

AGENDA

La Vergne Planning Commission
September 30, 2025 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: August 26, 2025 Regular Meeting and September 16, 2025 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Anthony Eubanks - 0.60 Acres. Property located at 130 Old Waldron Road (Tax Map 15M, Group E, Parcel 11). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service Commercial) Zoning District. Property owned by Hamid Durani.
4. Site Plan – Restaurant and Retail Building at 192 & 198 Old Nashville Highway – Existing and Proposed Buildings of 15,521 Square Feet on 1.35 Acres. Requested by Huddleston Steele. Property located at 192 & 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.
5. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC. **(DEFERRED)**

NEW BUSINESS

6. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Last of the Loggers, LLC - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong.
7. Final Plat - Resubdivision of 141 Bain Drive - One Lot Totaling 5.55 Acres. Requested by Kimley Horn. Property located on Bain Drive (Tax Map 17, Parcel 7.01). I-2 (Heavy Industrial) Zoning District. Property owned by Quality Nashville, LLC.

8. Site Plan - MBI Building - Building totaling 8,800 Square Feet on 5 Acres. Requested by Griggs & Maloney, Inc. Property located at 393 Mason Road (Tax Map 17, Parcel 15.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mr. Bults, Inc. **(DEFERRED)**
9. Amendment to Site Plan - 5486 Retail Center - Building totaling 5,000 Square Feet on 1 Acre. Requested by Mubarak Hauter. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5). C-2 (Highway Service) Zoning District. Property owned by Behrouzi Peyman. **(WITHDRAWN)**
10. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON AUGUST 26, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on August 26, 2025, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr, Secretary Graeme Coates, Jim Hesemann, Terry Coleman, and Tabatha Howard.

Mayor Jason Cole and Mark Molnar were absent.

A quorum was determined.

1. Approve Minutes: July 29, 2025 Regular Meeting and August 12, 2025 Workshop.

A motion, made by Alderman Graeme Coates, seconded by Jim Hesemann, to approve the minutes of the July 29, 2025 Regular Meeting and August 12, 2025 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke

OLD BUSINESS

3. Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC.

Mr. Logan gave his report. He explained that the applicant asked for a deferral.

A motion, made by Alderman Graeme Coates, seconded by Terry Coleman, to deny the site plan due to the outstanding 17 items as submitted, was accepted with all voting AYE.

4. Final Plat - Bola Gabriel Subdivision - Two Lots on 5.04 Acres. Requested by Huddleston - Steele. Property located on Hollandale Road (Tax Map 14, Parcel 23.2). R-1 (Low Density Residential) Zoning District. Property owned

by Bola Gabriel & Mariam Girges.

Mr. Logan gave his report.

City Engineer Gary Lide stated the applicant created a document that satisfied the criteria for a recordable plat; however, he explained that the lot is still not served by sewer.

Attorney Katie Driver explained that two provisions in the Subdivision Regulations prohibit the plat from being approved. She cited Article 2-105.1, paragraph 10 and Article 3-104.3 paragraph 3 from the Subdivision Regulations, which pertain to sewer availability. TDEC has stated that a sewer system would not be compatible with the site. Ms. Driver recommended denying the final plat.

Ms. Mariam Girges approached the podium. She made comments about the lot and the outstanding items. Chairman Garvin explained that there was no knowledge of the sewer issue at the workshop. He explained to the applicant that the commissioners must take the counsel's advice.

A motion, made by Alderman Graeme Coates, seconded by Tabatha Howard, to deny the final plat as submitted, was accepted with all voting AYE.

5. **Site Plan – 7 Brew – Two (2) New Buildings of 510 and 238 Square Feet on 0.66 Acres. Requested by Matthew Miller. Property located at 5345 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Who Brew, LLC.**

Mr. Logan gave his report.

A motion, made by Alderman Graeme Coates, seconded by Terry Coleman, to approve the site plan as submitted, was accepted with all voting AYE.

NEW BUSINESS

6. **Final Plat - Lake Woods, Phase 11 - 18 Lots on 6.52 Acres. Requested by Wamble & Associates. Property located on Earline Jones Drive (Tax Map 6, Parcel 2.01). R-2 (Medium Density Residential) Zoning District. Property owned by Amnon Shreibman/NIR Homes, Inc.**

Mr. Logan gave his report.

Mr. Danny Wamble, 216 Centerview Dr., Brentwood, approached the podium. Alderman Coates asked about the detention pond. Mr. Wamble stated the HOA would be responsible for the detention pond and landscaping.

Mr. Coleman asked about a lot and if it was buildable. Mr. Wamble stated it was 10,000 square feet and that the lot was buildable.

A motion, made by Alderman Graeme Coates, seconded by Terry Coleman, to approve the final plat as submitted, was accepted with all voting AYE.

7. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Anthony Eubanks - 0.60 Acres. Property located at 130 Old Waldron Road (Tax Map 15M, Group E, Parcel 11). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service Commercial) Zoning District. Property owned by Hamid Durani.**

Mr. Logan gave his report.

Mr. Anthony Eubanks, 1401 Linton Ave, Nashville, approached the podium. Chairman Garvin made comments about the buffer required for any storage or warehouse. Mr. Eubanks stated he understood. He spoke about his requests for the location for the C-2 zoning. Alderman Coates spoke about the setbacks. He suggested conducting a survey of the property to ensure he has adequate spacing for a building. A discussion ensued.

A motion, made by Alderman Graeme Coates, seconded by Jim Hesemann, to defer this item was accepted with all voting AYE.

8. **Site Plan – Restaurant and Retail Building at 192 & 198 Old Nashville Highway – Existing and Proposed Buildings of 15,521 Square Feet on 1.35 Acres. Requested by Huddleston Steele. Property located at 192 & 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.**

This item was deferred. No action was taken.

9. **Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.**

This item was deferred. No action was taken.

10. **Bonds/Letters of Credit Update.**

Ms. Williams updated the board on the status of bonds and letters of credit.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:25 p.m.

Chairman

City Recorder

Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON SEPTEMBER 16, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on September 16, 2025, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr, Mayor Jason Cole, Secretary Graeme Coates, Jim Hesemann, Terry Coleman, Mark Molnar and Tabatha Howard.

A quorum was determined.

1. Approve Minutes: August 26, 2025 Regular Meeting and September 16, 2025 Workshop.

Minutes will be presented for approval at the regular meeting on September 30, 2025.

2. Public Comment Period.

Ms. Sarah Andreas, 809 Chaney Woods Dr, approached the podium and spoke about her concerns with the rezoning on Sandhill Road.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Anthony Eubanks - 0.60 Acres. Property located at 130 Old Waldron Road (Tax Map 15M, Group E, Parcel 11). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service Commercial) Zoning District. Property owned by Hamid Durani.

Mr. Logan gave his report.

Mayor Cole made comments about the minor codes issues.

Alderman Coates asked about the surrounding zoning. A discussion ensued.

No action was taken.

4. Site Plan – Restaurant and Retail Building at 192 & 198 Old Nashville

Highway – Existing and Proposed Buildings of 15,521 Square Feet on 1.35 Acres. Requested by Huddleston Steele. Property located at 192 & 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.

Mr. Logan gave his report. Mr. Lide explained his outstanding comments.

Codes Director Joe White explained the violations that had been corrected. He stated a sprinkler system would need to be installed.

Mr. Bill Huddleston, 215 N W Broad St, approached the podium. He stated they would address the comments. Alderman Coates spoke about the appearance of the building.

Mr. Mina approached the podium. He stated that he is trying to make the outside of the building as nice as possible. He spoke about painting the building white. A discussion ensued. Mayor Cole thanked the applicant for addressing the codes issues.

No action was taken.

5. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

Mr. Logan gave his report. Mr. Lide spoke about the outstanding comments.

Mr. Chet Rhodes, 1117 Whitney Dr, Columbia, approached the podium. He stated that he has been working on the outstanding items. He stated that they would present a new materials board on Monday. He stated they added the sidewalk.

Mr. White stated there was an open codes case on the property for open storage. He stated that the applicant has 30 days to comply. Mr. Lide read the Fire Marshal's comment about the fire hydrant. Mr. Rhodes said that they have added the hydrant.

Mayor Cole made comments about the two front doors. A discussion ensued. Mr. Rhodes asked if hardy board was acceptable. Mr. Logan stated he would have to check if that is allowed. Mayor Cole stated he preferred brick. Mayor Cole made comments about the landscaping.

Engineering and Planning Technician Jake Blair stated that the TVA website states shrubs are prohibited under any of their utilities. A discussion ensued.

No action was taken.

NEW BUSINESS

6. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Last of the Loggers, LLC - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong.**

Mr. Logan gave his report.

Mr. Matt Herriman, 322 Cheatham Dr, Murfreesboro, stated that they did not plan on building apartments or townhomes. He stated he would be happy to work with TWRA for the wildlife there. He stated the intentions are to develop 5K square foot lots for single-family residential homes. He stated he would be happy to provide a PDR with the R-3 base for the Commissioners.

Mayor Cole stated he would prefer a PDR for the development. Alderman Coates agreed. A discussion ensued.

Ms. Howard made comments about the rezoning.

Mr. Lide spoke about the drainage concerns.

No action was taken.

7. **Final Plat - Resubdivision of 141 Bain Drive - One Lot Totaling 5.55 Acres. Requested by Kimley Horn. Property located on Bain Drive (Tax Map 17, Parcel 7.01). I-2 (Heavy Industrial) Zoning District. Property owned by Quality Nashville, LLC.**

Mr. Logan gave his report. Mr. Lide explained his outstanding comments.

Mr. Dean Hildenbrandt approached the podium. Alderman Coates asked about the driveway. Mr. Hildenbrandt explained. Mayor Cole spoke about his concerns with Jones Blvd. A discussion ensued.

No action was taken.

8. **Site Plan - MBI Building - Building totaling 8,800 Square Feet on 5 Acres. Requested by Griggs & Maloney, Inc. Property located at 393 Mason Road (Tax Map 17, Parcel 15.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mr. Bults, Inc.**

Mr. Logan gave his report. Mr. Lide explained the outstanding comments.

Mr. Patton, a representative of Griggs and Maloney, approached the podium. He stated he would not be able to complete all the comments. Chairman Garvin suggested they request a deferral. A discussion ensued. Mayor Cole stated that sidewalks are a must. A discussion ensued.

Mayor Cole asked about the floodplain plan. Mr. Lide stated they had not received the plan yet. A discussion about ADA parking ensued.

Chairman Garvin asked Attorney Katie Driver about the property line extending into the middle of the road. Ms. Drivers stated she would look into that.

No action was taken.

9. Amendment to Site Plan - 5486 Retail Center - Building totaling 5,000 Square Feet on 1 Acre. Requested by Mubarak Hauter. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5). C-2 (Highway Service) Zoning District. Property owned by Behrouzi Peyman.

Mr. Logan gave his report. Mr. Lide spoke about the overlay and the bollards.

Mayor Cole asked about the site. Mr. Logan explained. Mr. Molnar asked about parking requirements.

Mr. Mubarak Hauter approached the podium. He stated the bollards are there for safety. He stated that he got approval from the owner. Chairman Garvin explained the design standards. Alderman Coates stated he did not like the bollards and wanted them to be removed. They spoke about the burglar bars and the perception of them. A discussion ensued. Alderman Coates reminded the applicant about the signage requirements. Mr. White explained what the ordinance says. A discussion ensued about the use of the building.

Mr. Blair asked about the steel plating. The Hauter explained that the offices would be there and that there would be money transferring. Chairman Garvin explained the process for moving forward with the plan.

No action was taken.

10. Bonds/Letters of Credit Update.

Ms. Williams will update the board on the status of bonds and letters of credit at the regular meeting.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 7:06 p.m.

Chairman

City Recorder

Approved



Item #: 3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Anthony Eubanks - 0.60 Acres. Property located at 130 Old Waldron Road (Tax Map 15M, Group E, Parcel 11). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service Commercial) Zoning District. Property owned by Hamid Durani.

Reviewed By:
Bo Logan, City Planner

Summary:

The applicant is requesting to rezone approximately less than one acre from R-1 (Low Density) to C-2 (Highway Service Commercial). The property is located at 130 Old Waldron Road.

The applicant has not disclosed any specific plans regarding the future development of this property.

The main zoning in the area is a mixture of R-1 and R-2 plus I-2 and C-2. 192/198 Old Nashville Hwy, zoned C-2 and on the agenda tonight, is located nearby & opposite of this property. Also, Maxim Crane borders this lot on the rear boundary (west). It is zoned industrial.

The remaining property that borders this site on the northern sides is R-1 which is Low Density Residential.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergneth.gov; and Jake Blair - jblair@lavergneth.gov)
No comments.

Engineering (Gary Lide - glide@lavergneth.gov)
No Engineering Comments

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)
No Utilities comments

Codes (Joe White - jwhite@lavergneth.gov)
No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)
No comments.

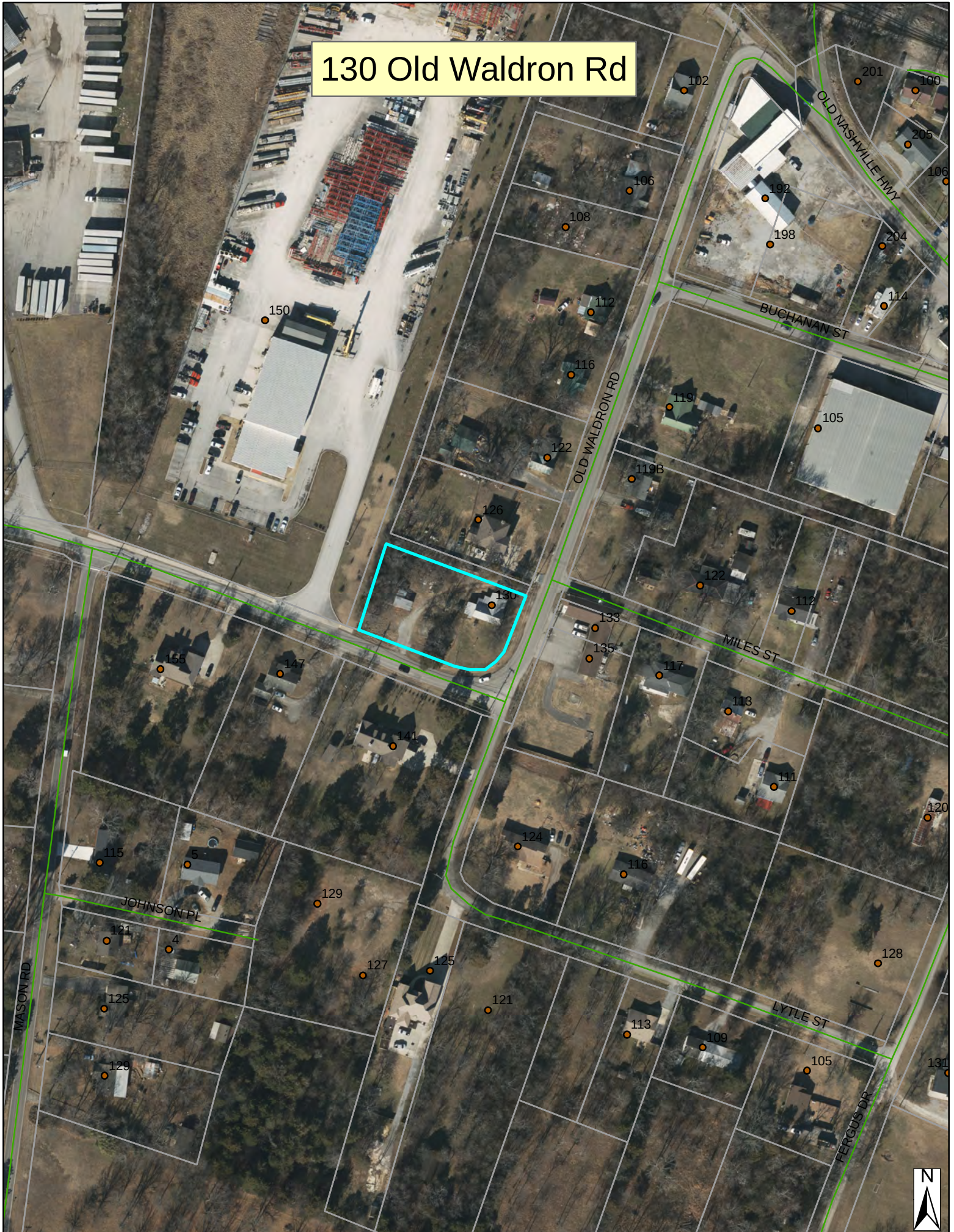
Police
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

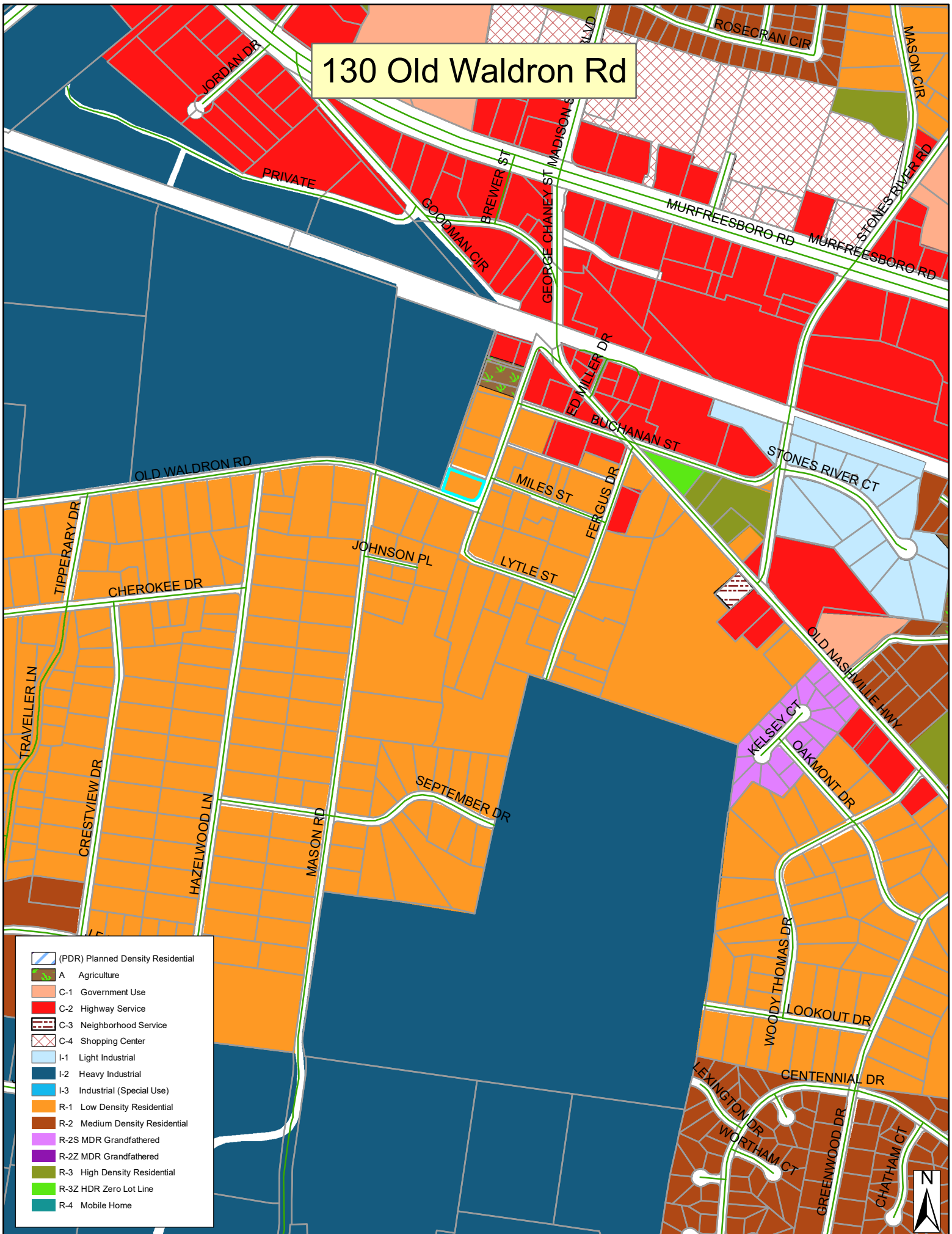
130 Old Waldron Rd



130 Old Waldron Rd



130 Old Waldron Rd



- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home



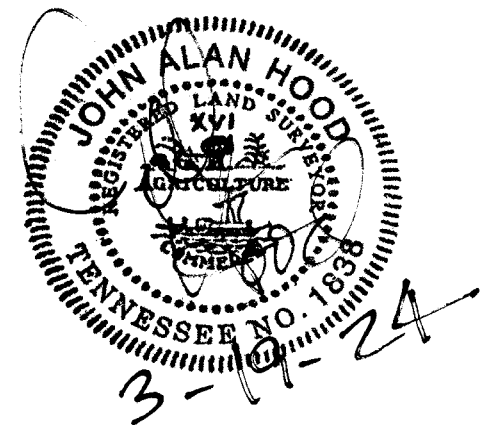




PREPARED BY:
CAMPBELL, McRAE
& ASSOCIATES,
SURVEYING, INC.
P.O. BOX 41153
NASHVILLE, TN., 37204
PH. 615-298-2424
EMAIL cmas@att.net

TOTAL AREA
29170.10
S.F. OR
0.67 ACRES±

PROPERTY SURVEY
DURANI PROPERTY
PROPERTY LOCATED
3RD CIVIL DISTRICT
OF RUTHERFORD COUNTY, TENNESSEE,
IN THE CITY OF LAVERGNE
ON THE NORTHERLY AND WESTERLY
MARGIN OF OLD WALDRON ROAD,
EAST OF MASON ROAD
PROPERTY ADDRESS
130 OLD WALDRON ROAD,
LAVERGNE, TN 37086
PARCEL I.D.
MAP 15M, GROUP "E"
PARCEL 11 P.A.R.C., TN
DEED REFERENCE:
RECORD BOOK 2288
PAGE 1909
R.D.R.C., TN
CURRENT ZONING R-1
DATE: 3-19-2024



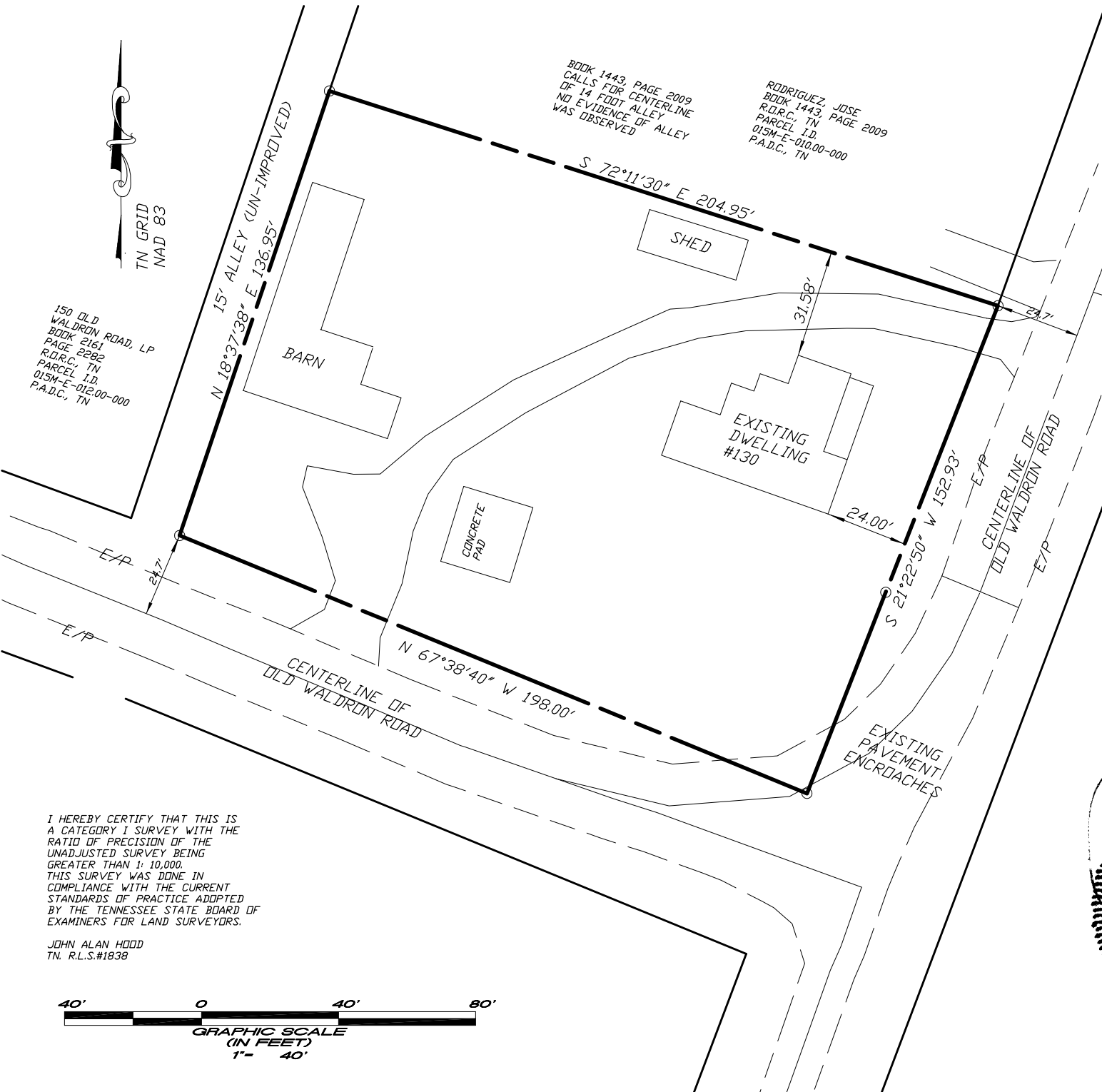
BOOK 1443, PAGE 2009
CALLS FOR CENTERLINE
OF 14 FOOT ALLEY
NO EVIDENCE OF ALLEY
WAS OBSERVED

RODRIGUEZ, JOSE
BOOK 1443, PAGE 2009
R.D.R.C., TN
PARCEL I.D.
015M-E-010.00-000
P.A.D.C., TN

150 OLD
WALDRON ROAD, L.P.
BOOK 2151
PAGE 2282
R.D.R.C., TN
PARCEL I.D.
015M-E-012.00-000
P.A.D.C., TN

I HEREBY CERTIFY THAT THIS IS
A CATEGORY I SURVEY WITH THE
RATIO OF PRECISION OF THE
UNADJUSTED SURVEY BEING
GREATER THAN 1: 10,000.
THIS SURVEY WAS DONE IN
COMPLIANCE WITH THE CURRENT
STANDARDS OF PRACTICE ADOPTED
BY THE TENNESSEE STATE BOARD OF
EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
TN. R.L.S.#1838





Item #: 4. Site Plan – Restaurant and Retail Building at 192 & 198 Old Nashville Highway – Existing and Proposed Buildings of 15,521 Square Feet on 1.35 Acres. Requested by Huddleston Steele. Property located at 192 & 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.

Reviewed By:

Gary Lide, City Engineer

Bo Logan, City Planner

Summary:

On behalf of their client, HS is requesting site plan approval for an existing building and also a planned addition to an older site located at 192/198 ONH. The existing building is comprised of about 11,300 square feet and the new building would be approximately 4200 SF making the total on the site about 15,000 SF.

The existing historic building is 2-story. This particular site is not contained in an overlay district.

THIS APPLICANT & SITE ARE CURRENTLY IN VIOLATION WITH THE CODES DEPT.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.gov)

1. THIS APPLICANT & SITE ARE CURRENTLY IN VIOLATION WITH THE CODES DEPT.
2. No open storage is allowed in C-2.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. Calculations provided indicate that the water quality structure is undersized. Provide confirmation that it can handle the flows required by the La Vergne Stormwater Management Ordinance.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

1. Existing 6"W in Buchanan Street is connected through valve shown at intersection with Old Waldron and routes approximately 4' south of northern edge of pavement of Buchanan St.
2. Note new 6" Fire Water Meter as per City Std Dtl 023 and backflow preventer per City Std Dtl 070. Show vault assembly and BFA to scale. If just a fire water meter, BFA may be a DCDA, rather than standard RPDA. City would prefer you abandon the old existing water meters and install a combined domestic and fire water assembly per City Std Dtl 023, which would require an RPDA for the DW portion of the water meter assembly. 5" Stortz is correct for the FDC and may be installed on or immediately after the FW BFA housing. A PIV is not required on the outside of the building, if the FW piping only makes one entrance into the building, but will be for multiple entrances. City Standards are available on line via City website by hovering over Your Government, selecting Public Utilities, and then selecting Water or by typing this address into your web browser:

<https://www.lavergnetn.gov/DocumentCenter/View/3667/Water-Standard-Specifications-2023>. Contact Utility Engineer, Scott Tatalovich with any questions at 615-663-9683, statalovich@lavergnetn.gov.

3. Request water and sewer availability from Utility Engineer, Scott Tatalovich.
4. Request a public water system Fire Flow Test for sprinkler system designer from Scott Tatalovich, Utility Engineer.
5. Show RPDA backflow assembly right after water meter for 198 Old Nashville Hwy per City Std Dtl 070.
6. When they become available, submit stamped fire sprinkler calculations from Fire Sprinkler Designer showing both pipe size and flowrate for required fire water meter.

Codes (Joe White - jwhite@lavergnetn.gov)

This property has an open Codes case with Municipal Codes Enforcement. As of 8/8/2025, the violations have not been corrected.

Fire (Curtis Brinkley - cbrinkley@lavergnetn.gov)

The existing building will need to have a sprinkler system installed. Plans should show proposed FDC(s), fire suppression supply lines, and proposed/existing hydrants.

Police

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

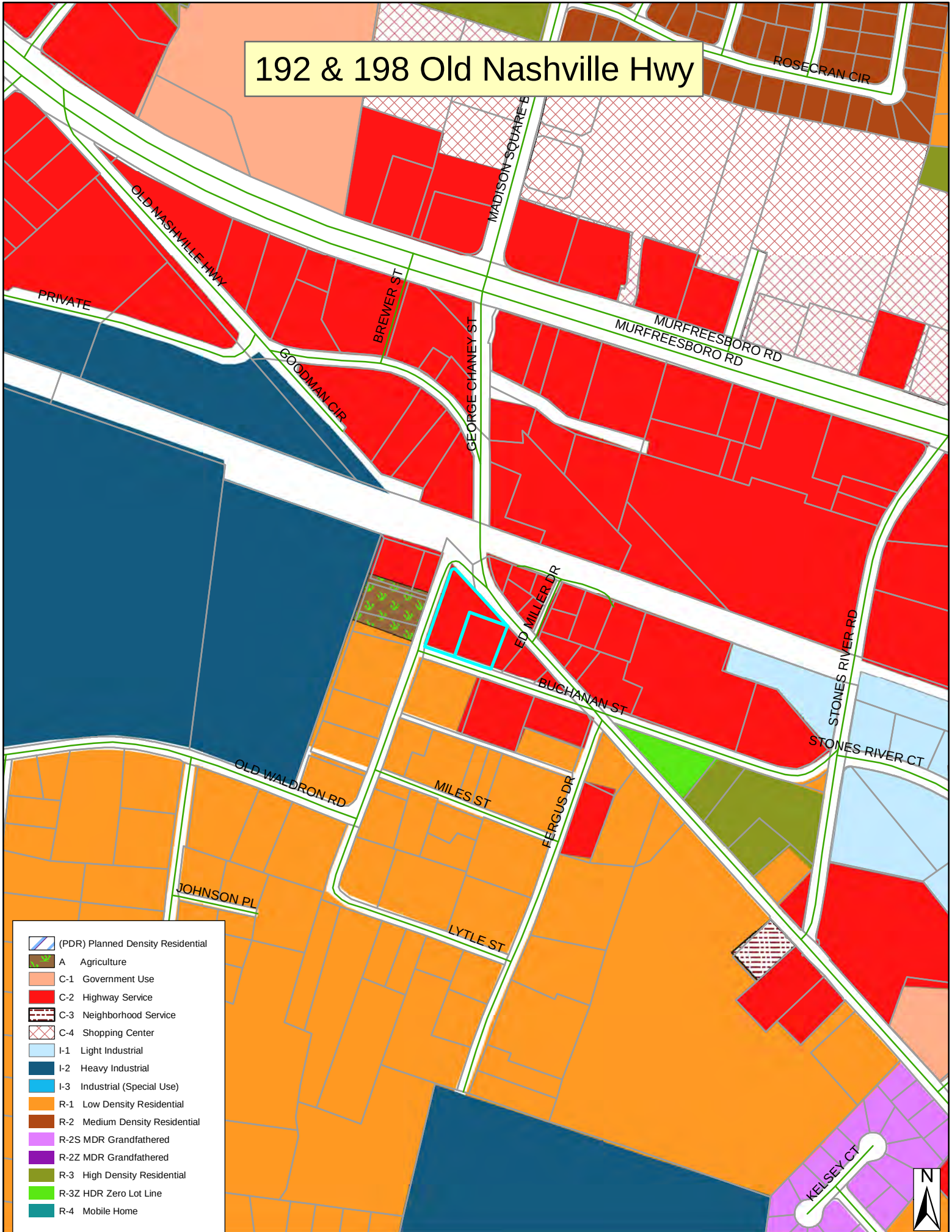
192 & 198 Old Nashville Hwy



192 & 198 Old Nashville Hwy



192 & 198 Old Nashville Hwy







NOTES

- Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- 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.
- 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.

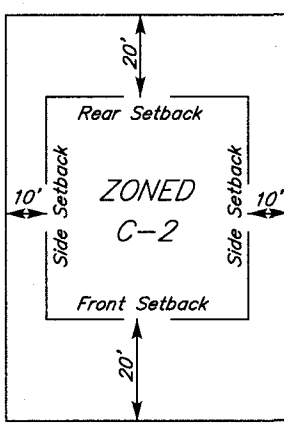
GLOBAL POSITION SYSTEM SURVEY NOTES

- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Rise V-Model #20137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- The datum(s) for the TDOT CORS Network Station 3A that was used:
HORIZ: NAD83(2011) EPOCH 2010
VERT: NAVD 1986
- Fixed Control Station designation with positional data:
TDOT CORS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
EASTING: 1,860,577.594
ELEVATION: 555.08 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- SURVEY POINT
- X- EXISTING FENCE LINE
- E- EXISTING ELECTRIC LINE

ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'

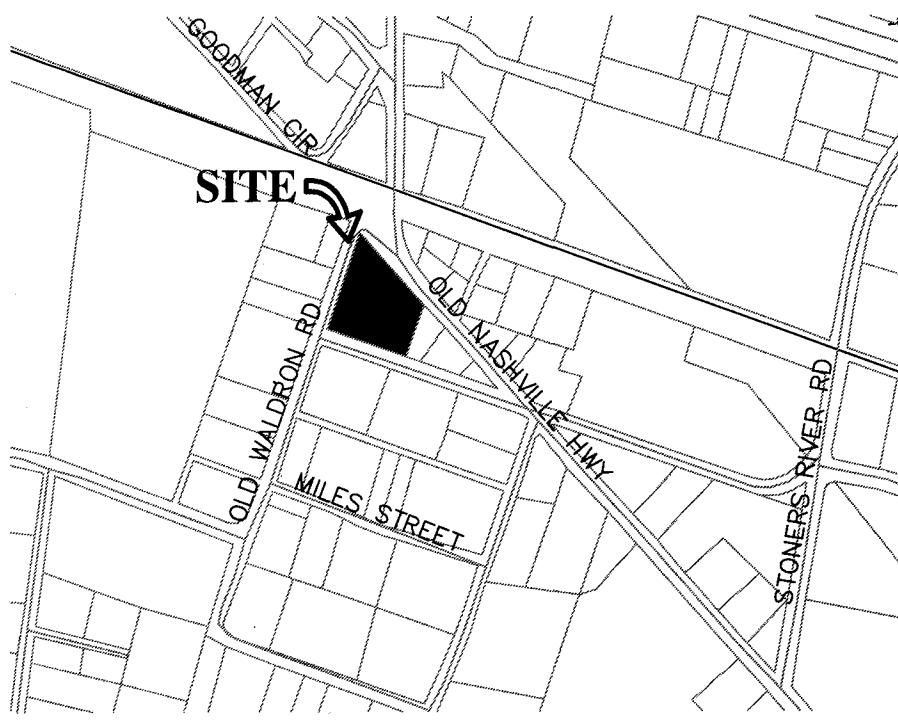


TYPICAL BUILDING SETBACK DETAIL
N.T.S.

PRESSURE SEWER CONNECTION, PER CITY STD. DTL. 16.0

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	117°40'28"	10.00'	20.54'	17.11'	N78°51'31"E

SITE



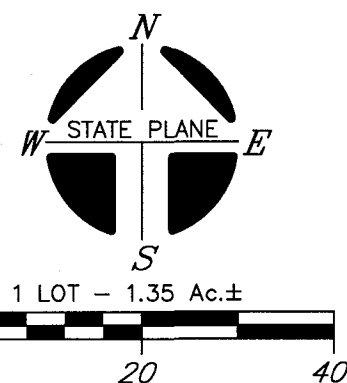
LOCATION MAP

N.T.S.

LEGEND

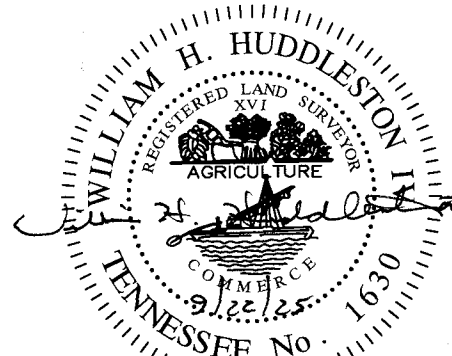
- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale 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

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



OWNER: BETTER HOME LLC
OWNER ADDRESS: 192 OLD NASHVILLE HWY
LA VERGNE, TN 37086
PROPERTY ADDRESS: 192, 198 OLD NASHVILLE HWY
LA VERGNE, TN 37086
TAX MAP: 15M, GROUP: "E", PARCELS: 4.00 & 5.00
RECORD BOOK: 2493, PAGE: 2905
MAP NUMBER: 47149C0015J
DATED: MAY 9, 2025
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.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) 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.



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

EXISTING CONDITIONS
192 AND 198
OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: September, 2025 SCALE: 1"=20' SH. 1 OF 6

NOTES

- Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements shown herein are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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.

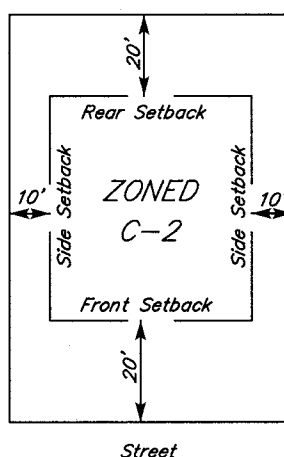
GLOBAL POSITION SYSTEM SURVEY NOTES

- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #00137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDO CORRS station TNSA for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- The datum(s) for the TDO CORRS Station TNSA that was used:
HORIZ: NAD83(2011) EPOCH 2010
VERT: NAVD 1988
- Fixed Control Station designation with positional data:
TDO CORRS STATION-TNSA
STATE PLANE (TN 4100-US SURVEY T.J.)- NORTHING: 553,312.4028
EASTING: 1480,977.584
ELEVATION: 650.206 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDO CORRS Station TNSA:
0.999992186 (STATE PLANE-TN 4100-US SURVEY T.J.)

LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
-X- EXISTING FENCE LINE
-E- EXISTING ELECTRIC LINE

ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

NOTE: DEVELOPER TO PAINT BRICK ON EXTERIOR OF EXISTING BUILDING PALAIS WHITE

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	117°40'28"	10.00'	20.54'	17.11'	N78°51'31"E

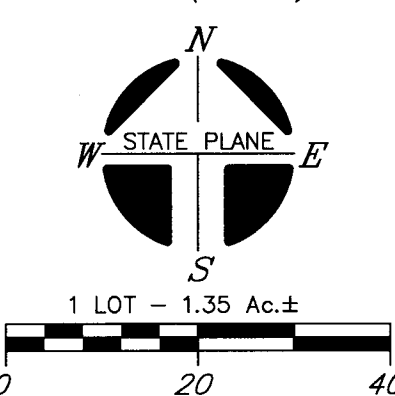
GENERAL NOTES:

- A PRE-CONSTRUCTION CONFERENCE AND LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY REQUIRED OR REQUESTED INSPECTIONS.
- CITY INSPECTORS ARE NOT QUALITY CONTROL. THE CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE MUST BE ON SITE DURING ALL REQUIRED INSPECTIONS. CONTRACTOR'S QUALITY CONTROL MUST SIGN-OFF OR APPROVE EACH INSPECTION. CITY INSPECTORS WILL CONFIRM THAT THIS IS DONE BUT WILL NOT PROVIDE APPROVALS.
- DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-351-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
- ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
- THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE DRAWINGS AT THE PROJECT SITE WHICH SHALL BE AVAILABLE FOR REVIEW BY CITY INSPECTORS. THESE REDLINE PLANS MUST BE UPDATED WEEKLY.
- AS-BUILT PLANS (RECORD DRAWINGS) SHALL BE PROVIDED TO THE CITY WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE PROVIDED IN THREE FORMATS:
a. PAPER (ONE SET)
b. PDF (THUMB DRIVE OR E-MAIL)
c. GIS-COMPATIBLE (ONE FILE)
- TRAFFIC CONTROL, SIGNAGE, AND CONSTRUCTION RELATED BARRIERS ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, FLAGGING, OR OTHER AS ADOPTED BY THE CITY.
- IN RESIDENTIAL AREAS, NO CONSTRUCTION WORK CAN BE CONDUCTED OUTSIDE OF THE FOLLOWING HOURS WITHOUT A SPECIAL PERMIT:
a. MONDAY-FRIDAY, 7:00 AM TO 6:00 PM
b. SATURDAY-SUNDAY, 8:00 AM TO 6:00 PM
- SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO CITY OF LA VERGNE REQUIREMENTS.
- ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY MONUMENTS IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
- ALL CONSTRUCTION WATER TAKEN FROM A CITY F.M. SHALL BE FROM A CITY APPROVED FIRE HYDRANT WATER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC DOMESTIC WATER SYSTEM AT ALL TIMES BY MAINTAINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY.
- THE CONTRACTOR SHALL CONTINUE ALL OF HIS ACTIVITIES TO THE AREAS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
- SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION ACCEPTABLE TO THE CITY OF LA VERGNE AND THE STATE OF TENNESSEE. NO WASTE MATERIAL SHALL BE PLACED IN A SINKHOLE WITHIN THE CITY LIMITS OF LA VERGNE.
- NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME.
- IF PUBLIC SIDEWALKS ARE TO BE CLOSED BY CONSTRUCTION FOR MORE THAN TWENTY-FOUR HOURS, THEN A PEDESTRIAN TRAFFIC RE-ROUTING PLAN WHICH PROVIDES AN ACCESSIBLE ROUTE OF TRAVEL FOR PEDESTRIANS MUST BE APPROVED AND IMPLEMENTED PRIOR TO CONSTRUCTION.

LEGEND

- ⊕ Power Pole
⊕ Sign
⊕ 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
-OO- Existing Contours
-OO- Proposed Contours
000 Existing Spot Elevations
000 Proposed Spot Elevations
-S- Siltation Fence or Straw Bale 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

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



Site Data Chart

Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Office/Retail/Restaurant
Existing Building: 11,321 SF
Proposed Building: 4,200 SF
Total Building square footage: 15,521 SF
Acreage/square footage of lot: 1.35 Ac./58,834± SF.

Parking:

Phase I
Office Parking requirements: (5000/300 SF.) = 16.7 Spaces
Retail Parking requirements: (2,000/250 SF.) = 8 Spaces
Restaurant or Retail Parking Requirements (3,478/150 SF.) = 23.2 Spaces
Total Phase I Parking Required: 48 Spaces
Total Phase I Parking Provided: 47 Spaces (Inc. 2 ADA)

Phase II

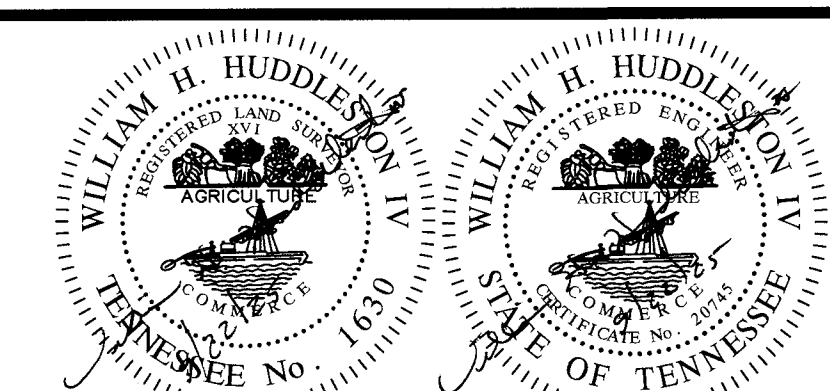
Restaurant Parking requirements: (1,250/150 SF.) = 8.3 Spaces
Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

NOTE: NO OPEN STORAGE ALLOWED

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) 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.



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

SITE PLAN
192 AND 198

OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: September, 2025 SCALE: 1"=20' SH. 2 OF 6

NOTES

- Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- 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.
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GLOBAL POSITION SYSTEM SURVEY NOTES

- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Holix #100137-04 (Quad frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDO CORN station TN3A for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- The datum(s) for the TDO CORN Network Station 3A that was used:
HORIZ: NAD83(2011) EPOCH 2010
VERT: NAVD 1989
- Fixed Control Station designation with positional data:
TDO CORN STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.)-- NORTHING: 553,312.4028
EASTING: 1,860,677.584
ELEVATION: 650.209 FT.

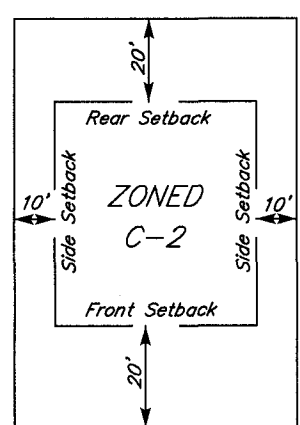
6. Deed model used: GEOD003

7. Combined grid factors for TDO CORN Station TN3A:
0.999921665 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- IPS O IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF O IRON PIN FID.
S SURVEY POINT
X EXISTING FENCE LINE
E EXISTING ELECTRIC LINE

ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

1-8"x8" TAPPING SLEEVE AND VALVE

8" WATER MAIN
1-8"x6" TEE
1-6" GATE VALVE & BOX
1-8"x6" REDUCER
2 CONC. THRUST BLOCKS

DOUBLE DETECTOR
FIRE BACKFLOW
PREVENTER WITH
FDC (5" STORZ
CONNECTION
WITH A 30°
DOWNWARD ANGLE

FIRE LINE FROM RISER

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	117°40'28"	10.00'	20.54'	17.11'
				BEARING: N78°51'31"E

Site Data Chart

Zoning District: Commercial-2
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Total Phase I Parking Required: 48 Spaces
Total Phase I Parking Provided: 47 Spaces (Inc. 2 ADA)

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Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

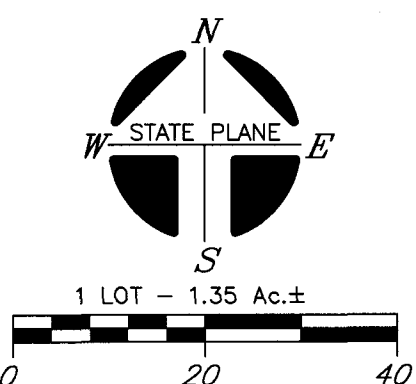
Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

LEGEND

- Ø Power Pole
- ⊕ Sign
- ⬆ Existing Fire Hydrant
- ⬆ Proposed Fire Hydrant
- △ Reducer
- ⊗ Proposed Gate Valve & Box
- ⊗ Concrete Thrust Block
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- S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- S— Sewer Line Check Dam
- S— Existing Contours
- S— Proposed Contours
- 0.00 Existing Spot Elevations
- 0.00 Proposed Spot Elevations
- S— Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas)
- 1/2" - 6" min. dia., 1' thick per TDO Specifications Item No. 709-05

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



OWNER: BETTER HOME LLC

OWNER ADDRESS: 192 OLD NASHVILLE HWY
LA VERGNE, TN 37086

PROPERTY ADDRESS: 192, 198 OLD NASHVILLE HWY
LA VERGNE, TN 37086

TAX MAP: 15M, GROUP: "E", PARCELS: 4.00 & 5.00

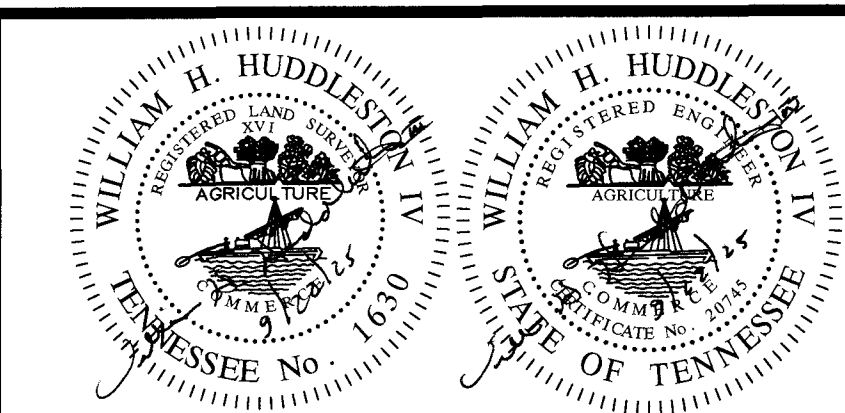
RECORD BOOK: 2483, PAGE: 2905

MAP NUMBER: 47149C0015J

DATED: MAY. 9, 2023

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.

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ENGINEERING, INC.
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TELEPHONE: (615)893-4084, FAX: (615)893-0080

UTILITY PLAN
192 AND 198

OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: September, 2025 SCALE: 1"=20' SH. 2A OF 6

NOTES

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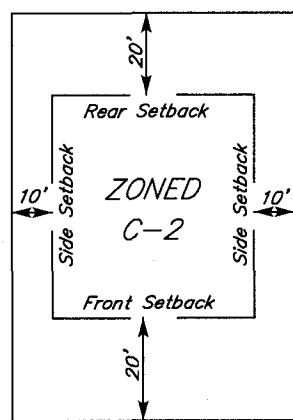
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- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- The datum(s) for the TDDT CORS Network Station 3A that was used:
HORIZ: NAD83(2011) EPOCH 2010
VERT: NAVD 1988
- Fixed Control Station designation with positional data:
TDDT CORS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.): NORTHING: 553,312.4528
EASTING: 1,860,677.984
ELEVATION: 650.209 FT.
- Geoid model used: GEOID03
- Combined grid factors for TDDT CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- IPS O IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF O IRON PIN FND
- SURVEY POINT
- X-X- EXISTING FENCE LINE
- E-E- EXISTING ELECTRIC LINE

ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
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Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

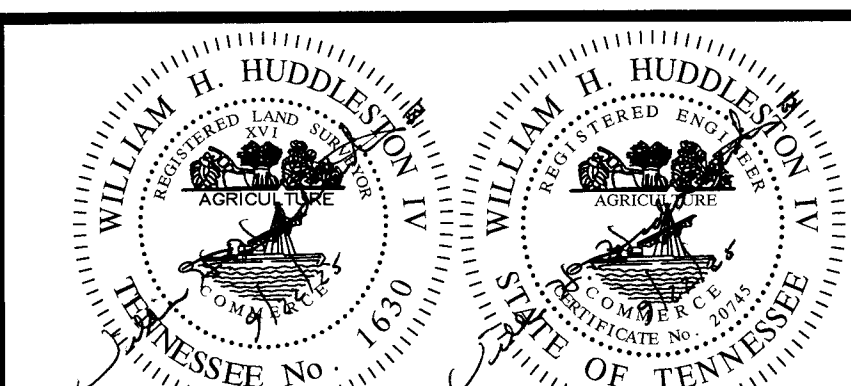
STRUCTURE#	TYPE	TOP CASTING	TOP GRATE	INVERT ELEV.
1	AREA DRAIN	557.5	-	555.02
2	AREA DRAIN	557.7	-	554.70
3	AREA DRAIN	557.8	-	554.23
4	AREA DRAIN	558.1	-	553.57
5	AREA DRAIN	558.3	-	554.21
6	CONC.HW	-	-	555.7
7	CONC.HW	-	-	555.9
8	AREA DRAIN	557.5	-	553.10
9	STORM MH	557.0	-	552.41
10	STORM MH	554.75	-	552.23
11	AREA DRAIN	555.9	-	553.01
12	CONC.HW	-	-	554.85
13	CONNECTION	-	-	554.75
14	AREA DRAIN	557.5	-	552.80
15	UPFLO WQU	557.2	-	552.43

PIPE#	LENGTH	SIZE	TYPE	SLOPE	LOWER I.E.	UPPER I.E.
1	40LF	15"	RCP	0.80%	554.70	555.02
2	59	15"	RCP	0.80	554.23	554.70
3	82	15"	RCP	0.80	553.57	554.23
4	64	15"	RCP	1.00	553.57	554.21
5	61	14"x23"	RCEP	0.30	555.7	555.9
6	46	15"	RCP	0.80	552.43	552.80
7	5	15"	RCP	0.30	552.41	552.43
8	69	15"	RCP	0.30	552.80	553.01
9	20	18"	RCP	0.50	554.75	554.85
10	60	15"	RCP	0.30	552.23	552.41
11	38	15"	RCP	0.80	552.80	553.10
12	59	15"	RCP	0.80	553.10	553.57

LEGEND

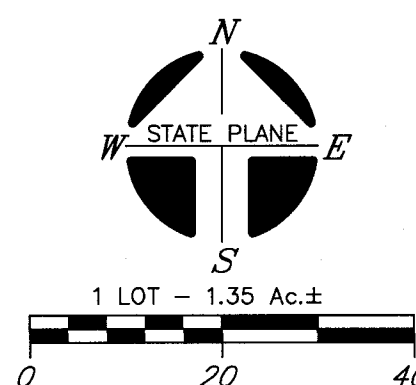
- Ø Power Pole
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- △ Reducer
- ⊕ Proposed Gate Valve & Box
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- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- 00- Existing Contours
- 00- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- S- Siltation Fence or Straw Bale 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 TDDT Specifications) Item No. 709-05

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) 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.



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

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



OWNER: BETTER HOME LLC
OWNER ADDRESS: 192 OLD NASHVILLE HWY
LA VERGNE, TN 37086
PROPERTY ADDRESS: 192, 198 OLD NASHVILLE HWY
LA VERGNE, TN 37086
TAX MAP: 15M, GROUP: "E", PARCELS: 4.00 & 5.00
RECORD BOOK: 2483, PAGE: 2905
MAP NUMBER: 47149C0015J
DATED: MAY, 9, 2023
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.

DRAINAGE PLAN 192 AND 198 OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: September, 2025 SCALE: 1"=20' SH. 3 OF 6

NOTES

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- Public utility and drainage easements 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.
- 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.

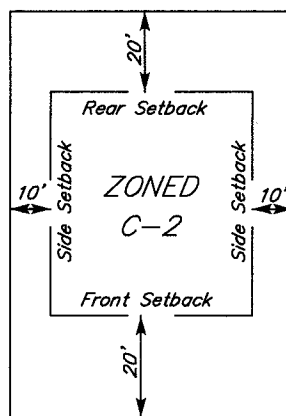
GLOBAL POSITION SYSTEM SURVEY NOTES

- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDO CORRS station TN3A for horizontal control and vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- The datum(s) for the TDO CORRS Network Station 3A that was used: NAD83 - NAD83(2011) EPOCH 2010
VERT: NAVD 1988
- Fixed Control Station designation with positional data:
TDO CORRS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
EASTING: 1860,677.584
ELEVATION: 650.209 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDO CORRS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- IPS O IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF O IRON PIN FND.
● SURVEY POINT
- - - EXISTING FENCE LINE
- - - EXISTING ELECTRIC LINE

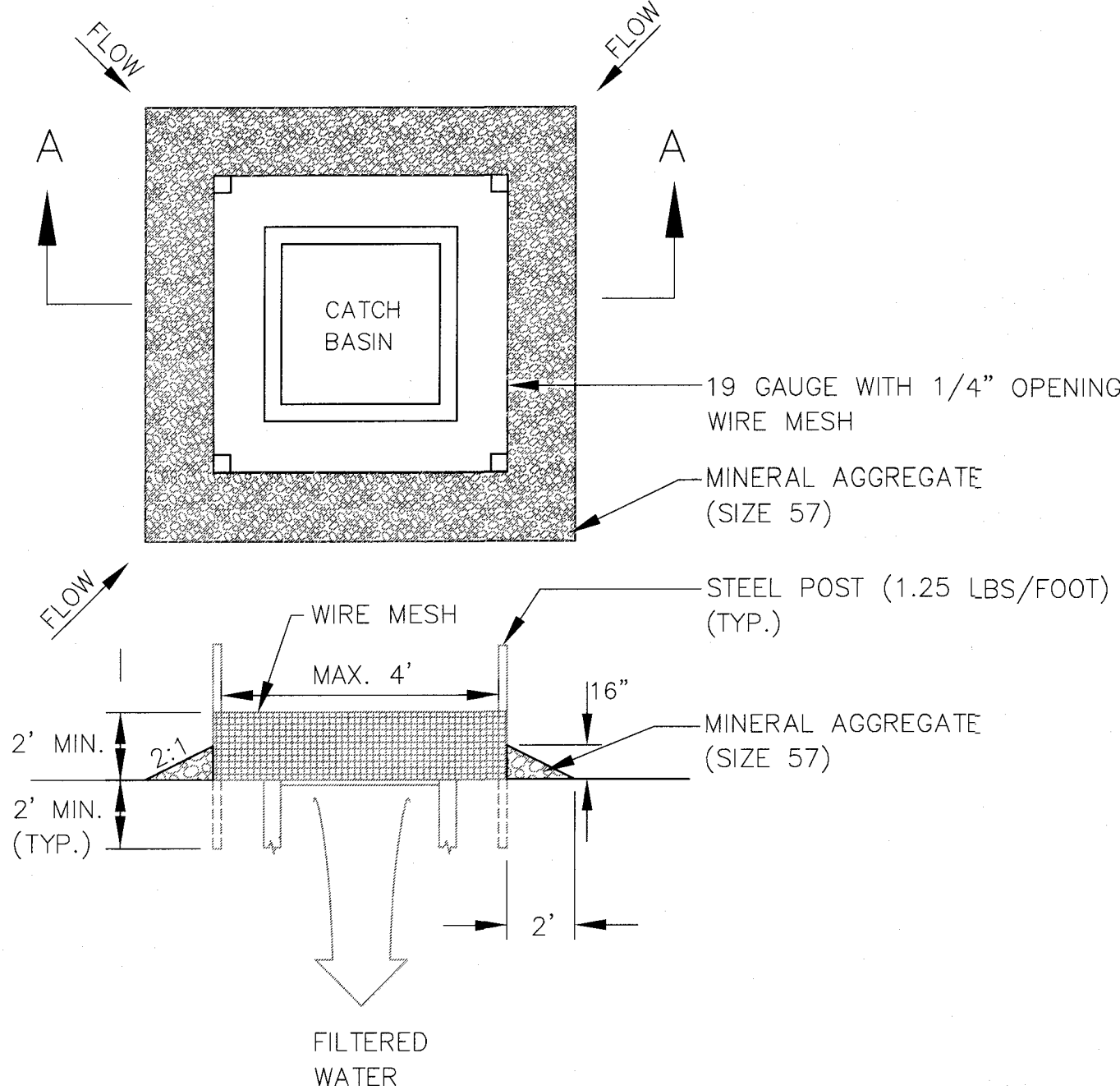
ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



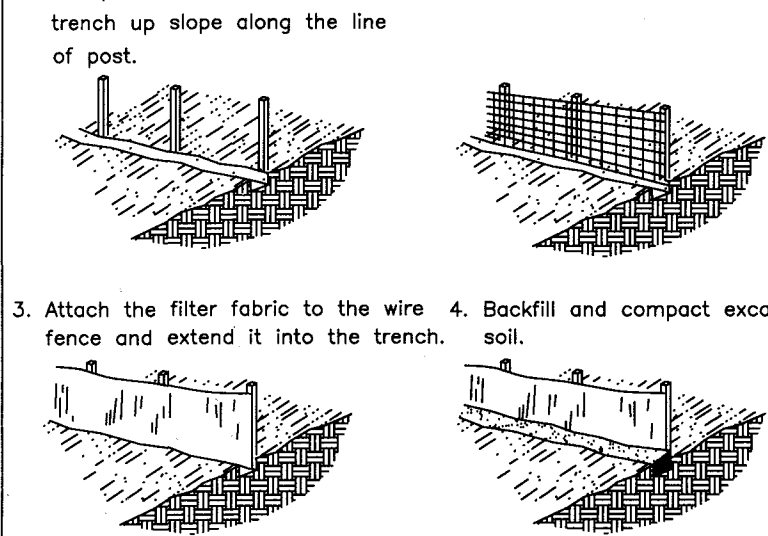
TYPICAL BUILDING SETBACK DETAIL
N.E.S.

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	117°40'28"	10.00'	20.54'	17.11'

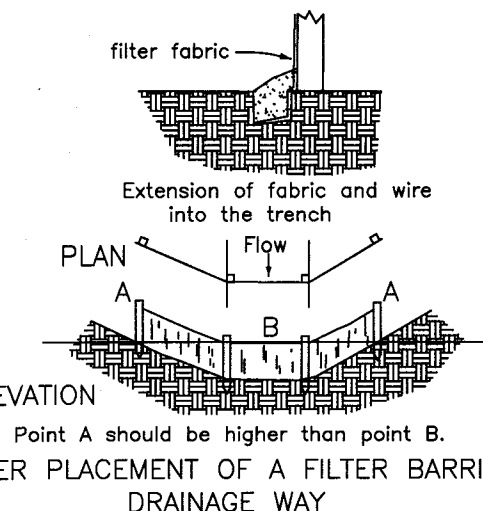
HARDWARE CLOTH AND GRAVEL INLET PROTECTION



- Set post and excavate a 4"x4" trench up slope along the line of post.
- Staple wire fencing to post.



CONSTRUCTION OF A SILT FENCE

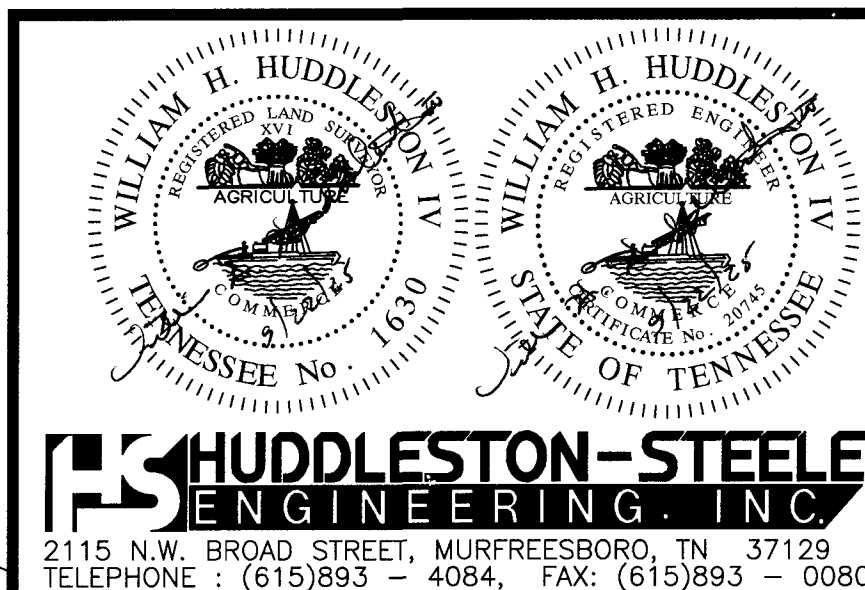


Point A should be higher than point B.
PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY

LEGEND

- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale 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

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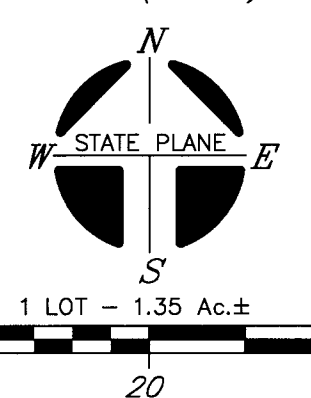


EPSC PLAN
192 AND 198
OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: August, 2025 SCALE: 1"=20' SH. 3A OF 6

OWNER: BETTER HOME LLC
OWNER ADDRESS: 192 OLD NASHVILLE HWY
LA VERGNE, TN 37086
PROPERTY ADDRESS: 192, 198 OLD NASHVILLE HWY
LA VERGNE, TN 37086
TAX MAP: 15M, GROUP: "E", PARCELS: 4.00 & 5.00
RECORD BOOK: 2483, PAGE: 2905
MAP NUMBER: 47149C0015J
DATED: MAY 9, 2023
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.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



NOTES

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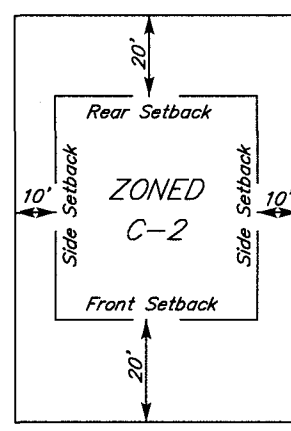
GLOBAL POSITION SYSTEM SURVEY NOTES

- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #102037-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOF station N3A for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- The datum(s) for the TDOF station N3A was used:
HORIZ.: NAD83(2011) EPOCH 2010
VERT.: NAVD 1988
- Fixed Control Station designation with positional data:
TDOF STATION-N3A
STATE PLANE (TN 4100-US SURVEY FT.)-
NORTHING: 553,312.4328
EASTING: 1,860,677.584
ELEVATION: 650.299 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOF STATION N3A:
0.999991862 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
-Y- -X- EXISTING FENCE LINE
-E- -E- EXISTING ELECTRIC LINE

ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	117°40'28"	10.00'	20.54'	17.11'	N78°51'31"E

Site Data Chart

Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Office/Retail/Restaurant
Existing Building: 11,321 SF.
Proposed Building: 4,200 SF.
Total Building square footage: 15,521 SF.
Acreage/square footage of lot: 1.35 Ac./58,834± SF.

Parking:

Phase I
Office Parking requirements: (5000/300 SF.) = 16.7 Spaces
Retail Parking requirements: (2,000/250 SF.) = 8 Spaces
Restaurant or Retail Parking Requirements (3,478/150 SF.) = 23.2 Spaces
Total Phase I Parking Required: 48 Spaces
Total Phase I Parking Provided: 47 Spaces (Inc. 2 ADA)

Phase II

Restaurant Parking requirements: (1,250/150 SF.) = 8.3 Spaces
Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

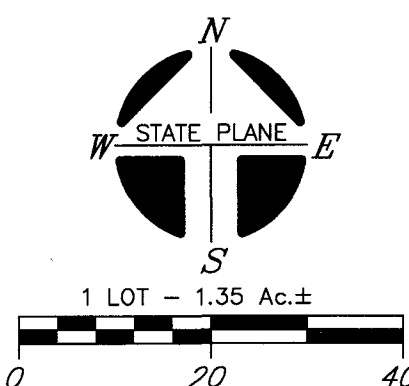
Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

PLANT MATERIALS SCHEDULE						
KEY	QUANTITY	SCIENTIFIC NAME / COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
○	27	Buxus sempervirens / Common Boxwood		18" MIN.		
○	8	Acer rubrum / Red Maple	2.5" MIN.			
○	27	Carica canadensis / Eastern Redbud	1.5" MIN.			
○	90	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	3" MIN.			

LEGEND

- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale 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

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



OWNER: BETTER HOME LLC

OWNER ADDRESS: 192 OLD NASHVILLE HWY
LA VERGNE, TN 37086

PROPERTY ADDRESS: 192, 198 OLD NASHVILLE HWY
LA VERGNE, TN 37086

TAX MAP: 15M, GROUP: "E" PARCELS: 4.00 & 5.00

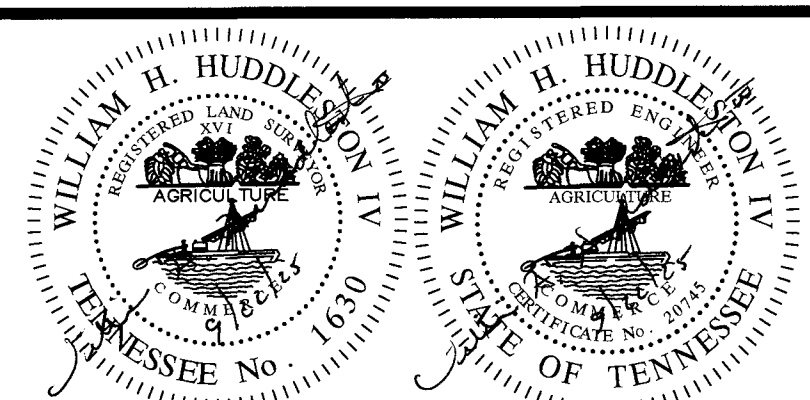
RECORD BOOK: 2483, PAGE: 2905

MAP NUMBER: 47149C0015J

DATED: MAY 9, 2023

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LANDSCAPE PLAN
192 AND 198

OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: September, 2025 SCALE: 1"=20' SH. 4 OF 6

NOTES

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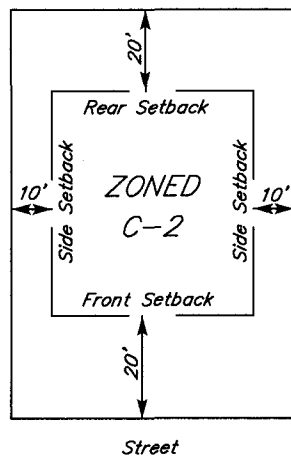
GLOBAL POSITION SYSTEM SURVEY NOTES

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- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- The datum(s) for the TDOT CORS Network Station 3A that was used:
HORIZ: NAD83(2011) EPOCH 2010
VERT: NAVD 1983
- Fixed Control Station designation with positional data:
TDOT CORS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.): NORTHING: 503,312.4528
EASTING: 1,660,677.984
ELEVATION: 650.209 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN3A:
0.999921665 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- IPS O IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF O IRON PIN FID.
● SURVEY POINT
- - - EXISTING FENCE LINE
- - - EXISTING ELECTRIC LINE

ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC CHORD	BEARING
C1	117°40'28"	10.00'	20.54'	17°11' N78°51'31"E

Site Data Chart

Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Office/Retail/Restaurant
Existing Building: 11,321 SF.
Proposed Building: 4,200 SF.
Total Building square footage: 15,521 SF.
Acreage/square footage of lot: 1.35 Ac./58,834± SF.

Parking:

Phase I
Office Parking requirements: (5000/300 SF.) = 16.7 Spaces
Retail Parking requirements: (2,000/250 SF.) = 8 Spaces
Restaurant or Retail Parking Requirements (3,478/150 SF.) = 23.2 Spaces
Total Phase I Parking Required: 48 Spaces
Total Phase I Parking Provided: 47 Spaces (Inc. 2 ADA)

Phase II

Restaurant Parking requirements: (1,250/150 SF.) = 8.3 Spaces
Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

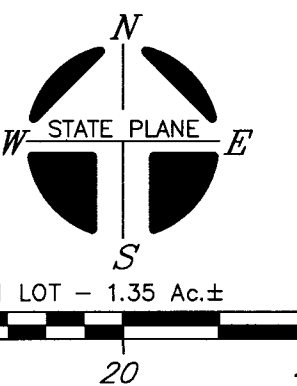
LUMINAIRE SCHEDULE

Label:	McGraw-Edison GLEON-AF-02-LED-E1-SL2 Mounted 20'		
Quantity:	3	60W	LED, 6,245 Lumen, 4,000K
Label:	Cooper Lighting Solutions 9004-W2-[RW,RI]-LED3097-W-WT-L1-UNVV Mounted 12'		
Quantity:	6	20W	LED, 1533 Lumen, 3,000K

LEGEND

- Power Pole
- Sign
- 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
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- Siltation Fence or Straw Bale 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

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



OWNER: BETTER HOME LLC

OWNER ADDRESS: 192 OLD NASHVILLE HWY
LA VERGNE, TN 37086

PROPERTY ADDRESS: 192, 198 OLD NASHVILLE HWY
LA VERGNE, TN 37086

TAX MAP: 15M, GROUP: "E", PARCELS: 4.00 & 5.00

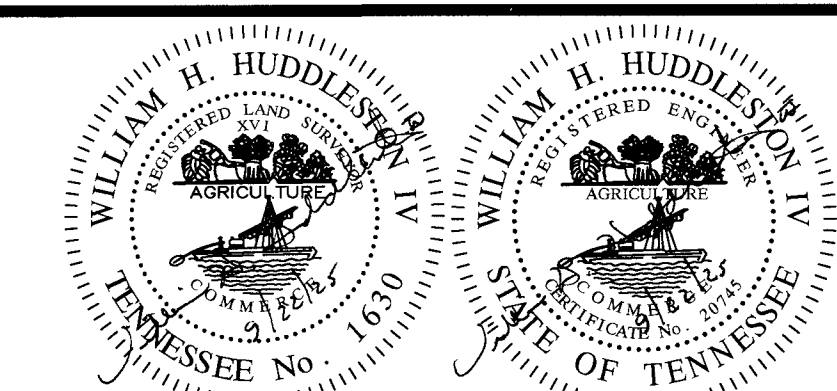
RECORD BOOK: 2483, PAGE: 2905

MAP NUMBER: 47149C0015J

DATED: MAY 9, 2023

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

PHOTOMETRIC PLAN
192 AND 198
OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: September, 2025 SCALE: 1"=20' SH. 5 OF 6



Item #: 5. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC. (DEFERRED)

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

This site plan was first submitted to the City's planning commission in August 2022, then again in March 2024. Although the item has been deliberated in several meetings, ultimately the site plan was never approved.

On behalf of his client, Chet Rhodes is requesting site plan approval for a retail center to be located at 5130 Murfreesboro Road. Currently, the property contains only one structure. The other structure on the adjacent site is a strip-like retail center and contains 11,257 sq. feet. It is no longer part of this lot, but it was in the past.

The applicant has proposed to use the existing building that is comprised of 4,200 square feet with this plan. The building is 1-story and was formerly a car wash.

6' Sidewalks must be shown along all frontages incl. Murfreesboro Road, Old Nashville Hwy., and George Chaney.

This particular site is contained in an overlay district. The building currently contains five (5) bays and two (2) pedestrian doors that face the front of the building. The building itself is already comprised of brick with a metal roof.

The applicant has decided to brick parts of the building and add windows as well. Also, the applicant has added more parking spaces as well as added a dumpster location to the site plan.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

1. Applicant must submit an architectural materials board with actual samples of all exterior materials, including samples of all paint colors;
2. 6' Sidewalks must be shown along all frontages incl. Murfreesboro Road, Old Nashville Hwy., George Chaney;
3. The address is incorrect and should be 5130 Murf. Road;
4. Photometric Plan is missing;
5. Applicant shall show a Site Data Table;
6. Parking requirements must be included in the Site Data Table;
7. Add note on appropriate sheet to indicate van-accessible handicap space with provided van-accessible loading zone;
8. Show all details of ADA signage and ADA pavement markings that will be utilized on the site;
9. Include parking detail for handicap spaces;
10. Show all utilities;
11. Building setback lines must be indicated for all sides of all buildings.

Engineering (Gary Lide - glide@lavernetn.gov)

1. (Sheet C-2.1b) Comments on grading plan:

a. FFE elevation is shown as 552.0 and exterior sidewalk is shown at an elevation of 551.7'. 0.3' drop does not meet IBC and ADA requirements. Max threshold is 1/2" and max cross slope of walk is 2%.

b. Show location(s) of curb ramp(s) (per detail on Sheet C-6.0).

c. Show locations of curb cuts (detail on Sheet C-6.0)

d. Grading plan shows area of ponding at the east end of the proposed new parking spaces. This must be corrected.

e. Show invert elevations for oval RCP and 14"x23" RCP.

f. Show necessary grading along Brewer Street to avoid ponding

g. Show spot shops at all corners of the new parking spaces. Presently two shots are shown while eight are needed.

2. (Sheet C-7.2) Since new parking spaces are being added in the presently grassed area under the TVA transmission lines, stormwater quantity calculations meeting the requirements of the Stormwater Ordinance must be provided and stormwater quantity controls must be added. Staff does not concur with the statement that the size of the increase in flow is too small to require mitigation. Calculations and mitigation must be provided.

3. (Sheet C-7.2) The detail shown for a "Detention Area and Sediment Basin" will suffice for meeting the Stormwater Management Ordinance water quality requirements. The following must be provided:

a. Provide stormwater quality calculations for sizing the basin per the Stormwater Management Ordinance. The basin must be sized based on the total area disturbed (proposed building expansion, proposed walk, proposed curb extensions, proposed curb, etc.) regardless of the existing ground surface.

b. Show the location of the basin on the site and grading plans

c. Since this is required as a permanent addition to the site, provide a Longterm Maintenance Agreement (LTMA) and Longterm Maintenance Plan (LTMP) for the basin which must be recorded prior to the certificate of occupancy being issued.

d. (For information) The city would accept a single riprap baffle in lieu of the three fabric baffles. This would save the owner having to replace the fabric baffles every six months to a year as shown on the plans.

4. (Sheet C-7.3) Modify detail 2 "Construction Entrance" to account for the fact that the entrance is shown placed on top of existing asphalt. Show the location on Sheet C-7.0.

5. (Sheet C-6.1) The dumpster screen is proposed to be exposed CMU with a wooden gate. The Planning Commission will review that proposal against requirements of the Murfreesboro Road Overlay District.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. Indicate distance to closest public FH, approximately 280 feet from the southwest corner of the property.

2. Show 8"W in south side of Murfreesboro Rd, which serves current water meters for these lots.

3. Show existing 2" low pressure sewer (LPS) in Old Nashville Hwy discharging to existing MH in west lot.

4. Show existing water meter location for east lot.

5. Label existing 15-foot sewer easement through properties (DB339, PG214).

6. Show existing sewer service cleanout and/or existing sewer plumbing for western lot.

7. Show existing sewer plumbing for existing building at eastern lot.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

Show existing hydrants. Hydrants should be located within 400 feet of property suitable for fire suppression efforts.

