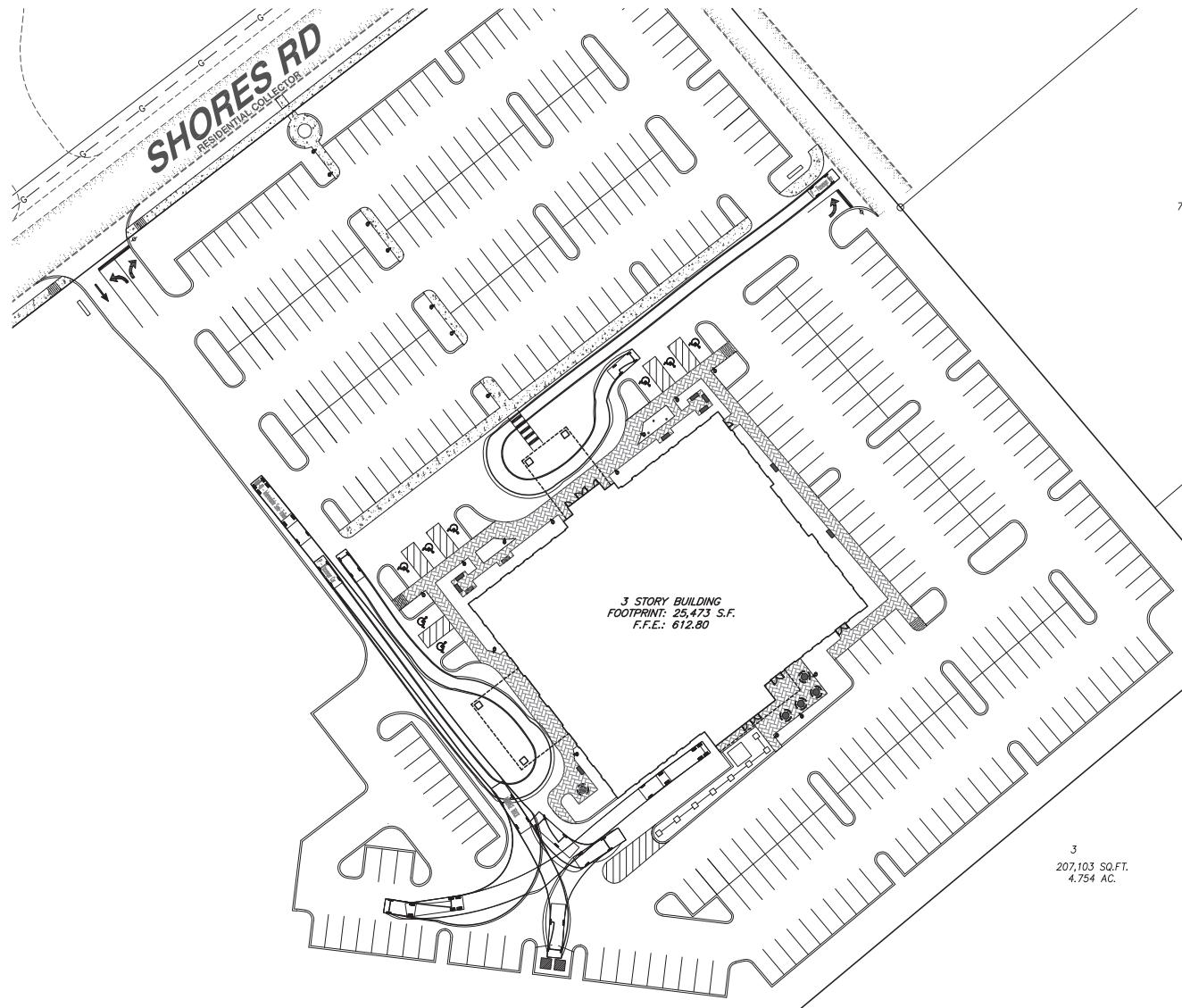


MONUMENT SIGN



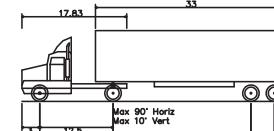
COMMUNITY SIGN



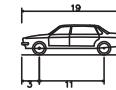


70.1
1.

