Rutherford County Regional Planning Commission

Agenda – May 23, 2016 – 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
V. ITEMS WITHDRAWN/DEFERRED
VI. NEW BUSINESS

A. PUBLIC HEARINGS
   1. Amendments to Section 1405 H.1 of the Rutherford County Zoning Ordinance (16-5001) regarding quorum and voting procedures for the Board of Zoning Appeals, Planning Staff applicant
   2. Amendments to Section 1408 D.2.f of the Rutherford County Zoning Ordinance (16-5002) regarding the removal of automobile/vehicle repair from the prohibited activities list for major home-based businesses, Planning Staff applicant

B. SUBMITTED FOR PRELIMINARY PLAN APPROVAL
   1. Madison Cove (16-1009) – 105 lots (104 buildable) on 69.69 acres, zoned RM, located along Leanna Central Valley Road, Matthew Bartlett applicant

C. SUBMITTED FOR FINAL PLAT APPROVAL
   1. James Kessler, One-Lot Subdivision (16-2028) – 1 lot on 1.64 acres, zoned RM, located off of Henley Road, James Duwayne Kessler applicant. Includes waivers to the fire hydrant minimum lot size and number of lots on a private easement requirements
   2. Holsted Division of Lot 51, Village at Cedar Creek (16-2029) – 3 lots on 12.62 acres, zoned RM, located along Tiger Woods Way (Located east of Mona Road), Adam Holsted applicant

D. SUBMITTED FOR SITE PLAN APPROVAL
   1. Burnt Knob Self Storage (16-3011) – New construction of 33,600 square feet of Personal Services space (Mini-Warehouses) on 7.4 acres, zoned LI, located along Burnt Knob Road, Stuart Conway applicant
   2. Franklin Road Baptist Church School Building Addition (16-3015) – New construction of 22,814 square feet of community education space on 25.11 acres, zoned RM, located at 3148 Franklin Road, Franklin Road Baptist Church applicant
   3. Holton Concrete Products, LLC (16-3016) – New construction of 25,000 square feet of heavy industrial space on 43.0 acres, zoned HI, located along Shelbyville Pike/US 231, Thomas Holton applicant

4. **Honda Storage Lot (16-3017) – New construction of 9,375 square feet of new vehicle storage/preparation space on 21.72 acres, zoned PUD, located at 802 Gresham Lane, Umansky Properties HOM, LLC applicant**

VII. OLD BUSINESS

VIII. STAFF REPORTS/OTHER BUSINESS

IX. ADJOURNMENT

Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

VI. A.1. Public Hearing – Amendments to Section 1405 H.1 of the Rutherford County Zoning Ordinance (16-5001) regarding quorum and voting procedures for the Board of Zoning Appeals

The Tennessee State Legislature has passed an amendment to the State Law that concerns the permitted make-up of County Boards of Zoning Appeals (BZAs). A copy of the signed amendment has been included with your agenda materials. Prior to the amendment, counties were allowed to appoint BZAs of either three or five members (There are other provisions for Charter governments that do not concern Rutherford County and will not be explained further). The approved amendment allows counties to have BZAs comprised of five, seven or nine members.

Rutherford County continues to be one of the fastest growing counties in Tennessee. With the adoption of the current Zoning Ordinance, additional responsibility has been transferred to the BZA. The complexity of BZA applications has also increased. The BZA currently has five regular members and two alternates. The alternates typically attend the meeting but only participate/vote if one of the regular members is absent. After discussions with Mayor Burgess, Staff is of the opinion that it would be appropriate to change the current makeup of the BZA to seven regular members without any alternates. The Rutherford County Commission agreed and passed a resolution expanding the BZA to seven members at their May 12, 2016 meeting, effective October 1, 2016.

With the change in BZA membership, it becomes necessary to make a change to the Rules of Procedure for the BZA in the Zoning Ordinance. Section 1405 H.1. currently states that the presence of three (3) members is required for a quorum and voting purposes. Staff recommends changing this language to read a majority of membership for both quorum and voting purposes. This new language will be appropriate regardless of whether the BZA is made up of 5, 7 or 9 members and is also what is found in the recently updated Planning Commission By-Laws.

1405 H.1.

Current Language

The presence of three (3) members of the Board shall constitute a quorum. The concurring vote of at least three (3) members shall be necessary to deny or grant any application before the Board;

Proposed Language

A quorum (Majority of membership) shall be present to transact official business of the Board of Zoning Appeals. Approval of a simple majority of those present shall be required to pass a motion unless otherwise provided in this Ordinance.

The Planning commission needs to conduct a public hearing on this item and formulate a recommendation for the Board of Commissioners.

State of Tennessee

PUBLIC CHAPTER NO. 693

SENATE BILL NO. 2006

By Ketron

Substituted for: House Bill No. 2417

By Lynn, Dawn White

AN ACT to amend Tennessee Code Annotated, Section 13-7-106 and Section 13-7-205, relative to the number of members serving on boards of zoning appeals.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-7-106(a), is amended by deleting the language "or five (5) members" in the first sentence and substituting instead the language ", five (5), seven (7), or nine (9) members".

SECTION 2. Tennessee Code Annotated, Section 13-7-205(a)(1), is amended by deleting the language "or five (5) members" in the first sentence and substituting instead the language ", five (5), seven (7), or nine (9) members".

SECTION 3. This act shall take effect upon becoming a law, the public welfare requiring it.

SENATE BILL NO. 2006

PASSED: March 14, 2016

RON RAMSEY
SPEAKER OF THE SENATE

BETH HARWELL, *SPEAKER*
HOUSE OF REPRESENTATIVES

APPROVED this 24th day of March 2016

BILL HASLAM, *GOVERNOR*

Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

VI. A.2. Public Hearing – Amendments to Section 1408 D.2.f of the Rutherford County Zoning Ordinance (16-5002) regarding the removal of automobile/vehicle repair from the prohibited activities list for major home-based businesses

Staff recently responded to a County resident who been approved in 2005 for a conditional use permit (CUP) under the old Zoning Resolution to run a car repair business from his home. The business was started but discontinued soon afterwards and his CUP expired. Since that time, the County has adopted new zoning regulations that do not allow automobile/vehicle repair as a home-based business (HBB). The resident inquired about the steps to take to reestablish his business. Since the CUP expired, Staff explained that the only way to proceed would be to rezone the property to a designation that would allow the proposed use.

The Zoning Ordinance categorizes HBBs as either minor or major. Minor HBBs can be approved administratively by Staff, while major HBBs require Special Exception approval from the Board of Zoning Appeal (BZA). Certain uses are not allowed as either minor or major HBBs (or both). Automobile/vehicle repair is listed as prohibited on both lists. A "cheat sheet" of the regulations for HBBs has been included with your agenda materials.

Staff approached the Planning Commission (PC) about the possibility of allowing automobile/vehicle repair as a major HBB. Overall, the Commission appeared to be in favor of the amendment. The PC felt that while an automobile/vehicle repair business may not be appropriate in a single-family subdivision, a property owner on a larger, more rural tract may be able to operate in such a manner as to not disturb their neighbors. Eliminating the requirement from the prohibited list for major HBBs would allow the BZA to decide if the use is appropriate for the area requested.

The proposed amendment would eliminate the automobile/vehicle repair line from the prohibited list on major HBBs. Staff does not propose removing this use from the minor HBB list, as Staff doesn't feel that this use should be approved administratively.

The Planning commission needs to conduct a public hearing on this item and formulate a recommendation for the Board of Commissioners.

REGULATIONS THAT APPLY TO ALL HOME BASED BUSINESSES

[Section 1101N. 1. of the Rutherford County Zoning Ordinance]

1. Home-based businesses must be conducted within a residential dwelling unit which is the bona fide residence of the principal practitioner or within an approved accessory building thereto which is normally associated with a residential use.
2. No home-based business shall be permitted that changes the outside appearance or character of the dwelling unit.
3. No display of stock-in-trade products shall be visible from the street.
4. The equipment used by the home-based business and the operation of the home-based business shall not create any vibrations, heat, glare, dust, odors, noise, or smoke discernible at the property lines.
5. Home-based businesses shall not create any electrical, magnetic or other interference off the premises, consume utility quantities that negatively impact the delivery of those utilities to surrounding properties, or use and/or store hazardous materials in excess of quantities permitted in residential structures.
6. Delivery vehicles used to deliver goods to the home-based business are limited to passenger vehicles, mail carriers, and express carriers such as, but not limited to, UPS, Fed Ex or DHL.

MINOR HOME BASED BUSINESS STANDARDS

[Section 1101 N. 2. of the R.C.Z.O.]

a. Minor home-based businesses shall have no more than one (1) nonresident employee on the premises at any one time. The number of nonresident employees working at locations other than the home-based business is not limited.

b. Minor home-based businesses shall not use more than 25 percent of the gross floor area of the principal structure. Minor home-based businesses conducted entirely within an approved accessory structure shall not use more than 500 square feet of the accessory structure.

c. Minor home-based businesses shall be limited to the parking/storage of one (1) business vehicle on the premises. Vehicles shall not be stored/parked in the front yard. For the purposes of this section, front yard shall be defined as the area from the front line of the dwelling unit to the property line. Vehicles with more than three (3) axles shall not be permitted on lots of less than two (2) acres.

MAJOR HOME BASED BUSINESS STANDARDS

[Section 1408 D. 2. of the of the R.C.Z.O.]

a. Major home-based businesses shall have no more than three (3) nonresident employees on the premises at any one time. The number of nonresident employees working at locations other than the home-based business is not limited.

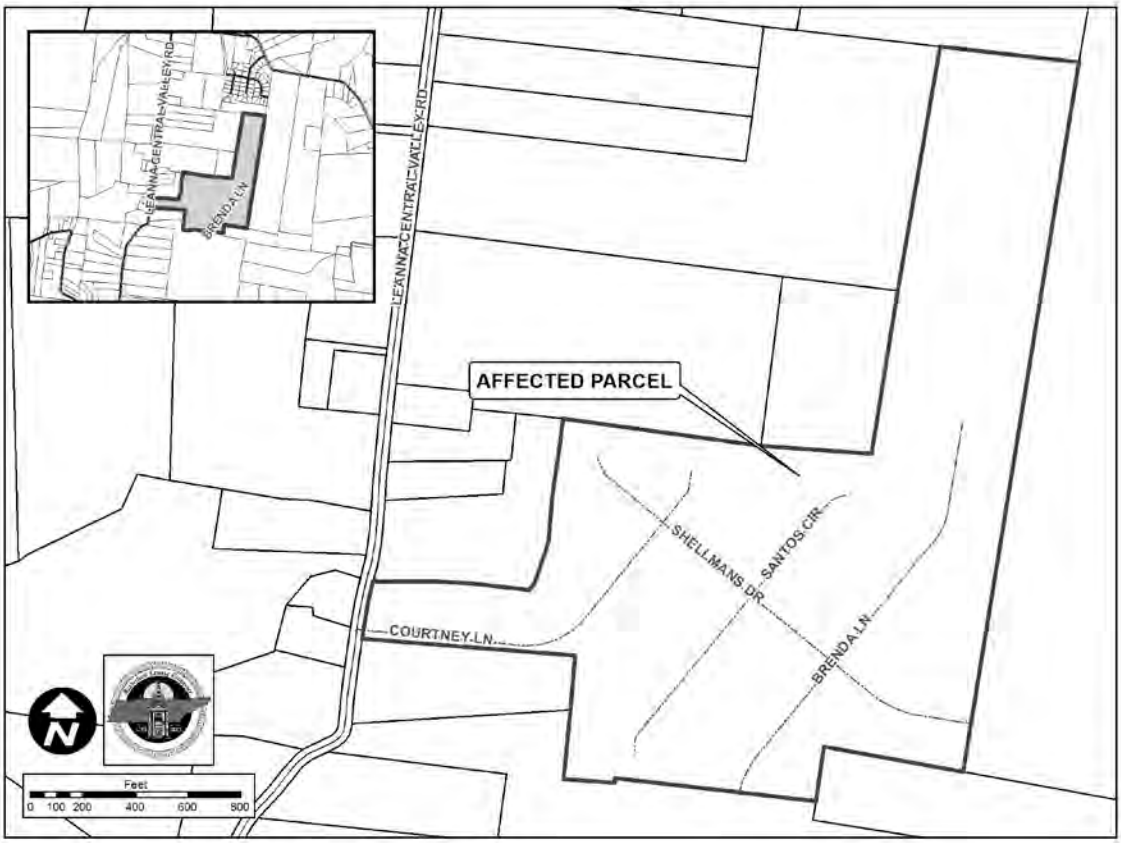
b. Major home-based businesses shall be limited to the parking/storage of two (2) business vehicles on the premises. Vehicles shall not be stored in the front yard. For the purposes of this section, front yard shall be defined as the area from the front line of the dwelling unit to the property line. Vehicles with more than three (3) axles shall not be permitted on lots of less than two (2) acres.

c. Major home-based businesses shall not use more than 25 percent of the gross floor area of the principal structure. Businesses in approved accessory structures may be permitted to use more than the 500 square feet allowed for minor home-based businesses if approved by the Board of Zoning Appeals.

d. Minor home-based businesses are not required to provide any additional parking beyond what is required for the residential use. e. Minor home-based businesses shall not create more than five (5) customer/client visits in any one day and no more than two (2) customers/clients can be present at any one time. f. The following activities shall not be approved as minor home-based businesses: • Automobile/vehicle repair • Kennels, veterinarian clinics/hospitals • Medical and dental clinics/hospitals • Restaurants, clubs, drinking establishments • Undertaking and funeral parlors • Retail sales as defined in Appendix A, not including goods made on premise • Adult Entertainment, as defined in Appendix A It is recognized that this list may not be totally inclusive. The Planning Director shall make the determination of whether an unlisted business is similar to a listed prohibited use and issue or deny a minor home-based business permit. g. Outdoor storage of any material used in connection with the home-based business, with the exception of one (1) business vehicle, is not permitted. h. Signage is not permitted. 3. Major home-based businesses shall be permitted only with the approval of a Special Exception by the Board of Zoning Appeals. Standards for a home-based business special exception are found in Chapter 14.	d. The Board of Zoning Appeals may require parking beyond what is required for the residential use of the property and may require any additional parking to meet the parking design and maintenance standards found in Chapter 11 of the Zoning Resolution. e. Major home-based businesses shall not create more than ten (10) customer/client visits in any one day and no more than five (5) customers/clients can be present at any one time. f. The following activities shall not be approved as major home-based businesses by the Board of Zoning Appeals: • Automobile/vehicle repair • Kennels and veterinarian clinics/hospitals • Medical and dental clinics/hospitals • Restaurants, clubs, drinking establishments • Undertaking and funeral parlors • Adult Entertainment, as defined in Appendix A g. Outdoor storage of any material used in connection with the home-based business, is permitted with Board of Zoning Appeals approval. h. Signage for home-based businesses shall be limited to five (5) square feet and shall be attached to the principal or accessory structure where the business is located. Only one (1) sign per residential lot is permitted.

Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

Plat/Plan Name: **Madison Cove (16-1009)**
Request: **Preliminary Plan Approval**
Site Details: **105 lots (104 buildable) on 69.69 acres, zoned RM**
Applicant: **Matthew Bartlett**
Property Location: **Leanna Central Valley Road**

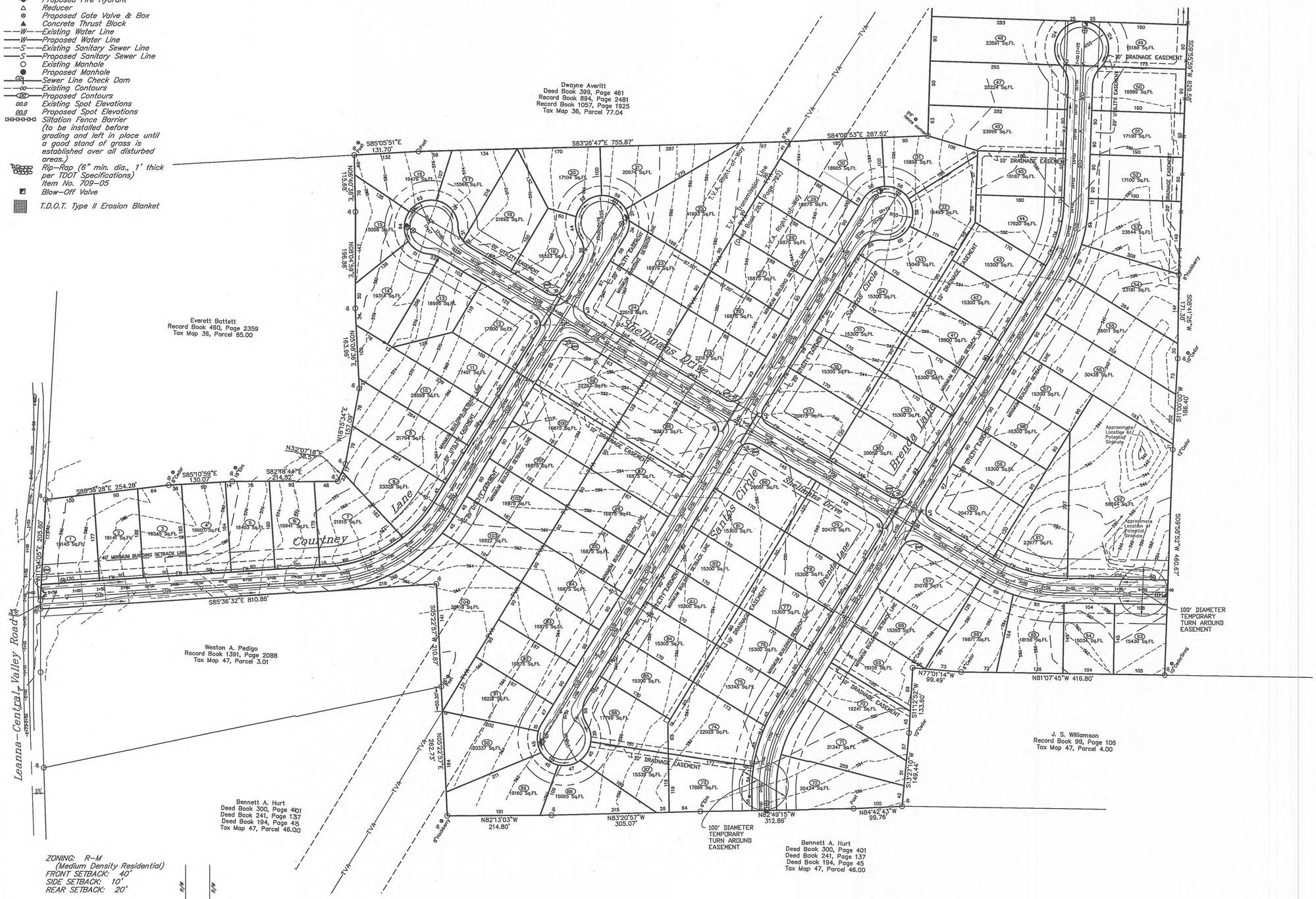


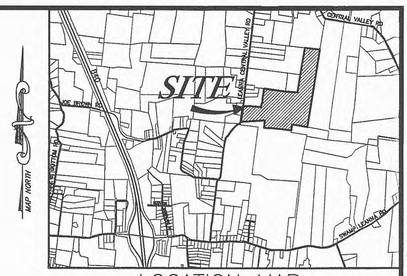
The proposed development will be served by a STEP system. The detention area on the northern end of the property will need to be on its own numbered lot, as it cannot be on the STEP lot. There is also a TVA easement that extends through the property. Staff has contacted TVA and they have no concerns at this time with the proposed design. Staff has requested that a traffic study be completed to determine if any traffic improvements are needed on Leanna Central Valley Road.

Staff will have additional comments at the meeting.

LEGEND

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





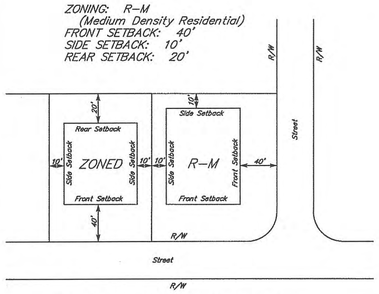
LOCATION MAP
N.T.S.

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available 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.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. This survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
6. Boundary information taken from a survey of the Robert C. Bond Property by Jim Carman, Tenn. R.L.S. No. 2053, dated June 11, 2015, and is not recertified at this time.
7. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
8.

RECEIVED
MAY 06 2016
BY:

ZONING: R-M
(Medium Density Residential)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAILS
N.T.S.

N
W STATE PLANE E
S

1 Tract = ±69.69 Acres

100' 0 100'

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" rebar, H-S ENGR)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
■ CONC. MARKER FND.

OWNER: Matthew Bartlett ETAL Jonathan Schuetz

ADDRESS: 962 Aldford Road
Murfreesboro, TN 37129

Tax Map 47, Parcel 3.00
Record Book 1400, Page 3141

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0133H, ZONE: X, DATED 01-05-07.

This is a GRID STAKING for SOIL MAPPING PURPOSES ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

STEPHEN A. SCHUETZ
COMMERCE
CERTIFICATE No. 1895
STATE OF TENNESSEE

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

NO.	DATE	DESCRIPTION
0	05-06-16	Original Issue - Preliminary Plan

Preliminary Plan
MADISON COVE

Leanna-Central Valley Road, Murfreesboro, TN

9th Civil District of Rutherford County, Tennessee

Date: May, 2016	Scale: 1"=100'	Sheet 1 of 2

16-2028

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
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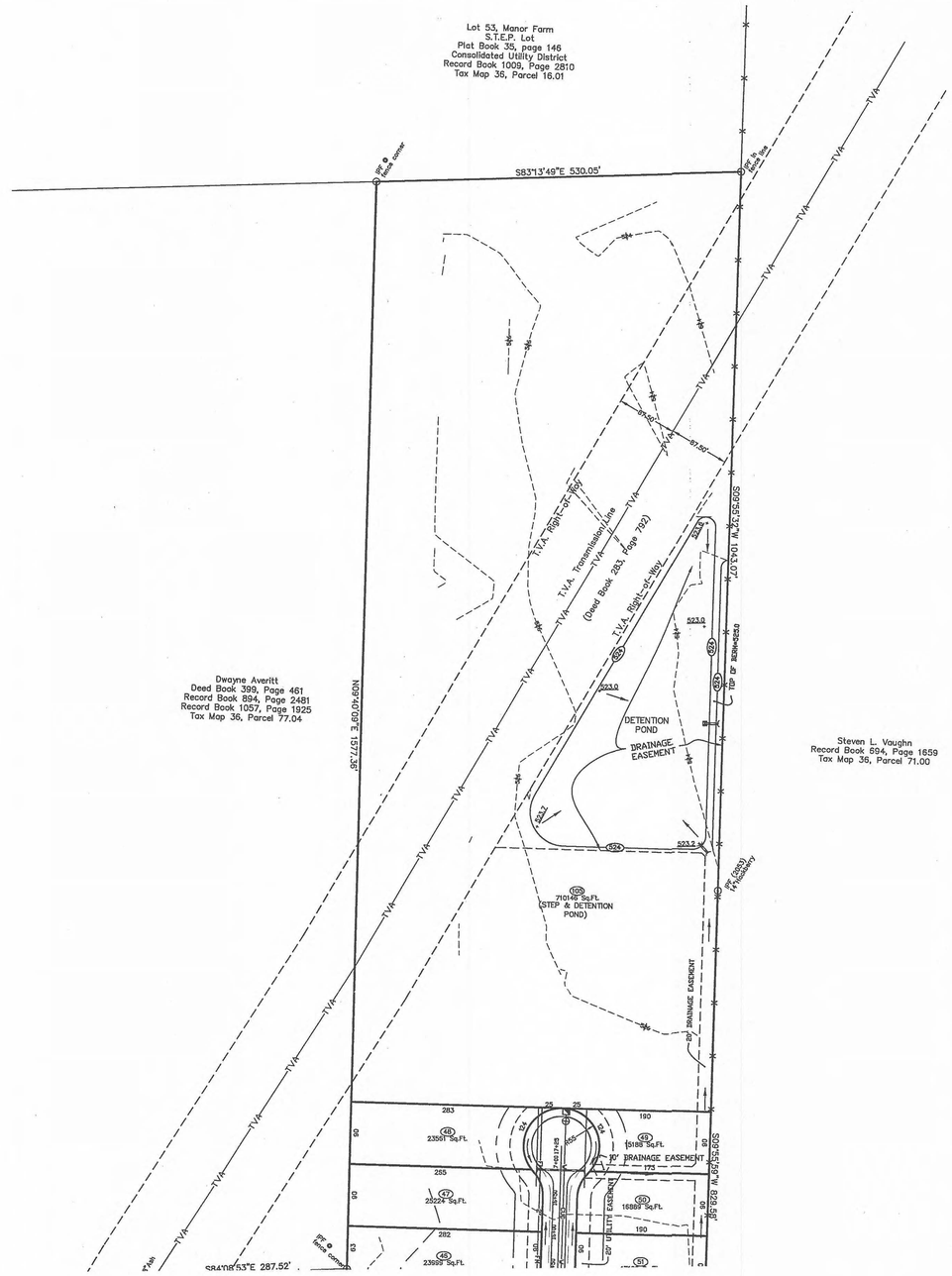
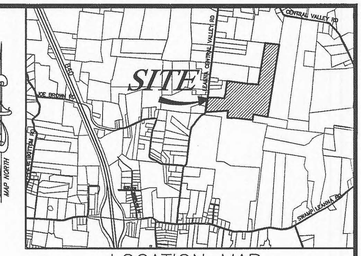
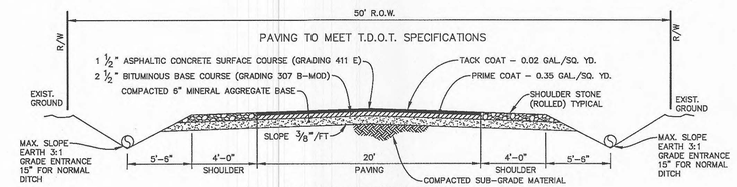




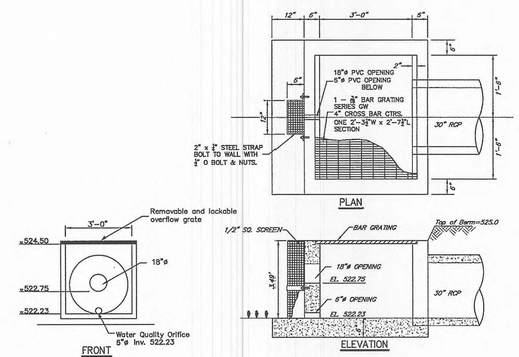
LOCATION MAP
N.T.S.

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available 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.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. This survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
6. Boundary information taken from a survey of the Robert C. Bond Property by Jim Carman, Tenn. R.L.S. No. 2053, dated June 11, 2015, and is not recertified at this time.
7. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission, except as noted.

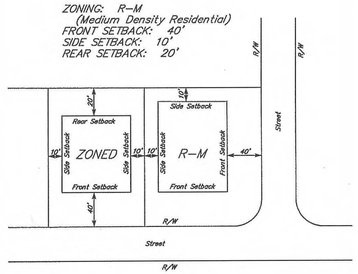


TYPICAL ROADWAY SECTION
NTS

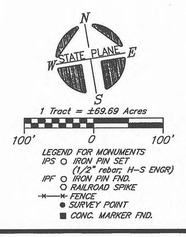


DETENTION OUTLET STRUCTURE DETAIL
SCALE: N.T.S.

ZONING: R-M
(Medium Density Residential)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAILS
N.T.S.



LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" rebar, H-S ENGR)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
■ CONC. MARKER FND.

OWNER: Robert C. Bond, Estate
c/o Gordon Allen & Janet Pedigo
ADDRESS: 7787 Leanna-Central Valley Road
Murfreesboro, TN 37129

Tax Map 47, Parcel 3.00
Deed Book 104, Page 383

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0133H, ZONE: X, DATED 01-05-07.