Police

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

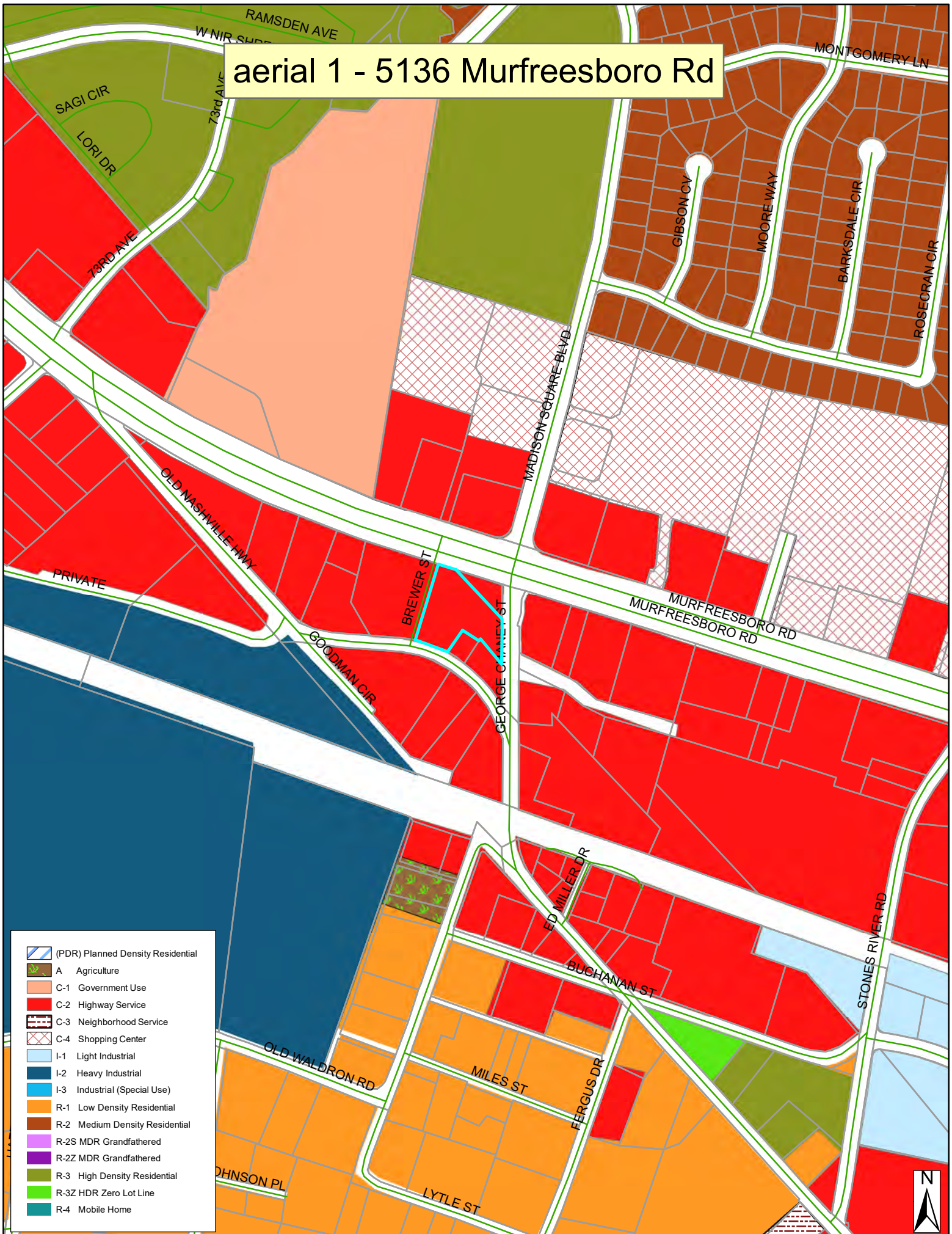
aerial 1 - 5136 Murfreesboro Rd



aerial 1 - 5136 Murfreesboro Rd



aerial 1 - 5136 Murfreesboro Rd







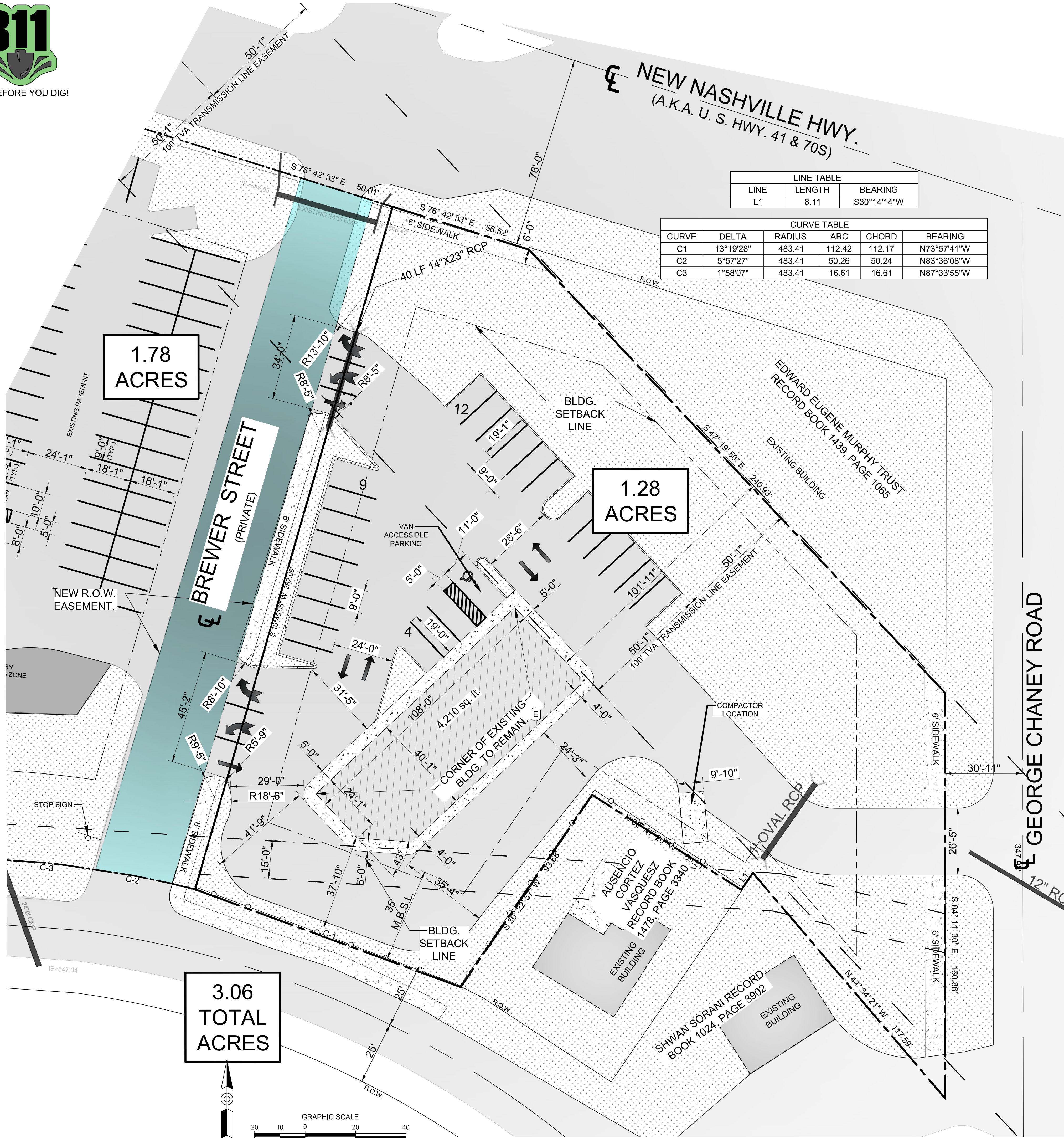


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RETAIL GOODS ESTABLISHMENT:

3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA.

4,210 sq. ft. OF RETAIL = 3 x 5,000 sq. ft. = **15 SPACES REQ'D**

THE ADA PARKING SPACE REQUIREMENTS IN TENNESSEE ALSO SPECIFY HOW MANY SPACES ARE NEEDED BASED ON THE SIZE OF THE LOT OR FACILITY. LOTS MUST HAVE AT LEAST ONE ACCESSIBLE SPOT FOR EVERY 25 COMMON SPACES (1:25). FOR ACCOMMODATIONS WITH MORE THAN 25 SPOTS, AN EXTRA ONE ADA PARKING SPACE MUST BE ADDED FOR EVERY 50 REGULAR STALLS OVER 25 (1:50).

IMPERVIOUS AREA = 35,886.6 sq. ft. = 0.82 acres
PERVIOUS AREA = 26,847.3 sq. ft. = 0.61 acres
1.43 acres

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W Lytle St. Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

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Ph # 615-423-4519
EMAIL: erian.g@yahoo.com
TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
3/14/2024

ENGINEER: **RE**
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
SAL. ENVIRONMENTAL
SITE DEVELOPMENT WATERWASTEWATER

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NO.	DATE	REVISIONS	DRAWN	CHECKED	DESIGNED	APPROVED

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APPROVED	CAR	00/00/00
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
SITE PLAN

DWG. No.
C-2.1

SCALE: NOTED
CADFILE: 1117 Whitney Drive
JOB No.
REV.



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902 OLACID COURT
 BRENTWOOD, TN 37027
 Ph # 615-423-4519
 EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
 9402 PLACID CT.
 BRENTWOOD TN 37027



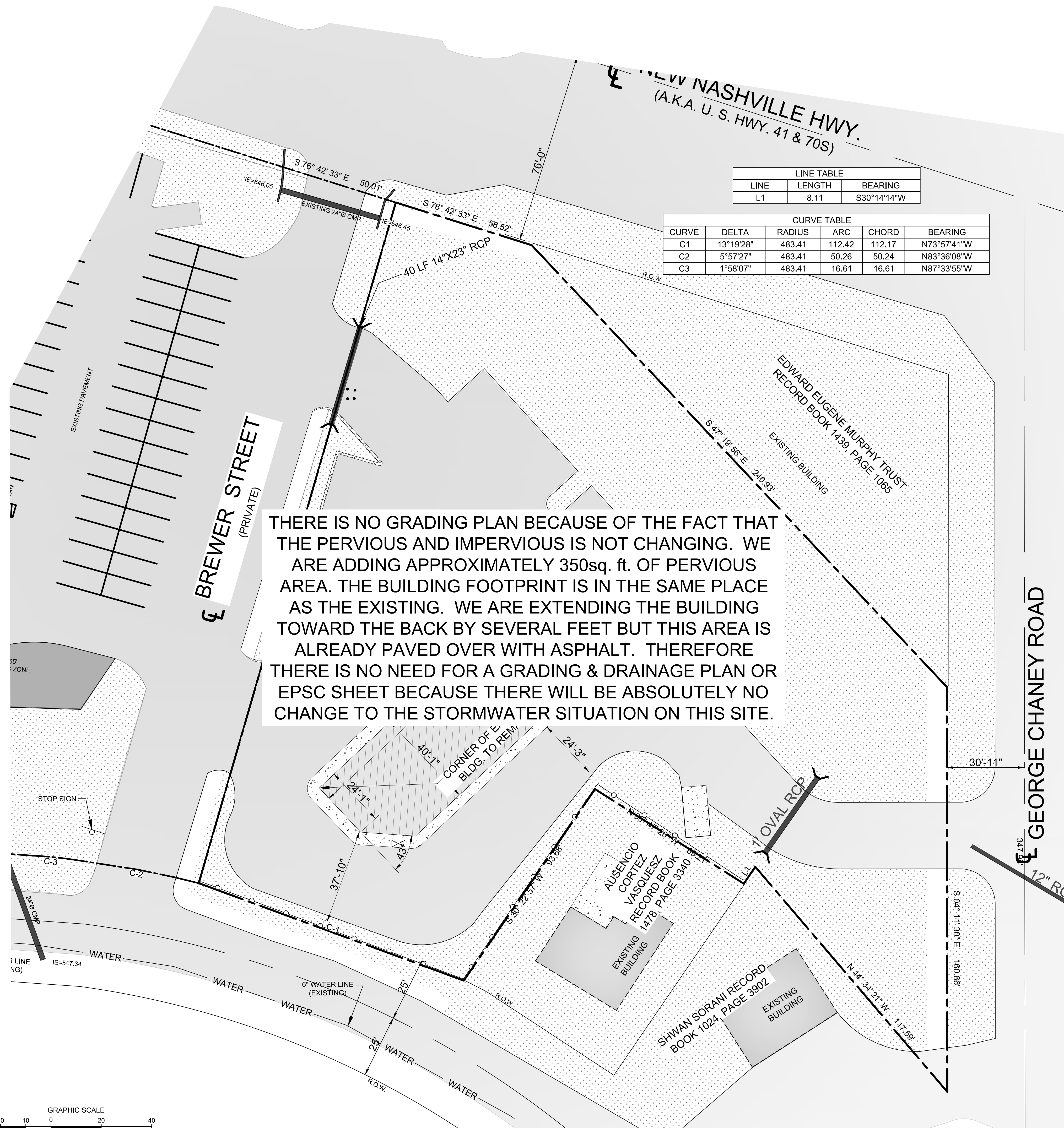
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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
SITE PLAN

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SITE PLAN

NOTE



3/14/2024

ENGINEER.



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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

UTILITY PLAN

DING, No.

C-4.0

SCALE: NOTED

JOB No.

REV.



RE

**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
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COLUMBIA, TN 38401
CELL: 615.480.7535

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RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PERVIOUS & IMPERVIOUS

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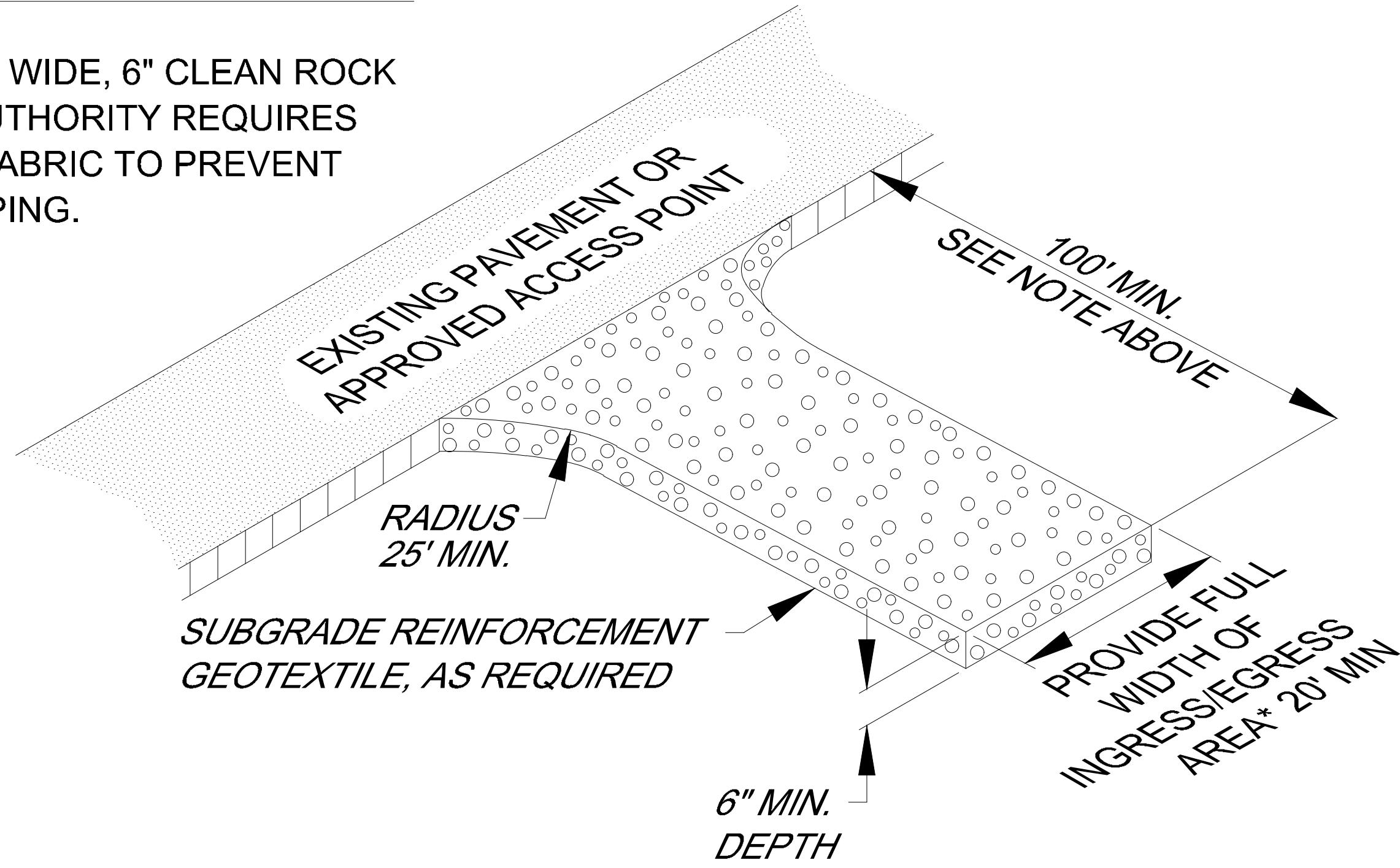
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Page 48 of 113

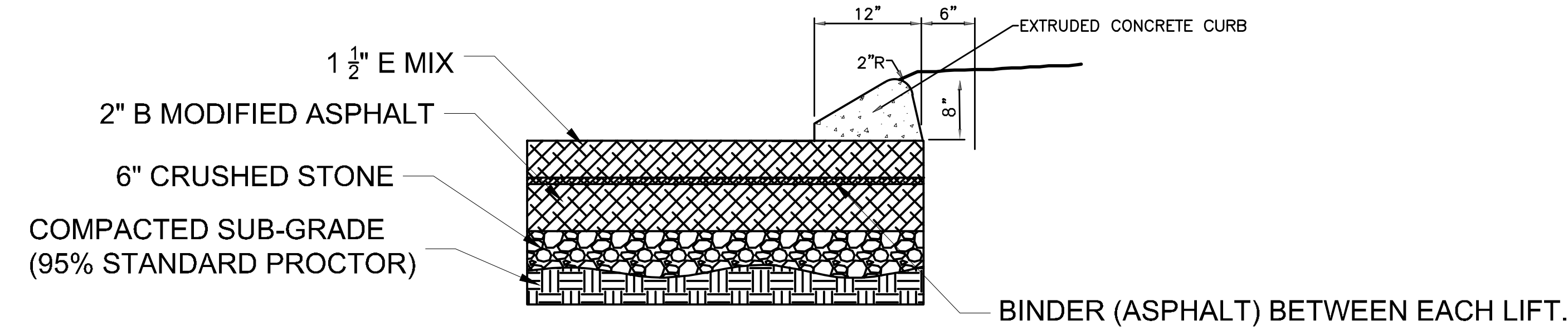
NOTE:

75' LONG BY 20' WIDE, 6" CLEAN ROCK
GOVERNING AUTHORITY REQUIRES
GEO-TEXTILE FABRIC TO PREVENT
SUB-SOIL PUMPING.



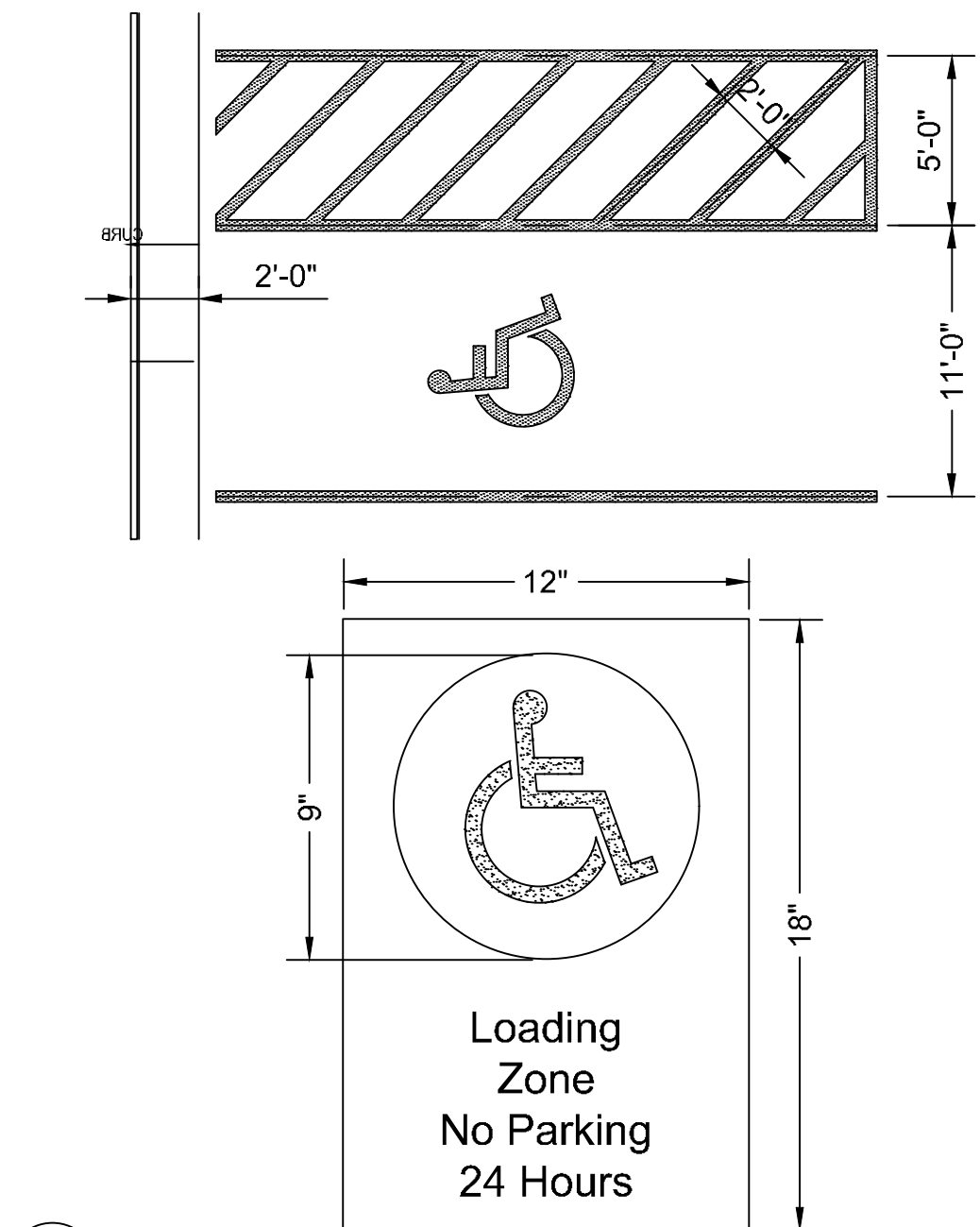
CONSTRUCTION ENTRANCE

Parking Lot Paving Detail



ASPHALT CROSS SECTION

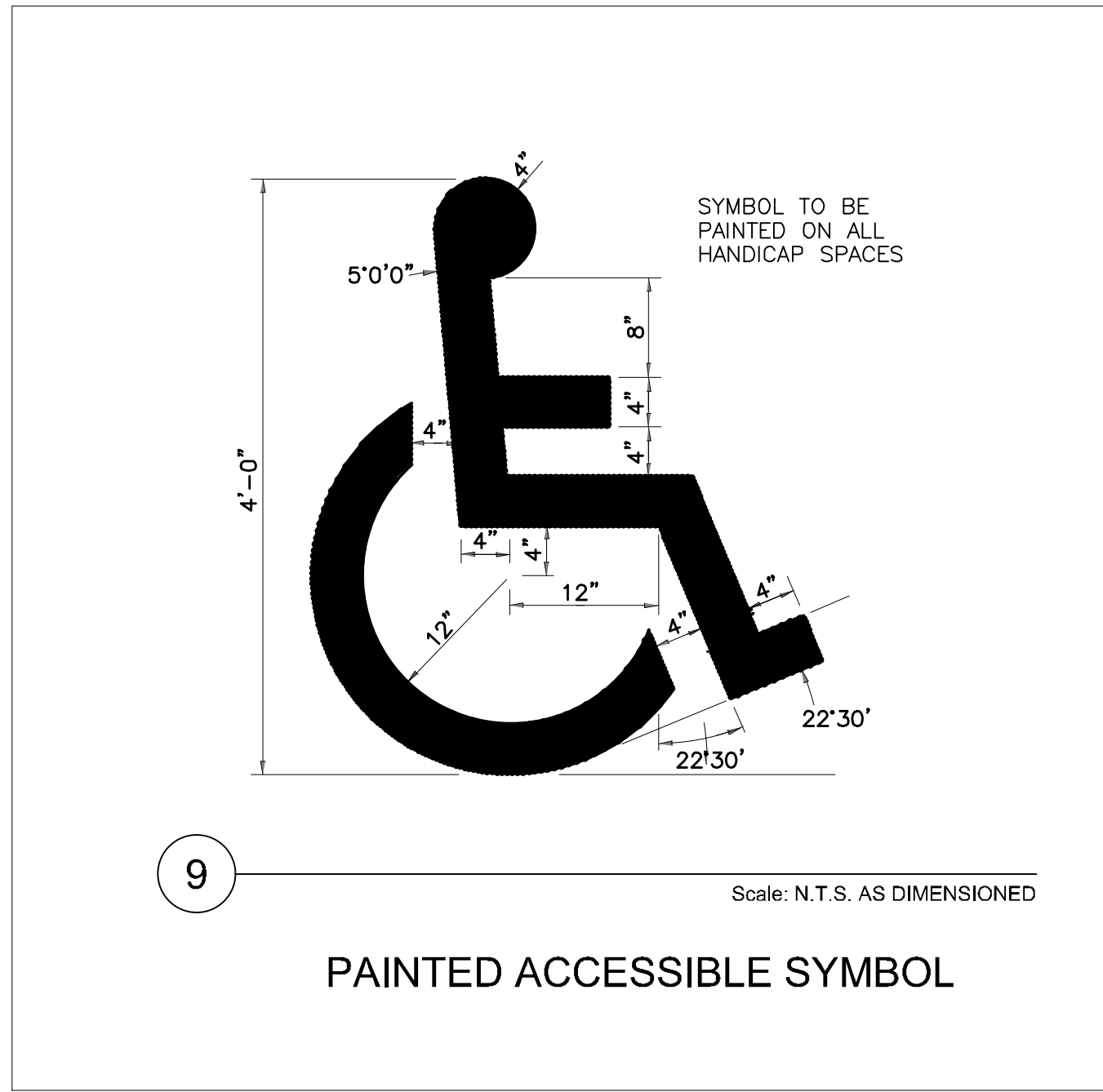
ASPHALT DETIAL & CURB



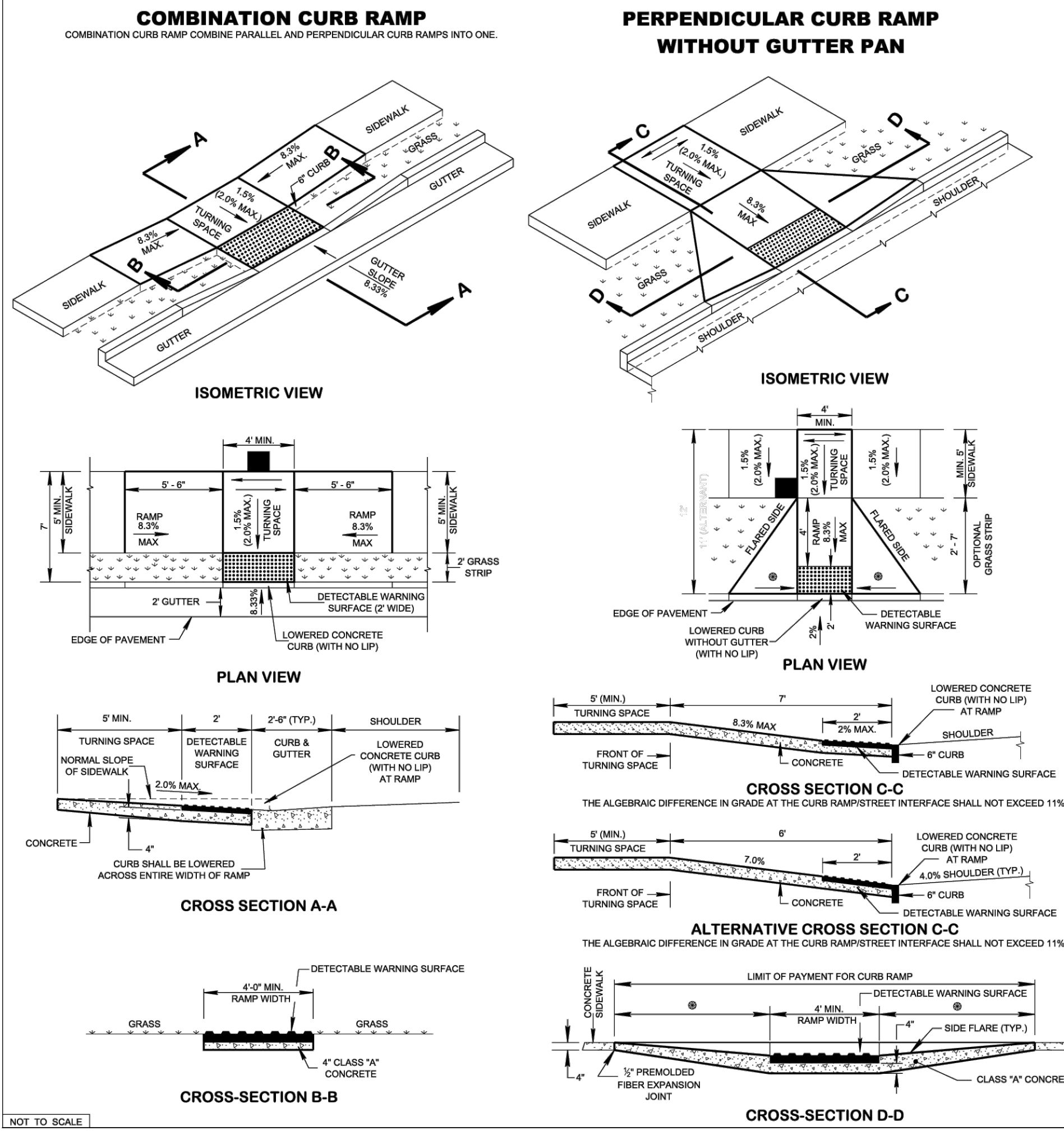
13

ADA PARKING SPACE & SIGN

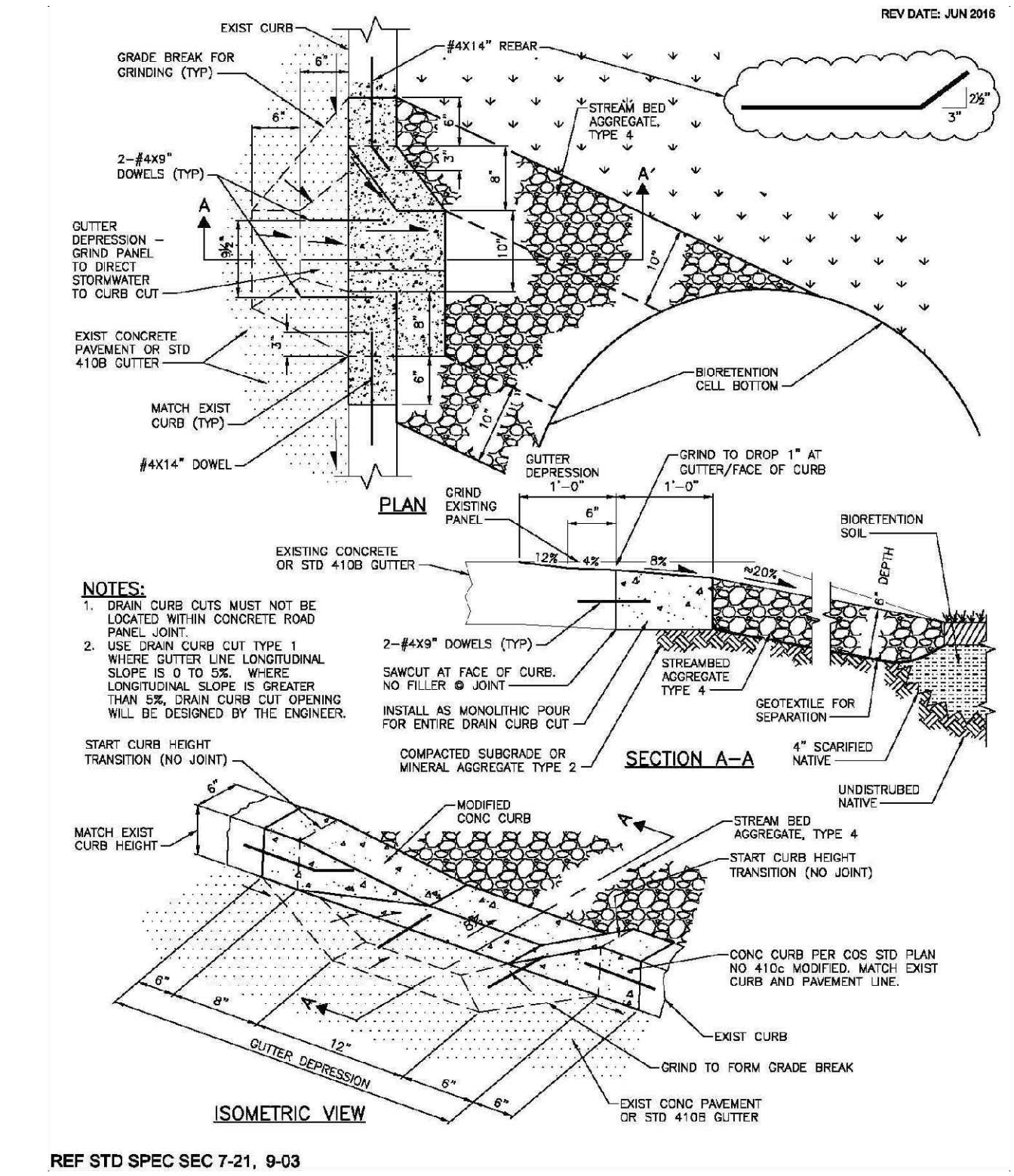
SITE DETAILS



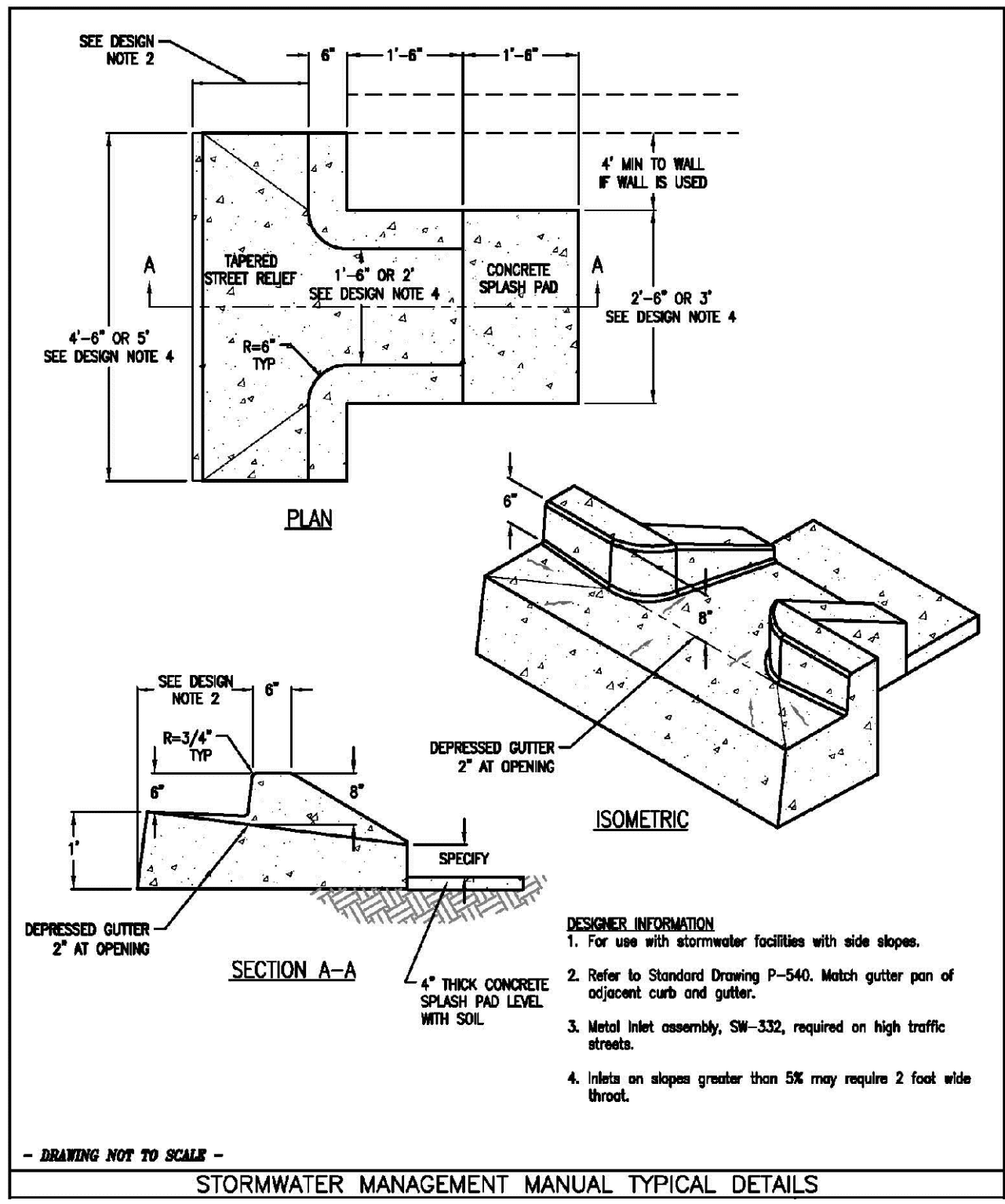
PAINTED ACCESSIBLE SYMBOL



STANDARD CONCRETE SIDEWALK



DRAIN CURB CUT TYPE 1



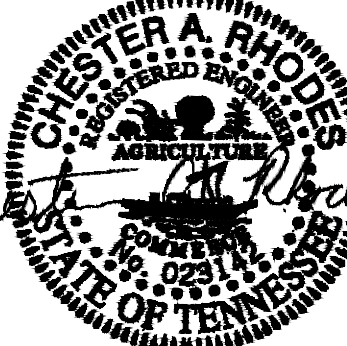
DRAIN CURB CUT TYPE 2



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9402 PLACID CT
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3/14/2024

ENGINEER: **RE**

**RHODES ENGINEERING
AND ENVIRONMENTAL
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COLUMBIA, TN 38401

CIVIL ENGINEERING
SITE DEVELOPMENT WATERWASTEWATER

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APPROVED	CAR	00/00/00

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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

SITE DETAILS

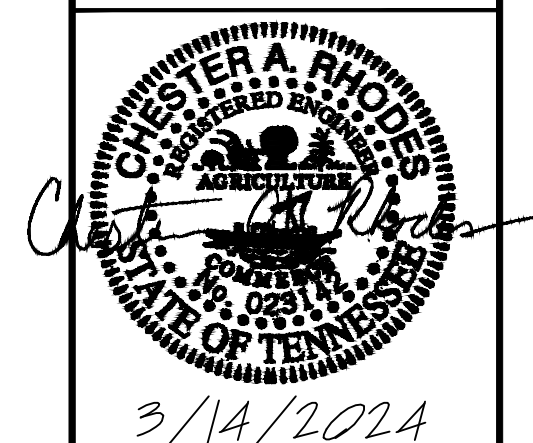
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C-6.0

SCALE: NOTED

CADFILE: 11111111111111111111

JOB No.

REV



RE

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Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

Scale: N.T.S.