GARBAGE TRUCK
Overall Length 30.840ft
Overall Width 8.170ft
Overall Body Height 10.931ft
Min Body Ground Clearance 8.170ft
Track Width 4.59 ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 46.40°



WB-40 - Intermediate Semi-Trailer
Overall Length 45.500ft
Overall Width 8.000ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Curb to Curb turning Radius 40.000ft



P - Passenger Car
Overall Length 19.000ft
Overall Width 7.000ft
Overall Body Height 5.101ft
Min Body Ground Clearance 1.116ft
Track Width 6.000ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 19.000ft

#	DATE	REVISION DESCRIPTION
1	2/3/21	ADDRESSED STAFF COMMENTS

TRUCK TURN SIMULATION

MMC VETERANS WESTLAWN COMMERCIAL LOT 4

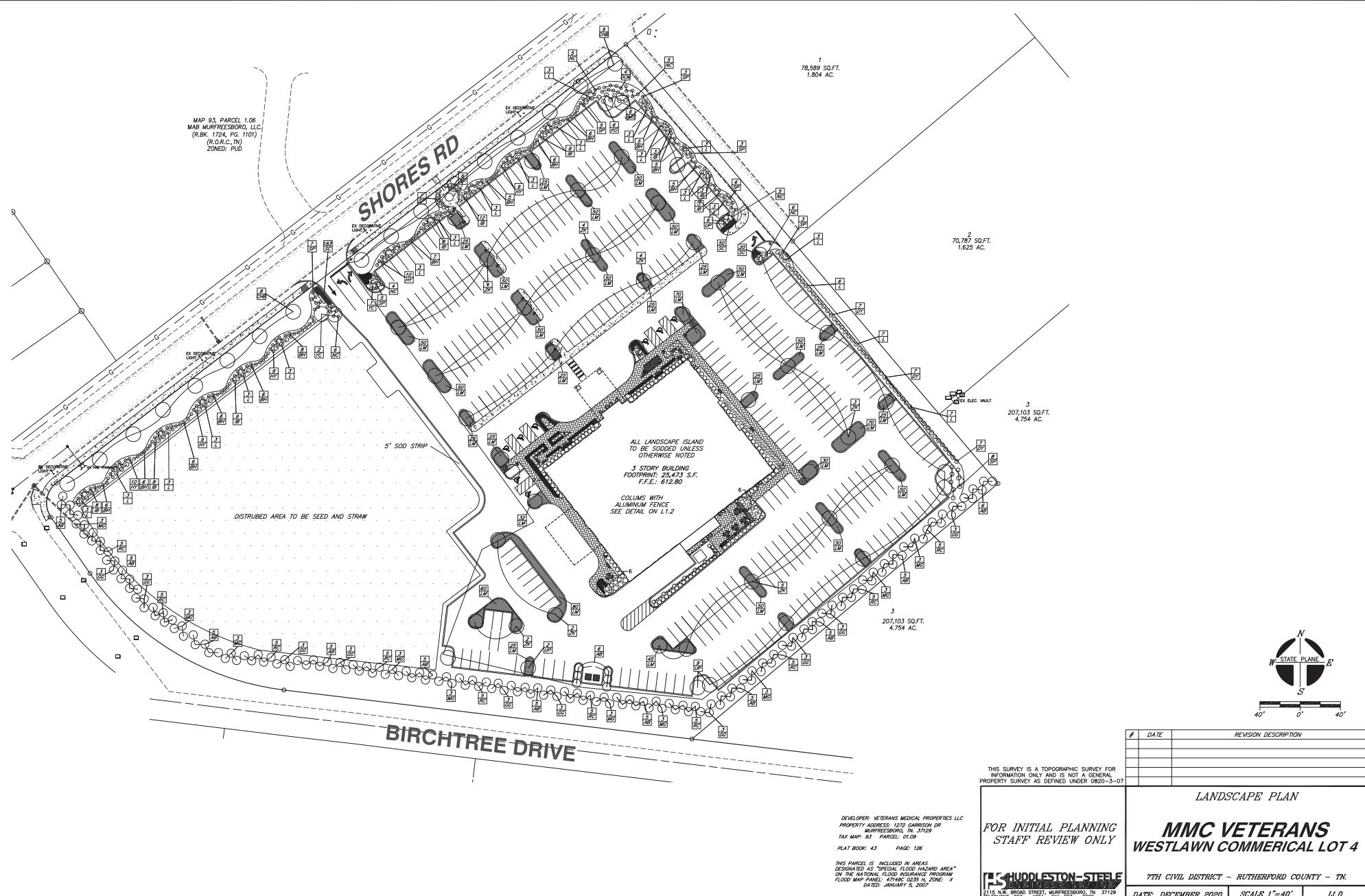


DEVELOPER: VETERANS MEDICAL PROPERTIES LLC
PROPERTY ADDRESS: 1222 GARRISON DR
MURFREESBORO, TN 37129
TAX MAP: 93 PARCEL: 01029
PLAT BOOK: 43 PAGE: 128

THIS PARCEL IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" AREA.
FOR THE FEDERAL DISASTER MITIGATION PROGRAM
FLOOD MAP PANEL: 47749C 0234 R. ZONE: X
DATED: JANUARY 3, 2007

PS HUDDLESTON-STEEL
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 - 4084, FAX: 893 - 0580

7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN
DATE: DECEMBER 2020 SCALE: 1"-30' C2.2



**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 3, 2021
PROJECT PLANNER: MATTHEW BLOOMELEY**

7.a. Street naming [2021-901] to clarify the point where Memorial Boulevard becomes Lebanon Pike, City of Murfreesboro Planning Department applicant.

Section 5.2 of the Subdivision Regulations states that “The Planning Commission shall have final authority over street names.” Having consistent and logical protocols for street naming and property addressing aids in predictability for the general public as well as for service providers, including emergency service providers. However, the Subdivision Regulations offers little additional guidance regarding street naming, except that proposed streets may not duplicate existing subdivision names or street names and that extensions of existing streets shall continue the same street name. In an effort to fill in the gaps, Staff, in consultation with various emergency service providers, attempts to provide professional guidance to the Planning Commission in carrying out its street naming authority.