This is a GRID STAKING for SOIL MAPPING PURPOSES ONLY and is NOT A GENERAL PROPERTY SURVEY as defined under RULE 0820-3-.07

NO.	DATE	DESCRIPTION
0	05-06-16	Original Issue - Preliminary Plan

STEPHEN A. SCOGGINS
TENNESSEE REGISTERED LAND SURVEYOR
CERTIFICATE No. 2053
STATE OF TENNESSEE

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

Preliminary Plan
MADISON COVE
Leanna-Central Valley Road, Murfreesboro, TN
9th Civil District of Rutherford County, Tennessee

Date: May, 2016 | Scale: 1"=100' | Sheet 2 of 2

Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

Plat/Plan Name: **James Kessler, One-Lot Subdivision (16-2028)**
Request: **Final Plat Approval – Includes waivers to the fire hydrant minimum lot size and number of lots on a private easement requirements**
Site Details: **1 lot on 1.64 acres, zoned RM**
Applicant: **James Duwayne Kessler**
Property Location: **Off of Henley Road**

Waivers to the fire hydrant, minimum lot size and maximum number of lots on a private easement requirements were granted by the Planning Commission at their December 14, 2015 meeting. Although the waiver was granted, Staff is not able to administratively approve any plat that requires a waiver, even if it's only one or two lots. The plat is in good order, with the exception of the waivers.

Any approval should be made subject to all Staff Comments including the waiver requests.

PLAT NOTES

1. The purpose of this plat is to create (1) new lot of record.
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, sanitary sewers, forcemains, water lines, Telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
7. All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
8. The soil site type and locations shown hereon are taken from information provided by The Tennessee Department of Environment and Conservation Division of Ground Water Protection. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
9. On December 14, 2015 The Rutherford County Regional Planning Commission approved a fire hydrant waiver.
10. On December 14, 2015 The Rutherford County Regional Planning Commission approved a waiver allowing a lot on private easement to be less than five acres and limiting the number of lots on a private easement to three.

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

General approval is hereby granted for lot(s) 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 Division of Water Resources.

Date

Tennessee Department of Environment and Conservation Division of Ground Water Protection

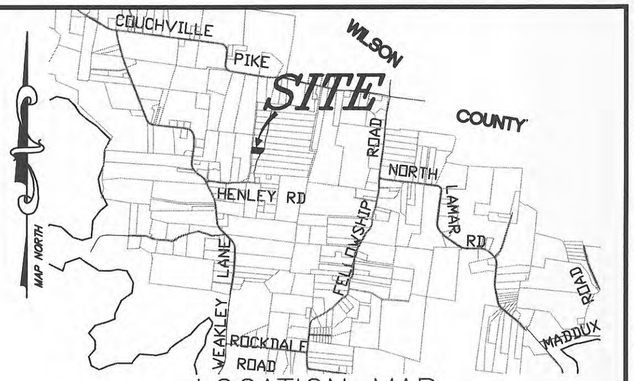
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

1. Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
2. Lot 1 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

SOILS AREAS

LOT	≤60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	3,864 SF	0 SF	3,364 SF	7,228 SF



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.

Record Book: 812, Page: 2454

Date — James Duwayne Kessler

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is 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 Engineer.

4-26-2016
Date — Richard H. Stem, Jr., Tenn. RLS No. 1637

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS
I hereby certify that the subdivision plat entitled Resubdivision of Lot 1, James Kessler, One Lot Subdivision has been approved by the engineers of Gladeville Utility District for water service, provided however, that the lines, valves, and fittings must be installed in accordance with specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date — Gladeville Utility District

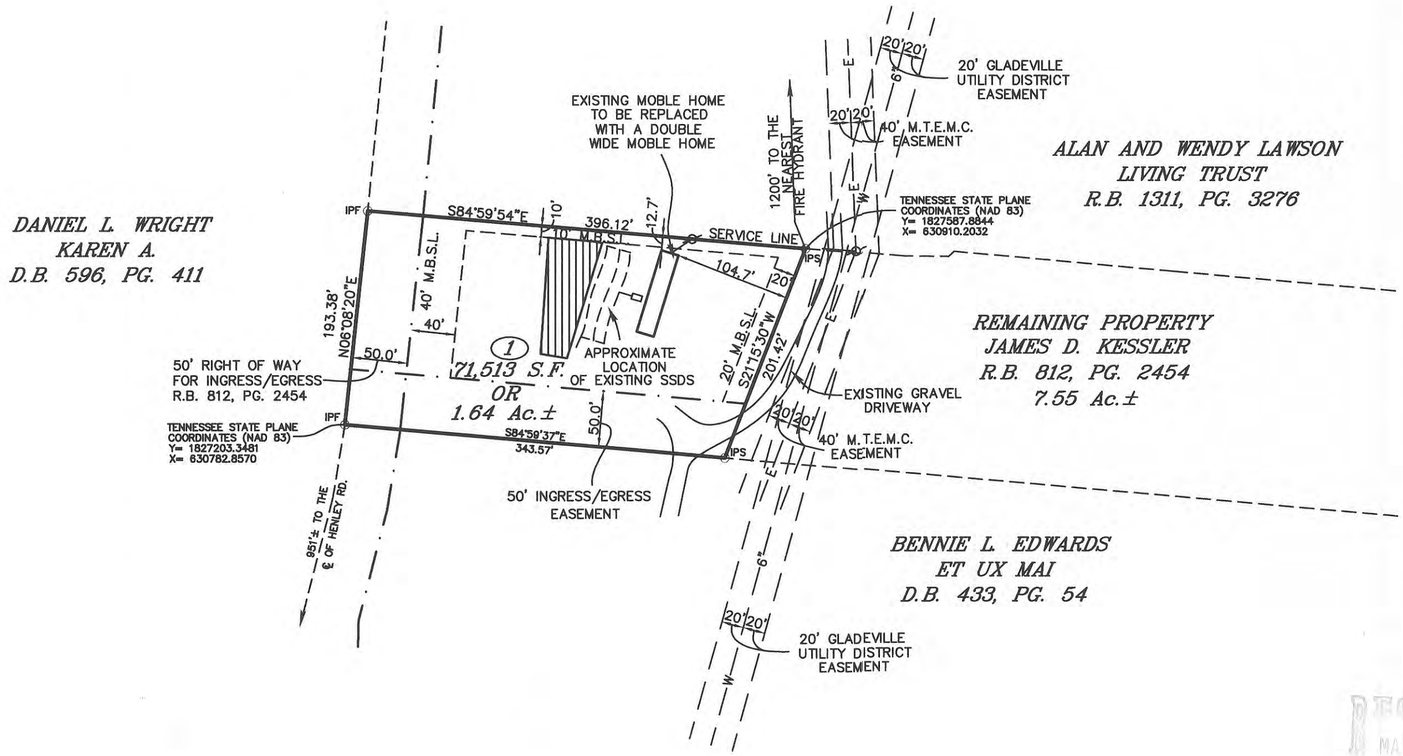
CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of 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

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

RECEIVED
MAY ... 2016
BY: .....

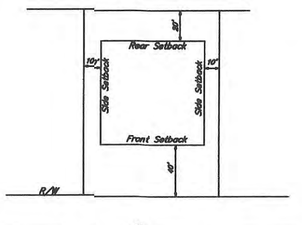


1 LOT – 1.64 Ac.±

0 100 200

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY" MAP 470149CO, 0028-H, DATED JAN. 05, 2007 ZONE: X

ZONING: RM = Medium Density Residential
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A CATEGORY " I " SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

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

LEGEND

IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP-H/S ENGR.)
IPF ○ IRON PIN FND.
Ø EXISTING POWER POLE
—W— EXISTING WATER LINE
—E— EXISTING ELECTRIC LINE

OWNER: JAMES DUWAYNE KESSLER
ADDRESS: 5081 HENLEY ROAD
MT. JULIET, TN. 37122
TAX MAP: 3, PART OF PARCEL: 6.08

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

RICHARD H. STEM JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1637
4-26-16

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

MINOR PLAT

JAMES KESSLER

ONE LOT SUBDIVISION

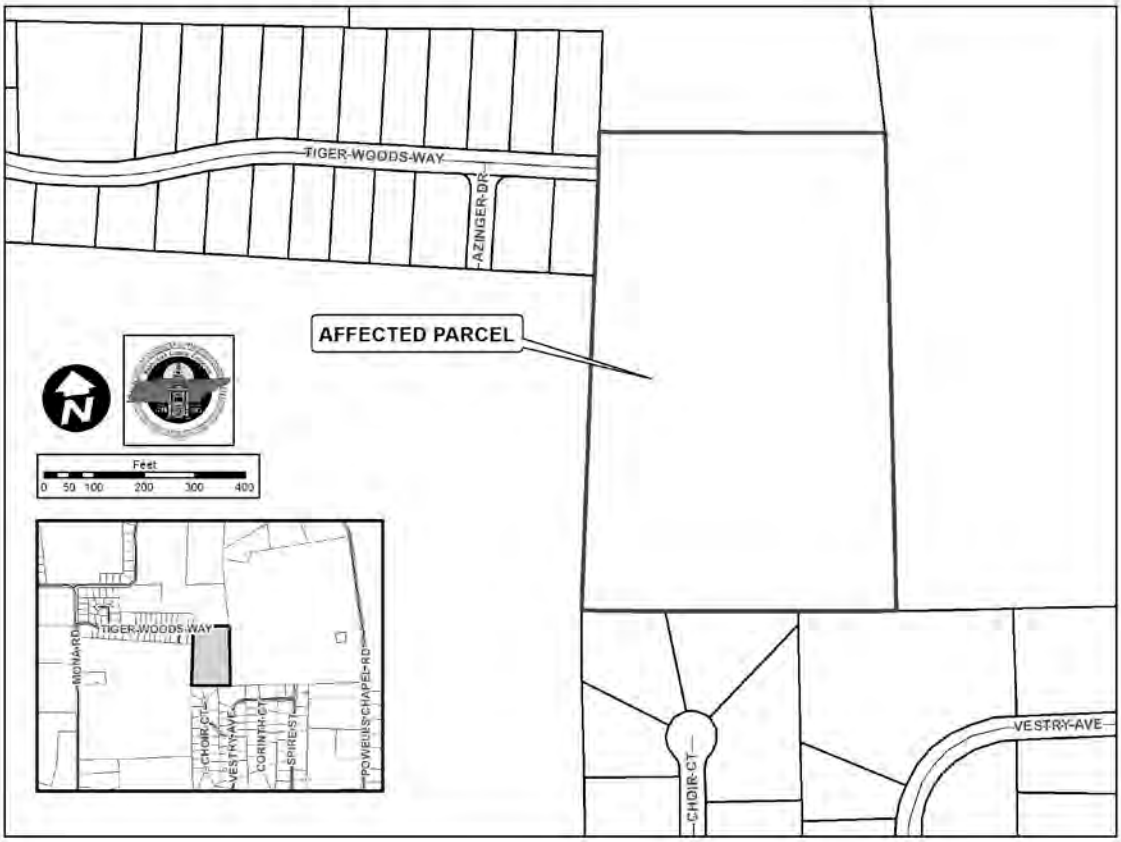
1st Civil District of Rutherford County, Tennessee

Date: April 2016 | Scale: 1"=100' | Sheet 1 of 1

162028

Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

Plat/Plan Name: **Holsted Division of Lot 51, Village at Cedar Creek (16-2029)**
Request: **Final Plat**
Site Details: **3 lots on 12.62 acres, zoned RM**
Applicant: **Adam Holsted**
Property Location: **Tiger Woods Way (East of Mona Road)**

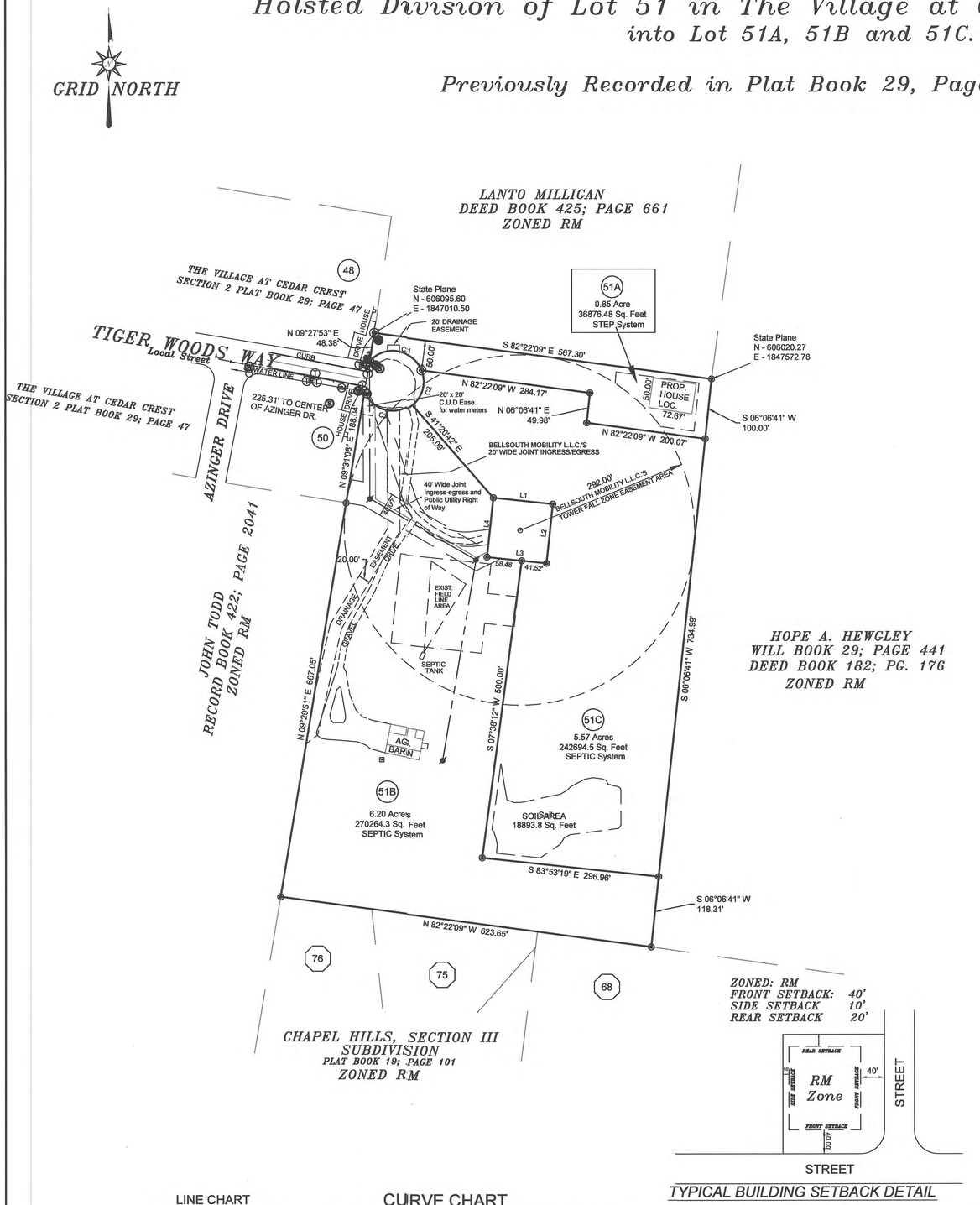


The applicant is proposing to split the existing tract into three separate lots. One of the lots will connect to the existing STEP system in the Village at Cedar Creek Subdivision. The other two lots will have conventional septic tanks. There is a cellular tower on this property that will dictate the placement of any structures. A fall zone easement has been noted on the plat. The applicant is also going to construct a cul-de-sac to County standards and dedicate the necessary right-of-way.

Any approval should be made subject to all Staff Comments.

Holsted Division of Lot 51 in The Village at Cedar Crest
into Lot 51A, 51B and 51C.

Previously Recorded in Plat Book 29, Page 47.



TYPICAL BUILDING SETBACK DETAIL

ADDRESS: Tiger Woods Way
Murfreesboro, TN 37129

LOT NO: Lot 51 of
The Village at Cedar Crest, Section II
PLAT BOOK 29; ENVELOPE 47
See also Surveyor's Certificate of Correction as shown in Record Book 520; Page 1802 and Record Book 605; Page 2406

TITLE SOURCE: Record Book 1304; Page1557

TAX MAP: Map 021O; Group A; Parcel 011.00

LOCATED: 5th Civil District
Rutherford County, TN

Zoned RM
Lots: 3
Total Acreage: 12.62

This Plat voids and vacates Lot 51 in The Village at Cedar Crest, Section 2 of record in Plat Book 29; Page 47.

NOTES:
Building Restriction Lines on lot are as shown on this plat.

See also Restrictive Covenants:
R.B. 525; Pg. 779, R.B. 613; Pg. 2732, R.B. 358; Pg. 1545 and R.B. 261; Pg. 448.
Drainage Easement for Cedar Crest Credit Golf Club
R.B. 118; Pg. 1440 & 1441
Easement Consolidated Utility District D.B. 554; Pg. 310
Bell South Mobility, LLC Tower Site Leaseholder Area R.B. 164; Pg. 35
Bell South Mobility, LLC Tower Fall Zone R.B. 164; Pg. 35
Lease to Bellsouth Mobility, LLC R.B. 53; Pg. 190
Amendment of Record R.B. 164; Pg. 35, Book 586; Pg. 1261
Easement R.B. 844; Pg. 2965
Agreement of Record R.B. 165; Pg. 2504
Memorandum of Sublease R.B. 273; Pg. 1
Right of First Refusal R.B. 261; Pg. 450

This parcel is subject to all easements as shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Information concerning major utilities shown hereon are based on visible evidence noted during the survey or information provided by utility companies. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.

This property is in ZONE X designated as " OTHER AREAS" and described as areas determined to be outside of the 0.2% annual chance floodplain according to F.E.M.A. Community Panel Map Number 47149C0131H, Rutherford County 470165; Panel 0131, Suffix H with an Effective Date of: January 5, 2007.

I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is equal to or greater than 1: 7,500 as shown hereon.

SIGNED: _____
REGISTERED LAND SURVEYOR

LEGEND

These standard symbols will be found in the drawing.

- TREE
- WATER METER
- WATER VALVE
- SEWER BOX
- FIBER OPTIC BOX
- ELECTRICAL BOX
- ATT BOX
- UTILITY POLE
- IRON ROD OLD
- IRON ROD NEW
- FIRE HYDRANT

0 100 200 300
GRAPHIC SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owners of the property shown and described hereon and that I hereby adopt this plan of subdivision with my 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

Record Book: 1304
Page: 1557
Tax Map: 021O
Group A; Parcel 011.00

Owner

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plat shown and described hereon is true and correct 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 Engineer.

STEVE NORTHCUTT
No. 1239
KARL
KVI
STATE OF TENNESSEE
REGISTERED
LAND SURVEYOR
NO. 1239

5/6/16 _____
Date Registered Land Surveyor

CERTIFICATE OF APPROVAL OF 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 Register.

Date Secretary of Planning Commission

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled Holsted Division of Lot 51 in The Village at Cedar Crest, Section II 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 approved until that certification has been made in writing.

Date Consolidated Utility District of Rutherford County

CERTIFICATE OF ELECTRICAL SERVICE

I hereby certify that the subdivision plat entitled Holsted Division of Lot 51 in The Village at Cedar Crest, Section II plat has been approved by the Development Engineer for Middle Tennessee Electric Membership Corporation (MTEMC) for electric power service, that the subdivision is within the service area of MTEMC and that MTEMC is able to provide electric power service to the subdivision subject to the owner compling with the applicable rules and regulations of MTEMC. No electric power will be provided until MTEMC'S requirements for electric power have been met and approved in writing by the duly authorized representative of MTEMC.")

Date Power System Official

CERTIFICATE OF APPROVAL OF SEWER STEP SYSTEM

I hereby certify that the plat entitled Holsted Division of Lot 51 in The Village at Cedar Crest, into Lot 51A, 51B and 51C has been received by Consolidated Utility District of Rutherford County for review. Connection to the existing Septic Tank Effluent Pump (STEP) system shall meet consolidated Utility District of Rutherford County's specifications. Construction will not start until a notice to proceed is given by C.U.D.

Date Consolidated Utility District Official

PLAT NOTES

Purpose Note: The purpose of this plat is to divide this Lot 51 a 13 acre tract into 3 lots known as 51A, 51B and 51C as shown.

1. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, by not limited to, sanitatary sewers forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
5. Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
6. No fill material, rubbish, or building may be placed in any natural drainageway such as stream beds, sinkholes, underground streams or channels, or wet weather stream beds or floodways.
7. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
8. Water line design, including line location, line sizing, fire hydrant locations, and appurtenant requirements, is by Consolidated Utility District (C.U.D.).
9. Building restriction lines are as shown on plat.
10. Lot 51A will be the only lot permitted to connect to the existing CUD STEP system. Lots 51B and 51C will use a septic system.

Date of Recording _____
Time of Recording _____
Plat Book/Record Book _____
Page: _____

RECEIVED
MAY 06 2016
BY: .....

1-800-351-1111
TENNESSEE ONE-CALL SYSTEM, INC.
FOR MARKING
UNDERGROUND UTILITY LINES

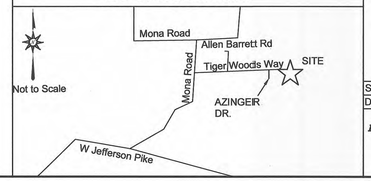
LINE CHART

LINE	BEARING	DISTANCE
L1	S 83°52'20" E	100.00'
L2	S 06°07'40" W	100.00'
L3	N 83°52'20" W	100.00'
L4	N 06°07'40" E	100.00'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	103.43'	85.98'	S 81°16'13" E	118°31'02"
C2	50.00'	64.35'	60.00'	S 14°51'30" W	73°44'23"
C3	50.00'	94.01'	80.76'	N 74°24'25" W	107°43'47"

LOCATION MAP



NORTHCUTT SURVEYING, INC.
115 East Depot Street
Shelbyville, TN 37160
Phone (931) 684-2741
Email: northcuttsurvey@gmail.com

SCALE: 1" = 100'	APPROVED BY: SRN	DATE SURVEYED: 15/2015
DRAWN BY: LBN	SHEETS 1 OF 1	DATE DRAWN: 2/5/2015

Holsted Division of Lot 51 in The Village at Cedar Crest
Recorded in Plat Book 29, Page 47
into Lot 51A and the remaining Holsted Property.

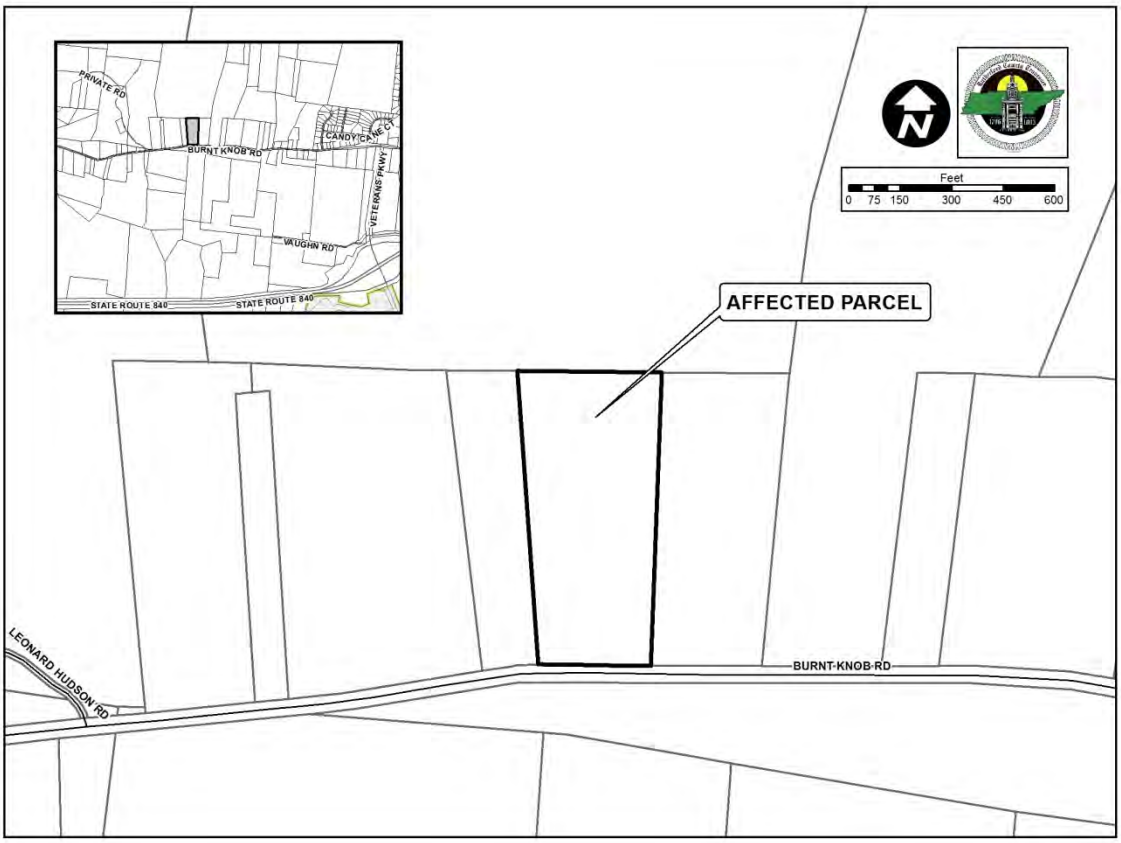
DRAWING NO.

W.O. # 14-216

Ki2009

Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

Plat/Plan Name: **Burnt Knob Self Storage (16-3011)**
Request: **Site Plan Approval**
Site Details: **New construction of 33,600 square feet of Personal Services space (Mini-Warehouses) on 7.4 acres, zoned LI**
Applicant: **Stuart Conway**
Property Location: **Burnt Knob Road**

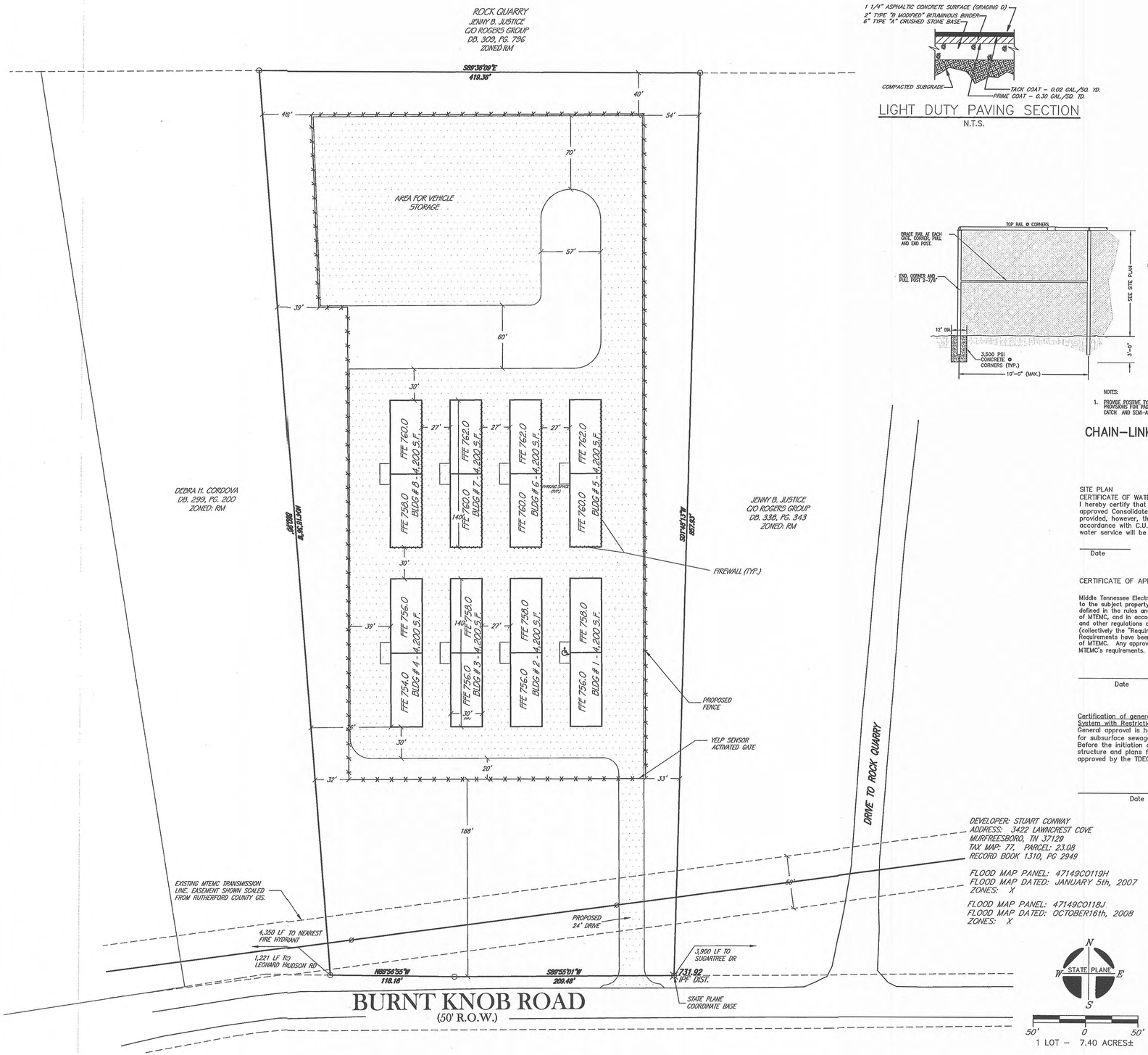


The property was rezoned Light Industrial (LI) at the Board of Commissioner's February 12, 2015 meeting. The original site plan submitted for this development showed 60 feet of cut in some places, which Staff felt was inappropriate. The revised site plan has reduced this considerably, but still has 20 feet of cut in some places. This site plan was deferred at the April 25, 2016 Planning Commission meeting due to the number of comments that still needed to be addressed.