C-6.1

SCALE: NOTED

JOB No. _____



1. THIS IS A SUGGESTED EROSION CONTROL PLAN. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY THROUGHOUT THE LIFE OF CONSTRUCTION, AND UNTIL FULL STABILIZATION OF THE SITE AND/OR THE COMPLETION OF CONSTRUCTION WHICH EVER COMES LATER.
2. THE CONTRACTOR SHALL INSURE THAT ALL DOCUMENTS (NOTICE OF INTENT (NOI) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP)) NECESSARY FOR RECEIVING AN NPDES PERMIT FOR STORM WATER DISCHARGE (INCLUDING PAYMENT OF PERMIT FEES) HAVE BEEN FILED WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AND A NOTICE OF COVERAGE (NOC) RECEIVED PRIOR TO THE START OF CONSTRUCTION. THE NOC AND SWPPP SHALL BE POSTED AT THE PROJECT SITE PER TDEC REQUIREMENTS.
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5. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN, DOCUMENT THE EFFECTIVENESS OF THE INSTALLATION THROUGH ON-SITE INSPECTIONS, MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES AND ADJUST THE PLAN AND/OR EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THE PERMIT. ALL PROPOSED REVISIONS SHALL BE IN CONSULTATION WITH THE DESIGN ENGINEER.
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13. WHERE EARTH DISTURBING ACTIVITY HAS BEEN TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN (7) DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN (14) FOURTEEN DAYS.
14. AFTER FULL STABILIZATION OF ALL DISTURBED AREAS THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL ITEMS. AFTER FULL STABILIZATION, THE CONTRACTOR SHALL FILE A "NOTICE OF TERMINATION" WITH THE STATE OF TENNESSEE. FULL STABILIZATION SHALL MEAN COVERAGE OF THE SITE WITH PERMANENT GRASS (A SIGNIFICANT PERCENTAGE OF BERMUDA OR FESCUE DEPENDING UPON THE MIX SPECIFIED AND THE TIME OF YEAR OF APPLICATION) WHICH IS SUSTAINABLE AND GROWING.
15. ALL BALED STRAW SHALL BE REPLACED AT 60 DAY MINIMUM INTERVALS, UNTIL FULL STABILIZATION IS ACHIEVED.
16. SILT FENCE SHALL BE INSTALLED BEYOND THE TOE OF ALL FILL SLOPES.
17. PLACE CLEAN ROCK CHECK DAMS IN DITCHES AND OTHER AREAS AS NECESSARY TO PREVENT SILTS FROM MIGRATING FROM THE PROJECT SITE.
18. ANY STOCKPILED SOILS FOR FILL MATERIAL, SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM LEAVING THE PROPERTY EITHER THROUGH STORM DRAINS OR OVER LAND. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCKPILED SOIL MATERIAL.
19. PRIOR TO DE-WATERING OF THE EXCAVATION FOR BELOW GRADE CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP A PLAN FOR THE TREATMENT AND RELEASE OF WATER OFF SITE, GENERALLY THROUGH A FILTER BAG OR FILTER SYSTEM.
20. THE CONCRETE TRUCK WASHOUT MAY BE EITHER ABOVE-GRADE OR BELOW GRADE. AN ABOVE GRADE WASHOUT SHOULD CONSIST OF A RING OF STAKED HAY BALES LINED (SIDES AND BOTTOM) WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING. A BELOW-GRADE WASHOUT SHOULD CONSIST OF AN EXCAVATED PIT LINED WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING AND SURROUNDED BY TEMPORARY SILT FENCE. THE VOLUME OF EITHER TYPE WASHOUT SHOULD BE SUFFICIENT TO HOLD THE ANTICIPATED CONCRETE VOLUME WITH A MINIMUM 4" FREEBOARD. RECOMMENDED MINIMUM DIMENSIONS ARE 10' X 10'.
21. CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTS TO THE ENGINEER:
 - * SIGNED COPY OF THE NOTICE OF INTENT PRIOR TO DISTURBANCE
 - * EVIDENCE OF CERTIFICATION OF INSPECTOR
 - * LOCATION OF NOTICE OF COVERAGE ON SITE
 - * COPY OF TDEC ACCEPTANCE OF NOTICE OF TERMINATION TO BE INCLUDED WITH CLOSE OUT DOCUMENTS
22. THE DESIGN DRAWINGS INDICATE THE DISTURBANCE OF 1.28 ACRES OF LAND AND THEREFORE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION STORM WATER IS REQUIRED. THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE APPROPRIATE ENVIRONMENTAL FIELD OFFICE OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
21. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FROM THE PREMISES WITHIN THIRTY (30) DAYS AFTER THE CITY OF LAVERGNE DETERMINES THE TEMPORARY CONTROL MEASURES ARE NO LONGER NEEDED.

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SEDIMENT BASINS IN PROPOSED DETENTION AREA WHERE INDICATED.
3. INSTALL SILT FENCE PRIOR TO LAND DISTURBANCE.
4. BEGIN CLEARING VEGETATION, THEN GRADING CAN BEGIN.

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1. THIS IS A SUGGESTED EROSION CONTROL PLAN. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY THROUGHOUT THE LIFE OF CONSTRUCTION, AND UNTIL FULL STABILIZATION OF THE SITE AND/OR THE COMPLETION OF CONSTRUCTION WHICH EVER COMES LATER.
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16. SILT FENCE SHALL BE INSTALLED BEYOND THE TOE OF ALL FILL SLOPES.
17. PLACE CLEAN ROCK CHECK DAMS IN DITCHES AND OTHER AREAS AS NECESSARY TO PREVENT SILTS FROM MIGRATING FROM THE PROJECT SITE.
18. ANY STOCKPILED SOILS FOR FILL MATERIAL, SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM LEAVING THE PROPERTY EITHER THROUGH STORM DRAINS OR OVER LAND. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCKPILED SOIL MATERIAL.
19. PRIOR TO DE-WATERING OF THE EXCAVATION FOR BELOW GRADE CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP A PLAN FOR THE TREATMENT AND RELEASE OF WATER OFF SITE, GENERALLY THROUGH A FILTER BAG OR FILTER SYSTEM.
20. THE CONCRETE TRUCK WASHOUT MAY BE EITHER ABOVE-GRADE OR BELOW GRADE. AN ABOVE GRADE WASHOUT SHOULD CONSIST OF A RING OF STAKED HAY BALES LINED (SIDES AND BOTTOM) WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING. A BELOW-GRADE WASHOUT SHOULD CONSIST OF AN EXCAVATED PIT LINED WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING AND SURROUNDED BY TEMPORARY SILT FENCE. THE VOLUME OF EITHER TYPE WASHOUT SHOULD BE SUFFICIENT TO HOLD THE ANTICIPATED CONCRETE VOLUME WITH A MINIMUM 4" FREEBOARD. RECOMMENDED MINIMUM DIMENSIONS ARE 10' X 10'.
21. CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTS TO THE ENGINEER:
 - * SIGNED COPY OF THE NOTICE OF INTENT PRIOR TO DISTURBANCE
 - * EVIDENCE OF CERTIFICATION OF INSPECTOR
 - * LOCATION OF NOTICE OF COVERAGE ON SITE
 - * COPY OF TDEC ACCEPTANCE OF NOTICE OF TERMINATION TO BE INCLUDED WITH CLOSE OUT DOCUMENTS
22. THE DESIGN DRAWINGS INDICATE THE DISTURBANCE OF 1.28 ACRES OF LAND AND THEREFORE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION STORM WATER IS REQUIRED. THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE APPROPRIATE ENVIRONMENTAL FIELD OFFICE OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
21. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FROM THE PREMISES WITHIN THIRTY (30) DAYS AFTER THE CITY OF LAVERGNE DETERMINES THE TEMPORARY CONTROL MEASURES ARE NO LONGER NEEDED.

5. COMPLETE GRADING AND DRAINAGE PER APPROVED PLANS AND PLACE THE EROSION CONTROL MATTING IN AREA OF EMBANKMENT LOCATIONS AS SHOWN AND PER SHEET C-4.3 EROSION CONTROL DETAILS.

6. PREPARE FINAL SEEDING AND LANDSCAPING.
7. MONITOR STABILIZED AREAS UNTIL FINAL STABILIZATION IS ACHIEVED.
8. RESEED AND STRAW THESE AREAS WITH NATIVE GRASSES/SPECIES.
9. ESTABLISH VEGETATION BEFORE REMOVING THE EPSC CONTROLS.
10. REMOVE EPSC CONTROLS REMAINING.

3/14/2024

RE

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OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

INTERMEDIATE & FINAL EPSC

Dwg. No.

C-7.1

SCALE: NOTED

JOB No. _____

REV.

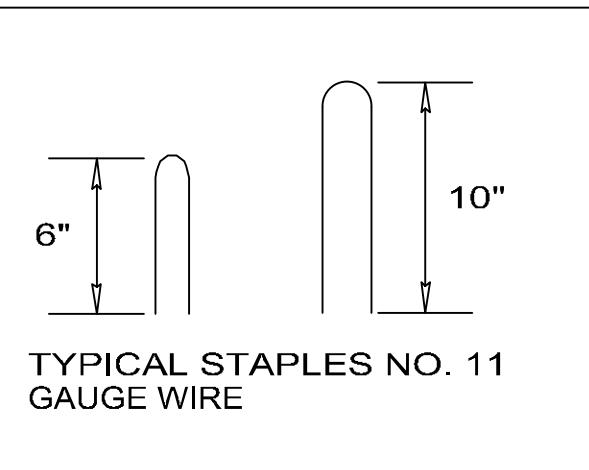
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".

3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.

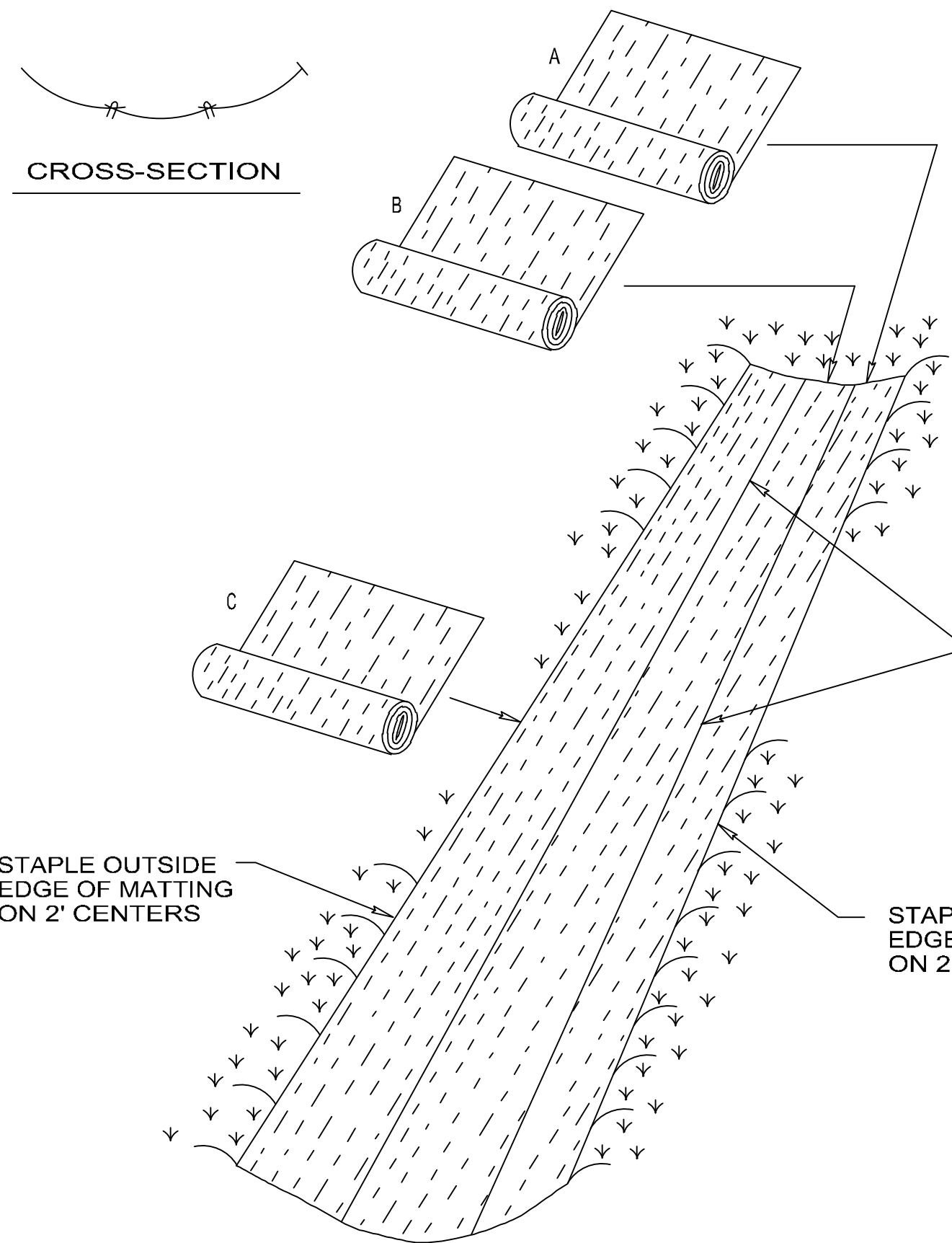
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

STAPLE OUTSIDE
EDGE OF MATTING
ON 2' CENTERS



SCALE: N.T.S.



SUMMARY:
PRIMARY SPILLWAY:
MAXIMUM DRAINAGE AREA:
MINIMUM SEDIMENT STORAGE VOLUME:
MINIMUM SURFACE AREA:
MINIMUM L/W RATIO:
MAXIMUM L/W RATIO:
MINIMUM DEPTH:
DEWATERING MECHANISM:
MINIMUM DEWATERING TIME:
BAFFLES REQUIRED:
DESIGN LIFE:
DAM HEIGHT:

TEMPORARY SEDIMENT BASIN
RISER / BARREL PIPE
100 ACRES MAX.
1800 CUBIC FEET PER ACRE OF DISTURBED AREA
435 SQUARE FEET PER CFS OF Q25 PEAK INFLOW
2:1
6:1
2 FEET
SKIMMER ATTACHED TO BOTTOM OF RISER
24 HOURS
3 MINIMUM
3 YEARS MAX
15 FEET OR LESS FROM TOP OF DAM TO LOW
POINT OF DOWNSTREAM TOE.

NOTE: BASINS LESS THAN 20' IN LENGTH MAY USE 2 BAFFLES.

3' CREST
WIDTH

9"-16"
STONE W/FABRIC
ELEV. 707.00
SEE LOCATION ON PLAN VIEW

SEE WIER BOX DETAIL
10 LF 18" HDPE PIPE
@ 1% INV.IN= 702.00

INV. 4

STONE ENERGY DISSIPATOR

COMPACTED EARTH DAM

NOTES:

1. LOCATE SEDIMENT INFLOW TO THE BASIN AWAY FROM THE DAM TO PREVENT SHORT CIRCUITS FROM INLETS TO OUTLETS

2. BASINS MUST BE STABILIZED IMMEDIATELY
UPON CONSTRUCTION AND PRIOR TO SITE
INSPECTION APPROVAL

BAFFLE (TYP.)

ET FLOW
R DITCH)

STABLE TRANSITION
REQUIRED TO THE
BASE OF THE SLOPE

FIRST CHAMBER
25% OF SURFACE AREA

CHAMBER
SURFACE AREA

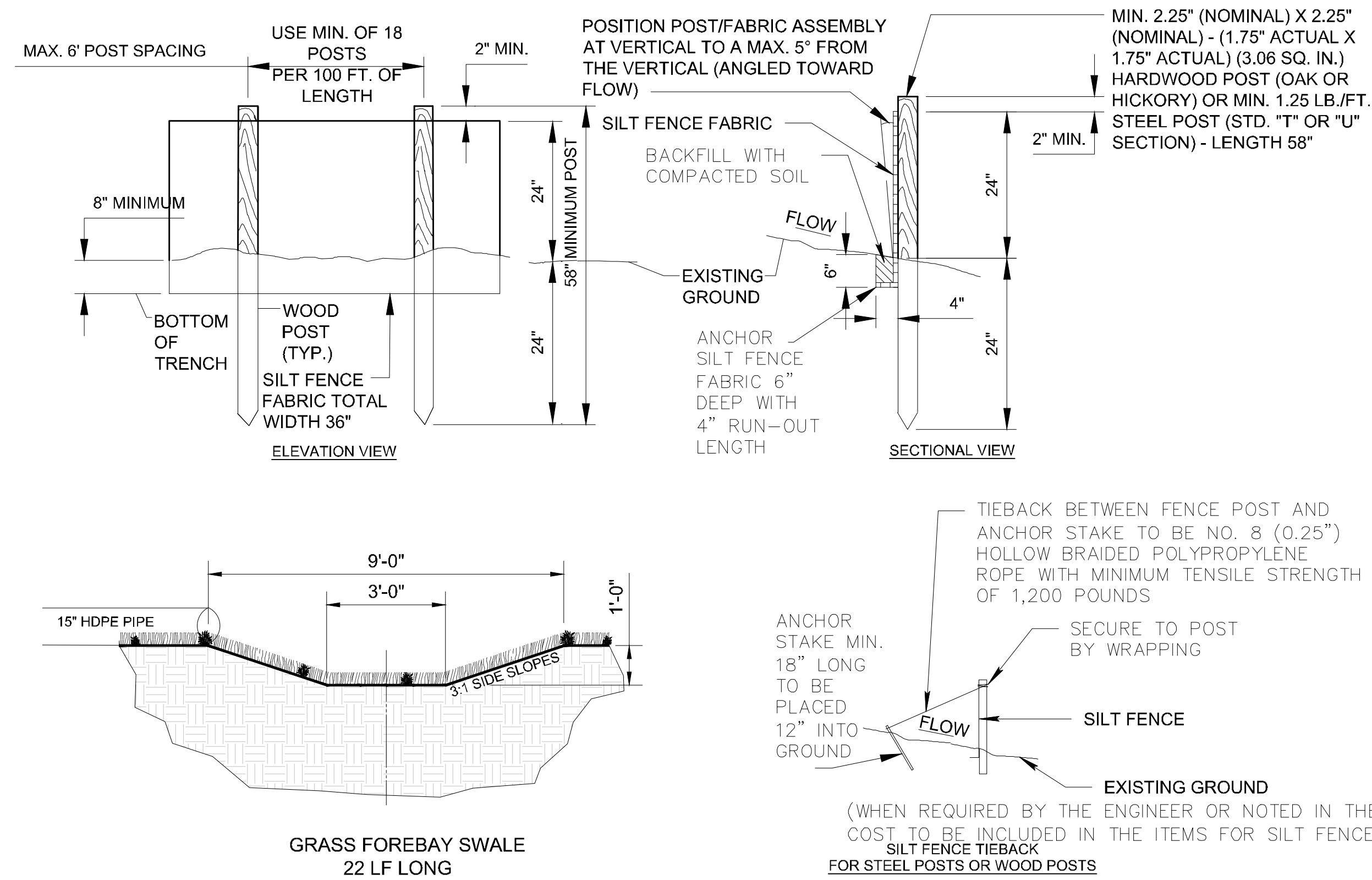
ONE 25% OF SURFACE AREA

SUPPORT ROPE
TO WIRE TO
PREVENT SAGGING

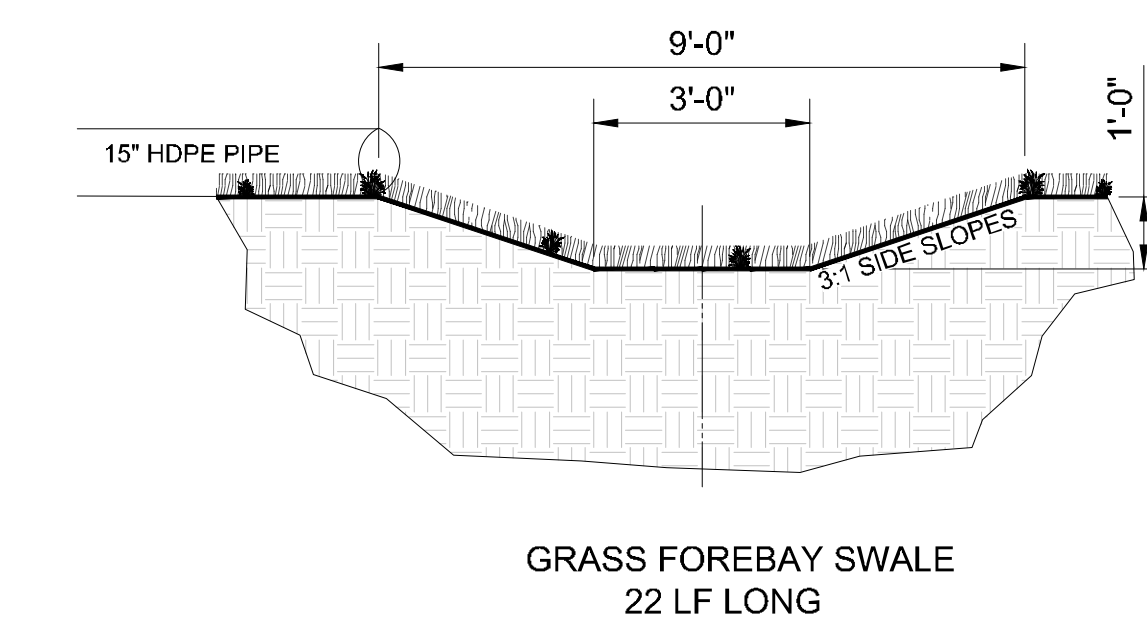
DESIGN LIFE OF FABRIC IS 6-12 MONTHS

COIR MESH OR JUTE, TRENCHED
INTO BOTTOM AND SIDE

SCALE: N.T.S.



SCALE: N.T.S.



NOTED

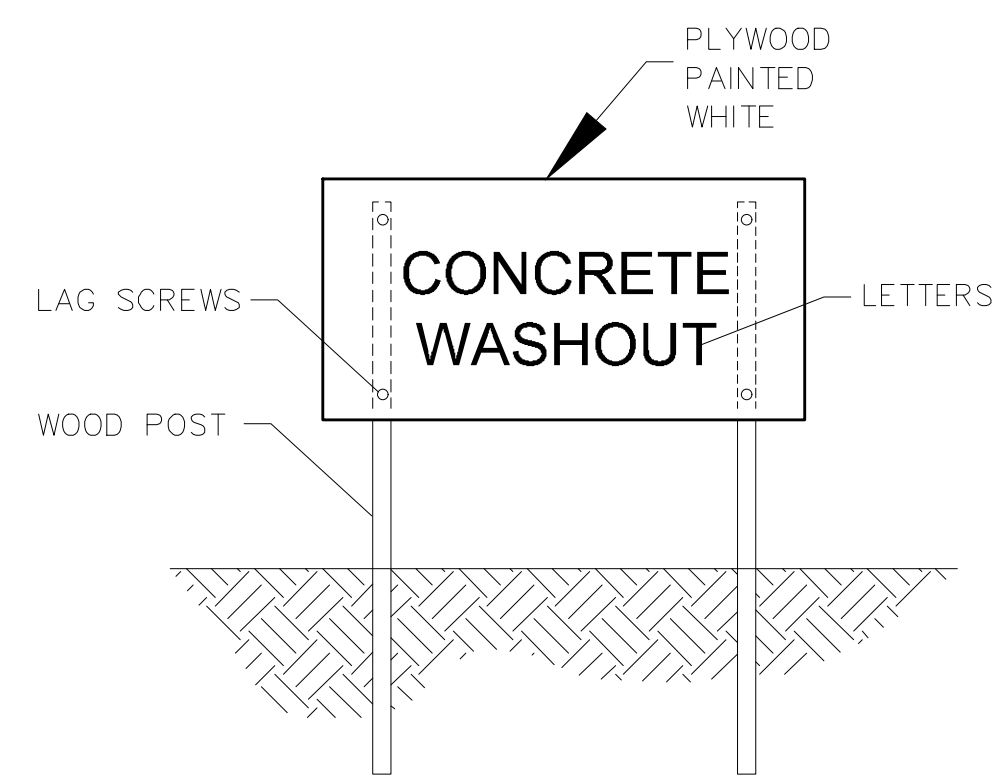


Diagram illustrating the riprap installation details:

- 100' MIN. (Minimum length of riprap section)
- PUBLIC ROAD
- 3" UNDERCUT PRIOR TO PLACEMENT OF MACHINED RIPRAP
- EXISTING NATURAL GROUND
- CLEAN WASHED STONE SIZES FROM 2" TO 4" 8" DEPTH
- GEOTEXTILE FABRIC SHALL BE PLACED UNDER ENTIRE WIDTH OF RIPRAP
- TEMPORARY DRAINAGE PIPE WHERE NEEDED

2 CONSTRUCTION ENTRANCE
SCALE: N.T.S.

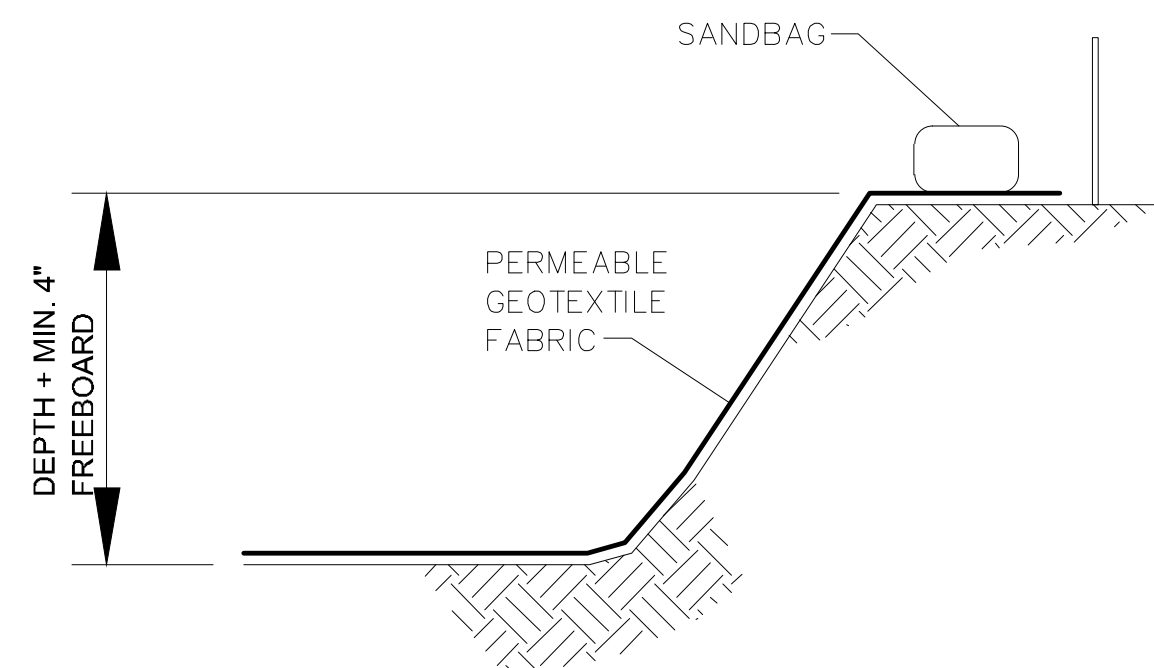


Diagram illustrating the cross-section of a road shoulder reinforcement system. The components labeled are:

- STAPLES
- EARTHEN BERM
- PERMEABLE GEOTEXTILE FABRIC

Diagram illustrating a rectangular structure, likely a foundation or retaining wall, showing its internal components and dimensions.

The structure consists of a central square area labeled **PERMEABLE GEOTEXTILE FABRIC**. This central area is surrounded by a **BERM** (a raised area of earth or material) and an outer layer labeled **SANDBAG**.

Dimensions are indicated by arrows:

- VARIABLE**: Dimensions for the central square area, indicating its size is variable.
- A**: Dimension for the width of the berm, indicating it is a fixed or specific value.

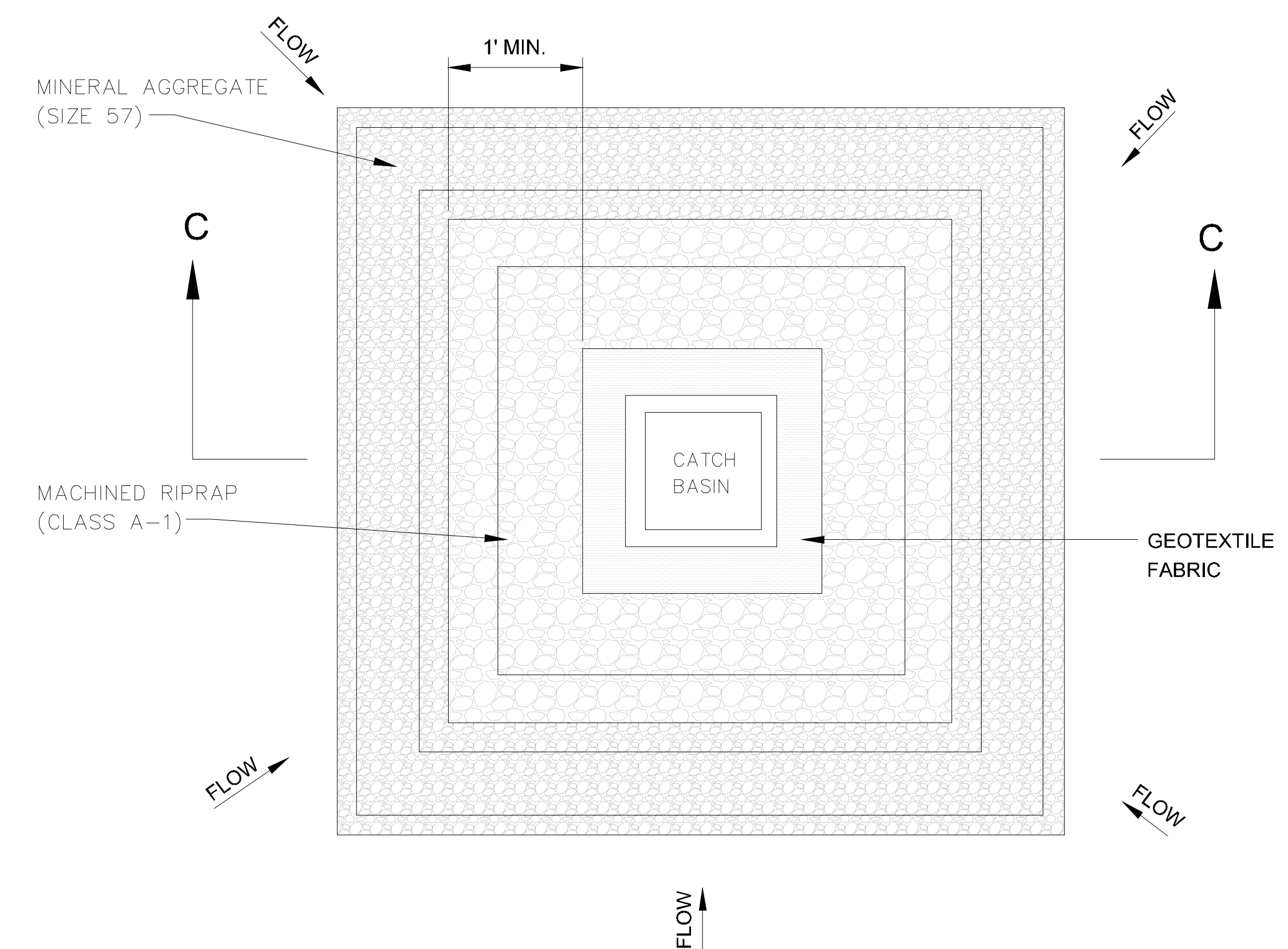
A schematic diagram of a variable width permeable geotextile fabric berm. The berm is shown as a U-shaped structure with a central rectangular area. The width of this central area is indicated by a double-headed arrow and labeled "VARIABLE". The height of the berm is also indicated by a double-headed arrow and labeled "VARIABLE". The central area is labeled "PERMEABLE GEOTEXTILE FABRIC". The outer edges of the berm are labeled "EARTHEN BERM". The diagram is divided into two sections, "A" and "B", by a vertical line.

NOTES:

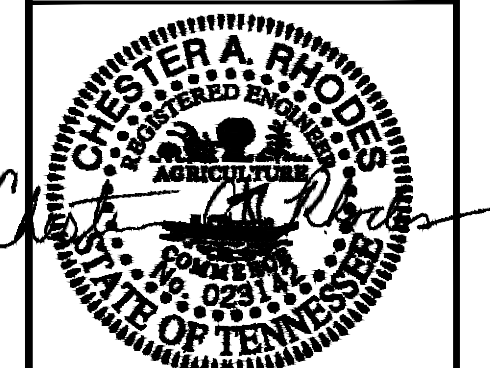
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

CONCRETE WASHOUT

SCALE: N.T.S.

[illegible]

3 ROCK RING INLET PROTECTION
SCALE: N.T.S.



3/14/2024

ENGINEER:



**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL/ENVIRONMENTAL
SITE DEVELOPMENT/WASTEWATER

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RETAIL CENTER

67130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EPSC DETAILS

G. No.

C-7.3

SCALE: NOTED

JOB No.

NOTED



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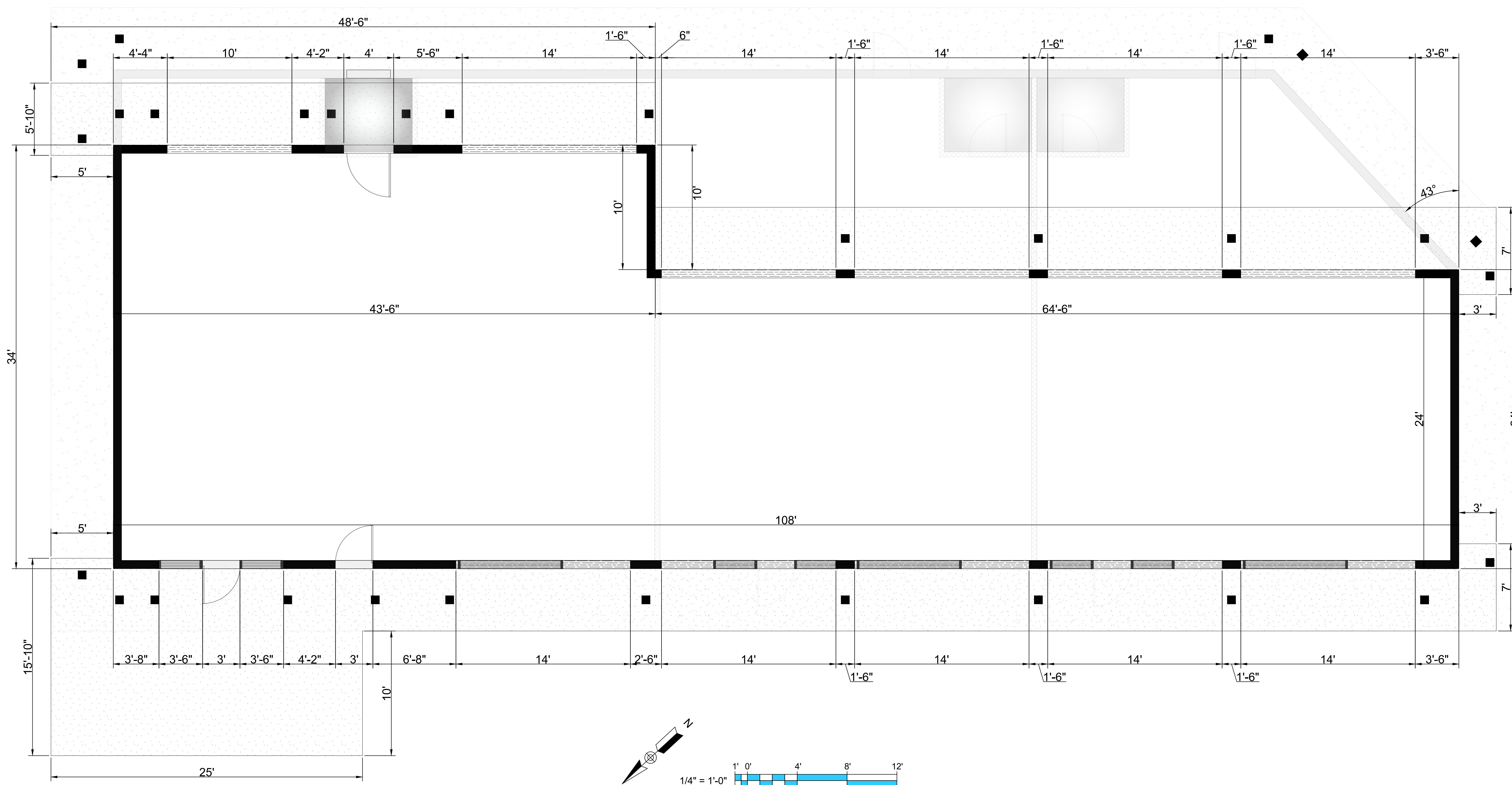
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EXISTING FLOOR PLAN

DING, No.

SCALE: NOTED

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EXISTING FLOOR PLAN

NOTED



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55130 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROPOSED NEW BUILDING LAYOUT

D'AG. No.

A-1.1

SCALE: NOTED

JOB No. _____

	RE
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PROPOSED NEW BUILDING LAYOUT

NOTED



The seal of the State of Tennessee is circular, featuring the text "CHESTER A. RHODES" at the top, "REGISTERED ENGINEER" below it, and "STATE OF TENNESSEE" at the bottom. The center of the seal depicts a plow, a sheaf of wheat, and a cotton plant, with the words "AGRICULTURE" and "COMMERCE" on either side. A handwritten signature, "Chester A. Rhodes", is written across the seal. Below the seal, the date "3/14/2024" is handwritten.

ENGINEER:



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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
EXISTING FRONT & REAR ELEVATIONS

DING, No.

A-2.0

SCALE: NOTED

JOB No. _____



SCALE: 1/4" = 1'-0"

1' 0" = 1'-0"

1' 0" 4' 8' 12'



SCALE: 1/4" = 1'-0"

1/4" = 1'-0"

0' 3' 6' 9' 12'

EXISTING FRONT & REAR ELEVATION

NOTED



The seal of the State of Tennessee is circular, featuring the text "CHESTER A. RHODES" at the top, "REGISTERED ENGINEER" below it, and "STATE OF TENNESSEE" at the bottom. The center of the seal depicts a landscape with a plow, a sheaf of wheat, and a cotton plant, with the words "AGRICULTURE" and "COMMERCE" on either side. A handwritten signature "Chester A. Rhodes" is written across the seal, and the date "3/14/2024" is written below it.

ENGINEER:



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5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

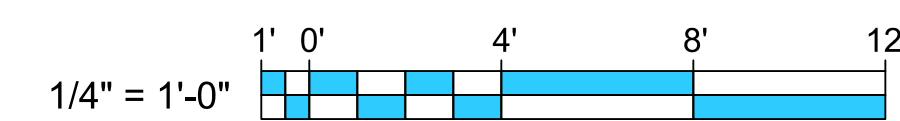
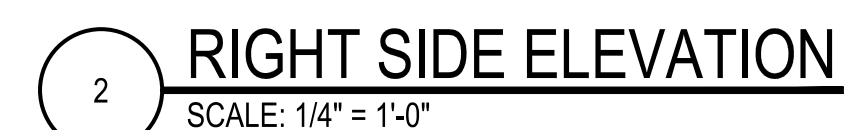
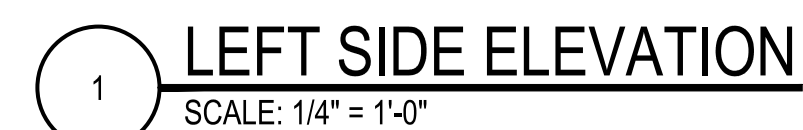
PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

D'WG, No.