In an effort to clarify when renaming a street is appropriate, the Planning Commission adopted the following policy in January 2019: *“It shall be the policy of the City of Murfreesboro Planning Commission to rename existing streets only when a legitimate public interest is served and only when it promotes the public health, safety, and welfare of the community as a whole (e.g., in conjunction with a road construction project or to eliminate confusion for emergency service providers). The Planning Commission shall not endorse street renaming requests that do not meet this standard.”* This policy was adopted to provide guidance for the Planning Commission in determining when to consider renaming streets.

Included in the agenda packet is a map of a segment of US 231 North (also identified as State Route 10). This segment is bounded on its north side by the intersection with Cherry Lane and on its south side by the intersection with West Thompson Lane/Compton Road. It is approximately one mile long and is located entirely within the City limits.

There is some confusion regarding where the Memorial Boulevard street name ends for this highway and the Lebanon Pike street name begins. To Staff’s knowledge, there has never been a formal decision to clarify this matter. The addresses on the west side of the highway closer to the intersection of West Thompson Lane/Compton Road generally have Memorial Boulevard addresses, and the addresses further to the north generally have Lebanon Pike addresses. However, there is one property with a Memorial Boulevard address that is actually further north of several Lebanon Pike addresses. It appears that, after parcels with

Lebanon Pike addresses were annexed into the City limits, their addresses were changed to reflect Memorial Boulevard. On the east side of the highway, the VA Hospital spans the entire length of this segment of US 231, and it has a Lebanon Pike address.

The Planning Department was made aware of the inconsistencies by the Geographic Information Systems (GIS) division of the Information Technology Department, who is working hand-in-hand with the Rutherford County Emergency Communications District (RCECD) to eliminate issues within the mapping system that cause incompatibilities with the emergency call routing software. This segment of roadway has been identified by these agencies as being problematic due to the fact that some of the address points in the GIS system do not match the centerline data for the street.

