Rutherford County Regional Planning Commission

Agenda – March 23, 2015 – 9:00 AM

Planning Department Mezzanine Meeting Room

I. CALL TO ORDER

II. PRAYER/PLEDGE OF ALLEGIANCE

III. ROLL CALL/DETERMINATION OF QUORUM

IV. APPROVAL OF THE MINUTES FOR MARCH 9, 2015

V. ITEMS WITHDRAWN/DEFERRED

VI. WAIVER REQUEST

A. Mr. Bobby Patton is asking for a waiver to reduce the width of a private easement on property along Baker Road

VII. SUBMITTED FOR FINAL PLAT APPROVAL

A. WR Thompson (14-2067) – 1 lot on 19.41 acres, zoned RM and CS, located along West Jefferson Pike, WR Thompson applicant

B. Chadic Subdivision Resubdivision of Tract 13, Section III (15-2014) – 2 lots on 17.52 acres, zoned RM, located along Central Valley Road, Kenneth Ezell, applicant. Includes waivers to the number of lots on a private easement and creation of a non-buildable lot

C. Bottoms' Subdivision (15-2011) – 2 lots on 5.72 acres, zoned RM, located along Spantown Road, Sam and Sheryl Bottoms applicants. Includes a waiver to the fire hydrant requirements

VIII. SUBMITTED FOR SITE PLAN APPROVAL

A. Danny Patel Site Plan Amendments (14-3005) – Deviation from original site plan approval from May 27, 2014. Proposed changes are relocation of diesel tanks and proposed secondary ingress point on Crescent Road. The property is located at the intersection of Shelbyville Pike and Crescent Road and is zoned CS. Danny Patel applicant

B. WR Thompson (14-3023) – New construction of approximately 78,000 square feet of mini-warehouse/RV and boat storage space on 21.28 acres zoned Commercial Services (CS) and RM, located along West Jefferson Pike, WR Thompson applicant

C. FJB Limited Partnership Shop Additions (15-3004) – New construction of approximately 7,100 square feet of shop additions on 11.08 acres zoned Commercial Services (CS), located at 5630 Lebanon Pike, FJB Limited Partnership applicant

D. Capital Business Park Lot 5B (15-3005) – New construction of approximately 5,500 square feet of office and warehouse space on 2.00 acres zoned EAC, located along Capital Way, Hire Construction applicant

IX. STAFF REPORTS/OTHER BUSINESS

A. Proposed Amendments to the Zoning Ordinance Regarding Retreats

X. ADJOURNMENT

Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

File:	**15-4001**
Applicant Name:	**Bobby J. Patton**
Property Address:	**Adjacent to 5820 Baker Road**
Request:	**Waiver from Article III C. 6. a. i. of the Rutherford County Subdivision Regulations Requiring private easements to be at least 50 feet in width**

The subject property is located on the north side of Baker Road, to the west of Blackman Road. According to information provided by the applicant, the applicants wish to build on about one acre of the property closest to Baker Road and leave the remaining acreage (Approximately 5.05 acres) undeveloped. The applicant feels that a 50-foot easement would be burdensome on their plans to develop the one acre closest to Baker Road. They have asked for a waiver to allow for a 25-foot easement. The tract has about 115 feet of frontage on Baker Road.

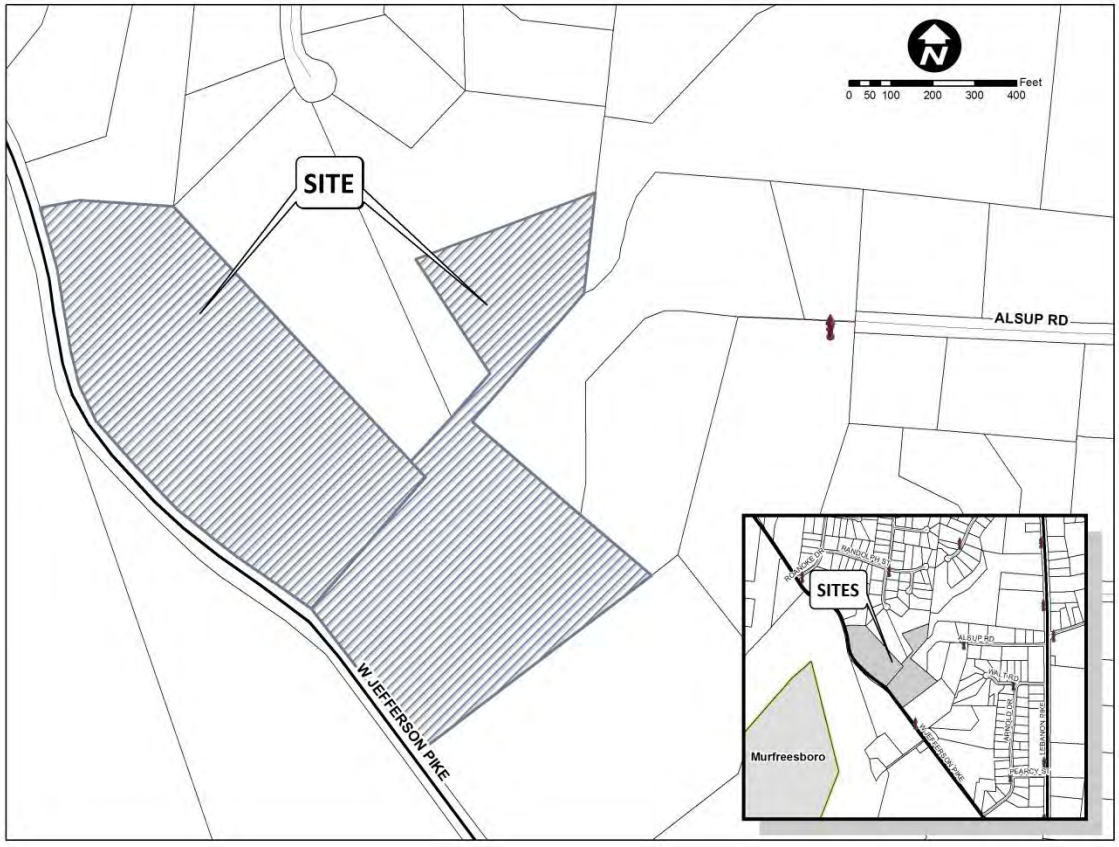
Waiver/Variance Explanation

This waiver request is for a reduction of the standard 50' easement for landlocked subdivision. My wife and I have property next to 5820 Baker road in M'boro in the Blackman area. This property has been given to us to build a new home next to her Grandmother (@5820 Baker Rd) by her siblings. The total property is 6.05 acres. We will be building on 1 acre. This acre, which is enters from Baker rd., land locks the remaining 5.05 acres. The standard easement of 50' will tremendously reduce the amount of build space for a three bedroom home. With this application, we are requesting a waiver to reduce the easement to 25' to access the remaining property for our family members. This is being submitted prior to having Huddleston Steel survey the 1 plot subdivision. Cumberland soils has already located and staked septic area on the requested area as well. Thank you Committee members for your time and consideration.

Bobby J. Patton

Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

Plat/Plan Name: **WR Thompson (14-2067)**
Request: **Final Plat Approval**
Site Details: **1 lot on 19.41 acres, zoned RM and CS**
Developer: **WR Thompson**
Property Location: **West Jefferson Pike**



The subject property is located on the northeast side of West Jefferson Pike. A portion of Lot 1 was rezoned CS by the Board of Commissioners at their August 14, 2014 meeting. The Board of Zoning Appeals approved a mini-warehouse use at their September 10, 2014 meeting. At some point during the rezoning process, the subject properties were subdivided by deed as opposed to plat. The area being transferred between the lots was less than five (5) acres and should have been platted. The subject plat was submitted to correct the issue.

Right-of-way dedication is being required along West Jefferson Pike.

Any approval should be made subject to Staff Comments.

BEVERLY JONES
TAX MAP: 36 PARCEL: 24.03
ZONED: RM

ENRIQUE PANZARDI
TAX MAP: 36 PARCEL: 25.09
ZONED: RM

MUHAMMAD AKMAL
TAX MAP: 36 PARCEL: 25.07
ZONED: RM

W.R. THOMPSON
TAX MAP: 36 PARCEL: 25.04
ZONED: RM

MUHAMMAD AKMAL
TAX MAP: 36 PARCEL: 47.03
ZONED: RM

DANNY STONEMETZ
TAX MAP: 36 PARCEL: 47.00
ZONED: RM

FRANK WRIGHT
TAX MAP: 36 PARCEL: 46.00
ZONED: RM

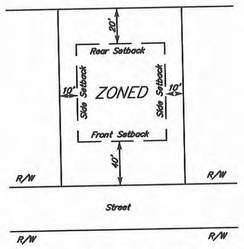
CLAUDETTE HAMLETT
TAX MAP: 36 PARCEL: 47.01
ZONED: CS

N78°57'40"E 25.11'
N78°57'40"E 70.00'
S87°22'30"E 227.34'
N87°52'10"W 150.13'
SOIL AREA
N02°07'30"E 100.00'
S02°07'30"W 100.00'
N87°52'10"W 150.00'
BUILDING SETBACK LINE (TYP.)
N 16°18'58" W 181.23'
N 09°32'10" W 169.00'
N 18°19'00" W 98.58'
N 31°09'10" W 84.52'
N 40°36'40" W 102.31'
N 45°51'10" W 174.43'
100 YEAR FLOOD LIMIT
N 52°30'00" W 122.88'
N 56°07'40" W 193.30'
N 53°33'50" W 70.61'
N 43°21'57" W 125.16'
N 38°13'21" W 307.63'
PROPOSED FIRE HYDRANT LOCATION
EXISTING RIGHT OF WAY
WEST JEFFERSON PIKE
STATE ROUTE 266
WET AREA
S44°20'47"E 827.34'
N38°59'22"E 26.05'
N38°59'22"E 24.18'
N39°14'00"E 145.20'
N39°18'59"E 19.39'
N38°39'20"E 97.89'
ONE LINE CS
S51°06'00"E 340.04'
S51°06'00"E 222.99'
N68°33'21"E 455.69'
S85°26'31"E 100.00'
SOIL AREA
N04°33'29"E 85.00'
S04°33'29"W 100.00'
N85°26'31"W 200.00'
S04°36'02"W 212.08'
S04°36'02"W 50.00'
N38°14'00"W 324.00'
S38°14'00"W 405.56'
100 YEAR FLOOD LIMIT
TOP OF BANK
667.89' S51°07'55"W
S51°07'55"W 25.00'
EX. FH. 340'
EX. LOT LINE TO BE REMOVED
30' C.U.D. EASEMENT
25' RIGHT OF WAY DEDICATION

① 845,303 sq. ft. 19.41 acres
ZONED: CS
M.F.E. = 522.5
M.P.E. = 520.0

N
W MAG—DATE E
S
100' 0 100'
1 LOT – 19.41 AC.±

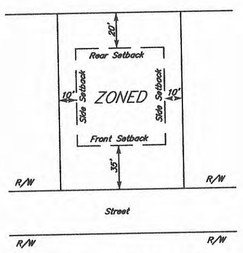
ZONING: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

*ALL SETBACKS FOR COMMERCIAL SERVICES IS 65' DUE TO BEING A MINI WAREHOUSE

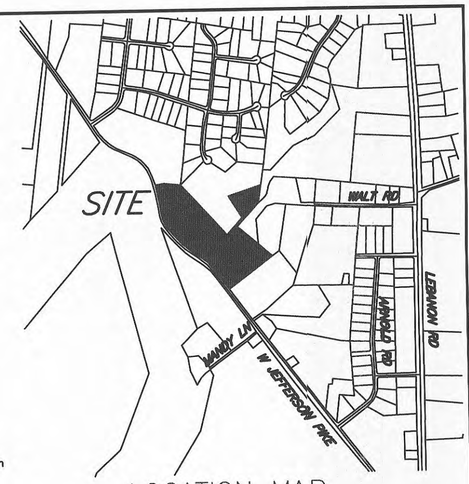
ZONING: CS (COMMERCIAL SERVICES)
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

PLAT NOTES

1. The purpose of this plat is to create a 1 lot subdivison.
2. It is the responsibility of each commercial 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.
3. Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
6. 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.
7. The soil types and locations shown hereon are taken from a soils map provided by Randy Dickerson, dated 09/14/04. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
8. Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
9. Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
10. Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted. Conservation Easement to be 30' from top of bank of natural waterway, and is to be undisturbed.
11. No fill material, rubbish, or building may be placed in any natural drainageway such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
12. Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection, are provided by C.U.D.
13. Electric lines to be designed by Middle Tennessee Electric Membership corporation.



LOCATION MAP
NOT TO SCALE

Certificate of Accuracy
I herby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

Date _____ Surveyor _____

Tennessee Reg. No. _____

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

General approval is hereby granted for lots proposed hereon as ibeing suitable for subsurface sewage disposal with the listed and/or attached restrictions.
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal systemn shall be approved by the local health authority.

_____, 2015 _____
Date DIVISION OF WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

1. Any cutting or filling after _____, may render lots unsuitable for subsurface sewage disposal.
2. All hatched areas are reserved for subsurface sewage disposal systems. Keep all houses, utilities & drives outside shaded areas.