SCALE: NOTED

JOB No. _____

	REV.
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PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

NOTED

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APPROVAL		
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SIGN	ATD	00/00/00
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PROVED	CAR	00/00/00
SAVED DATE: 3/18/2024 10:20:37 AM Kref		

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5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

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RETAIL CENTER

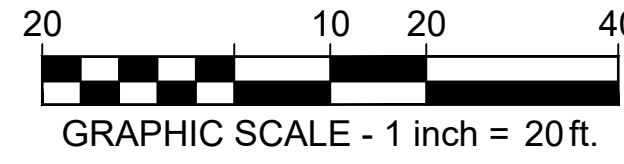
LANDSCAPE PLAN

3. No.

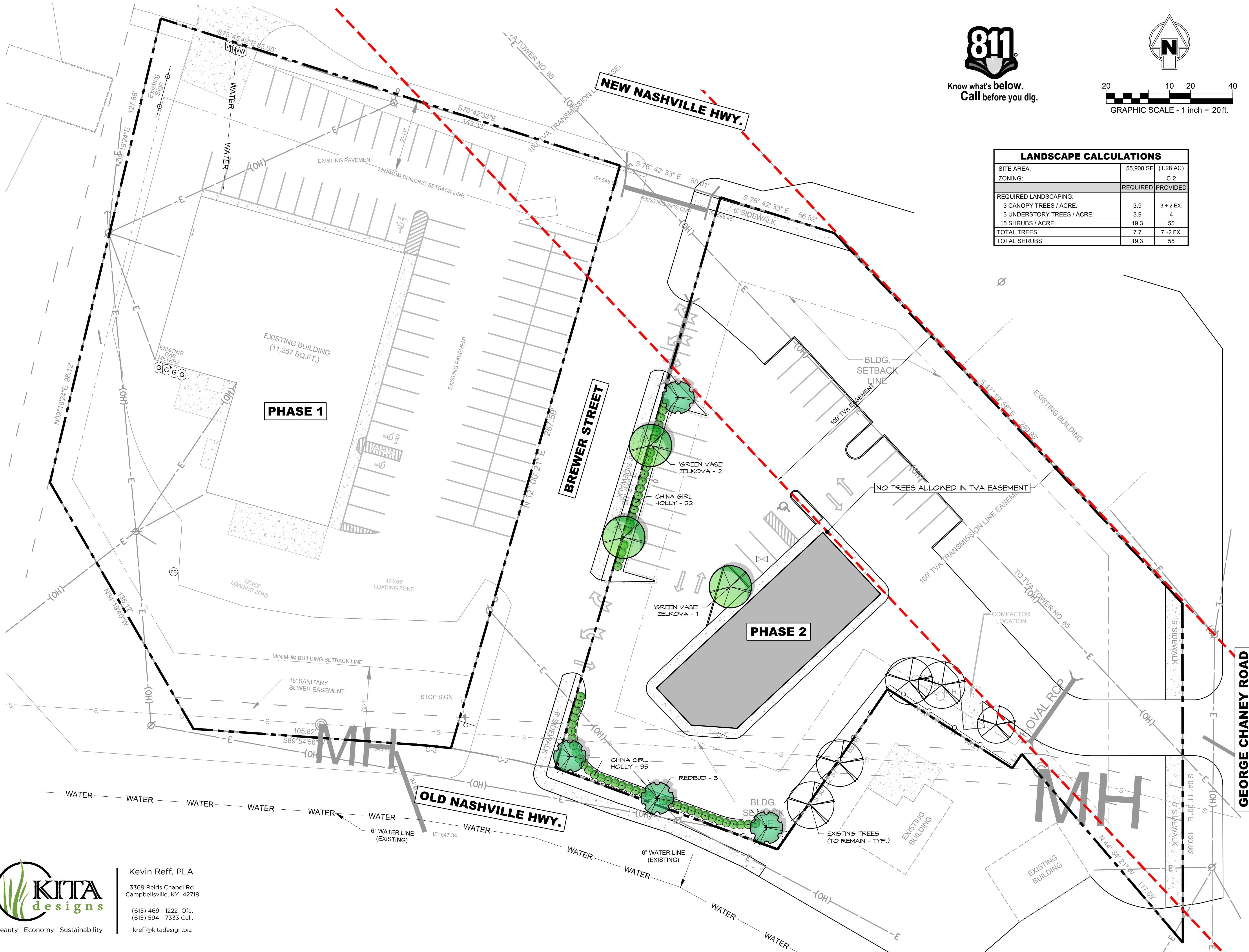
L-1.1

IF	NOT
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No.



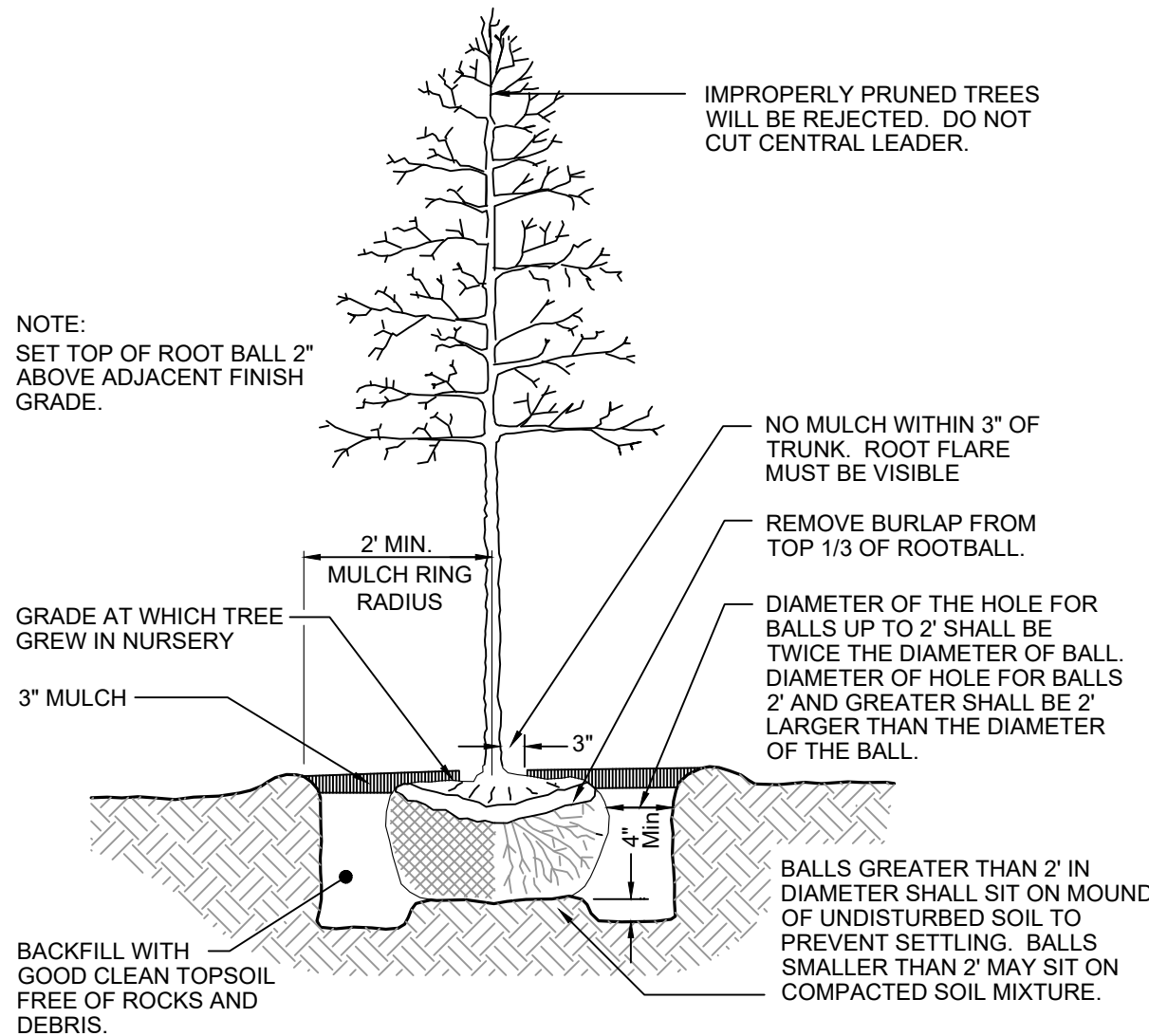
LANDSCAPE CALCULATIONS		
SITE AREA:	55,908 SF	(1.28 AC)
ZONING:		C-2
	REQUIRED	PROVIDED
REQUIRED LANDSCAPING:		
3 CANOPY TREES / ACRE:	3.9	3 + 2 EX.
3 UNDERSTORY TREES / ACRE:	3.9	4
15 SHRUBS / ACRE:	19.3	55
TOTAL TREES:	7.7	7 + 2 EX.
TOTAL SHRUBS	19.3	55



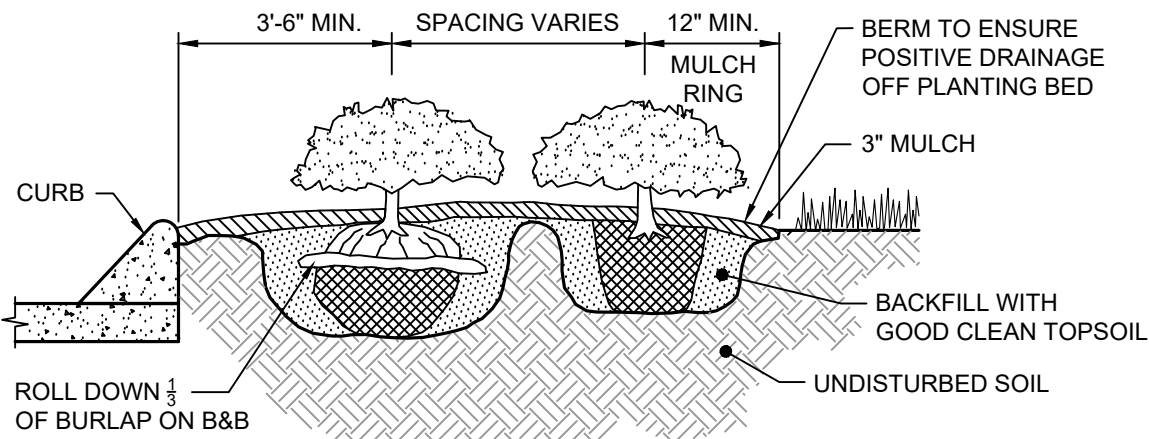
Kevin Reff, PLA
3369 Reids Chapel Rd.
Campbellsville, KY 42718
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz

LANDSCAPE NOTES:

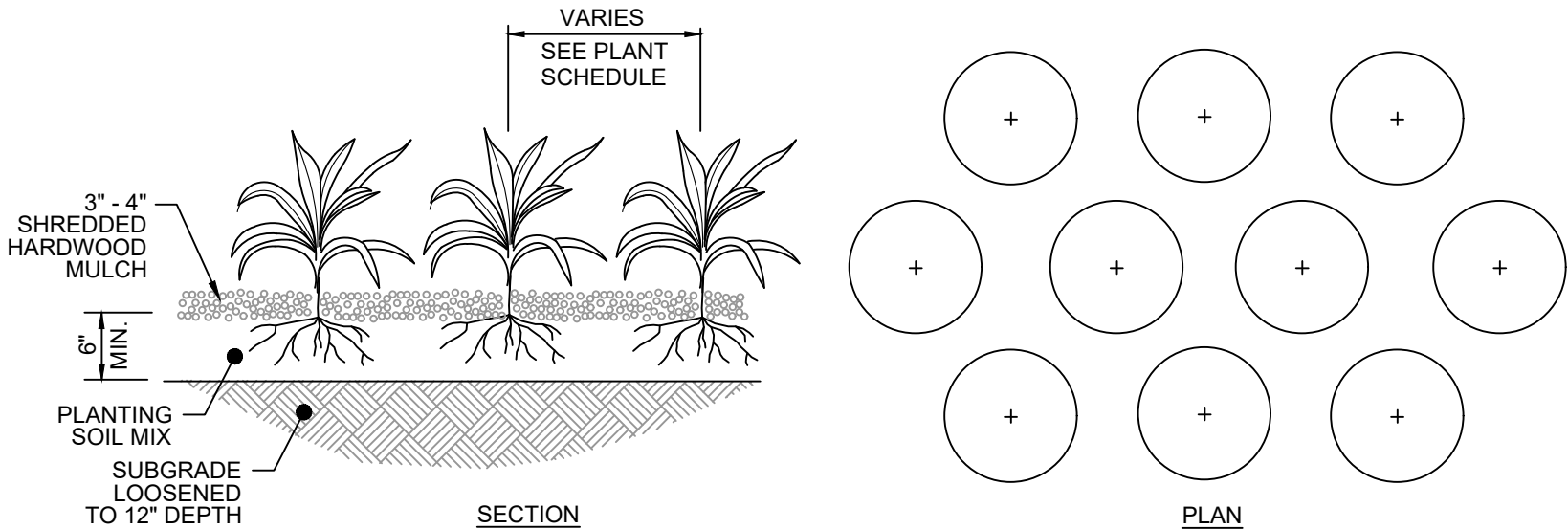
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. 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. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
A. SAND SHALL BE CLEAN MASONRY SAND.
B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. HOSE BIBS LOCATED ON THE BUILDING TO PROVIDE WATER FOR ALL LANDSCAPE PLANTINGS.



DECIDUOUS TREE PLANTING
NOT TO SCALE



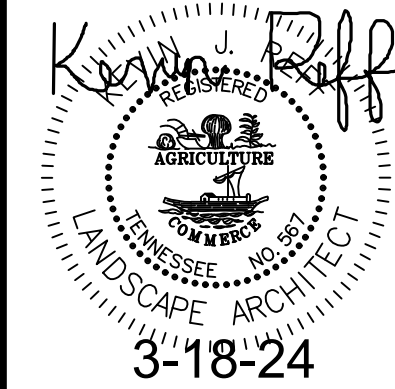
SHRUB / GROUND COVER PLANTING
NOT TO SCALE



GROUND COVER / PERENNIAL PLANTING
NOT TO SCALE

PLANT SCHEDULE						
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	SPACING	COMMENTS
CANOPY TREES						
3	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	10' - 12'	2" Cal.		B&B
3	TOTAL - CANOPY TREES					
UNDERSTORY/COLUMNAR TREES						
4	Redbud	Cercis canadensis	8' - 10'	2" Cal.		B&B
4	TOTAL - UNDERSTORY TREES					
7	TOTAL - ALL TREES					
SHRUBS						
57	'China Girl' Holly	Ilex x meserveae 'Mesog'	24" Min.	5 Gal.	3.5' o.c.	Container
57	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
0						
TURF						
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com
TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027



ENGINEER
RE
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615-480-7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER

By Rhodes Engineering & Environmental Services, LLC.
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Rhodes Engineering & Environmental Services, LLC.

REV	DATE	REVISIONS	DOWN	CHD	DESIGN	APPD
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APPROVAL		
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DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00

SAVED DATE: 3/18/2024 10:20:37 AM Kref

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
LANDSCAPE PLAN

DWG. No.
L-1.2
SCALE: NOTED
CADFILE: ***
JOB No.
REV
NOTED



Kevin Reff, RLA
KITA Sustainable Designs, LLC
3369 Reids Chapel Road
Campbellsville, KY 42718
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
PARKING AREA	+	1.0 fc	4.2 fc	0.0 fc	N/A	N/A

[illegible]

PH-1.0



Item #: 6. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Last of the Loggers, LLC - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong.

Reviewed By:
Bo Logan, City Planner

Summary:

The applicant is requesting to rezone approximately 9 acres from Ag to R-3. The property is located between Chaney and Sanders Roads.

The applicant has not disclosed any specific plans regarding the future development of this property.

The main zoning in the area is a mixture of R-1 and R-2 plus R-3. North of this site is R-3 located on the east side of Chaney.

The remaining property that borders this site on the northern sides is R-2 which is Medium Density Residential.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergneth.gov; and Jake Blair - jblair@lavergneth.gov)

No Comments.

Engineering (Gary Lide - glide@lavergneth.gov)

No comments.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

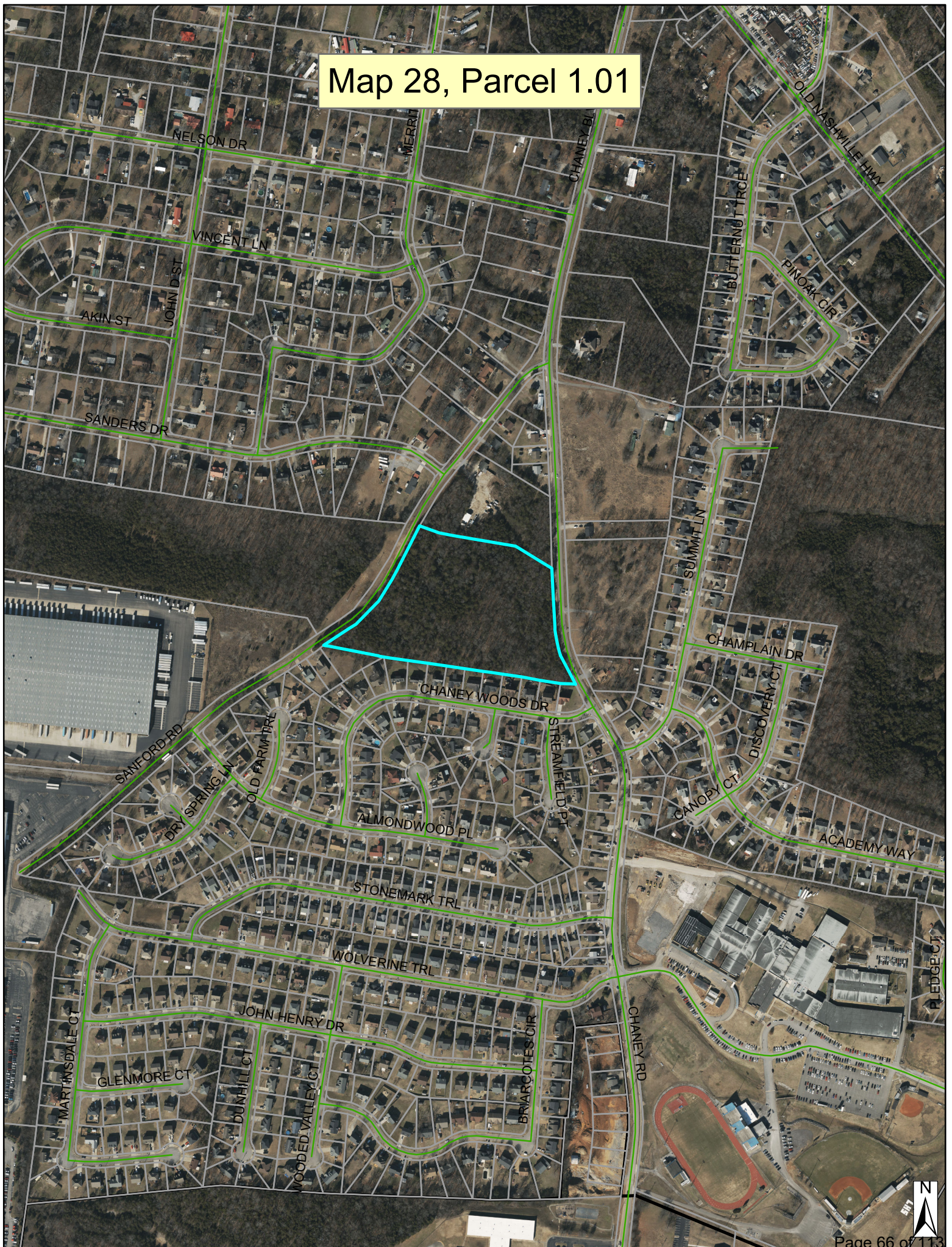
No comments.

Police

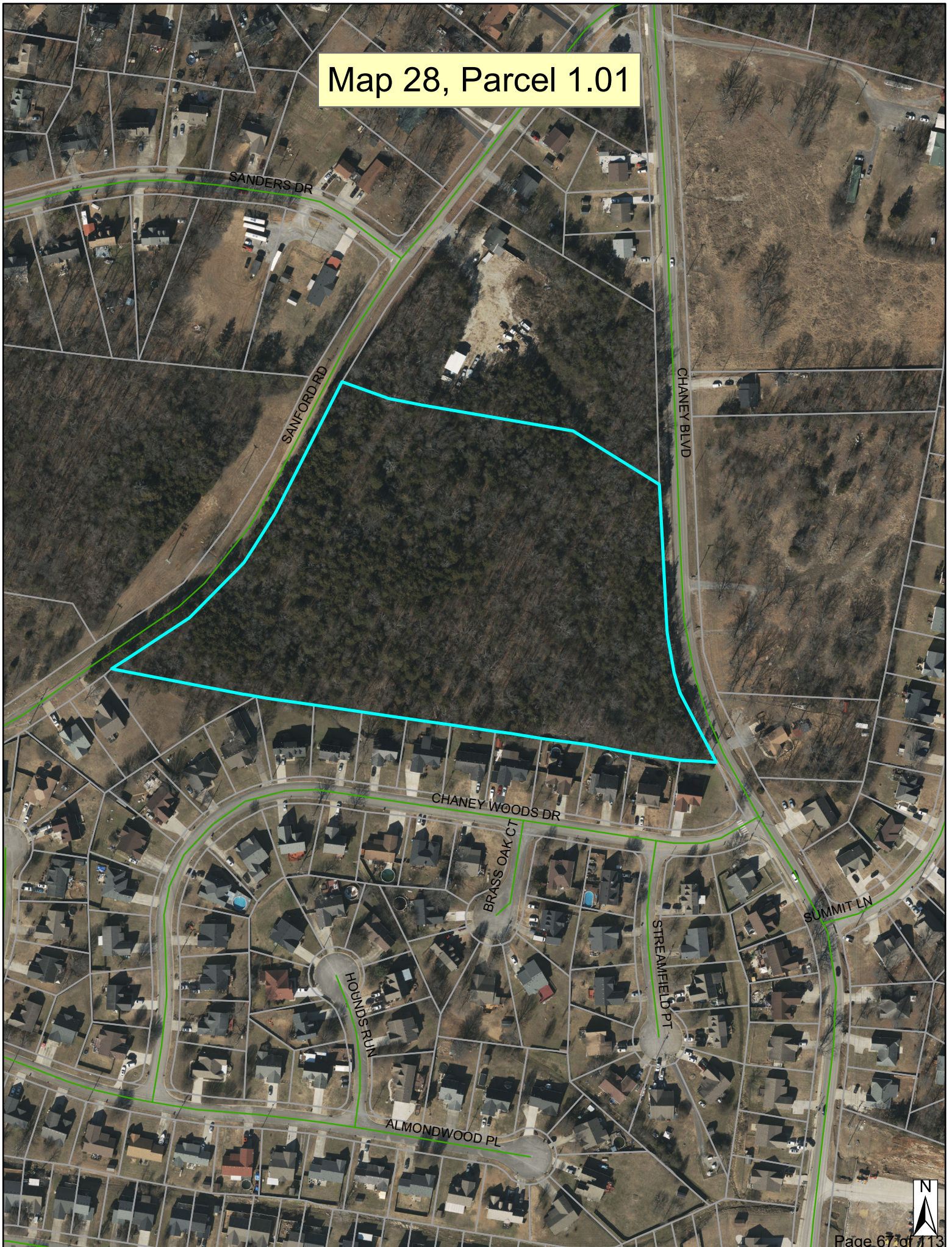
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

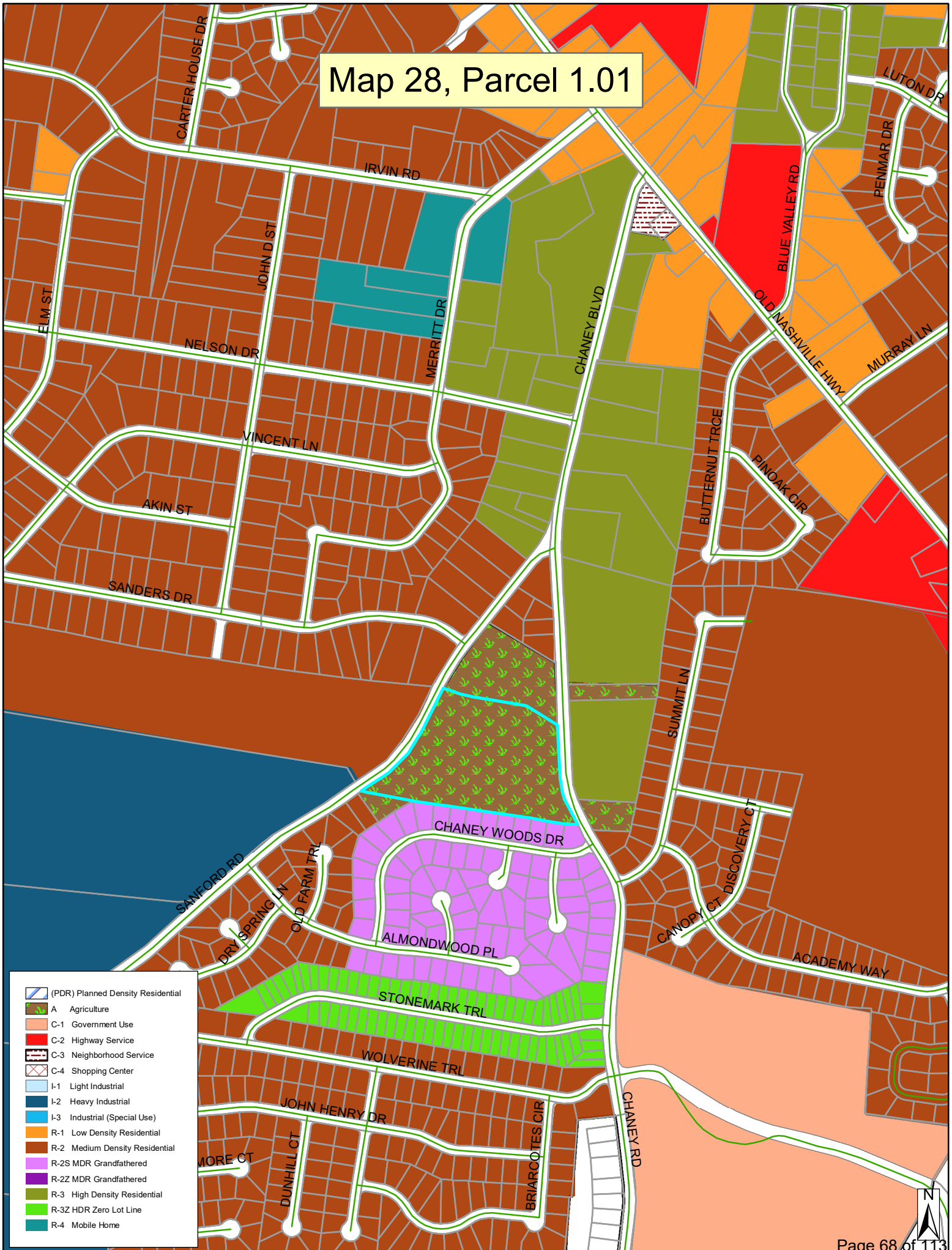
Map 28, Parcel 1.01



Map 28, Parcel 1.01



Map 28, Parcel 1.01





**PROPERTY
RE-ZONING
REQUESTED**
FOR INFO CALL
615-287-8702



Location: Sanford Rd, La Vergne, TN, 37086

Parcel ID: R0014716

Acres: 9.67

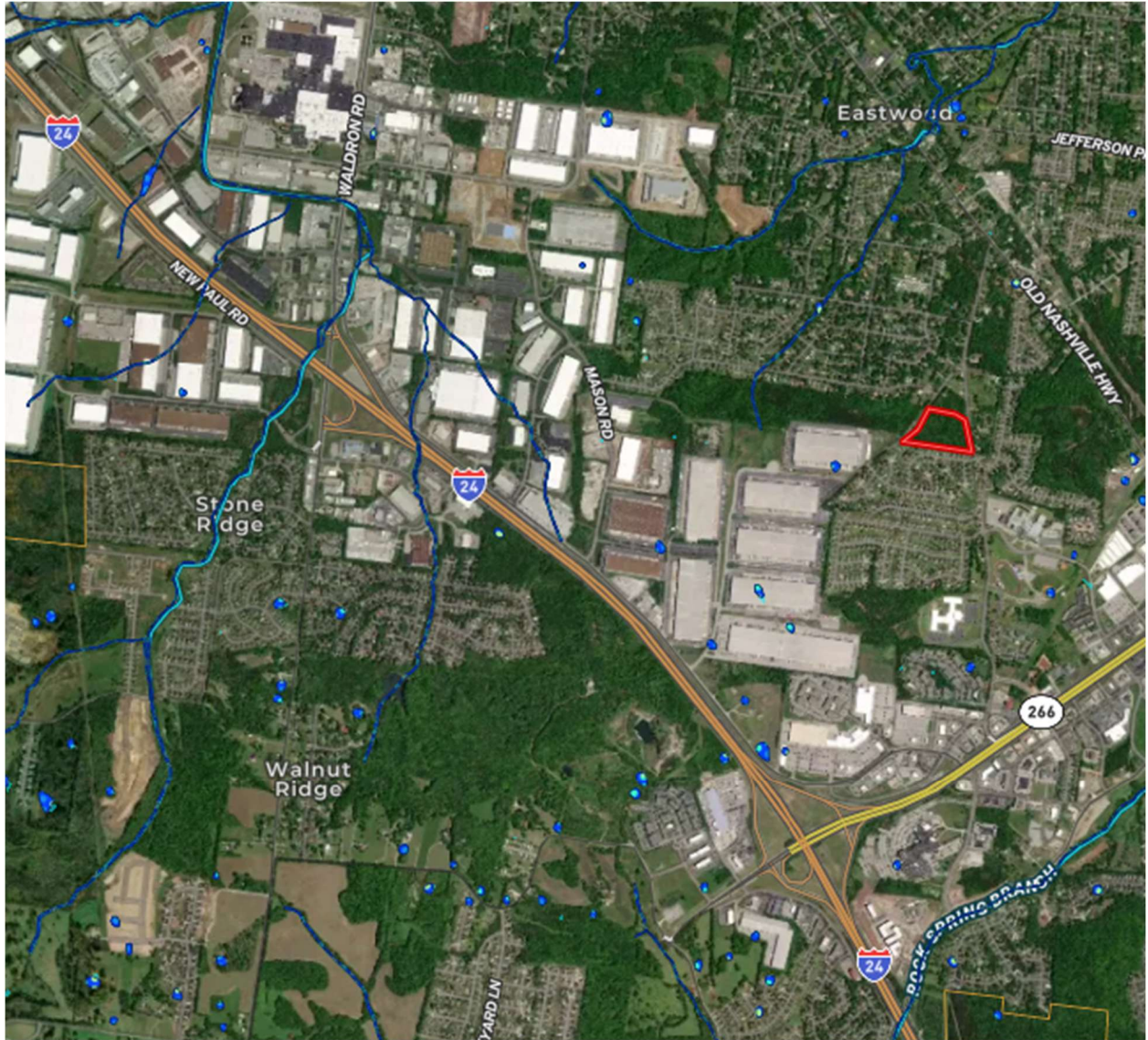
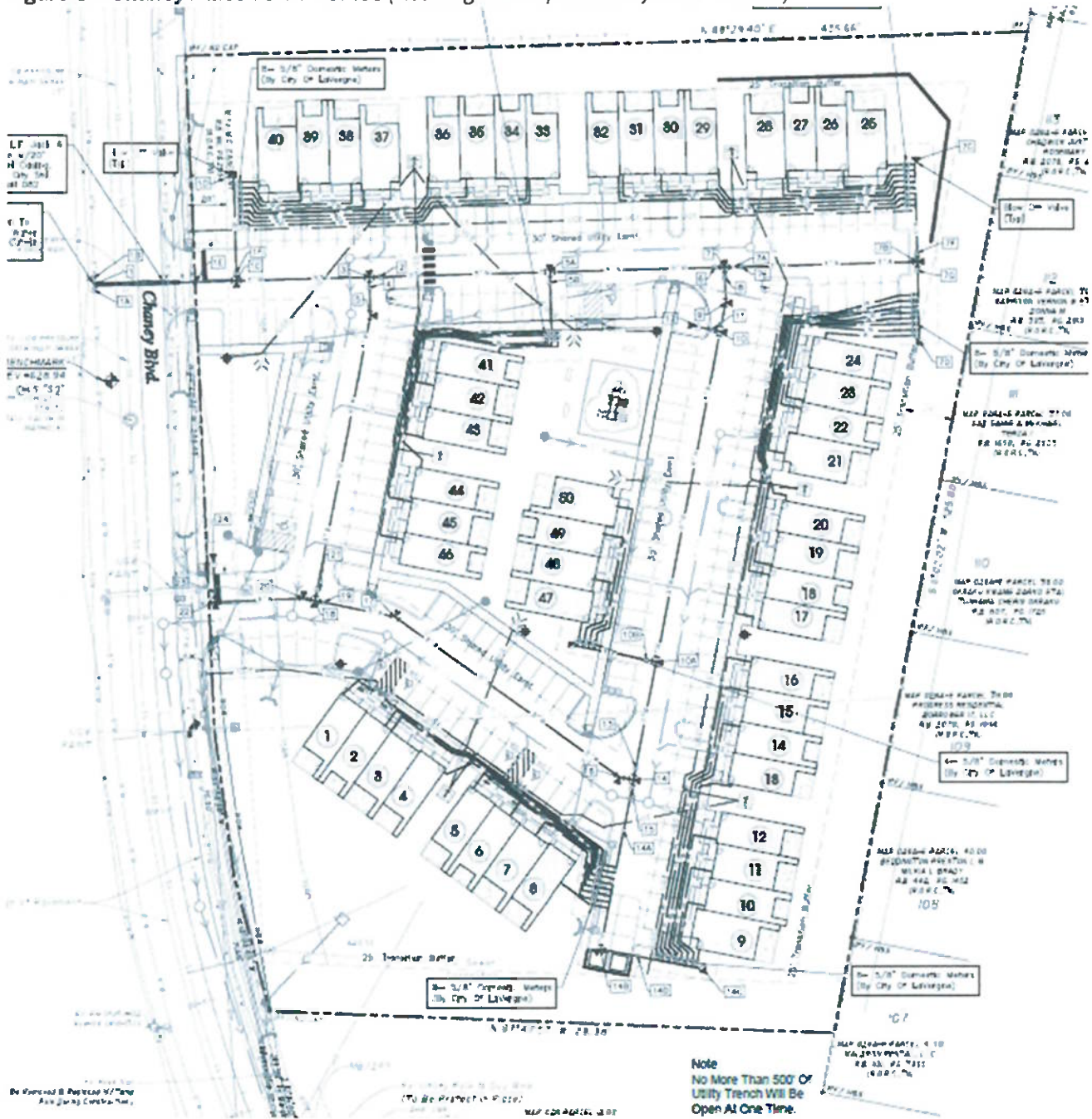




Figure C. Chaney Place Town Homes (Abutting the Proposed Project to the East)





Item #: 7. Final Plat - Resubdivision of 141 Bain Drive - One Lot Totaling 5.55 Acres. Requested by Kimley Horn. Property located on Bain Drive (Tax Map 17, Parcel 7.01). I-2 (Heavy Industrial) Zoning District. Property owned by Quality Nashville, LLC.

Reviewed By:
Bo Logan, City Planner

Summary:

This is a request for approval of a final plat.

The plat consists of one (1) lot on 5.55 acres. The property is located off Bain Dr.

The property is zoned I-2 which is Heavy Industrial. This property is currently undeveloped.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)
No comments

Engineering (Gary Lide - glide@lavernetn.gov)
All Engineering comments addressed.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. (For Information) Subdivision of this lot will create an industrial lot that does not have access to public water pressure and flow to meet current requirement of water availability without public improvements, which may require a public utility easement through the lot from Bain Drive to Jones Blvd.

Codes (Joe White - jwhite@lavernetn.gov)
No comments

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)
No comments

Police
No comments

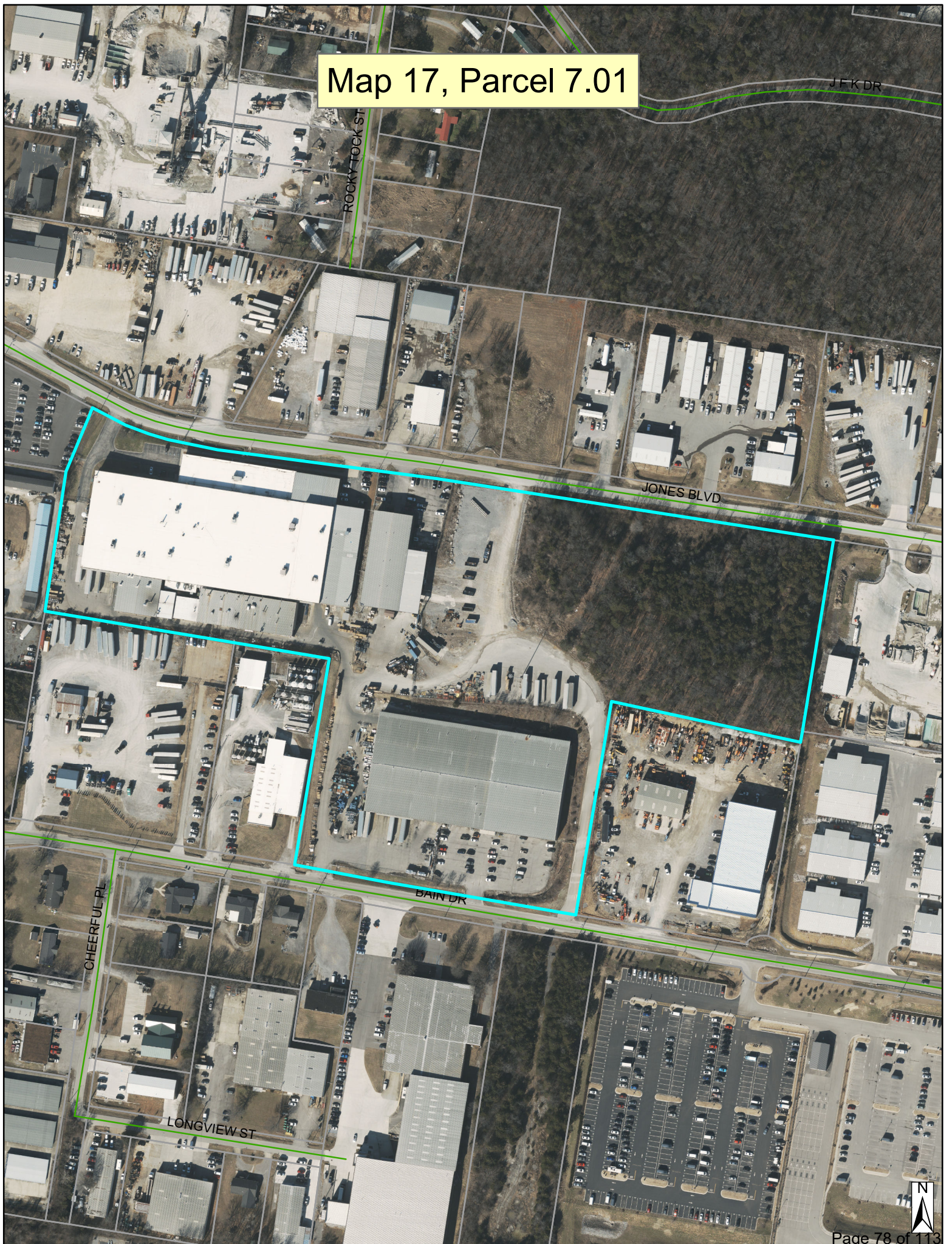
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items

at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

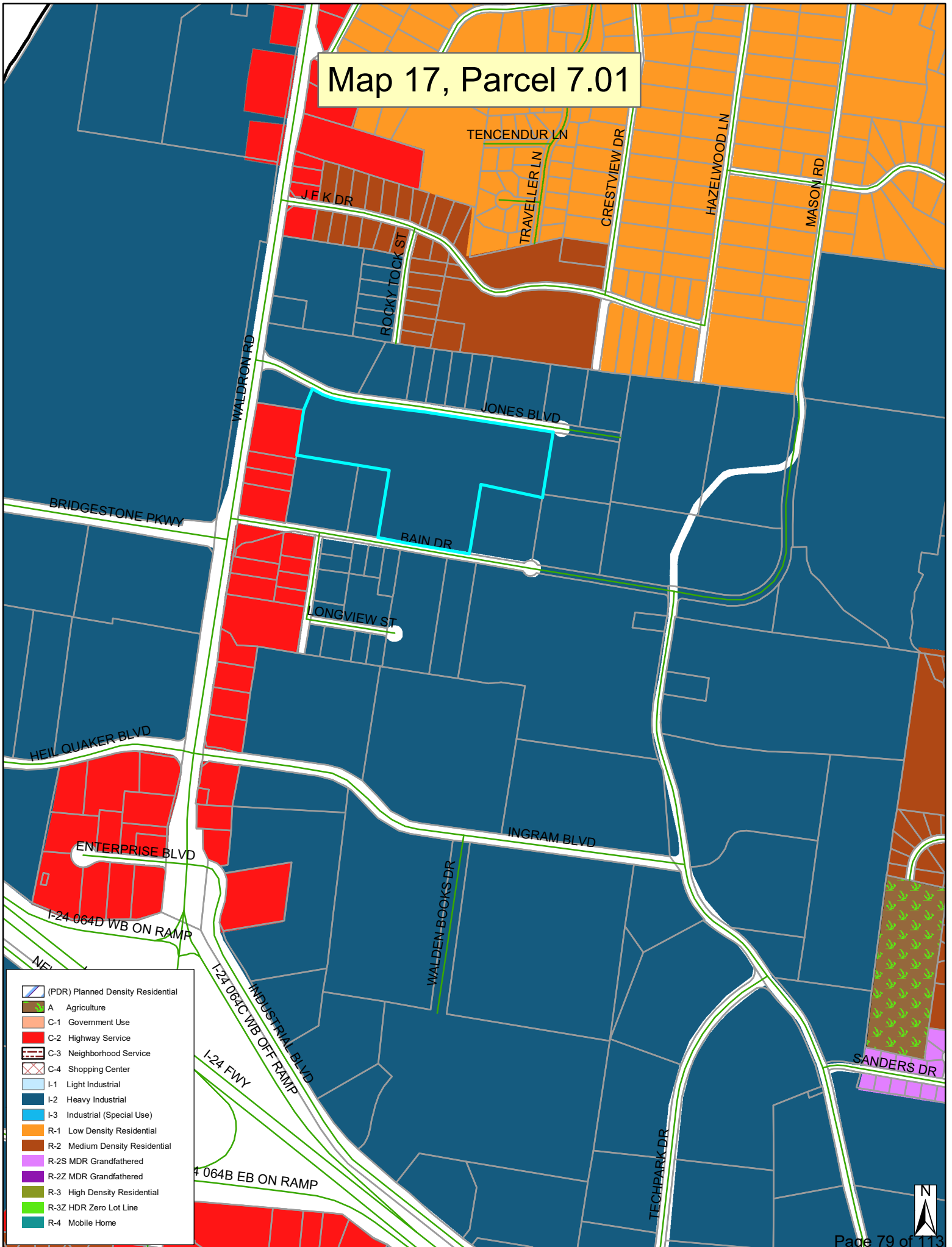
Map 17, Parcel 7.01



Map 17, Parcel 7.01



Map 17, Parcel 7.01







OWNER'S CERTIFICATE

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 17, RUTHERFORD COUNTY, TENNESSEE
3. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD AREA AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM INDEX MAP NUMBER 47149C0015J DATED MAY 09, 2023.
4. ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
5. ALL DEED AND PLAT REFERENCES ARE MADE TO REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE UNLESS OTHERWISE NOTED.
6. THE SITE IS ZONED I-2 HEAVY INDUSTRIAL
7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC. TO AVOID ANY HAZARD OR CONFLICT IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOW UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
8. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
9. SURVEY FIELD DATA COLLECTED ON 12/20/2021.