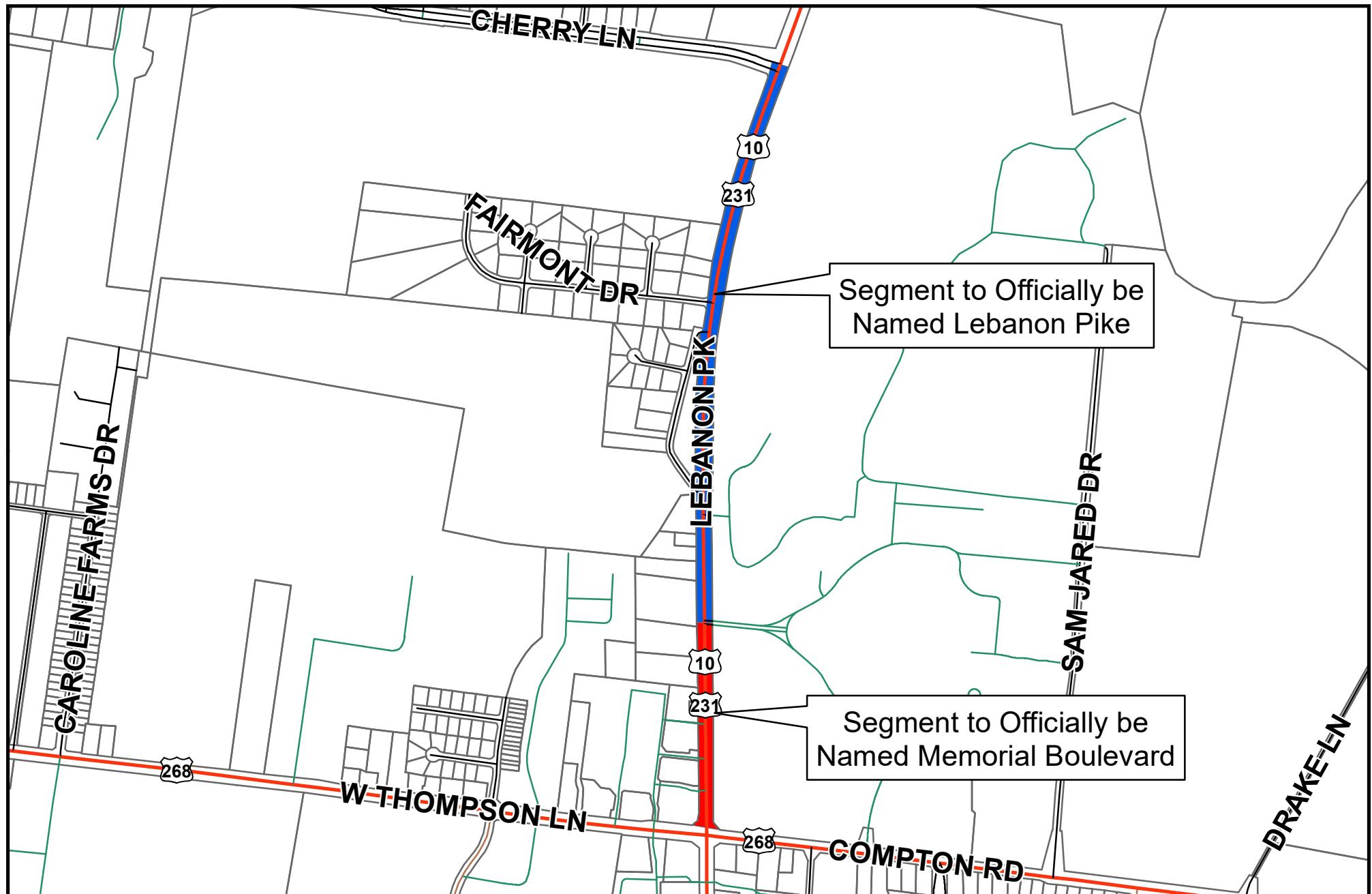
Staff evaluated several options for remedying this situation, including naming the entire segment Memorial Boulevard or Lebanon Pike, as a major intersection is typically the most logical place for a street name to change. However, changing the entire segment to Lebanon Pike would require the addresses of numerous business on the south end of the segment to be changed. Changing the entire segment to Memorial Boulevard would require the address of the VA Hospital to be changed. It was determined that, while not a perfect solution, having the street name change from Memorial Boulevard to Lebanon Pike at the main entrance to the VA Hospital would address the needs of emergency service providers, while only necessitating address changes for three structures (a veterinary clinic, a single-family residence, and a single-family residence containing a home-based business).

While Staff considers this to be more of a street name clarification than a name change, it is Staff's opinion that taking this action to create a definitive point where the street name changes from Memorial Boulevard to Lebanon Pike complies with the policy adopted by the Planning Commission in 2019, as it attempts to eliminate confusion for both the public and for emergency service providers. A letter from RCECD in support of this request has been included in the agenda packet. RCECD indicates this action will help to eliminate confusion by shifting the name change to a defined point. In addition, providing this clarification will be beneficial for 9-1-1 call routing software, reconciling the address data with the street name data.

Staff Recommendation:

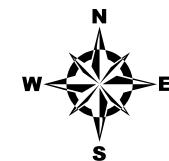
Staff recommends that the Planning Commission vote to **approve** the main entrance to the VA Hospital as being the point where the street name changes from Memorial Boulevard to Lebanon Pike, with Memorial Boulevard being south of this intersection and Lebanon Pike being north of it. While the Planning Commission typically conducts public hearings for street name changes, it is

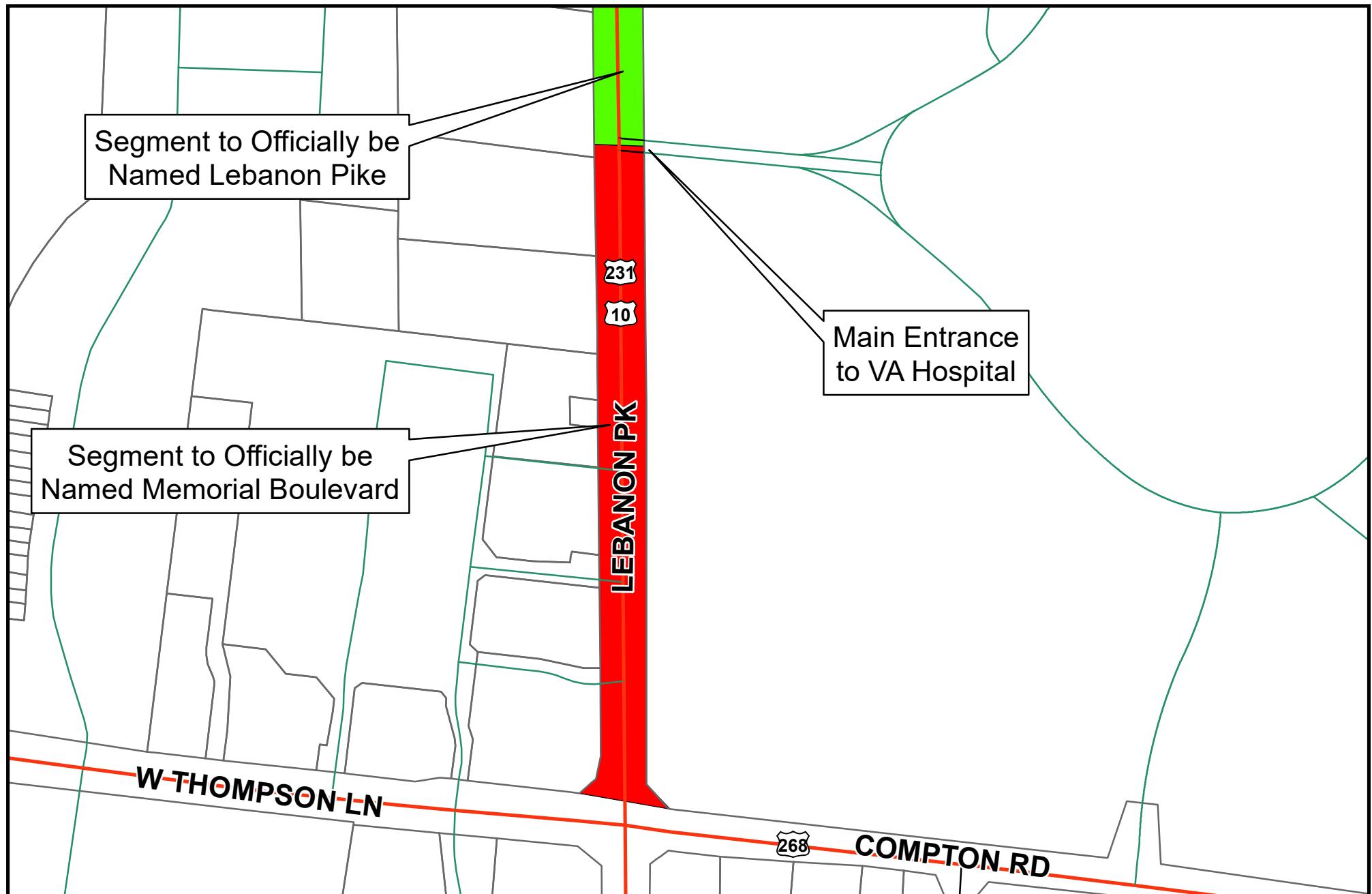
staff's opinion that the requested action does not rise to the level of a street name change and that no public hearing is required. If the Planning Commission approves this recommendation, then Staff will determine an effective date and work to implement any address changes necessitated by this action. The Planning Staff will be available at the Planning Commission meeting to discuss this request and to answer any questions.



Street Name Clarification for US 231 North
(Memorial Boulevard/ Lebanon Pike)

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

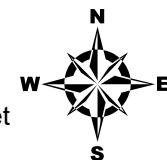




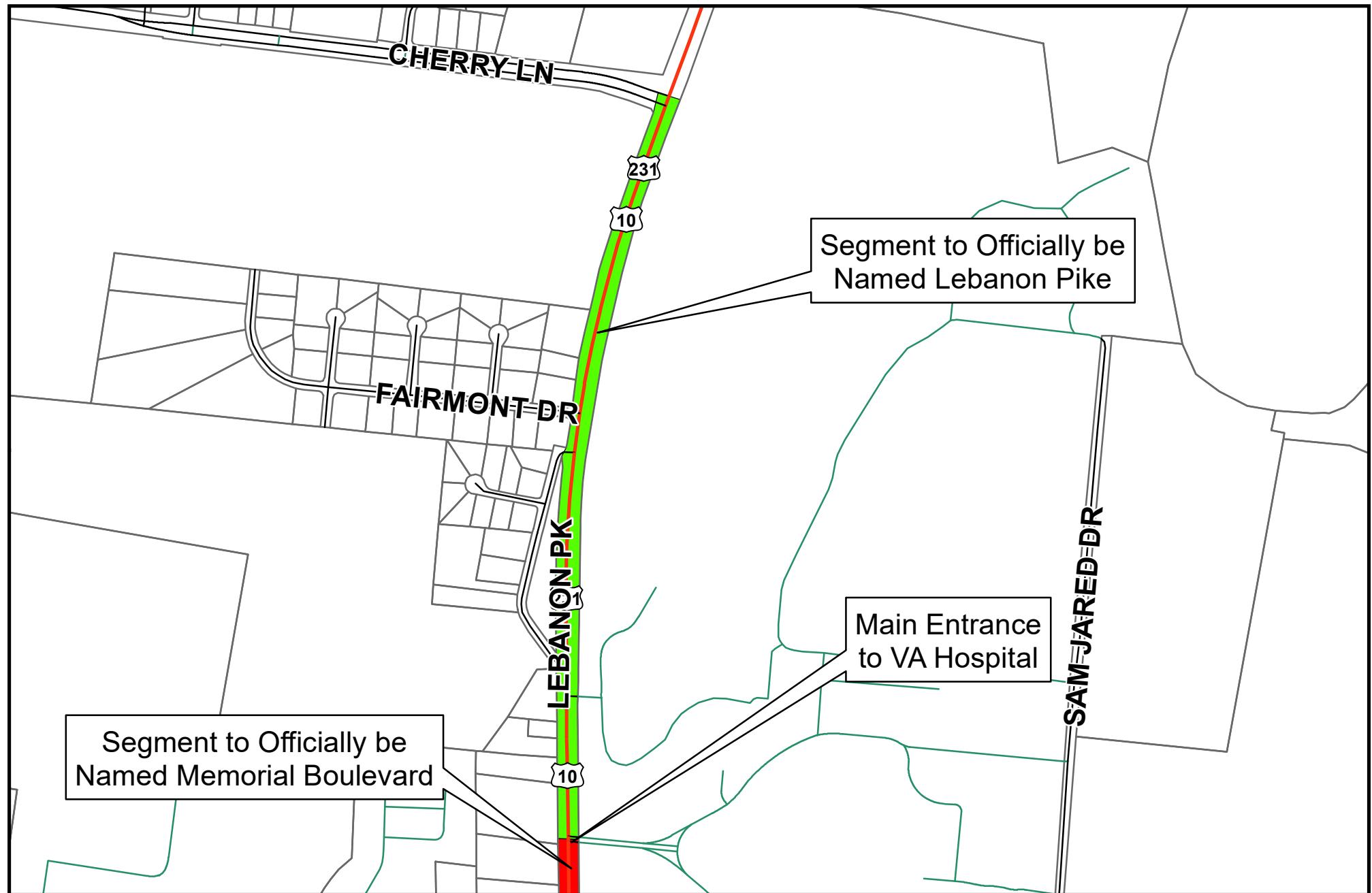
Street Name Clarification for US 231 North
(Memorial Boulevard/ Lebanon Pike)



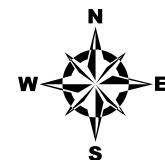
0 250 500 1,000 1,500 Feet



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



Street Name Clarification for US 231 North
(Memorial Boulevard/ Lebanon Pike)





RUTHERFORD COUNTY
EMERGENCY COMMUNICATIONS DISTRICT
591 FORTRESS BOULEVARD • MURFREESBORO, TN 37128-4129
TELEPHONE (615) 890-7550

February 25, 2021

Matthew Blomeley
Murfreesboro Planning Dept.
111 West Vine Street
Murfreesboro, TN 37130

Dear Matthew,

The City of Murfreesboro previously annexed a segment of roadway along Lebanon Pike and extended the city road name, Memorial Boulevard, for the annexed segment. Most of the parcels that were annexed were subsequently re-addressed as Memorial Boulevard however one or more were not re-addressed for unknown reasons. Several parcels along the same segment of roadway were not annexed, therefore not re-addressed to reflect the city road name. The parcel occupied by the Alvin C. York Campus of the VA Tennessee Valley Healthcare System (VA) is one of several affected by the extension of the city road name. An address change for a healthcare facility such as the VA is not only a large endeavor on the business side, but could also lead to issues (prescriptions, insurance, etc.) for patients.

Furthermore, the risk of error in 9-1-1 call routing is compounded when the GIS road centerline data layer does not match the address point data layer. Next Generation 9-1-1 (NG9-1-1) call routing is based upon spatial data, rather than tabular data, requiring several data layers that must match for accurate call routing.

While the Rutherford County Emergency Communications District (RCECD) acknowledges that the practice of renaming segments of a continuous road is not customarily recommended, RCECD recognizes the confusion resulting from the annexation and therefore supports the proposed address changes to clarify where the road name transitions and to reduce the risk of confusion for emergency responders. For the reasons stated above, RCECD is in support of the mutual agreement between the Murfreesboro City Planning Dept. and Rutherford County Planning Dept., to re-address the parcels affected by the prior annexation.

Respectfully,

Cassie Lowery, ENP
Assistant Director

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