

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, acooper@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@temc.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

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@tudrc.com

1) No Comments

Middle Tennessee Electric Membership Corporation

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

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

Murfreesboro Fire and Rescue Department

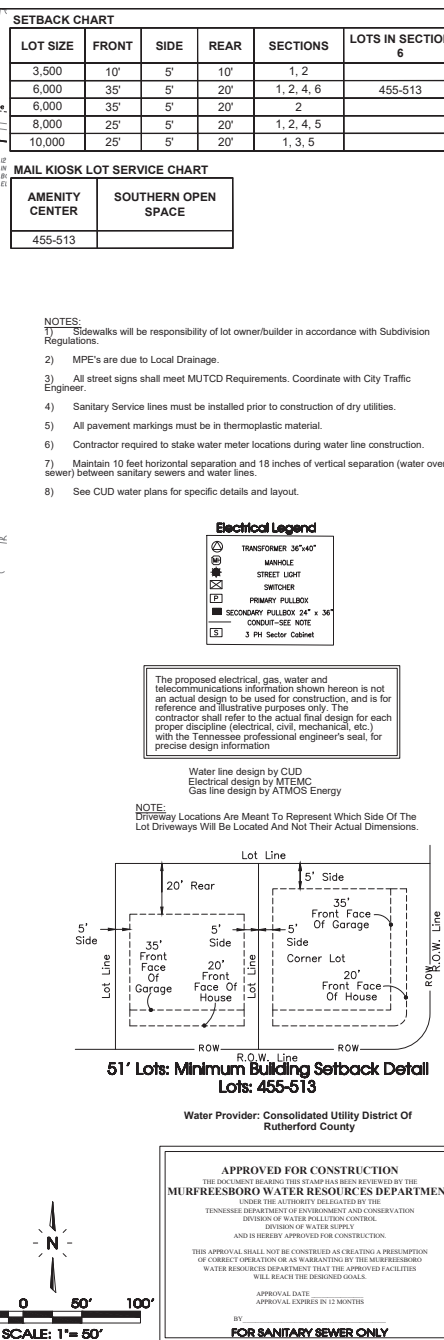
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, heck@murfreesborotn.gov

1) No Comments



Legend:		SITE ENGINEERING CONSULTANTS	
□	EXIST. CATCH BASIN (SEWER & PHONE)	⚡	INLET PROTECTION FILTER
—	IRON PIN SET (I.P.S.)	Ⓜ	HANDICAP PARKING SYMBOL
—	IRON PIN FOUND (I.P.F.)	—	HC SIGN
—	EXIST. SIGN POST	—	HEADWALL
—	EXIST. SEWER CLEANOUT	—	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
—	EXIST. CATCH BASIN (SEWER & PHONE)	—	PROPOSED SPOT ELEVATION
—	EXIST. WATER/GAS VALVE	—	EXIST. SPOT ELEVATION
—	EXIST. TELEPHONE RISER	—	POST INDICATOR VALVE
—	EXIST. GAS RISER	—	REDUCER
—	ELECTRICAL ENCLOSURE	—	REMOTE FIRE DEPT. CONNECTION
—	EXIST. WATER METER	—	REVISION NUMBER
—	EXIST. UTILITY POLE	—	RP RAP
—	EXIST. FIRE HYDRANT	—	RUNOFF FLOW ARROW
—	BENCHMARK	—	SEWER/STORM FLOW DIRECTION
—	BLOW OFF VALVE	—	TURNING ARROW
—	CONCRETE BOLLARD	—	TAMPA LANE ARROWS
—	CATCH BASIN	—	V.A. VAN ACCESSIBLE MANHOLE DESIGNATION
—	CURB INLET	—	WATER METER
—	AREA DRAIN	—	WHEEL STOP
—	CONCRETE THURST OR CHECK VALVE	—	GREASE TRAP
—	DOUBLE DEFLECTOR CHECK VALVE	—	DEGRADATION STRUCTURE
—	FIRE DEPT. CONNECTION	—	DRAINAGE PIPE DESIGNATION
—	FIRE HYDRANT	—	CONCRETE SIDEWALK
—	GAS METER	—	EXTENDED CURB
—	GATE VALVE & BOX	—	CURB & GUTTER
—	EXTERIOR CLEANOUT	—	CONCRETE DRAIN
—	CHECK VALVE	—	
EXISTING PHONE — PH —			
EXISTING ELECTRIC — OH —			
PROPERTY LINE			
EASEMENTS			
ROAD OF WAY — ROW —			
EROSION CONTROL SILT FENCE — SF — SF — SF — SF —			
EXISTING TIELINE			
EXISTING FENCELINE — X — X — X — X —			
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE — GAS —			
PROPOSED GAS LINE — GAS —			
EXISTING STORM — ST — ST —			
PROPOSED STORM — ST — ST —			
EXISTING CONTOUR LINES — 601 —			
PROPOSED CONTOUR LINES — 601 —			
EXISTING SANITARY SEWER — SS — SS —			
PROPOSED SANITARY SEWER — SS — SS —			
EXISTING WATER — W — W —			
PROPOSED WATER — W — W —			
<p>Owner/Developer: Shelton Square, LLC P.O. Box 5848 Murfreesboro, TN 37129 Contact: Bob Parks Phone: 896-4045</p> <p>Floodplain Note: This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRPM map #47146C0140N, Dated Jan. 9-25-10.</p> <p>Deed Reference: Tax Map 71, Parcel 41.00, 41.01, 41.02 Tax Map 78, Parcel 15.01, P10 15.10, 15.12, 15.00, 15.02, 15.11, 15.13, 15.14, 15.15, 15.07 Zoning: PRD Section 6: 59 Lots on 12.33+ Acres Min. Lot Size = 51', 6,000 Sq Ft, 59 Lots</p> <p>PRD Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission dated 9-25-10.</p> <p>Preliminary Plat approval shall not constitute final approval for recording purposes.</p> <p>Preliminary Plat Approved On ____.</p>			

Shelton Square
Section 6

Murfreesboro, Tennessee

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**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, acooper@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

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- 1) No Comments

Building and Codes Department

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- 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.

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Informational and Procedural Comments

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1) No Comments

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Murfreesboro Fire and Rescue Department

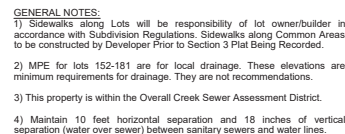
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

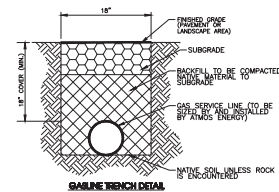
Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

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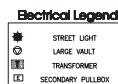


CUD NOTES:

- 1) Contractor/Developer Required To Stake Water Meter Locations and Property Corners For Each Lot Prior To Water Taps Being Installed.
- 2) Water Line Design By CUDRC. See CUD Water Line Plans For Specific Details and Layout
- 3) Maintain 10 Feet Horizontal Separation and 18 Inches Vertical Separation (Water Over Sewer) Between Sanitary Sewers and Water Lines.



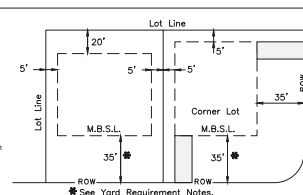
* Contractor is responsible for opening and closing gas line trench. Atmos Energy will supply and install gas line.



Yard Requirements:
front: 35'
Side: 5'
Rear: 20'

In The RS-6 District, A Garage Attached To A Single-family Dwelling Shall Have A Minimum Front Setback Of 35 Feet. The Remaining Portion Of The Structure Shall Have A Minimum Front Setback Of 25 Feet. The Driveway Of An Attached Or Detached Garage In The Rs-6 District Shall Have Sufficient Width And Depth To Accommodate Four Vehicles. A Single-family Dwelling Unit That Has No Garage Shall Have A Minimum Front Setback Of 35 Feet.

In The RS-6 District Where The Minimum Side Yard May Be Fifteen Feet, One Side Of The Structure. The Sum Of The Two Side Yards Shall Be No Less Than Fifteen Feet. Except Where Two Single-family Dwellings Share A Property Line.



Minimum Building Setback Detail
N.T.S.

Water Provider: CUDRC
Electric Provider: MTEMC

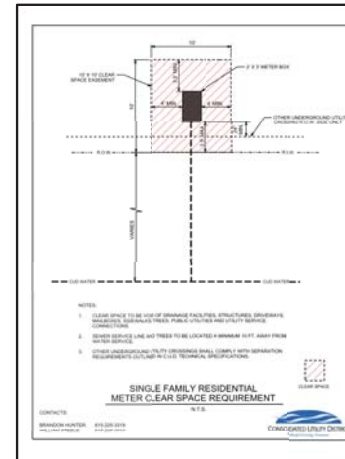
APPROVED FOR CONSTRUCTION
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE

UNDER THE AUTHORITY DELEGATED BY THE
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER POLLUTION CONTROL
DIVISION OF WATER SUPPLY
AND IS HEREBY APPROVED FOR CONSTRUCTION

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

APPROVAL DATE _____
APPROVAL EXPIRES IN 12 MONTHS _____

FOR SANITARY SEWER ONLY



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

The Tennessee Valley Authority (TVA) has specific requirements regarding easement encroachments, no part of any building, driveway, porch, walkway, roof overhangs, bay windows or fireplaces is allowed in the TVA Transmission Line Easement. Building setbacks have been established 5 ft. or 10 ft. off of the TVA Easement. It is advisable to get a licensed surveyor to stake the easement prior to construction. Owners, builders and contractors should check with TVA to get approval for the construction of any improvements to be placed within the easement. Please contact Mike Connor or Rick Thiagen in the Murfreesboro office of the Tennessee Valley Authority at 615-867-4342 for questions regarding any construction issues.

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

* See Yard Requirement Notes

Minimum Building Setback Detail
N.T.S.

Water Provider: CUDRC
Electric Provider: MTEMC

APPROVED FOR CONSTRUCTION
THE DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE

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APPROVAL DATE _____
APPROVAL EXPIRES IN 12 MONTHS _____

FOR SANITARY SEWER ONLY

Legend			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (P.&S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (P.&S.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN SYMBOL
	EXIST. MANHOLE (SEWER & WASTE)		CONCRETE ROLLER
	EXIST. WATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTENDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROW
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR BLADE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THURST STOP FENCE	63.25	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CURB	(63.25)	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT COV.		CONCRETE SIDEWALK
	MANHOLE		TYPE-X - HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SETBACK		SF SF	
EROSION E		E E E	
EXISTING FREELINE		---	
EXISTING FENCELINE		X X	
MINIMUM BUILDING SETBACK		MBSL	
Section BOUNDARY		=====	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM	
PROPOSED STORM		STM	
EXISTING CONTOUR LINES		60	
PROPOSED CONTOUR LINES		60	
EXISTING SANITARY SEWER		SS	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	
PROPOSED WATER		W	

Developers/Owner:
Cornerstone Development, LLC
10000 West 10th Avenue, Suite 300
Denver, CO 80202
Tel: 303.755.1100
Fax: 303.755.1101
Contact: Harry K. Kohn
E-mail: hkkohn@cornerstoneco.com

Legal Reference:
Local Use Ordinance
Section 12-12-100, 12-12-101, 12-12-102, 12-12-103, 12-12-104, 12-12-105, 12-12-106, 12-12-107, 12-12-108, 12-12-109, 12-12-110, 12-12-111, 12-12-112, 12-12-113, 12-12-114, 12-12-115, 12-12-116, 12-12-117, 12-12-118, 12-12-119, 12-12-120, 12-12-121, 12-12-122, 12-12-123, 12-12-124, 12-12-125, 12-12-126, 12-12-127, 12-12-128, 12-12-129, 12-12-130, 12-12-131, 12-12-132, 12-12-133, 12-12-134, 12-12-135, 12-12-136, 12-12-137, 12-12-138, 12-12-139, 12-12-140, 12-12-141, 12-12-142, 12-12-143, 12-12-144, 12-12-145, 12-12-146, 12-12-147, 12-12-148, 12-12-149, 12-12-150, 12-12-151, 12-12-152, 12-12-153, 12-12-154, 12-12-155, 12-12-156, 12-12-157, 12-12-158, 12-12-159, 12-12-160, 12-12-161, 12-12-162, 12-12-163, 12-12-164, 12-12-165, 12-12-166, 12-12-167, 12-12-168, 12-12-169, 12-12-170, 12-12-171, 12-12-172, 12-12-173, 12-12-174, 12-12-175, 12-12-176, 12-12-177, 12-12-178, 12-12-179, 12-12-180, 12-12-181, 12-12-182, 12-12-183, 12-12-184, 12-12-185, 12-12-186, 12-12-187, 12-12-188, 12-12-189, 12-12-190, 12-12-191, 12-12-192, 12-12-193, 12-12-194, 12-12-195, 12-12-196, 12-12-197, 12-12-198, 12-12-199, 12-12-200, 12-12-201, 12-12-202, 12-12-203, 12-12-204, 12-12-205, 12-12-206, 12-12-207, 12-12-208, 12-12-209, 12-12-210, 12-12-211, 12-12-212, 12-12-213, 12-12-214, 12-12-215, 12-12-216, 12-12-217, 12-12-218, 12-12-219, 12-12-220, 12-12-221, 12-12-222, 12-12-223, 12-12-224, 12-12-225, 12-12-226, 12-12-227, 12-12-228, 12-12-229, 12-12-230, 12-12-231, 12-12-232, 12-12-233, 12-12-234, 12-12-235, 12-12-236, 12-12-237, 12-12-238, 12-12-239, 12-12-240, 12-12-241, 12-12-242, 12-12-243, 12-12-244, 12-12-245, 12-12-246, 12-12-247, 12-12-248, 12-12-249, 12-12-250, 12-12-251, 12-12-252, 12-12-253, 12-12-254, 12-12-255, 12-12-256, 12-12-257, 12-12-258, 12-12-259, 12-12-260, 12-12-261, 12-12-262, 12-12-263, 12-12-264, 12-12-265, 12-12-266, 12-12-267, 12-12-268, 12-12-269, 12-12-270, 12-12-271, 12-12-272, 12-12-273, 12-12-274, 12-12-275, 12-12-276, 12-12-277, 12-12-278, 12-12-279, 12-12-280, 12-12-281, 12-12-282, 12-12-283, 12-12-284, 12-12-285, 12-12-286, 12-12-287, 12-12-288, 12-12-289, 12-12-290, 12-12-291, 12-12-292, 12-12-293, 12-12-294, 12-12-295, 12-12-296, 12-12-297, 12-12-298, 12-12-299, 12-12-300, 12-12-301, 12-12-302, 12-12-303, 12-12-304, 12-12-305, 12-12-306, 12-12-307, 12-12-308, 12-12-309, 12-12-310, 12-12-311, 12-12-312, 12-12-313, 12-12-314, 12-12-315, 12-12-316, 12-12-317, 12-12-318, 12-12-319, 12-12-320, 12-12-321, 12-12-322, 12-12-323, 12-12-324, 12-12-325, 12-12-326, 12-12-327, 12-12-328, 12-12-329, 12-12-330, 12-12-331, 12-12-332, 12-12-333, 12-12-334, 12-12-335, 12-12-336, 12-12-337, 12-12-338, 12-12-339, 12-12-340, 12-12-341, 12-12-342, 12-12-343, 12-12-344, 12-12-345, 12-12-346, 12-12-347, 12-12-348, 12-12-349, 12-12-350, 12-12-351, 12-12-352, 12-12-353, 12-12-354, 12-12-355, 12-12-356, 12-12-357, 12-12-358, 12-12-359, 12-12-360, 12-12-361, 12-12-362, 12-12-363, 12-12-364, 12-12-365, 12-12-366, 12-12-367, 12-12-368, 12-12-369, 12-12-370, 12-12-371, 12-12-372, 12-12-373, 12-12-374, 12-12-375, 12-12-376, 12-12-377, 12-12-378, 12-12-379, 12-12-380, 12-12-381, 12-12-382, 12-12-383, 12-12-384, 12-12-385, 12-12-386, 12-12-387, 12-12-388, 12-12-389, 12-12-390, 12-12-391, 12-12-392, 12-12-393, 12-12-394, 12-12-395, 12-12-396, 12-12-397, 12-12-398, 12-12-399, 12-12-400, 12-12-401, 12-12-402, 12-12-403, 12-12-404, 12-12-405, 12-12-406, 12-12-407, 12-12-408, 12-12-409, 12-12-410, 12-12-411, 12-12-412, 12-12-413, 12-12-414, 12-12-415, 12-12-416, 12-12-417, 12-12-418, 12-12-419, 12-12-420, 12-12-421, 12-12-422, 12-12-423, 12-12-424, 12-12-425, 12-12-426, 12-12-427, 12-12-428, 12-12-429, 12-12-430, 12-12-431, 12-12-432, 12-12-433, 12-12-434, 12-12-435, 12-12-436, 12-12-437, 12-12-438, 12-12-439, 12-12-440, 12-12-441, 12-12-442, 12-12-443, 12-12-444, 12-12-445, 12-12-446, 12-12-447, 12-12-448, 12-12-449, 12-12-450, 12-12-451, 12-12-452, 12-12-453, 12-12-454, 12-12-455, 12-12-456, 12-12-457, 12-12-458, 12-12-459, 12-12-460,

[illegible]

**Westwind Reserve
Section 3
Murfreesboro, Tennessee**

Preliminary Plat	
REVISIONS: 1-2-2021: PC order comments	
DRAWN: SJA/JLM DATE: 1-14-2021	
CHECKED: MAT/MLP	
FILE NAME: 07094-Section3	
SCALE: 1" = 50'	
JOB NO. 07094	
SHEET: 5 of 12	

**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](mailto:heck@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 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

- 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, acooper@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, 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 MTEM Rules and Regulations. Developments will not be approved until all MTEM requirements are complete. Please contact MTEM 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](mailto: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 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

- 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

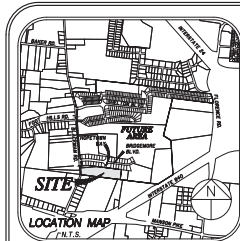
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No Comments



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (WE) AND) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, SO THAT A SURVEY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE: SHELTON SQUARE, LLC.
DEED REFERENCE: C/O BOB PARKS, CHIEF MANAGER
TAX MAP: PARCELS 151 & 151A
RECORD BOOK 502, PAGE 184

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

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

DATE: CITY ENGINEER

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

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

DATE: CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

DATE: MURFREESBORO WATER RESOURCES 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 AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, THE PLATING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM COLLECTIVELY THE "REGULATIONS". NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

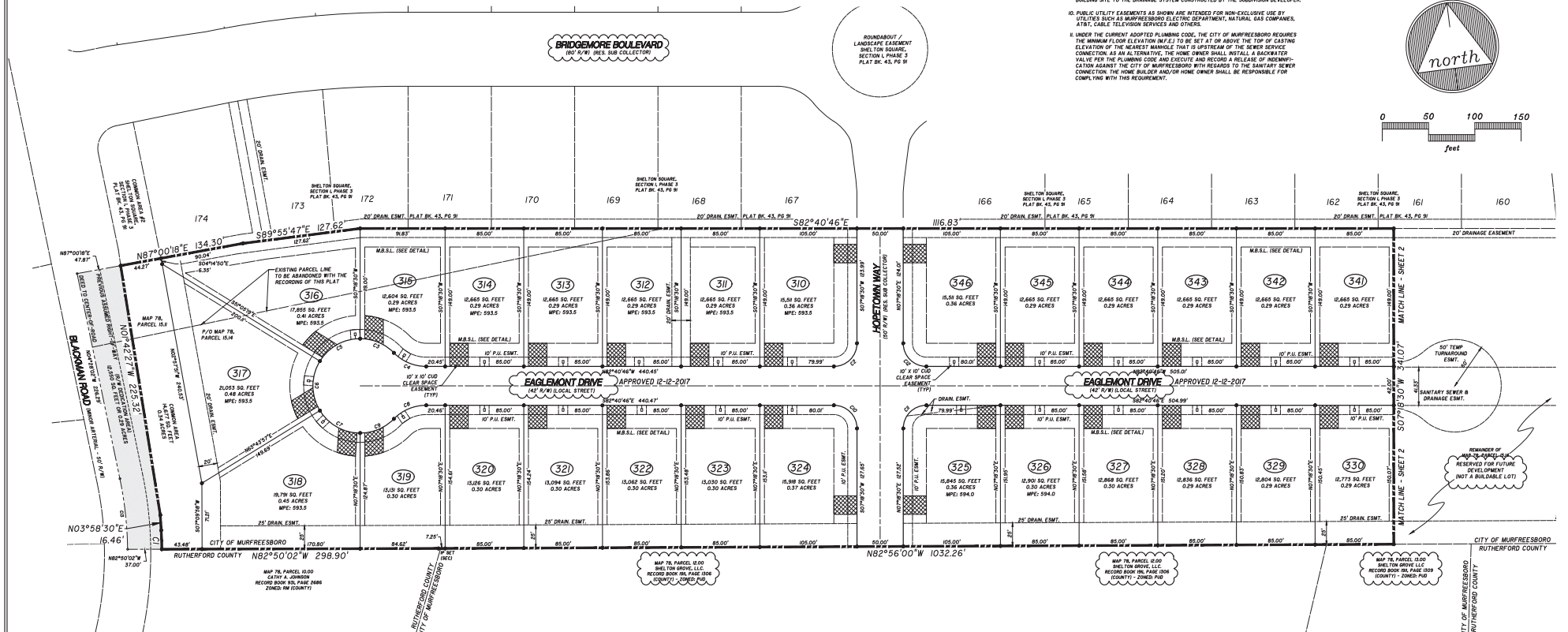
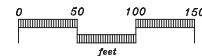
CERTIFICATE OF APPROVAL FOR RECORDS

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

DATE: PLANNING COMMISSION SECRETARY

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE BY LOTS OF RECORD AND TO RECORD RIGHTS-OF-WAY, COMMON AREA AND EASEMENTS, AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE 4, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM FLOOD ZONING MAPS FOR RUTHERFORD COUNTY, MAP NO. 47500400, EFFECTIVE DATE JANUARY 5, 2007.
- ANY MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, PUBLIC DRAIN AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE UTILITIES SHOWN WHICH COMPRISE ALL SUCH UTILITIES IN THE AREA ON THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE PROVISIONS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED PD. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE SHOWN ON EACH LOT DETAIL. CORNER LOTS HAVE 10' FRONT AND 5' SIDE.
- THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE INDEED THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SATISFACTORY GRADING AND DRAINAGE PLAN WHICH COMPLETES SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLANNING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST HANGAR THAT IS SYSTEMIC OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKFLOW VALVE PER THE PLANNING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARD TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OF CONSULTATION.
- THE STREETS IDENTIFIED ON THIS PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OF CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
- THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
- PROVIDE TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION. THE OWNER SHALL POST A BOND FOR THE COST OF THE CERTIFICATE OF OCCUPANCY TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, THE DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THIS PROPERTY IS WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.
- EASEMENTS TO THE WATER METER EASEMENT SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE WATER METER LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE WATER METER.
- DRIVEWAY LOCATIONS SPECIFIED ON THIS PLAT INDICATE THE SIDE OF THE LOT WHERE THE DRIVEWAY MUST BE LOCATED. ACTUAL WIDTH AND PRECISE LOCATION OF THE DRIVEWAY MAY VARY FROM WHAT IS DEPICTED ON THE PLAT. DRIVEWAYS MUST BE OF SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE PARKING FOR A MINIMUM OF FOUR (4) VEHICLES.



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:50,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

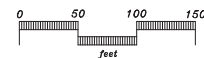
REC. NO.:
DATE: REGISTERED SURVEYOR
TENN. R.S. NO.:

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FIRE HYDRANT
- PROPOSED DRIVEWAY LOCATION

CURVE TABLE

CURVE DATA	CHORD	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1. 000'46.44"	434.00	20.44	0.22	N05°29'21"E	20.44
2. 000'40.00"	25.00	59.28	25.00	N59°28'57"E	55.36
3. 000'30.24"	40.00	40.54	20.40	S59°52'36"E	39.46
4. 000'34.23"	48.00	38.97	20.58	S59°53'32"E	37.96
5. 000'36.00"	50.00	38.56	20.53	S59°53'32"E	37.96
6. 000'36.00"	50.00	36.74	20.56	S59°53'32"E	35.43
7. 000'37.23"	50.00	32.00	20.53	N53°34'40"E	49.78
8. 000'34.23"	48.00	38.97	20.58	S74°52'00"E	37.96
9. 000'33.39"	40.00	40.55	20.40	S74°52'00"E	39.49
10. 000'30.00"	25.00	59.26	24.99	N33°34'40"E	55.35
11. 000'40.00"	25.00	59.26	24.99	S33°34'40"E	55.35
12. 000'46.44"	434.00	20.44	0.22	N05°29'21"E	20.44
13. 000'59.53"	50.00	59.26	24.99	S33°34'40"E	55.35
14. 000'45.43"	397.00	76.88	58.58	N04°44'57"E	76.76



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

850 MIDDLE TENNESSEE BLVD. ■ MURFREESBORO, TENNESSEE 37132
PHONE (615) 890-7901 ■ FAX (615) 895-2567

PROJ. # 18302	DATE: 01/12/21 REV.:	FILE: SS-SEC3-PHASE1	DRAWN BY: ATB	SCALE: 1" = 50'	SHEET 2 OF 2
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**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, acooper@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, 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 MTEM Rules and Regulations. Developments will not be approved until all MTEM requirements are complete. Please contact MTEM 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 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

- 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 MTEMCO Rules and Regulations. Developments will not be approved until all MTEMCO requirements are complete. Please contact MTEMCO Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

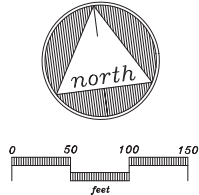
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No Comments




TENN. R.L.S. No.

MINIMUM BUILDING SETBACK DETAIL
LOTS: 331 - 340
(12,000 SQ. FT. MIN.)
N.T.S.