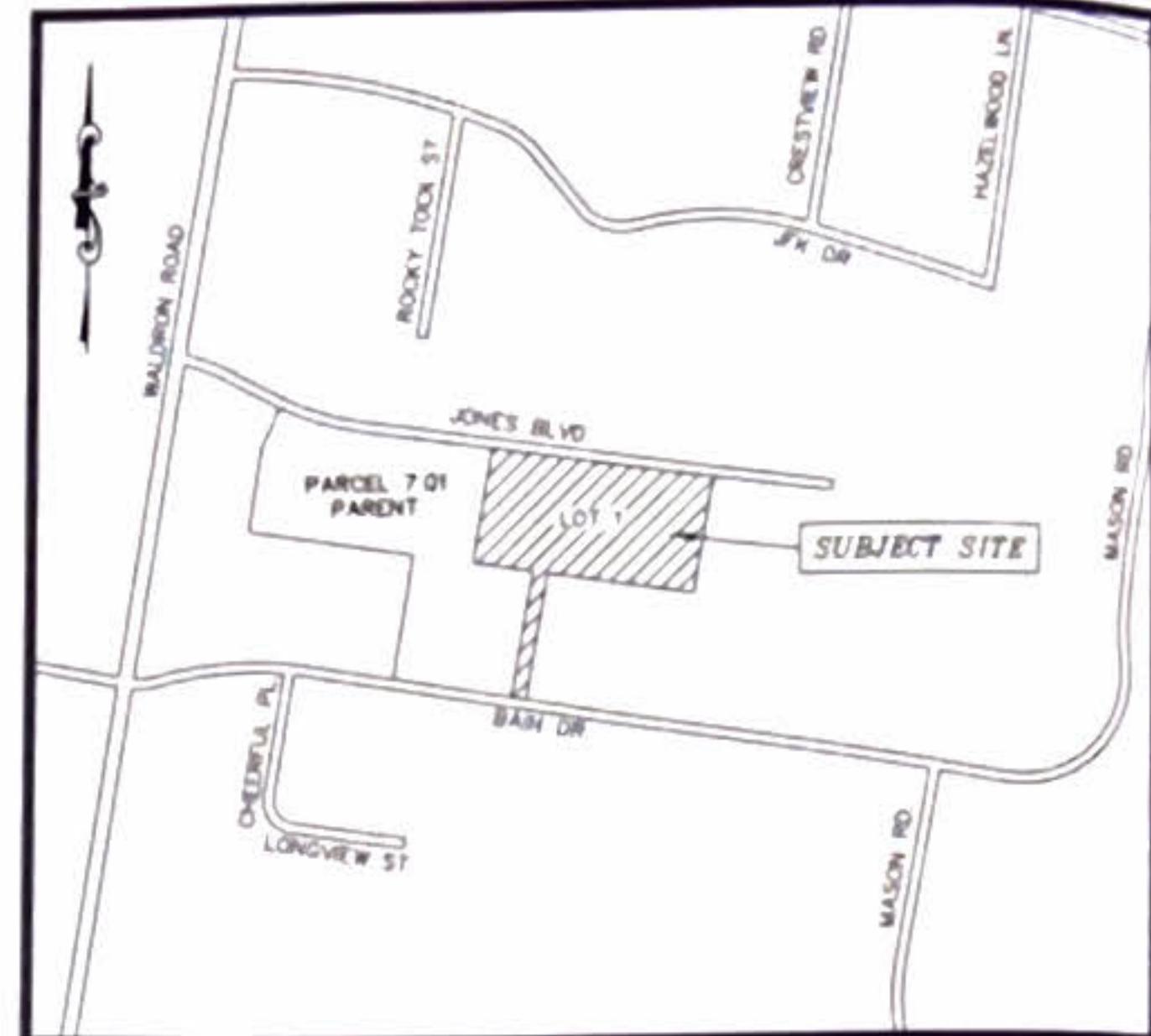
REMAINDER OF (7.01)
QUALITY NASHVILLE, LLC
BOOK 2014, PAGE 2308
REMAINING AREA: 941,918 SQFT (14,736 AC)

REMAINDER OF (7.01)
QUALITY NASHVILLE, LLC
BOOK 2014, PAGE 2308
REMAINING AREA: 941,918 SQFT (14,736 AC)

(7.02)
BARY GENERAL PARTNERSHIP
BOOK 1588, PAGE 3805

(7.73)
JMR REAL ESTATE, LLC
BOOK 2181, PAGE 2625
LOT 7
SOUTHWAY INDUSTRIAL PARK
SECTION 2
PLAT BOOK 33, PAGE 229

(7.16)
KNESTRICK PROPERTIES
HOLDINGS, LLC
BOOK 1886, PAGE 1385
LOT 8
SOUTHWAY INDUSTRIAL PARK
SECTION 2
PLAT BOOK 33, PAGE 329



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 2014, page 2308, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: Quality Nashville, LLC
Justin Peterson

Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions plat shown hereon has been found to comply with the La Vergne Subdivision Regulations, 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, Planning Commission

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

DRAFT COPY

Date: L. Brandon Lambert
Tennessee Registered Land Surveyor Number 2828

RESUBDIVISION
OF 141 BAIN DRIVE
FINAL PLAT

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE
TAX MAP 17, PARCEL 7.01

OWNER:
QUALITY NASHVILLE, LLC
C/O JUSTIN PETERSON
P.O. BOX 13925
JACKSON, MS 39236

DEVELOPER:
STATE STREET GROUP, LLC
1902 WEDGEWOOD AVENUE, SECOND FLOOR
NASHVILLE, TN 37212
P.O.C. JEREMY FORTIER
(317) 918-4618

PREPARED BY:

ChastainSkillman

DCCM

215 CENTERVIEW DRIVE, SUITE #180, BRENTWOOD, TN 37027 (663) 646-1402

© 2021 CHASTAIN SKILLMAN C.A. NO. 282

DATE: 07/09/2025 REV: 08/19/2025 REV: 09/16/2025
REV: 08/06/2025 REV: 08/26/2025

SHEET 1 OF 1

CSI PROJECT #1017723

Page 82 of 110



Item #: 8. Site Plan - MBI Building - Building totaling 8,800 Square Feet on 5 Acres. Requested by Griggs & Maloney, Inc. Property located at 393 Mason Road (Tax Map 17, Parcel 15.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mr. Bults, Inc. (DEFERRED)

Reviewed By:

Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

On behalf of their client, Griggs & Maloney is requesting site plan approval for an 8800 sq ft building at Sanders and Mason Road.

The proposed building is 1-story. This particular site is not contained in an overlay district.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergnen.gov; and Jake Blair - jblair@lavergnen.gov)

1. Sidewalk is required.

Engineering (Gary Lide - glide@lavergnen.gov)

Links to General Permitting information, the Stormwater Management Ordinance (Title 14 - Zoning and Land Use Control), and the Longterm Maintenance Agreement can be found at: <https://www.lavergnen.gov/215/Links-Resources>

1. (Sheet C1.01) Staff recommends that applicant dedicate additional Public Utility and Drainage Easement (PUDE) as described in the Utilities section below.
2. (Sheet C1.01) Add DB 291 PG 475 for 2' waterline easement along north boundary.
3. (Sheet C1.01) Staff recommends that applicant dedicate sufficient land for Mason Road right-of-way
4. (Sheet C1.01) Correct scale in title block
5. Provide filled out draft of the Longterm Maintenance Agreement (LTMA) and Longterm Maintenance Plan (LTMP)
6. (Sheet C1.01) Move bearings and distances on north boundary so that they can be read.
7. (Sheet C2.01) Show distances from edge of paving to property boundaries along all boundaries.
8. (Sheet C2.01) Show distances from two perpendicular boundaries to the building so that the building can be located in the field.
9. (Sheet C2.01) Show lane striping for entry drive.
10. (Sheet C1.01) Easement width on existing water line is shown as 2'. Show correct easement width.
11. (Sheet C1.01) Show DB and PG for easements.
12. (Sheet C1.01) Correct note where Mason Road is incorrectly labeled as Sanders Road.
13. (Sheet C2.01) Provide concrete pavement section for drive and parking areas
14. (Sheet C1.01) Add DB 593, PG 125 to the access easement
15. While a full traffic study will not be required, please provide traffic generation estimates for the proposed use.
16. (Sheet C2.01) Provide ADA accessible spaces as required
17. (Sheet C2.01) Question: Is a monument sign proposed at the road? If yes, please show location and size.

18. (Sheet C4.01) Ditch B south of parking area flows along a nearly 8% in slope. Maximum flow velocity for Curlex blanket is 7%. Provide a more robust ground cover in that section of Ditch B.
19. Provide all calculations required by the La Vergne Stormwater Management Ordinance including stormwater quality and stormwater quantity.
20. (Sheet C4.01) In the western end of Ditch B where it outflows into the bioretention pond, provide riprap or other similar protection where the ditch slope flattens out into the pond.
21. (Sheet C4.01) Provide erosion protection from the outfall of Storm Line D down to the flowline of Ditch A.
22. (Sheet C6.03) Provide a note that all EPSC controls shown on this sheet are permanent.
23. (Sheet C4.01) Provide a swale along the top of the retaining wall along the north edge of the parking area and provide a detail for the swale.
24. (Sheet C4.01) Provide details showing how the outlet control structures will be constructed which match the calculations.
25. (Sheet C4.01) Provide hydraulic calculations for pipes as required by Stormwater Management Ordinance
26. Provide construction details for catch basins, headwalls, pipe trenching, etc.
27. (Sheet C4.01) Show how bypass Q is going to be avoided at catch basins B2 and B3.
28. (Sheet C4.01) For all pipes, catch basins, and headwalls, show pipe size, material, invert elevations, and top of casting elevations.
29. Provide structural details for retaining walls over four feet in height from finished grade to top of wall. This must include complete structural plans. This must also include either spot shots or elevation drawings showing the height of the walls throughout.
30. (Sheet C6.01, C6.02) Correct Silt Fence, Concrete Wash-out, and Construction Entrance references (the sheet reference is incorrect)
31. (Sheet C6.01) Show construction entrance graphically at 100 feet long.
32. (Sheet C2.01) Show far side edge of pavement for Mason Road and show edge of [pavement for Tech Park Drive
33. (Sheet C4.01) Show size, material, and invert elevations of existing pipe under the access drive along the North boundary
34. (Sheet C6.01) Extend silt fence 100 feet in both directions
35. (Sheet C6.02) There is no Erosion Control Matting detail found on Sheet C6.04. Provide detail or change note.
36. (Sheet C6.04) Slope Stabilization Detail references stations that were not found on any other plans. It doesn't appear to correlate with these plans. Modify detail.
37. (Sheet C6.02) Notes are labeled as "Initial" notes. Change to "Intermediate" notes
38. (Sheet C6.02) Add a note that sediment ponds will be excavated and functional and run-off water diverted into them before topsoil stripping can begin on the main parking lot. It is understood that some grading will be required within the pad area to construct the sediment ponds.
39. (Sheet C6.02) This plan needs to show the grading necessary for the sediment ponds to comply with Item 38 above.
40. (Sheet C6.01) Show inlet protection at the existing culvert under the existing access drive along the north boundary.
41. (Sheet C6.03) Change notes to "Final" notes.
42. (Sheet C6.04) Provide as detail for riprap outlet protection which includes geotextile, D50, of riprap installation, and minimum area.
43. (Sheet C1.01) Show tree masses.
44. (Sheet C1.01) Show areas where slopes exceed 12% and show USDA-NRCS soil types for those areas.
45. Provide a Site Profile that runs from their northwest corner of the site running southwest through the building and down to the centerline of Mason Road.
46. Provide a Site Profile from the centerline of Mason Road and following the centerline of the driveway to the nearest point of the building.
47. (Sheet C2.01) Show five-foot wide sidewalk along all public road frontages
48. (Sheet C2.01) Show dumpster pad or provide a narrative explaining how waste will be handled without a dumpster.
49. The City specifications have required General Notes. These must be included. They can be found at: <https://www.lavergnetn.gov/DocumentCenter/View/4671/Permitting-and-Construction-General-Information-and-Requirements>

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

1. Existing Conditions Plan: Existing utilities in Sanders Drive are missing, including 12" water and 8" sewer.
2. Site Grading Plan: Show existing utilities on grading plan and label with size.
3. Site Grading Plan: Label driveway culvert size and invert elevations.
4. Site Grading Plan: City records show existing 18" WTM is approximately 22' off edge of pavement at northern end of site, which is pretty close to location of proposed SD culvert for proposed driveway entrance. Closer than shown on the plans (which is approx. 40 feet). A minimum cover over the 18" WTM will be required per City Standards. If Engineer has not requested a one-call ticket to mark utilities, they should do so and survey the

markings to ensure the existing 18" WTM proximity to the proposed drive way entrance grades and proposed culvert is not an issue during construction.

5. Site Grading Plan: Storm drain Line D shall be labeled with invert elevations, to ensure a minimum of 18" clearance between SD and existing 18" WTM.
6. Site Utility Plan: Point to and label existing waterline as 18" DIP Water.
7. Site Utility Plan: Point to and label existing 12" WTM along northern property line.
8. Site Utility Plan: After further review, the City will not require the portion in the street to be labeled as a public sewer extension. The sewer service connection shall be as described in my email to Hunter Patton (Griggs and Maloney) on 8/28/2025, with a 1.5" schedule 40 forcemain, connection box per City Std Dtl 19.0 at the property boundary, and connection at existing manhole in Sanders Drive per the special detail provided with that email. Contact Scott Tatalovich, Utility Engineer, statalovich@lavergneth.gov, 615-663-9683 with any questions. Therefore, no TDEC engineering plan review would be required for water or sewer purposes on this project.
9. Site Utility Plan, provide and label a 20' Public Utility and Drainage easement along the northern boundary of the site to be used for a future, public, 24" WTM from Mason Rd to connect to the City's Sanders Tanks to the east. Said easement shall not be encumbered with surface features or other that would prevent City access to said easement for maintenance of the future 24" WTM. Please coordinate with Jaimi Ensey to show said waterline location in background as future waterline. Label waterline as 24" Future Waterline.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

393 Mason Rd

INGRAM BLVD

ZELLWOOD DR

FRUITLAND CT

GRAYSON CT

POULAN CT

SANDERS DR

GRIFFIN CT

MASON RD

TECHPARK DR



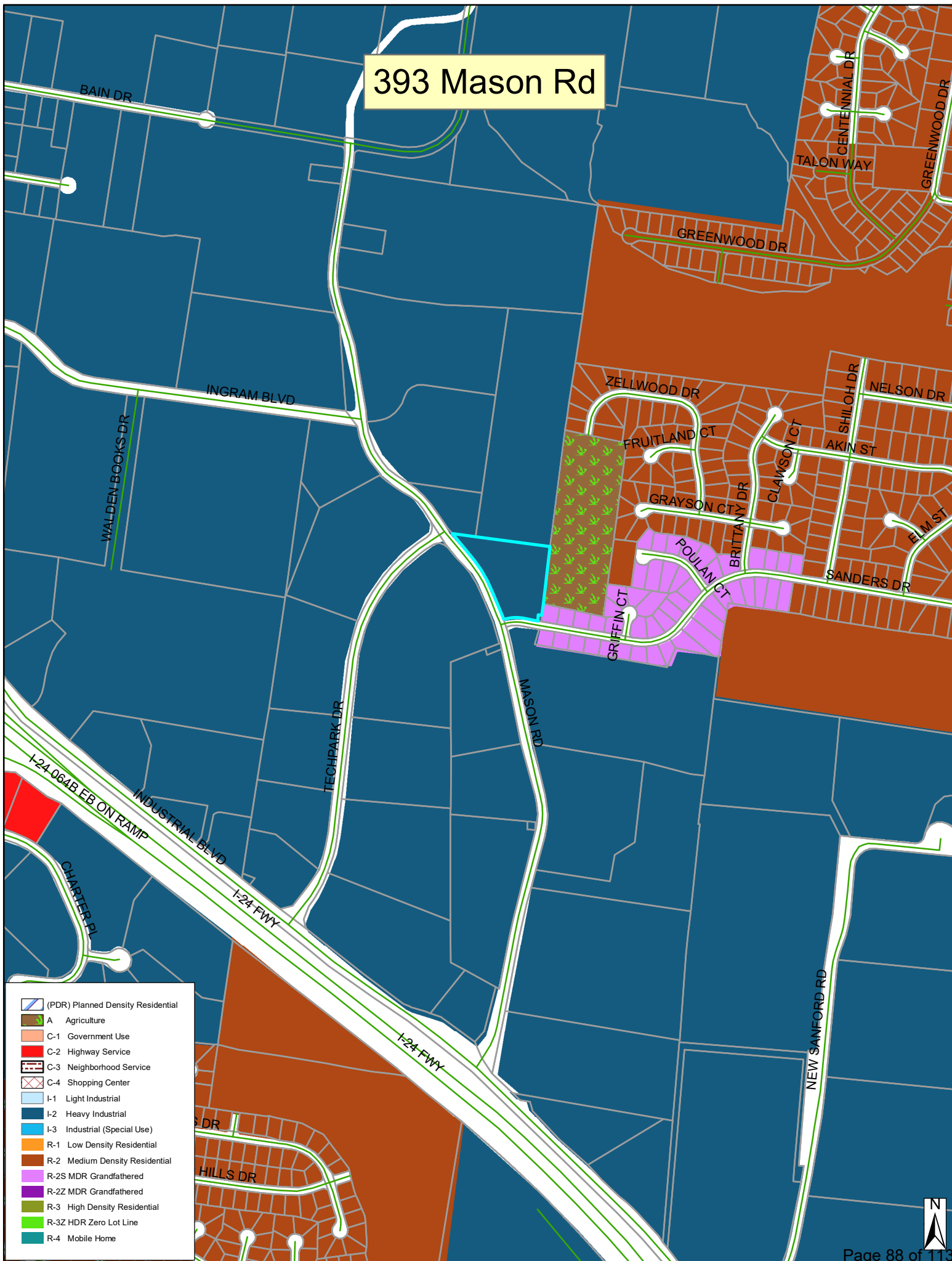
393 Mason Rd

MASON RD

SANDERS DR



393 Mason Rd





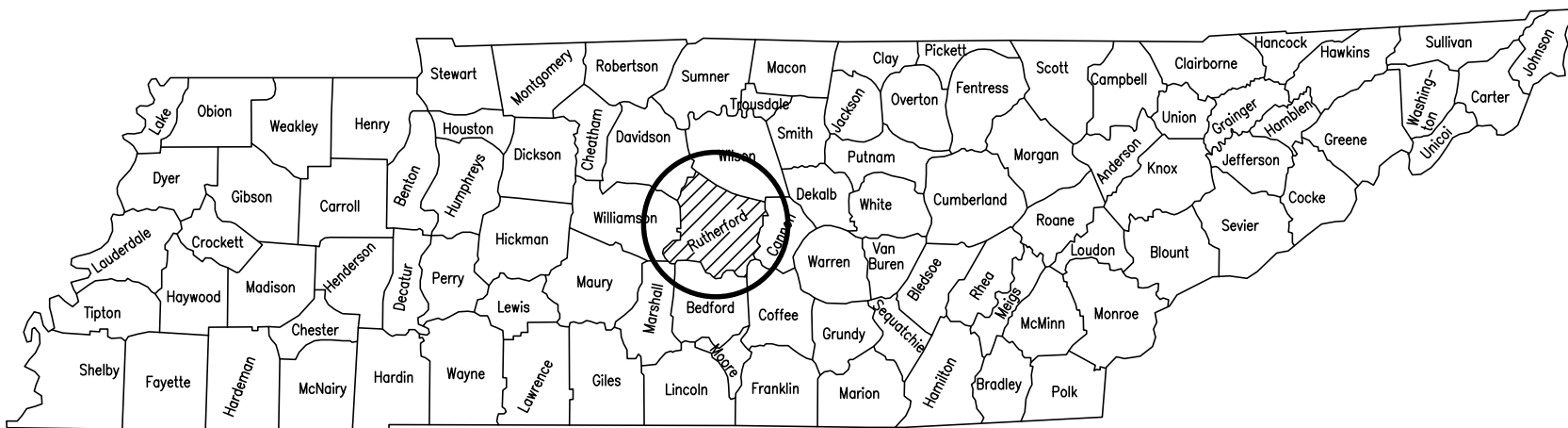


MBI BUILDING
GRAEFEN DEVELOPMNET
393 MASON ROAD
LA VERGNE, TENNESSEE
TAX MAP 17 PARCEL 15.01
SITE PLAN

SEPTEMBER 2, 2025

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
C1.01	EXISTING CONDITIONS
C2.01	SITE LAYOUT PLAN
C3.01	SITE GRADING PLAN
C4.01	SITE DRAINAGE PLAN
C5.01	SITE UTILITY PLAN
C6.01	INITIAL EPSC PLAN
C6.02	INTERMEDIATE EPSC PLAN
C6.03	FINAL EPSC PLAN
C6.04	EPSC DETAILS
L1.00	LANDSCAPE PLAN
L1.00	LANDSCAPE DETAILS & NOTES



DRAFT
NOT FOR CONSTRUCTION

DESIGN ENGINEER: Hunter Patton
Hunter Patton, P.E.



GRIGGS & MALONEY
INCORPORATED
Engineering & Environmental Consulting

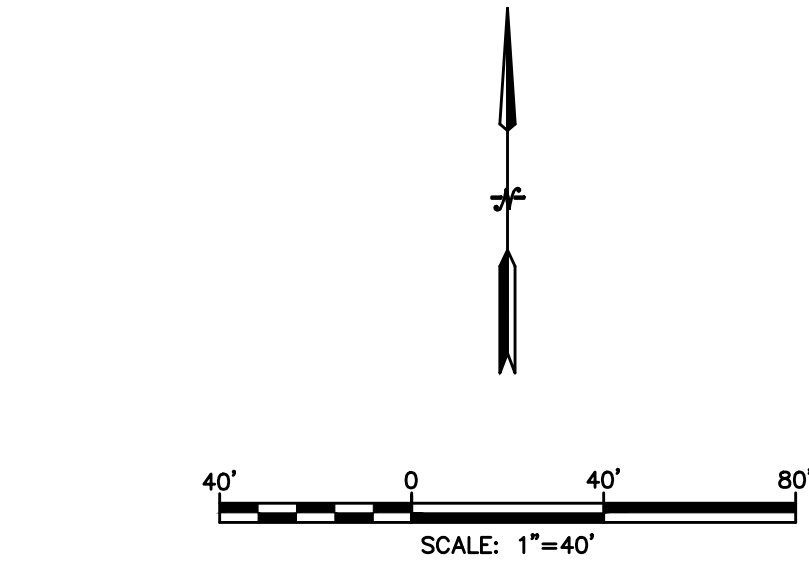
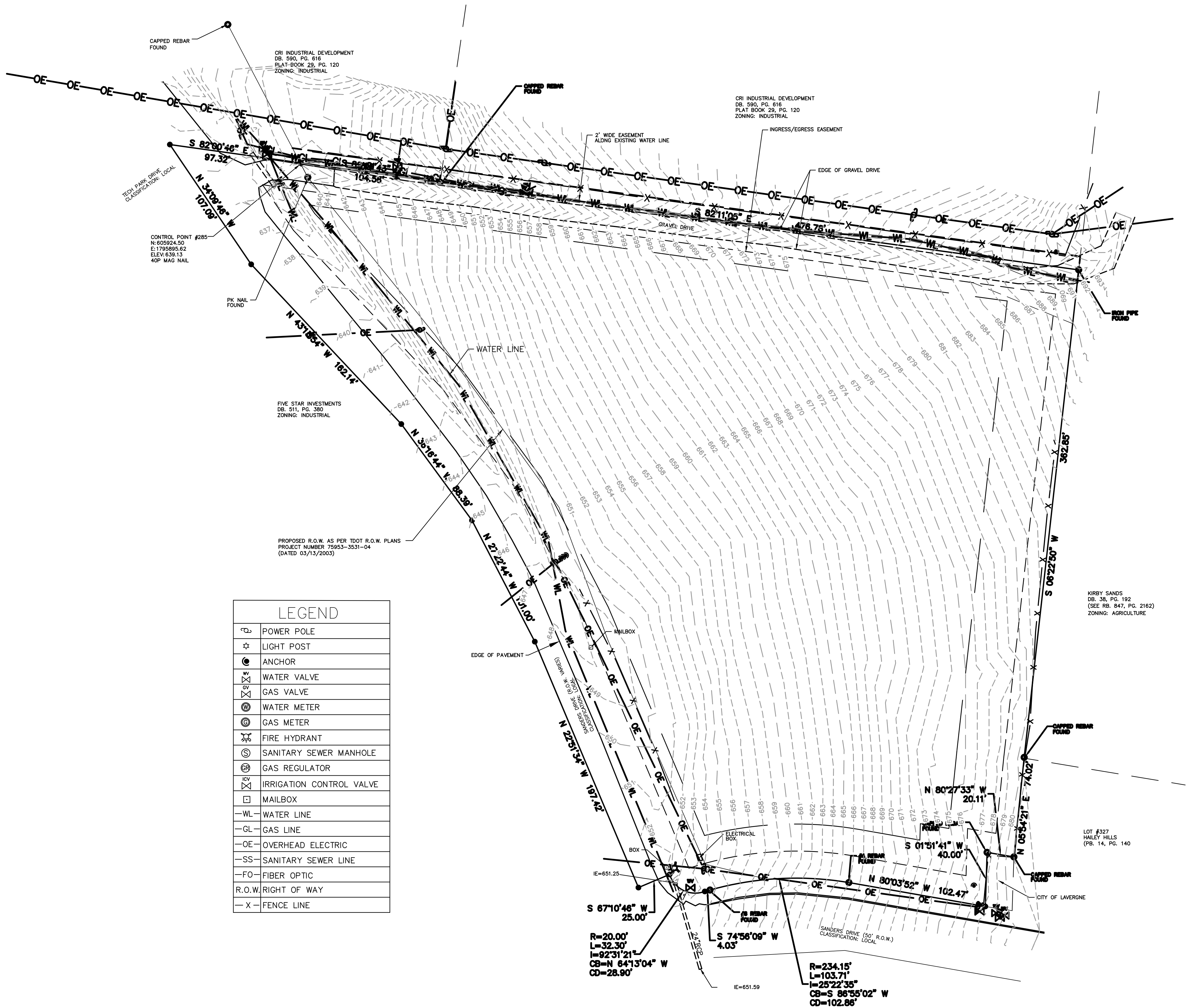
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632

SITE DATA TABLE	
PROPERTY OWNER	MR. BULTS INC.
PROPERTY OWNER ADDRESS	2627 E 139TH ST BURNHAM, IL 60633
TOTAL PROPERTY AREA	5.00 ACRES
TAX MAP AND PARCEL	MAP 17 PARCEL 15.01
ZONING (EXISTING)	INDUSTRIAL
EXISTING LAND USE	VACANT
PROPOSED LAND USE	TRUCK FLEET MAINTENANCE
TOTAL LIMIT OF DISTURBANCE	4.50 ACRES
IMPERVIOUS AREA	95,190 SQ. FT.
FAR OR LOT COVERAGE	0.437
OPEN SPACE	2.815 ACRES
SETBACKS	
FRONT YARD	10 FEET
FRONT BUILDING SETBACK	40 FEET
SIDE BUILDING SETBACK	20 FEET
REAR BUILDING SETBACK	15 FEET
FLOODPLAIN INFORMATION	
FIRM PANEL 47149C0105H EFFECTIVE DATE JANUARY 5, 2007	
BUILDING DATA	
STORIES	1
BUILDING SQUARE FEET	8,800 SQ. FT.
HEIGHT	30 FEET
PARKING REQUIRED	ONE (1) SPACE PER 40 SQ. FT. OF FLOOR AREA FOR OFFICE AND/OR SALES, PLUS ONE (1) SPACE FOR EVERY 4,000 SQ. FT. OF GROSS FLOOR AREA
PARKING CALCULATIONS	0 SQ. FT. (OFFICE) + 8,800 SQ. FT. (FLOOR AREA)/4,000 SQ. FT = 2.2 SPACES
PARKING PROVIDED	26 SPACES + 32 SPACES FOR TRAILER STORAGE

PROJECT NO. 1574-01
SET NO. _____

SUBMITTALS AND REVISIONS			
DATE	BY	NO.	DESCRIPTION

© 2025 Griggs & Maloney, Inc.



- GENERAL NOTES:
- PROJECT BENCHMARK**
N: 605924.50
E: 178585.62
ELEV: 639.13
40P MAG NAIL
- FLOOD NOTE**
THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47148C0105H, EFFECTIVE DATE JANUARY 5, 2007.
1. SURVEY PERFORMED BY JOHNSON & ASSOCIATES SURVEYING ON 07/28/2025.
 2. DATUM WAS TAKEN FROM THE NAVD83 AND NAD83
 3. ACCORDING TO RULE 0820-03-.08 (MAPS AND MAPPING) PARAGRAPH (5) OF THE STANDARDS OF PRACTICE, TENNESSEE LAND SURVEYOR'S LAWS AND REGULATIONS, HAVING AN EFFECTIVE DATE OF MARCH 17, 2011.
"ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR DIGITALLY COPIED AND/OR OTHER ELECTRONICALLY FORWARDED INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS." ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE.
 4. THE CONTRACTOR SHALL COMPLY WITH THE TENNESSEE STATE LAW CHAPTER 31 UNDERGROUND UTILITY DAMAGE PREVENTION ACT COMMONLY KNOWN AS THE "TENNESSEE ONE CALL LAW" AND ALL CONDITIONS OF THIS LAW SHALL COMPLY TO THIS PROJECT. IN ACCORDANCE WITH THE TENNESSEE ONE CALL LAW, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR.

LEGEND	
	POWER POLE
	LIGHT POST
	ANCHOR
	WATER VALVE
	GAS VALVE
	WATER METER
	GAS METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	GAS REGULATOR
	IRRIGATION CONTROL VALVE
	MAILBOX
WL	WATER LINE
GL	GAS LINE
OE	OVERHEAD ELECTRIC
SS	SANITARY SEWER LINE
FO	FIBER OPTIC
R.O.W.	RIGHT OF WAY
X	FENCE LINE

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REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EXISTING CONDITIONS

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

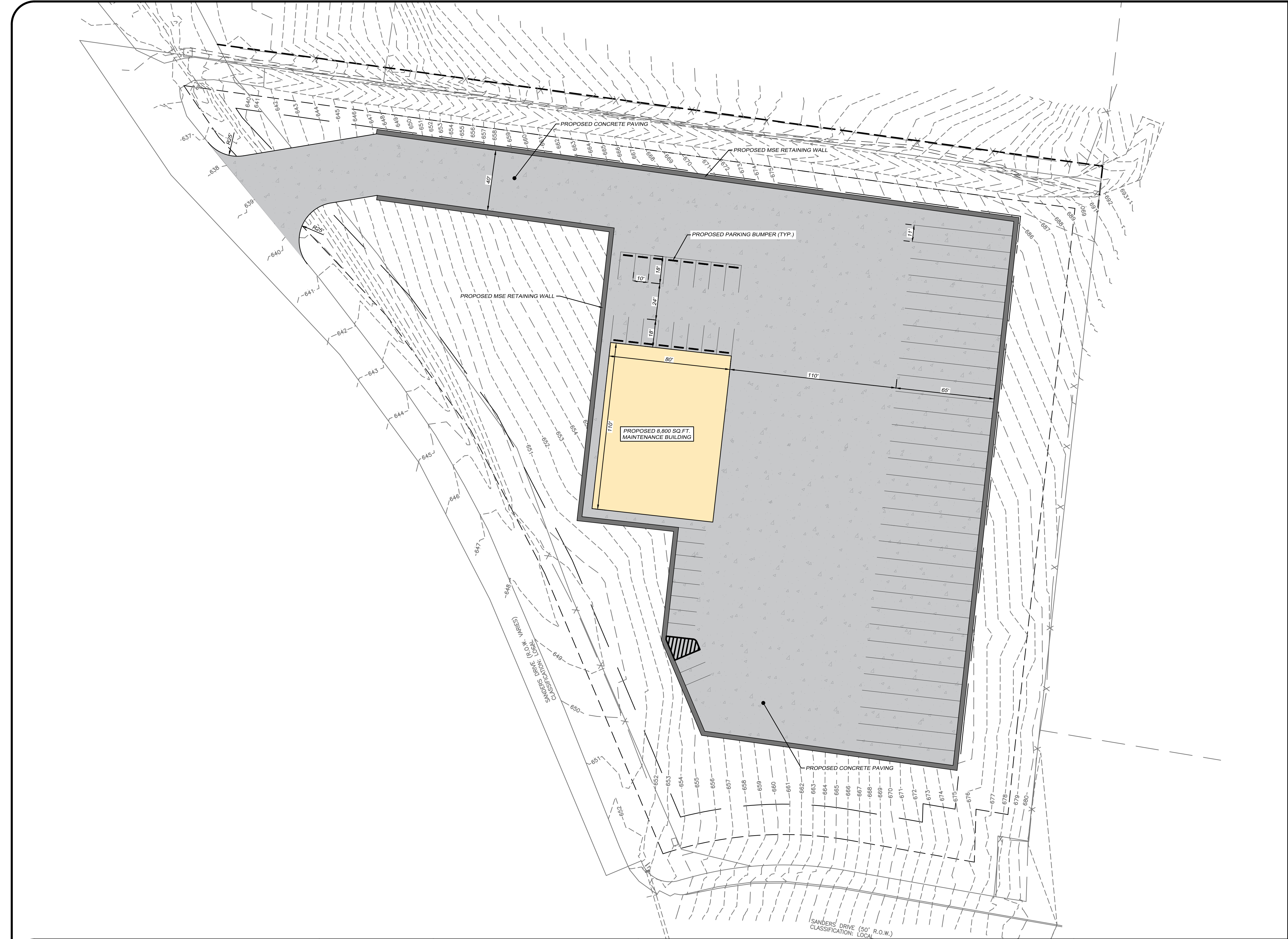
DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C1.01



- SITE PLAN NOTES:
1. THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
 2. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4714803270J EFFECTIVE DATE: 05/09/2023 SHOWS NO PART OF THIS PROPERTY TO BE WITHIN THE 100-YEAR FLOODPLAIN; ZONE X.
 3. ALL CONSTRUCTION AND USE OF THE PROPERTY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF LAWRENCEBURG ZONING ORDINANCE.
 4. CONTRACTOR SHALL KEEP ALL ADJOINING ROADWAYS AND RIGHT-OF-WAYS CLEAR OF DEBRIS. DISPOSAL OF TRASH OR DEBRIS IN ALL EXCAVATIONS IS PROHIBITED.
 5. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND GIVE ALL NECESSARY NOTIFICATIONS PRIOR TO BEGINNING WORK.
 6. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSION, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.