The development has been amended so that it meets the 50 percent maximum lot coverage allowed in the LI zone. The applicant has also submitted an alternate landscape plan for the Planning Commission's consideration due to Staff's concerns with the survivability of the landscape material. Staff has requested more information on

this plan. Staff has also asked for calculations on the amount of material that will need to be removed from the site. There are still several comments that need to be addressed prior to the Planning Commission's meeting.

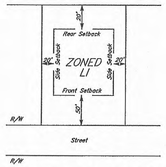
Staff will have additional comments at the meeting.



LIGHT DUTY PAVING SECTION

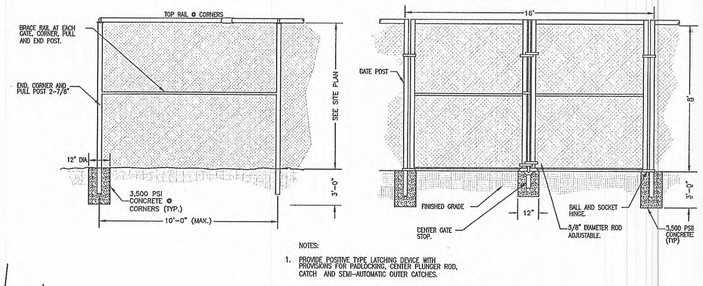
N.T.S.

ZONING: LI = LIGHT INDUSTRIAL
FRONT SETBACK: 50'
SIDE SETBACK: 20'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL

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

VICINITY MAP

NOT TO SCALE

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1–800–351–1111.
2. Underground utilities shown were located using available above– ground evidence, and also from information obtained from the respective utility companies. The existence or non–existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be 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. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
5. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
6. The applicable zoning ordinance allows for an alternate setback of $\frac{1}{2}$ times the required side yard setback (30') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
7. No public water line is available in this section of Burnt Knob Road.
8. An As–Built is required by Rutherford County at the end of construction.
9. A long term maintenance agreement to be signed and submitted to Rutherford County.

SITE PLAN
CERTIFICATE OF WATER (SITE PLAN)
I hereby certify that the site plan entitled BURN KNOB SELF STORAGE 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

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 TDEC Division of Groundwater Protection.

Date — T.D.E.C. / D.W.R.

DEVELOPER: STUART CONWAY
ADDRESS: 3422 LAWNCREST COVE
MURFREESBORO, TN 37129
TAX MAP: 77, PARCEL: 23.08
RECORD BOOK 1310, PG 2949

FLOOD MAP PANEL: 47149C0119H
FLOOD MAP DATED: JANUARY 5th, 2007
ZONES: X

FLOOD MAP PANEL: 47149C0118J
FLOOD MAP DATED: OCTOBER16th, 2008
ZONES: X

TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM RUTHERFORD COUNTY GIS.

SITE DATA:

PROPOSED USE: SELF STORAGE
ZONING: LI (LIGHT INDUSTRIAL)
LOT SIZE: 7.40 AC ±
PROPOSED BUILDING AREA: 33,600 SQ. FT.
PROPOSED BUILDING HEIGHT: 10 FT.
PAVED AREA: 127,572 SQ. FT.

LOT COVERAGE : 161,172/ 322,344 = 50 %

27' PROVIDED BETWEEN ALL BUILDINGS TO ALLOW FOR PARKING

PARKING REQUIRED: 1 SPACE PER 5,000 SQFT OF F.A OR 5 SPACES, WHICHEVER IS GREATER, PLUS 2 SPACES FOR ANY ACCESSORY DWELLING UNIT PROVIDED ON-SITE.

33,600/5,000 = 6.72 = 7 SPACES REQUIRED

PROVIDED 1 H.C. SPACE AND 7 SPACES

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- 815.0 Existing Spot Elevations
- 815.0 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.)
- INIT. MEAS. Siltation Fence (Initial Measure)
- ONCE CONST. Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

NO.	DATE	DESCRIPTION
1	05-07-2015	ORIGINAL ISSUE

WILLIAM R. HUDDLESTON III
REGISTERED LAND SURVEYOR
No. 2149
STATE OF TENNESSEE
AGRICULTURE
TENNESSEE No. 163
3/18/16

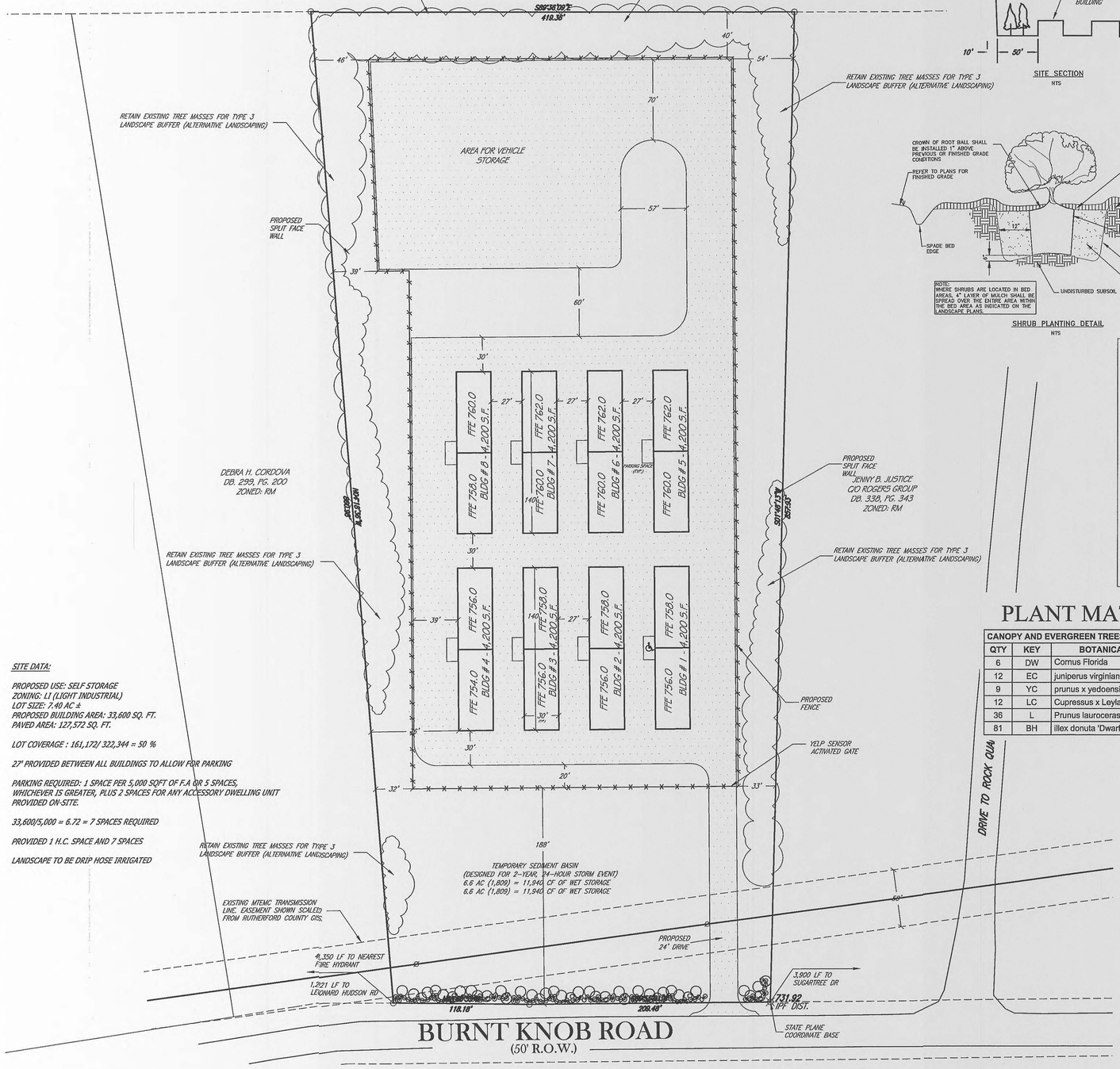
HUDDLESTON–STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

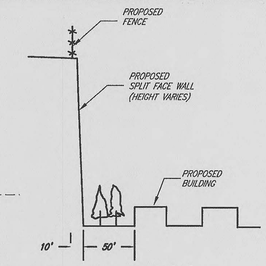
SITE PLAN

BURNT KNOB
SELF STORAGE
MURFREESBORO, TN

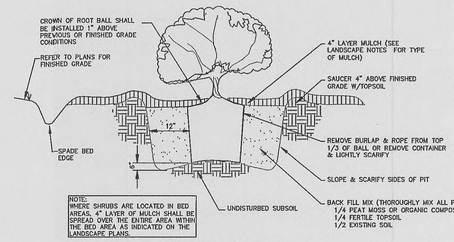
7th CIVIL DISTRICT- RUTHERFORD COUNTY - TN.

DATE: APRIL, 2016 | SCALE: 1" = 50' | SH. 2 OF 7



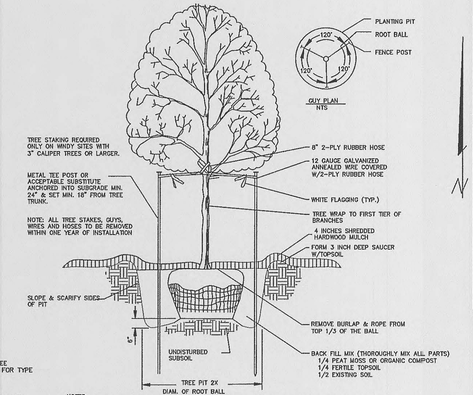


SITE SECTION
NTS



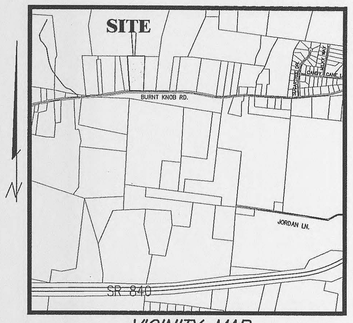
NOTE:
WHERE SHRUBS ARE LOCATED IN BED AREAS, 4" LAYER OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED AREA AS INDICATED ON THE LANDSCAPE PLANS.

SHRUB PLANTING DETAIL
NTS

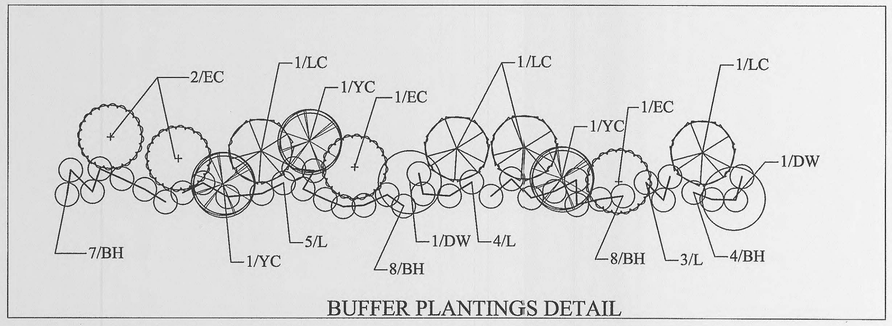


NOTES:
1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.
2. TREE SHALL STAND PLUMB.
3. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
4. STAKING GUY WIRE TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

TREE PLANTING DETAIL
NTS



VICINITY MAP
NOT TO SCALE



BUFFER PLANTINGS DETAIL

PLANT MATERIAL LIST - BUFFER PLANTINGS

CANOPY AND EVERGREEN TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	NOTES
6	DW	Cornus Florida	Dogwood	3" Cal.	12' HT	5' clear, straight trunk, evenly branched, matched
12	EC	juniperus virginiana	Eastern Red Cedar	3" Cal.	12' HT	5' clear, straight trunk, evenly branched, matched
9	YC	prunus x yedoensis	Yoshina Cherry	3" Cal.	12' HT	5' clear, straight trunk, evenly branched, matched
12	LC	Cupressus x Leyland Cypress	Leyland Cypress	B&B	12' HT	Full symetrical shape
36	L	Prunus laurocerasus 'Otto Luken'	Otto Luken' Larel	36"HT	4' o.c.	Full symetrical shape
81	BH	ilex donuta 'Dwarf Burford'	Dwarf Burford Holly	24"HT	3' o.c.	Full symetrical shape

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
- —98— Existing Contours
- —98— Proposed Contours
- 98.6 Existing Spot Elevations
- 98.6 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.)
- HVT METAL Siltation Fence (Initial Measure)
- ONCE CONST. Siltation Fence (Once Constructed)
- Turf Reinforcement Mat
- Stone Check Dam

SITE DATA:

PROPOSED USE: SELF STORAGE
ZONING: LI (LIGHT INDUSTRIAL)
LOT SIZE: 7.40 AC ±
PROPOSED BUILDING AREA: 33,600 SQ. FT.
PAVED AREA: 127,572 SQ. FT.

LOT COVERAGE : 161,172/ 322,344 = 50 %

27' PROVIDED BETWEEN ALL BUILDINGS TO ALLOW FOR PARKING

PARKING REQUIRED: 1 SPACE PER 5,000 SQFT OF F.A OR 5 SPACES, WHICHEVER IS GREATER, PLUS 2 SPACES FOR ANY ACCESSORY DWELLING UNIT PROVIDED ON-SITE.

33,600/5,000 = 6.72 = 7 SPACES REQUIRED

PROVIDED 1 H.C. SPACE AND 7 SPACES

LANDSCAPE TO BE DRIP HOSE IRRIGATED

DEVELOPER: STUART CONWAY
ADDRESS: 3422 LAWNCREST COVE
MURFREESBORO, TN 37129
TAX MAP: 77, PARCEL: 23.08
RECORD BOOK 1310, PG 2949

FLOOD MAP PANEL: 47149C0119H
FLOOD MAP DATED: JANUARY 5th, 2007
ZONES: X

FLOOD MAP PANEL: 47149C0118J
FLOOD MAP DATED: OCTOBER16th, 2008
ZONES: X

TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM RUTHERFORD COUNTY GIS.

RECEIVED
MAY 06 2016
BY: .....

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

N
W STATE PLANE E
S

50' 0 50'
1 LOT – 7.40 ACRES±

NO.	DATE	DESCRIPTION
1	05-07-2015	ORIGINAL ISSUE

WILLIAM H. HUDDLESTON III
REGISTERED ENGINEER
No. 102365
STATE OF TENNESSEE

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

LANDSCAPE PLAN

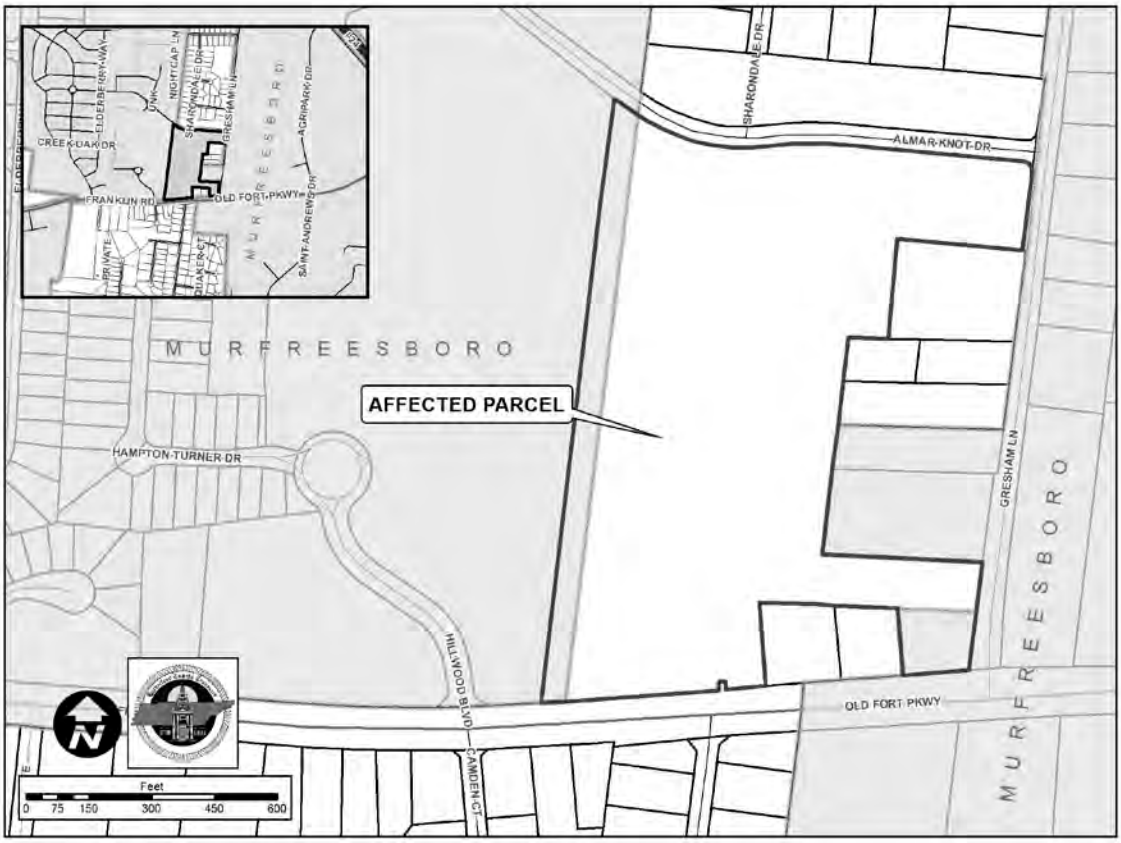
BURNT KNOB
SELF STORAGE
MURFREESBORO, TN

7th CIVIL DISTRICT- RUTHERFORD COUNTY - TN.

DATE: APRIL, 2016 | SCALE: 1" = 50' | SH. 7 OF 7

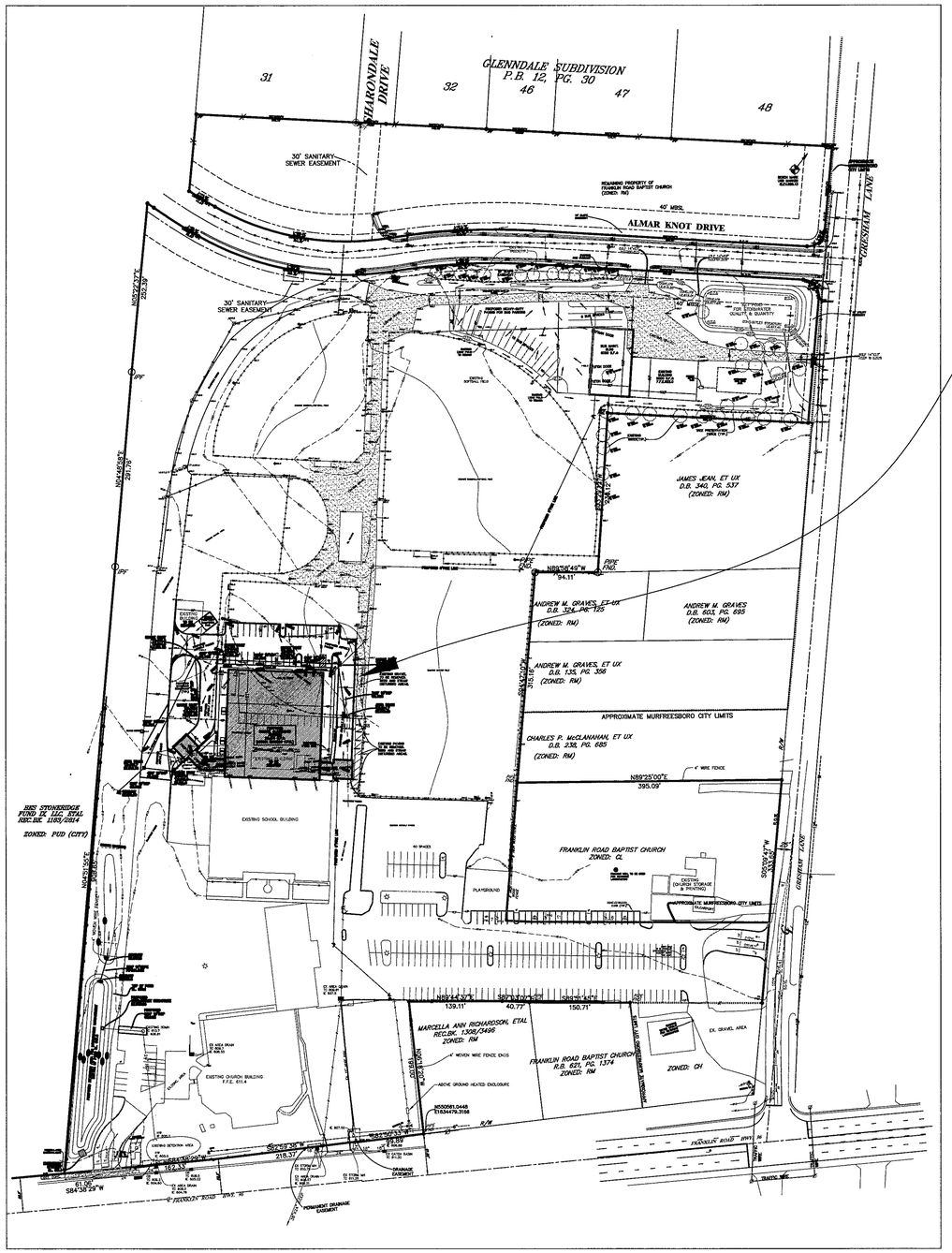
Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

Plat/Plan Name:	**Franklin Road Baptist Church School Building Addition (16-3015)**
Request:	**Site Plan Approval**
Site Details:	**New construction of 22,814 square feet of community education space on 25.11 acres, zoned RM**
Applicants:	**Franklin Road Baptist Church**
Property Location:	**3148 Franklin Road**

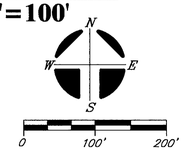


Franklin Road Baptist Church is proposing an expansion to their existing school building. The State Fire Marshall's Office will be required to approve these plans. Since the site is served with sanitary sewer from the City of Murfreesboro, City Planning Commission approval will be required. Staff has identified a number of changes to be made to the site plan, but nothing that Staff feels can't be revised by the Planning Commission's meeting date.

Any approval should be made subject to all Staff Comments.



MASTER PLAN
1"=100'



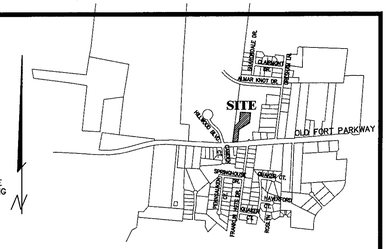
SCHOOL CLASSROOM BUILDING ADDITION SITE

LEGEND

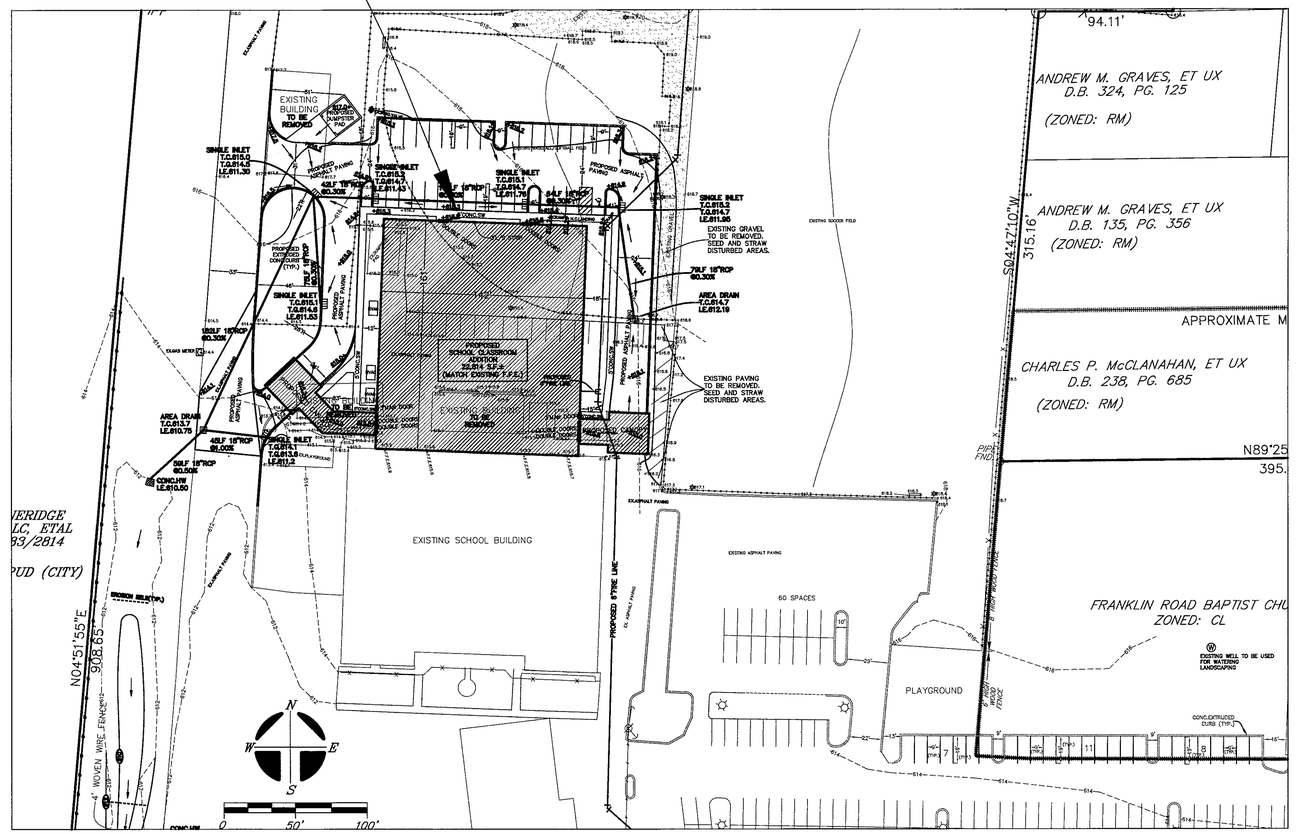
- Ø Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line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

NOTES:

1. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.



LOCATION MAP
N.T.S.



SITE MAP
1"=50'

#	DATE	REVISION DESCRIPTION

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

TOTAL PROPERTY ACREAGE: 25.11 AC.±;
TOTAL DISTURBED ACREAGE: 2.1 AC.±

ZONING: RM (COUNTY)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'

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

OWNER: FRANKLIN ROAD BAPTIST CHURCH
ADDRESS: 3124 FRANKLIN ROAD
MURFREESBORO, TN 37129
TAX MAP: 92 PARCEL: 47
FLOOD MAP PANEL: 470168 0255 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

WILLIAM H. HUDDLESTON IV
REGISTERED LAND SURVEYOR
AGRICULTURE
NUMBER 1630
STATE OF TENNESSEE

WILLIAM H. HUDDLESTON IV
REGISTERED ENGINEER
AGRICULTURE
NUMBER 19?
STATE OF TENNESSEE

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

MASTER PLAN

FRANKLIN ROAD BAPTIST CHURCH

SCHOOL CLASSROOM BUILDING ADDITION

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MAY, 2016	SCALE AS SHOWN	SH. 1 OF 4

C:\Land Projects 2004\FRANKLIN ROAD BAPTIST CHURCH - PARKING ADDITIONS\dwg\SITE PLAN SCHOOL ADDITION APR2016.dwg, ACAD108, KIP 7700 No. 2,
1:100

CERTIFICATE OF WATER

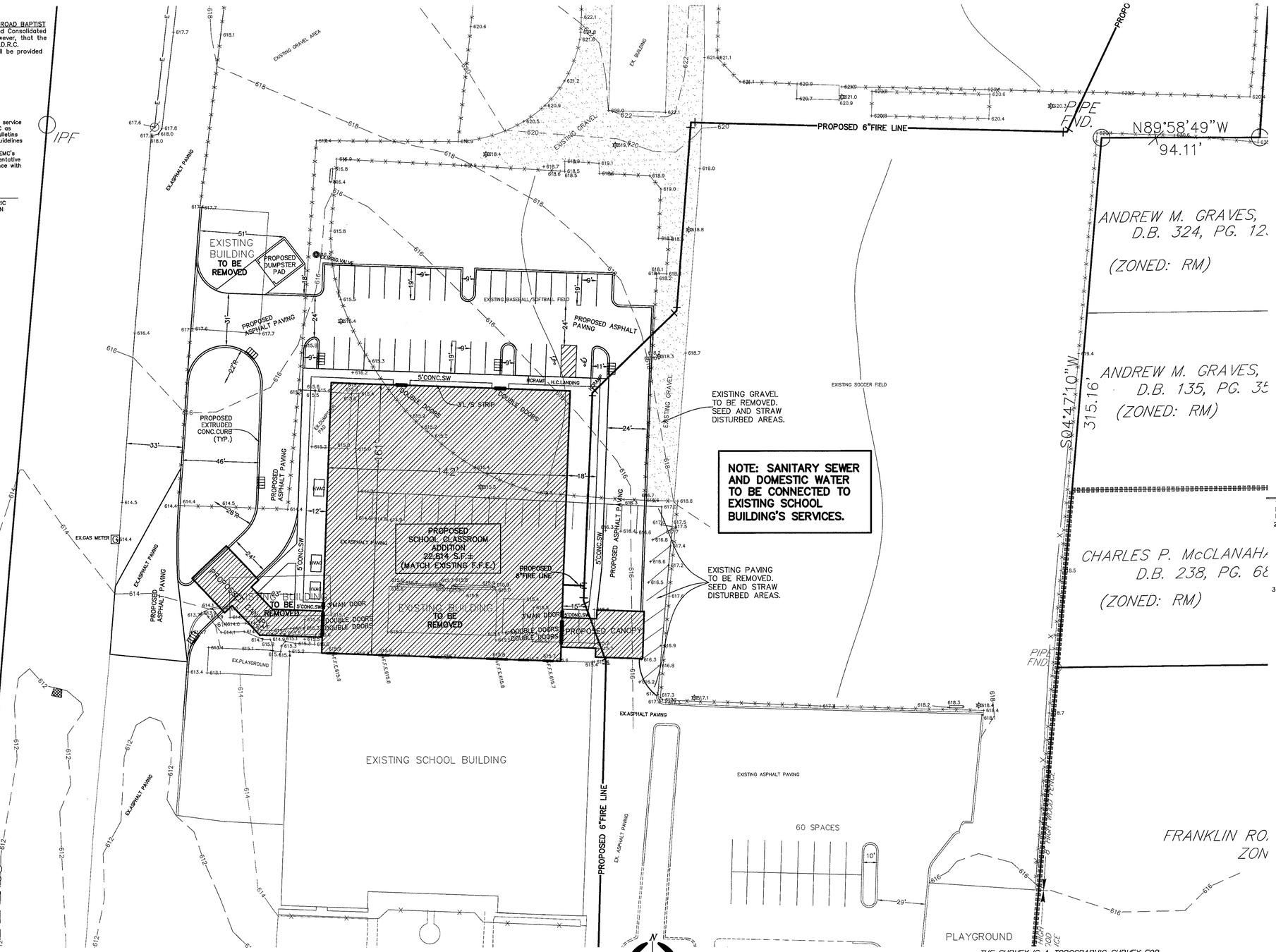
I hereby certify that the site plan entitled SITE PLAN – FRANKLIN ROAD BAPTIST CHURCH SCHOOL CLASSROOM BUILDING ADDITION has been approved Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with 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



NOTE: SANITARY SEWER AND DOMESTIC WATER TO BE CONNECTED TO EXISTING SCHOOL BUILDING'S SERVICES.

NOTES:

1. THE PURPOSE OF THIS SITE PLAN IS TO SHOW A BUS MAINTENANCE SHOP AT THE NORTHEAST CORNER OF THE FRANKLIN ROAD BAPTIST CHURCH PROPERTY.
2. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1–800–351–1111.
3. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE–GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON–EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WHICH MAY BE PRESENT ON THIS SITE OR ADJACENT SITES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

LEGEND

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

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.

STANDARD CITY OF MURFREESBORO NOTES:

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

SITE DATA:

EXISTING AND PROPOSED USE: CHURCH AND SCHOOL

LOT AREA: 25.11 ACRES±, 1093792 S.F.±
EXISTING BUILDING AREA: 76833 S.F.±
PROPOSED BUILDING AREA: 22814 S.F.±
LOT COVERAGE (BLDG(F.A.R.): 99647/1093792 = 9.1%
EXISTING PAVING: 418655 S.F.±
NEW PAVING: 17919 S.F.±
LOT COVERAGE (ALL):
(99647+418655+17919)/1093792 = 49.0%

BUILDING HEIGHT: 35 FEET±

NET IMPERVIOUS DATA:

EXISTING BUILDING AREA: 76833 S.F.±
PROPOSED BUILDING AREA: 22814 S.F.±

EXISTING PAVING: 418655 S.F.±
NEW PAVING: 17919 S.F.±

TOTAL EXISTING IMPERVIOUS AREA:
495488 S.F.±
TOTAL PROPOSED IMPERVIOUS AREA:
40733 S.F.±

N W E S

30' 0 30'

TOTAL PROPERTY ACREAGE:
25.11 AC.±;
TOTAL DISTURBED ACREAGE:
2.1 AC.±

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

ZONING: RM (COUNTY)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'

OWNER: FRANKLIN ROAD BAPTIST CHURCH
ADDRESS: 3124 FRANKLIN ROAD
MURFREESBORO, TN 37129
TAX MAP: 92 PARCEL: 47
FLOOD MAP PANEL: 470168 0255 H ZONE: X
FLOOD MAP DATED: JANUARY 5, 2007

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

WILLIAM H. HUDDLESTON IV REGISTERED ENGINEER AGRICULTURE COMMERCE No. 16310 STATE OF TENNESSEE

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

#	DATE	REVISION DESCRIPTION

SITE LAYOUT PLAN

FRANKLIN ROAD BAPTIST CHURCH

SCHOOL CLASSROOM BUILDING ADDITION

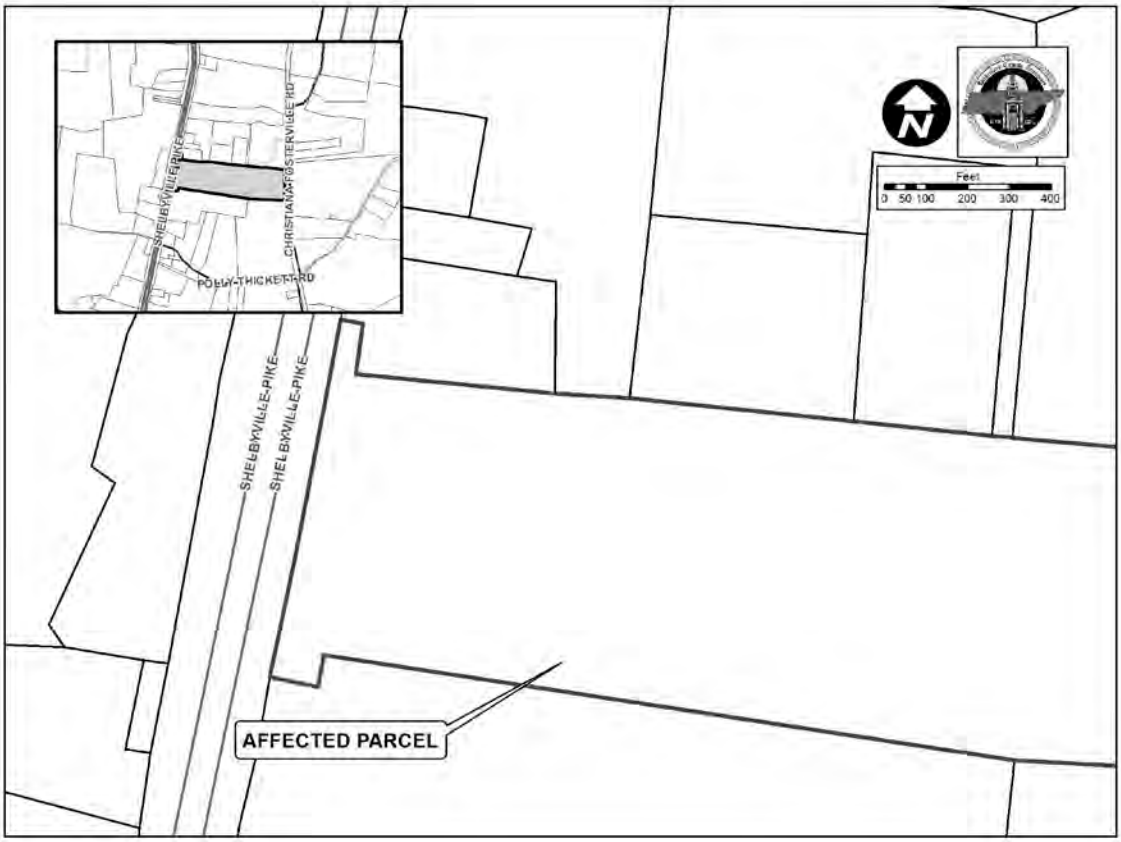
13TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MAY, 2016 | SCALE 1"=30' | SH. 2 OF 4

C:\Land Projects 2004\FRANKLIN ROAD BAPTIST CHURCH - PARKING ADDITIONS\dwg\SITE PLAN SCHOOL ADDITION APR2016.dwg, ACAD108, KIP 7700 No. 2, 1:30

Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

Plat/Plan Name: **Holton Concrete Products, LLC (16-3016)**
Request: **Site Plan Approval**
Site Details: **New construction of 25,000 square feet of heavy industrial space on 43.0 acres, zoned HI**
Applicant: **Thomas Holton**
Property Location: **Shelbyville Pike/US 231**



The property was rezoned to Heavy Industrial (HI) by the Board of Commissioners at their April 14, 2016 meeting. There are a number of items that need to be addressed on this site plan. One of Staff's primary concerns is access to the property. It was discussed at both the Planning Commission and Board of Commissioners that the applicant needed to explore the possibility of relocating one of the median cuts in Shelbyville Pike to line up with the proposed access point so that large trucks wouldn't have to make a U-turn north of the property to head south on Shelbyville Pike. Staff has also asked for more details on the grading/drainage and landscape plans.

Staff will have additional comments at the meeting.

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
- —E— Existing Electric Line
- —000— Existing Contours
- —000— Proposed Contours
- 000.0 Existing Spot Elevations
- 000.0 Proposed Spot Elevations
- —SF— Siltation Fence
- Turf Reinforcement Mat
- Stone Check Dam
- (P) Storm Drian Inlet Protection

SITE PLAN CERTIFICATE OF WATER

I hereby certify that the site plan entitled Concrete Structure Mfg. 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 OF ELECTRICAL 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 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

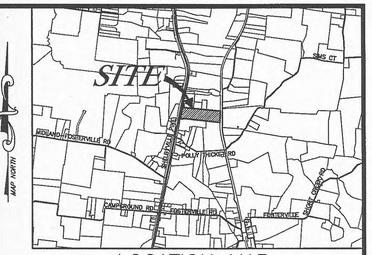
Certification of general Approval for Installation of Subsurface Sewage Disposal System with Restrictions

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 TDEC Division of Ground Water Protection.

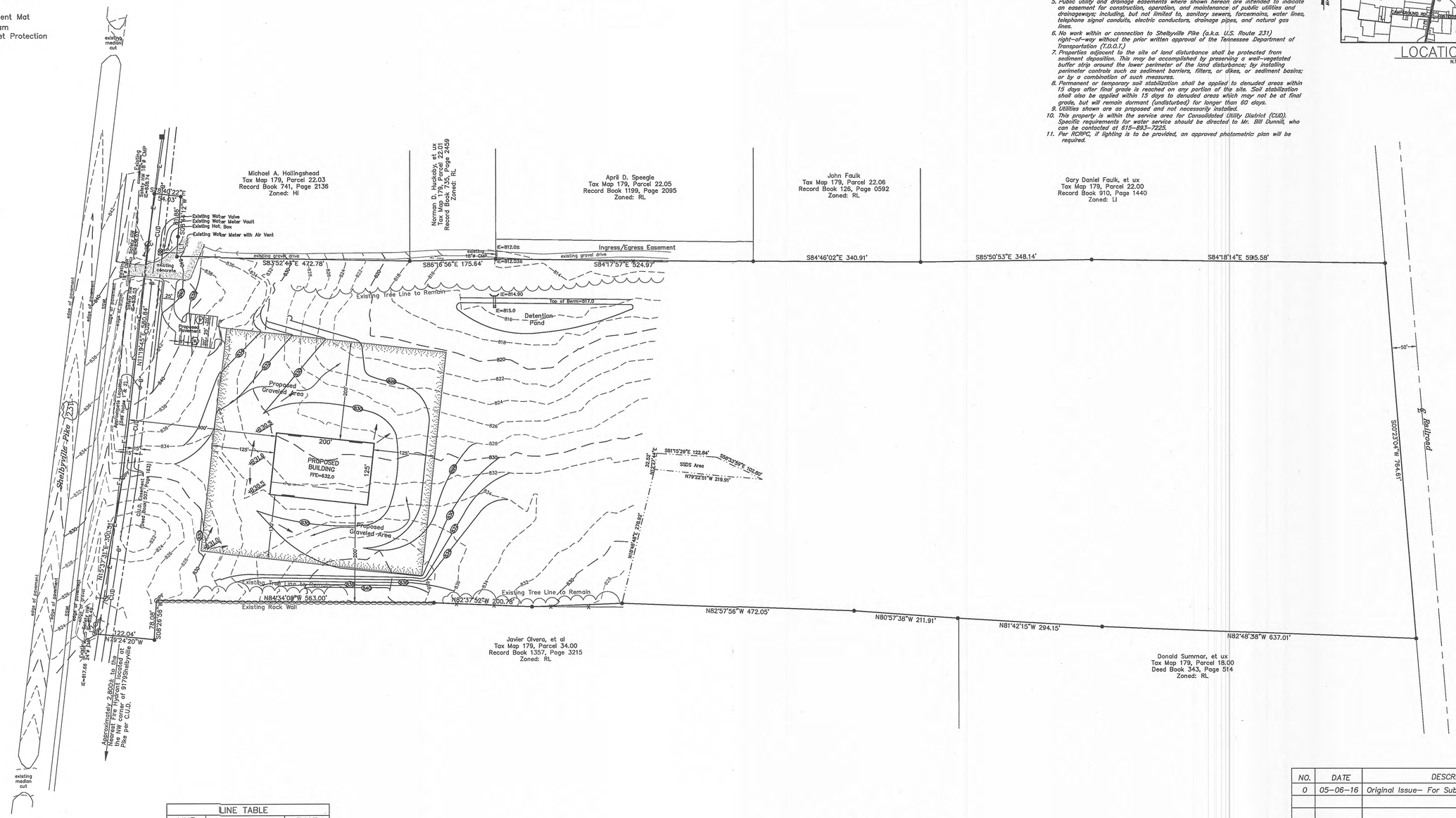
Date T.D.E.C. / D.W.R.

PLAT NOTES

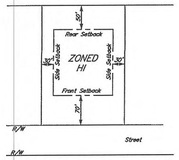
1. In In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained 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. 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.
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. No work within or connection to Shelbyville Pike (a.k.a. U.S. Route 231) right-of-way without the prior written approval of the Tennessee Department of Transportation (T.D.O.T.)
7. 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.
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. Utilities shown are as proposed and not necessarily installed.
10. This property is within the service area for Consolidated Utility District (CUD). Specific requirements for water service should be directed to Mr. Bill Dunnill, who can be contacted at 615-893-7225.
11. Per RCRPC, if lighting is to be provided, an approved photometric plan will be required.



LOCATION MAP
N.T.S.

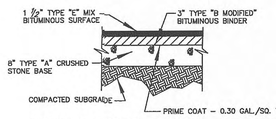


ZONING: HI-Heavy Industrial
FRONT SETBACK: 70'
SIDE SETBACK: 30'
REAR SETBACK: 50'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°44'12"W	40.00
L2	N10°12'20"E	19.33



HEAVY DUTY PAVING SECTION
N.T.S.

N
W STATE PLANE E
S

1 Tract =43.0± Acres

100' 0 100'

LEGEND
IPS ○ IRON PIN SET (1/2"Rebard, H-S ENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
—x— FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

OWNER: Thomas Holton
ADDRESS: 6726 Manchester Highway
Murfreesboro, TN 37127
Tax Map 179, Parcel 21.00
Record Book 796, Page 1264

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0395H, ZONE: X, DATED 01-05-07.

STEPHEN A. SMITH REGISTERED ENGINEER No. 102011 STATE OF TENNESSEE
5-6-16

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

NO.	DATE	DESCRIPTION
0	05-06-16	Original Issue- For Submittal

RECEIVED MAY 06 2016 BY:

Site Plan

HOLTON CONCRETE PRODUCTS, LLC

Shelbyville Pike, Christiana, TN

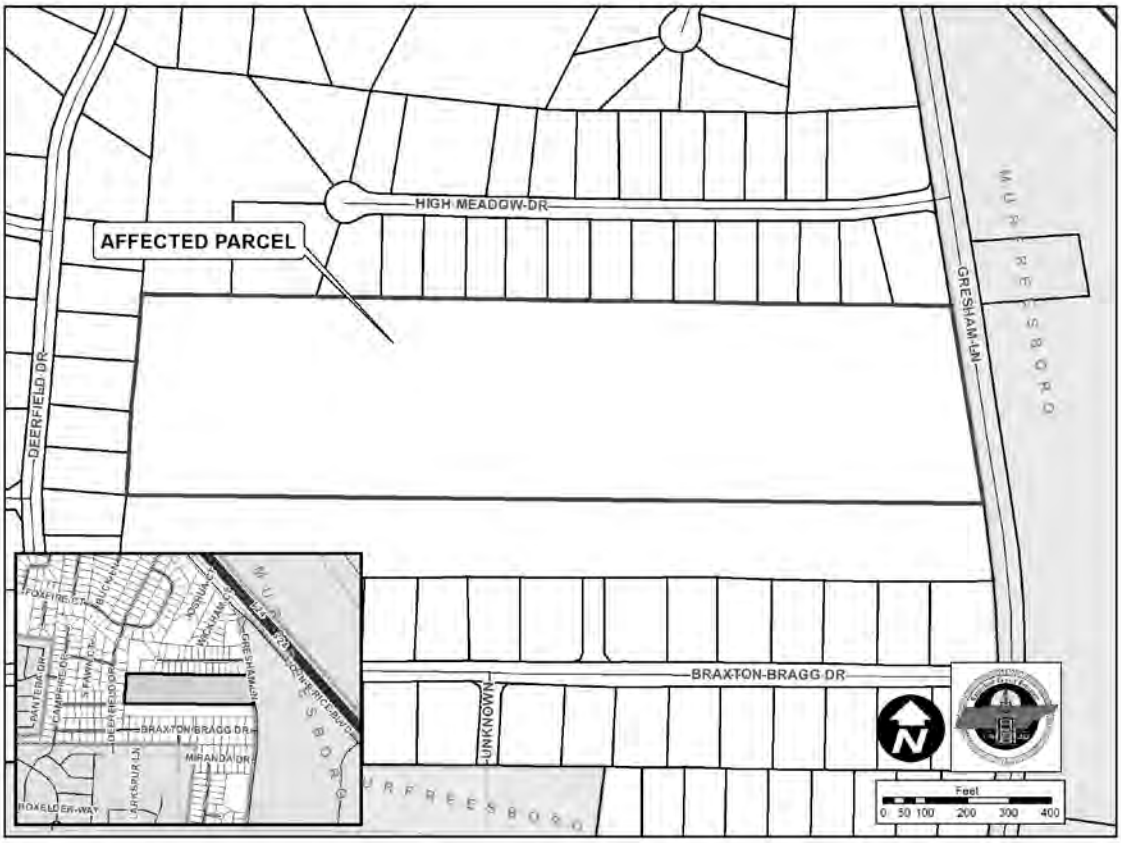
20th Civil District of Rutherford County, Tennessee

Date: May, 2016	Scale: 1"=100'	Sheet 1 of 1

163016

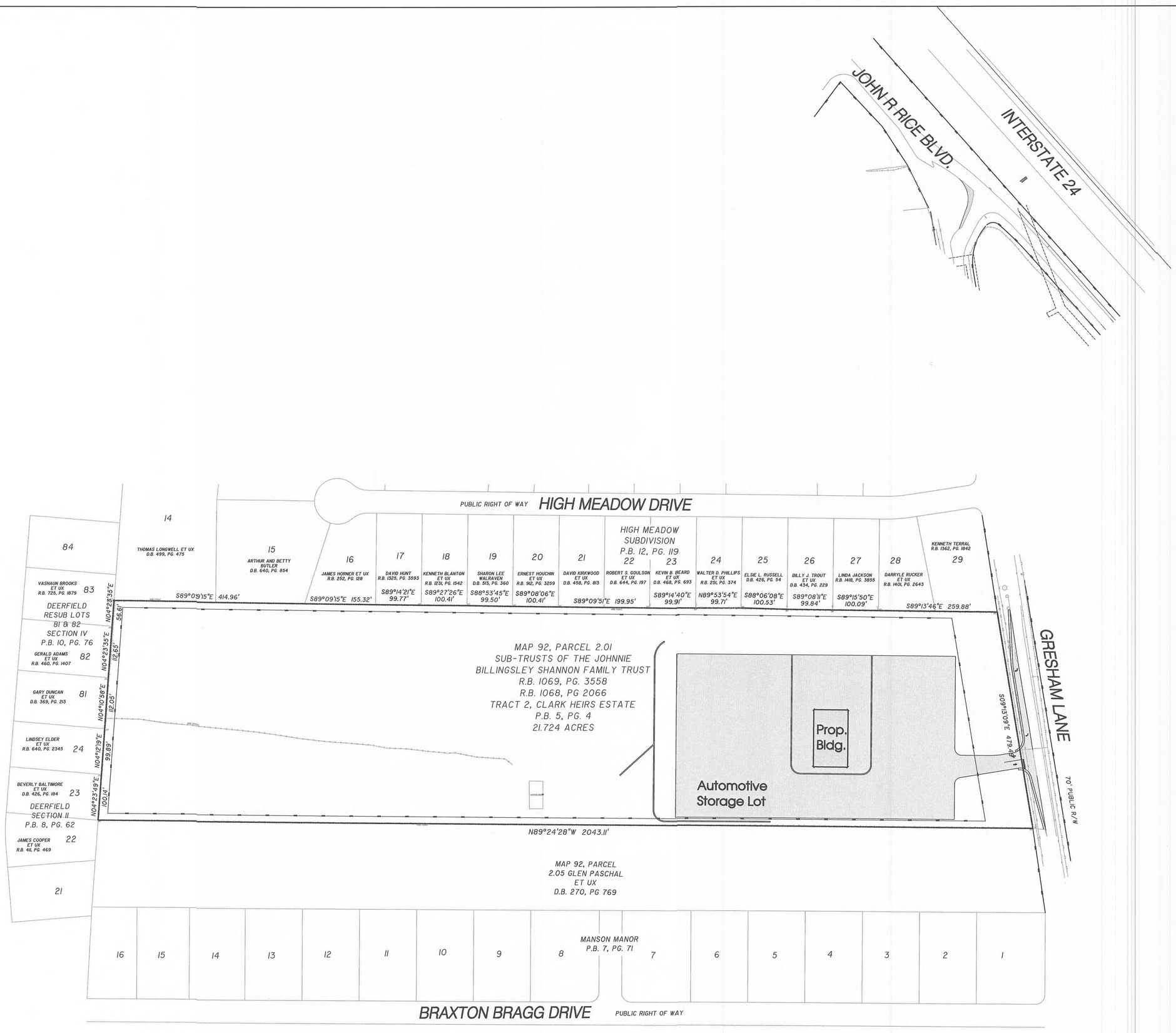
Rutherford County Regional Planning Commission
May 23, 2016 Staff Comments

Plat/Plan Name: **Honda Storage Lot (16-3017)**
Request: **Site Plan Approval**
Site Details: **New construction of 9,375 square feet of new vehicle storage/preparation space on 21.72 acres, zoned PUD**
Applicant: **Umansky Properties HOM, LLC**
Property Location: **802 Gresham Lane**



This property was rezoned to Planned Unit Development (PUD) by the Board of Commissioners at their January 14, 2016 meeting. Off-site road improvements will need to be coordinated with the City of Murfreesboro, as the right-of-way for Gresham Lane is within the city limits. Engineering Staff also has questions regarding the drainage plan for the site. The landscape plan has a large number of plantings, but Staff has asked for additional information regarding how the calculations for these materials were made. A photometric plan has also been provided for Staff's review. Staff has been made aware of some discussions regarding the septic sites on the property, which may cause this site plan to be deferred. For now, it is being kept on the agenda.

Staff will have additional comments at the meeting.



Legend:

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

EXISTING PHONE	
EXISTING ELECTRIC	
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	
EROSION CONTROL SILT FENCE	
EROSION EEL	
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	
PROPOSED GAS LINE	
EXISTING STORM	
PROPOSED STORM	
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING WATER	
PROPOSED WATER	

N

-100' 0 100' 200'

SCALE: 1"= 100'

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

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

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

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the site owner(s), or the owner/developer's responsibility to see that the improvements shown hereon are constructed in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

MARK P. LEE
STATE OF TENNESSEE
No. 112004
REGISTERED ENGINEER

REVISED SET
(Not Intended for Construction)

Honda Storage Lot
Murfreesboro, Tennessee

Master Plan

REVISED:

DRAWN: SJA, CFB3
DATE: 5-6-16
CHECKED: MPL
FILE NAME: 04250-Parking
SCALE: 1"=100'
JOB NO. 04250

SHEET: 3 of 12