MAP 78, PARCEL 15.07
SPINELTON SQUARE LLC
RECORD BOOK 1502, PAGE 1232



CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C2	04°53'34"	49.00'	38.97'	20.56'	N59°53'39"W	37.90'	
C3	06°51'31"	51.00'	58.03'	32.67'	S39°57'58"W	54.90'	
C4	06°59'06"	51.00'	52.60'	33.99'	N41°28'21"E	55.02'	
C5	07°34'58"	49.00'	38.98'	20.56'	N74°51'43"W	37.90'	
C6	07°02'23"	51.00'	62.60'	35.94'	N84°54'55"E	58.70'	
C15	07°19'45"	51.00'	62.60'	35.93'	N76°16'24"W	56.74'	

- ☐ IRON PIN (FOUND)
- ☒ IRON PIN SET (NEW)
- ☐ CONC. MONUMENT (FOUND)
- ☐  FIRE HYDRANT

PROJ. #	DATE: 01/14/21	FILE:	DRAWN BY:	SCALE:	SHEET
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 PROPOSED DRIVEWAY LOCATION

**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 Bridgemoor Boulevard, Shelton Square, LLC developer.**

This is a final plat review for the Shelton Square subdivision located along Bridgemoor 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)

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- 1) No Comments

Consolidated Utility District

Brandon Hunter, 615.225.3311, [bhunter@cudrc.com](mailto: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](mailto: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 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

- 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 MTEM Rules and Regulations. Developments will not be approved until all MTEM requirements are complete. Please contact MTEM Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

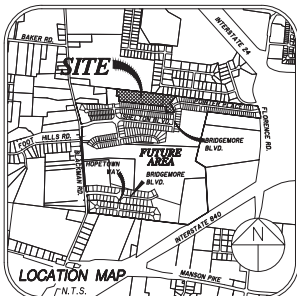
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No Comments



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND RECORDED HEREON AND THAT I HEREBY ADVERTISE THE PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DESIGNING ALL STREETS, ALLEYS, WALKS, UTILITIES, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 02/02/2020
DEED REFERENCE: RECORD BOOK 400, PAGE 1240
MAP 7L, PARCELS 410A
RECORD BOOK 400, PAGE 1241
MAP 7L, PARCELS 410D

SHELTON SQUARE, LLC
C/O BOB PARKS, OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE PRECISION OF THE UNADJUSTED SURVEY IS 0.0000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. INC. _____
DATE: _____
REGISTERED SURVEYOR
TENN. RLS. No. _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY, TENNESSEE; AND (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (3) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY, OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY, TENNESSEE; AND (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DESIGN CRITERIA FOR SEWER WORKS; OR (3) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (4) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

DATE: _____
MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBDIVISION SHOWN HEREON IN ACCORDANCE WITH THE MTEMC BYLAWS AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OTHER DOCUMENTS OF MTEMC. THE MTEMC WILL PROVIDE ELECTRIC SERVICE TO THE SUBDIVISION SHOWN HEREON IN ACCORDANCE WITH THE MTEMC CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM. EFFECTIVELY THE REQUIREMENTS OF THE MTEMC CHECKLIST WILL BE PROVIDED UNDER THE REQUIREMENTS OF THE MTEMC BYLAWS. CONTINUED UPON CONTAINING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

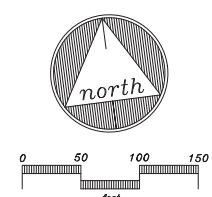
I HEREBY CERTIFY (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE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

DATE: _____
CITY ENGINEER

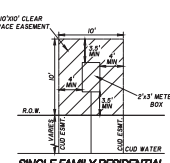
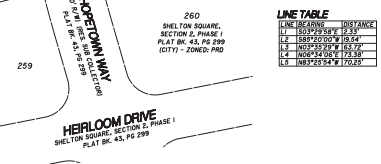
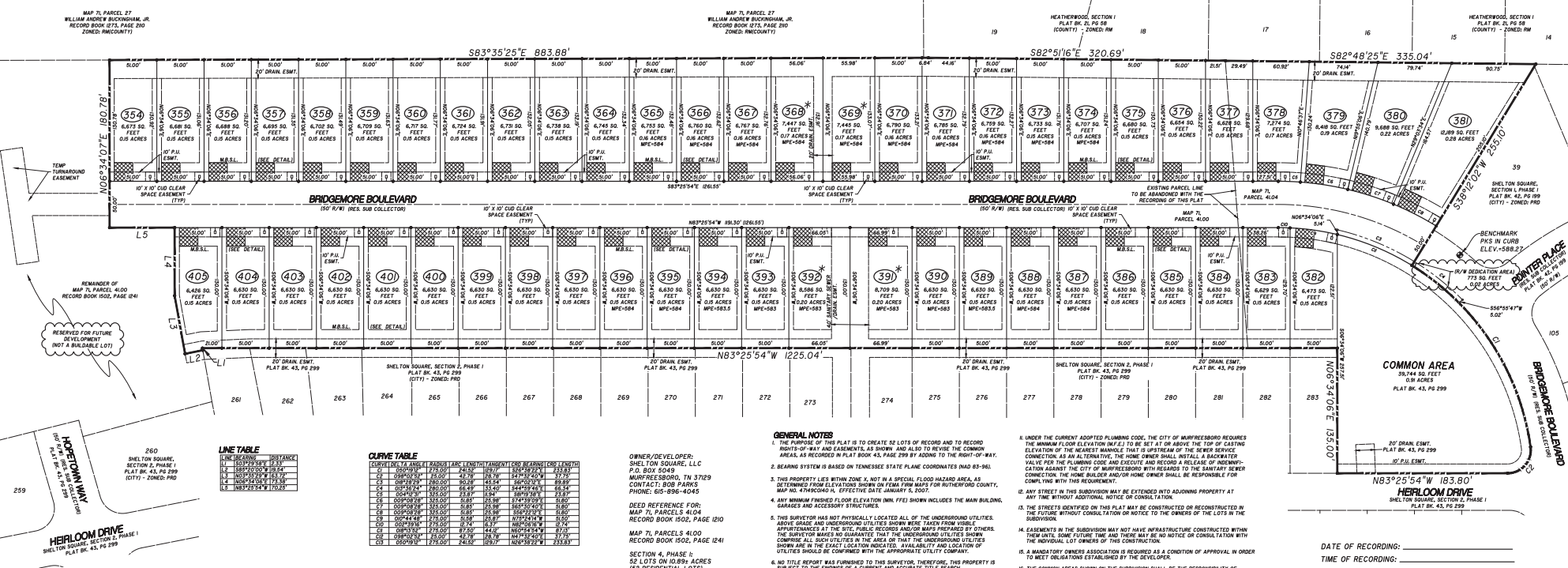
CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____
PLANNING COMMISSION SECRETARY



***NOTE:**
PLAT PLANS DRAWN TO SCALE BY A LICENSED SURVEYOR MUST BE SUBMITTED FOR CITY REVIEW AND APPROVAL, WITH THE BUILDING PERMIT APPLICATIONS FOR LOTS 358, 360, 378, 380.



OWNER/DEVELOPER:
SHELTON SQUARE, LLC
P.O. BOX 5048
MURFREESBORO, TN 37099
CONTACT: BOB PARKS
PHONE: 615-896-4045

DEED REFERENCE FOR:
MAP 7L, PARCELS 410A
RECORD BOOK 400, PAGE 1240
MAP 7L, PARCELS 410D
RECORD BOOK 400, PAGE 1241

SECTION 4, PHASE 1:
52 LOTS ON 10.89 ACRES
(52 RESIDENTIAL LOTS)

SITE DATA:
TOTAL AREA = 10.89 ACRES
LOT AREA = 8,345 ACRES
RIGHT-OF-WAY AREA = 1.64 ACRES
COMMON AREA = 0.91 ACRES
NO. OF LOTS = 52
MINIMUM LOT SIZE = 6,000 SQUARE FEET
ZONING = F-10

MPE'S SHOWN HEREON ARE DUE TO LOCAL DRAINAGE.

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 52 LOTS OF RECORD AND TO RECORD RIGHTS-OF-WAY AND EASEMENTS, AS SHOWN AND ALSO TO REVEAL THE COMMON AREAS, AS RECORDED IN PLAT BOOK 43, PAGE 299 BY ADDING TO THE RIGHT-OF-WAY.
 - BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES AND 83-96.
 - THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 1740000A, EFFECTIVE DATE JANUARY 1, 2005.
 - ANY MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
 - THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES AT THE MPE, PUBLIC RECORDS AND OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA OF THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BY THE MPE.
 - NO TITLE REPORT HAS BEEN FURNISHED TO THIS SURVEYOR, THEREFORE, THIS PROPERTY IS SUBJECT TO THE PRIORITIES OF A CURRENT AND ACCURATE TITLE SEARCH.
 - SURVEY PROPERTY IS ZONED F-10. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE SHOWN ON EACH LOT DETAIL. CORNER LOTS HAVE FRONT AND SIDE SETBACKS.
 - THE SOIL MATERIALS ON THIS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT, THEREFORE, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA OF THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BY THE MPE.
 - IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 - PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY WATER, GAS, MURFREESBORO WATER RESOURCES OFFICIAL, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.

RECORDING OF THIS PLAT WILL VOID, VACATE AND SUPERSEDE THE COMMON AREA LOT AS RECORDED IN PREVIOUS PLAT OF RECORD IN PLAT BOOK 43, PAGE 299, REGISTERED OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

ALL NOTES AND STANDARDS REMAIN IN EFFECT FOR SHELTON SQUARE, SECTION TWO, PHASE 1, AS RECORDED IN PLAT BOOK 43, PAGE 299. THIS "VOID AND VACATE" NOTE DOES NOT EXEMPT THE BUILDER FROM ADHERING TO SAID NOTES AND STANDARDS.

FINAL PLAT

SECTION FOUR, PHASE ONE, SHELTON SQUARE AND THE COMMON AREA FOR SECTION TWO, PHASE ONE, SHELTON SQUARE

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

SEC. Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MOORE TOWN SQUARE, BLDG. 100, MURFREESBORO, TENNESSEE 37099
PHONE (615) 890-7901 • FAX (615) 895-1267

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MOORE TOWN SQUARE, BLDG. 100, MURFREESBORO, TENNESSEE 37099
PHONE (615) 890-7901 • FAX (615) 895-1267

PROJ. # 1502
DATE: 1/14/2020
REV: 1/2/2020
FILE: 2302 SHELTON SQUARE, SECTION 4, PHASE 1
DRAWN BY: ATB
SCALE: 1" = 50'
SHEET 1 OF 1

**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

- 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.

Middle Tennessee Electric Membership Corporation

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

- 1) Applicant must adhere to all MTEM Rules and Regulations. Developments will not be approved until all MTEM requirements are complete. Please contact MTEM 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, 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 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

- 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 MTEM C Rules and Regulations. Developments will not be approved until all MTEM C requirements are complete. Please contact MTEM C Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

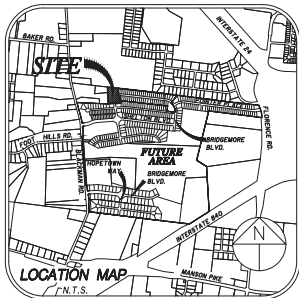
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

- 1) No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

1) No Comments



GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO CREATE 10 LOTS OF RECORD AND TO RECORD RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C040 H, EFFECTIVE DATE JANUARY 5, 2007.
- ANY UNFINISHED FLOOR ELEVATION (FIN. FEE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM PUBLIC ADVERTISEMENTS AS THE SITE. PUBLIC RECORDS AND ARE PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FRONTS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED PD. MINIMUM BUILDING SETBACKS FOR THIS SITE ARE SHOWN ON EACH LOT DETAIL. CORNER LOTS HAVE 2 FRONTS AND 2 SIDES.
- THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED DEVELOPMENT IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE DRAINAGE AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKCHECK VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGREEMENT TO THE CITY OF MURFREESBORO WITH REGARD TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJACENT PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- THE STREETS CENTERED ON THIS PLAN MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEIR RESPECTIVE FUTURE LINE AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE RESPECTIVE LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
- THE COMMON AREAS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
- PROVIDE TO SUBDIVISION OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION. THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THIS PROPERTY IS WITHIN THE OVERALL CREEK ASSESSMENT DISTRICT.
- DRIVEWAY LOCATIONS DEPICTED ON THIS PLAN INDICATE THE SIDE OF THE LOT WHERE THE DRIVEWAY MUST BE LOCATED. ACTUAL WIDTH AND PRECISE LOCATION OF THE DRIVEWAY MAY VARY FROM WHAT IS SHOWN ON THE PLAN. DRIVEWAYS MUST BE OF SUFFICIENT WIDTH AND DEPTH TO ACCOMMODATE PARKING FOR A MINIMUM OF FOUR (4) VEHICLES.
- CURB ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNOBSTRUCTED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE METER LOCATION. THIS 10' X 10' EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER AND SERVICE LINES. SEE DETAIL.

OWNER/DEVELOPER:
SHELTON SQUARE, LLC
P.O. BOX 5049
MURFREESBORO, TN 37129
CONTACT: BOB PARKS
PHONE: (615) 896-1045

MAP 7L, PARCELS 4100
RECORD BOOK 1502, PAGE 1241

SECTION 4, PHASE 2:
10 LOTS ON 2.77 ACRES
(10 RESIDENTIAL LOTS)

SITE DATA:
TOTAL AREA = 2.77 ACRES
LOT AREA = 2.25 ACRES
RIGHT-OF-WAY AREA = 0.55 ACRES
NO. OF LOTS = 10
MINIMUM LOT SIZE = 8,000 SQUARE FEET
ZONING = PRD

M.F.E.'S SHOWN HEREON ARE DUE TO LOCAL DRAINAGE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: _____
DEED REFERENCE: _____
RECORD BOOK 1502, PAGE 1241
MAP 7L, PARCELS 4100

SHELTON SQUARE, LLC
C/O BOB PARKS, OWNER

CERTIFICATE OF ACCURACY

I, HEREBY CERTIFY THAT THIS IS A CATEGORY SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 5:10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

REC. NO. _____

DATE: _____
REGISTERED SURVEYOR

TECH. R.L.S. No. _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I, HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS OF THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY. (2) THE WATER LINES AND APPURTENANCES WITH THE PLAT APPROVAL DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN OPTION, OR (3) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE: _____

CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY, OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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 OF THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY. (2) THE SEWER LINES AND APPURTENANCES WITH THE PLAT APPROVAL DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN OPTION, OR (3) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME. (4) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: _____

MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHURCHILL. THEE PLANNING BOARD AND OTHER REGULATORY AGENCIES CONTAINED IN THE MTEMC CHURCHILL AT WWW.MTEMC.COM COLLECTIVELY. THE REQUIREMENTS NO ELECTRICITY WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. MY APPROVAL IS AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: _____

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. OFFICIAL

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

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

DATE: _____

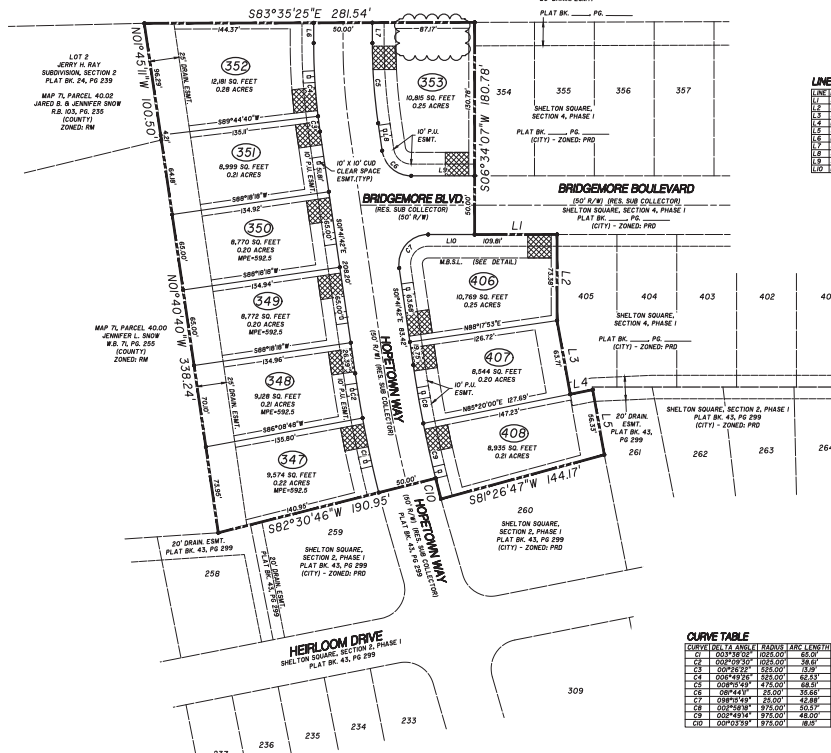
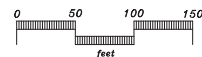
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE. WITH THE EXCEPTION OF THE CITY OF MURFREESBORO, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS 10 RECORDS WITHIN ONE YEAR OF THIS DATE.

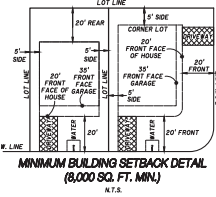
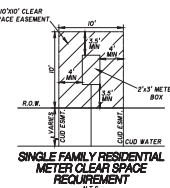
DATE: _____

PLANNING COMMISSION SECRETARY



LINE TABLE

LINE	BEARING	DISTANCE
1	N 89° 45' 34" W	133.56'
2	S 89° 45' 34" W	133.56'
3	N 89° 45' 34" W	133.56'
4	S 89° 45' 34" W	133.56'
5	N 89° 45' 34" W	133.56'
6	S 89° 45' 34" W	133.56'
7	N 89° 45' 34" W	133.56'
8	S 89° 45' 34" W	133.56'
9	N 89° 45' 34" W	133.56'
10	S 89° 45' 34" W	133.56'



LEGEND

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

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

FINAL PLAT

SECTION FOUR, PHASE TWO SHELTON SQUARE SUBDIVISION

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

SEC. Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MOORE TENNESSEE BLVD. MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 • FAX: (615) 895-2567

WWW.SEC-CIVIL.COM

PROJ. # 1502 DATE: 1/14/2020 FILE: 2322 SHELTON SQUARE, SECTION 4, PHASE 2

DATE: 1/14/2020 REV: 1/2/2020 DRAWN BY: ATB SCALE: 1" = 50'

SHEET 1 OF 1

**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 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 MTEM C Rules and Regulations. Developments will not be approved until all MTEM C requirements are complete. Please contact MTEM C Engineering for requirements associated with the development.

Murfreesboro Fire and Rescue Department

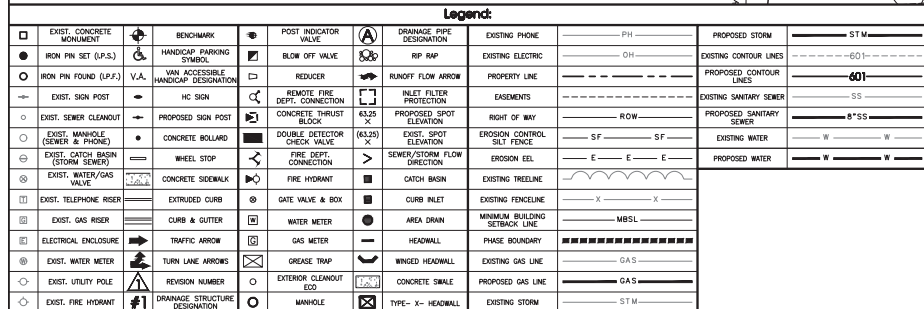
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No Comments



REVIEW \$

(Not Intended For Grading)

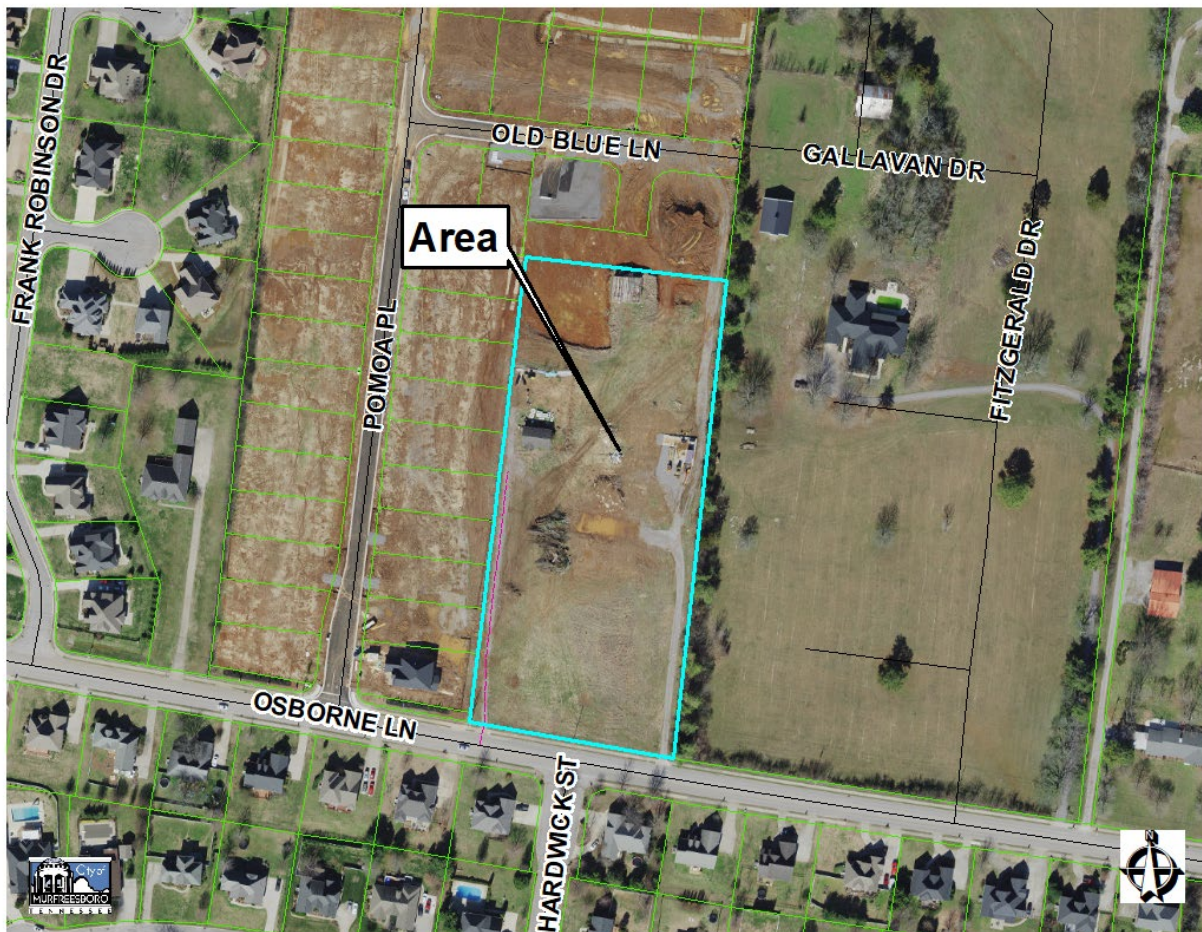
MATTHEW A. TAYLOR
REGISTERED ENGINEER
STATE OF TENNESSEE

Master Plan							
DRAWN: SJA/CFB3							
DATE: 1-14-2021							
CHECKED:							
FILE NAME:							
1610Section2							
SCALE:							
1"=100'							
JOB NO.							
16106							
SHEET:							
3 of 25							

**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 MTEM C.
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@mtmc.com

1. Applicant must adhere to all MTEM C Rules and Regulations. Developments will not be approved until all MTEM C requirements are complete. Please contact MTEM C 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 MTEM C Rules and Regulations. Developments will not be approved until all MTEM C requirements are complete. Please contact MTEM C 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

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register or the Tennessee Department of Transportation. The Tennessee Call system can be notified by calling toll free 1-800-251-1111.
2. Underground utilities shown were located using available above-ground evidence, and also from information obtained from the Tennessee Department of Transportation. The Tennessee Department of Transportation is not responsible for the accuracy of the utilities shown and any other utilities which may be present on this site or adjacent sites should be conferred with the utility owner prior to conducting any work.
3. It is the responsibility of the potential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictive covenants, and/or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown herein are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, electric lines, gas lines, electric conduits, 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 existing 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 and the City of Murfreesboro Planning Commission. The homeowner shall be responsible for the compliance with this requirement.
7. The purpose of this plat is to create 19 lots of record and to record common areas, R.O.W. and easements, as shown.

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

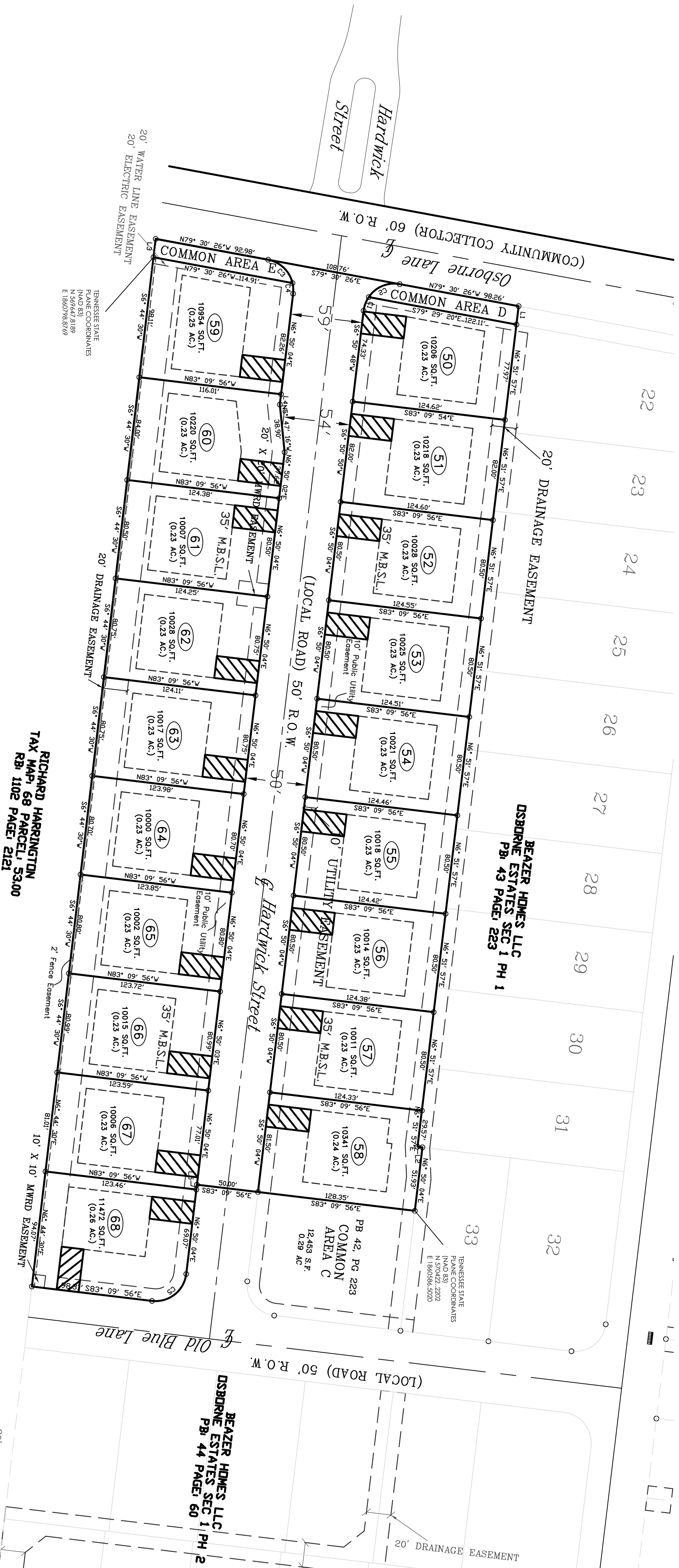
Date _____ OWNER
RECORD BOOK: 1890 PAGE: 3828 MR. KELLY WILSON
BLACK DIAMOND CONSTRUCTION LLC

Certificate of Approval for Recording
I hereby certify that the subdivision plot shown herein has been found to comply with the requirements of the Tennessee Department of Environment and Conservation and that it has been approved for recording in the minutes of the Planning Commission and that it has been approved for recording in the office of the Rutherford County Register Of Deeds provided that it is so recorded within one year of this date.

Date _____ Planning Commission Secretary
Certificate of Approval of Sewer Systems Located in the Water Service Jurisdiction of the City of Murfreesboro.
I hereby certify that (1) the sewer lines and appurtenances for the sewer system shown herein have been installed in accordance with the city codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a Surety for these improvements has been posted with the City of Murfreesboro to assure completion of same; or (3) that a subsurface sewage system will be permitted subject to the approval of the Rutherford County Health Department.

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

BENCHMARK FH
ELEV. 590.31



COMMON AREA "D": 1,727 S.F. OR 0.04 AC ±
COMMON AREA "E": 1,633 S.F. OR 0.04 AC ±

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

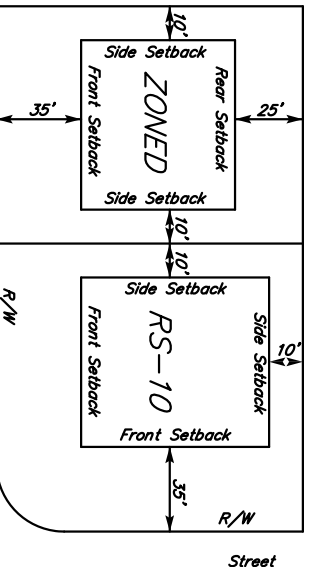
Date _____ MURFREESBORO WATER RESOURCES OFFICIAL

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the Rules and Regulations, By-laws, Policy Bulletins and Operational Bulletins of MTEMC. No electric service will be provided until MTEMC's requirements have been met.

Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OFFICIAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N6°31'37"E	15.03
L2	N8°09'56"W	4.87
L3	S5°44'39"W	15.07
L4	N6°30'04"E	8.42
L5	N6°30'04"E	4.87

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



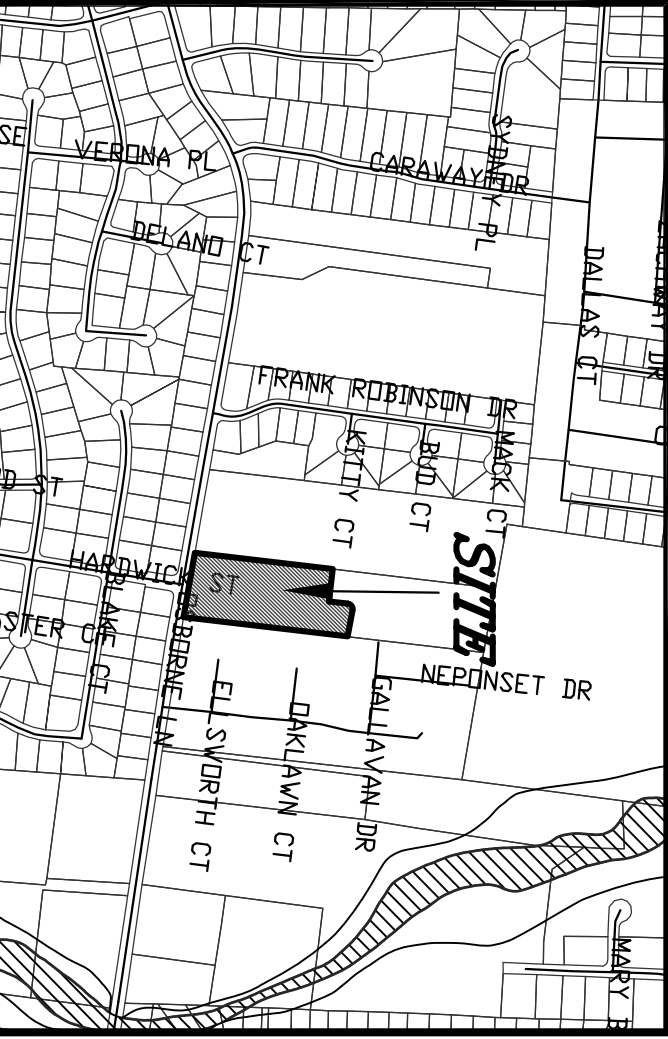
CURVE TABLE		
CURVE	DELTA	RADIUS
C1	27°19'11"	11.87'
C2	66°19'34"	23.00'
C3	66°20'19"	23.00'
C4	19°59'49"	24.91'
C5	9°07'00"	25.00'

RICHARD HARRINGTON
TAX MAP, 58 PARCEL 53.00
RB. 1102 PAGE: 2121

BEAZER HINES LLC
OSBORNE ESTATES SEC 1 PH 1
PB. 43 PAGE: 223

BEAZER HINES LLC
OSBORNE ESTATES SEC 1 PH 2
PB. 44 PAGE: 60

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A 2024 RECOVERY "A" SURVEY AND THE PRECISION OF THE 66% PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY) GIVEN AT THE 92% CONFIDENCE LEVEL IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYORS.



FOR REVIEW ONLY

OSBORNE ESTATES SUBDIVISION SECTION 2

18TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: JANUARY 2021 SCALE: 1"=50' SHEET 1 OF 1

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

3.j. Belmore, 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 Belmore, 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 of 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@mtmc.com

1. Applicant must adhere to all MTEM Rules and Regulations. Developments will not be approved until all MTEM requirements are complete. Please contact MTEM 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, heck@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 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@mtmc.com

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

Murfreesboro Fire and Rescue Department

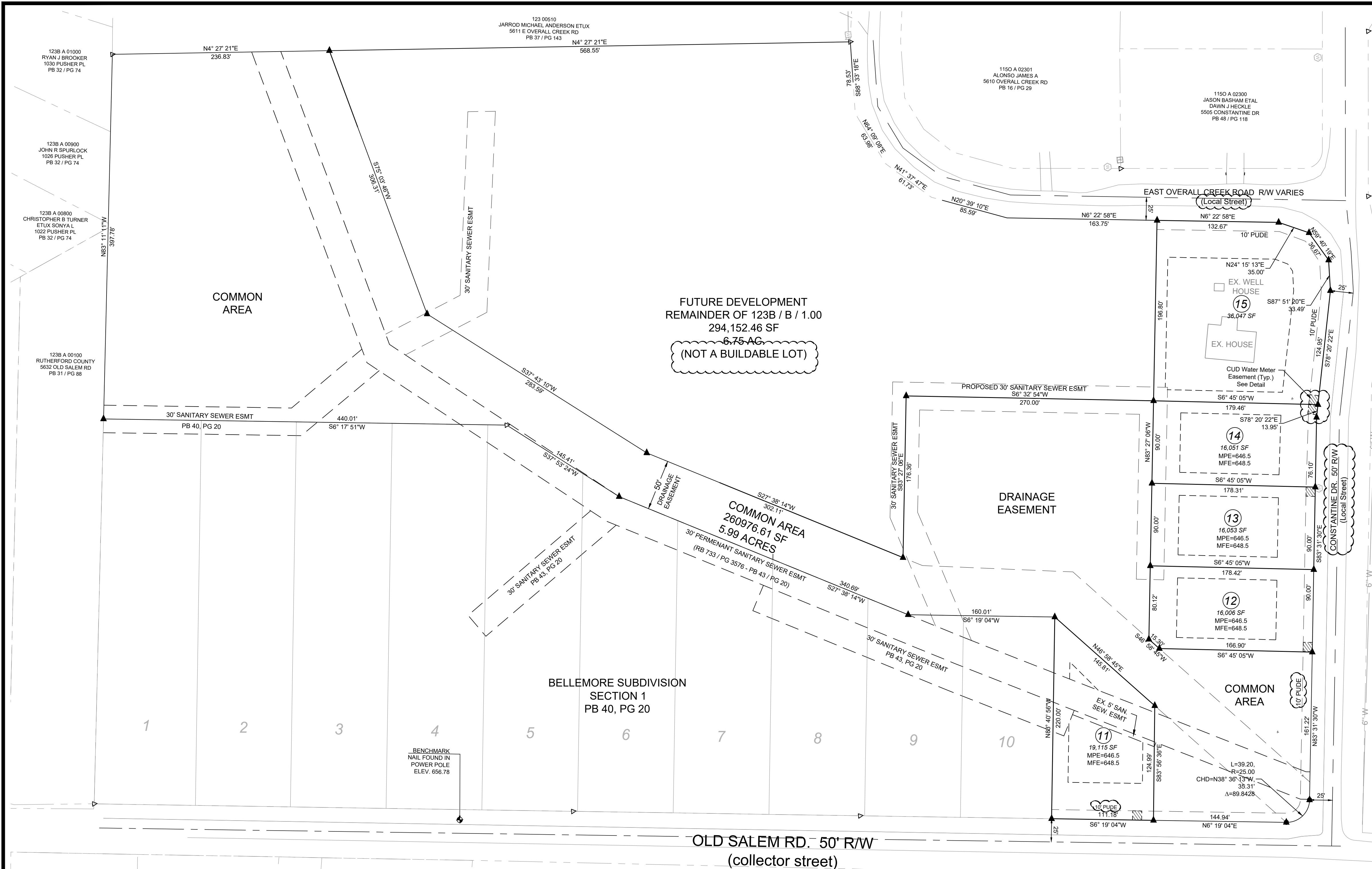
Carl Peas, 615.893.1422, cpeas@murfreesborotn.gov

No Comments

Murfreesboro Water Resources Department

Anita Heck, 615.890.0862, aheck@murfreesborotn.gov

No Comments



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date _____ David Alcorn, Owner
Alcorn Properties, LLC

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Rutherford County Tennessee Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road commissioner or the County Engineer.

Date _____ Ryan W. Beasley, RLS TN #2821

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Planning Commission Secretary

CERTIFICATION FOR APPROVAL OF WATER SYSTEMS LOCATED IN THE WATER SERVICE JURISDICTION OF CONSOLIDATED UTILITY DISTRICT

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

Date _____ Consolidated Utility District Official

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

Date _____ Murfreesboro Water and Sewer Official

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval check list, tree planting guidelines and other regulations contained on the MTEMC web site at www.MTEMC.com (Collectively the "Requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date _____ MTEMC Official

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

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

Date _____ City Engineer

RELEASE AND COVENANT NOT TO SUE

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 connection. The builder and/or homeowner shall be responsible for compliance with this requirement.

NOTES

- The purpose of this plat is to create 5 lots and to record one common area and record easements as shown.
- Coordinates shown and bearings are based on Tennessee State Plane Grid Coordinates (TNSPC), NAD 83 (1995), U.S. Survey Feet obtained from TGRN Network GPS Observations. Survey drawing is based on grid coordinates.
- Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. In Tennessee it is a requirement per the "Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three nor more than ten working days of their intent to excavate. A list of these utilities can be obtained from the county register of deeds. Those utilities participating in the Tennessee One Call System can be notified by calling 811 or 1-800-351-1111.
- Utilities other than those shown may exist.
- This parcel is subject to all rights-of-ways and easements as shown and any other rights-of-ways or easements either recorded or by prescription that a complete title search may reveal. No abstract of title, title commitment, or title search was provided to this surveyor.
- It shall be the responsibility of each residential contractor to design and construct a suitable grading and drainage scheme to convey storm water runoff away from proposed structures without creating ponding conditions under said structures or on the lot.
- Repair or maintenance of any improvements (i.e. driveways, landscapes, utility lines, retaining walls, mailboxes, etc.) located in a drainage easement due to ditch and/or culvert maintenance/repair is the responsibility of the property owner.
- All lots are subject to the Declaration of Restrictive Covenants applying to the subdivision named *Bellemore Subdivision, Section 2, Phase 1*, is recorded in Official Records of Rutherford County Record Book _____ Page _____.
- No soils to be used for septic within a CUD easement or within 10' of a CUD water main, water service line, or water meter.
- The Long-Term Maintenance Agreement is recorded in Record Book _____, Page _____.
- There shall be no clearing, grading, construction, or disturbance of soil and/or native vegetation except as permitted by the City of Murfreesboro Engineering Department.
- Any water quality buffer zone shown hereon is subject to protective covenants which may be found in the Land Records and which restrict disturbance and use of these areas.
- Pad Elevations are established due to localized drainage conditions.
- CUD access to the designated meter location shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the meter location. This 10' x 10' easement is intended to assure service and repair access to the meter(s) and service line(s). See detail.
- An amendment plat may be required by CUD if proposed meter locations are adjusted during construction in the field.

SITE INFORMATION:

PROJECT NAME: BELLEMORE SUBDIVISION, SECTION 2, PHASE 1
ADDRESS: EAST OVERALL CREEK ROAD, MURFREESBORO, TN 37153
TAX MAP / GROUP / PARCEL NO.: 123B / B / 1.00
CURRENT ZONING: RS-15

MINIMUM YARD REQUIREMENTS:
FRONT SETBACK: 40 FEET
SIDE SETBACK: 12.5 FEET
REAR SETBACK: 30 FEET
MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35 FEET.

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
TOTAL LOTS: 5 LOTS
SECTION 2, PHASE 1: REMAINDER RESERVED FOR FUTURE DEVELOPMENT
639,286.12 SF (14.66 AC)

PROPERTY AREA: THIS SITE LIES WITHIN ZONE X, OUTSIDE THE 500 YEAR FLOODPLAIN, PER COMMUNITY PANEL 47149C0265H, EFFECTIVE JAN. 5, 2007.

FEMA NOTE: THE PROPERTY SHOWN HEREON IS LOCATED ON EAST OVERALL CREEK ROAD, TAX MAP 123B, GROUP B, PARCEL 1.00, 12TH CIVIL DISTRICT, IDENTIFIED AS LOT 11 AS RECORDED IN P.B. 43, PG. 20 & R.B. 1475, PG. 2986

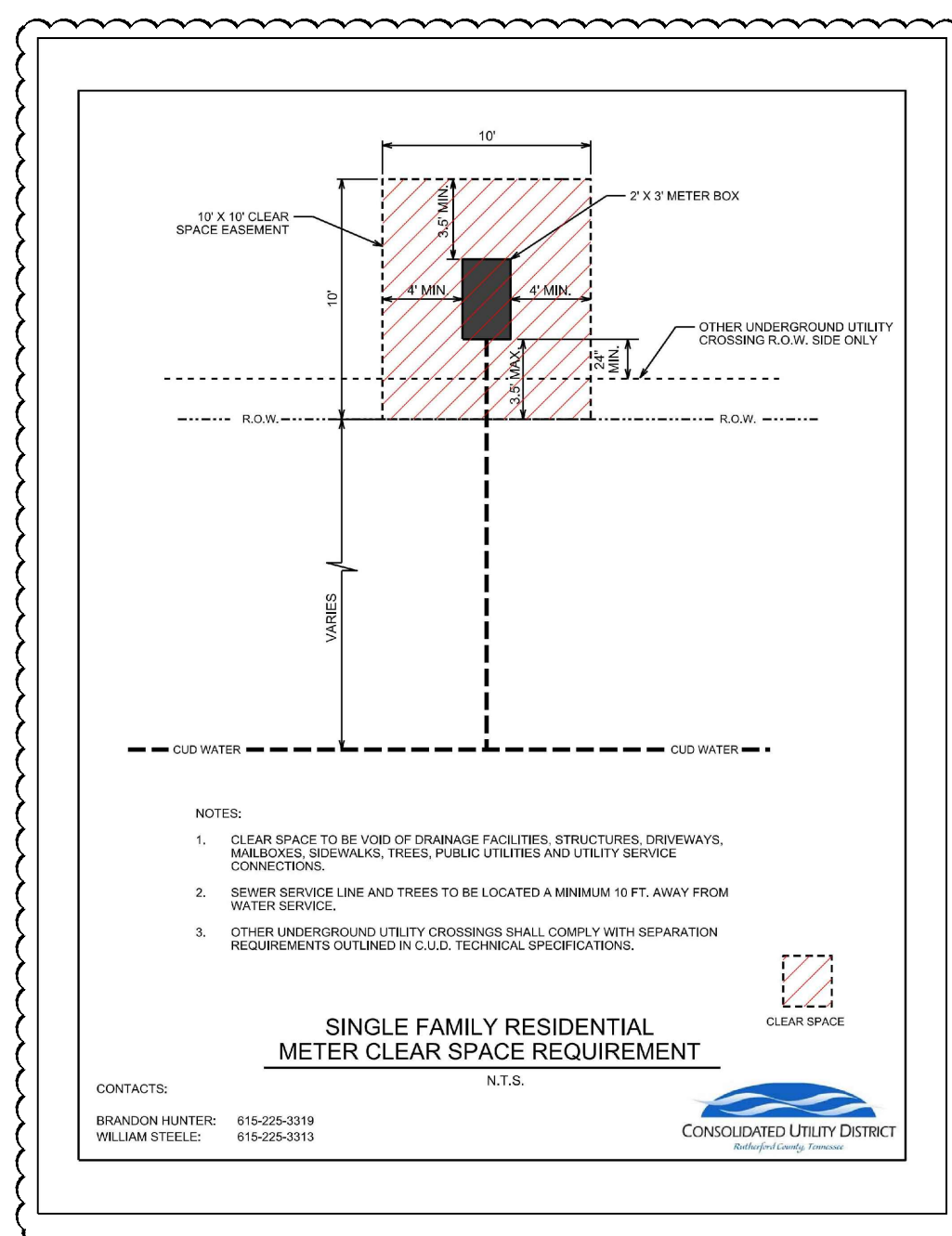
DEED: THE PROPERTY SHOWN HEREON IS LOCATED ON EAST OVERALL CREEK ROAD, TAX MAP 123B, GROUP B, PARCEL 1.00, 12TH CIVIL DISTRICT, IDENTIFIED AS LOT 11 AS RECORDED IN P.B. 43, PG. 20 & R.B. 1475, PG. 2986

OWNER / APPLICANT: ALCORN PROPERTIES, LLC
4613 VETERANS PKWY
MURFREESBORO, TN 37128
(615) 896-0081
KEVIN ATWOOD

CONTACT: CIVIL INFRASTRUCTURE ASSOCIATES, LLC
307 HICKSON DRIVE
MURFREESBORO, TN 37129
(615) 663-7678
NATHAN MELSON, PE

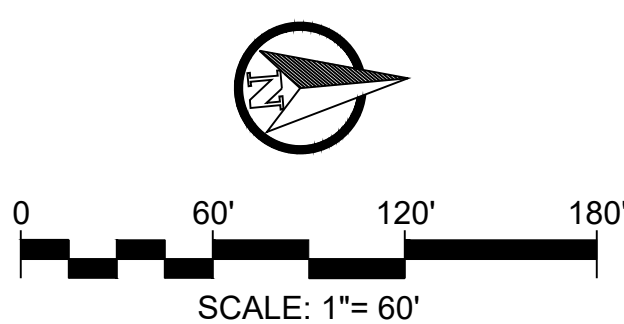
PREPARED BY:

CONTACT:



LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- MIN. BLDG. SETBACK LINE
- REBAR FOUND
- PIPE FOUND
- CONCRETE MONUMENT FOUND
- CORNER FENCE POST FOUND
- UNMARKED BOUNDARY
- REBAR W/ CAP SET
- FIRE HYDRANT
- MINIMUM PAD ELEVATION
- MINIMUM FLOOR ELEVATION
- BENCHMARK



UNLESS OTHERWISE NOTED, ALL NEW LOT CORNERS ARE CAPPED 18" LONG 1/2" REBAR SET

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

PREPARED BY:
CIA CIVIL INFRASTRUCTURE ASSOCIATES

307 Hickson Drive
Murfreesboro, TN 37129
Tel: 615-663-7678
www.cia-engineers.com

contact: Ryan Beasley, RLS

I hereby certify that this is a Category I survey and that the ratio of precision of the unadjusted survey is in excess of 1:10,000 using total station survey equipment by the method of random traverse. This survey was performed in compliance with the current Tennessee Minimum Standards of Practice.

FINAL PLAT
BELLEMORE SUBDIVISION
SECTION 2, PHASE 1
EAST OVERALL CREEK ROAD
MURFREESBORO, TENNESSEE

CIA PROJECT # 2019-38

DATE: JANUARY 15, 2021

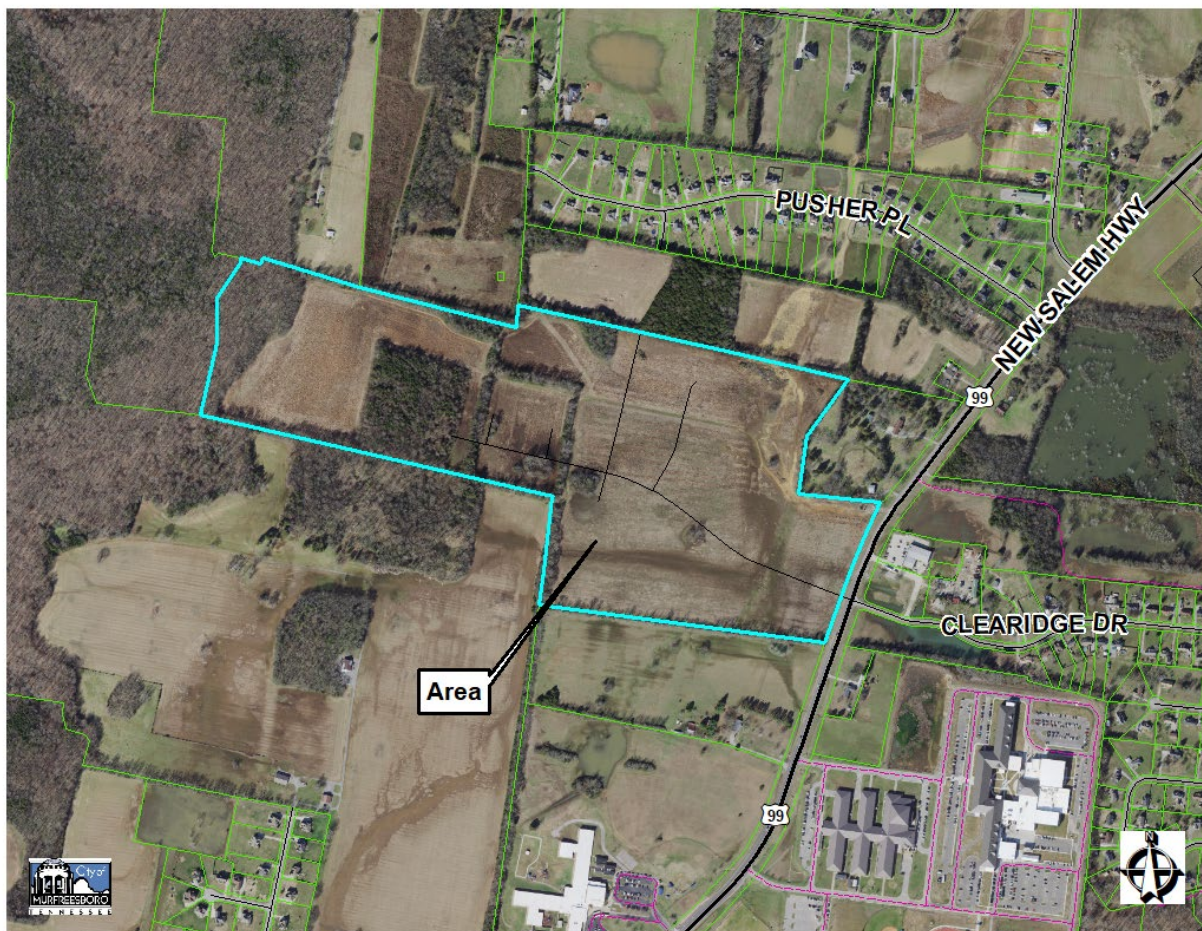
SCALE 1"=60'

SH. 1 OF 1

**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@mtmc.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 MTEM C Rules and Regulations. Developments will not be approved until all MTEM C requirements are complete. Please contact MTEM C 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

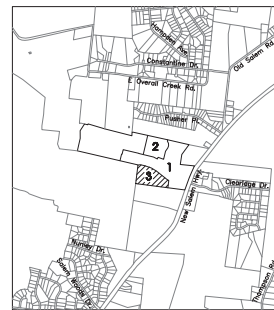
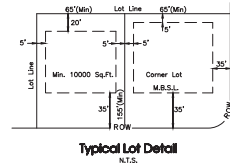
No Comments

RUCKER-DONNELL PROPERTY MASTER PLAN

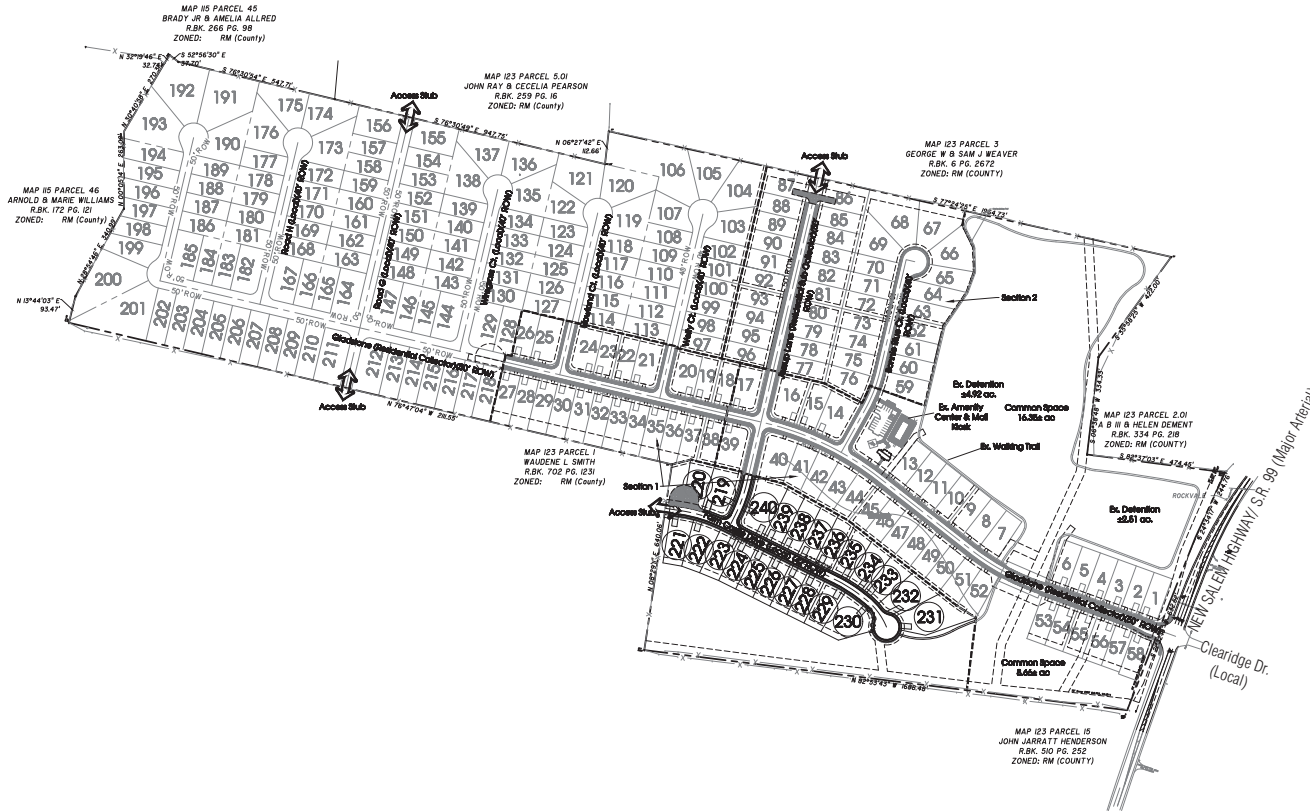
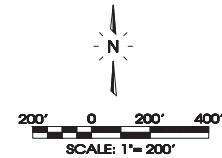
LAND USE DATA:
TOTAL LAND AREA: ±105.46 ACRES
TOTAL NUMBER OF LOTS: 240 LOTS
YIELD: 240 LOTS/105.46 ACRES= 2.28 UNITS/ACRE
TOTAL OPEN SPACE/STORMWATER: ±28.13 ACRES
MINIMUM LOT SIZE: 10,000 SF
TYPICAL LOT DIMENSIONS: 65' WIDE X 155' DEEP

UTILITY PROVIDERS
Sewer: MWRD
Water: CUDRC
Electric: MTEMC

Notes:
1) Improvements to Hwy 99 Per TIS
2) All Streets are Public
3) All Streets will have sidewalks along both sides
4) All Common Space will be maintained by H.O.A.



Site Location Map
Not To Scale



Legend:	
<input type="checkbox"/> EXIST. CONCRETE MONUMENT	<input type="checkbox"/> BENCHMARK
<input type="checkbox"/> IRON PIN FOUND (P.P.S.)	<input type="checkbox"/> HANDICAP PARKING SYMBOL
<input type="checkbox"/> IRON PIN FOUND (P.P.S.)	<input type="checkbox"/> VAN ACCESSIBLE HANDICAP DESIGNATION
<input type="checkbox"/> EXIST. SIGN POST	<input type="checkbox"/> HC SIGN
<input type="checkbox"/> EXIST. SEWER CLEANOUT	<input type="checkbox"/> PROPOSED SIGN POST
<input type="checkbox"/> EXIST. MANHOLE (SEWER OR PHONE)	<input type="checkbox"/> CONCRETE BOLLARD
<input type="checkbox"/> EXIST. CATCH BASIN (STORM SEWER)	<input type="checkbox"/> WHEEL STOP
<input type="checkbox"/> EXIST. WATER/GAS VALVE	<input type="checkbox"/> CONCRETE SIDEWALK
<input type="checkbox"/> EXIST. TELEPHONE RISER	<input type="checkbox"/> EXTRUDED CURB
<input type="checkbox"/> EXIST. GAS RISER	<input type="checkbox"/> CURB & GUTTER
<input type="checkbox"/> ELECTRICAL ENCLOSURE	<input type="checkbox"/> TRAFFIC ARROW
<input type="checkbox"/> EXIST. WATER METER	<input type="checkbox"/> TURN LANE ARROWS
<input type="checkbox"/> EXIST. UTILITY POLE	<input type="checkbox"/> REDUCTION NUMBER
<input type="checkbox"/> EXIST. FIRE HYDRANT	<input type="checkbox"/> DRAINAGE STRUCTURE DESIGNATION
<input type="checkbox"/> POST INDICATOR VALVE	<input type="checkbox"/> DRAINAGE PIPE DESIGNATION
<input type="checkbox"/> BLOW OFF VALVE	<input type="checkbox"/> RP RAP
<input type="checkbox"/> REDUCER	<input type="checkbox"/> RUNOFF FLOW ARROW
<input type="checkbox"/> REMOTE FIRE DEPT. CONNECTION	<input type="checkbox"/> INLET FILTER PROTECTION
<input type="checkbox"/> CONCRETE THRUST BLOCK	<input type="checkbox"/> PROPOSED SPOT ELEVATION
<input type="checkbox"/> DOUBLE DETECTOR CHECK VALVE	<input type="checkbox"/> EXIST. SPOT ELEVATION
<input type="checkbox"/> FIRE DEPT. CONNECTION	<input type="checkbox"/> SEWER/STORM FLOW DIRECTION
<input type="checkbox"/> FIRE HYDRANT	<input type="checkbox"/> CATCH BASIN
<input type="checkbox"/> GATE VALVE & BOX	<input type="checkbox"/> CURB INLET
<input type="checkbox"/> WATER METER	<input type="checkbox"/> AREA DRAIN
<input type="checkbox"/> GAS METER	<input type="checkbox"/> HEADWALL
<input type="checkbox"/> GREASE TRAP	<input type="checkbox"/> WINGED HEADWALL
<input type="checkbox"/> EXTERIOR CLEANOUT	<input type="checkbox"/> CONCRETE SWALE
<input type="checkbox"/> MANHOLE	<input type="checkbox"/> TYPE - X- HEADWALL
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SALT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	60 ±
PROPOSED CONTOUR LINES	40 ±
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W
Developer/Owner: Cometstone Development, LLC 216 Noah Dr., Ste 100 Franklin, TN 37064 Contact: Harry Minge Phone: 615-442-2342	
Land Data: 22 Lots on 13.06 Acres	
Deed Reference: Tax Map 123 Parcel 2.00 R.B. 1818 Pg. 207	
Zoning: RS-10	
Setbacks: Front: 30' Side: 10' Rear: 25'	
Flood Map: No portion of this site lies within the 100 Year Flood Zone per Map 47149C0245H Dated January 5, 2007.	
Approved by the Murfreesboro Planning Commission, with such conditions as are indicated in the minutes of the Commission on _____.	
Preliminary Plat approval shall not constitute final approval for recording purposes.	
DRAWN: JUA/CFB3 DATE: 1-14-2021 CHECKED: MAT FILE NAME: 101000003 SCALE: 1"=200' JOB NO. 10192 SHEET: 2 of 12	

ENGINEERING • SURVEYING • LAND PLANNING

SITE ENGINEERING CONSULTANTS

LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECT

1605 MIDTOWN BOULEVARD, SUITE 200

MURFREESBORO, TN 37139

PHONE: (615) 890-7901 E-MAIL: MTA@MURFREESBORO.COM FAX: (615) 890-2567

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

REVISED 2-2-2021: Staff Comments

Master Plan

SECTION 3

Section 3

Murfreesboro, Tennessee

SEAL

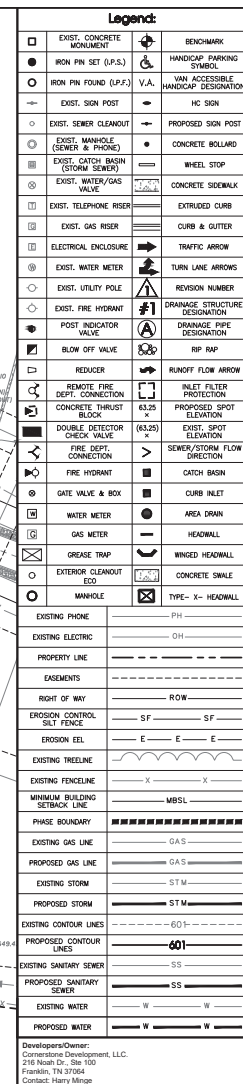
REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

NO. 10192

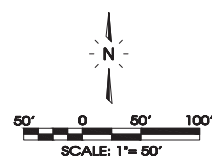
NOT INTERFERED

Not Interfered



Note:

1. Sidewalks within each single-family lot phase will be constructed by the home builders as the homes are constructed. If sidewalks are located along common areas then, the developer will construct those portions with the infrastructure work associated with that frontage.
2. MPE's are due to Local Drainage.



THIS APPROVAL SHALL NOT BE CONSIDERED AS CREATING A REPRESENTATION OF CORRECT OPERATION OR AS A WARRANTY BY THE PRESIDENT OF WATER AND SEWER DEPARTMENT THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

APPROVAL DATE _____
APPROVAL EXPIRES IN 12 MONTHS

BY _____

FOR SANITARY SEWER CONSTRUCTION ONLY

Flood Map:
No portion of this site lies within the 100 Year Flood Zone per Map #J40202548 dated January 5, 2007.

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

Preliminary Plan approval shall not constitute final approval for recording purposes.

**Carlton Landing
Section 3
Murfreesboro, Tennessee**

REASONED: 2-3-2021; Start Comments:

DRAWN: SJA/CFB3
DATE: 1-14-2021
CHECKED:
MAT
FILE NAME:
10192section3
SCALE:
1"=50'
JOB NO.
10192

SHEET:
5 of 12

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

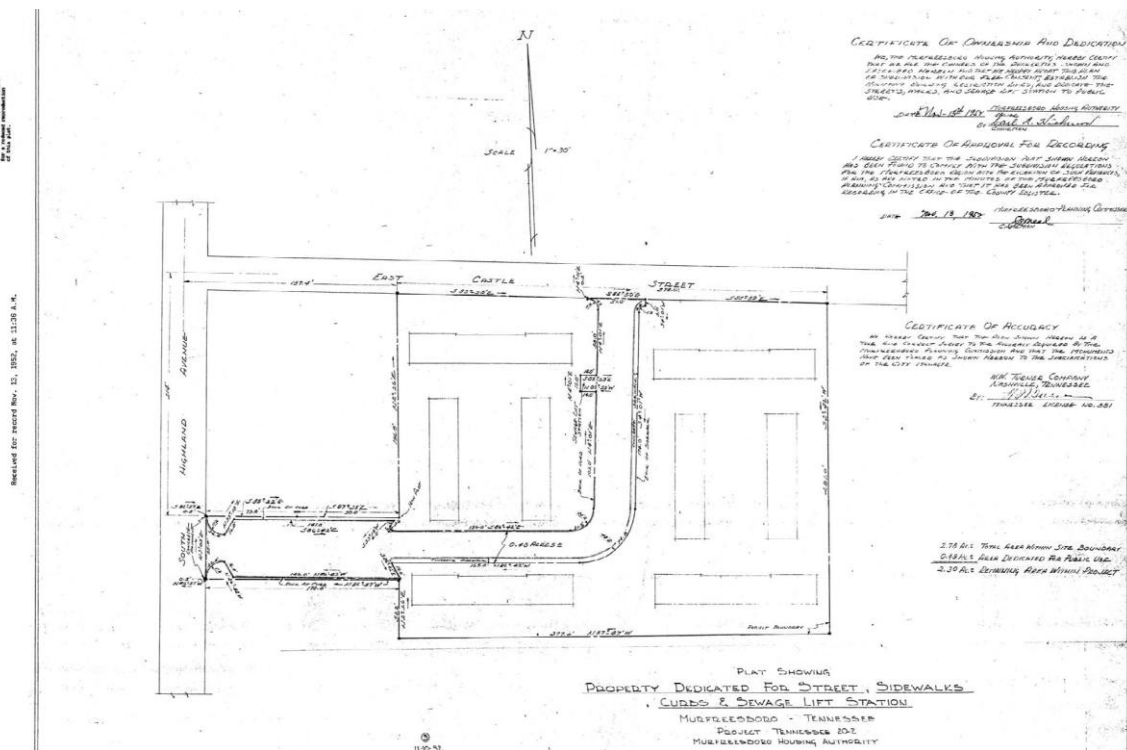
4.a. Mandatory Referral and Right-of-Way Abandonment [2021-704] to consider abandonment of a portion of Right-of-Way of Vaughn Street, Huddleston-Steele Engineering, Inc. applicant on behalf of Murfreesboro Housing Authority.

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 within 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

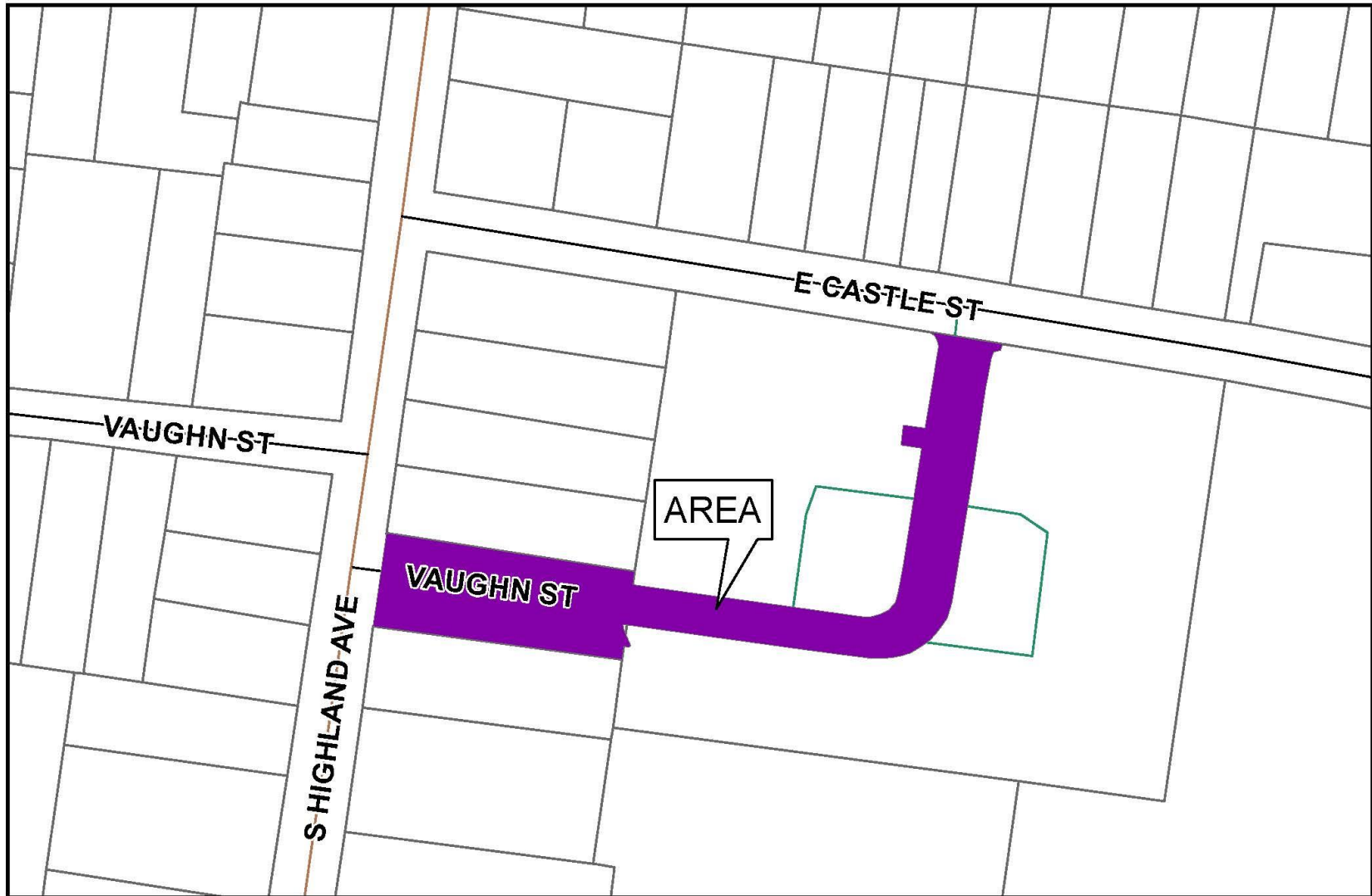
Staff has attempted to reach out to ATT but has not received a response. Staff does not have knowledge of whether ATT has utilities within the ROW abandonment area. Staff recommends that a temporary public utility and drainage easement be placed over the ROW abandonment area to make sure that an easement 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



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



Request to Abandon Right-of-Way
Of Vaughn Street



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.

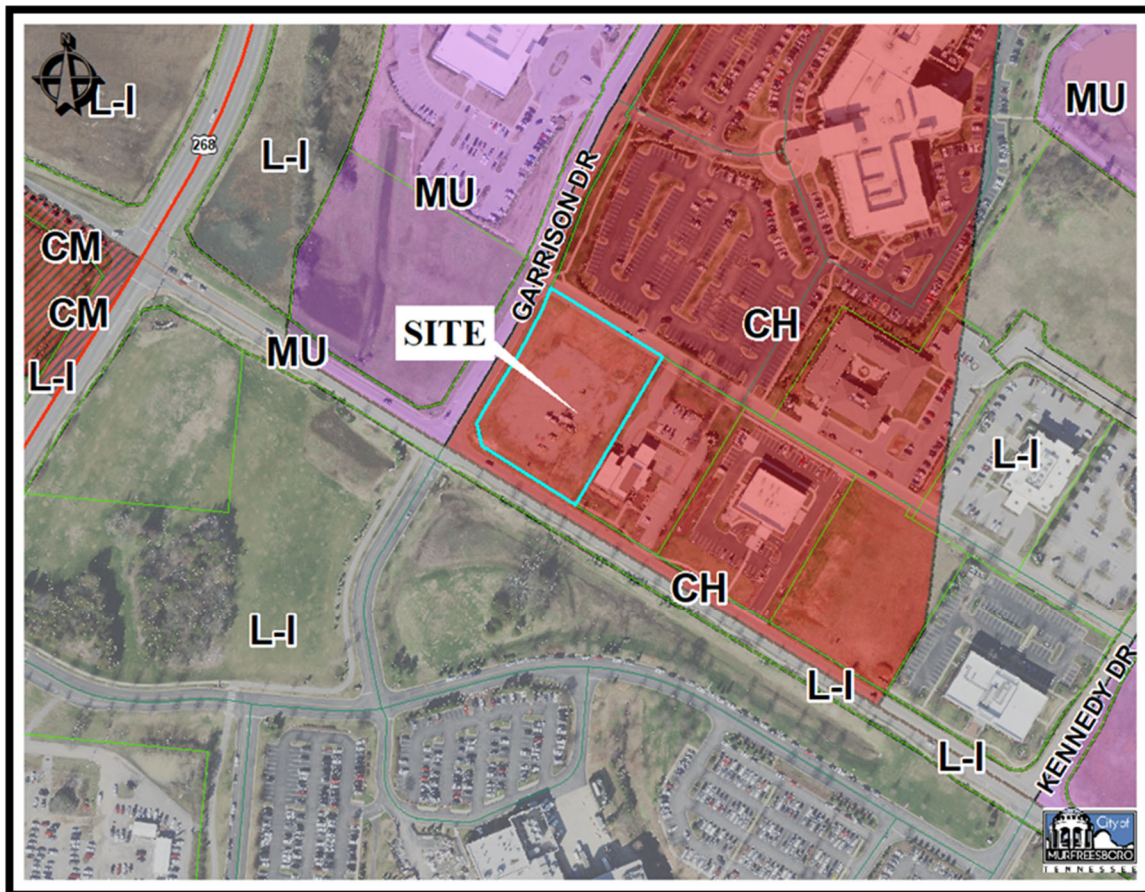
Presented for the Planning Commission's consideration is the final design and site plan review for a new 13,781 square-foot daycare center located north of Gateway Boulevard, east of Garrison Drive and south of Carl Adams Drive. The subject property is zoned CH (Commercial Highway District) and GDO-3. 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.





GARRISON DR

SITE



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 centuironstone.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@mtmc.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 StorzGuard 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 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.
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 completed 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

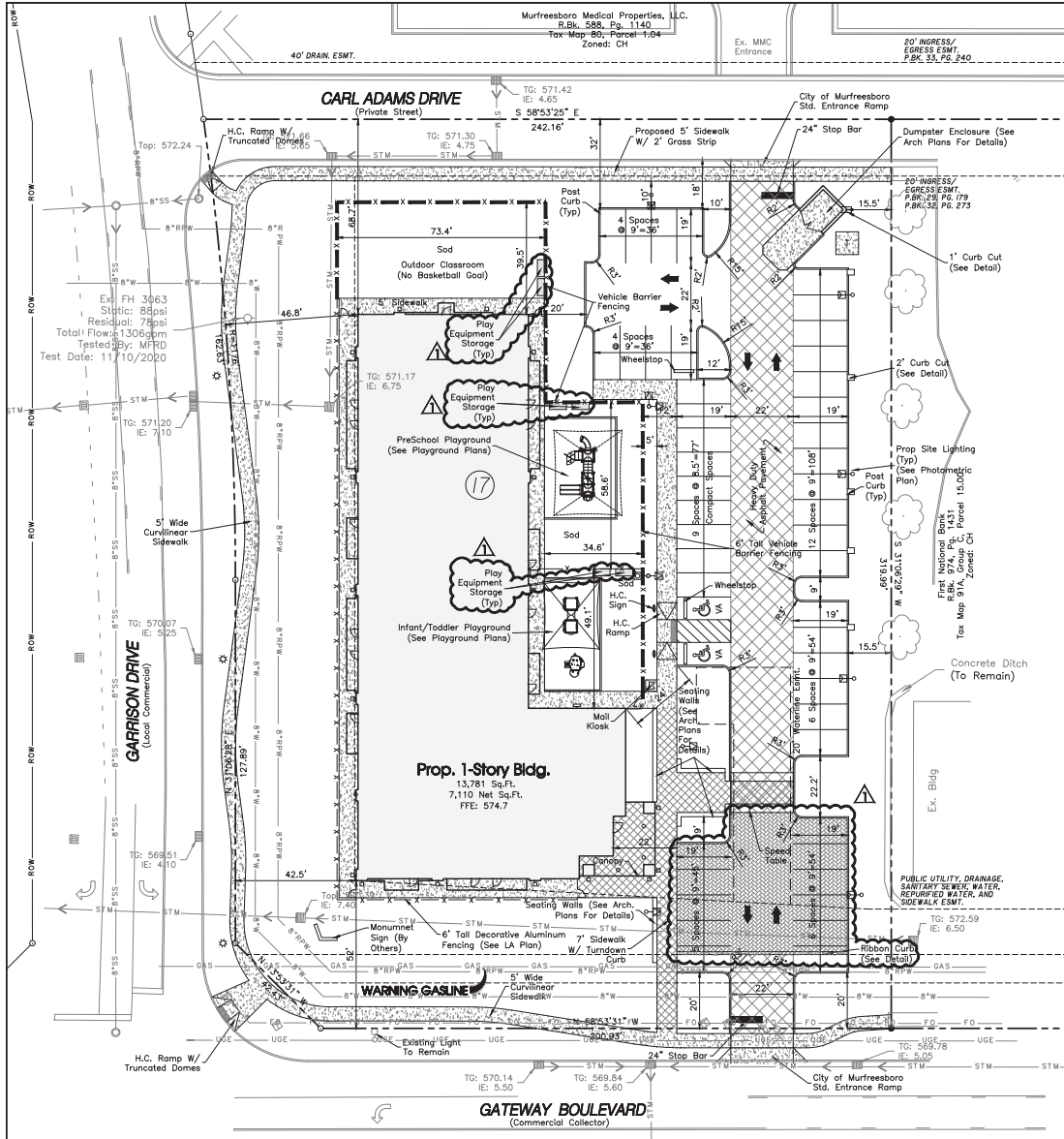
Josh Seng, 615.898.6738, Josh.Seng@mtmc.com

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

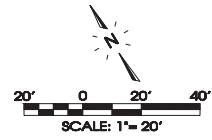
1. Owner, for budget purposes, should check with MWRD for connection fees, which may be substantial.
2. Use existing water and/or sewer services where available.
3. The developer is financially responsible for providing water, sewer, and/or repurified water service to each lot.
4. If in CUD, building 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.



Notes:
1) Solid Waste Service Will Be Provided By A Private Hauler.
2) Licensed Surveyor Will Be Required To Stake Building.

Pavement Hatch Legend

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



Legend:	
<input type="checkbox"/> EXIST. CONCRETE MONUMENT	<input type="checkbox"/> BENCHMARK
<input type="checkbox"/> IRON PIN SET (U.S.)	<input type="checkbox"/> HANDICAP PARKING SYMBOL
<input type="checkbox"/> IRON PIN FOUND (P.F.)	<input type="checkbox"/> VAN ACCESSIBLE HANDICAP DESIGNATION
<input type="checkbox"/> EXIST. SIGN POST	<input type="checkbox"/> HC SIGN
<input type="checkbox"/> EXIST. SEWER CLEANOUT	<input type="checkbox"/> PROPOSED SIGN POST
<input type="checkbox"/> EXIST. MANHOLE (SEWER & PHONE)	<input type="checkbox"/> CONCRETE BOLLARD
<input type="checkbox"/> EXIST. CATCH BASIN (STORM SEWER)	<input type="checkbox"/> WHEEL STOP
<input type="checkbox"/> EXIST. WATER/GAS VALVE	<input type="checkbox"/> CONCRETE SIDEWALK
<input type="checkbox"/> EXIST. TELEPHONE RISER	<input type="checkbox"/> EXTRUDED CURB
<input type="checkbox"/> EXIST. GAS RISER	<input type="checkbox"/> CURB & GUTTER
<input type="checkbox"/> ELECTRICAL ENCLOSURE	<input type="checkbox"/> TRAFFIC ARROW
<input type="checkbox"/> EXIST. WATER METER	<input type="checkbox"/> TURN LANE ARROWS
<input type="checkbox"/> EXIST. UTILITY POLE	<input type="checkbox"/> REVISION NUMBER
<input type="checkbox"/> EXIST. FIRE HYDRANT	<input type="checkbox"/> DRAINAGE STRUCTURE DESIGNATION
<input type="checkbox"/> EXIST. REMOTE FIRE DEPT. CONNECTION	<input type="checkbox"/> DRAINAGE PIPE ELEVATION
<input type="checkbox"/> EXIST. CONCRETE THURST BLOCK	<input type="checkbox"/> PROPOSED SPOT ELEVATION
<input type="checkbox"/> EXIST. DOUBLE DETECTOR CHECK VALVE	<input type="checkbox"/> EXIST. SPOT ELEVATION
<input type="checkbox"/> EXIST. FIRE DEPT. CONNECTION	<input type="checkbox"/> SEWER/STORM FLOW DIRECTION
<input type="checkbox"/> FIRE HYDRANT	<input type="checkbox"/> CATCH BASIN
<input type="checkbox"/> GATE VALVE & BOX	<input type="checkbox"/> CURB INLET
<input type="checkbox"/> WATER METER	<input type="checkbox"/> AREA DRAIN
<input type="checkbox"/> GAS METER	<input type="checkbox"/> HEADWALL
<input type="checkbox"/> GREASE TRAP	<input type="checkbox"/> WINGED HEADWALL
<input type="checkbox"/> EXIST. EXTERIOR CLEANOUT	<input type="checkbox"/> CONCRETE SWALE
<input type="checkbox"/> EXIST. MANHOLE	<input type="checkbox"/> TYPE - X - HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SALT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	=====
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	----- 60' -----
PROPOSED CONTOUR LINES	----- 40' -----
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W W
PROPOSED WATER	W W W

REVISIONS:
DATE: 11-17-2020
DRAWN: JAC/CFB3
CHECKED:
MAT:
FILE NAME: 05091mat17
DATE: 05/09/2021
SCALE: 1"=20'
JOB NO. 05091
SHEET: C2.0

Project:
Mark Price Gateway LLC
1530 Medical Center Parkway Ste. 200
Memphis, TN 37120
Developer:
AMM Properties LLC
66 Governors Way
Brentwood, TN 37027
Owner Reference:
City of Murfreesboro
1400 N. Hwy 91A, Group C, Parcel 14.00
Plot Book 55, Pg. 68 Lot 17
P.L. 55, Pg. 204
Yield Requirements:
Front: 40'
Side: 32'
Rear: 20'
Intended Use:
City Civic Center
Zoned: CH with GDO-3 Overlay
City Building
Building Ht: 28'-0"
Gross Floor Area: 13,781 Sq.Ft.
Net Floor Area: 7,110 Sq.Ft.
1 Lot Area: 1,755 Acres
Parking Requirements:
Minimum: 7,500 Sq.Ft. = 238 Spaces + 24 Employees = 45 Spaces Required
Provided: 48 Regular + 24 HC = 48 Total Spaces Provided
Paved Map No.:
This site lies within Zone X, not in the Flood Hazard Zone
430 Year Floodplain, per Community Plan
47140020201 dated January 5, 2007.

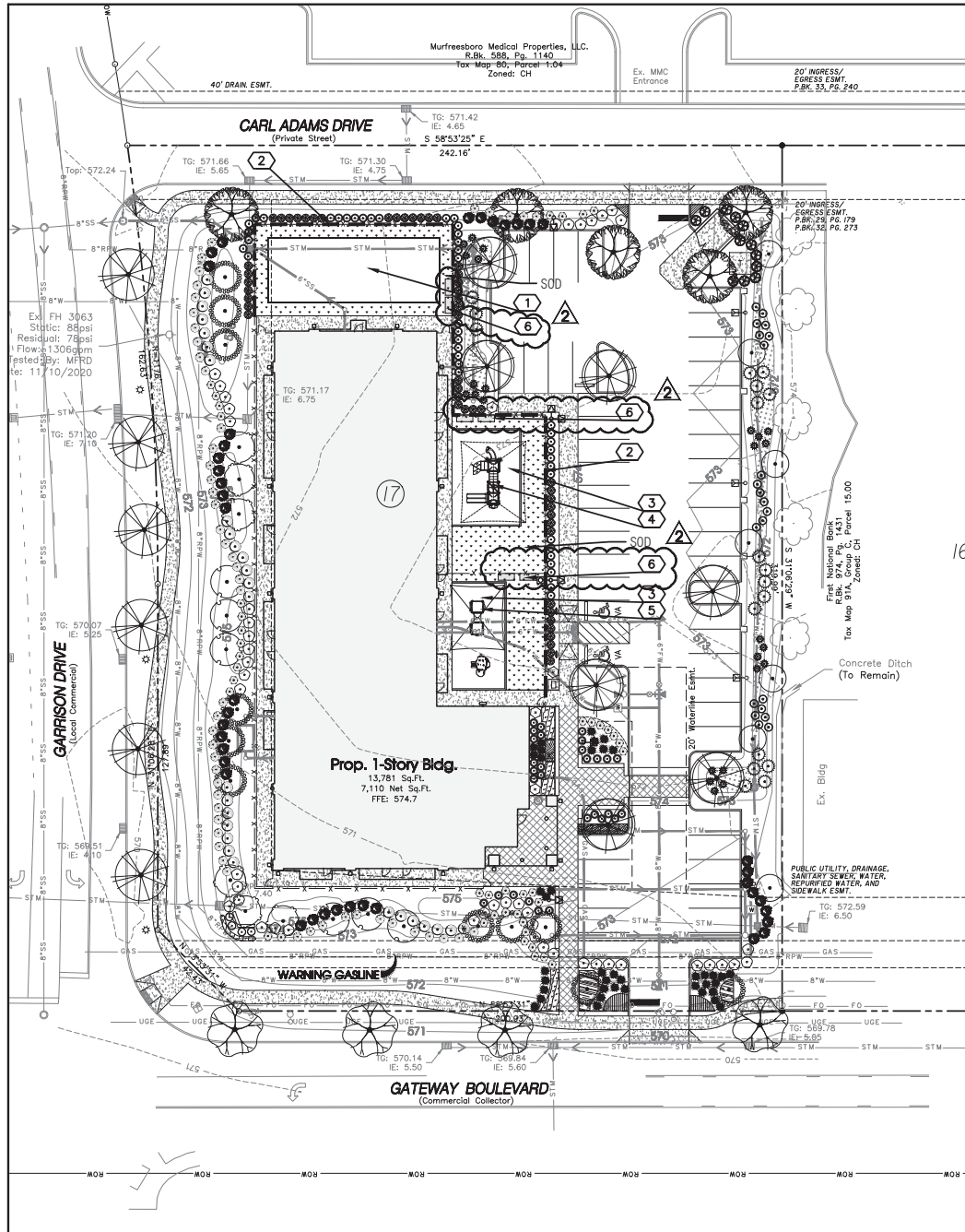
SITE ENGINEERING CONSULTANTS
S.E.C. Inc.
1400 N. Hwy 91A, Group C, Parcel 14.00
Plot Book 55, Pg. 68 Lot 17
P.L. 55, Pg. 204
Yield Requirements:
Front: 40'
Side: 32'
Rear: 20'
Intended Use:
City Civic Center
Zoned: CH with GDO-3 Overlay
City Building
Building Ht: 28'-0"
Gross Floor Area: 13,781 Sq.Ft.
Net Floor Area: 7,110 Sq.Ft.
1 Lot Area: 1,755 Acres
Parking Requirements:
Minimum: 7,500 Sq.Ft. = 238 Spaces + 24 Employees = 45 Spaces Required
Provided: 48 Regular + 24 HC = 48 Total Spaces Provided
Paved Map No.:
This site lies within Zone X, not in the Flood Hazard Zone
430 Year Floodplain, per Community Plan
47140020201 dated January 5, 2007.

REVIEW
Not for Construction

SEAL
TAYLOR
REGISTERED PROFESSIONAL ENGINEER
No. 10000
State of Tennessee

Goddard School
Waterstone Lot 17
Murfreesboro, Tennessee

Site Plan



1 VERSA-COURT



1 VERSA-COURT



2 DECORATIVE FENCE



3 PLAYGROUND SURFACE MATERIAL



4 CHILDREN'S PLAYGROUND



4 CHILDREN'S PLAYGROUND



5 TODDLER'S PLAYGROUND



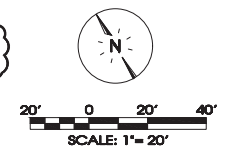
5 TODDLER'S PLAYGROUND



6 STORAGE CONTAINER

KETER EASTWOOD DECK BOX (245456) BY KETER®
STYLE: 150 GALLON, RESIN, 61" DEPTH, 28.34" WIDTH, 25.19" HEIGHT
COLOR: BROWN

NOTES:
1) BASKETBALL HOOP
SHOWN WILL NOT BE
CONSTRUCTED ON THIS SITE.



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDMARK ARCHITECTURE
4850 MOORE AVENUE, SUITE 100
MURFREESBORO, TN 37139
PHONE: (615) 892-2501 FAX: (615) 892-2507
WWW.SITE-ENGINEERING.COM
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Goddard School
Waterstone Lot 17
Murfreesboro, Tennessee

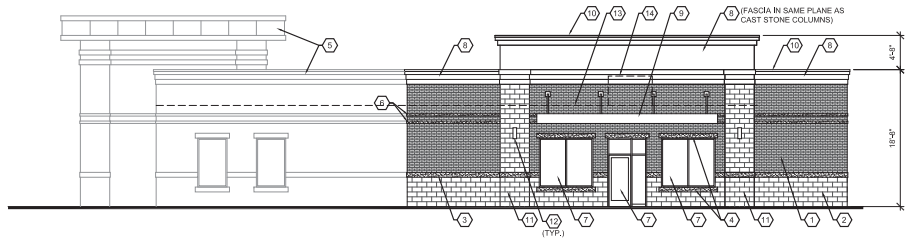
Playground Exhibit

REVISIONS:
DATE: 12/16/2020
DRAWN: SWL
CHECKED: REM
FILE NAME: 05091.Lot17_1A
SCALE: 1" = 20'
JOB NO: 05091
SHEET:

L4.0

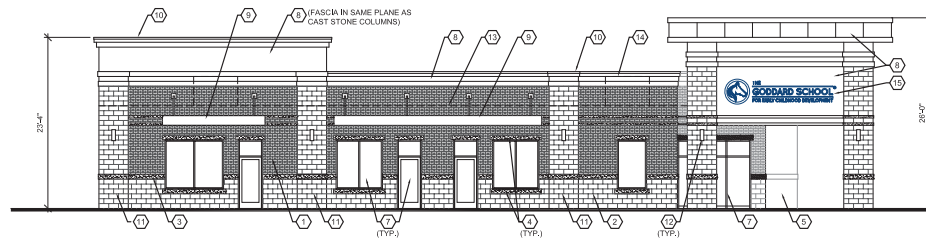


VIEW FROM CORNER OF GATEWAY BOULEVARD AND GARRISON DRIVE



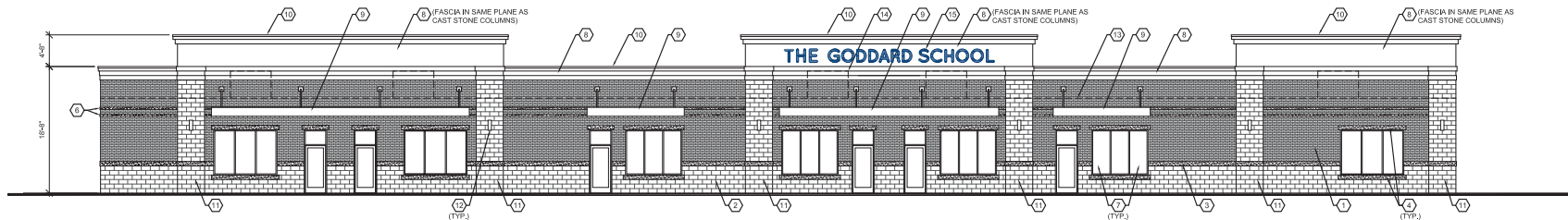
1 ELEVATION FROM CARL ADAMS DR.

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



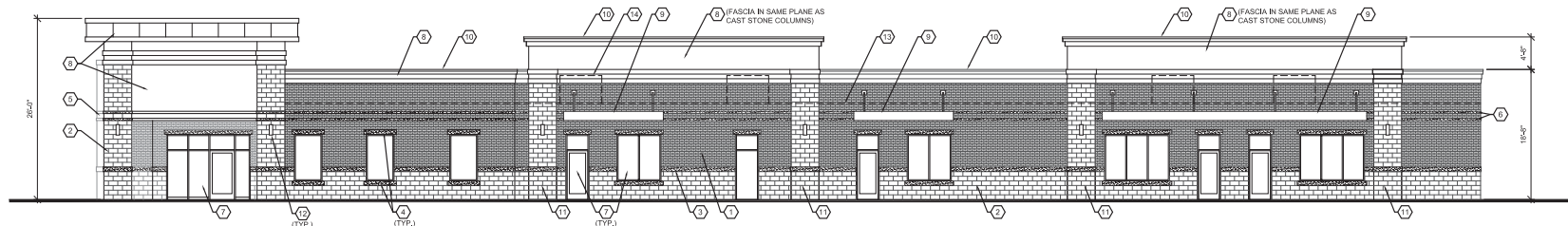
2 ELEVATION FROM GATEWAY BLVD.

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"

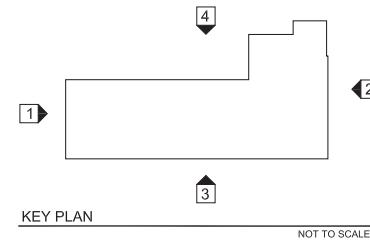
WALL FINISH MATERIAL BREAKDOWN

	CAST STONE (DADOES)	%	CAST STONE (CHISELED)	%	BRICK	%	E.F.F.S.	%	ALUMINUM STOREFRONT	%	METAL CANOPY	%	VOID AREAS	%
CARL ADAMS DR. ELEVATION	2905.5	22%	773.5	6%	464.5	36%	284.5	22%	148.5	12%	33.5	2%	445.5	35%
GATEWAY BLVD. ELEVATION	5305.5	24%	1115.5	5%	589.5	26%	628.5	28%	323.5	15%	57.5	2%	656.5	29%
GARRISON DR. ELEVATION	865.5	20%	2293.5	5%	1,480.5	35%	974.5	22%	630.5	15%	134.5	3%	1639.5	38%
PARKING LOT ELEVATION	4905.5	21%	2405.5	5%	1,450.5	34%	1,095.5	25%	561.5	13%	90.5	2%	1439.5	34%
TOTALS (ALL ELEVATIONS)	2,579.5	22%	6073.5	30%	3,980.5	33%	2,983.5	25%	1,553.5	13%	314.5	2%	4179.5	35%

BUILDING ELEVATION KEY NOTES

- BRICK VENEER - FINE ART VELOUR, MODULAR SIZE BY SIOUX CITY BRICK; MORTAR COLOR TO BE DETERMINED.
- CAST STONE VENEER - 3" x 7" x 15" ROCKCAST BUFFSTONE (SMOOTH TEXTURE) BY READING ROCK, INC.
- CAST STONE BAND - 8" NOM. HEIGHT, ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- CAST STONE BILL / LINTEL - ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- BUILDING BEYOND.
- CAST STONE BAND - 4" NOM. HEIGHT, ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- ALUMINUM STOREFRONT DOOR / WINDOWS (DARK BRONZE FINISH) WITH 1" INSULATING GLASS AND SOLARBAN 60 LOW-E COATING.
- PREMIUM E.F.F.S. FINISH COLOR TO MATCH CAST STONE.
- METAL CANOPY (PROJECTS 4'-0") WITH HANGER RODS (COLOR TO MATCH ALUMINUM STOREFRONT).
- PRE-FINISHED METAL COPING (COLOR TO MATCH STONE VENEER).
- CAST STONE COLUMNS (8" PROJECTION).
- EXTERIOR WALL SCANCE (DARK BRONZE FINISH).
- APPROXIMATE LINE OF ROOF.
- APPROXIMATE LOCATION OF ROOFTOP UNITS.
- BUILDING SIGNAGE - BY OWNER.

NOTE: THE MINIMUM PARAPET HEIGHT FOR THE BUILDING IS 4'-0" ABOVE THE ROOF ELEVATION. ALL ROOFTOP MECHANICAL UNITS WILL BE SCREENED BY THE BUILDING PARAPET.



KEY PLAN

NOT TO SCALE



128 Channing Park Drive, Nashville, TN 37215
(615) 775-1889



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: 01-06-21

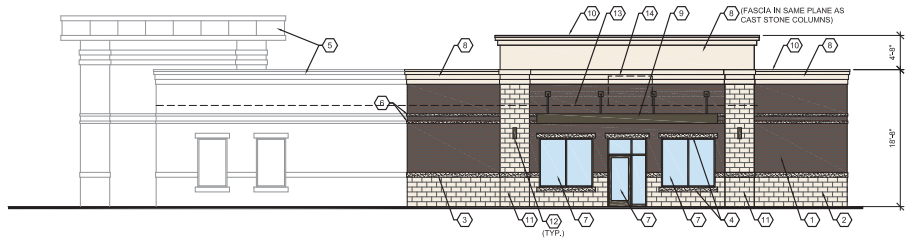
FOR PLANNING
COMMISSION
SUBMITTAL ONLY

Project No. 20024,00

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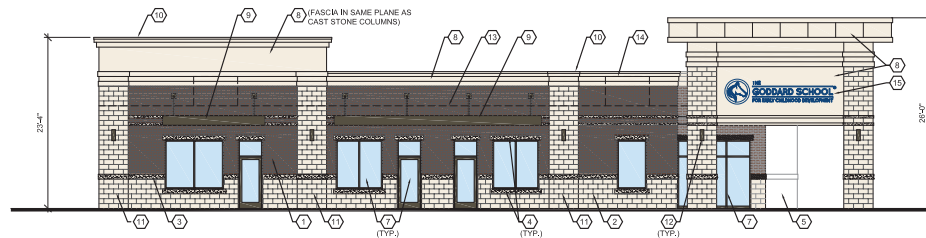
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BUILDING ELEVATIONS

Sheet Number:
A3.02



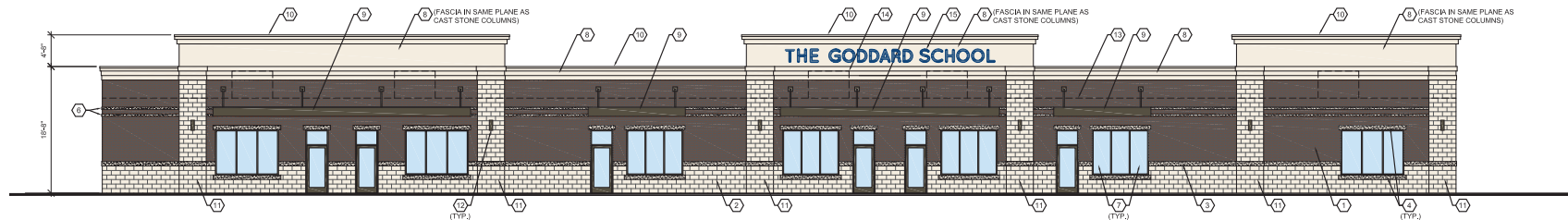
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SCALE - 11x17 - NO SCALE
24 x 36 - 1/8" = 1'-0"



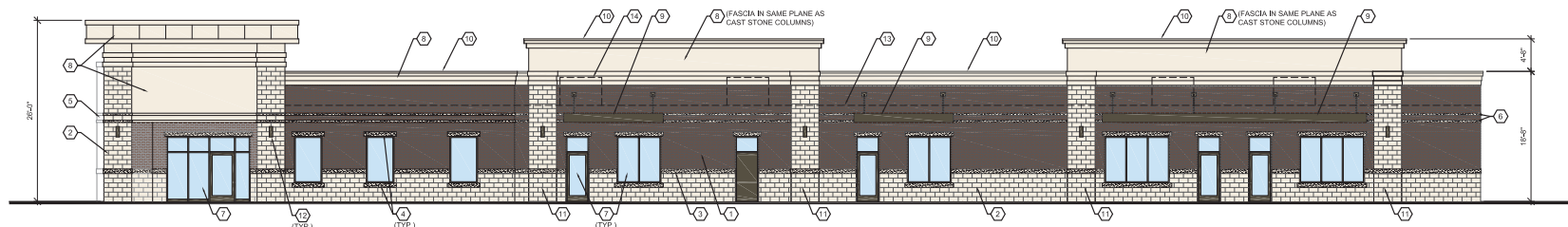
2 ELEVATION FROM GATEWAY BLVD.

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"

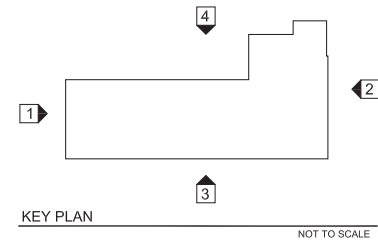
WALL FINISH MATERIAL BREAKDOWN

	CAST STONE (DADOES)	%	CAST STONE (CHISELED)	%	BRICK	%	E.I.F.S.	%	ALUMINUM STOREFRONT	%	METAL CANOPY	%	VOID AREAS	%
CARL ADAMS DR. ELEVATION	2905 S.F.	22%	773 S.F.	6%	464 S.F.	36%	284 S.F.	22%	148 S.F.	12%	33 S.F.	2%	445 S.F.	35%
GATEWAY BLVD. ELEVATION	5305 S.F.	24%	1115 S.F.	5%	589 S.F.	26%	628 S.F.	28%	323 S.F.	15%	57 S.F.	2%	656 S.F.	29%
GARRISON DR. ELEVATION	865 S.F.	20%	2293 S.F.	5%	1,480 S.F.	35%	974 S.F.	22%	630 S.F.	15%	134 S.F.	3%	1639 S.F.	38%
PARKING LOT ELEVATION	4905 S.F.	21%	3405 S.F.	5%	1,450 S.F.	34%	1,095 S.F.	25%	561 S.F.	13%	90 S.F.	2%	1439 S.F.	34%
TOTALS (ALL ELEVATIONS)	2,575 S.F.	22%	6073 S.F.	6%	3,983 S.F.	32%	2,983 S.F.	25%	1,553 S.F.	13%	314 S.F.	2%	4175 S.F.	35%

BUILDING ELEVATION KEY NOTES

- BRICK VENEER - FINE ART VELOUR, MODULAR SIZE BY SIOUX CITY BRICK; MORTAR COLOR TO BE DETERMINED.
- CAST STONE VENEER- 3" x 7" x 15", ROCKCAST BUFFSTONE (SMOOTH TEXTURE) BY READING ROCK, INC.
- CAST STONE BAND - 6" NOM. HEIGHT, ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- CAST STONE BILL / LINTEL - ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- BUILDING BEYOND.
- CAST STONE BAND - 4" NOM. HEIGHT, ROCKCAST BUFFSTONE (CHISELED TEXTURE) BY READING ROCK, INC.
- ALUMINUM STOREFRONT DOOR / WINDOWS (DARK BRONZE FINISH) WITH 1" INSULATING GLASS AND SOLARBAN 60 LOW-E COATING.
- PREMIUM E.I.F.S. FINISH COLOR TO MATCH CAST STONE.
- METAL CANOPY (PROJECTS 4'-0") WITH HANGER RODS (COLOR TO MATCH ALUMINUM STOREFRONT).
- PRE-FINISHED METAL COPING (COLOR TO MATCH STONE VENEER).
- CAST STONE COLUMNS (8" PROJECTION).
- EXTERIOR WALL SCOFFING (DARK BRONZE FINISH).
- APPROXIMATE LINE OF ROOF.
- APPROXIMATE LOCATION OF ROOF TOP UNITS.
- BUILDING SIGNAGE - BY OWNER.

NOTE: THE MINIMUM PARAPET HEIGHT FOR THE BUILDING IS 4'-0" ABOVE THE ROOF ELEVATION. ALL ROOF TOP MECHANICAL UNITS WILL BE SCREENED BY THE BUILDING PARAPET.



KEY PLAN

NOT TO SCALE



128 Channing Park Drive, Nashville, TN 37205
(615) 775-1889



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: 01-06-21

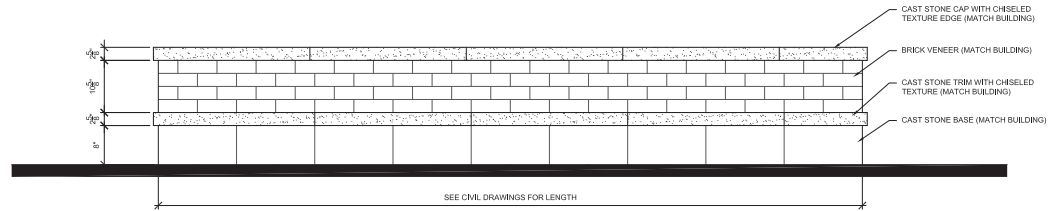
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Project No. 20024,00

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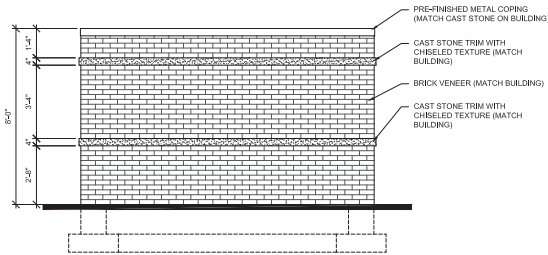
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BUILDING ELEVATIONS

Sheet Number:
A3.02

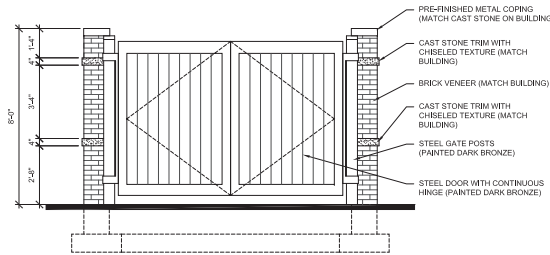


2 TYPICAL SEAT WALL ELEVATION

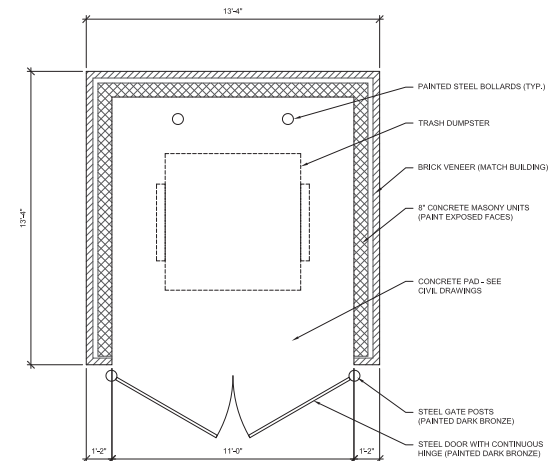
SCALE - 1/16\"/>



TYPICAL SIDE ELEVATION



FRONT ELEVATION



NOTES:
SIZE OF DUMPSTER ENCLOSURE TO BE
VERIFIED WITH CIVIL DRAWINGS.

REFER TO CIVIL DRAWINGS FOR SITE
LOCATION OF DUMPSTER ENCLOSURE.

ENCLOSURE PLAN

1 DUMPSTER ENCLOSURE

SCALE - 1/16\"/>



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

A NEW BUILDING FOR DING FOD.

Date: 12-10-20

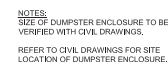
FOR PLANNING
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SUBMITTAL ONLY

Project No. 20024.00

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Sheet Name:
DUMPSTER ENCLOSURE
SEAT WALL ELEVATIONS

Sheet Number:
A3.03



ENCLOSURE PLAN



Sheet Name:
DUMPSTER ENCLOSURE
SEAT WALL ELEVATIONS

**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@temc.com

1. Applicant must adhere to all MTEM Rules and Regulations. Developments will not be approved until all MTEM requirements are complete. Please contact MTEM 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

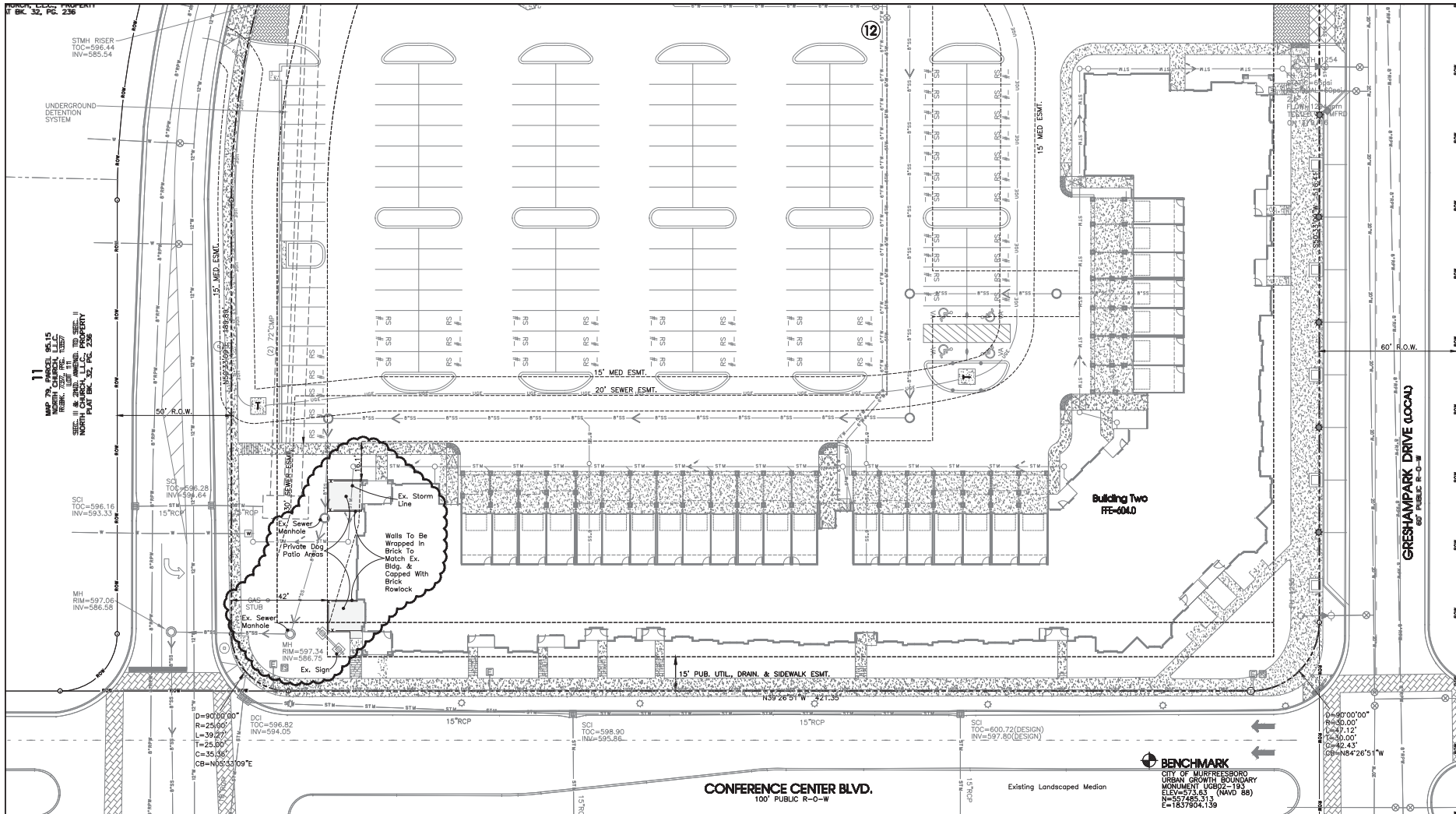
Josh Seng, 615.898.6738, Josh.Seng@mtmc.com

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

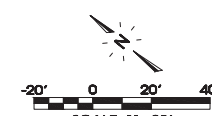
Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

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.



Legend:									
EXIST. CONCRETE MONUMENT	BENCHMARK	EXIST. FIRE HYDRANT	1. DRAINAGE STRUCTURE DESIGNATION	2. EXTERIOR CLEANSUIT	CONCRETE SIALE	EXISTING GAS LINE	PROPOSED GAS LINE	EXISTING STORM	PROPOSED STORM
IRON PIN SET (P.S.)	HANDICAP PARKING SYMBOL	POST INDICATOR VALVE	3. DRAINAGE PIPE DESIGNATION	4. MANHOLE	TYPE: X- HEADWALL	EXISTING STORM	PROPOSED STORM	EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER
IRON PIN FOUND (P.F.)	V.A. V.A. ACCESSIBLE HANDICAP DESIGNATION	BLOW OFF VALVE	5. RIP RAP	EXISTING PHONE	USE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. SIGN POST	H.C. SIGN	REDUCER	6. RUNOFF FLOW ARROW	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	REMOTE FIRE DEPT. CONNECTION	7. INLET FILTER PROTECTION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	CONCRETE THURST BLOCK	8. EXIST. SPOT ELEVATION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	DOUBLE DETECTOR CHECK VALVE	9. EXIST. SPOT ELEVATION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE DEPT. CONNECTION	10. EXIST. SPOT ELEVATION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. TELEPHONE RISER	EXTRUDED CURB	FIRE HYDRANT	11. EXIST. SPOT ELEVATION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. GAS RISER	CURB & GUTTER	GATE VALVE & BOX	12. EXIST. SPOT ELEVATION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	WATER METER	13. EXIST. SPOT ELEVATION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. WATER METER	TURN LANE ARROWS	GAS METER	14. EXIST. SPOT ELEVATION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER
EXIST. UTILITY POLE	REVISION NUMBER	GREASE TRAP	15. EXIST. SPOT ELEVATION	EXISTING ELECTRIC	PROPERTY LINE	EXISTING STORM	PROPOSED STORM	EXISTING WATER	PROPOSED WATER

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



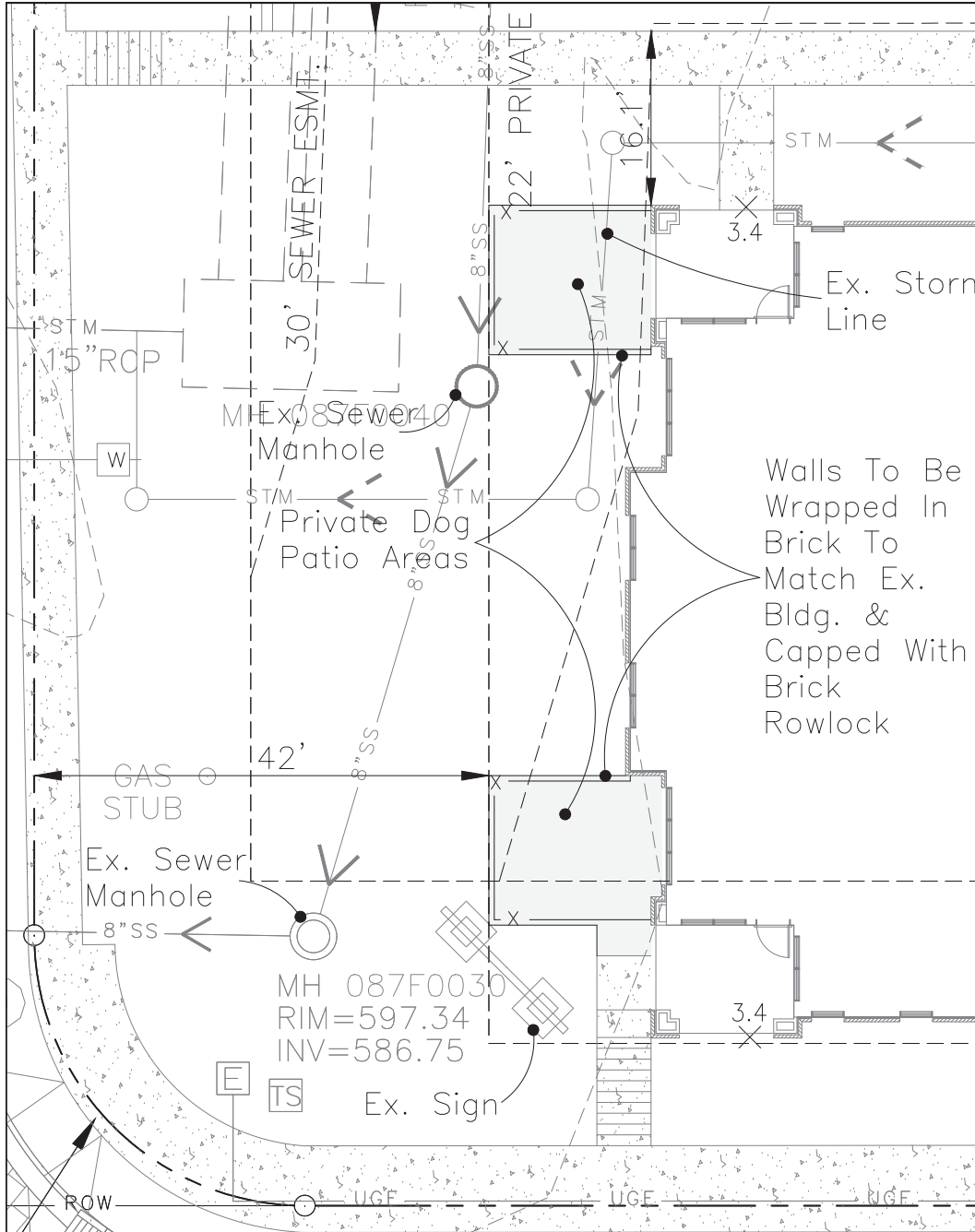
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1000 N. HARRIS BLVD., SUITE 200
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Vintage at The Avenue
North Church Subdivision, Lot 12
Murfreesboro, TN

REVISIONS

NO.	DATE	DESCRIPTION
1	11/14/2021	ISSUED FOR PERMIT

DRAWN: JLA, CFB
CHECKED: JLA
DATE: 11/14/2021
FILE NAME: 06141412-Dogp
SCALE: 1"=20'
JOB NO. 06114
SHEET: C1.0



Dog Patio Example

Legend:

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

EXISTING PHONE	PI
EXISTING ELECTRIC	USE
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS GAS
PROPOSED GAS LINE	CAS GAS
EXISTING STORM	
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	50
PROPOSED CONTOUR LINES	60
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	
PROPOSED WATER	

SCALE: 1" = 5'

REVISIONS:

DATE	BY	DESCRIPTION
06/14/2021	SLA	CFB3

FILE NAME:
0614M12-Dogp

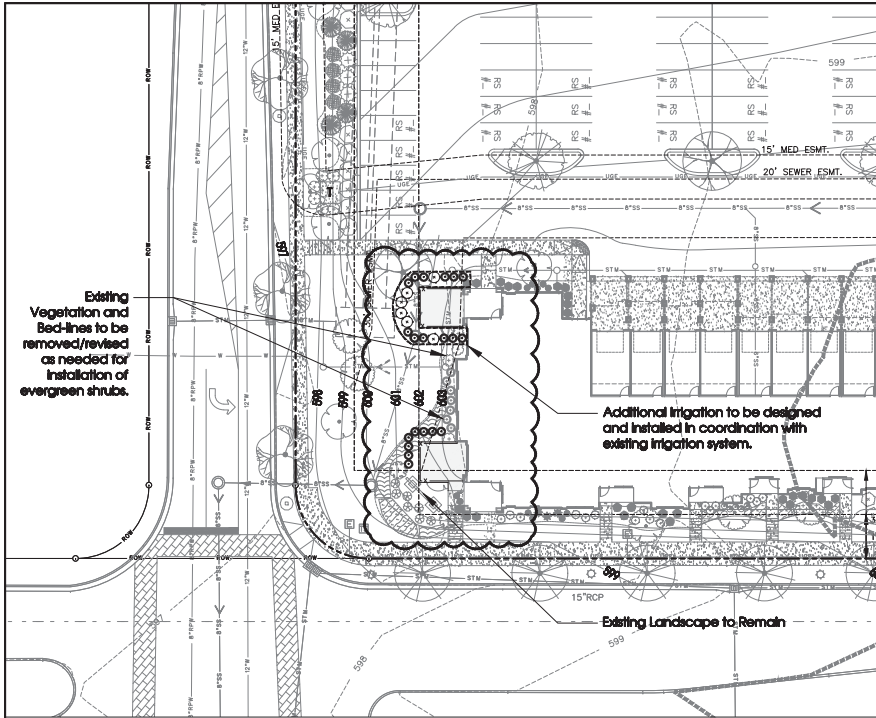
SCALE:
1" = 5'

JOB NO.
06114

SHEET:
C1.1

Site Plan

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



PLAN NOTES

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

PLANTING SCHEDULE NOTES

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

VINTAGE AT THE AVENUE

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

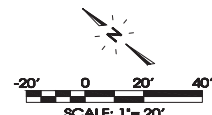
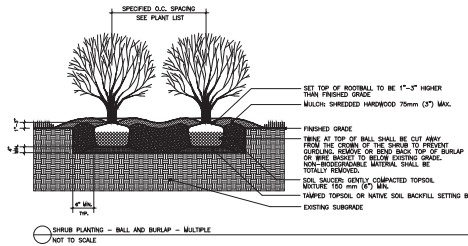
PLANT SCHEDULE

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 PFTIZERIANA '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 MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
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 COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK' HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
12. SEED OR SOO ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUND COVER AREAS.
13. SHRUBS AND GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. 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.



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

REVISIONS:
DRAWN: BPG
DATE: 2-02-2021
CHECKED:
RSM
FILE NAME:
06114.mxd - Dwg2_A
SCALE:
1"=20'
JOB NO.
06114
SHEET:
L1.0



TITAN
DOES & FINISHES
615-895-0105

Example of Existing Finish

Example of Proposed Finish

**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:

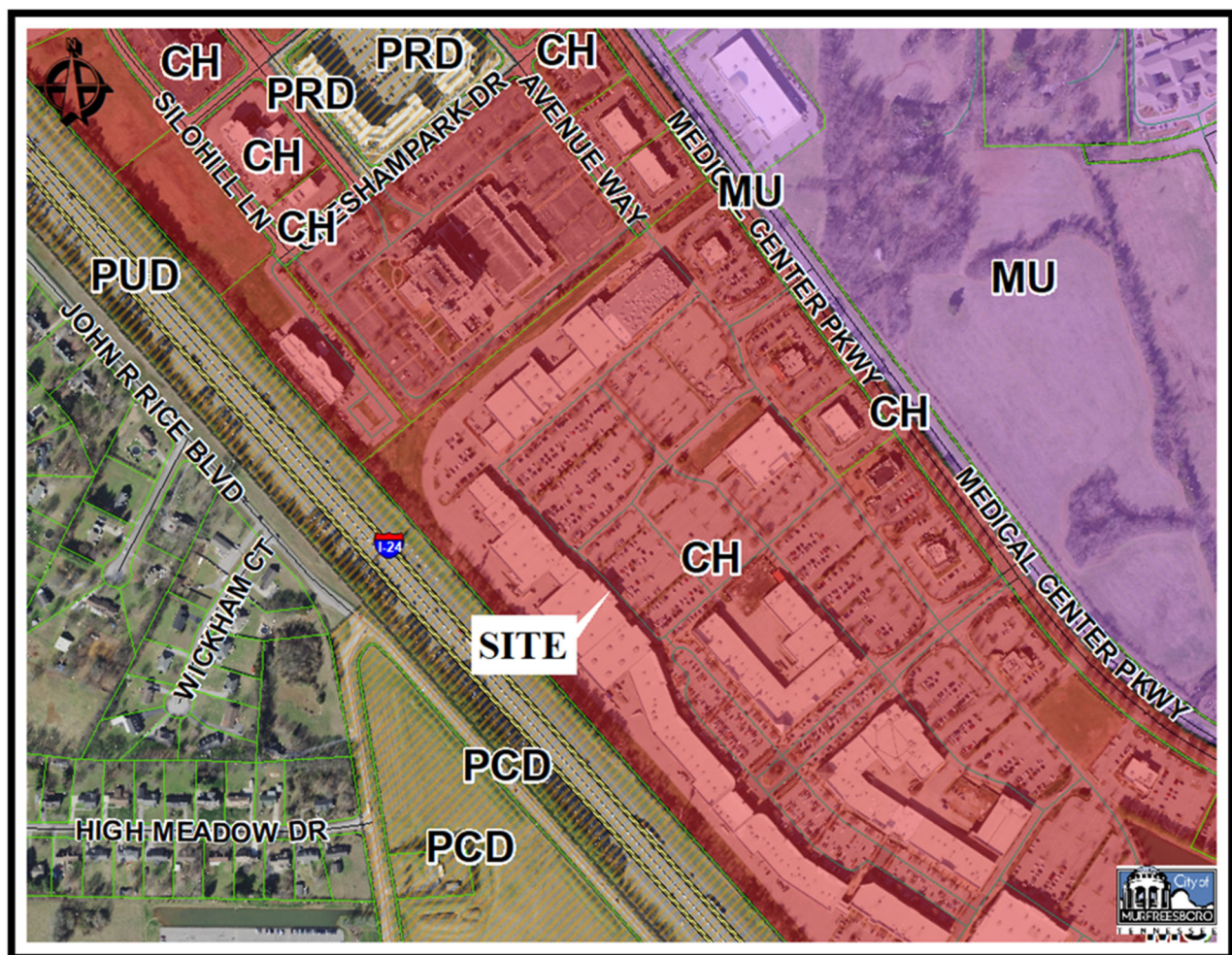


- Existing clear anodized storefront is being replaced with Kynar (powdercoat) finish material in Kawneer “Dove Gray” (which is a light color).
- Storefront opening size remains unchanged however the entry area is being reduced to half of the original opening (i.e., one set of entry sliders instead of 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 it's consideration. Staff requests the Planning Commission review the colors Burlington red Nichiha to considers it's 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 to 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 CUDengineering@cudrc.com.

Middle Tennessee Electric Membership Corporation

Josh Seng, 615.898.6738, Josh.Seng@mtmc.com

1. Applicant must adhere to all MTEM C Rules and Regulations. Developments will not be approved until all MTEM C requirements are complete. Please contact MTEM C 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@mtmc.com

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



PROPOSED



EXISTING



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**

PRINICIPAL 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.

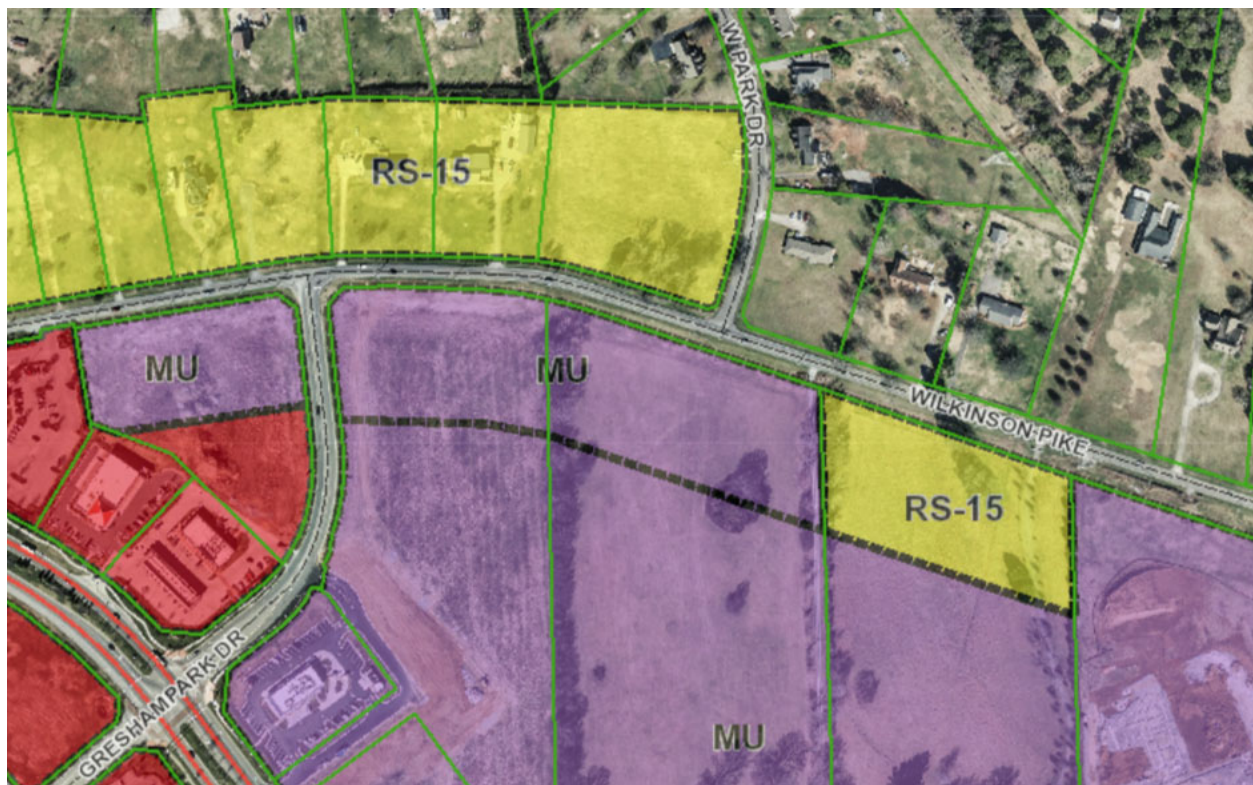
Site Plan review of the plans for construction of the berm along a portion of the South side of Wilkinson Pike revealed conflicts with sanitary sewer facilities that required modifications to the previously approved plans for the berm. In addition, the approval for the previously-approved plans has lapsed, 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 be relocated 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 in 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

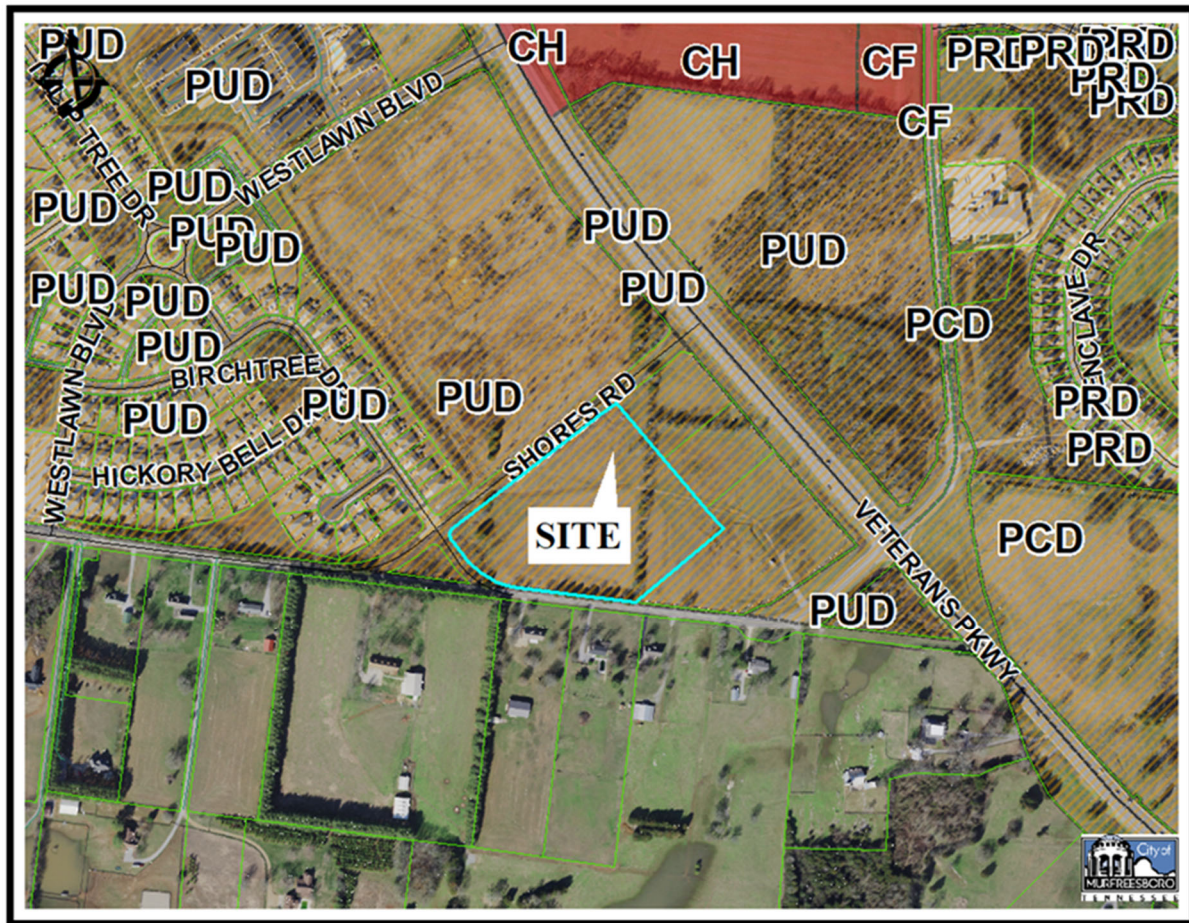
6.a. Westlawn Commercial Lot 4 (Murfreesboro Medical Clinic) [2021-3011] final design & site plan review of a 25,862 ft² medical office building on 8.5 acres zoned PUD located along Shores Road, Veterans Medical Properties LLC developer.

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@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. 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 MTEMRC Rules and Regulations. Developments will not be approved until all MTEMRC requirements are complete. Please contact MTEMRC 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 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. 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@mtmc.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 competed and recorded City of Murfreesboro revocable license agreement with easement holders.
5. All site and building signage shall be permitted and installed prior to issuance of Certificate of Occupancy. Proposed site signage to be installed shall be shown on utility and site plans. Proposed building signage shall be shown on elevation drawings.

Murfreesboro Water Resources Department

Greg Harvey, 615.890.0862, gharvey@murfreesborotn.gov

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

MURFREESBORO MEDICAL CLINIC



ARCHITECT:



2012 Ober Brinnz Lane
Franklin, Tennessee 37064
Email:
Office@McKelveyArchitecture.com
Phone:
615.255.3323
Fax:
615.255.4023

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

A NEW BUILDING FOR:
MURFREESBORO MEDICAL CLINIC
LOT 4, SECTION 1, WESTLAWN
MURFREESBORO, TN

NOT FOR
CONSTRUCTION

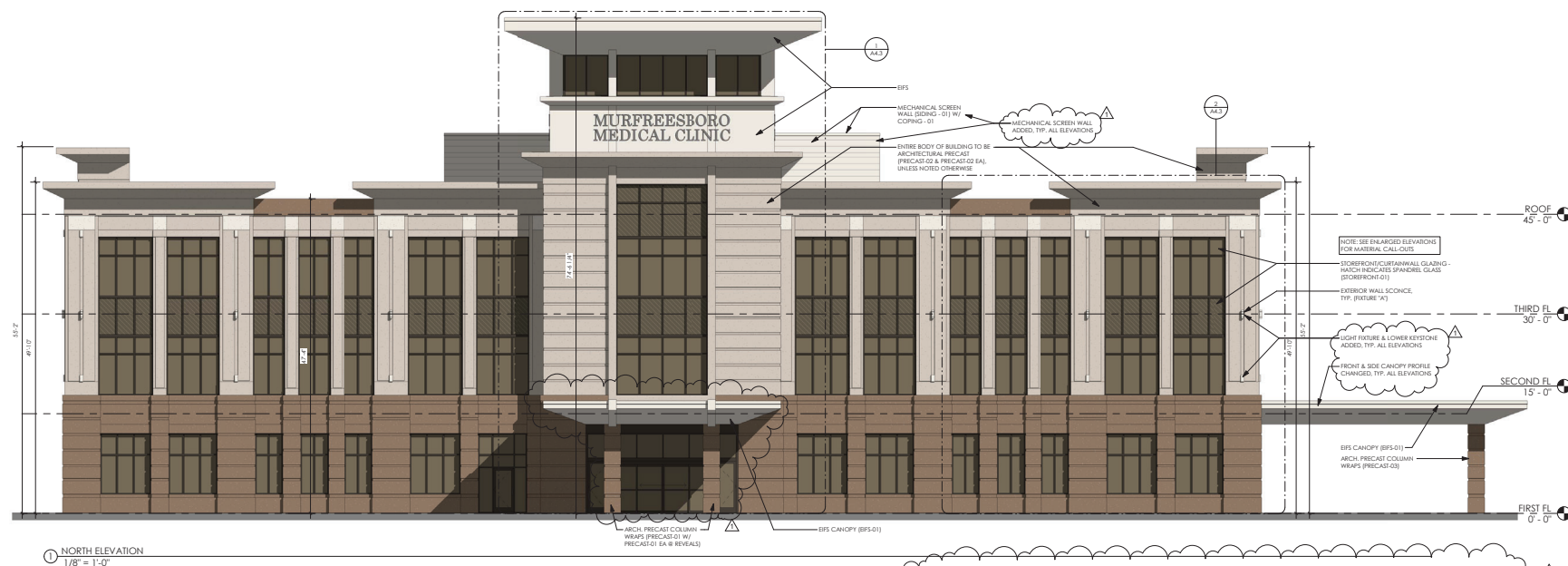
FOR REVIEW

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

A4.0

PERSPECTIVE





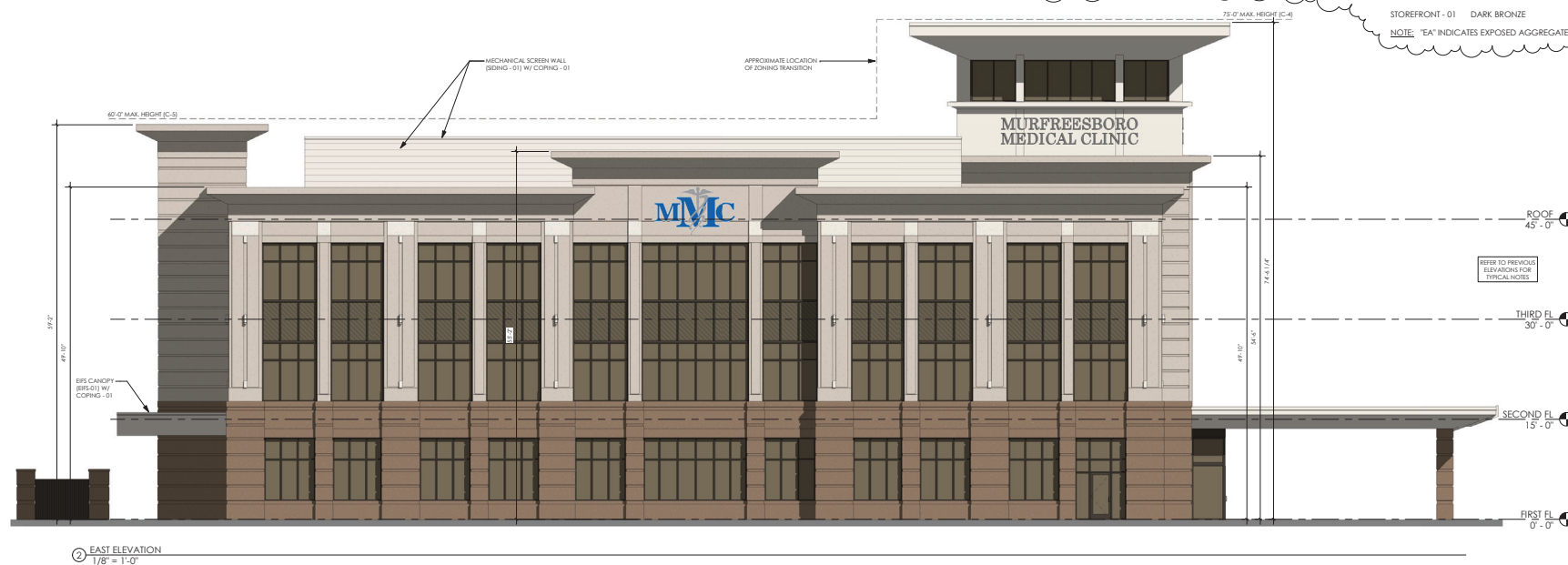
	MATERIAL PERCENTAGES				
	NORTH (FRONT)	EAST	SOUTH (REAR)	WEST	TOTAL
OVERALL	10.299 SF / 100%	9.774 SF / 100%	10.328 SF / 100%	9.774 SF / 100%	40.174 SF / 100%
PRECAST	5.347 SF / 52%	5.036 SF / 52%	6.207 SF / 60%	4.925 SF / 50%	21.515 SF / 53%
STOREFRONT	3.935 SF / 38%	3.438 SF / 35%	3.086 SF / 30%	3.484 SF / 36%	13.943 SF / 35%
EIPS	7.969 SF / 81%	7.688 SF / 81%	7.744 SF / 75%	8.833 SF / 90%	31.143 SF / 80%
METAL PANEL	218 SF / 2%	532 SF / 5%	167 SF / 2%	532 SF / 5%	1,449 SF / 4%
HAN DOORS	- / -	- / -	122 SF / 1%	- / -	122 SF / <1%

MATERIALS

PRECAST - 01
PRECAST - 02
PRECAST - 02 EA
PRECAST - 03
PRECAST - 03 EA

EIFS - 01	MATCH PRECAST - 01
SIDING - 01	MATCH EIFS - 01
COPING - 01	MATCH EIFS - 01

NOTE: "EA" INDICATES EXPOSED AGGREGATE



ARCHITECT:



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615.255.4123

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Revision Schedule		
Rev #	Comments	Date
1	REV-01	02-03-20

A NEW BUILDING FOR:
MURFREESBORO MEDICAL CLINIC
LOT 4, SECTION 1, WESTLAWN
MURFREESBORO, TN

NOT FOR
CONSTRUCTION

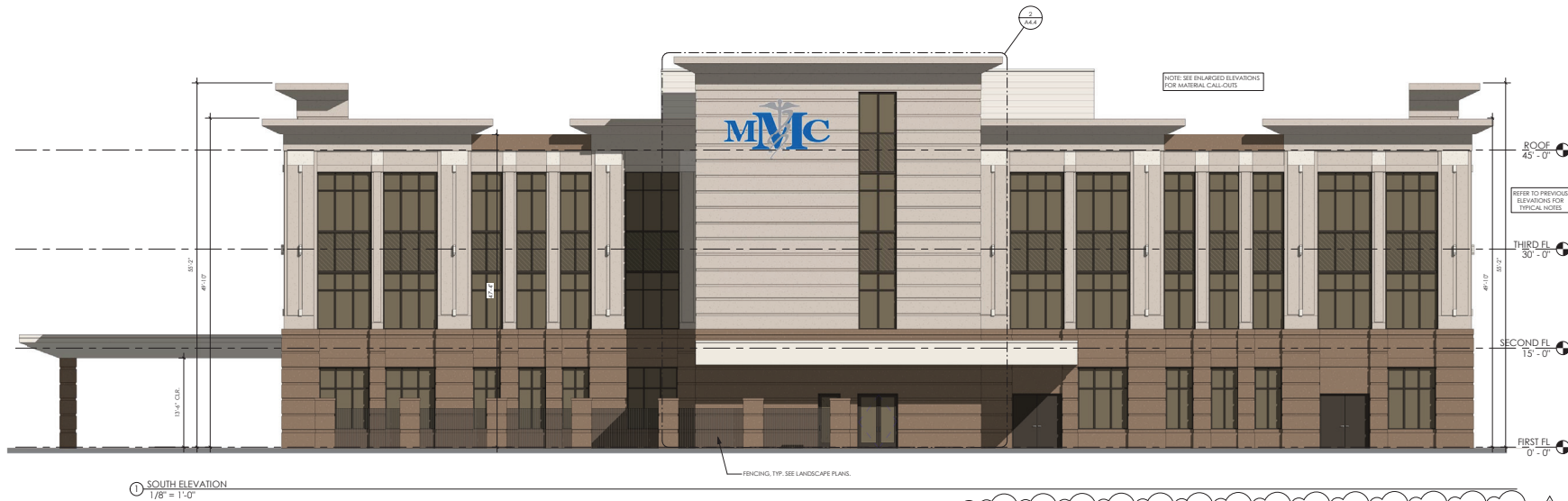
FOR REVIEW

Project Issue Date:
01 FEBRUARY 2021

Architect's Project Number
20001

A4.1

ELEVATIONS



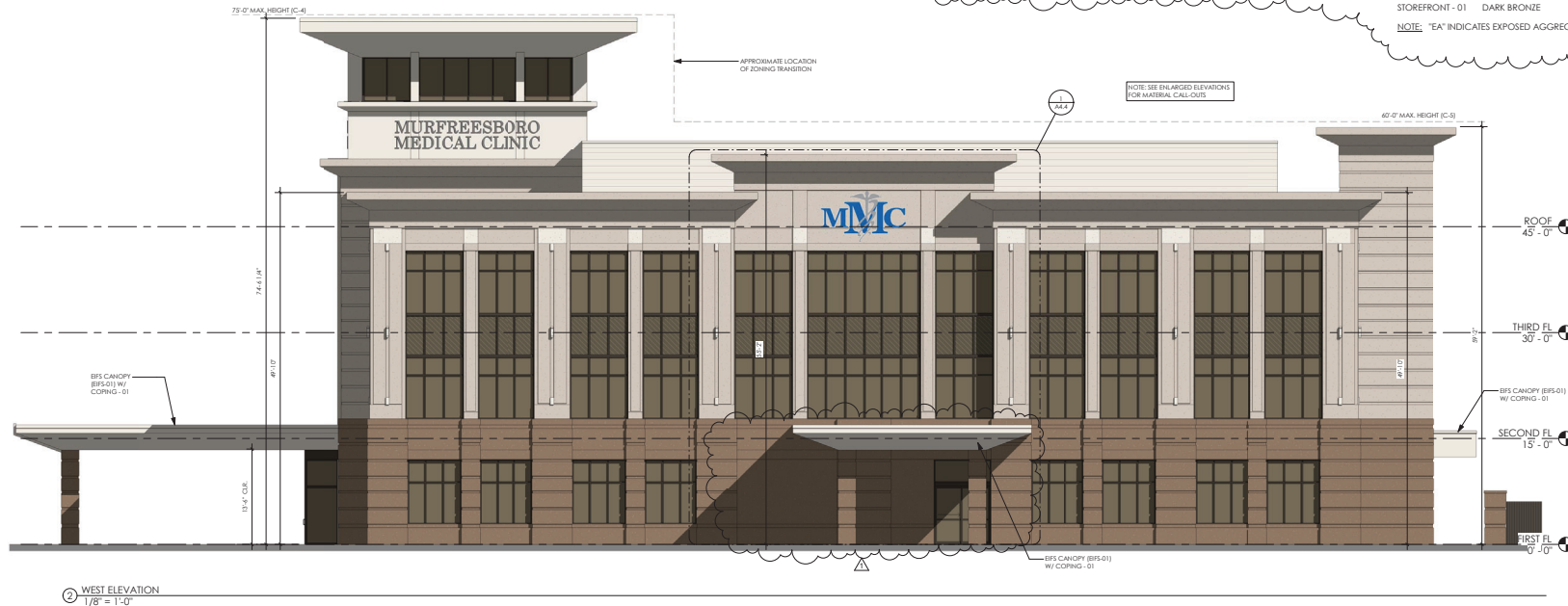
1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGES					
	NORTH (FRONT)	EAST	SOUTH (REAR)	WEST	TOTAL
OVERALL	10,298 SF / 100%	9,774 SF / 100%	10,328 SF / 100%	9,774 SF / 100%	40,174 SF / 100%
PRECAST	5,347 SF / 52%	5,036 SF / 52%	6,207 SF / 60%	4,925 SF / 50%	21,515 SF / 53%
STOREFRONT	3,935 SF / 38%	3,438 SF / 35%	3,084 SF / 30%	3,484 SF / 34%	13,943 SF / 35%
EFS	798 SF / 8%	748 SF / 8%	744 SF / 7%	833 SF / 9%	3,143 SF / 8%
METAL PANEL	218 SF / 2%	532 SF / 5%	167 SF / 2%	532 SF / 5%	1,449 SF / 4%
HM DOORS	- / -	- / -	122 SF / 1%	- / -	122 SF / <1%

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



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

ARCHITECT:

rob McKELVEY
STUDIO

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Revision Schedule		
Rev	Comments	Date
1	REV-01	02-03-21

A NEW BUILDING FOR:
MURFREESBORO MEDICAL CLINIC
LOT 4, SECTION 1, WESTLAWN
MURFREESBORO, TN

NOT FOR
CONSTRUCTION

FOR REVIEW

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

A4.2

ELEVATIONS

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

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

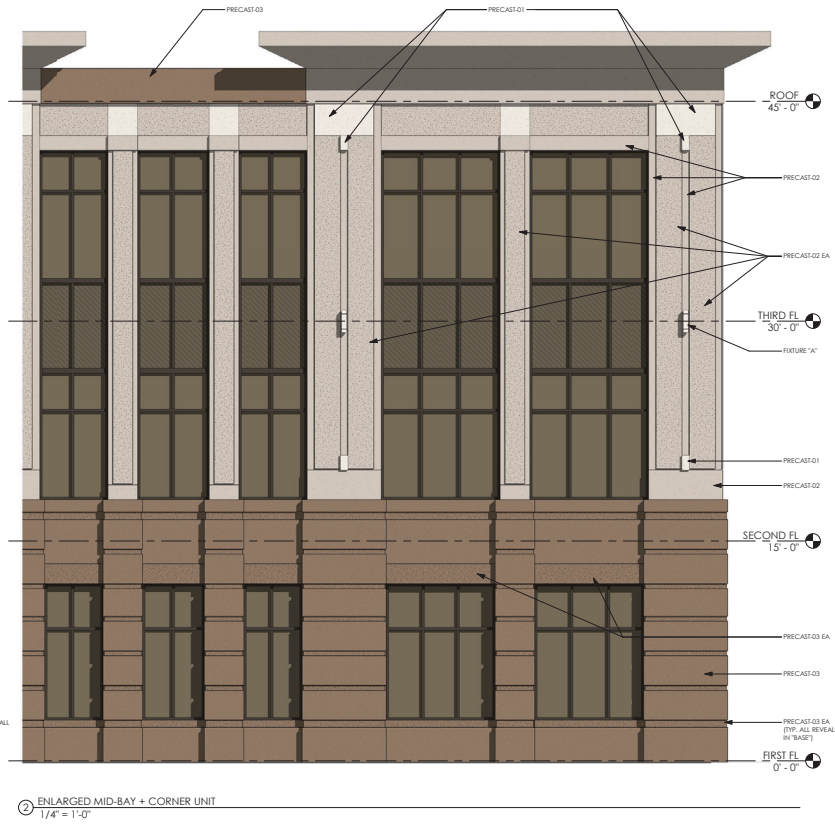
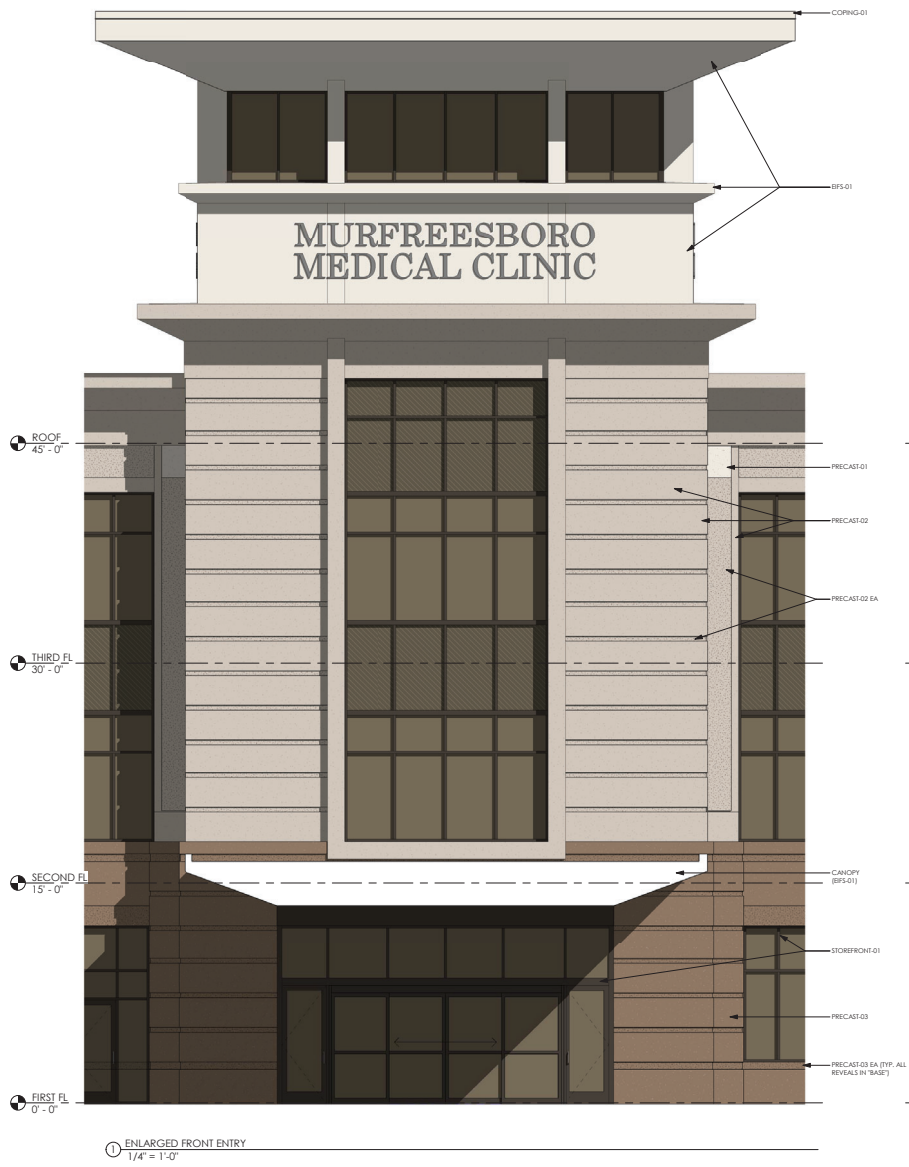
NOT FOR
CONSTRUCTION

FOR REVIEW

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

A4.3

ELEVATIONS



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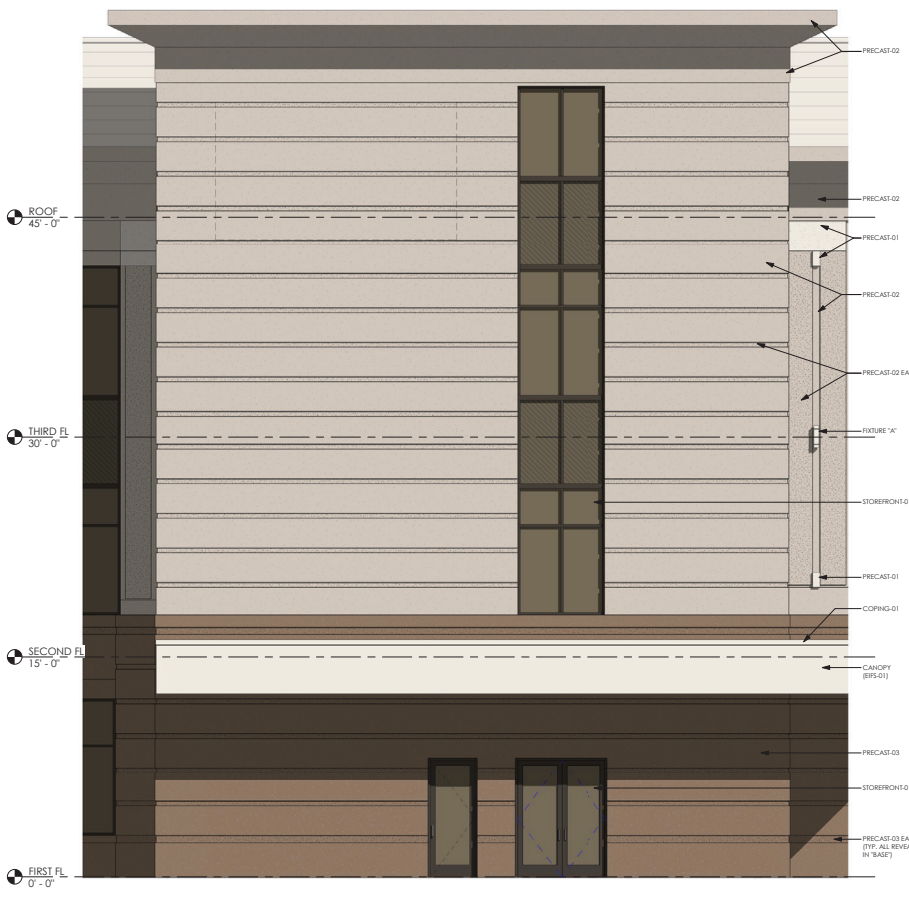
Revision Schedule		
Rev	Comments	Date
1	REV-01	02-03-21

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

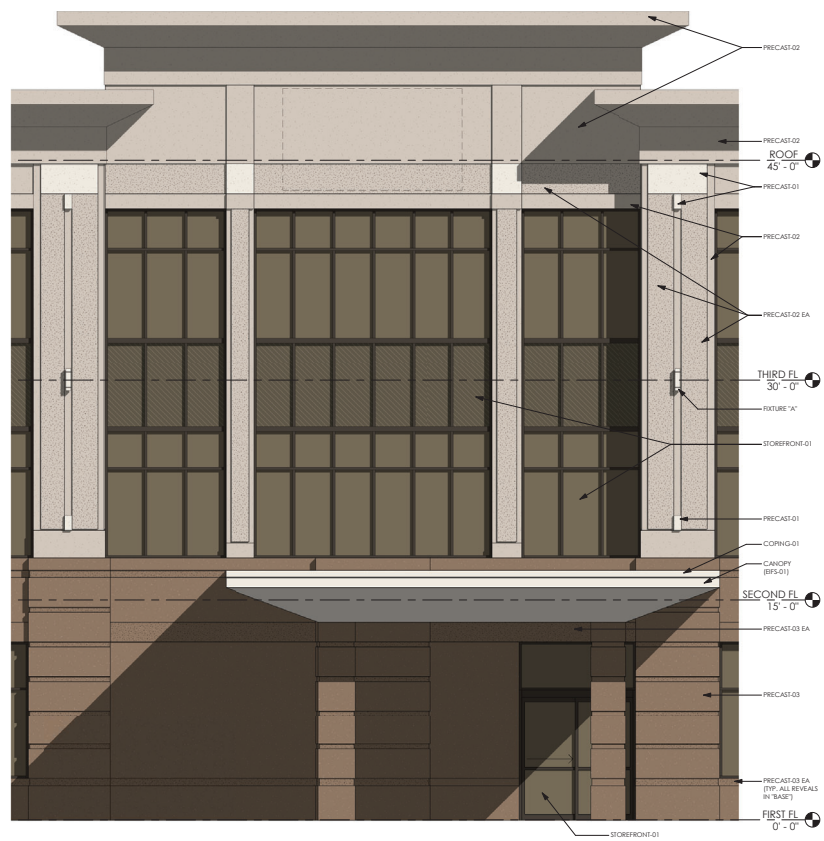
NOT FOR
CONSTRUCTION

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

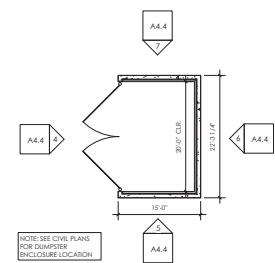
A4.4
ELEVATIONS



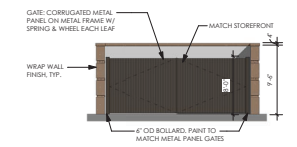
2 ENLARGED REAR TOWER
1/4" = 1'-0"



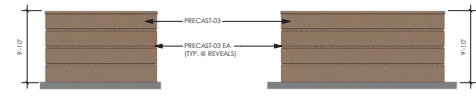
1 ENLARGED SIDE MID-BAY
1/4" = 1'-0"



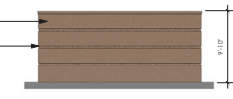
3 DUMPSTER ENCLOSURE
3/32" = 1'-0"



4 DUMPSTER ENCLOSURE - FRONT
1/8" = 1'-0"



5 DUMPSTER ENCLOSURE - RIGHT SIDE
1/8" = 1'-0"



6 DUMPSTER ENCLOSURE - REAR
1/8" = 1'-0"



7 DUMPSTER ENCLOSURE - LEFT SIDE
1/8" = 1'-0"

SHEET RE-ISSUED
IN ITS ENTIRETY

MAP 93, PARCEL 1.06
MAB MURFREESBORO, LLC.
(R.B.K. 1724, PG. 1101)
(R.O.R.C. TN)
ZONED: PUD

1
78,589 SQ.FT.
1.824 AC.

2
70,787 SQ.FT.
1.625 AC.

3
207,103 SQ.FT.
4.754 AC.

3
207,103 SQ.FT.
4.754 AC.

FUTURE PHASE II

PHASE I
3 STORY BUILDING
FOOTPRINT: 25,473 S.F.
F.F.E.: 612.80

SHORES RD
RESIDENTIAL COLLECTOR

BIRCHTREE DRIVE
RESIDENTIAL COLLECTOR

MONUMENT SIGN

MONUMENT SIGN

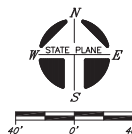
COMMUNITY SIGN



MONUMENT SIGN



COMMUNITY SIGN



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

DEVELOPER: VETERANS MEDICAL PROPERTIES LLC
PROPERTY ADDRESS: 1272 GARDEN DR
MURFREESBORO, TN 37134
TAX MAP: 93 PARCEL: 01.09
PLAT BOOK: 43 PAGE: 126

THIS PARCEL IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD AREA"
ON THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD MAP PANEL: 4748C 0335 R. ZONE: X
DATED: JANUARY 8, 2007

FOR INITIAL PLANNING
STAFF REVIEW ONLY

HUDDLESTON-STEEL
ENGINEERS, ARCHITECTS, PLANNERS
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 931-394-1100 FAX: 931-394-1080

OVERALL MASTER PLAN

**MMC VETERANS
WESTLAWN COMMERCIAL LOT 4**

7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: DECEMBER 2020 SCALE: 1"=40' CO. 0

STANDARD NOTES

1. IN ACCORDANCE WITH TCA SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ARE, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, FEEDTHRU'S OR VAULTS, AND LATERALS, RETURNED TO AS "EQUIPMENT" TO BE PROVIDED AT EACH SUCH PROVIDER'S EXPENSE.

2. ALL SIGNAGE, INCLUDING FLAGS AND FLAGPOLES, IS SUBJECT TO INDEPENDENT REVIEW BY THE BUILDING AND CODES DEPARTMENT. ALL SIGNAGE MUST CONFORM TO THEIR REQUIREMENTS AND REQUIRE SEPARATE SIGN PERMITS.

3. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE DEVELOPMENT SERVICES DIVISION. A SEPARATE LAND DISTURBANCE PERMIT APPLICATIONS SHALL BE MADE WITH THE OFFICE OF THE DEVELOPMENT SERVICES DIVISION FOR REVIEW AND UPON APPROVAL, FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.

4. FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION DIVISION PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE DEVELOPMENT SERVICES DIVISION PRIOR TO CONSTRUCTION COMMENCEMENT.

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

6. AN ENGINEER'S CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO CERTIFICATE OF OCCUPANCY.

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

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

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

10. UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION. AS AN ALTERNATIVE, THE HOMEOWNER SHALL INSTALL A BACKFLOW VALVE FOR 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.

MAP 93, PARCEL 1.06
MAD MURFREESBORO, LLC.
(R.B.K. 724, PG. 1101)
(R.O.R.C. IN)
ZONED: PUD

SEATING AREA / BUS STOP
SEE C2.1 FOR DETAIL

SHORES RD
RESIDENTIAL COLLECTOR

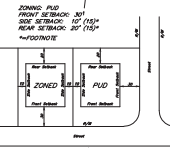
20 DRAINAGE ESENT.

40 LANDSCAPE BUFFER

BIRCHTREE DRIVE
RESIDENTIAL COLLECTOR

NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available aboveground evidence, as well as from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- The property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.



TYPICAL BUILDING SETBACK DETAIL

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT
- STAMPED CONCRETE
- DECORATIVE CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE

PROJECT INFORMATION

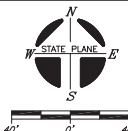
EXISTING USE: VACANT
PROPOSED USE: MEDICAL OFFICE
SITE AREA: 370,250 S.F. or 8.50 AC±
PHASE I: 257,315 S.F. or 5.90 AC±
PHASE II: 113,296 S.F. or 2.6 AC±

BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 20'

PROPOSED BUILDING:
FOOTPRINT: 25,862 S.F.
TOTAL SQUARE FEET: 77,226 S.F.
BUILDING HEIGHT: 3 STORY, 45'-0" ROOF 74'-6" TOWER

PROPOSED PARKING: 1 SPACE PER 200 S.F.
PARKING REQUIRED: 77,226 / 200 = 386.13 SPACES
PARKING PROVIDED: 387 SPACES + 8 H.C. SPACES

LOT COVERAGE:
BLDG: 25,862 S.F.
ASPHALT: 151,349 S.F.
SIDEWALK / CONC. AREAS: 12,414 S.F.
IMPERVIOUS AREA: 189,625 S.F.
OPEN SPACE REQUIRED: 257,315 X 20% = 51,463 S.F.
OPEN SPACE PROVIDED: 63,948 S.F. = 24.8% OF SITE
FORMAL OPEN SPACE REQUIRED: 257,315 X 3% = 7,719 S.F.
FORMAL OPEN SPACE PROVIDED: 10,925 S.F.



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

SITE PLAN

FOR INITIAL PLANNING
STAFF REVIEW ONLY

**MMC VETERANS
WESTLAWN COMMERCIAL LOT 4**

HUDDESTON-STEEL
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 931-394-1744 FAX: 931-394-1080

7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: DECEMBER 2020 SCALE: 1"=40' C2.0

DEVELOPER: VETERANS MEDICAL PROPERTIES LLC
PROPERTY ADDRESS: 1272 GARRISON DR
MURFREESBORO, TN 37129
TAX MAP: 93 PARCEL: 01.09
PLAT BOOK: 43 PAGE: 126

THIS PARCEL IS NOT INCLUDED IN AREAS
DEEMED AS "SPECIAL FLOOD HAZARD AREA"
ON THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD MAP PANEL: 4748-0335-A, ZONE: "X"
DATED: JANUARY 8, 2001

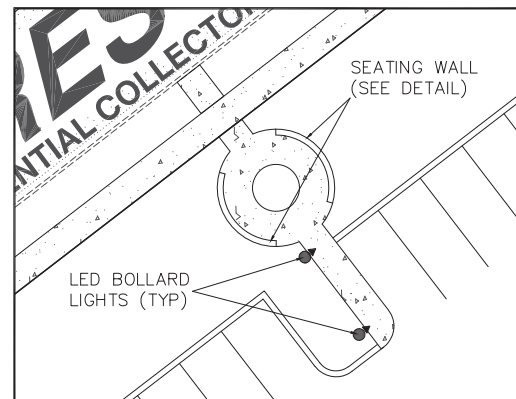
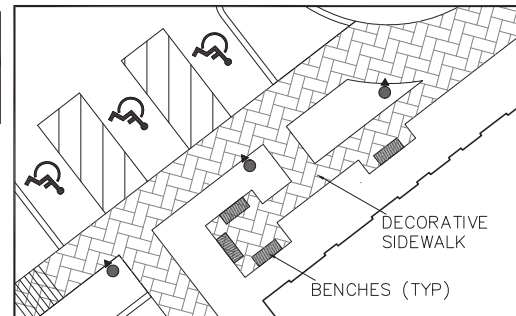
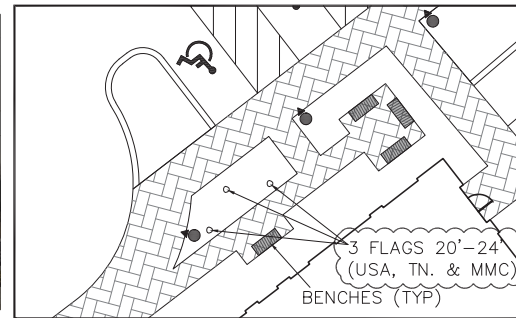
MAP 93, PARCEL 1.06
MAB MURFREESBORO, LLC.
(R.B.K. 1724, PG. 1101)
(R.O.R.C. IN)
ZONED: PUO



FLAG POLE (3)



QUARRY RED STAMPED CONCRETE
AT DROP OFF AREA'S



BOLLARD LIGHTS



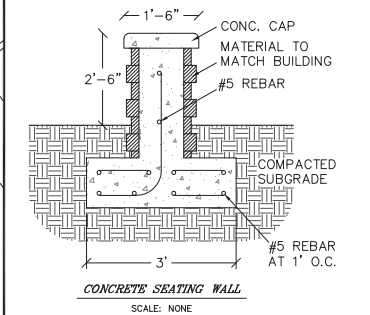
PICNIC TABLE



EXTERIOR SITE BENCH



DECORATIVE SIDEWALK



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

OPEN SPACE PLAN

**MMC VETERANS
WESTLAWN COMMERCIAL LOT 4**



DEVELOPER: VETERANS MEDICAL PROPERTIES LLC
PROPERTY ADDRESS: 1272 DAWSON DR
MURFREESBORO, TN 37129
TAX MAP: 93 PARCEL: 01.09
PLAT BOOK: 43 PAGE: 126

THIS PARCEL IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD AREA"
ON THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD MAP PANEL: 17146-0335-A, ZONE: X
DATED: JANUARY 5, 2001

FOR INITIAL PLANNING
STAFF REVIEW ONLY



2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 903 - 804 - 1741 FAX: 903 - 804 - 1080

7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: DECEMBER 2020 SCALE VARIES C2.1

TRUCK TURN SIMULATION

MMC VETERANS
WESTLAWN COMMERCIAL LOT 4

7TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: DECEMBER 2020	SCALE: 1"=30'	C2.2
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**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 3, 2021
PROJECT PLANNER: MATTHEW BLOMELEY**

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.

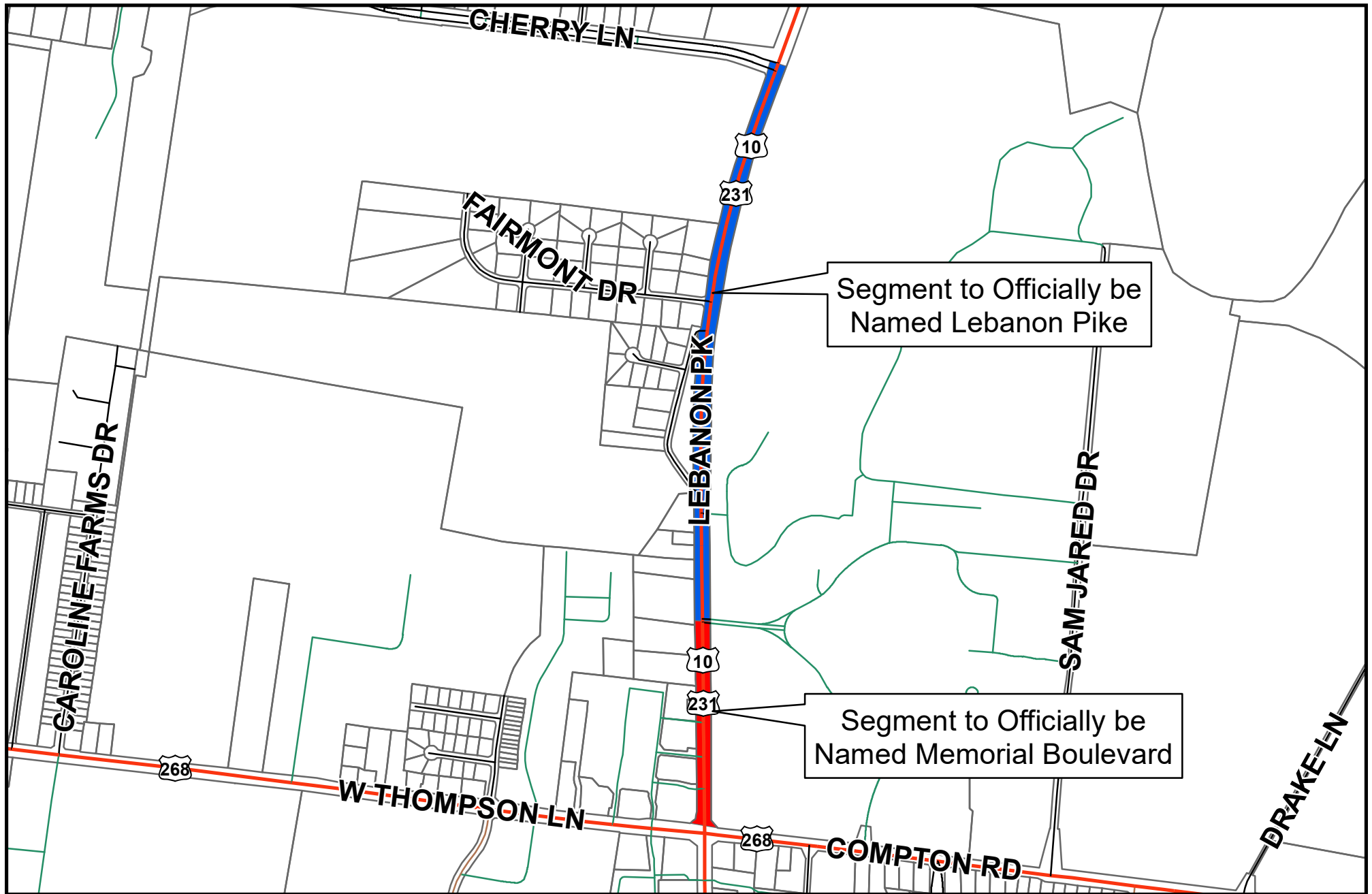
Staff evaluated several options for remedying this situation, including naming the entire segment Memorial Boulevard or Lebanon Pike, as a major intersection is typically the most logical place for a street name to change. However, changing the entire segment to Lebanon Pike would require the addresses 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.

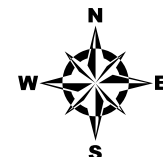
Staff Recommendation:

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.

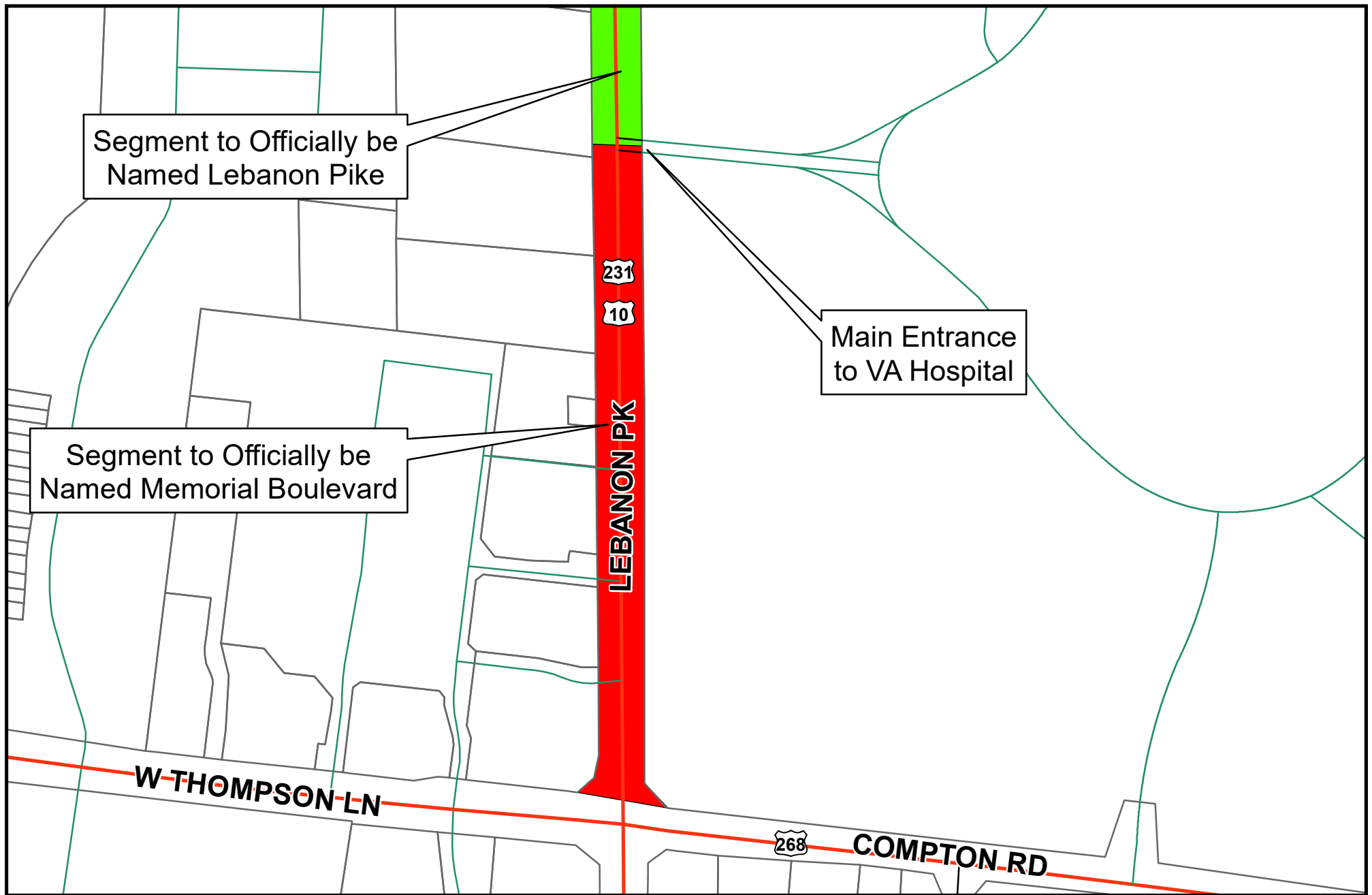


Street Name Clarification for US 231 North
(Memorial Boulevard/ Lebanon Pike)

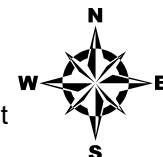


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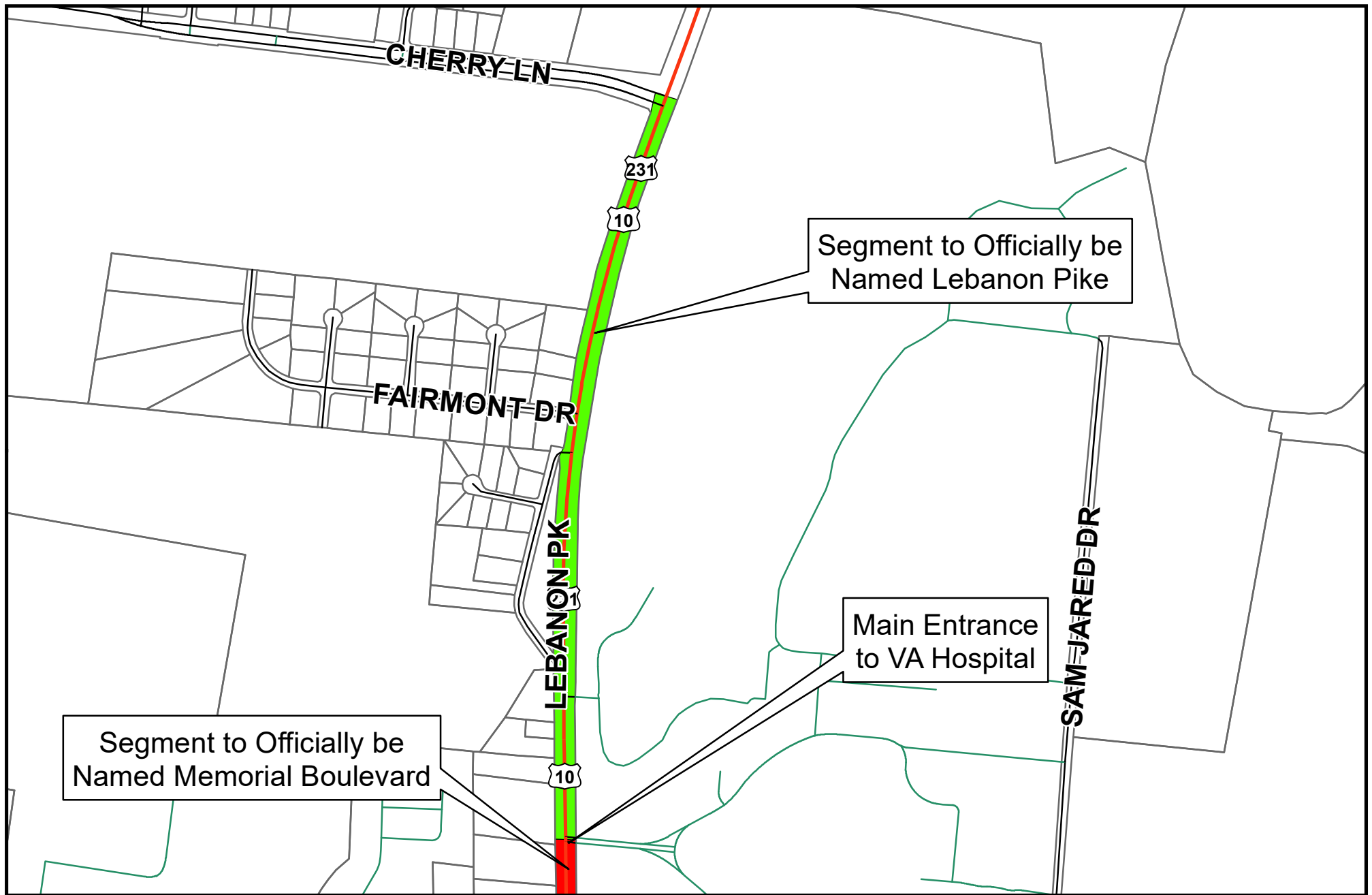




Street Name Clarification for US 231 North
(Memorial Boulevard/ Lebanon Pike)

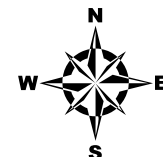


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Street Name Clarification for US 231 North
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RUTHERFORD COUNTY
EMERGENCY COMMUNICATIONS DISTRICT
591 FORTRESS BOULEVARD • MURFREESBORO, TN 37128-4129
TELEPHONE (615) 890-7550

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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