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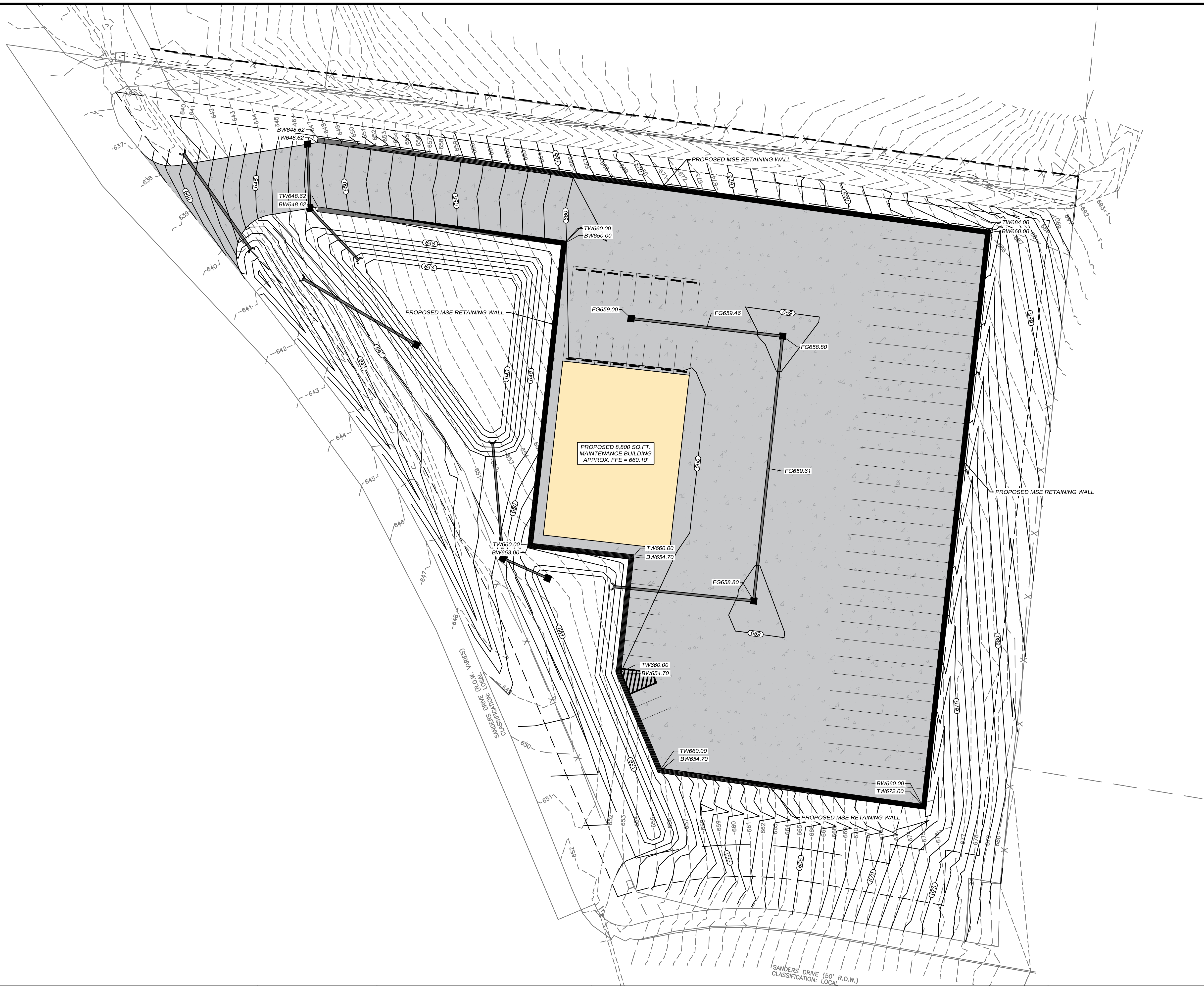
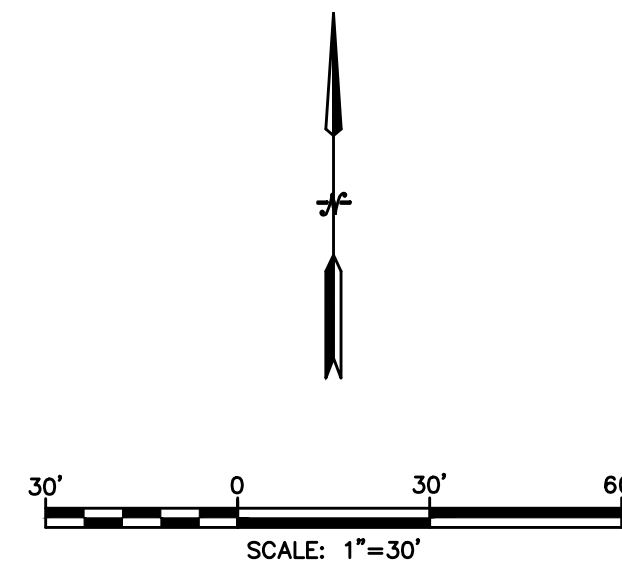


REVISIONS			
DATE	BY	NO.	DESCRIPTION

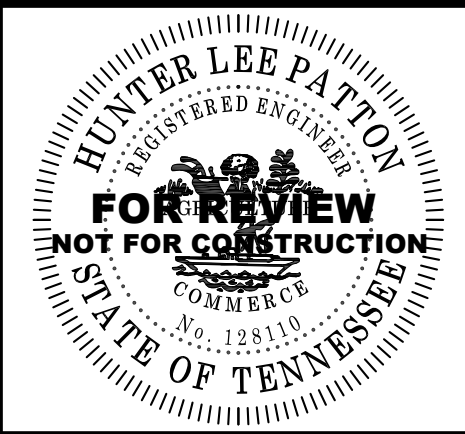
MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE PLAN

PROJECT NO. 1574-01	
SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM
SHEET NO. C2.01	



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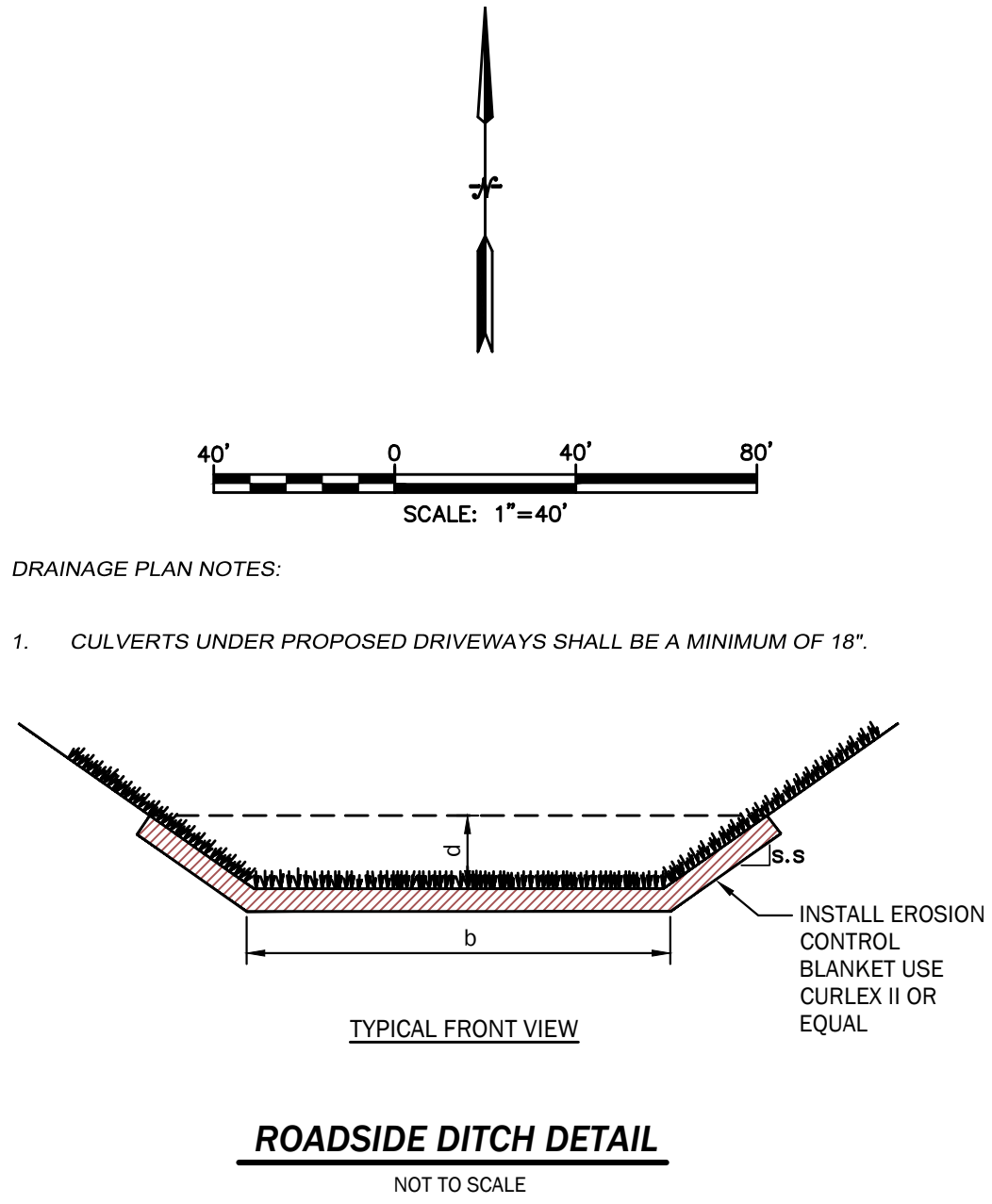
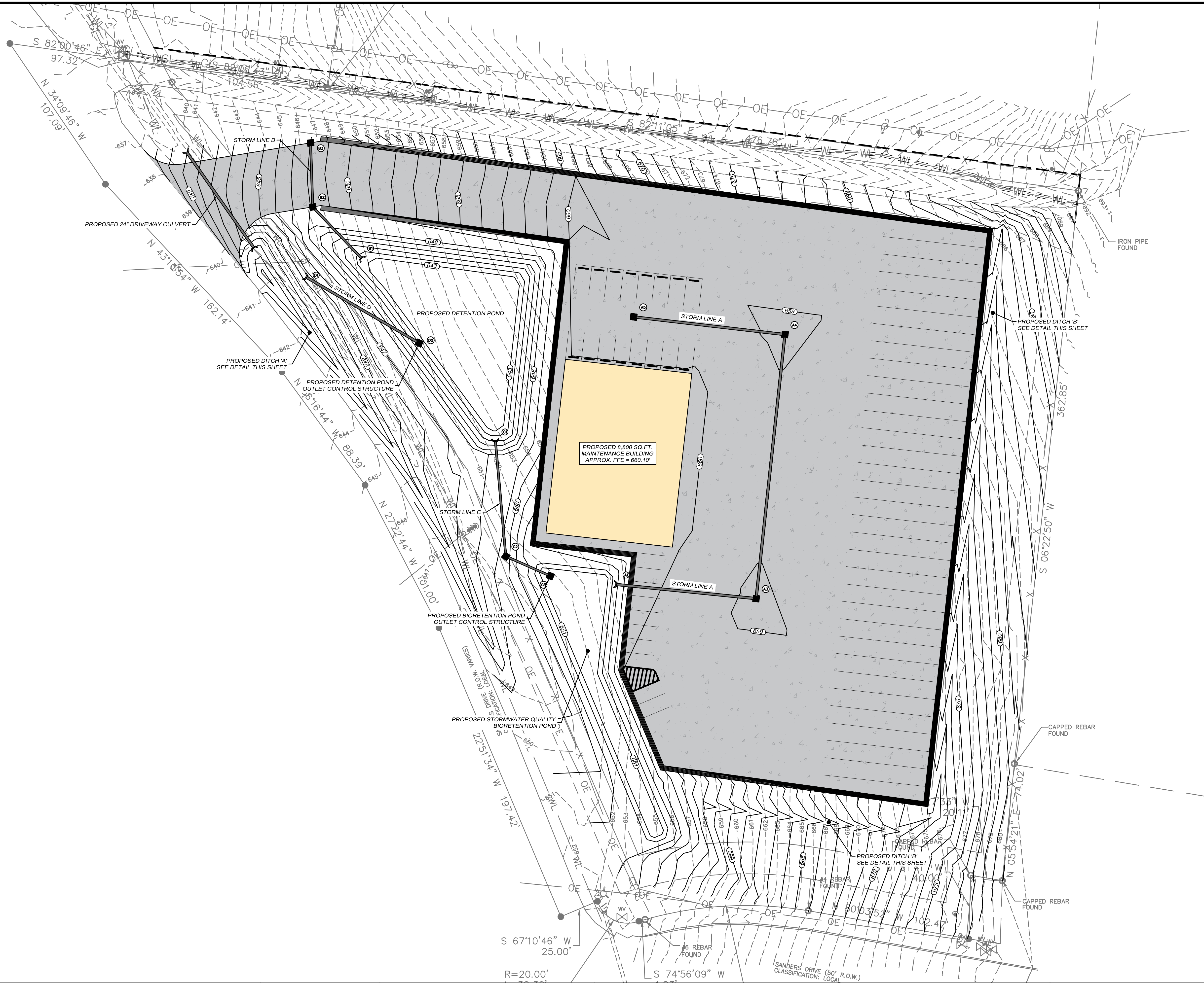


REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE GRADING PLAN

PROJECT NO. 1574-01	
SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM
SHEET NO. C3.01	



ID	D, FT (MIN)	B, FT	S.S.	MIN. SLOPE	MAX SLOPE
DITCH A	2	0	3:1	1.20%	3.76%
DITCH B	1	0	3:1	3.14%	10.25%

PROPOSED DITCH SCHEDULE

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REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE DRAINAGE PLAN

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

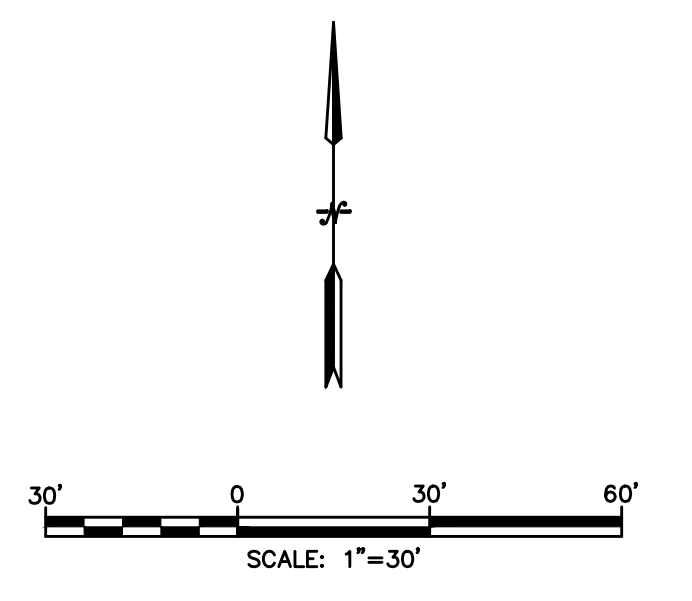
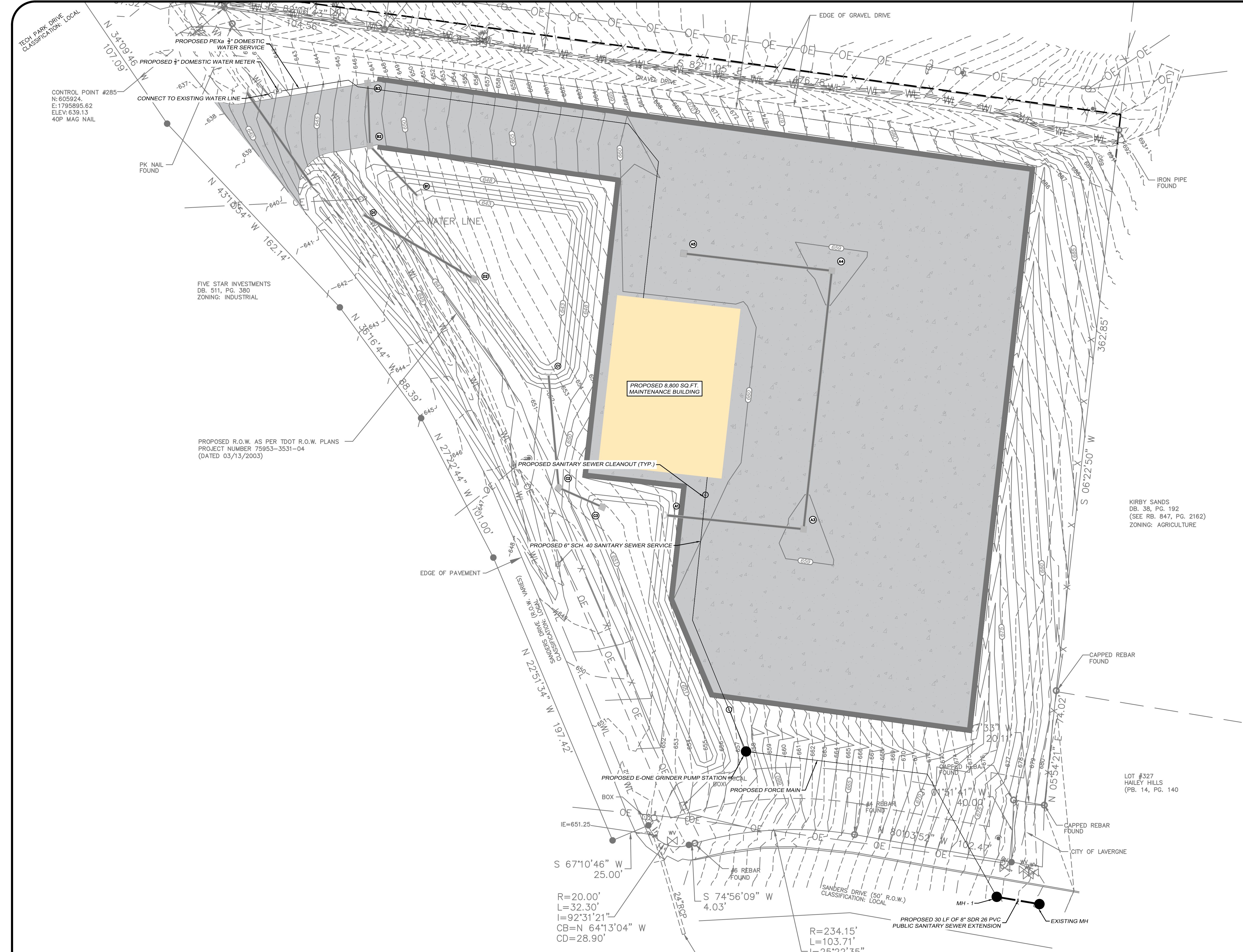
DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C4.01



- GENERAL UTILITY NOTES:
1. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
 2. IN EASEMENTS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
 3. WHERE SEWER LINES PASS OVER OR WITHIN 18" INCHES OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE, FOR 10 LF BEYOND OPEN CUT.
 4. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR.
 5. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
 6. THE CONTRACTOR SHALL COORDINATE WORK WITH OTHER WORK IN PROGRESS.
 7. FILL MATERIAL REQUIRED, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
 8. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
 9. ALL PIPE UNDER EXISTING AND OR PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE.
 10. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
 11. ANY DAMAGE TO EXISTING ASPHALT SURFACE RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED BY LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
 12. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
 13. ALL WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF LAWRENCEBURG UTILITY SYSTEMS.
 14. TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES AND PLANS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
 15. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE.
 16. TIE-INS TO EXISTING WATER LINES (AS SHOWN) AND SEWER LINES SHALL BE MADE BY THE CONTRACTOR.
 17. DEFLECT JOINTS ACCORDING TO MFGRS. RECOMMENDATIONS TO FOLLOW CURVE DATA. IF RECOMMENDED DEFLECTIONS WILL NOT MEET CURVE RADIUS, FURNISH ALL REQUIRED BENDS.

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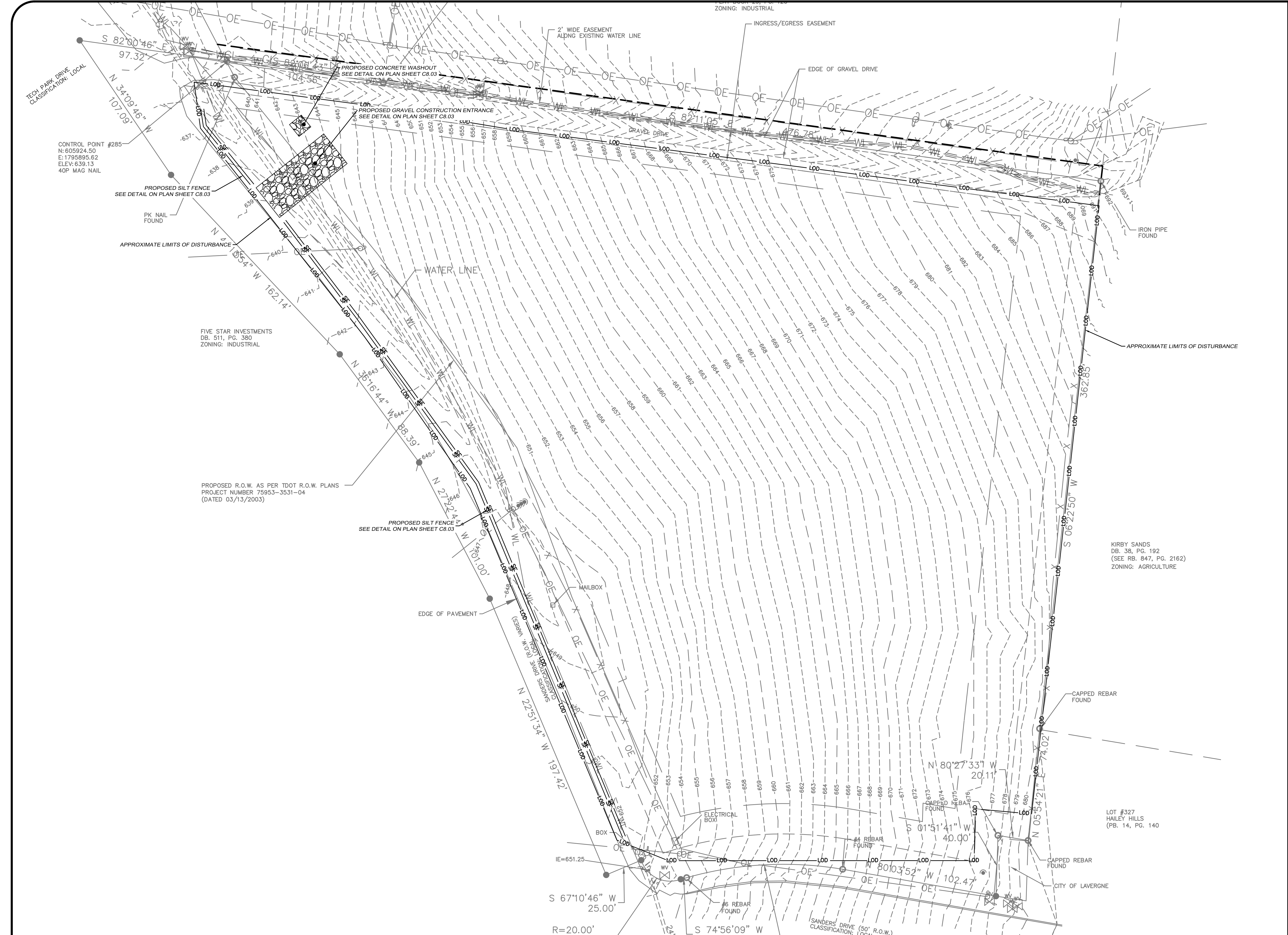


REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE UTILITY PLAN

PROJECT NO. 1574-01	
SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM
SHEET NO. C5.01	



EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

LOD LIMIT OF DISTURBANCE

SF SILT FENCE

CONSTRUCTION ENTRANCE

CONCRETE TRUCK WASHOUT

STONE FILTER RING

- EPSC INITIAL PLAN NOTES:
1. THE CONTRACTOR SHALL SUPPLY THE CITY OF LAWRENCEBURG WITH A DESIGNATED POINT OF CONTACT AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, AND THE APPROPRIATE CONTACT INFORMATION. THE CONTACT MUST HAVE AUTHORITY TO TAKE EMERGENCY RESPONSE MEASURES ON THE PROJECT AT ALL TIMES, INCLUDING AFTER HOURS, WEEKENDS, AND HOLIDAYS.
 2. ALL EARTH MOVING CONTRACTORS MUST SIGN A NOTICE OF INTENT WITH THE STATE OF TENNESSEE.
 3. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART. INSPECTIONS AND RAIN DOCUMENTATION ARE TO BE DOCUMENTED AND KEPT WITH THE SWPPP ON SITE. IN ADDITION, A RAIN GAGE IS REQUIRED TO BE ON SITE.
 4. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT THE OFF-SITE MIGRATION OR DEPOSIT OF SEDIMENT OFF THE PROJECT LIMITS (E.G. R.O.W. EASEMENTS, ETC.), INTO WATERS OF THE STATE/US, OR ONTO ROADWAYS USED BY THE PUBLIC. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED TO A LEVEL SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED WITH THE ADJOINING PROPERTY OWNER BEFORE REMOVAL OF SEDIMENT. SEDIMENT THAT MIGRATES INTO WATERS OF THE STATE/US SHALL NOT BE REMOVED WITHOUT GUIDANCE AND APPROVAL FROM TDEC.
 5. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION EXIT (A POINT OF ENTRANCE/EXIT TO THE CONSTRUCTION PROJECT) SHALL BE PROVIDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
 6. PRE-CONSTRUCTION VEGETATIVE COVER WILL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 2 WEEKS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA WILL BE SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS POSSIBLE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT STABILIZATION WILL BE COMPLETED WITHIN 2 WEEKS AFTER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THAT AREA. PERMANENT STABILIZATION WILL REPLACE TEMPORARY MEASURES AS SOON AS PRACTICABLE. STEEP SLOPES SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
 7. ALL NEWLY CUT OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
 8. TEMPORARY EPSC MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REINSTALLED AT THE END OF THE WORKDAY OR BEFORE A PRECIPITATION EVENT.
 9. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS ESTABLISHED 70% PERMANENT VEGETATION COVERAGE OR EQUIVALENT MEASURES SUCH AS RIP RAP OR GEOTEXTILES IN AREAS NOT COVERED WITH IMPERVIOUS AREA.
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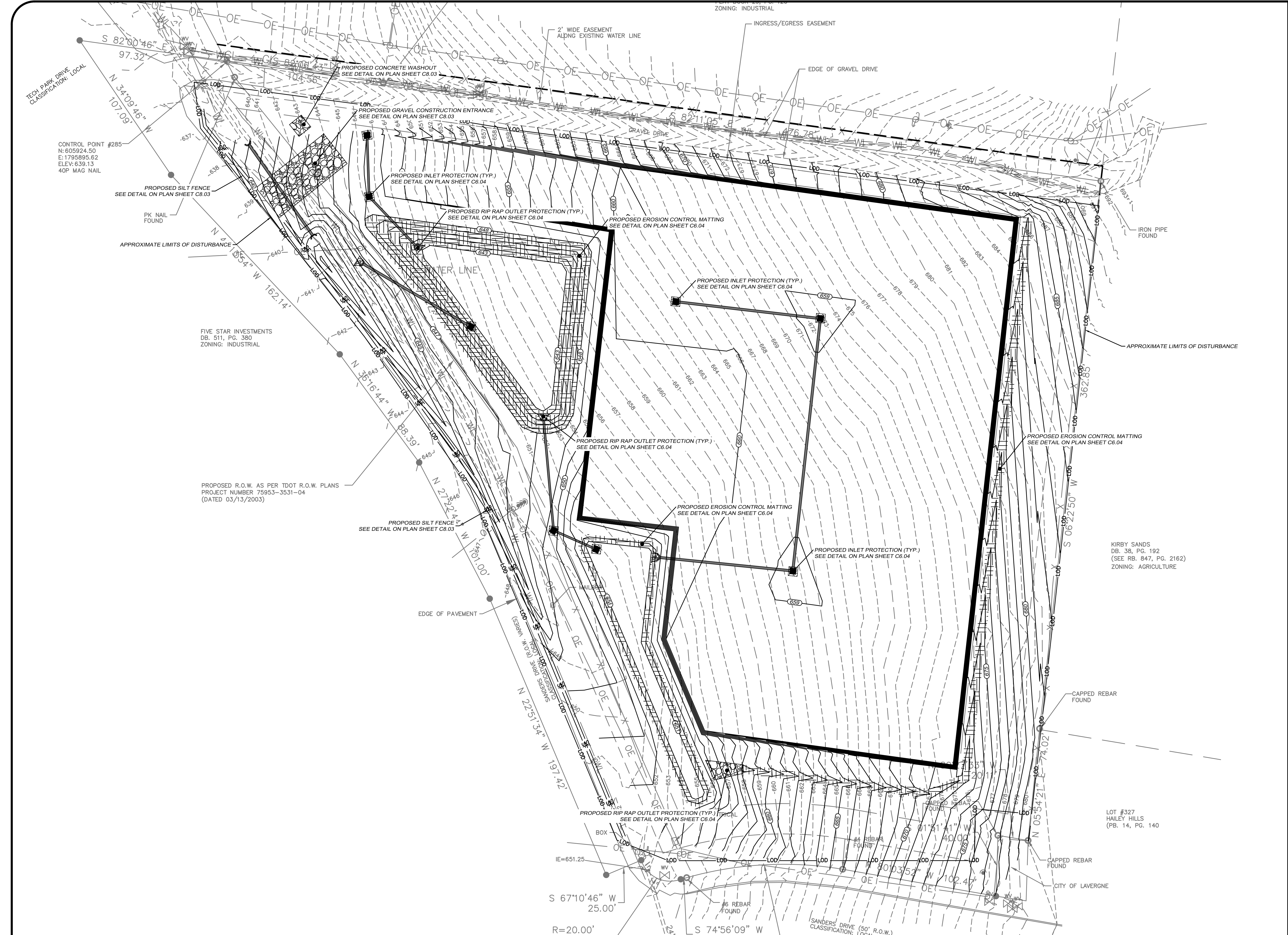


REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

INITIAL EPSC PLAN

PROJECT NO. 1574-01	
SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM
SHEET NO. C6.01	



40' 0 40' 80'
SCALE: 1"=40'

EROSION PROTECTION AND SEDIMENT CONTROL FEATURES
— LOD — LIMIT OF DISTURBANCE
— SF — SILT FENCE
 CONSTRUCTION ENTRANCE
 CONCRETE TRUCK WASHOUT
 STONE FILTER RING

- EPSC INITIAL PLAN NOTES:
1. THE CONTRACTOR SHALL SUPPLY THE CITY OF LAWRENCEBURG WITH A DESIGNATED POINT OF CONTACT AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, AND THE APPROPRIATE CONTACT INFORMATION. THE CONTACT MUST HAVE AUTHORITY TO TAKE EMERGENCY RESPONSE MEASURES ON THE PROJECT AT ALL TIMES, INCLUDING AFTER HOURS, WEEKENDS, AND HOLIDAYS.
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FOR REVIEW
NOT FOR CONSTRUCTION

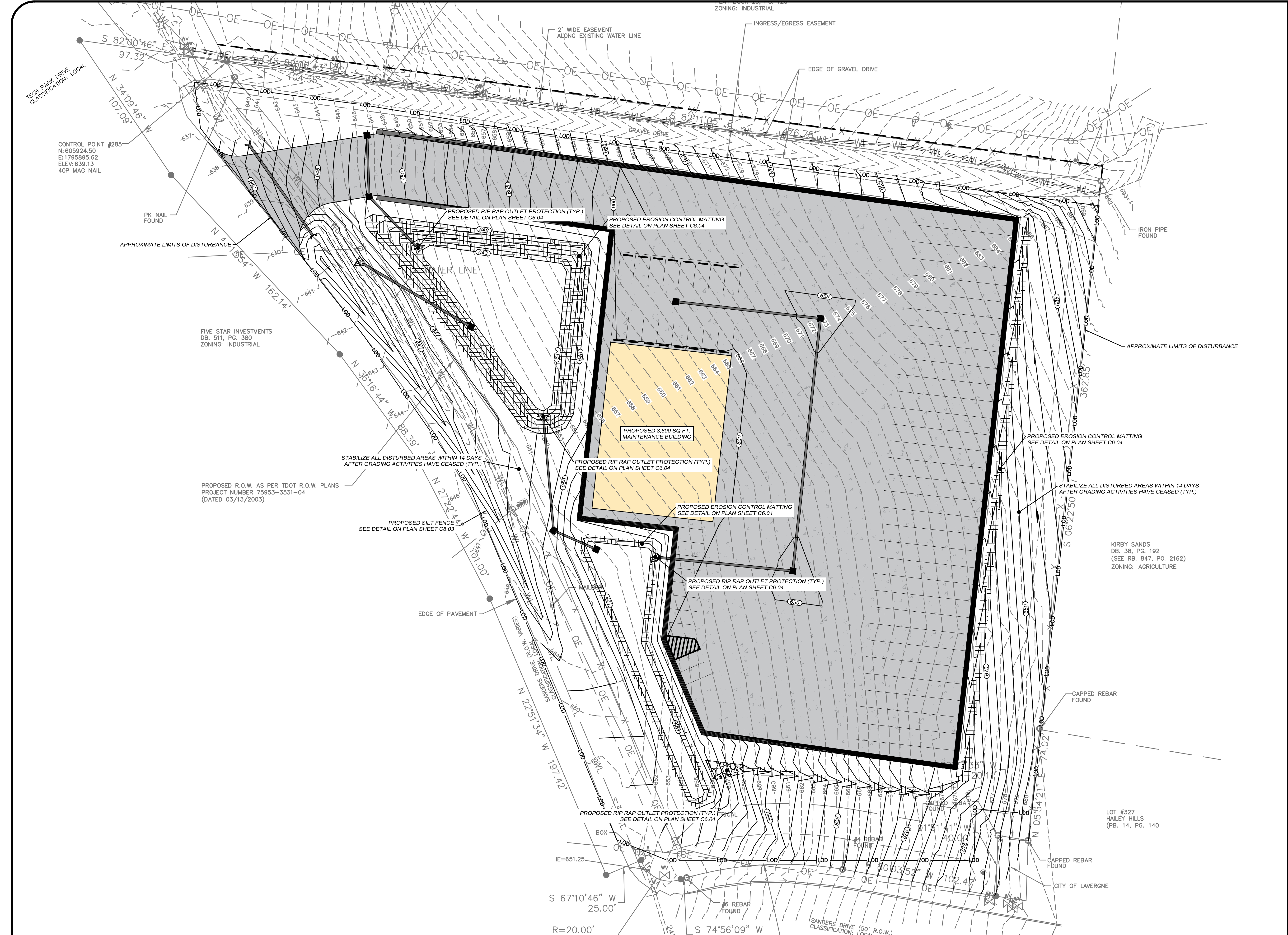
REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

INTERMEDIATE EPSC PLAN

PROJECT NO. 1574-01
SEPTEMBER
DATE: 2025
SCALE: 1"=30'
SHEET NO. C6.02

DRAWN BY: HLP
CHECKED BY: RWM
APPROVED BY: RWM



EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

LOD LIMIT OF DISTURBANCE
SF SILT FENCE
CONSTRUCTION ENTRANCE
CONCRETE TRUCK WASHOUT
STONE FILTER RING

EPSC INITIAL PLAN NOTES:

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(615) 895-8221 * FAX (615) 895-0632



REVISIONS			
DATE	BY	NO.	DESCRIPTION

**MBI BUILDING
GRAEFEN DEVELOPMENT**
**393 MASON ROAD
LA VERGNE, TENNESSEE**

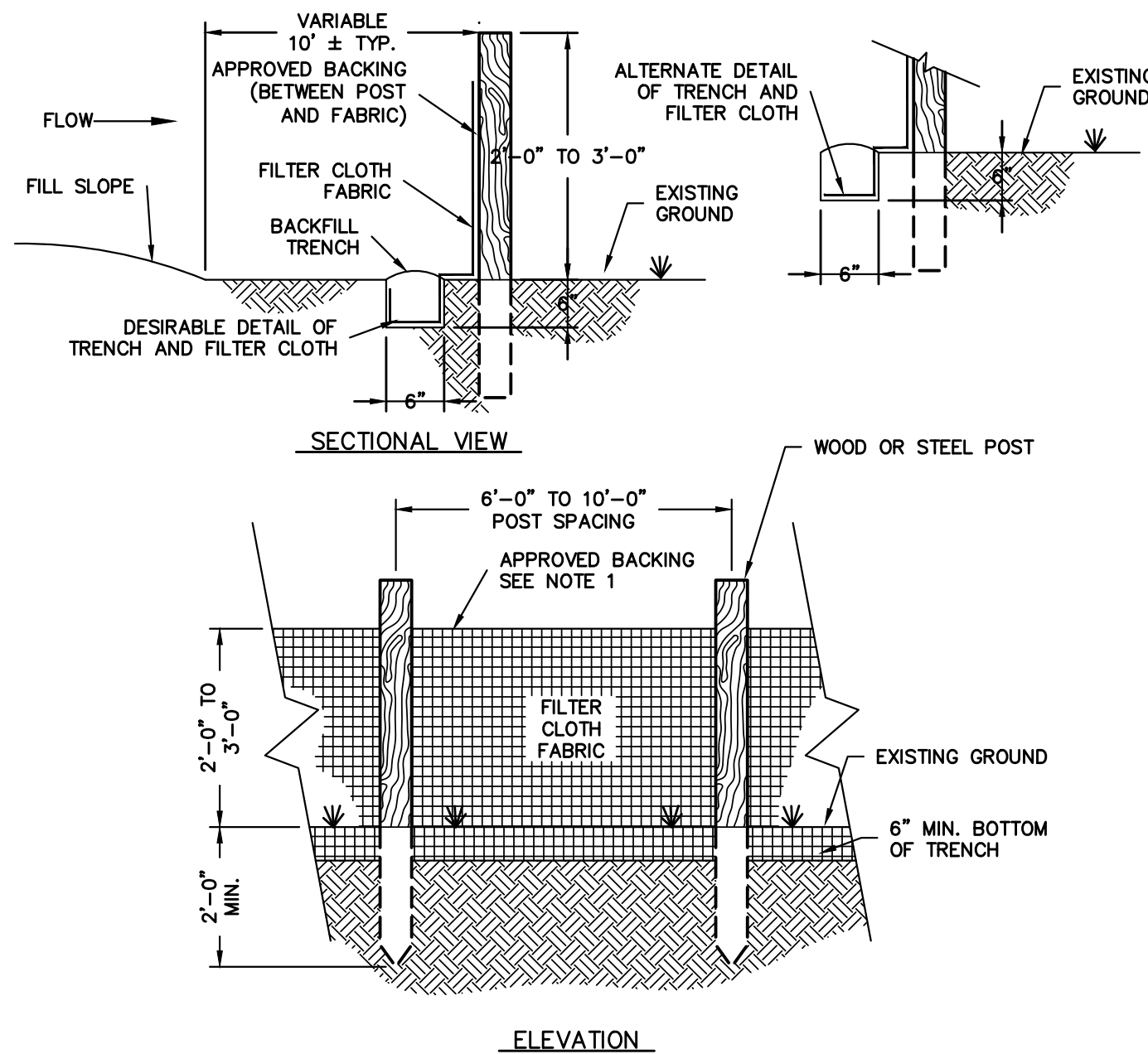
FINAL EPSC PLAN

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025
SCALE: 1"=30'

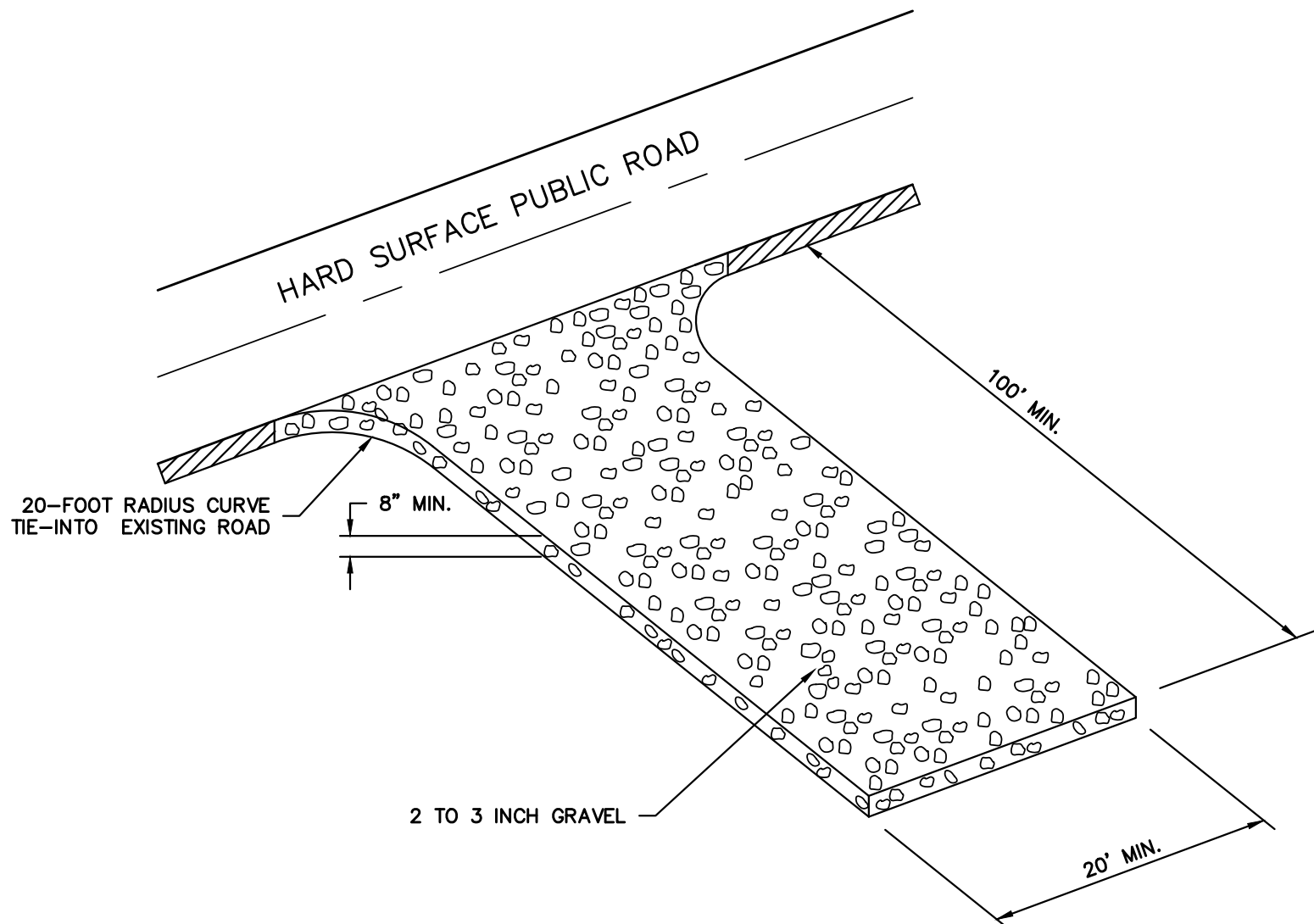
DRAWN BY: HLP
CHECKED BY: RWM
APPROVED BY: RWM