75 MPI
30, 45 & 60 MPI

LOT 1
ZONE RM: 110,017 SQ. FT or 2.52AC±
ZONE CS: 735,728 SQ. FT. or 16.89 AC±

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS
I hereby certify that the subdivision plat entitled "FINAL PLAT OF WR THOMPSON," has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ Consolidated Utility District Official

CERTIFICATE OF ELECTRICAL SERVICE

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

Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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 are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

Date _____ SECRETARY, PLANNING COMMISSION

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

RECEIVED
MAR 06 2015

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, W.R. Thompson

Record Book: 1293, 1293

Page: 2154, 2308

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

OWNER/DEVELOPER: WR THOMPSON
OWNER ADDRESS: P.O. BOX 5002
BELL BUCKLE, TN 37020

LOT 1: TAX MAP: 36 PARCEL: 47.04
LOT 2: TAX MAP: 36 PARCEL: 25.08

COMMUNITY MAP 47149C0134H, ZONE: X,AE DATED 01-05-07.
OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

REVIEW ONLY

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

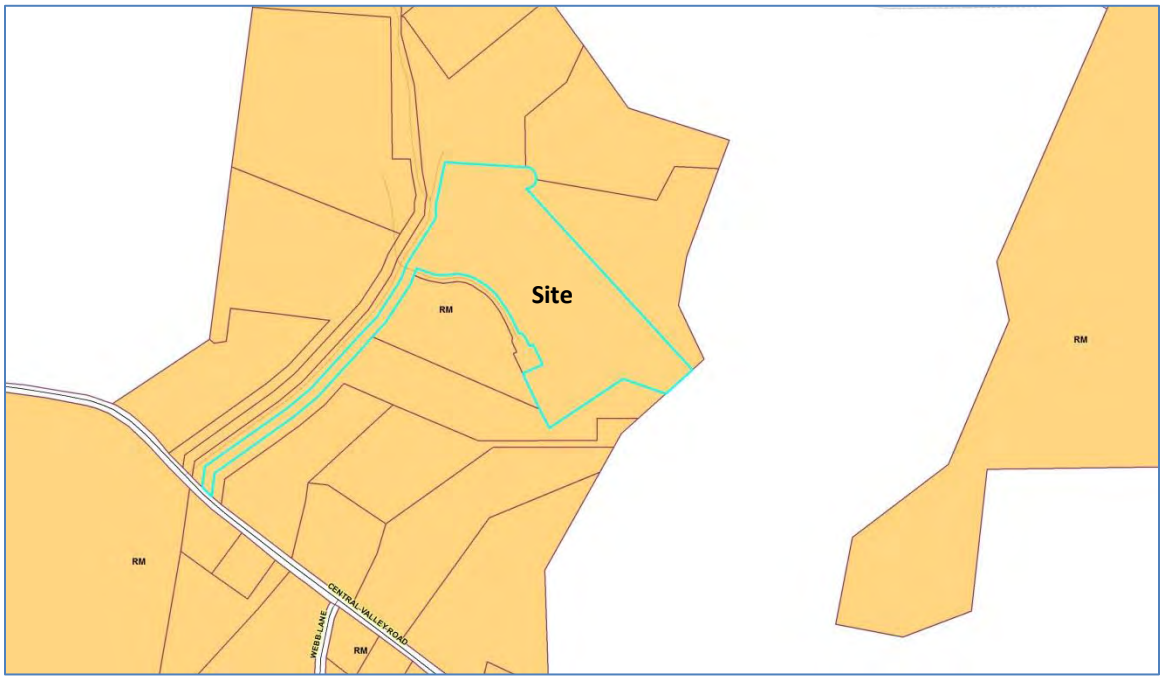
FINAL PLAT
WR THOMPSON
JEFFERSON PIKE

5th Civil District of Rutherford County, Tennessee

Date: August, 2014 | Scale: 1"=100' | SHEET 1 OF

Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

Plat/Plan Name:	**Chadic Subdivision Resubdivision of Tract 13, Section III (15-2014)**
Request:	**Final Plat Approval – Includes waiver requests for number of lots on a private easement and creation of a non-buildable lot**
Site Details:	**2 lots on 17.52 acres, zoned RM**
Developer:	**Kenneth Ezell**
Property Location:	**Central Valley Road**



The subject property is located on the north side of Central Valley Road. This property has been the subject of numerous plats, surveys, waivers, etc. in the past. The applicant is proposing to create a non-buildable lot in order to run horses on the property. Since there are already four (4) tracts that access this easement, the proposed subdivision would make five (5). The applicants are asking for a waiver to the number of lots on the easement, as well as a waiver to create a non-buildable lot.

Staff is not entirely sure why this subdivision is necessary, but has requested that the applicant be present to explain his request in more detail.

Any approval should be made subject to Staff Comments and waivers being granted.

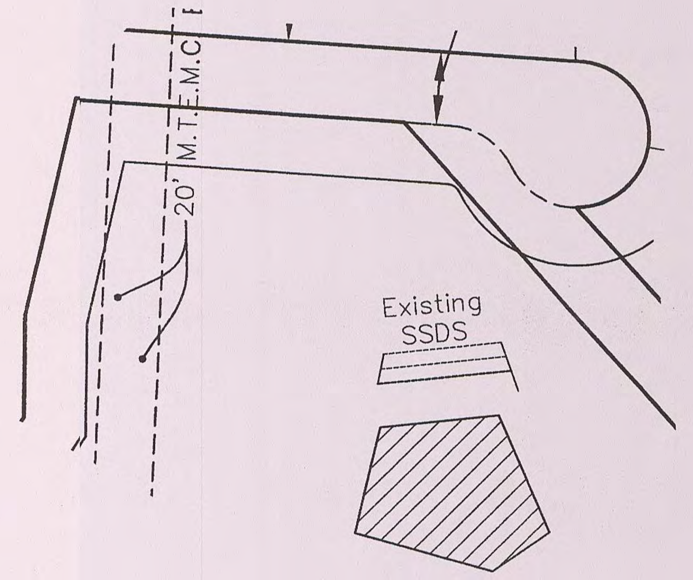
PLAT NOTES

1. The purpose is to subdivide Tract 13 into 2 lots.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
3. Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be Present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
4. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
5. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
6. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, And maintenance of public utilities and drainageways; including, but not limited to, sanitatary sewers, forcemains, water lines, Telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
7. The soil types and locations shown hereon are taken from the information provided by T.D.E.C. & G.W.P., dated 08-21-08 and soils maps provided by Lonnie Norrod, dated 06-14-11. The local health authority maintains a copy of the soils maps and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils informaton provided hereon.
8. Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
9. Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
10. All surrounding parcels are zoned R-15 per the Rutherford County Regional Planning Commision (R.C.R.P.C.).
11. The recording of this plat voids, vacates and supersedes Tract 1 of the Final Plat Chadic Subidivision One Lot as recorded in Plat Book 23, Page 47, of the R.O.R.C.
12. The nearest fire hydrant is more than 1000 feet away.
13. Tract 16 shall be classified as a non-building tract.

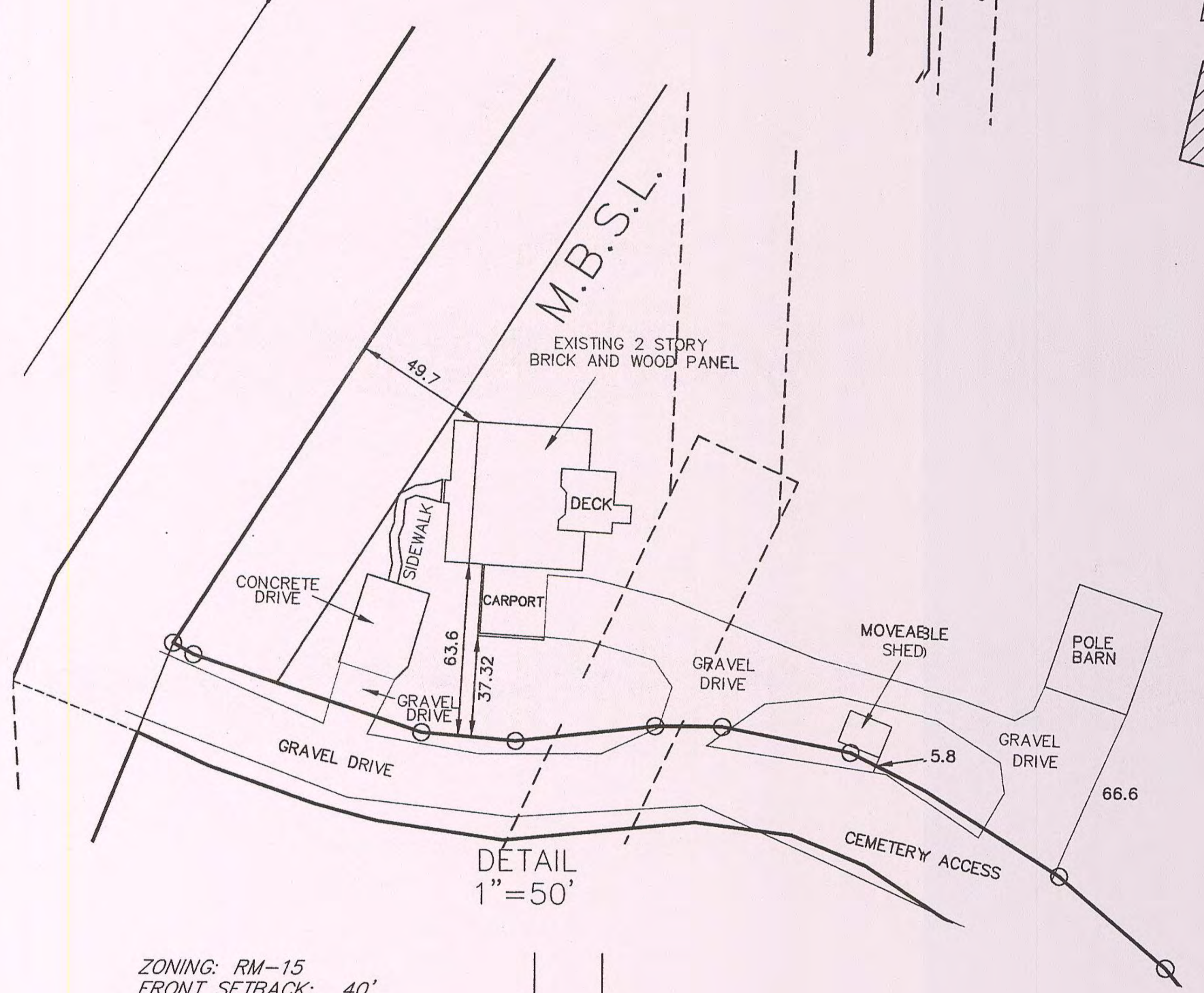
MINIMUM PAD & FINISHED FLOOR ELEV. INFORMATION			
LOT	MIN. PAD ELEV.	MIN. FINISHED FLOOR ELEV.	BASE FLOOD ELEV.
13	512.0	514.0	511.0

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.62	S60°44'16"E
L2	32.38	S71°21'56"E
L3	56.25	S71°21'56"E
L4	34.98	S85°06'29"E
L5	51.79	N83°41'56"E
L6	24.54	S89°43'16"E
L7	47.55	S78°36'59"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	100°25'26"	50.00	87.64	76.84	N40°16'17"W
C2	79°34'34"	50.00	69.44	63.99	N49°43'43"E

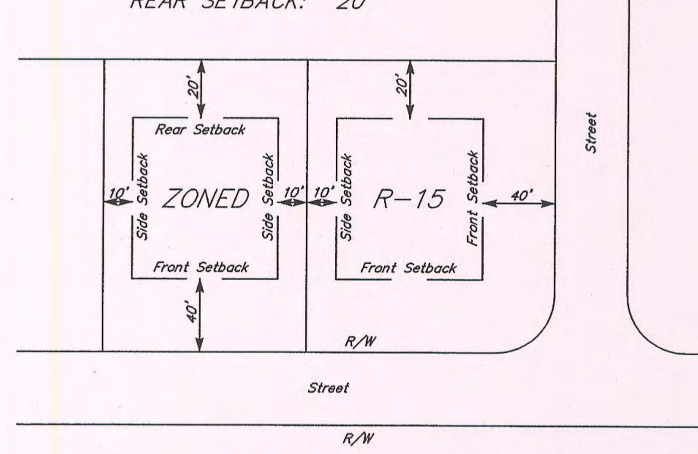


DETAIL
1"=100'

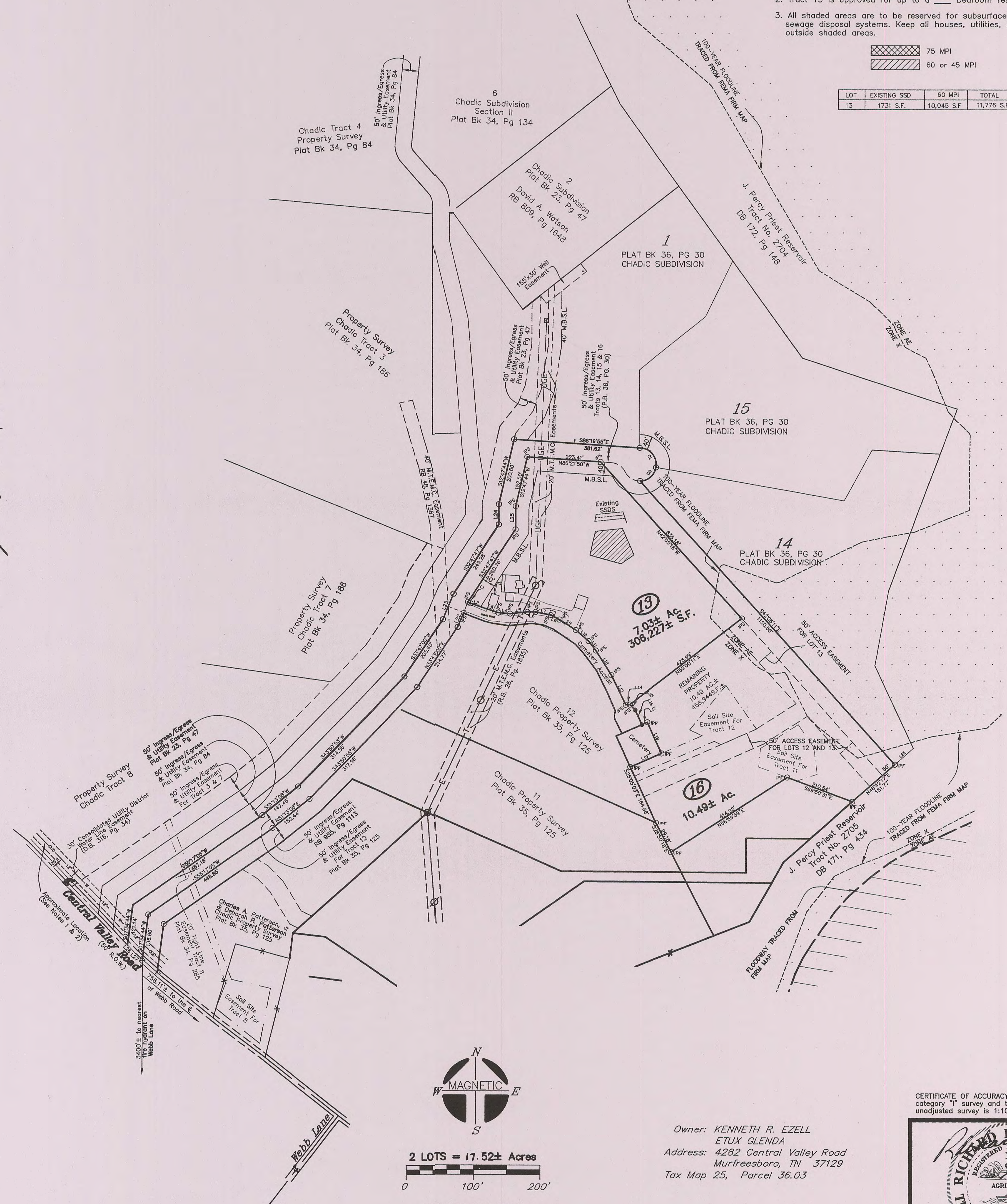


DETAIL
1"=50'

ZONING: RM-15
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



2 LOTS = 17.52± Acres

0 100' 200'

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

Owner: KENNETH R. EZELL
ETUX GLENDA
Address: 4282 Central Valley Road
Murfreesboro, TN 37129
Tax Map 25, Parcel 36.03

A PORTION OF THIS PARCEL IS INCLUDED IN AREAS IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149, PANEL NO. C0131, ZONE: AE & X, DATED: JANUARY 5, 2007

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

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

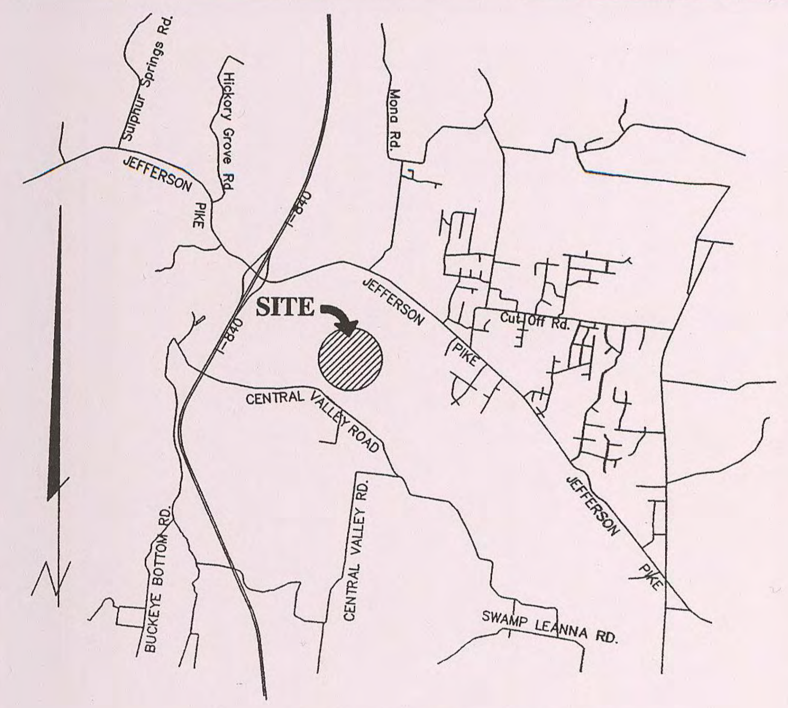
______________, 2011 ______________
Date LOCAL HEALTH AUTHORITY

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

1. Any cutting or filling after ______________ may render lots unsuitable for subsurface sewage disposal.
2. Tract 13 is approved for up to a ____ bedroom residence.
3. All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

75 MPI
60 or 45 MPI

LOT	EXISTING SSD	60 MPI	TOTAL
13	1731 S.F.	10,045 S.F	11,776 S.F.



LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

______________ Date
______________ KENNETH R. EZELL
Record Book 1079, Page 1312
______________ GLENDA EZELL

CERTIFICATE OF ACCURACY

I hereby certify that the is a Category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

3-2-2015 Date
Richard H. Stem, Jr. (signature)
Richard H. Stem, Jr., Tenn. R.L.S. No. 1637

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 are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

______________ Date
______________ SECRETARY, PLANNING COMMISSION

______________ Date
______________ CHAIRMAN, PLANNING COMMISSION

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS
I hereby certify that the subdivision plat entitled Final Minor Plat Resubdivision of Tract 13 Section III Chadic Subdivision has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

______________ Date
______________ Consolidated Utility District Official

CERTIFICATE OF APPROVAL OF ELECTRIC SYSTEM
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operation 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 and approved in writing by an authorized representative of MTEMC.

______________ Date
______________ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

MAR 03 2015

Lot 13 previously recorded in Plat Book 36, Page 30
DATE OF RECORDING:__________
TIME OF RECORDING:__________
PLAT BOOK:________, PAGE:________.

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

RICHARD H. STEM, JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO 1637
3-2-15

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

FINAL MINOR PLAT
Resubdivision of Tract 13
Section III
CHADIC SUBDIVISION
6th Civil District of Rutherford County, Tennessee

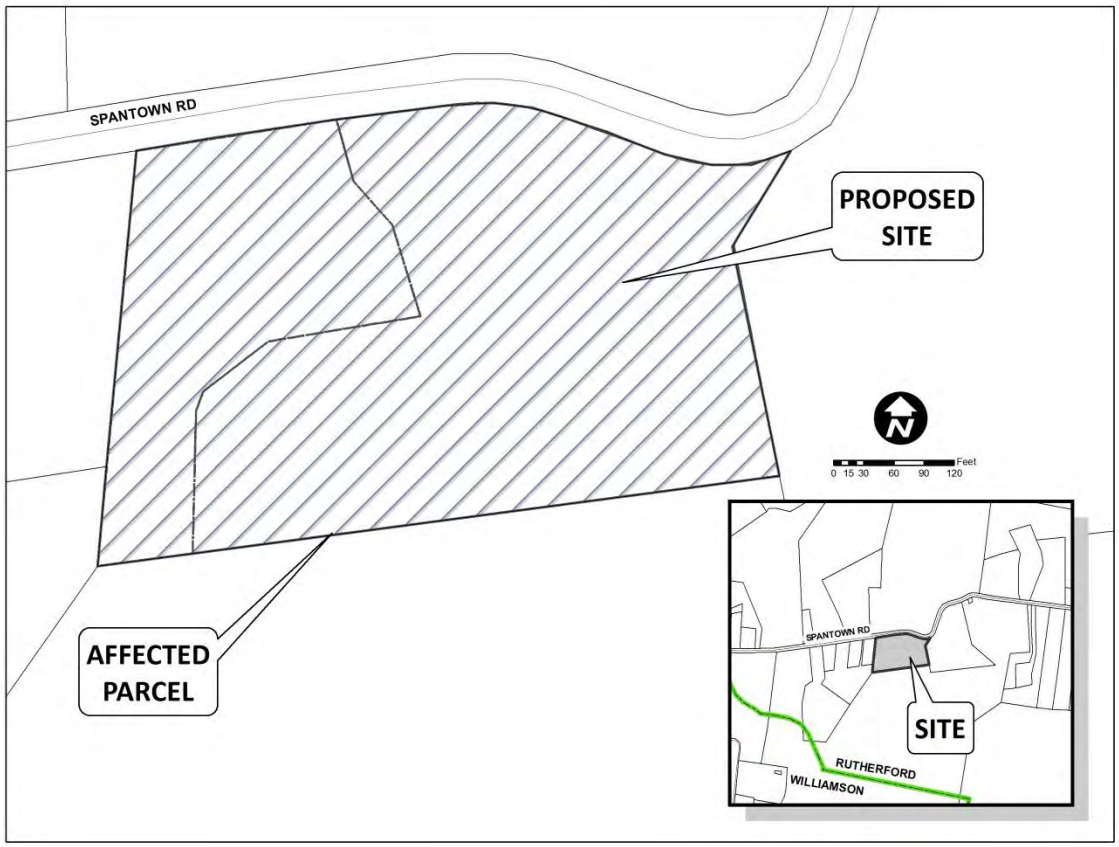
Date: February, 2015	Scale: 1"=200'	Sheet 1 of 1

15-2014

\Acad010\acad027_fall safe\Land Projects 2004\CHARLES PATTERSON - CENTRAL VALLEY RD\dwg\TRACT 13 RESUB.dwg, Plat, 2/27/2015 3:48:04 PM, ACAD104

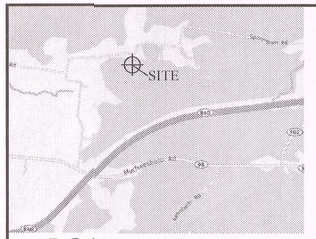
Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

Plat/Plan Name: **Bottoms' Subdivision (15-2011)**
Request: **Final Plat Approval with a Fire Hydrant Waiver Request**
Site Details: **2 lots on 5.72 acres, zoned RM**
Developer: **Sam and Sheryl Bottoms**
Property Location: **Compton Road**



The subject property is located on the south side of Spantown Road. The applicant is subdividing the property into two (2) separate tracts. This property is located within the Nolensville Water District. Staff has sent the plat to Nolensville via e-mail but has not received any comments as of the writing of these comments. Staff expects that a fire hydrant waiver will be required. If that is not the case, this item will be removed from the agenda.

Any approval should be made subject to Staff Comments and the wavier(s) being granted.



LOCATION MAP

TN DEPT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION NOTES:
1. Any cutting, filling, compaction or disturbance from their natural state, of the soil areas reserved for sewage disposal, shall result in the revocation of the lot approval. Additionally, the Department shall have the authority to refuse to grant a Construction Permit or may revoke a Construction permit where the integrity of the proposed subsurface disposal system areas have been compromised.
2. All septic systems must be installed by an installer, licensed by Rutherford County to construct septic systems, alternative or conventional, specifically in Rutherford County.
3. No bathing fixtures exceeding standard capacity (30 U.S. Gallons) including but not limited to , oversized bathtubs, hot tubs, spa tubs, whirlpools , or jacuzzi's, etc. shall be allowed unless specifically approved by the TN DEPT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION.
4. No utilities(I.E. gas, water, or electric) or their easements above or below the ground, shall be allowed to encroach within 10 feet of the boundaries of the soil areas reserved for sewage disposal.
5. Curtain/interceptor drains shall be required on Lot 1.
6. No cutting, filling, compaction, or any disturbance of the areas reserved for sewage disposal is permitted.
7. The limits of excavations greater than 18" inches in depth, made for the purpose of house construction(or any other type of building construction) shall be kept 25' or more away from the platted or designated disposal areas.
8. The limits of excavations made for the purpose of house construction or any other type of building construction, must be kept within the confines of the building envelope.
9. Water service lines must be separated from sewage disposal areas or platted disposal field areas by a minimum of 10 feet.
10. All plumbing fixtures to be of water conservation type, including low volume flush toilets (1.6 gallons or less 1.5 to 2.0 gallons per minute shower heads, and faucet aerators.
11. No water source, wells, or springs are to be drilled or constructed within 50 feet of any portion of the septic system of the designate or platted sewage disposal system.
12. Designated sewage disposal areas platted in accordance with acceptable soil areas field mapped by Norman Marable, private soil scientist, on 1/25/2015.
13. Lot #1 is restricted to one, 4 bedroom, single family dwelling with NO oversized bathing fixtures not to exceed 30 gallons.
14. Before a permit to construct a LPP or MLPP septic system can be issued, detailed site and design plans for the LPP or the MLPP system must be submitted to the TN DEPT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION for review and approval. These plans must be prepared by an engineer licensed in the State of Tennessee.
15. This property is served by a public water supply provided by Nolensville College Grove Utility District.

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

General approval is hereby granted for the lots proposed hereon as being suitable for subsurface sewage disposal with liste and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

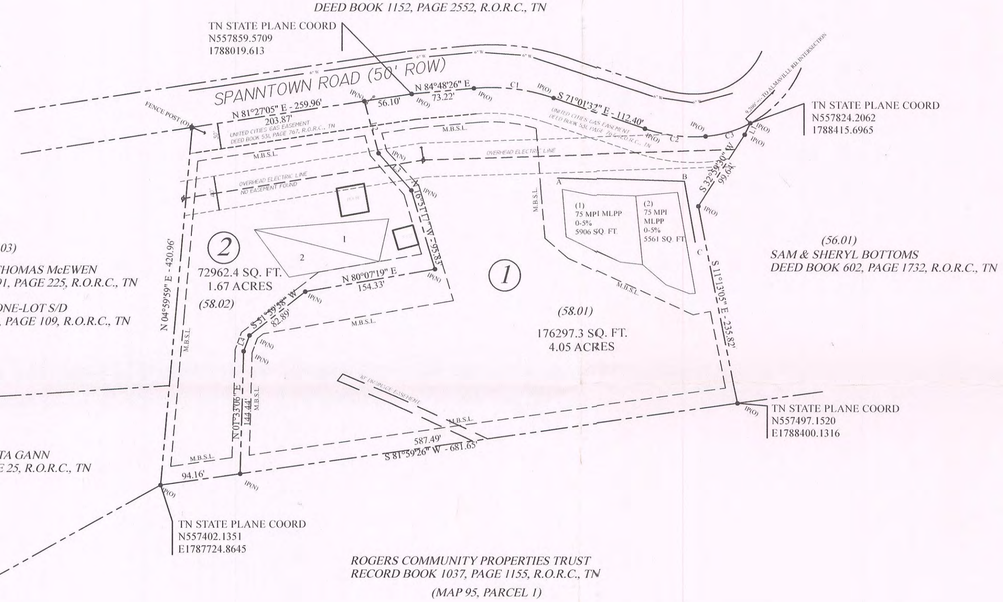
_____, 2015 BY: _____
DATE TN DEPT. OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUNDWATER PROTECTION

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.05'	94.94'	94.24'	S 83°06'26" E	24°10'15"
C2	175.00'	72.03'	71.52'	N 82°49'02" W	23°35'01"
C3	133.75'	55.07'	54.68'	S 73°35'46" W	23°35'21"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 26°00'59" W	14.95'
L2	S 15°21'26" E	63.06'
L3	S 41°32'59" E	58.14'
L4	N 20°08'50" E	19.80'



GENERAL NOTES

1. THIS PROPERTY IS ZONED RM-MEDIUM DENSITY RESIDENTIAL
SETBACKS= FRONT-40'
REAR-20'
SIDE-10'
2. THIS PROPERTY IS NOT SHOWN IN A FLOOD HAZARD AREA AS REFLECTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS; COMMUNITY PANEL NO. 47149C0230J DATED OCT. 16, 2008
3. THIS IS A CATEGORY 1 SURVEY, THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS GREATER THAN 1 PART IN 10000 PARTS.
4. BEARINGS ARE BASED UPON A BOUNDARY SURVEY PREPARED BY H& H LAND SURVEYING DATED APRIL 18, 2014.
5. NUMBERS SHOWN THUS (00) REFER TO RUTHERFORD COUNTY TAX MAP NO. 60
6. BEING ALL OF THE PROPERTY CONVEYED TO SAM AND SHERYL BOTTOMS AS EVIDENCED IN DEED BOOK 1295, PAGE 1478, R.O.R.C., TN.
7. OWNERS: SAM & SHERYL BOTTOMS
10601 SPANNTOWN ROAD
ARRINGTON, TN 37014

CURTAIN DRAIN TABLE

	A	B	C
GROUND ELEVATION	852.0	850.0	846.0
INVERT ELEVATION	849.0	847.0	846.0
DRAIN DEPTH	3.0	3.0	0.0

CERTIFICATE OF OWNERSHIP

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 _____ Owner

_____ Date _____ Owner

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.

2-6-15
Date

Joseph E. Ahler R.L.S.
TN License No. 1434

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

CERTIFICATE OF ELECTRIC AVAILABILITY

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

_____ Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Bottoms Subdivision have been installed in accordance with current local, and/or state government requirements.

_____ Date _____ Nolensville College Grove Utility District
Charles Strasser
General Manager

FINAL PLAT

BOTTOMS' SUBDIVISION
10823 SPANNTOWN ROAD
ARRINGTON, TN
20TH CIVIL DISTRICT
RUTHERFORD CO., TN.

ISSUE:			PROJECT NO:	2014030
			DWG. FILE:	2014030
			DRAWN BY:	JEA
			CHK'D BY:	JEA
-	02/06/15	ORIGINAL ISSUE	S001	
MARK	DATE	DESCRIPTION		

JOSEPH E. AHLER — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1434

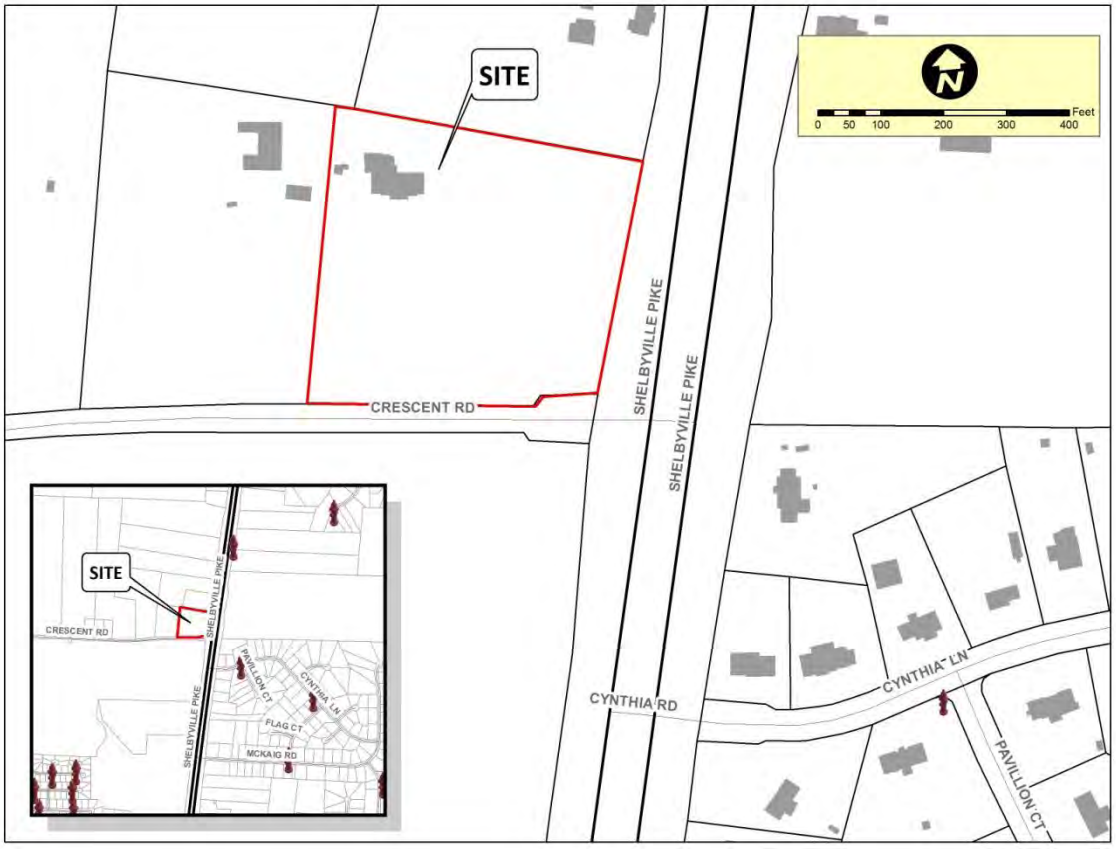
0' 100' 200' 300'
SCALE: 1"=100'

TOTAL ACREAGE=5.72 AC.

Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
SURVEYING
PLANNING
DESIGN
CIVIL
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
FAX: 615.525.1517

Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

Plat/Plan Name:	**Danny Patel Site Plan Amendments (14-3005)**
Request:	**Site Plan Approval for Proposed Amendments**
Site Details:	**Relocation of diesel fuel pumps and additional access point onto Crescent Road**
Developer:	**Danny Patel**
Property Location:	**118 Crescent Road**



The subject property is located at the northwest intersection of Shelbyville Pike and Crescent Road. The plan was last approved at the Planning Commission at their May 27, 2014 meeting. Planning Commissioners may recall that there was much discussion on access to the property from Shelbyville Pike. The applicant would like to amend their plan in order to relocate the proposed diesel fuel island from the north side of the building to the south side. The distance of the proposed relocation exceeds the amount for a minor deviation according to the Zoning Ordinance requirements and would therefore need Planning Commission approval. In addition, the applicants would like to add a second access (entrance only) to the property from Crescent Road. The applicant was originally proposing an additional right-in/right-out onto Crescent Road, but changed the design to just a right-in only. Staff is not comfortable with the proposed

access and feels that the number of potential conflict points will increase, especially considering the relocation of the diesel pumps to the south side of the building.

Staff expects the applicant to be at the meeting to discuss his reasons for requesting an additional access point.

CANDY'S CAMPERS
4358 SHELBYVILLE PKE. MURFREESBORO, TN
TAX MAP: 149 PARCEL: 34.06

ZONED: CG

MUHAMED FAOUR
4372 SHELBYVILLE PKE. MURFREESBORO, TN
TAX MAP: 149 PARCEL: 32.01

ZONED: OP

MARK RADABAUGH
198 CRESCENT RD. MURFREESBORO, TN
TAX MAP: 149 PARCEL: 34.05

ZONED: RM

S75°28'48"E 371.25'

S75°28'48"E 477.00'

N10°53'12"E 153.59'

N21°48'36"E 138.45'

N08°01'12"E 565.95'

N88°58'48"W 120.45'

N84°28'48"W 229.92'

S10°16'12"W 17.10'

N84°07'36"W 331.08'

N82°48'30"W 128.93'

Ø EX. POWER POLE

EX. TREE LINE

EX. HOUSE (TO REMAIN)

EXISTING SOIL SITE DUPLICATE
27,894 SQ. FT.

Lomond
45 mpi to 36"
0-5% Slopes

DL1 (100 LF) ZONE1
DL2 (156 LF) ZONE1
DL3 (156 LF) ZONE2
DL4 (80 LF) ZONE3
DL5 (70 LF)
DL6 (156 LF) ZONE3

disturbed

ZONED: RM

ZONING LINE

ZONED: CS

EXISTING DRIVE

PHASE II
PHASE I

PHASE 2

FUTURE RETAIL SHOPS
11,678 SQ.FT.
F.F.E. 662.8

3' LANDSCAPE STRIP

ASPHALT PAVING

SIDEWALK

JOINT USE DUMPSTER
13' x 18'

PHASE 1

PROPOSED
CONVENIENCE STORE
GAS STATION
4,000 SQ.FT.
F.F.E. 662.0

FUEL CANOPY

FUEL CANOPY

5' CURB CUT

SEPTIC TANK

DOSING CHAMBER

SPILLTER BOX

Lomond
45 mpi to 36"
0-5% Slopes

EXISTING SOIL SITE
8,956 SQ. FT.

CONC. CURB (TYP)

PROPOSED DIESEL PUMP

PROPOSED FUEL TANKS

SEE SIGN NOTE #1

SIGN LOCATIONS

8" WHITE LINE

EXISTING SHOULDER

EX. POWER POLE

10' CUD EASEMENT

40' ELECTRIC EASEMENT

PROPOSED 11' ACCELERATION LANE (FULL DEPTH PAVEMENT EXPANSION) THERMOPLASTIC MARKING ONLY

PROPOSED 4' PAVED SHOULDER

EX. HEADWALL

PROPOSED 4' PAVED SHOULDER WHITE STRIPING

EX. POWER POLE

PROPOSED NO LEFT TURN SIGN

PROPOSED YIELD SIGN

GRASS MEDIAN

US HWY. 231 / SHELBYVILLE PIKE

S.S.W.L.

D.S.Y.L.I.

S.S.W.L.

S.S.W.L.

15' R.O.W. DEDICATION

CRESCENT RD.

PROPOSED 2' PAVED SHOULDER

PROPOSED WIDENING (FULL DEPTH PAVEMENT EXPANSION)

EX. POWER POLE

PROPOSED 11' ACCELERATION LANE (FULL DEPTH PAVEMENT EXPANSION)

EX. HEADWALL 18" RCP

10' CUD EASEMENT

40' ELECTRIC EASEMENT

SIGN NOTE

1. BEST EXIT SIGN "USE CRESCENT ROAD FOR ACCESS TO U.S. 231 NORTH"

SITE DATA:

PROPOSED USE: RETAIL SHOPS / GAS STATION

RETAIL SHOP BUILDING : 11,678 SQ. FT.
GAS STATION : 4,000
FUEL CANOPY : 3,960 SQ. FT. & 540 SQ. FT.

MAX BUILDING HEIGHT: 24'

PARKING REQUIRED FOR RETAIL SHOP : 4 SPACES FOR EVERY 1,000 S.F. BUILDING SQ. FT. : 11,678 S.F.

48 SPACES REQUIRED

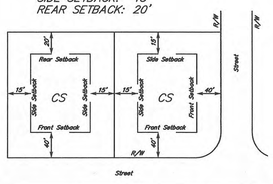
PARKING REQUIRED FOR GAS STATION : 4 SPACES FOR EVERY 1,000 S.F. BUILDING SQ. FT. : 4,000 S.F.

4 SPACES REQUIRED

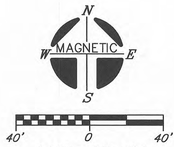
PARKING REQUIRED : 52
PARKING PROVIDED : 75 PARKING SPACES, 4 H.C. PARKING SPACES

RIGHT OF WAY:
CRESCENT RD : 40'
US HWY 231: VARIES (FROM 104' TO 123')

ZONING: CS
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



1 LOT – 9.15 AC.±

OWNER: DANNY PATEL
ADDRESS: 104 BUTLER ST
SHELBYVILLE, TN 37160

PROPERTY ADDRESS: 118 CRESCENT RD
MURFREESBORO, TN 37128

TAX MAP: 149, PARCEL: 33.00

COMMUNITY MAP 47149C0381H, PANEL NO. 0381H, ZONE: X, DATED 01-05-07.

OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

TO MURFREESBORO

TO SHELBYVILLE

LOCATION MAP
N.T.S.

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled SITE PLAN, DANNY PATEL CRESCENT RD has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

_____, 2015
Date

MANAGER, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF ELECTRICAL SERVICE

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 checklist, tree planting guidelines and other regulations contained in the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon compliance with MTEMC's Requirements.

_____, 2015
Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

General approval is hereby granted for lots shown hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

_____, 2015
Date

DIVISION OF WATER RESOURCES

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
—×— FENCE
● SURVEY POINT
■ CONC. MARKER FND.
△ SOIL SITE STAKE FOUND (WITH RED RIBBON)
□ SOIL SITE STAKE FOUND (WITH ORANGE RIBBON)
⬠ APPARENT PERCOLATION TEST HOLE, FOUND

RECEIVED
MAR 06 2015

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

NO.	DATE	DESCRIPTION
1	3-17-14	ADDRESSED STAFF COMMENTS
2	5-8-14	UPDATED PLANS-MOVED ENTRANCE NORTH
3	6-9-14	ADDRESSED PLANNING COMMISSION COMMENTS
4	11-5-14	REVISED SITE LAYOUT
5	12-15-14	REVISED SITE LAYOUT
6	3-6-15	REVISED SITE LAYOUT

REVIEW ONLY

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

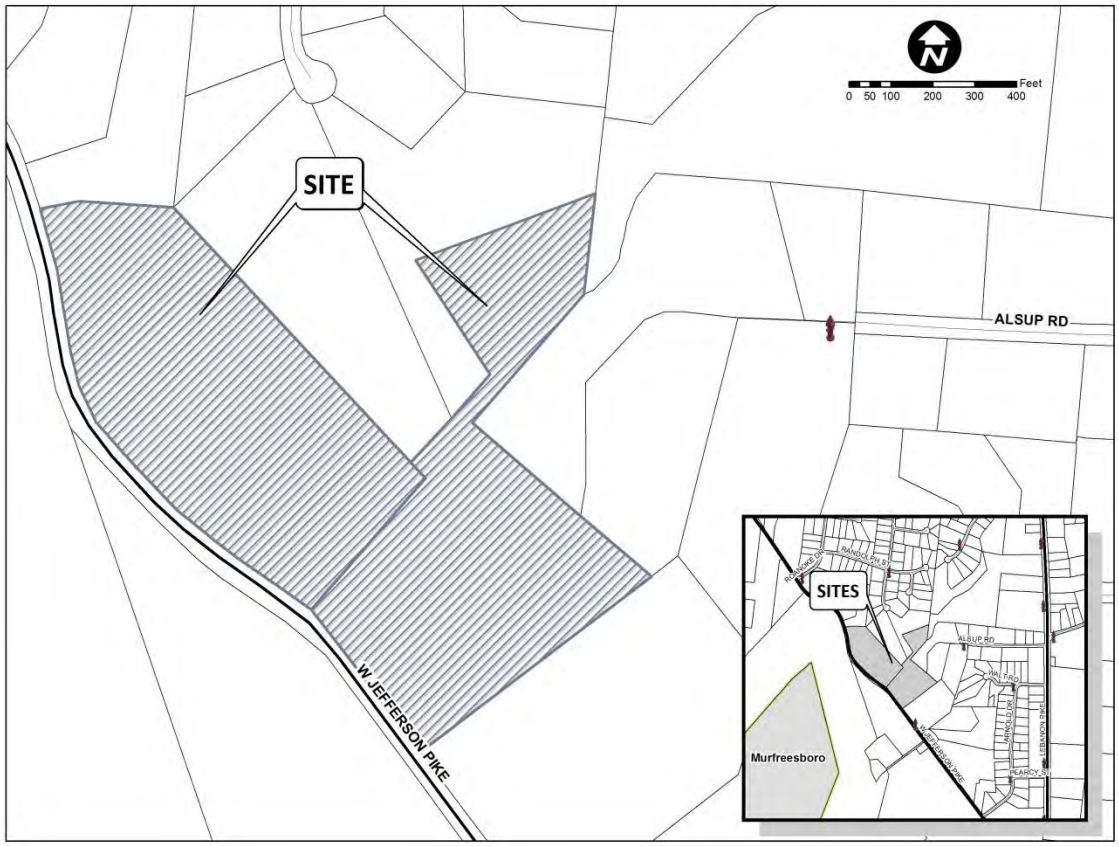
SITE PLAN PHASE I
DANNY PATEL CRESCENT RD.

13th CIVIL DISTRICT – RUTHERFORD COUNTY – TN

DATE: JUNE, 2013 | SCALE 1"=40' | SH: 2 OF 4

Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

Plat/Plan Name: **WR Thompson Mini-Warehouses (15-2009)**
Request: **Site Plan Approval**
Site Details: **New construction of approximately 78,000 square feet of mini-warehouse/RV and boat storage space on 21.28 acres zoned Commercial Services (CS) and RM**
Developer: **Sam Anderson**
Property Location: **Compton Road**



The subject property is located on the north side of West Jefferson Pike, adjacent to an existing mini-warehouse facility. The final plat for this development was considered earlier on the agenda. A portion of the property was zoned Commercial Services (CS) by the Board of Commissioners at their August 14, 2014 meeting. The Board of Zoning Appeals approved the mini-warehouse use at their September 10, 2014 meeting.

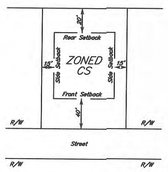
Staff has identified many deficiencies with this site plan. If the plan is not revised to Staff's satisfaction this plan will be removed from the agenda.

Any approval should be made subject to Staff Comments.

ALL SETBACKS FOR COMMERCIAL SERVICES IS 65' DUE TO BEING A MINI WAREHOUSE

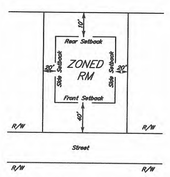
ZONING: CS (COMMERCIAL SERVICES)

FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

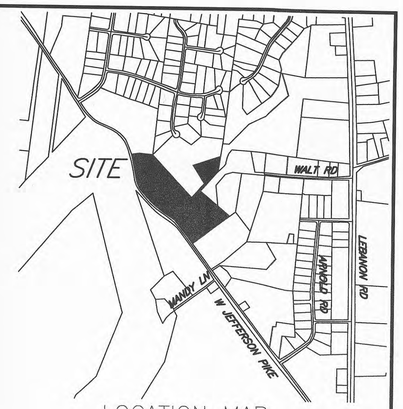
ZONING: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

GENERAL NOTES:

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the county register of deeds. Those utilities that participate in the Tennessee One Call System can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
4. Evidence of a land disturbance permit, which includes an erosion prevention & sediment control plan, and a State of Tennessee stormwater permit must be provided to the County's Environmental Engineer prior to construction progressing.
5. Water service provided by Consolidated Utility District (C.U.D.).



LOCATION MAP
NOT TO SCALE

MUHAMMAD AKMAL
TAX MAP: 36 PARCEL: 47.03
ZONED: RM

DANNY STONEMETZ
TAX MAP: 36 PARCEL: 47.00
ZONED: RM

FRANK WRIGHT
TAX MAP: 36 PARCEL: 46.00
ZONED: RM

CLAUDETTE HAMLETT
TAX MAP: 36 PARCEL: 47.01
ZONED: CS

WET AREA
100 YEAR FLOOD LIMIT

RM
ONE LINE
CS

EAST POND
WEST POND

PROPOSED CURB
PROPOSED FENCE
PROPOSED FIRE HYDRANT(PRIVATE)
PROPOSED CURB
PROPOSED WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR
PROPOSED FIRE HYDRANT
PROPOSED KEYPAD ENTRANCE BOX
PROPOSED WATER LINE WILL BE METERED AND SERVICE LINE WILL BE PRIVATE
PROPOSED FENCE
APPROXIMATE LOCATION OF C.U.D. WATER LINE

BLDG # 8 (130' x 30')
BLDG # 7 (130' x 30')
BLDG # 6 (150' x 30')
BLDG # 5 (140' x 30')
BLDG # 4 (120' x 30')
BLDG # 3 (105' x 30')
BLDG # 2 (97' x 30')
BLDG # 1
BLDG # 15 (145' x 30')
BLDG # 14 (155' x 31')
BLDG # 13 (170' x 30')
BLDG # 12 (198' x 30')
BLDG # 11 (225' x 30')
BLDG # 10 (260' x 30')
BLDG # 9 (300' x 30')

ASPHALT PAVING
OFFICE / APARTMENT (24' x 48')
TOP OF BANK
30' RIPARIAN BUFFER ZONE
520
100 YEAR FLOOD LIMIT

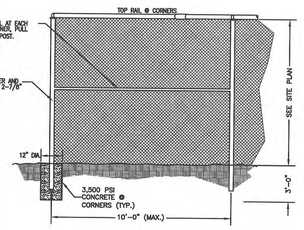
(3) EX 20 LF 24"ø CMP UNDER DRIVE (to be removed)

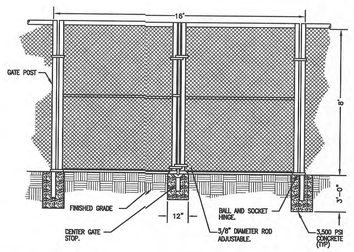
25' RIGHT OF WAY DEDICATION
EX 7H 340'

G - WEST JEFFERSON PIKE
STATE ROUTE 266

1 ½" ASPHALTIC CONCRETE SURFACE (GRADING D)
2" TYPE "B MODIFIED" BITUMINOUS BINDER
6" TYPE "A" CRUSHED STONE BASE
COMPACTED SUBGRADE
TACK COAT - 0.02 GAL./SQ. YD.
PRIME COAT - 0.30 GAL./SQ. YD.

LIGHT DUTY PAVING SECTION
N.T.S.





NOTES:
1. PROVIDE POSITIVE TYPE LATCHING DEVICE WITH PROVISIONS FOR PADLOCKING, CENTER PLUNGER ROD, CATCH AND SEMI-AUTOMATIC OUTER CATCHES.

CHAIN-LINK FENCE & GATE

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Silt Fence (To be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- Existing Telephone & Electric Line
- Existing Underground Electric Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled SITE PLAN, WR THOMPSON has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

_____, 2015
Date

_____
MANAGER, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF ELECTRICAL SERVICE

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 checklist, tree planting guidelines and other regulations contained in the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon compliance with MTEMC's Requirements.

_____, 2015
Date

_____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

General approval is hereby granted for lots shown hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

_____, 2015
Date

_____
DIVISION OF WATER RESOURCES

SITE DATA:

PROPOSED USE: MINI STORAGE
ZONED: (DUAL ZONED) CS / RM
LOT SIZE: 21.28 AC±
BUILDING AREA: 76,800 SQ. FT.
PAVED AREA: 151,010 SQ. FT.

LOT COVERAGE : 227,810 / 926,956 = 24.5%

30' PROVIDED BETWEEN ALL BUILDINGS TO ALLOW FOR PARKING

PARKING REQUIRED:
1 SPACE FOR EACH 20 STORAGE STALLS, PLUS 2 SPACES PER MANAGERS RESIDENCE
PROVIDED 1 H.C. SPACES AND 5 REGULAR SPACES FOR EMPLOYEE

ZONING:
CS- 735, 728 SQ. FT.
RM- 110, 017 SQ.FT.

The property is subject to a special exception granted by the Board of Zoning Appeals. Special Exception case no. (2014-057) and additional setbacksrequirements established for the development proposed on this Site.

BUILDING NUMBER	SQ. FT.
1	9000
2	2910
3	3150
4	3600
5	4200
6	4500
7	3900
8	1950
9	9000
10	7800
11	6750
12	5940
13	5100
14	4650
15	4350

50' 0 50'
1 LOT - 21.28 AC.±

OWNER/DEVELOPER: WR THOMPSON
OWNER ADDRESS: P.O. BOX 5002
BELL BUCKLE, TN 37020

LOT 1: TAX MAP: 36 PARCEL: 47.04
LOT 2: TAX MAP: 36 PARCEL: 25.08

COMMUNITY MAP 47149C0134H, ZONE: X,AE DATED 01-05-07.
OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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

NO.	DATE	DESCRIPTION
1	11-21-14	ORIGINAL ISSUE
2	12-03-14	ADDRESSED STAFF COMMENTS
3	2-6-15	UPDATED SITE PLAN
4	2-18-15	ADDRESSED STAFF COMMENTS
5	3-6-15	UPDATED BOX CULVERT

FOR REVIEW ONLY

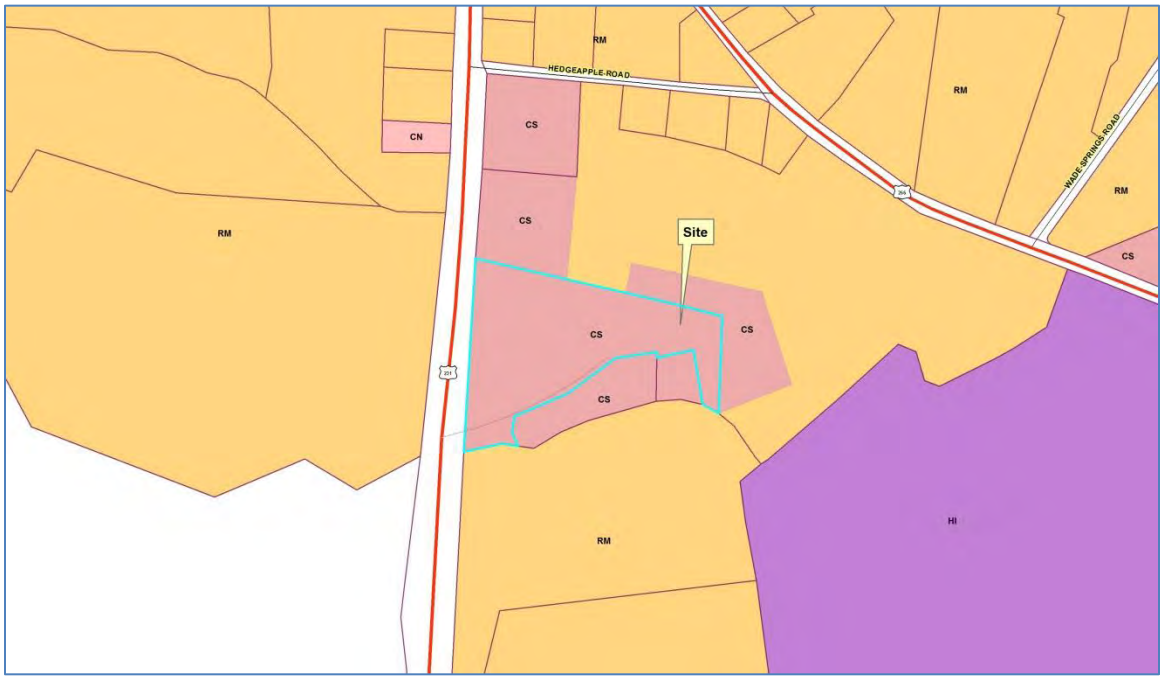
HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING - 893 - 4084, FAX: 893 - 0080

SITE PLAN
WR THOMPSON
JEFFERSON PIKE
5th Civil District of Rutherford County, Tennessee

Date: NOVEMBER, 2014 | Scale: 1"=50' | SHEET 3 OF 5

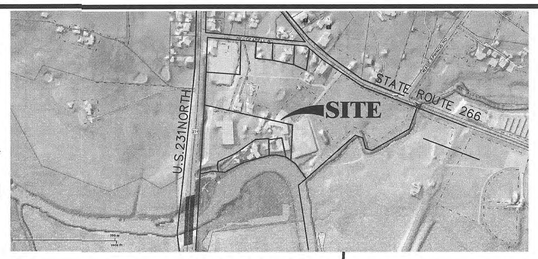
Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

Plat/Plan Name:	**FJB Limited Partnership Shop Additions (15-3004)**
Request:	**Site Plan Approval**
Site Details:	**New construction of approximately 7,100 square feet of shop additions on 11.08 acres zoned Commercial Services (CS)**
Developer:	**FJB Limited Partnership**
Property Location:	**5630 Lebanon Pike**



The subject property is located on the east side of Lebanon Pike. Portions of the property were zoned Commercial Services (CS) by the County Commission at their February 12, 2015 meeting. The applicant has submitted a final plat shifting some lot lines to encompass the commercially zoned areas. He is proposing to make the shop additions as shown on the site plan.

Staff identified many deficiencies with this site plan but none that would prohibit this plan from moving forward to the Planning Commission. Any approval should be made subject to Staff Comments.



LOCATION MAP
N.T.S.

N01°20'58"E 361.65'

EXIST. FIRE HYDRANT APPROXIMATELY 2400' ON WEST R.O.W. ALONG LEBANON PIKE AT WALTER HILL SCHOOL

NEW R.O.W.

PROP.RIGHT-OF-WAY

10' CONSTRUCTION EASEMENT PER TDOT PLANS

S79°45'00"E 307.92'

S77°16'01"E 443.94'

S79°45'00"E 318.06'

N72°27'02"W 81.44'

S41°26'35"W 89.09'

S 32°28'02" E 54.58'

N23°54'38"E 82.13'

N79°54'32"E 75.24'

EXISTING PERMANENT DRAINAGE EASEMENT PER TDOT PLANS

EXISTING SLOPE EASEMENT PER TDOT PLANS

GUARD RAIL

EXIST. BOX CULVERT

LEBANON PIKE (U.S. 231 NORTH)

L=342.60'
R=561.37'
Δ=35°29'48"
N02°57'16"E
CH=342.54'

EXISTING 8' TALL WOOD PRIVACY FENCE (SEE DETAIL)

EXISTING ASPHALT PAVING

160'

50'

60'

4' HIGH LOADING DOCK

2.5' HIGH LOADING DOCK

10'

40'

220'

EXISTING PLUMBING SHOP & STORAGE F.F.E. 542.0

170'

75'

30' C.U.D. WATER LINE EASEMENT

EXISTING 10' CONSTRUCTION EASEMENT PER TDOT PLANS

L=437'
R=5678'

RIGHT-OF-WAY

N00°00'06"W 263.68'

EXISTING ASPHALT PAVING

EXIST. GRAVEL DRIVE

S73°30'90"W 180.06'

S42°00'00"W 35.90'

S57°04'00"W 177.60'

GUARD RAIL

EXISTING FH

100 YEAR FLOOD LINE

EAST FORK STONES RIVER

H.C. RAMP

100' 5' SIDEWALK

HC. SIGN (TYP.)

6' PARKING BLOCKS (TYP.)

5 SPACES 9'X19' TYP.

EXISTING ASPHALT PAVING

S65°00'00"W 153.50'

S65°00'00"W 76.50'

S78°15'00"W 120.00'

S65°00'00"W 25.00'

20' FORCEMAIN EASEMENT

FRANK & DIANA BAUER
DB: 189 PG: 502
ZONED: CS

FJB LIMITED PARTNERSHIP
REC.BK.806/1036
CURRENTLY ZONED: RM

EX.BLDG

PROPOSED STORAGE BUILDING F.F.E.536.3

PROPOSED STORAGE BUILDING F.F.E.536.8

NOTE: REMOVE ANY EXISTING CONFLICTING TREES AND FENCES FOR PROPOSED CONSTRUCTION

N33°27'59"E 184.83'

3' LANDSCAPE STRIP

60'

3' LANDSCAPE STRIP(TYP.)

10'OH DOOR AND 3'MAN DOOR 536.0

2 SPACES 9'X19'

536.8

536.0

SOIL SITE
16,920 S.F.

30' MINIMUM BUILDING SETBACK LINE

EXISTING BUILDING

EXISTING GRAVEL

EXISTING FENCE

EXISTING GRAVEL DRIVE

100-YEAR FLOOD LINE APPX. LOCATION, SCALED FROM FEMA MAP

PROPOSED 40' ACCESS EASEMENT TO JEFFERSON PIKE (STATE ROUTE 266)

STONE CHECK DAM (TYP.)

S79°45'00"E 291.52'

70LF 18"RCP @0.005

CONC.HW I.E.525.9

CONC.HW I.E.523.80

FJB LIMITED PARTNERSHIP
DB: 371 PG: 721
9.5 AC.±
ZONED: CS

FJB LIMITED PARTNERSHIP
DB: 422 PG: 269
10.6 AC.±
ZONED: CS

FJB LIMITED PARTNERSHIP
REC.BK.806/1036
CURRENTLY ZONED: RM

PROPERTY LINE TO BE REMOVED

FORMER PROPERTY LINE

EXISTING BLDG F.F.E. 528.5

EXISTING BUILDING

EXISTING GRAVEL

EXISTING RIPRAP BANK

EXISTING TIMBER LINE

401.85'

S69°40'00"W 151.00'

N03°56'40"W 163.97'

S83°08'39"W 87.21'

N73°58'04"W 90.90'

N66°30'00"W 50.00'

S66°34'52"W 276.90'

EAST FORK STONES RIVER

100-YEAR FLOOD LINE APPX. LOCATION, SCALED FROM FEMA MAP

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- —OO— Existing Contours
- —OO— Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- —SF— Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Turf Reinforcement Mat
- —E—T— Existing Telephone & Electric Line
- —UGE— Existing Underground Electric Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe

OWNER: FJB LIMITED PARTNERSHIP
ADDRESS: P.O. BOX 4129
MURFREESBORO, TN 37133
TAX MAP: 46 PARCEL: 36
DEED BOOK: 557 PAGE: 464
RECORD BOOK 806 PAGE 1036

FLOOD MAP PANEL: 470165-134 H ZONE: AE & X
FLOOD MAP DATED: JAN. 05, 2007

N
W MAGNETIC E
S

50' 0 50'

SITE DATA:

PROPOSED USE: STORAGE

PARKING SPACES REQUIRED: 1 SPACE PER 5000 S.F. OF FLOOR AREA
= (7120 S.F.)(1 SPACE/5000)
= 2 SPACES

PARKING SPACES PROVIDED: 3 SPACES

SITE DATA:

LOT AREA: 11.08 ACRES± TOTAL, 482598 S.F.±
(0.7 AC.± DISTURBED AREA)
BUILDING AREA (EXISTING): 69960 s.f.±
BUILDING AREA (PROPOSED): 1120 + 6000 = 7120 s.f.±
LOT COVERAGE (BUILDING): (7120+69960)s.f./482598s.f. = 16.0%
PROP.PAVING+EXISTING GRAVEL: (5405 + 304240) S.F.± = 309645 S.F.±
LOT COVERAGE (TOTAL): (77080+309645)s.f./482598s.f. = 80.1%
GREEN SPACE: 482598s.f.-386725s.f. = 95873s.f. = 19.9%
BUILDING HEIGHT: 25 FEET

Certification of general Approval for Installation of Subsurface Sewage Disposal System with Restrictions
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the Rutherford County Health Department.

Date T.D.E.C. / D.W.R.

SITE PLAN
CERTIFICATE OF WATER (SITE PLAN)
I hereby certify that the site plan entitled SITE, GRADING & DRAINAGE PLAN, SHOP ADDITIONS, FJB LIMITED PARTNERSHIP has been approved Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D.R.C. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date Consolidated Utility District Official

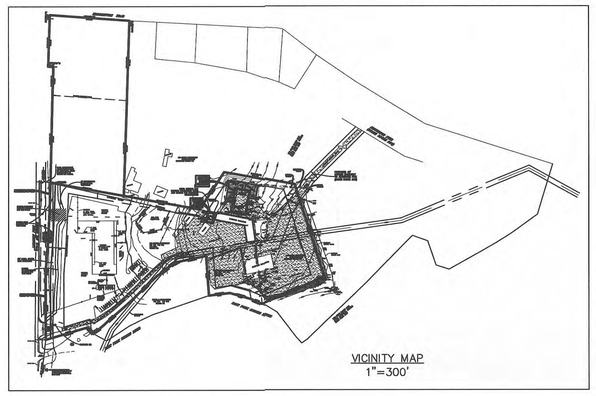
CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

ZONED: CS
FRONT SETBACK: 75'
SIDE SETBACK: 30'
REAR SETBACK: 50'

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



VICINITY MAP
1"=300'

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

#	DATE	REVISION DESCRIPTION

WILLIAM H. HUDDLESTON IV
REGISTERED ENGINEER
AGRICULTURAL
No. 16301
STATE OF TENNESSEE

WILLIAM H. HUDDLESTON IV
REGISTERED ENGINEER
AGRICULTURAL
No. 16301
STATE OF TENNESSEE

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

SITE, GRADING & DRAINAGE PLAN SHOP ADDITIONS

FJB LIMITED PARTNERSHIP

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MARCH, 2015 | SCALE 1"=50' | SH. 1 OF 2

Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

Plat/Plan Name:	**Capital Business Park, Lot 5B (15-3005)**
Request:	**Site Plan Approval**
Site Details:	**New construction of approximately 5,500 square feet of office and warehouse space on 2.00 acres zoned EAC**
Developer:	**Hire Construction**
Property Location:	**Capital Way**

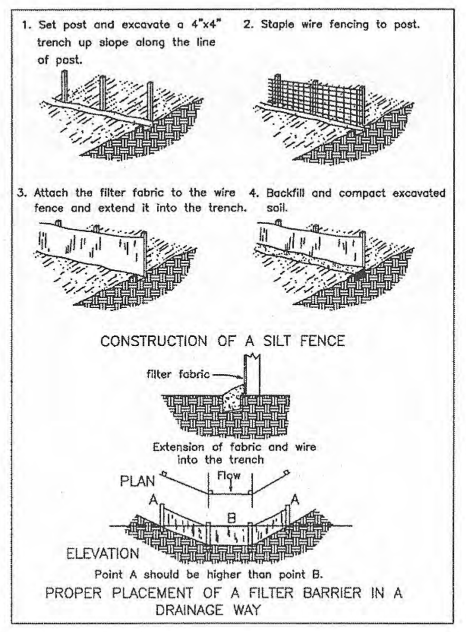
The subject property is located along the east side of Capital Way, which extends off of Epps Mill Road. This plan was originally submitted for review in 2012, but the improvements on the plan were never constructed. The current site plan shows two buildings, one for an office and one for a warehouse, with a total of 5,500 square feet. The property is served by sanitary sewer from the City of Murfreesboro and will require Murfreesboro Planning Commission approval.

Staff identified a number of deficiencies on the plan, but nothing that Staff feels should prohibit the plan from being considered at the Planning Commission's meeting.

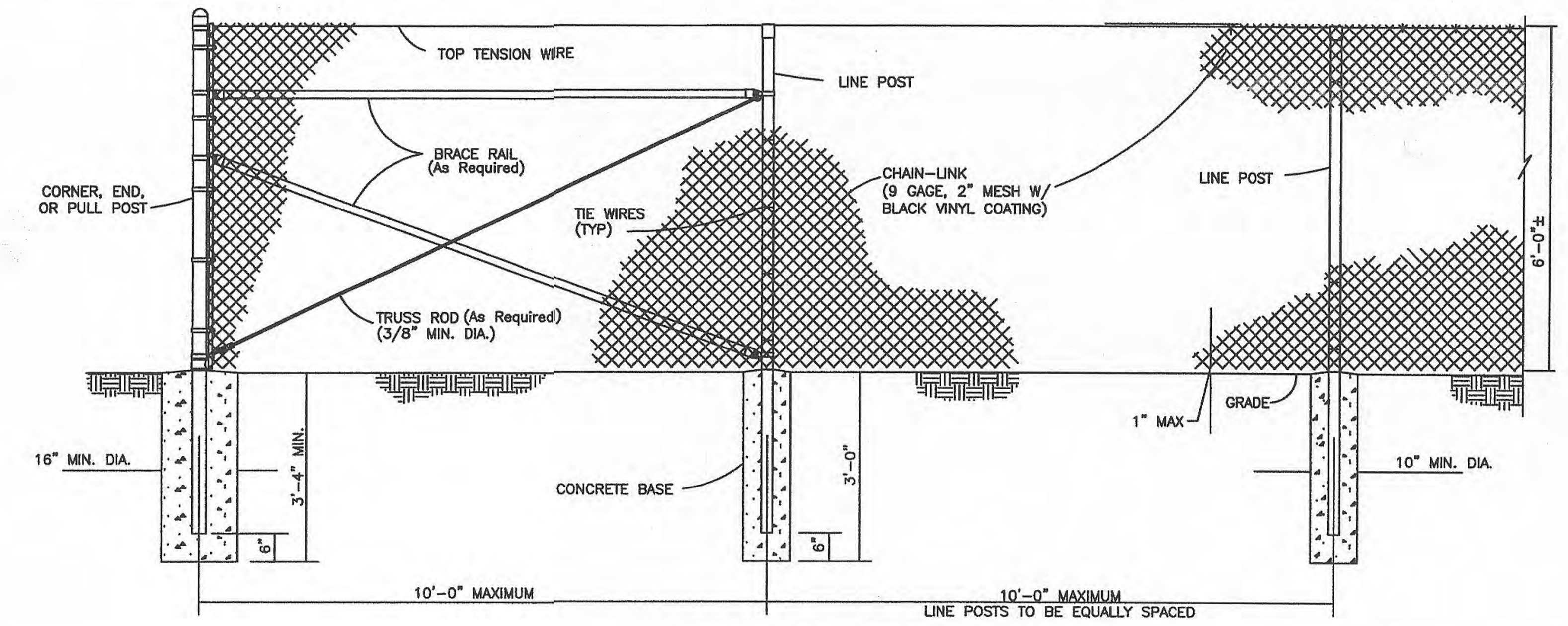
Any approval should be made subject to Staff Comments.

TYPICAL STORMWATER CONTROL MAINTENANCE ACTIVITIES

	ACTIVITY	SCHEDULE
FILTER STRIP	•Mow grass to maintain a 2 to 4 inch height.	Regularly (frequently)
	•Inspect vegetation for rills and gullies and correct. Seed or sod bare areas. •Inspect to ensure that grass has established. If not, replace with an alternative species.	Annual Inspection (Semi-annual first year)
BIO-RETENTION AREA	•Pruning and weeding to maintain appearance. •Mulch replacement when erosion is evident. Remove trash and debris.	As needed
	•Inspect inflow points for clogging (off-line systems). Remove any sediment. •Inspect filter strip/grass channel for erosion or gullying. Re-seed or sod as necessary. Trees and shrubs should be inspected to evaluate their health and remove any dead or severely diseased vegetation.	Semi-annually
	• The planting soils should be tested for pH to establish acidic levels. If the pH is below 5.2, limestone should be applied. If the pH is above 7.0 to 8.0, then iron sulfate plus sulfur can be added to reduce the pH.	Annually
	•Replace mulch over the entire area.	2 to 3 years



PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY

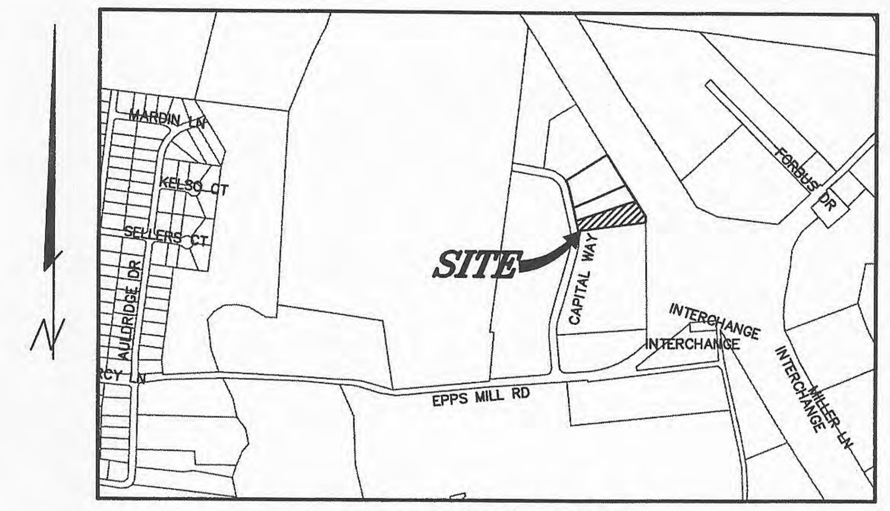


CHAIN-LINK SECURITY FENCE DETAIL

N.T.S.

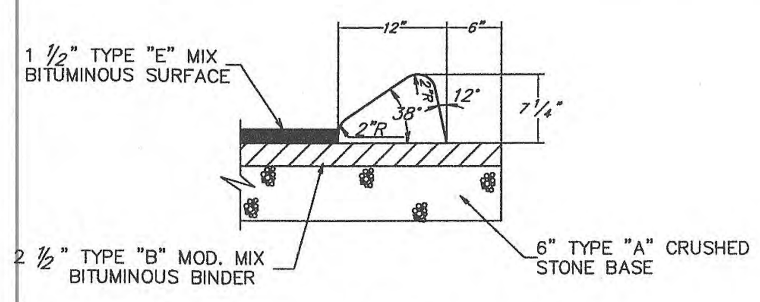
LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- —000— Existing Contours
- —000— Proposed Contours
- 000.0 Existing Spot Elevations
- 000.0 Proposed Spot Elevations
- Siltation Fence (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- —SF—IM— Siltation Fence (Initial Measure)
- —SF—OC— Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam
- RPBP Reduced Pressure Backflow Preventer



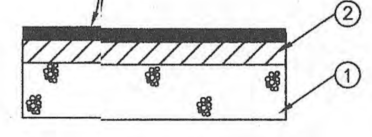
LOCATION MAP

N.T.S.



PAVEMENT SECTION & EXTRUDED MOUNTABLE CONCRETE CURB DETAIL

N.T.S.



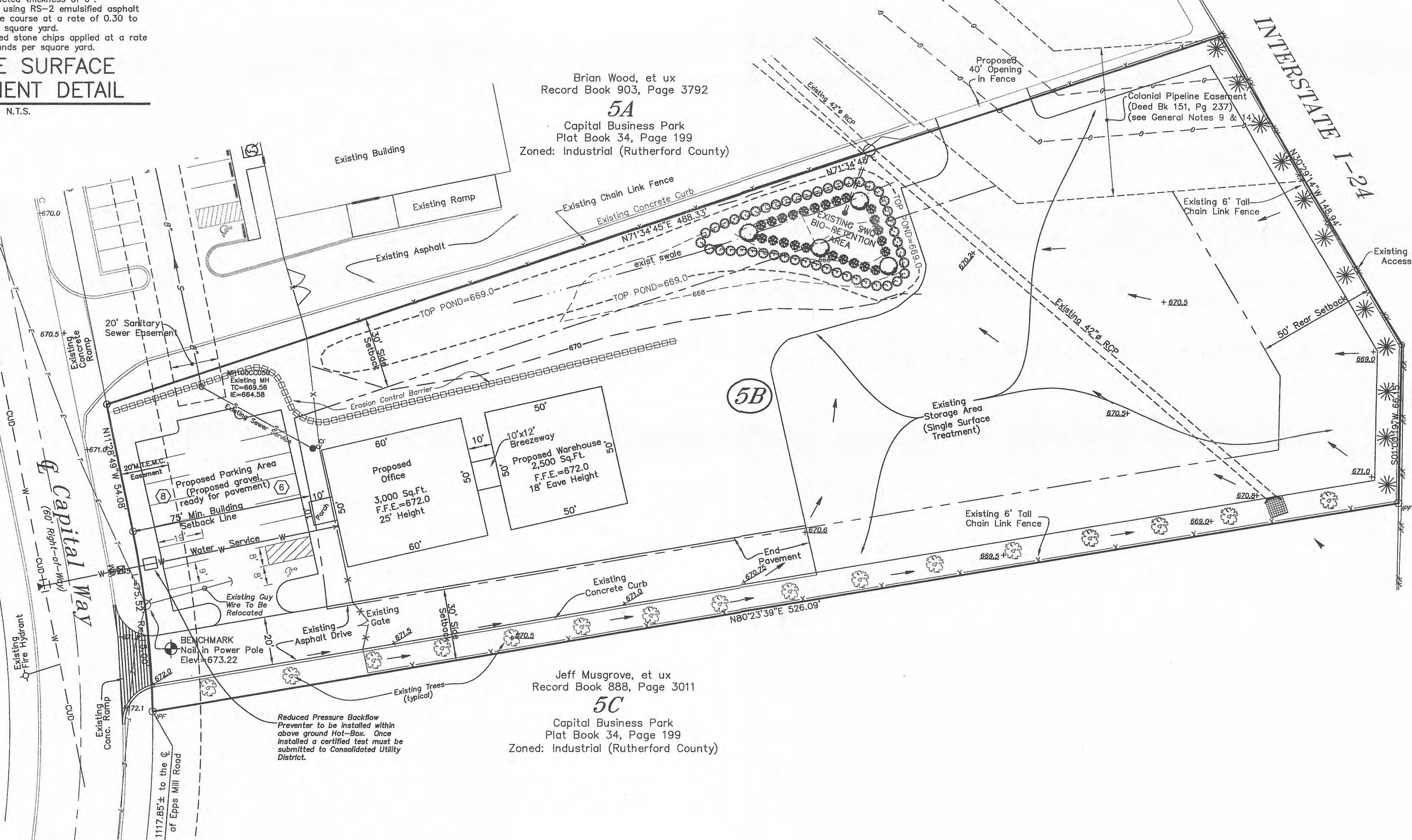
1. Base will be two layers of crushed stone (Pug Mill Mix) to a compacted thickness of 6".
2. Bituminous coat using RS-2 emulsified asphalt applied over base course at a rate of 0.30 to 0.40 gallons per square yard.
3. Number 6 crushed stone chips applied at a rate of 30 to 40 pounds per square yard.

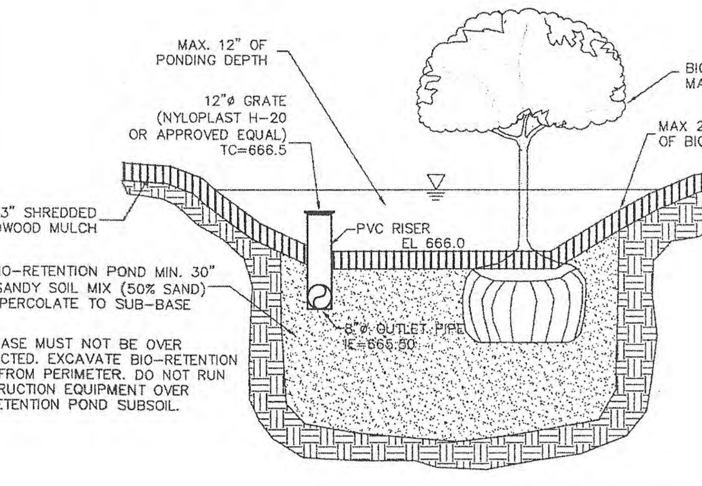
SINGLE SURFACE TREATMENT DETAIL

N.T.S.

PLANTING NOTES

1. *It is the responsibility of the landscape contractor to confirm all material quantities. In the event of a discrepancy, the quantities shown on the plan shall take precedence over the material schedule.*
2. *No substitutions as to type, size, or spacing of plant materials specified on this plan may be made without the approval of the landscape architect or owner's representative.*
3. *Dimensions listed for heights, spread and trunk specifications on the plant material schedule are general guide for the minimum required size of each plant.*
4. *All plant materials to be nursery grown and to comply with the American standard for nursery stock for size and quality.*
5. *The landscape architect or owner's representative reserves the right to refuse any plant material or any defective workmanship.*
6. *New tree plantings to be staked per planting details*
7. *All plants shall have a well-formed head with minimum caliper, height and spread of the side branches as shown on the plant list. Trunks shall be undamaged and shape shall be typical of the species.*
8. *Measurement of conifer height shall include not more than fifty percent (50%) of this years vertical growth (top candle).*
9. *All planting beds shall be mulched with a four inch layer of shredded bark, pine needles or hardwood mulch to cover the complete planting area. Shredded pine bark shall be the primary mulch selection unless the owner specifies pine straw mulch.*
10. *All planting and seeding areas shall be free from weeds prior to planting and mulching. Herbicide and or mechanical removal of weeds shall be required in insure complete weed removal. Any herbicide applications must be done a minimum of 2 weeks or more prior to time of planting.*
11. *All disturbed areas of the site are to be seeded and/or sodded in accordance with the specifications.*
12. *No excavation or planting pit shall be left open overnight.*
13. *The landscape contractor will be responsible for staking and layout of plantings on this project. The landscape architect or owner's representative shall be advised when stakes are ready for inspection on various planting areas. All layout work shall be inspected and approved by the landscape architect or owner's representative prior to opening any plant pits.*
14. *It is the responsibility of the landscape contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil and installing trees or shrubs. The contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. The owner or landscape architect shall verify accuracy and effect of percolation testing. If the soil at a given area does not drain properly, a p v c drain or gravel sump shall be installed or the planting relocated.*
15. *Should the landscape contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hardpan, steam of other utility lines or other conditions that will jeopardize the health and vigor of the plants, he must advise the landscape architect in writing of the conditions prior to installing the plants, otherwise the landscape contractor warrants that the planting areas are suitable proper growth and development of the plants to be installed.*
16. *No material shall be planted before finish grading has been completed.*
17. *All beds are to be tilled to a depth of 8" with the addition of: (1)6 cu. Ft. Bale of sphagnum peat moss or organic compost per 40 sq. Ft. Of bed area: (25#) 10-10-10 fertilizer per 1000 sq. Ft. If azaleas, rhododendrons or pieris are used, add 1 3 cu. Ft. Finely ground "pine" bark mulch per 25 sq. Ft. Of bed area. All additions are to be spread and tilled into the soil uniformly.*
18. *Contractor shall notify the landscape architect or owner's representative when the plant materials are available at the job site for review prior to installation.*
19. *The contractor is responsible for fully maintaining all planting but not limited to: watering, spraying, mulching, fertilizing, etc.) of the planting areas and lawn until the work is accepted in total by the owner.*
20. *The contractor shall completely guarantee all plant material for a minimum period of one year including at least one growing season (March to November) from the date of total acceptance. The contractor shall promptly make all replacements before or at the end of the guarantee period.*
21. *All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.*
22. *Regarding irrigation: A hose attachment shall be located within 300' of all proposed landscaping.*





BIO-RETENTION AREA SECTION

NTS

NOTES:

N.T.S.

1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.
3. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
4. THE OWNER/DEVELOPER, FOR BUDGET PURPOSES, SHOULD CHECK WITH THE MURFREESBORO WATER AND SEWER DEPARTMENT FOR CONNECTION FEES WHICH MAY BE SUBSTANTIAL.
5. CONTRACTORS FOR SEWER WORK MUST BE APPROVED BY THE MURFREESBORO WATER AND SEWER DEPARTMENT.
6. EVIDENCE OF A LAND DISTURBANCE PERMIT (WHICH INCLUDES AN EROSION PREVENTION & SEDIMENT CONTROL PLAN) AND A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT MUST BE PROVIDED TO THE CITY'S ENVIRONMENTAL ENGINEER PRIOR TO CONSTRUCTION PROGRESSING.
7. NO SIGNAGE, INCLUDING FLAG POLES, IS APPROVED WITH THIS SITE PLAN.
8. WATER SERVICE, INCLUDING DOMESTIC AND FIRE PROTECTION, IS PROVIDED BY CONSOLIDATED UTILITY DISTRICT (C.U.D.). ALL MAIN WATERLINE TAPS ARE TO BE MADE BY C.U.D. CONTACT BILL DUNNILL WITH C.U.D. AT (615)867-7302 FOR WATER METER SPECIFICATIONS. PER C.U.D., THE REDUCED PRESSURE BACKFLOW PREVENTER FOR THE DOMESTIC WATER SERVICE MUST BE OUTSIDE AND ABOVE-GROUND.
9. THERE SHALL BE NO WORK WITHIN OR IMMEDIATELY ADJACENT TO THE COLONIAL PIPELINE EASEMENT WITHOUT THE PRIOR APPROVAL OF THE PIPELINE COMPANY'S AUTHORIZED REPRESENTATIVE.
10. PER THE CITY OF MURFREESBORO, THIS SITE PLAN IS NOT AFFECTED BY THE MAJOR THOROUGHFARE PLAN.
11. THIS PROPERTY IS WITHIN THE BUCHANAN/ELAM SEWER ASSESSMENT DISTRICT. SEE RECORD BOOK 563, PAGE 2417 FOR OUTSIDE THE CITY SEWER AGREEMENT.
12. PER THE CITY OF MURFREESBORO, THIS SITE PLAN WILL REQUIRE PERMITTING WITH THE CITY BUILDING AND CODES DEPARTMENT.
13. PROPOSED SILT FENCE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN.
14. THE COLONIAL GAS PIPELINE LOCATIONS ARE BASED ON ABOVE GROUND EVIDENCE. THE GAS LINE EASEMENT IS BASED ON A UNIFORM OFFSET DISTANCE OF 25' EITHER SIDE AND EXTENDING PARALLEL TO THE SOUTHERNMOST GAS LINE. REFER TO DEED BOOK 157, PAGE 237 AND DEED BOOK 147, PAGE 559 FOR ADDITIONAL INFORMATION.
15. PER THE CITY OF MURFREESBORO, THE OWNER/DEVELOPER MUST SIGN THE OUTSIDE THE CITY SEWER CUSTOMER AGREEMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
16. PER THE CITY OF MURFREESBORO, A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. THIS AREA IS WITHIN THE BUCHANAN SEWER/ELAM ROAD ASSESSMENT DISTRICT. REFERENCE RECORD BOOK 563, PAGE 2417 FOR CITY OF MURFREESBORO AGREEMENT FOR WATER & SEWER SERVICE TO PROPERTY OUTSIDE THE CITY LIMIT.
18. THE OWNER, FOR BUDGET PRUPOSES, SHOULD CONTACT THE MURFREESBORO WATER AND SEWER DEPARTMENT AS WELL AS C.U.D. FOR CONNECTION FEES, WHICH MAY BE SUBSTANTIAL.
19. SILT FENCE SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR ACCORDING TO THE SWPPP FOR THE DURATION OF THE CONSTRUCTION PROJECT AND UNTIL ALL DENUDED AREAS ARE STABILLIZED.
20. IN ACCORDANCE WITH TCS SECTION 7-59-310(b)(1), COMPETITIVE CABLE AND VIDEO SERVICES ACT, IN CASES OF NEW CONSTRUCTION OR PROPERTY DEVELOPMENT WHERE UTILITIES ARE TO BE PLACED UNDERGROUND, THE DEVELOPER OR PROPERTY OWNER SHALL GIVE ALL PROVIDERS OF CABLE OR VIDEO SERVING THE CITY OF MURFREESBORO DATES ON WHICH OPEN TRENCHING WILL BE AVAILABLE FOR THE PROVIDERS' INSTALLATION OF CONDUIT, PEDESTALS OR VAULTS, AND LATERALS, REFERRED TO AS "EQUIPMENT," TO BE PROVIDED AT EACH SUCH PROVIDERS' EXPENSE."
21. 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.
22. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. DETERMINATION WHETHER A LAND DISTURBANCE PERMIT IS REQUIRED SHALL BE MADE BY THE CITY ENGINEER. A SEPARATE LAND DISTURBANCE PERMIT APPLICATION SHALL BE MADE WITH THE OFFICE OF THE CITY ENGINEER FOR REVIEW AND UPON APPROVAL FOR ISSUANCE OF A LAND DISTURBANCE PERMIT.
23. FOR ALL DEVELOPMENTS OF MORE THAN ONE ACRE, A STATE OF TENNESSEE CONSTRUCTION GENERAL PERMIT IS REQUIRED. EVIDENCE OF THIS PERMIT MUST BE PROVIDED TO THE OFFICE OF THE CITY ENGINEER PRIOR TO CONSTRUCTION COMMENCEMENT.
24. A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAMBANK PROTECTION VOLUME MUST BE PROVIDED.
25. AN ENGINEERS CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO ISSUANCE CERTIFICATE OF OCCUPANCY.
26. A STORMWATER FEE CREDIT APPLICATION MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
27. A STORMWATER FACILITIES OPERATON AND MAINTENANCE PLAN AND A STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
28. THE STORMWATER FACILITIES MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
29. SITES SERVED AS OUTSIDE THE CITY SEWER CUSTOMERS MUST COMPLY WITH THE CITY OF MURFREESBORO SIGN ORDINANCE. CONTACT AMELIA KERR IN THE BUILDING AND CODES DEPARTMENT WITH QUESTIONS REGARDING THE SIGN ORDINANCE. 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.
30. THE SITE WORK SHOWN MUST BE AUTHORIZED WITH A BUILDING PERMIT ISSUED FOR MODIFICATIONS TO THE STRUCTURE OR A SEPARATE SITE WORK PERMIT. IN EITHER CASE, THE MODIFICATIONS MUST BE COMPLETED WITH ANY MODIFICATIONS TO THE EXISTING STRUCTURE. IF NO BUILDING PERMIT IS REQUIRED, THEN WORK WILL BE AUTHORIZED BY A COST OF CONSTRUCTION SITE WORK PERMIT. A $5,000 PERFORMANCE SURETY MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS. A $3,000 LANDSCAPE PERFORMANCE SURETY FROM THE PROPERTY OWNER MUST BE SUBMITTED TO THE URBAN ENVIRONMENTAL DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
31. THIS SITE IS REQUIRED TO COMPLY WITH THE CITY STORMWATER QUALITY REQUIREMENTS.
32. NEW DEVELOPMENT AND REDEVELOPMENT INVOLVING INCREASE OF 10,000 SQURE FEET OF IMPERVIOUS AREA, ON A LOT OR WITHIN A COMMON PLAN OF DEVELOPMENT OF AT LEAST ONE ACRE MUST COMPLY WITH THE CITY'S STORMWATER QUALITY DESIGN STANDARDS.
33. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), INCLUDING AN EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN, AND A STORMWATER MANAGEMENT PLAN (SMP) INCLUDING DRAINAGE CALCULATIONS AND DRAINAGE AREA MAPS. THE SMP AND SWPP ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENVIRONMENTAL ENGINEER PRIOR TO ANY PERMIT ISSUANCE.
34. THE EPSC PLAN FOR SWPPP SHOULD BE IN AT LEAST 2 PHASES.
35. OUTFALLS SHOULD BE NOTED ON EPSC PLAN FOR SWPP.
36. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A STORMWATER MANAGEMENT RECORD SHEET MUST BE SUBMITTED TO THE PLANNING AND ENGINEERING DEPARTMENT.
37. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE BUILDING AND CODES DEPARTMENT, A STORMWATER FACILITIES OPERATION AND MAINTENANCE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT.
38. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE BUILDING AND CODES DEPARTMENT, SUBMIT A SIGNED STROMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT TO THE PLANNING AND ENGINEERING DEPARTMENT.
39. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBMIT AN ENGINEER'S CERTIFICATION OF THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES TO THE PLANNING AND ENGINEERING DEPARTMENT.
40. THE "PROPOSED STORAGE AREA" IS TO BE USED FOR THE STORAGE OF SAFETY BARRELS, BARACADES, AND SIMILAR EQUIPMENT. PER THE RCRPC, IF VEHICLES ARE TO BE STORED, THE PARKING AREA WILL NEED TO BE BUILT TO COUNTY STANDARDS.

NO.	DATE	DESCRIPTION
0	03/05/12	Original Issue – Submittal to City PC
1	03/15/12	Revised per City of Murfreesboro Staff Comments
2	05/01/12	Revised Owner Info & Bioretention Area
3	06/07/12	Revised per RCRPC 03-19-12 Comments & City of M'boro LDP Comments
4	03-02-15	Resubmittal to City Planning Commission with Buildings

SITE DATA
SITE AREA: 2.00 AC.±
PROPOSED USE: OFFICE/WAREHOUSE AND STORAGE
PARKING REQUIRED:
OFFICE: 1 PER 300 SF
WAREHOUSE: 1.5 PER 2 EMPLOYEES + 1 PER BUS. VEHICLE
=(3,000/300) + [1.5*(2/2)] + 1 = 13 SPACES
PARKING PROVIDED: 14 SPACES (+ 1 HANDICAP)
PROPOSED PAVED PARKING AREA: 16,894 S.F.
PROPOSED STORAGE AREA: 19,048 S.F.

PLANT MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS	SYMBOL
PC	12	Prunus Caroliniana 'Monus'/ Bright-N-Tight Carolina Laurel		6' at planting			Proposed
AS	16	Acer saccharum/ Sugar Maple	2½" MIN.				Existing
AR	4	Accer Rubrum 'Red Sunset'/ Red Maple	2½" MIN.			Native Bio-Retention	Existing
IG	46	Ilex Glabra 'Compacta' Inkberry Holly		24"min.		Native Bio-Retention	
PO	24	Physocarpus Opulifolus Ninebark 'Centerglow or Coppertina'		30"Min.		Native Bio-Retention	

N
MAGNETIC
W E
S

1 LOT – 2.00± ACRES

30' 0 30'

ZONING: INDUSTRIAL
FRONT SETBACK: 75'
SIDE SETBACK: 30'
REAR SETBACK: 50'

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

OWNER: Brian Wood & Rebecca Wood
ADDRESS: 1680 Canadaville Loop
Eads, TN 38028

Record Book 1121, Page 1258
Tax Map 156, Parcel 27.06

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY-PANEL NO. 47149C 0402H. XONE: X, DATED: JANUARY 05, 2007.

STEPHEN A. STEELE · REGISTERED ENGINEER · AGRICULTURE · COMMERCE · CERTIFICATE No. 19627 · STATE OF TENNESSEE
3-2-15

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

SITE PLAN LOT 5B CAPITAL BUSINESS PARK

MAR 06 2015

25TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

Date: February, 2012	Scale: 1"=30'	Sheet 1 of 1

15-3005

Rutherford County Regional Planning Commission
March 23, 2015 Staff Comments

IX. Staff Reports/Other Business

Staff will forward information to the Planning Commission regarding revisions to the Zoning Ordinance on Retreats under separate cover.