SHEET NO. C6.03

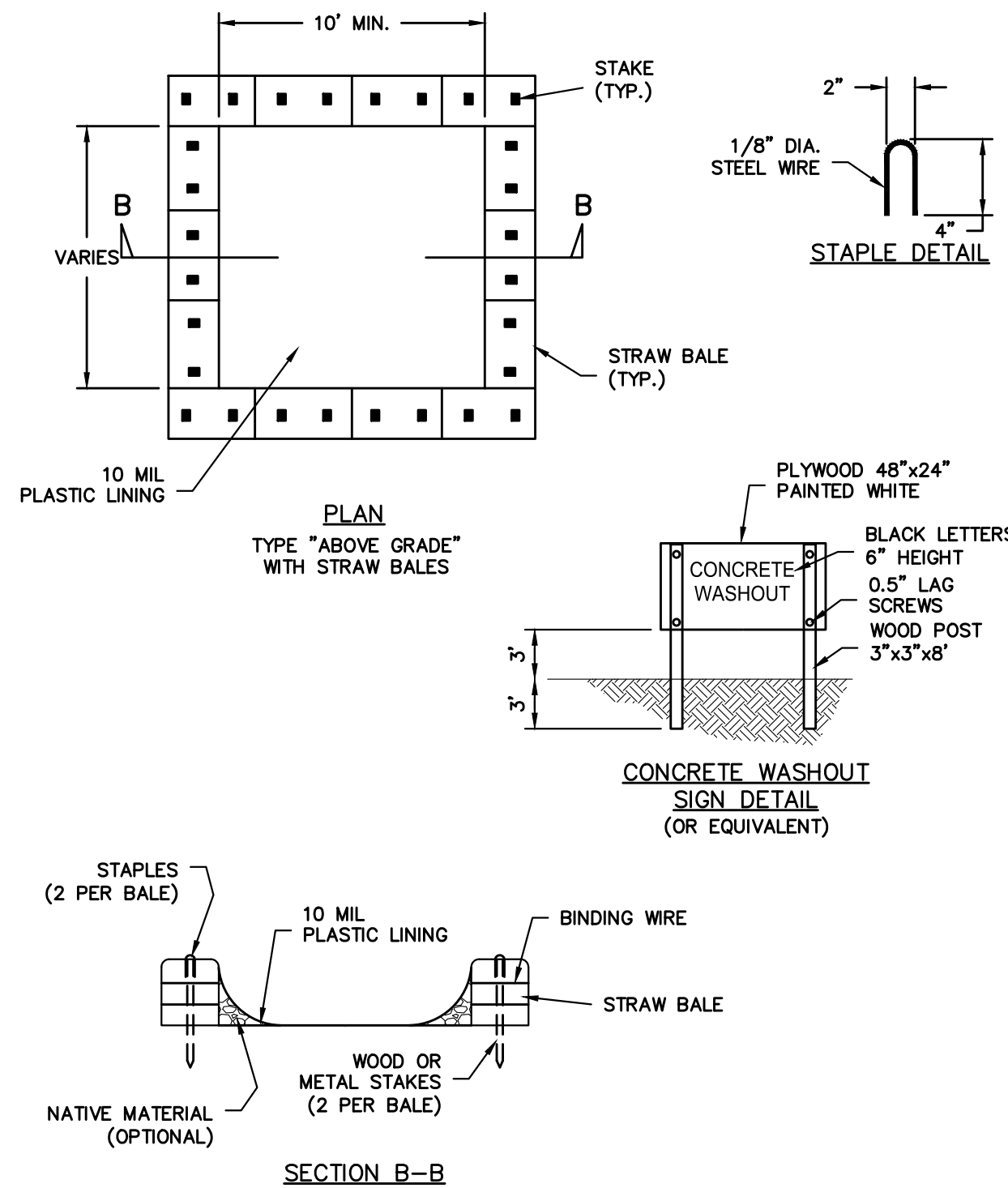


- NOTES:
1. FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.
 2. FILTER CLOTH SHALL MEET THE REQUIREMENTS OF SECTION 209 OF T.D.O.T. STANDARD SPECIFICATIONS
 3. A PREASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

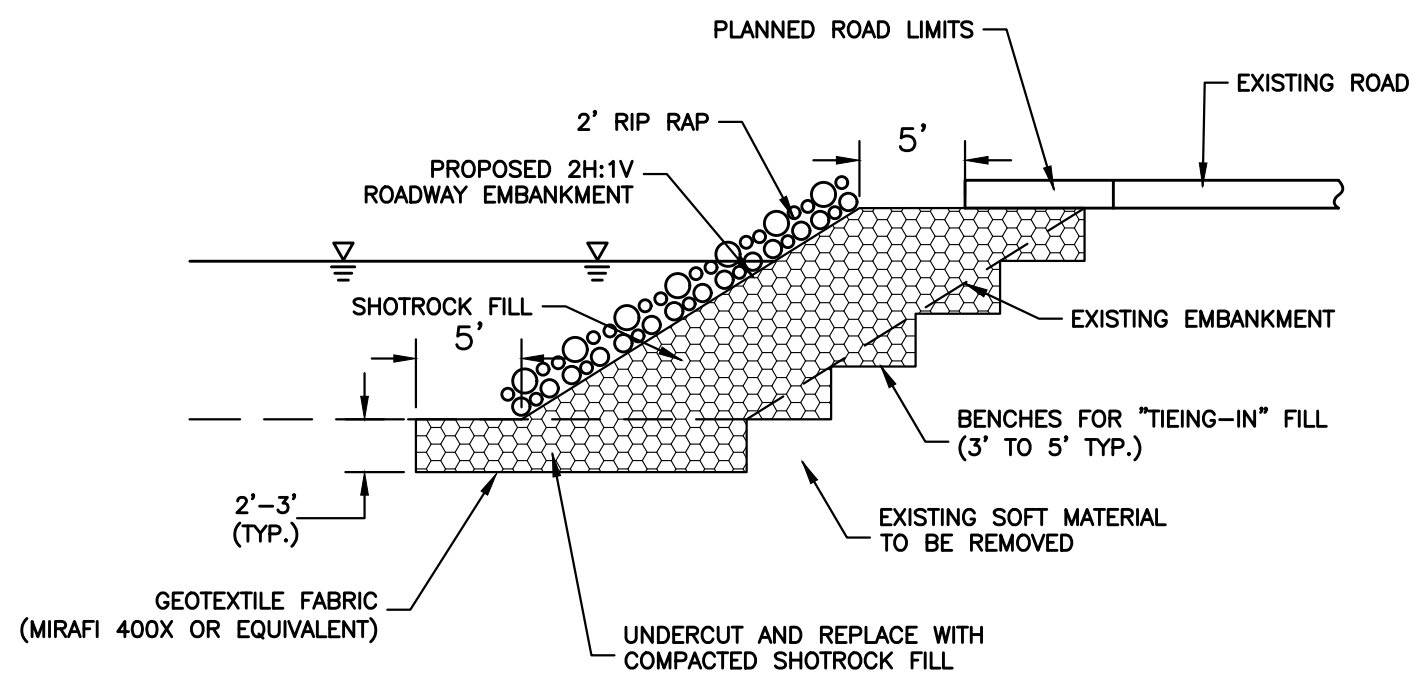
SILT FENCE CONSTRUCTION 1
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE 2
N.T.S.

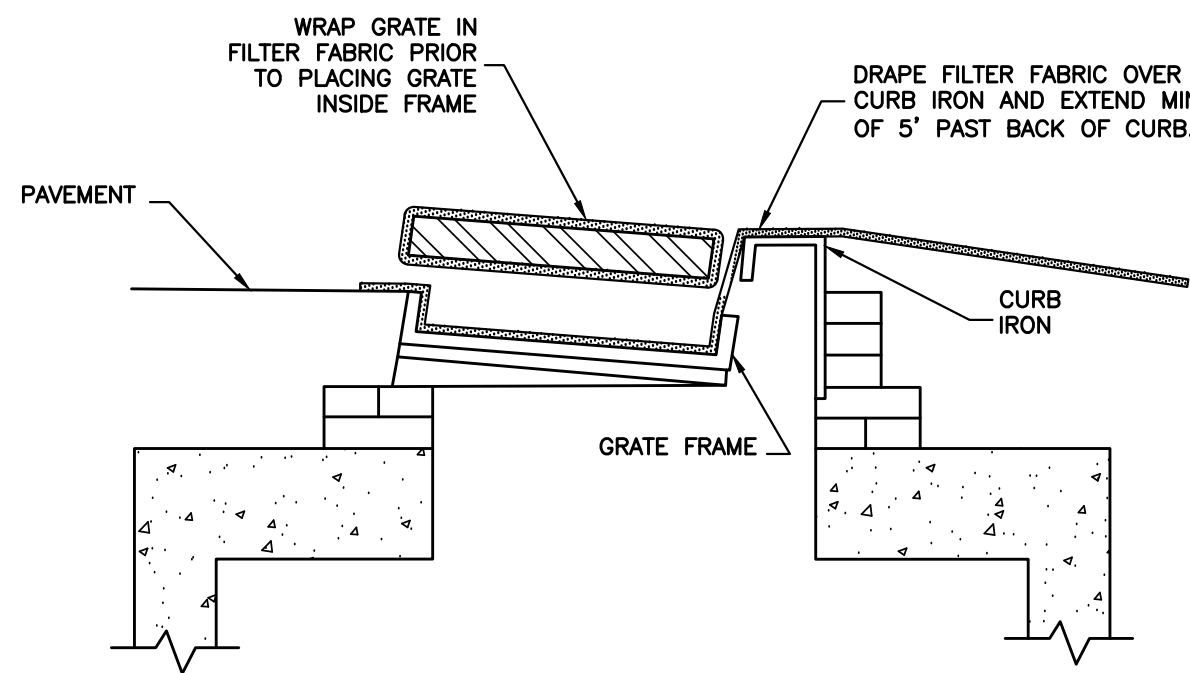


CONCRETE TRUCK WASHOUT FACILITY 3
N.T.S.



- NOTES:
1. DETAIL TO BE USED ON LEFT SIDE FROM STA. 26+50 TO STA. 32+00.
 2. RIP RAP PLACED TO A LEVEL OF TWO FEET ABOVE NORMAL POOL ELEVATION.

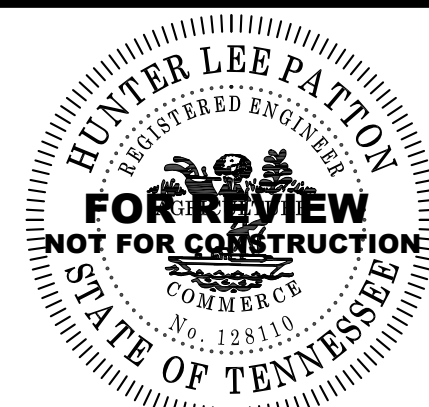
SLOPE STABILIZATION DETAIL 4
N.T.S.



CURB INLET PROTECTION 5
N.T.S.

GRIGGS & MALONEY
INCORPORATED
Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632



REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EPSC DETAILS

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

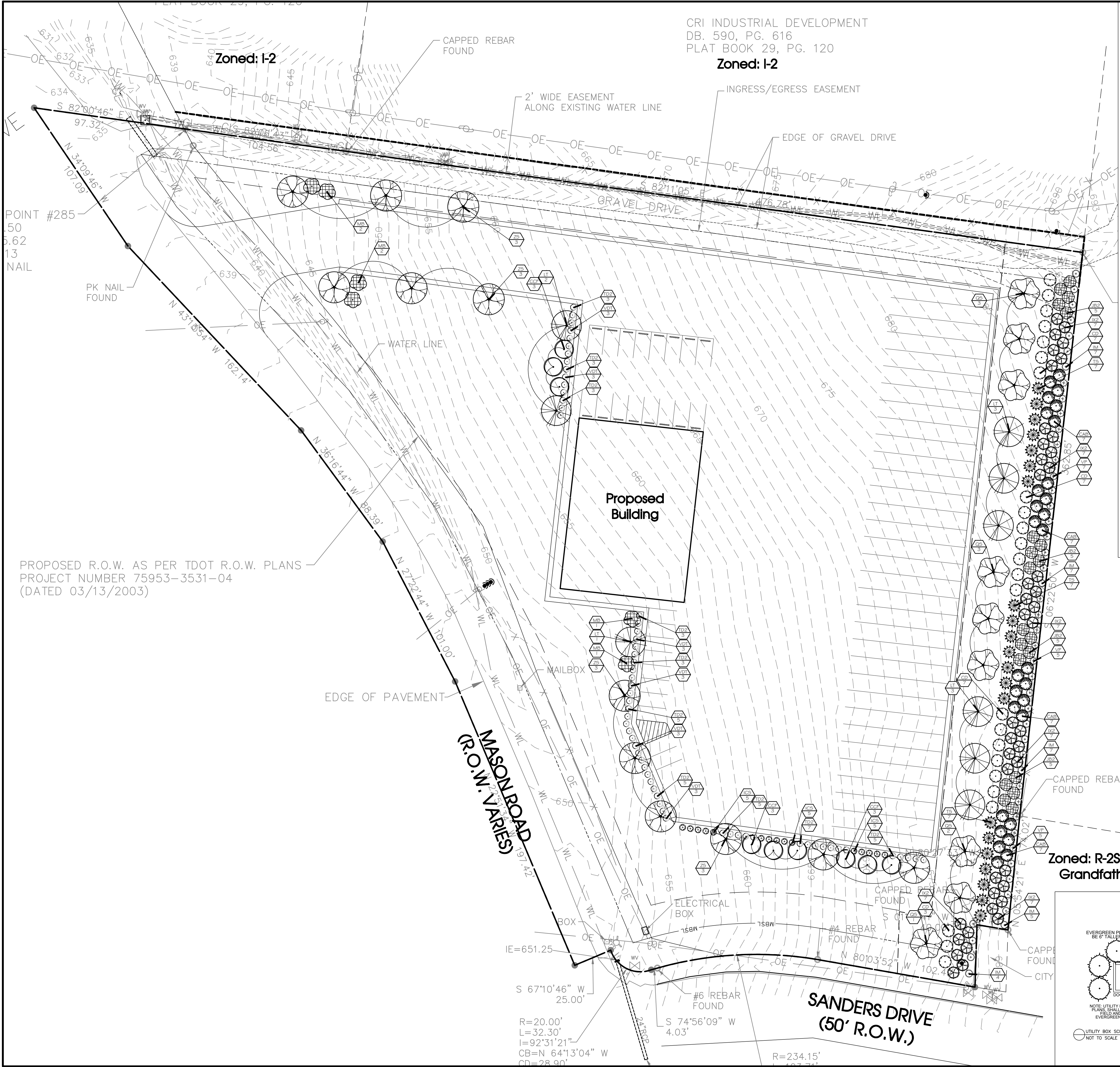
DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C6.04



393 Mason Road

LANDSCAPE PLAN

SITE DATA
SITE AREA: 4.99 ACRES
SITE ZONING: I-2 (HEAVY INDUSTRIAL)

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

CANOPY TREES	REQUIRED	PROVIDED
4.99 ACRES x 3 TREES / ACRE	15 TREES	15 TREES
UNDERSTORY TREES		
4.99 ACRES x 3 TREES / ACRE	15 TREES	15 TREES
SHRUBS		
4.99 ACRES x 15 SHRUBS / ACRE	75 SHRUBS	75 SHRUBS

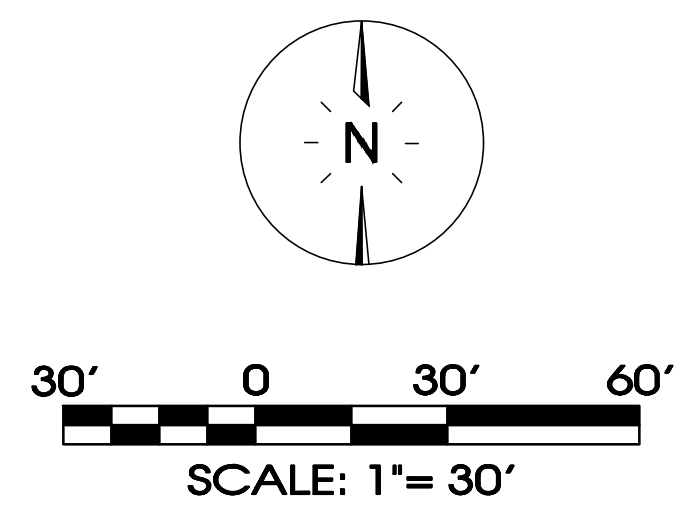
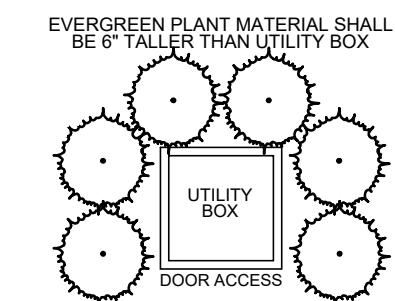
EASTERN PERIMETER
476.87 LF
TRANSITIONAL SCREENING 3
1 EVERGREEN TREE AT LEAST 40' IN HEIGHT / 10 LF
1 MEDIUM EVERGREEN SHRUB AT LEAST 20' IN HEIGHT / 5 LF
1 MEDIUM EVERGREEN SHRUB AT LEAST 12' IN HEIGHT / 15 LF
1 DECIDUOUS TREE AT LEAST 50' HEIGHT / 30 LF

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

- PLANTING SCHEDULE NOTES
- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
 - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LAVERGNE PLANNING DEPARTMENT 615-213-2624 PRIOR TO INSTALLATION.
 - ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

SANDS
DB. 38, PG. 192
(SEE RB. 847, PG. 2162)
Zoned: Agriculture

**Zoned: R-2S MDR
Grandfathered**



SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

MURREESBORO, TENNESSEE 37129

850 MIDDLE TENNESSEE BOULEVARD

PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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SEC, Inc.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

REVIEW SET

(NOT INTENDED FOR CONSTRUCTION)

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

393 Mason Road

LaVergne, Tennessee

REVISIONS

DRAWN: KMG

DATE: 09-02-2025

CHECKED: BPG

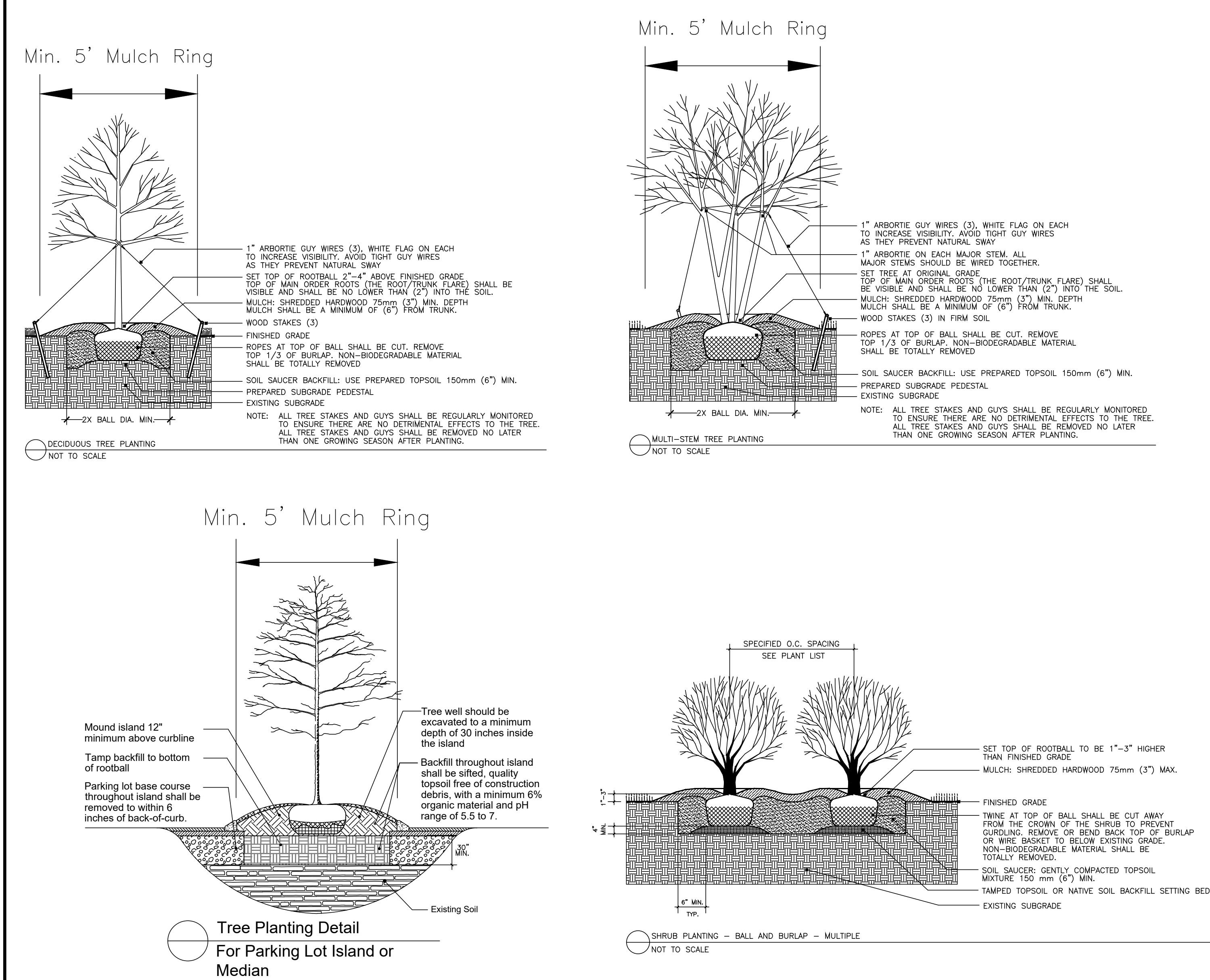
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SCALE: 1" = 30'

JOB NO. 25432

SHEET: L1.0

Page 101 of 113



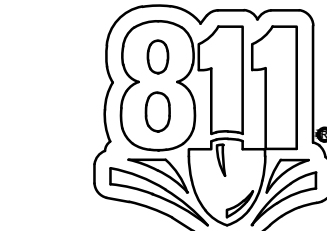
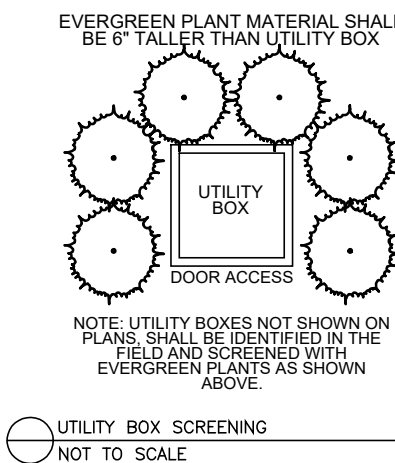
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
	1T	9	URIODENDRON TULIPIFERA / TULIP TREE	B # B	2.5" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	Q5	9	QUERCUS SHUMARDII / SHUMARD RED OAK	B # B	2.5" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	Z5	12	ZELKOVA SERRATA "GREEN VASE" / SAWLEAF ZELKOVA	B # B	2.5" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
EVERGREEN TREES									
	CAB	28	BLUE ICE CYPRESS / CUPRESSUS ARIZONICA "BLUE ICE"	B # B		6'	4'	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	CD	24	CEDRUS DEODARA "BRACKEN'S BEST CEDAR" / BRACKEN'S BEST DEODAR CEDAR	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	IX2	42	ILEX X "NELLIE R STEVENS" / NELLIE STEVENS HOLLY	B # B		6'	4'	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	JB2	20	JUNIPERUS VIRGINIANA "BURKII" / BURK RED CEDAR	B # B		6'	4'	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	21	THUJA STANDISHII X PLICATA "GREEN GIANT" / GREEN GIANT ARBORVITAE	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
UNDERSTORY TREES									
	CCF	9	CERCIS CANADENSIS "FOREST PANSY" TM / FOREST PANSY REDBUD	B # B	1.5" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
	MB	6	MAGNOLIA X "BUTTERFLIES" / BUTTERFLY MAGNOLIA	B # B	1.5" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
EVERGREEN SHRUBS									
	ICS	15	ILEX CRENATA "STEEDS" / STEEDS JAPANESE HOLLY	CONT.		30"	18"	5' O.C.	DENSE, FULL, MATCHED
	IM	30	ILEX X MESERVEAE "CHINA GIRL" TM / CHINA GIRL HOLLY	CONT.		36"	36"	AS SHOWN	DENSE, FULL, MATCHED
	TD2	42	TAXUS X MEDIA "DENSIFORMIS" / DENSE YEW	CONT.		18"	12" - 18"	5' O.C.	DENSE, FULL, MATCHED
	VDT	18	VIBURNUM DAVIDII X TINUS "SPG-3-024" PPAF / MOONLIT LACE® VIBURNUM	CONT.		18"	12" - 18"	5' O.C.	DENSE, FULL, MATCHED
	VP	17	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	CONT.		36"	36"	AS SHOWN	DENSE, FULL, MATCHED

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

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
12. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
13. SHRUBS AND GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



Know what's below.
Call before you dig.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

SEC, Inc.

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described and shown on these drawings. The engineer/landscape architect shall not be responsible for the site as constructed in accordance with the construction plans.



393 Mason Road

LaVergne, Tennessee

Landscape Details & Notes

REVISED:	
DRAWN: KMG	
DATE: 09-02-2025	
CHECKED: BPG	
FILE NAME: 25432project_LA	
SCALE: NA	
JOB NO. 25432	
SHEET:	

L2.0

This Instrument Prepared
from Information Furnished
by the Parties by:
BOLIN & HOLT, Attorneys
U. S. 41 South
Smyrna, TN 37167

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,
Buford B. Johnson do hereby grant and dedicate
unto the CITY OF LAVERGNE, TENNESSEE, a municipality, of the State
of Tennessee, its successors and assigns the following described
land, situated in the 3rd Civil District of Rutherford County, State
of Tennessee, and more particularly described as follows:

*A 2 foot permanent easement to install, operate
and maintain a water line one foot on each side
of a centerline being more particularly described
as follows:*

*BEGINNING at a point in the east right-of-way of
Mason Road said point being 730 feet, more or less,
south from the intersection of the property line
between Map 17, Parcel 21, and Map 17, Parcel 21.01,
Rutherford County, Tennessee; thence leaving said
right-of-way, south 85 degrees 09 minutes east 69
feet, more or less, to a point; thence running
south 83 degrees 18 minutes east 595 feet, more or
less, to the property line between Map 17, Parcel
16, and Map 17, Parcel 15, Rutherford County,
Tennessee.*

*Located on land containing approximately 71 acres,
bounded as follows:*

*On the North by A. B. Mitchell
On the South by Buford B. Johnson and Mason Road
On the East by Fred Waldron, Vester Waldron, and
W. A. Fergus
On the West by Mason Road and Bell Priscilla Johnson.*

to install, construct, operate and maintain and improve on the above-
mentioned lands a water line including any necessary temporary easement
to install and maintain said line.

The grantors for consideration of this grant do hereby reserve
the right to tap on said water line at the city's regular tap fee.

It is agreed and understood that the contractor for The City
of LaVergne Water Department of Rutherford County, Tennessee, will
be financially responsible for all damage done to the fences and/or
other structures at the time of the installation of the water line,
and will repair or restore any damage accordingly.

The undersigned covenants that they are the owners of the
above-described lands; that they or their heirs, successors or assigns
will not interfere in any manner with the City of LaVergne, or its
assigns; and that the said lands are free and clear of encumbrances
and liens of whatsoever character except:

IN WITNESS WHEREOF, the undersigned have set their hands
and seals this 8 day of June, 1979.

Byford B. Johnson

STATE OF TENNESSEE

RUTHERFORD COUNTY

Before me, William M. Johnson, a Notary
Public of the State and County aforesaid, personally appeared
Byford B. Johnson, the
bargainers, with whom I am personally acquainted and who acknowledged
that they executed the foregoing instrument for the purpose therein
contained.

WITNESS MY HAND AND SEAL, at office in Robbinsville,
Tennessee, this 8 day of June, 1979.

William M. Johnson
Notary Public at Large

My Commission Expires:

July 26, 1982



RECORDING FEE 6.00
STATE TAX
REGISTER'S FEE
TOTAL PAID 6.00
RECEIPT NO. 94809

STATE OF TENNESSEE
RUTHERFORD COUNTY

OFFICE OF THE REGISTER May 13 1980
I, HOMER JONES, REGISTER DO CERTIFY THAT THE
FOREGOING INSTRUMENT AND CERTIFICATE ARE REGIS-
TERED IN MY SAID OFFICE IN BOOK NO. 291
PAGE NO. 475 AND THAT THEY WERE
RECEIVED May 13 1980 AT 10:21
O'CLOCK A.M. AND ENTERED IN NOTE BOOK 25
PAGE 135

HOMER JONES, Register
Blayne Perry DEP REG

Approved For Recording
LA Verne Recording Commission
by Ben Anderson



Item #: 9. Amendment to Site Plan - 5486 Retail Center - Building totaling 5,000 Square Feet on 1 Acre. Requested by Mubarak Hauter. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5). C-2 (Highway Service) Zoning District. Property owned by Behrouzi Peyman. (WITHDRAWN)

Reviewed By:
Bo Logan, City Planner

Summary:
On behalf of their client, HS is requesting a change to the approved site plan at this location.

This particular site is contained in an overlay district.

STAFF AGREES THAT THE BOLLARDS DO NOT MEET THE INTENT OF THE OVERLAY DISTRICT.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

1. STAFF AGREES THAT THE BOLLARDS DO NOT MEET THE INTENT OF THE OVERLAY DISTRICT.

Engineering (Gary Lide - glide@lavernetn.gov)

No comments.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

No comments.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

No comments.

Police

No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes

or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

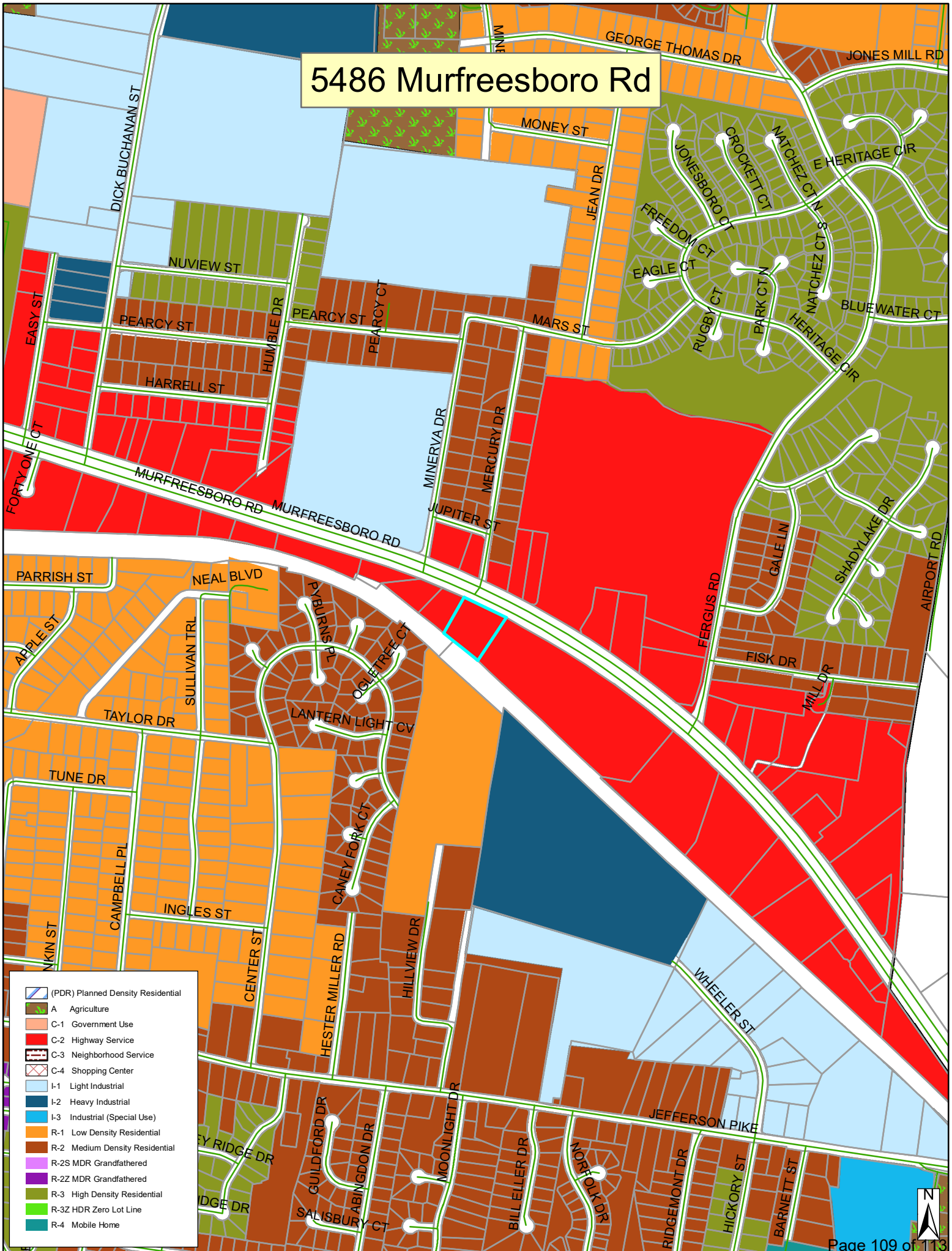
5486 Murfreesboro Rd



5486 Murfreesboro Rd



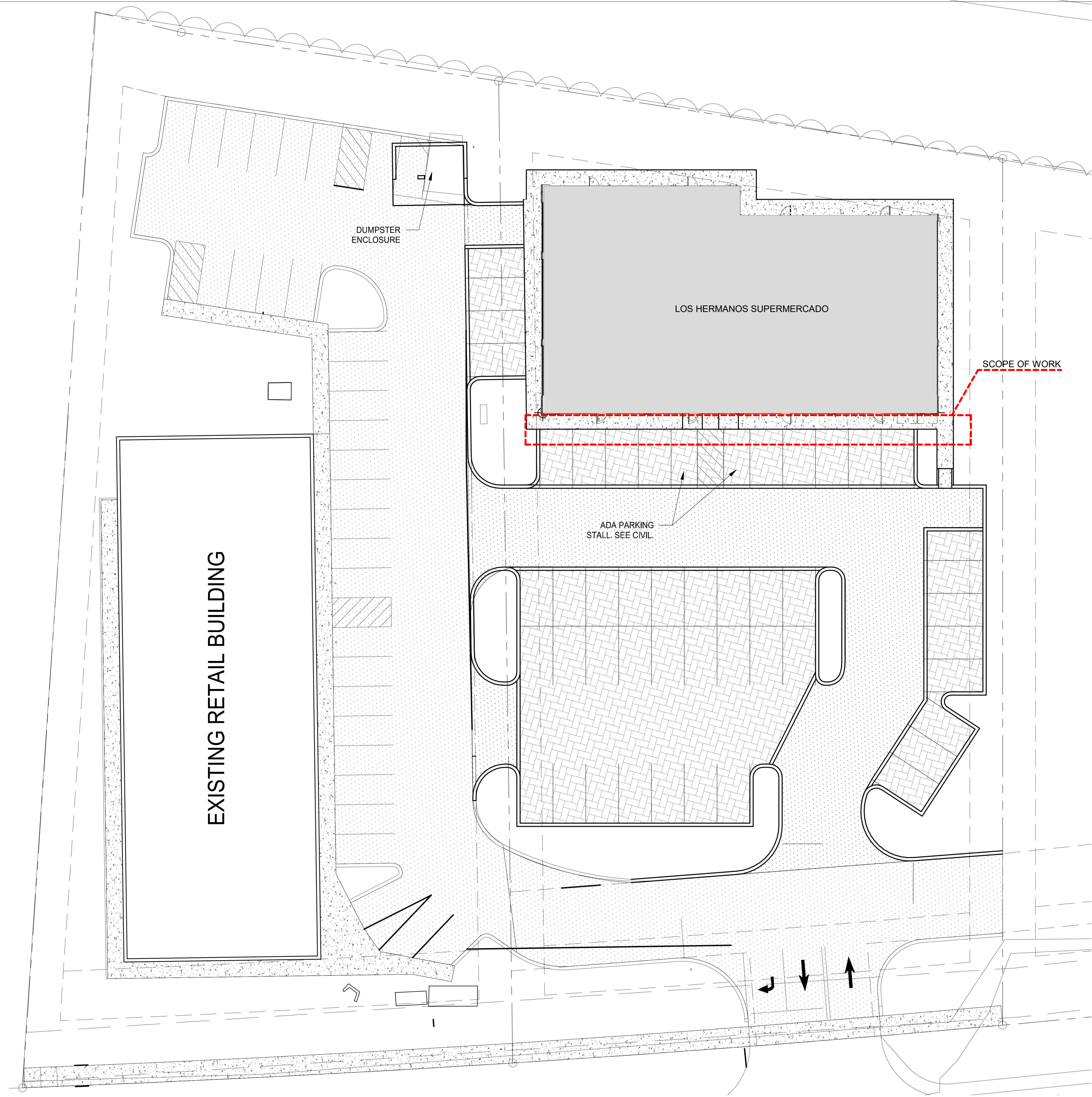
5486 Murfreesboro Rd



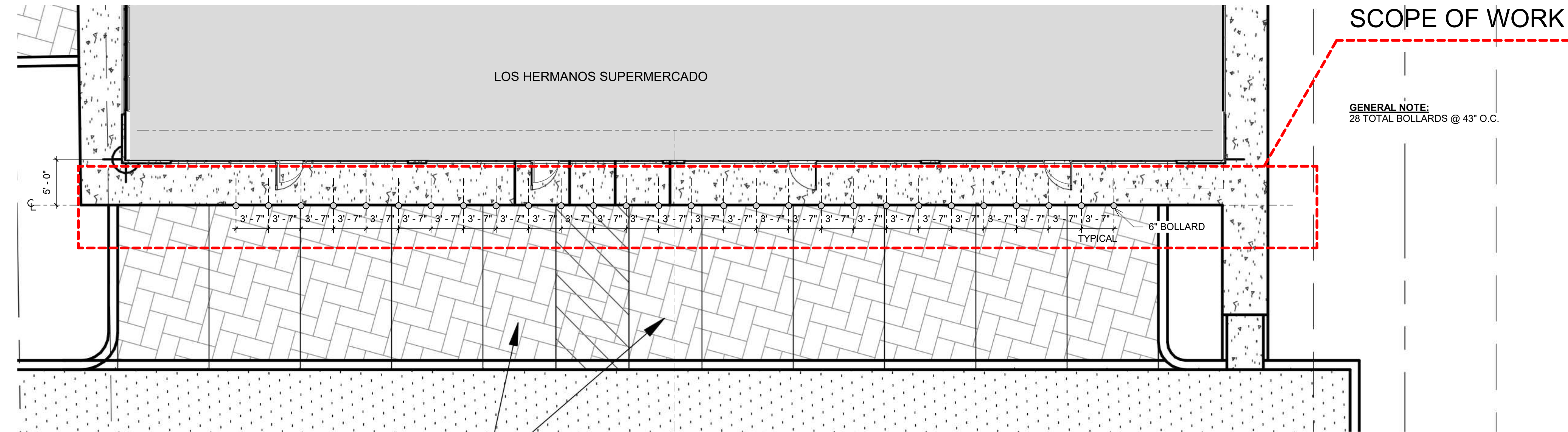








1 SITE PLAN - FOR REFERENCE ONLY
1/16" = 1'-0"



2 BOLLARD PLAN
1/8" = 1'-0"

Consultant:

Project Information:

LA VERGNE MARKET RENOVATION

Project Number
5486 Murfreesboro Rd.
La Vergne, TN 37086

Owner

Seal:

Revisions:

NO.	DATE	DESCRIPTION

File Information:

Drawn by: Author
Checked by: Checker
Date: 8.29.2025

Sheet Number: