

AGENDA
La Vergne Planning Commission
January 31, 2023 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: December 27, 2022 Regular Meeting

OLD BUSINESS

2. Preliminary Plat – Mission Hills, Sections 1-6. 275 Lots on 120.71 Acres. Requested by SEC. Property located at 703 Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.

NEW BUSINESS

3. Site Plan - Seventh Day Adventist Church. Requested by Azimtech, Inc. Property located at 271 Jefferson Pike (Tax Map 18N, Parcel 18.01). R-2 (Medium Density Residential) Zoning District. Property owned by Kentucky/Tennessee Conference of Seventh Day Adventists, Inc.
4. Site Plan - Dick Buchanan Trailer Storage. Trailer Storage and New Building of 7,000 Square Feet on 15.47 Acres. Requested by 615 Design Group. Property located on Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by CSJ & Associates, LLC.
5. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – The Retreat at Finch Branch, Phase 1. Property located off Centennial Drive. Requested by Sonia Thompson. R-2 (Medium Density Residential) Zoning District.
6. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Lt. Frank Walkup. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.
7. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Minerva Village. Property located off Sand Hill Road. Requested by Wamble & Associates. R-2 (Medium Density Residential) Zoning District and R-3 (High Density Residential) Zoning District.
8. Bonds/Letters of Credit Update.
9. Motion to Set a Public Hearing for March 28, 2023 for a Resolution to Amend Section 4-108.5 of the La Vergne Subdivision Regulations Regarding the Fee-

In-Lieu Option for Sidewalk Construction.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON DECEMBER 27, 2022, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on December 27, 2022, 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, Mayor Jason Cole, Graeme Coates, Alderman Carol Haas, Jim Hesemann, Terry Coleman, and Mark Molnar.

Approval of Minutes

A motion, made by Mayor Jason Cole, seconded by Terry Coleman, to approve the minutes of the November 29, 2022 Regular Meeting, was adopted with all voting AYE.

Chairman Garvin turned the meeting over to City Attorney Phillip Dodd.

OTHER BUSINESS

1. Motion to Nominate and Elect a Chairman for a One Year Term.

City Attorney Phillip Dodd asked for a motion to nominate and elect a chairman.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to nominate and elect Earl Garvin, Jr, as Chairman for a one-year term, was adopted with a roll-call vote.

Terry Coleman	YES
Graeme Coates	AYE
Mayor Cole	YES
Earl Garvin, Jr	AYE
Alderman Haas	AYE
Jim Hesemann	YES
Mark Molnar	AYE

City Attorney Phillip Dodd turned the gavel over to Chairman Garvin to conduct the remainder of the meeting.

2. Motion to Nominate and Elect a Vice-Chairman for a One Year Term.

A motion, made by Alderman Carol Haas, seconded by Chairman Earl Garvin, Jr, to appoint Mayor Jason Cole, as Vice-Chairman for a one-year term, was adopted with a roll-call vote.

Terry Coleman	YES
Graeme Coates	AYE
Mayor Cole	AYE
Earl Garvin, Jr	AYE
Alderman Haas	AYE
Jim Hesemann	AYE
Mark Molnar	AYE

3. Motion to Nominate and Elect a Secretary for a One Year Term.

A motion, made by Mayor Jason Cole, seconded by Chairman Earl Garvin, Jr, to appoint Graeme Coates, as Secretary for a one-year term, was adopted with a roll-call vote.

Terry Coleman	AYE
Graeme Coates	AYE
Mayor Cole	AYE
Earl Garvin, Jr	AYE
Alderman Haas	AYE
Jim Hesemann	AYE
Mark Molnar	AYE

OLD BUSINESS

4. Preliminary Plat – Mission Hills, Sections 1 - 6 – 275 Lots on 120.71 Acres. Requested by SEC. Property located at 703 Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.

This item was deferred. No action was taken.

5. Concept Plan – Woodland Hills Remaining Land – 85 Lots on 48.05 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, Parcels 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks

Mr. Bo Logan gave his report.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to accept the concept plan as submitted, was approved with all voting AYE.

NEW BUSINESS

6. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by SEC, Inc. 4.3 acres. Property located at 237 & 245 Chaney Boulevard (Tax Map 28, Parcels 10 & 11). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Joe Boner.**

Mr. Logan gave his report

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to send a favorable recommendation to the Board of Mayor and Aldermen, was approved with all voting AYE, except Secretary Graeme Coates, who voted NO.

7. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by SEC, Inc. 14.9 acres. Property located near Wheeler Street and Jefferson Pike (Tax Map 18K, Group A, Parcels 5 & 6). Current Zoning District: I-1 (Light Industrial) Zoning District; Proposed Zoning District: I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber.**

Mr. Logan gave his report.

Secretary Coates made comments about the property he owns on Wheeler Street. He explained his concerns with the access of the trucks and tractor-trailers and the junction of Jefferson Pike and Murfreesboro Road. He stated that he understands that TDOT is currently working on the junction. He stated that there are lots of tractor-trailers coming in and out of that area and that adding this additional zoning would increase the amount even more. He explained that it would not be a good idea without the improvements the road needs.

A motion, made by Mayor Jason Cole, seconded by Terry Coleman, to send an unfavorable recommendation to the Board of Mayor and Aldermen, was approved with all voting AYE.

8. **Site Plan - High Pointe 24, Lot 2. Requested by Kimley Horn. Three buildings totaling 540,192 square feet on 143.04 acres. Property located on Blair Road (Tax Map 29, Parcels 19.14, 20 & 20.03). I-2 (Heavy Industrial) Zoning District. Property owned by Highpointe 24 Phase I, LLC.**

Mr. Logan gave his report.

Secretary Coates thanked the engineering team.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to accept the site plan as submitted, was approved with all voting AYE.

9. **Amendment to Site Plan - 290 Tech Park Industrial - Modifications to Site. Requested by Fulmer Lucas. Property located at 290 Tech Park Drive (Tax Map 29, Parcel 5.12). I-2 (Heavy Industrial) Zoning District. Property owned by Five Star Investment LP.**

Mr. Logan gave his report. The fee in lieu has not changed from \$26,940.00.

Mr. Josh Hutchinson, 202 Richard Jones Road, Nashville, with Fulmer Lucas, approached the podium.

Chairman Garvin asked about the Fire Department accommodations. Mr. Hutchinson explained the accommodations they would provide.

A motion, made by Mayor Jason Cole, seconded by Jim Hesemann, to accept the fee in lieu amount of \$26,940.00 and to accept the amendment of the site plan, was approved with all voting AYE.

10. **Recommendation to the Board of Mayor and Aldermen: Adopt the New Zoning Ordinance and Zoning Map.**

Mr. Logan gave his report.

Secretary Coates made comments about the minor errors that need to be changed.

Chairman Garvin asked legal if they could proceed forward before the minor errors are changed. Mr. Dodd stated that they could proceed forward if everyone on the Commission agreed.

Mayor Cole stated that it was not changing the content but the grammar and spelling.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to send a favorable recommendation to the Board of Mayor and Aldermen, was approved with all voting AYE.

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

Mr. Kyle Brown updated the board on the status of bonds and letters of credit.

No action was taken.

Mr. Bo Logan made comments about the required training for all Planning Commissioners for February 25, 2023, from 8:00 am - 12:00 pm.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:26 p.m.

Chairman

City Recorder

Approved

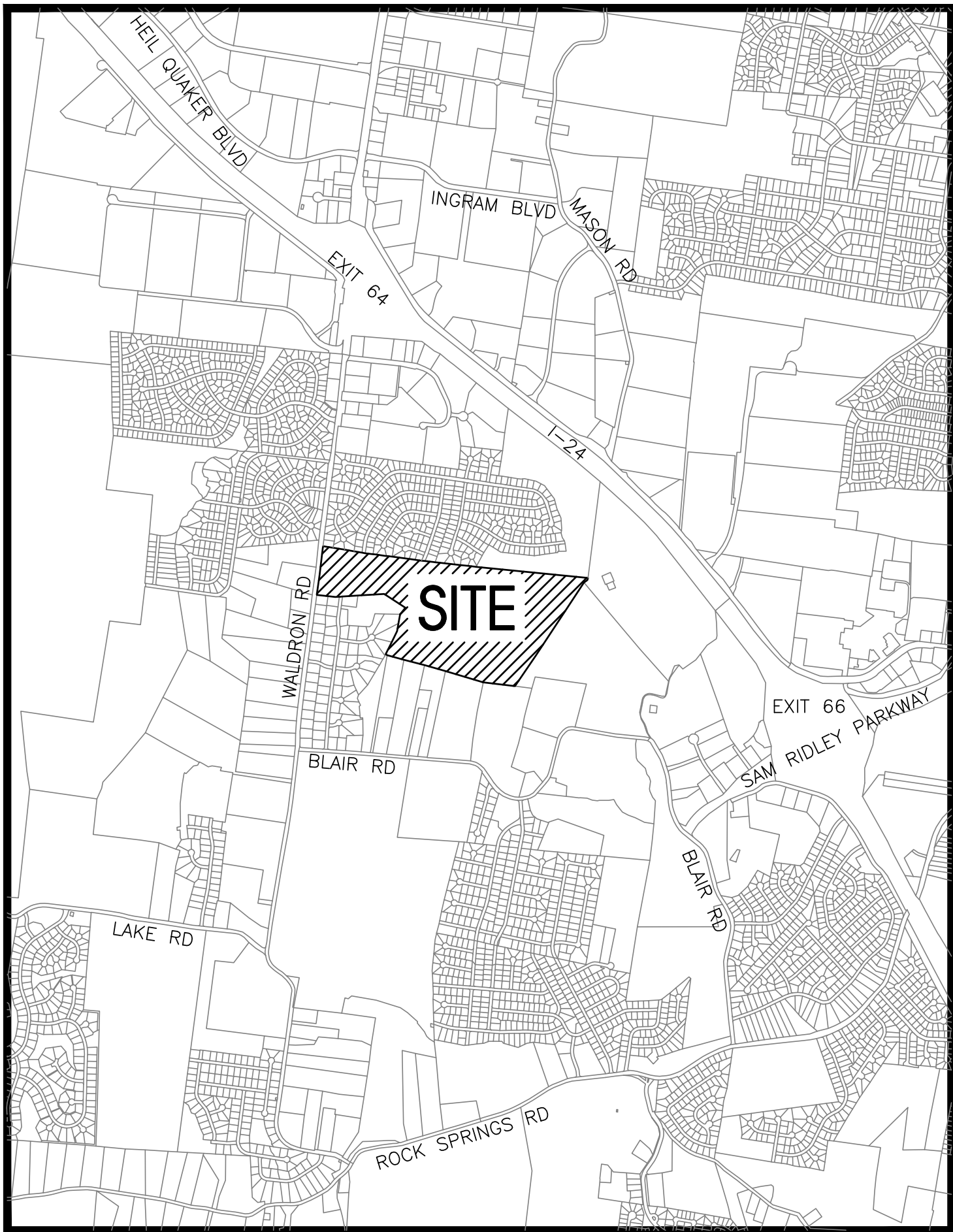
Mission Hills Section 1-6

La Vergne, Tennessee

Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Master Plan
C1.0-1.8	Preliminary Plat
C2.0	Slope Analysis
C3.0-3.1	Details
L1.0-2.0	Landscape Plans



Site Location Map
Not To Scale

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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By: _____ Date: _____
Matthew A. Taylor, P.E. TN. Reg. #112515

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
275 Lots
Total Land Area: 120.71± Acres
Min. Lot Size = Varies

Minimum Lot Size Area: 3,000 Sq.Ft.
Lot Width at Building Setback Line: 40 ft.

Minimum Yard Requirements:
Front Setback: 15 ft.
Side Setback: 5 ft.
Rear Setback: 15 ft.

Approved by the La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____
Date

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

Sheet C0.0
703 Waldron Road
Preliminary Plat & Construction Drawings
S.E.C. Project #22078
Date: 9-26-2022
Revised: 10-17-2022

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer to sheet 6 Existing Conditions & Initial EPSC.

2. Demolition includes the following within the property lines:

- 1) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable)
- 2) Provide temporary barricades and other forms of protection as required to protect owner's personnel property and general public from injury due to demolition work.
- 3) Demolition and removal of site improvements.
- 4) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable)

3. Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and dispose of off site.

4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.

5. Existing foundations and utilities may be encountered across the site. If encountered, these items will require removal. Resulting excavations should be backfilled with properly compacted select fill.

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4-inches in diameter and matted roots within the limits of grubbing to depths as follows:

- 1) Footings: 18 inches
- 2) Walks: 12 inches
- 3) Roads: 18 inches
- 4) Parking Areas: 12 inches
- 5) Lawn Areas: 18 inches
- 6) Fills: 12 inches

7. Remove reinstall, and relocate: items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstall items in locations indicated.

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.

- 1) Protect improvements on adjoining properties and on the Owner's property.
- 2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

9. Contractor shall schedule demolition activities with the construction project manager.

10. Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.

11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.

12. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available on-site.

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.

- 1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities as acceptable to owner and to governing authorities.
- 2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.

- 1) Erect temporary protection, barricades as per local governing authorities.
- 2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skidding or bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.

- 1) Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
- 2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

16. Explosives: use of explosives will not be permitted for site clearing and demolition.

17. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

18. Clean adjacent buildings and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.

19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.

20. Remove existing above-grade and below-grade improvements necessary to permit construction and other work as indicated.

21. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

22. Do NOT Burn or bury materials on site.

23. Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.

24. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111.

25. Utilities shown are based on visual observations and utility markings. Contractor shall call TN One Call and confirm locations prior to starting work.

General Plan Notes:

1. Prior to starting construction the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.

2. All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. The soils report and recommendations set forth therein are a part of the required construction documents and take precedence unless specifically noted otherwise on the plans. The contractor shall notify the construction/project manager of any discrepancy between soils report and plans, etc.

3. The locations of underground facilities shown on the plan are based on field surveys and city records. It shall be the contractor's full responsibility to contact the various utility companies to locate their facilities prior to the starting construction. No additional compensation shall be paid to the contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.

4. All work within the rights of way shall be in accordance with the governing jurisdiction and specifications.

5. Contractor shall coordinate any maintenance of traffic with the owner's representative and the local jurisdiction prior to construction.

6. Contractor shall at all times ensure that SWPPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.

7. Upon completion of project, contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the city and/or construction/project manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment laden material on pavement or within the storm system shall be collected and removed from the site at contractor's expense.

8. Rock may be present at shallow depths requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

9. These project construction documents shall not constitute a contractual relationship between the engineer and the contractor.

10. The engineer shall not be responsible for construction of safety means, methods, techniques, sequence's, or procedures utilized by the contractor or subcontractors.

Site Plan Notes:

1. Contractor shall immediately notify the engineer of any discrepancies found between these plans and/or field conditions prior to construction.

2. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

6. The contractor is responsible for the protection and replacement of all property pins on this site.

7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

8. All dimensions and radii are given to face of curb unless otherwise noted.

9. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.

10. Materials:

- 10A) Subgrade: Cohesive subgrade shall be compacted to 95% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
- 10B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DCA.
- 10C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

11. Cast in place concrete: All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable sections of ASTM C-94 (latest ed.) for ready mixed concrete.

12. All concrete shall be in-transit mixed concrete, 3% to 5% air-entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty-eight (28) days.

13. Slump: Maximum allowable slump will be five (5) inches.

14. Concrete Materials:

- 14A) Portland cement: Gray portland cement, ASTM C-150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
- 14B) Aggregates: ASTM C-33 (latest ed.)
- 14C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
- 14D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
- 14E) Admixture: Air type to meet ASTM C-260 (latest ed.)

15. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter.

16. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.

17. Weather Requirements:

- 17A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
- 17B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

18. Concrete tests shall be authorized by the owner on as needed basis.

19. All exterior curb shall have expansion joints at 100'-0" O.C., and construction joints at 10'-0" O.C. (unless otherwise specified on the detail sheets).

20. All concrete shall have a medium transverse finish.

21. Subgrade shall be free of extraneous materials. Proof-roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.

22. Surface preparation, spreading and laying, compacting and rolling operations shall conform with asphalt institute recommended specifications.

23. Inspect areas to be paved and insure that all subgrade conditions are sufficiently carried out to insure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or right angle to, centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the contractor's expense.

Grading And Drainage Plan Notes:

1. The site work contract shall include the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in-place prior to the placement of base course material.

2. The contractor shall cut existing pavement as necessary to assure a smooth fit and continuous grade.

3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.

4. Clearing and grubbing limits shall include all areas disturbed by grading operation.

5. The soil materials shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, prior to construction, the contractor shall consult with the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.

6. No portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0105H Dated 1/5/2007.

7. Before starting grading operations, see sheets 8-14 for Construction SWPPP plan notes and details.

8. Prior to site construction activity, the contractor shall install all SWPPP measures to protect existing drainage facilities. Contractor shall prevent siltation from leaving the site at all times.

9. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense.

10. Site grading shall be performed in accordance with these plans and specifications and the recommendations set forth in this plan set. The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials.

11. Contractor shall submit a compaction report prepared by a Licensed Geotechnical Engineer, verifying that all filled areas and subgrade areas within the building pod area and areas to be paved have been compacted in accordance with these plans and specifications and the recommendations. Notify project engineer if any unsuitable soils are found.

12. It is the earthwork contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content range to obtain the required in-place density. Scarifying and drying operation should be included in the contractor's price and should not be considered an extra for the contract. The contractor shall review and be aware of all moisture concerns and soil remediations requirements.

13. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a 6" depth in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than 1" in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off site.

14. After fine grading topsoil, contractor shall seed, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.

15. Elevations given are at bottom face of curb and/or finished pavement grade unless otherwise specified on grading plan. All pavement shall be laid on a straight, eve, and uniform grade with a minimum of 1% slope toward the collection points unless otherwise specified on the grading plan. DO not allow negative grades or ponding of water.

16. Contractor shall provide butt end joint to meet existing pavement in elevation at drive returns and ensure positive drainage.

Waterline Notes:

1. Restraints such as kickers and rods shall be installed at changes in direction where fittings are required and dead ends at the discretion of the City of LaVergne Utilities Department.

2. Thrust blocks shall be provided at all horizontal bends, tees, and fire hydrants.

3. The minimum cover on water mains shall be 30".

4. All water mains shall be hydrostatically tested and disinfected before acceptance.

5. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.

6. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

7. Contractor shall comply with the most current requirements of the "Waterline Specifications" of the City of LaVergne.

8. Contractor shall coordinate installation of waterline with the installation of the storm drainage system. Field adjustment of the waterline may be necessary to avoid conflicts.

General Utility Notes:

1. Contractor shall contact all utility companies immediately after bid is awarded and ensure the utility companies have the essentials required for complete service installation. Contractor shall notify construction manager and engineer of any time frames established by utility companies which will not meet opening date.

2. Existing utility lines shown are approximate locations only. Contractor shall verify the size, location, invert elevation, and condition of existing utilities which are intended to be utilized as a connection point for all proposed utilities (see sheet), prior to any construction. Contractor to ensure existing utilities are in good condition and free flowing (if applicable). If elevations, size, or location differ from what is shown on sheet, contractor shall notify engineer immediately.

3. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

4. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

5. The contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.

6. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.

7. Utility contractor will be responsible for all tap and tie on fees required, as well as cost of underground service connections.

8. No more than 25 percent of the dollar amount of the contract may be awarded to subcontractors.

9. The contractor shall provide a suitable office near the site for his use and at which copies of the specifications and drawings shall be kept. The contractor shall also designate to the owner a person to be notified in Murfreesboro in case of emergencies other than during working hours and on holidays and weekends.

10. Streets shall be graded to subgrade before water lines and sanitary sewers are installed.

11. All waterline taps are to be made by City of LaVergne Utilities Department.

12. Contractor shall comply with all requirements of the latest edition of City of LaVergne Utilities Department specifications for water main construction.

13. Contractor shall comply with all requirements of the latest edition of City of LaVergne specifications.

14. In Tennessee it is a requirement per "the Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at (800) 351-1111.

Sanitary Sewer Notes:

1. The contractor must notify City of LaVergne for sewer inspection prior to starting work.

2. The owner/developer for budget purposes, should check with the City of LaVergne for connection fees which may be substantial

3. Contractors for sewer work must be approved by the City of LaVergne Water and Sewer Department.

4. Coordinates or dimensions shown are to centerline of pipe or fitting or to centerline of manhole.

5. The top elevation of all manholes in paved areas shall match finish grade. The top elevation of all manholes in grassed areas shall be 6" above finished grade.

6. The minimum horizontal separation between the closest two points of the water and sewer line is ten (10) feet. The minimum vertical separation between the closest two points of the water and sewer line shall be 18 inches.

7. Contractor shall comply with all requirements of the latest edition of the "Standard Technical Specifications and Detail Drawings for the Installation of Sanitary Sewer Mains and Appurtenances" of the City of LaVergne.

8. Sanitary sewer wyes and 45° bends are to be the same material and class/wall thickness as the mainline pipe.

9. Sewer construction must be in accordance with all City of LaVergne Public Works specifications and drawings.

10. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.

11. The existing sewer main and/or manholes utilized or altered by this project must be tested before and after construction. Should the sewer not be tested prior to construction and defects found after construction will be the responsibility of the contractor to repair at his or her expense.

12. A maximum of 2-6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2-6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.

13. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via in-line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Company's (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)

2. A portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0414H, Dated 4/5/17 & #47187C0255F, Dated 9/29/06.

3. Call 811 before you dig.

4. Contact the City of La Verge public utilities department at 615-793-9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.

5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.

6. List provided utilities on site with contact number, e.g.
On Site Utilities:
Natural Gas- Smyrna Gas 615-355-5740
Electric- Nashville Electric Service 615-736-6900
Water- City of La Vergne 615-793-9891
Sewer- City of La Vergne 615-793-9891

7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.

8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.

9. Contact City of La Vergne fire marshal at 615-287-5832 for fire code information and compliance.

REVISIONS

REVISIONS: 10-17-2022: PC Workshop Comments

SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 901-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 905-2367
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COPYRIGHT SEC, INC., 2022
Heavy or thick construction drawings shall be printed on heavy weight paper. All drawings shall be prepared in accordance with the standards of the American Society of Professional Engineers (ASPE) and the American Society of Civil Engineers (ASCE). The engineer assumes no administrative liability or responsibility in the assurance that the design as noted, described, and illustrated. To the extent that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated, the engineer shall be held harmless. The construction shall be in accordance with the construction plans.

MISSION HILLS SECTION 1-6

REVIEW SET

Not intended for construction

La Vergne, Tennessee

Notes

C0.1

DRAWN: SJA

DATE: 9-26-2022

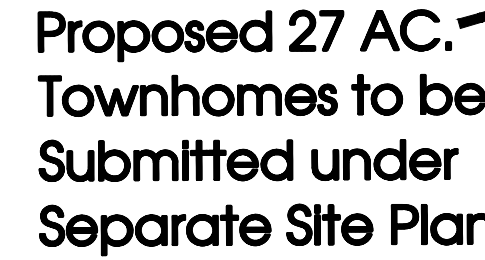
CHECKED: MAT

FILE NAME: 22078Preliminary

SCALE: None

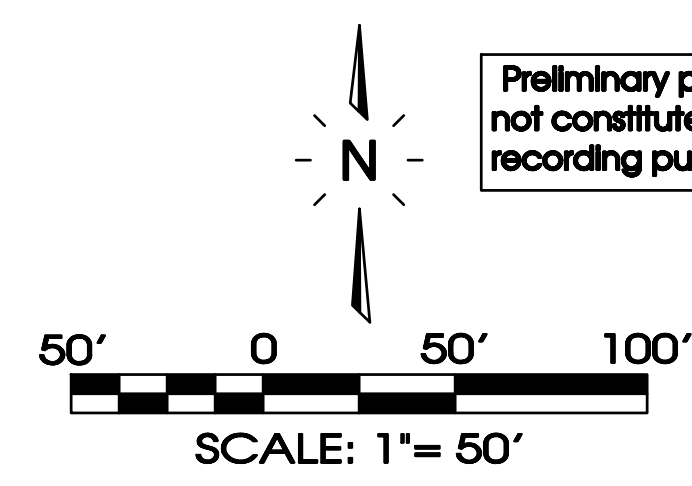
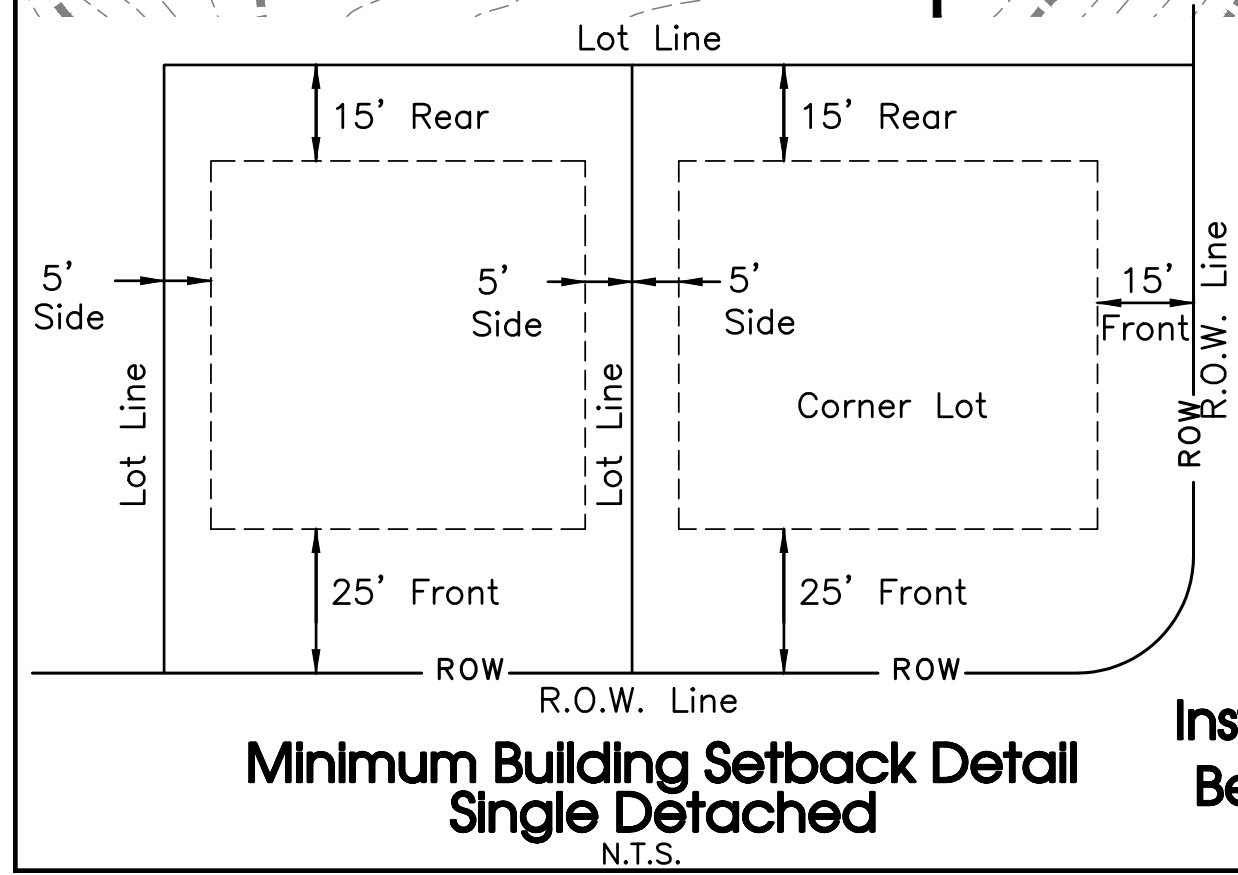
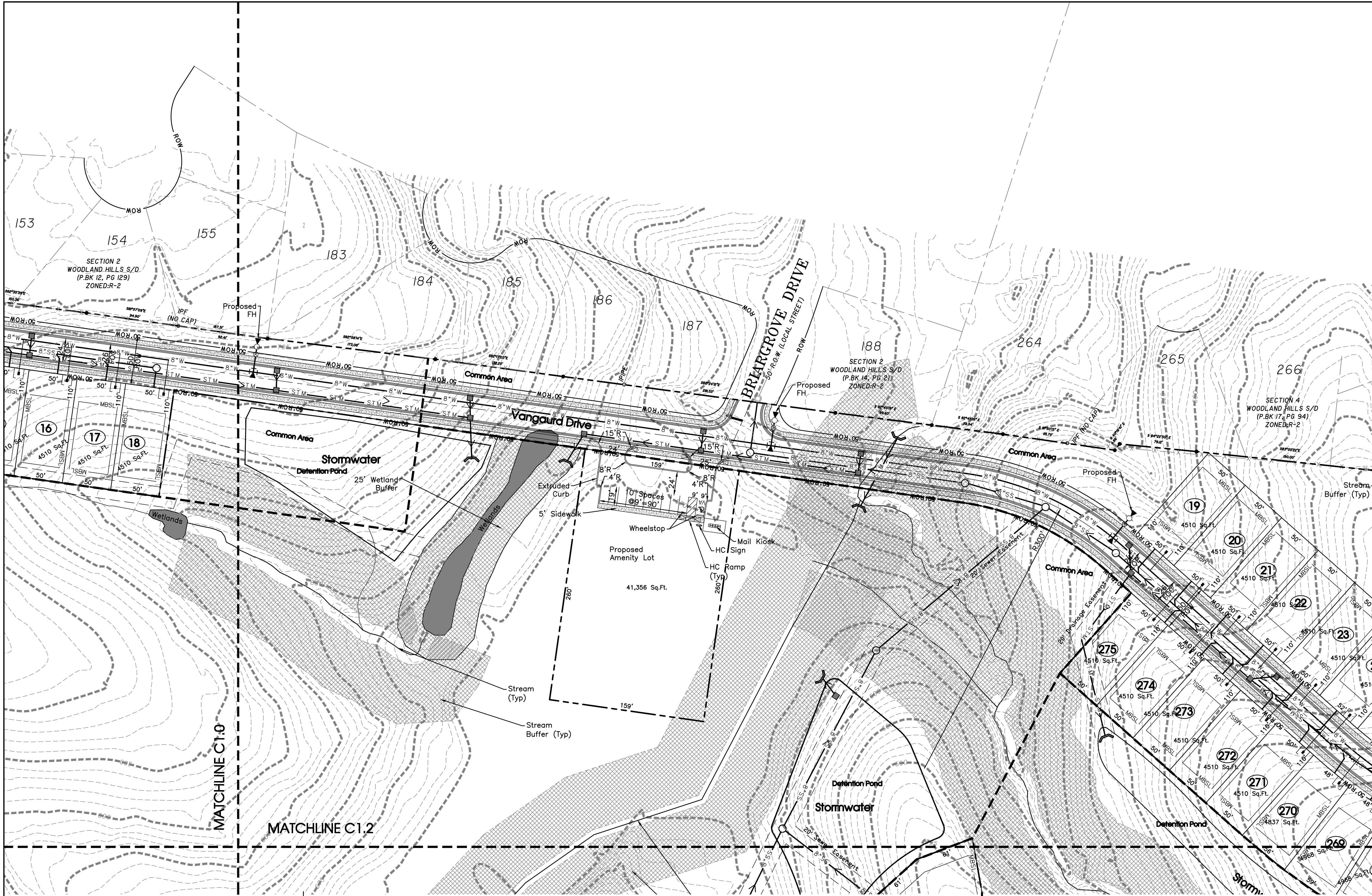
JOB NO. 22078

SHEET:

REVISID: 10-17-2022: PC Workshop Comments

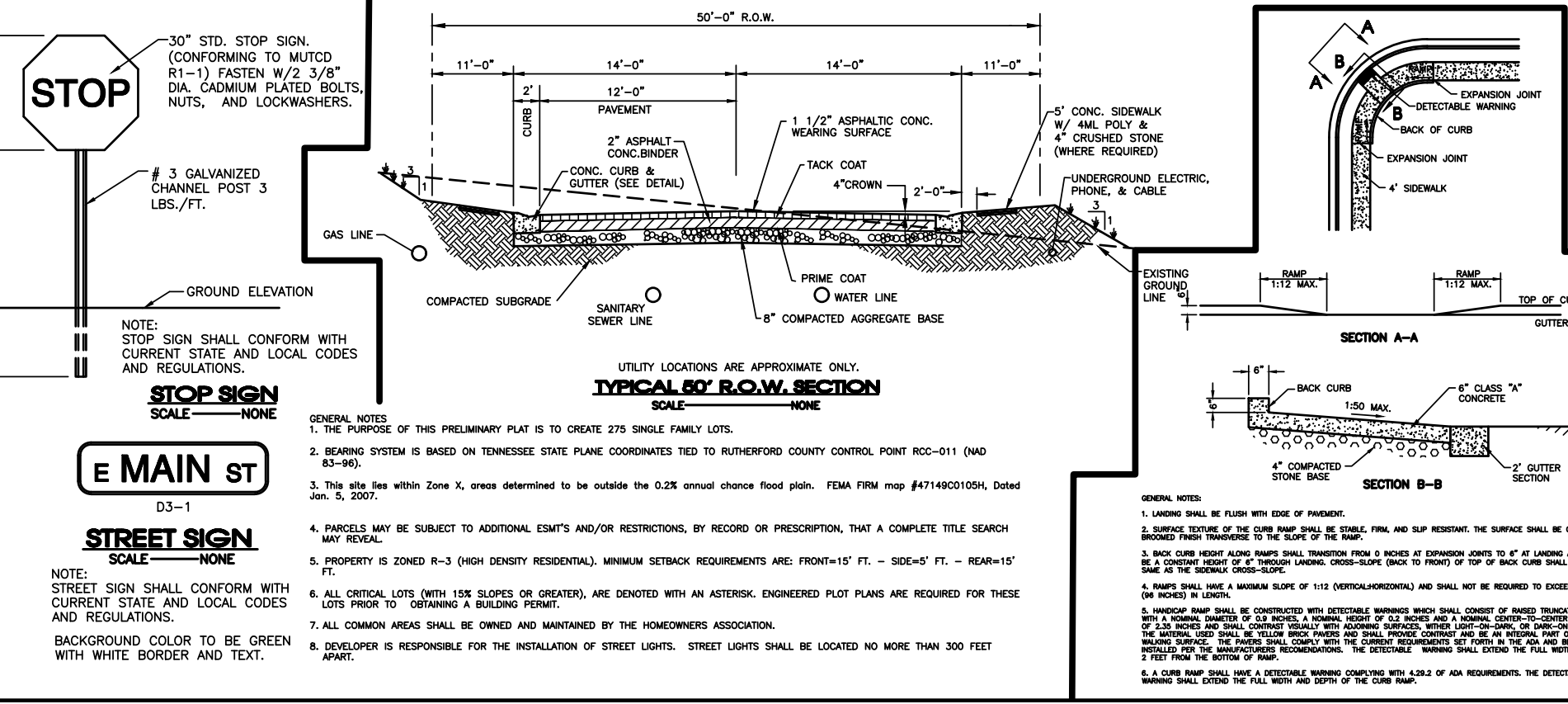
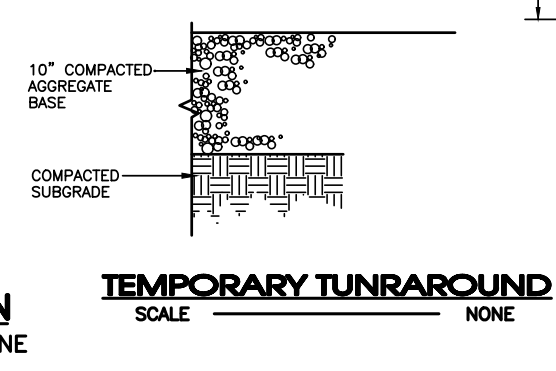
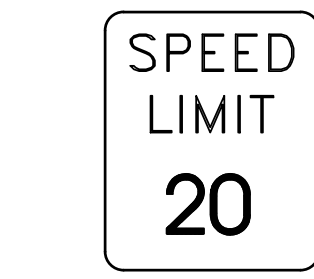
La Vergne, Tennessee

C0.2



Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE	PH		
EXISTING ELECTRIC	OH		
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF SF SF		
EXISTING TREELINE			
EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM STM		
PROPOSED STORM	STM STM		
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS SS		
PROPOSED SANITARY SEWER	SS SS		
EXISTING WATER	W W		
PROPOSED WATER	W W		

Owner: Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer: BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

Floodplain Note: This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRMS map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference: Tax Map 29, Parcel 22.02
Zoning: R3
275 Lots
Total Land Area: 120.71± Acres
Min. Lot Size = Varies

Minimum Lot Size Area: 3,000 Sq.Ft.
Lot Width at Building Setback Line: 40 ft.

Minimum Yard Requirements:
Front Setback: 15 ft.
Side Setback: 5 ft.
Rear Setback: 15 ft.

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MISSION HILLS SECTION 1-6

REVIEW SET

Not Intended for Construction

Mission Hills Section 1-6

La Vergne, Tennessee

Owner:

Developer:

Floodplain Note:

Deed Reference:

Minimum Lot Size Area:

Minimum Yard Requirements:

DRAWN: SJA

DATE: 9-26-2022

CHECKED:

MAT

FILE NAME:

22078Preliminary

SCALE:

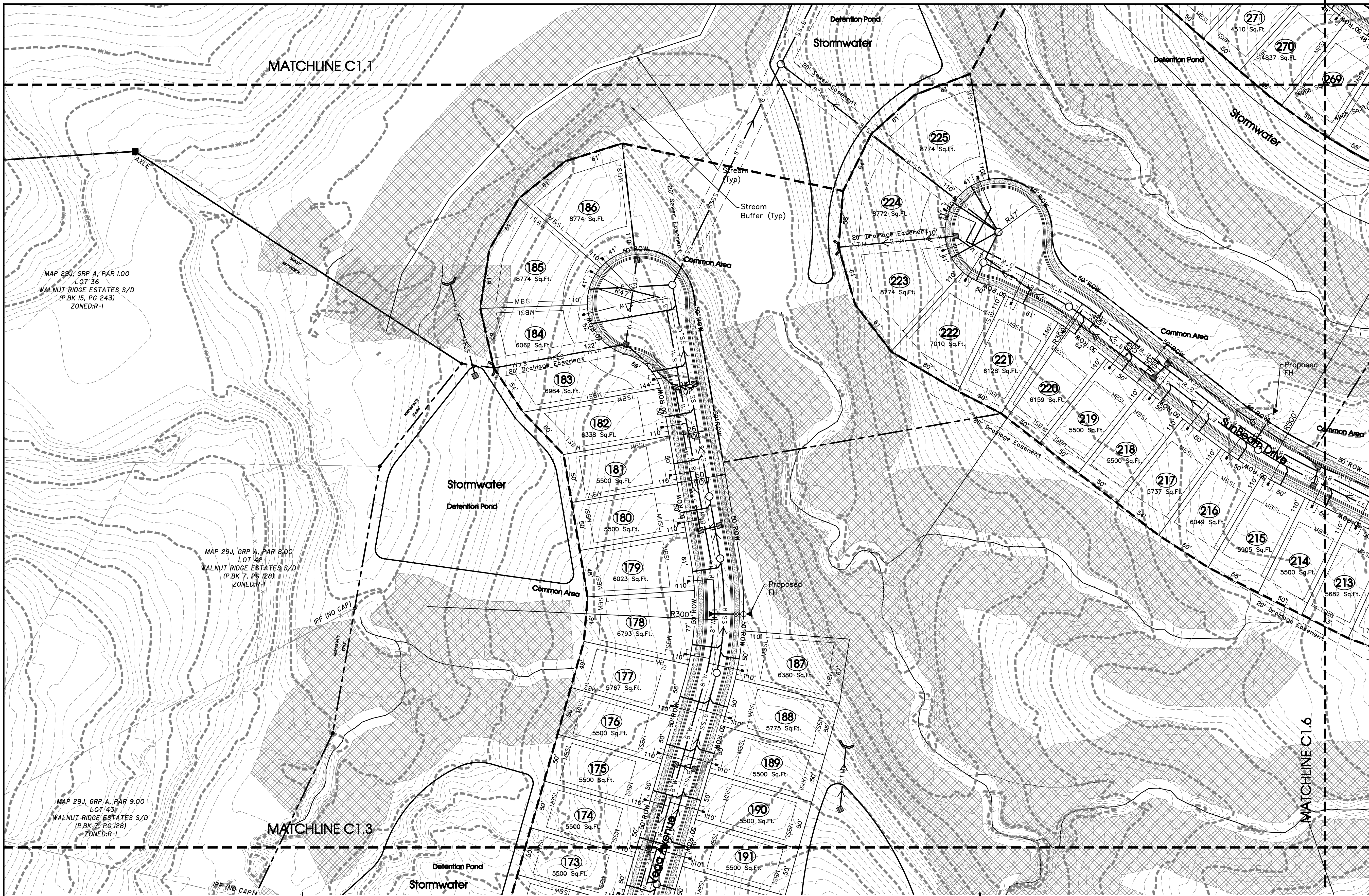
1"=50'

JOB NO.

22078

SHEET:

C1.1



Legend:	
	EXIST. CONCRETE MONUMENT
	IRON PIN SET (I.P.S.)
	IRON PIN FOUND (I.P.F.)
	EXIST. SIGN POST
	EXIST. SEWER CLEANOUT
	EXIST. MANHOLE (SEWER & PHONE)
	EXIST. CATCH BASIN (STORM SEWER)
	EXIST. WATER/GAS VALVE
	EXIST. TELEPHONE RISER
	EXIST. GAS RISER
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	EXIST. WATER METER
	EXIST. UTILITY POLE
	EXIST. FIRE HYDRANT
	BENCHMARK
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	CONCRETE THRUST BLOCK
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	EXTERIOR CLEANOUT
	CHECK VALVE
	INLET PROTECTION FILTER
	HANDICAP PARKING SYMBOL
	HC SIGN
	WINGED HEADWALL
	MANHOLE
	PROPOSED SPOT ELEVATION
	EXIST. SPOT ELEVATION
	POST INDICATOR VALVE
	REDUCER
	REMOTE FIRE DEPT. CONNECTION
	REVISION NUMBER
	RIP RAP
	RUNOFF FLOW ARROW
	SEWER/STORM FLOW DIRECTION
	TRAFFIC ARROW
	TURN LANE ARROWS
	VAN ACCESSIBLE HANDICAP DESIGNATION
	WATER METER
	WHEEL STOP
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	DRAINAGE PIPE DESIGNATION
	CONCRETE SIDEWALK
	EXTRUDED CURB
	CURB & GUTTER
	CONCRETE SWALE

EXISTING PHONE	PH
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PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	ST M ST M
PROPOSED STORM	ST M ST M
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

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MISSION HILLS SECTION 1-6

REVIEW SET

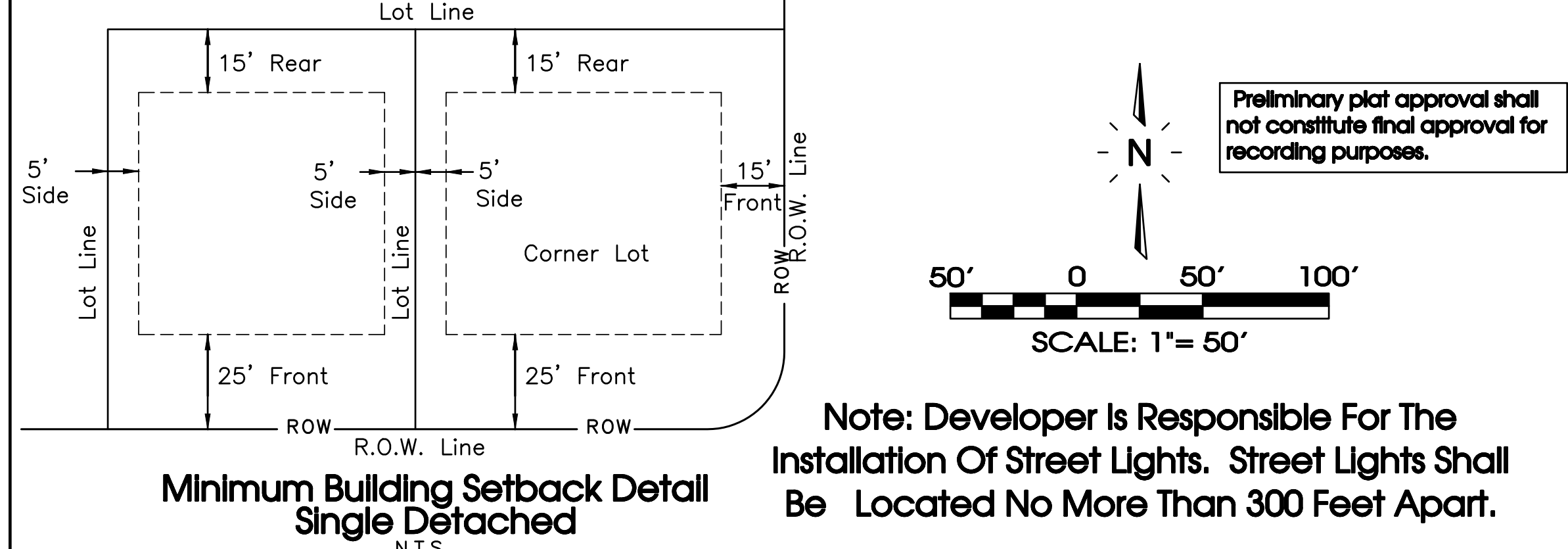
(Not for Construction)

Mission Hills Section 1-6

La Vergne, Tennessee

Preliminary Plat

C1.2



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STOP SIGN

30" STD. STOP SIGN (CONFORMING TO MUTCD R1-1) FASTEN W/2 3/8" DIA. CADMIUM PLATED BOLTS, NUTS, AND LOCKWASHERS.

GROUND ELEVATION

NOTE: STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

STOP SIGN SCALE: NONE

E MAIN ST

STREET SIGN SCALE: NONE

NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

TYPICAL "SPEED LIMIT" SIGN

30" STD. STOP SIGN (CONFORMING TO MUTCD R1-1) FASTEN W/2 3/8" DIA. CADMIUM PLATED BOLTS, NUTS, AND LOCKWASHERS.

GROUND ELEVATION

NOTE: STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

STOP SIGN SCALE: NONE

E MAIN ST

STREET SIGN SCALE: NONE

NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

TEMPORARY TURNAROUND

30" STD. STOP SIGN (CONFORMING TO MUTCD R1-1) FASTEN W/2 3/8" DIA. CADMIUM PLATED BOLTS, NUTS, AND LOCKWASHERS.

GROUND ELEVATION

NOTE: STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

STOP SIGN SCALE: NONE

E MAIN ST

STREET SIGN SCALE: NONE

NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

Owner:

Gilliland John M Living Trust

3180 Waterlevel Hwy Cleveland, TN 37311

Developer:

BRS Development

5617 Cottonwood Drive

Brentwood, TN 37027

Contact: Terry Rasmussen

Floodplain Note:

This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:

Tax Map 29, Parcel 22.02

Zoning: R3

275 Lots

Total Land Area: 120.71+ Acres

Min. Lot Size = Varies

Minimum Lot Size Area: 3,000 Sq.Ft.

Lot Width at Building Setback Line: 40 ft.

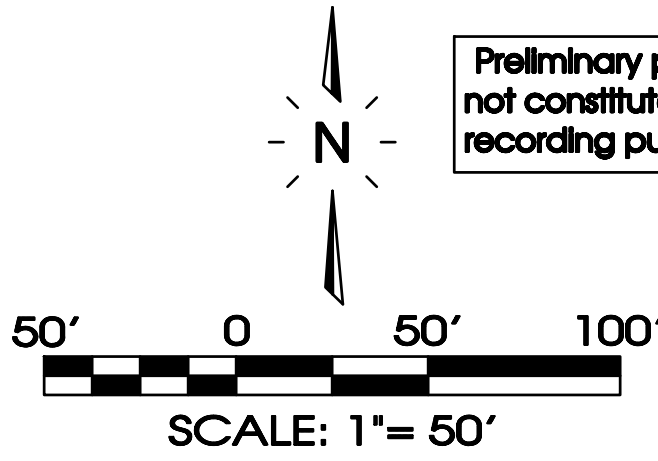
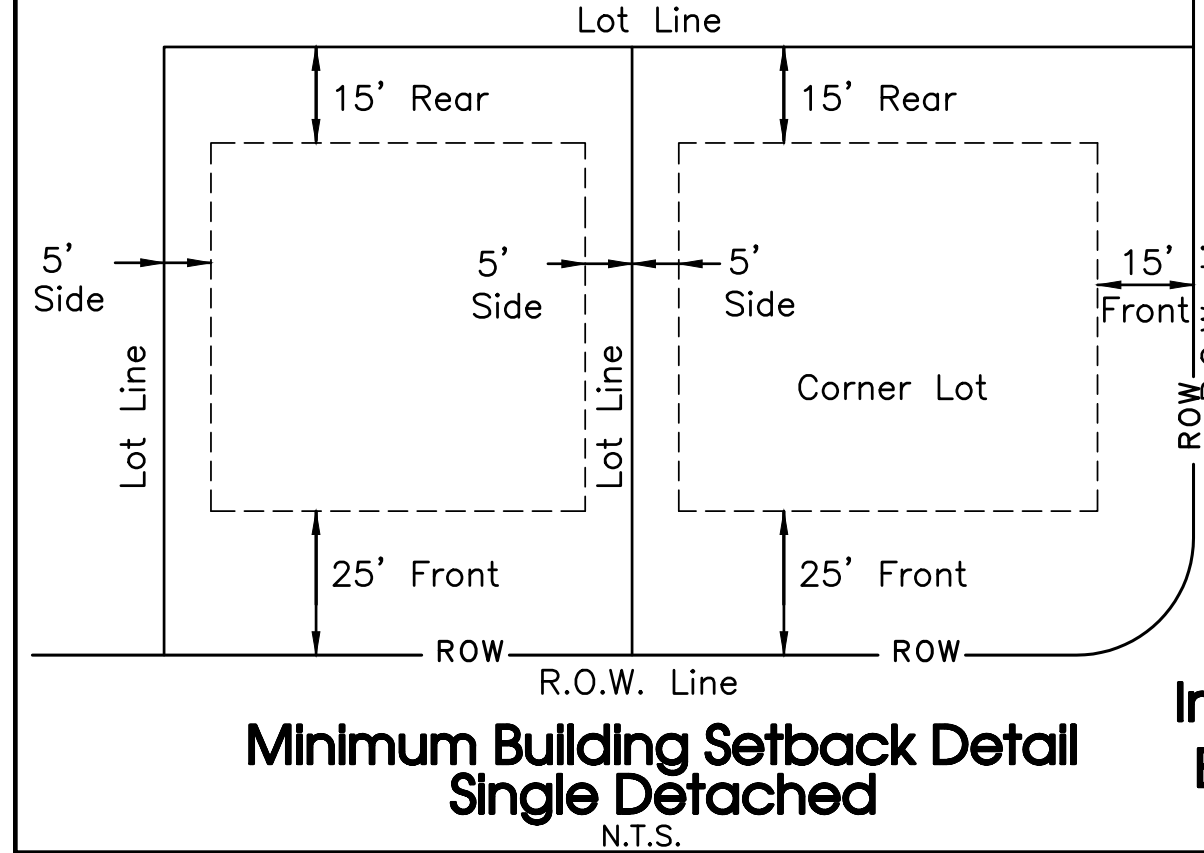
Minimum Yard Requirements:

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Rear Setback: 15 ft.

Page 13 of 55

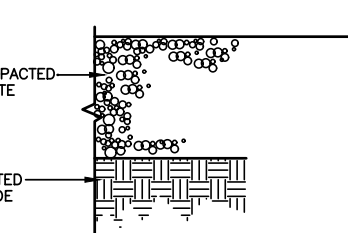


Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

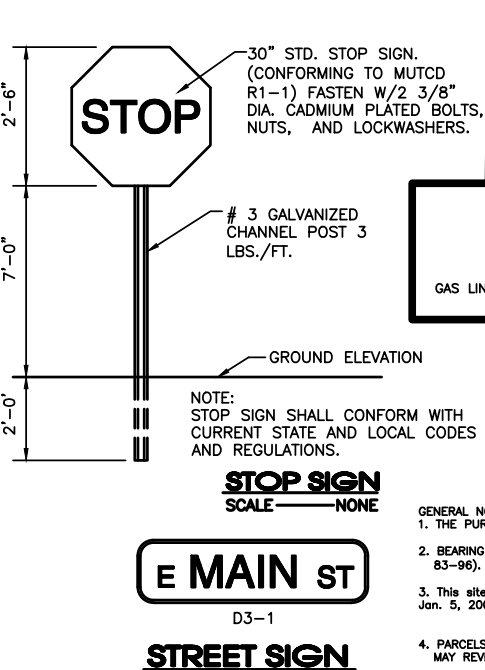
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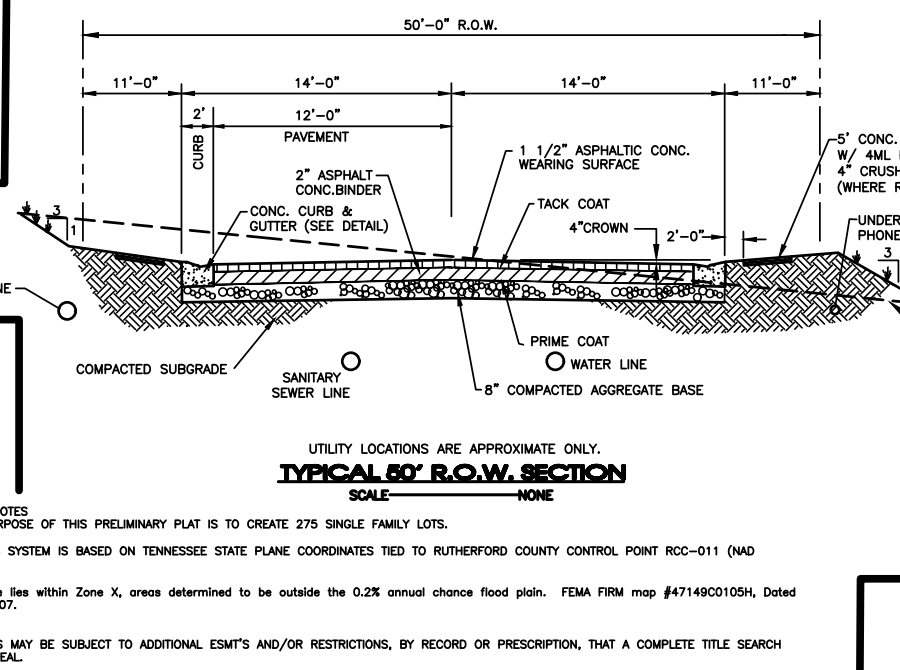
TYPICAL "SPEED LIMIT" SIGN SCALE: NONE



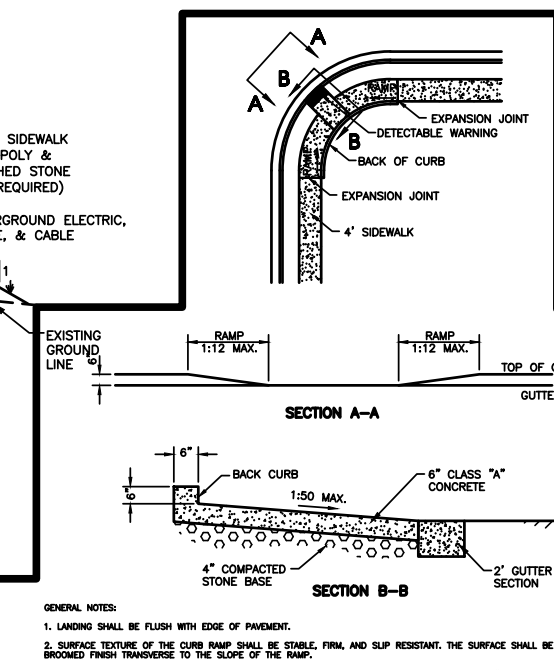
TEMPORARY TURNAROUND SCALE: NONE



STREET SIGN SCALE: NONE



GENERAL NOTES: 1. LAYOUT SHALL BE PLANNED WITH DUE CARE. 2. READING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT 800-011 (DND 85-980). 3. THE R.O.W. IS WITHIN ZONE X, CURVES DETERMINED BY THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105H, DATED JAN. 5, 2007. 4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION. THAT A COMPLETE TITLE SEARCH MAY REVEAL. 5. PROPERTY IS ZONED R-3 (HIGH DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT-15' FT. - SIDE-15' FT. - REAR-15' FT. 6. ALL UTILITY LOTS WITH 1/2" SLOPES OR GREATER, ARE IDENTIFIED WITH AN ARROW. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE (OR PRIOR TO) OBTAINING A BUILDING PERMIT. 7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. 8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART. 9. ALL UTILITIES SHALL BE LOCATED WITHIN THE R.O.W. 10. THE R.O.W. IS WITHIN ZONE X, CURVES DETERMINED BY THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105H, DATED JAN. 5, 2007.



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Legend:			
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	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25)	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE	PH		
EXISTING ELECTRIC	OH		
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF	SF	SF
EXISTING TREELINE			
EXISTING FENCELINE	X	X	X
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM	STM	
PROPOSED STORM	STM	STM	
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS	SS	
PROPOSED SANITARY SEWER	SS	SS	
EXISTING WATER	W	W	
PROPOSED WATER	W	W	

Owner: Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer: BRS Development
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MISSION HILLS SECTION 1-6

REVIEW SET

(Not Intended for Construction)

Mission Hills Section 1-6

La Vergne, Tennessee

PRELIMINARY PLAT

C1.3

DRAWN: SJA

DATE: 9-26-2022

CHECKED:

FILE NAME:

22078Preliminary

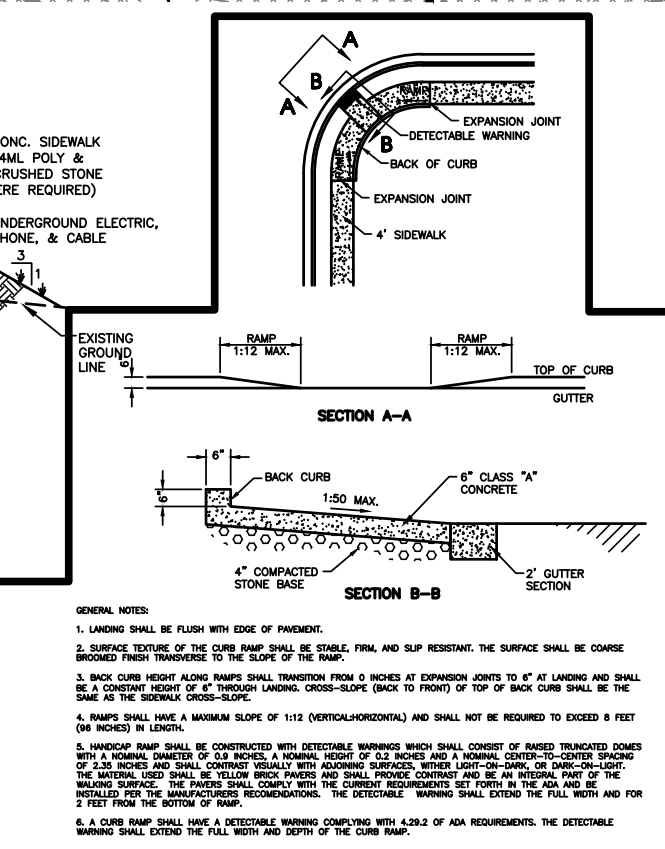
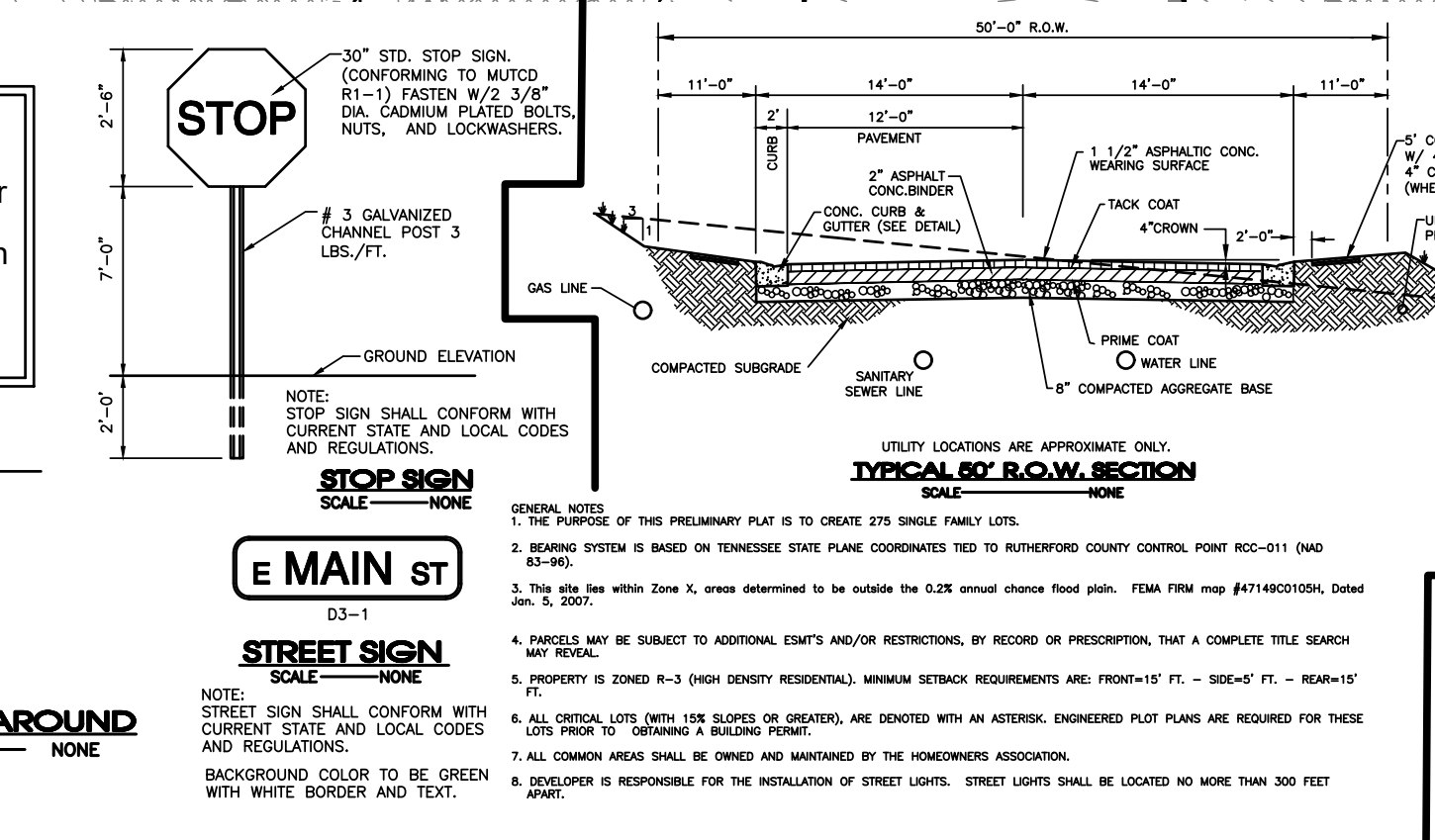
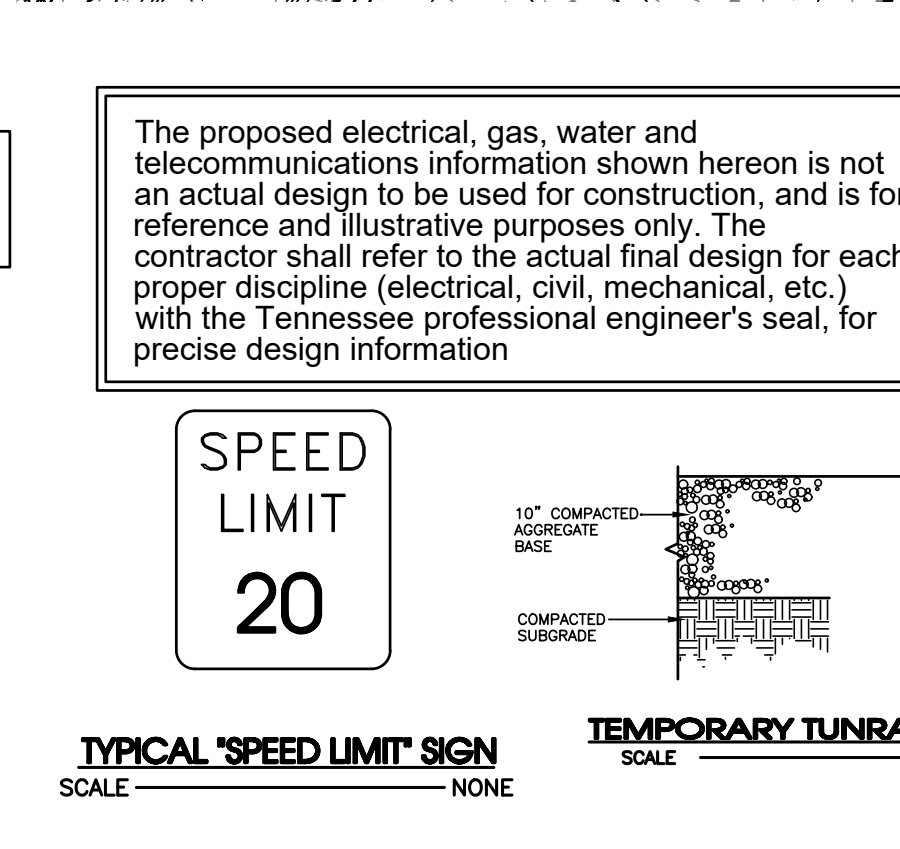
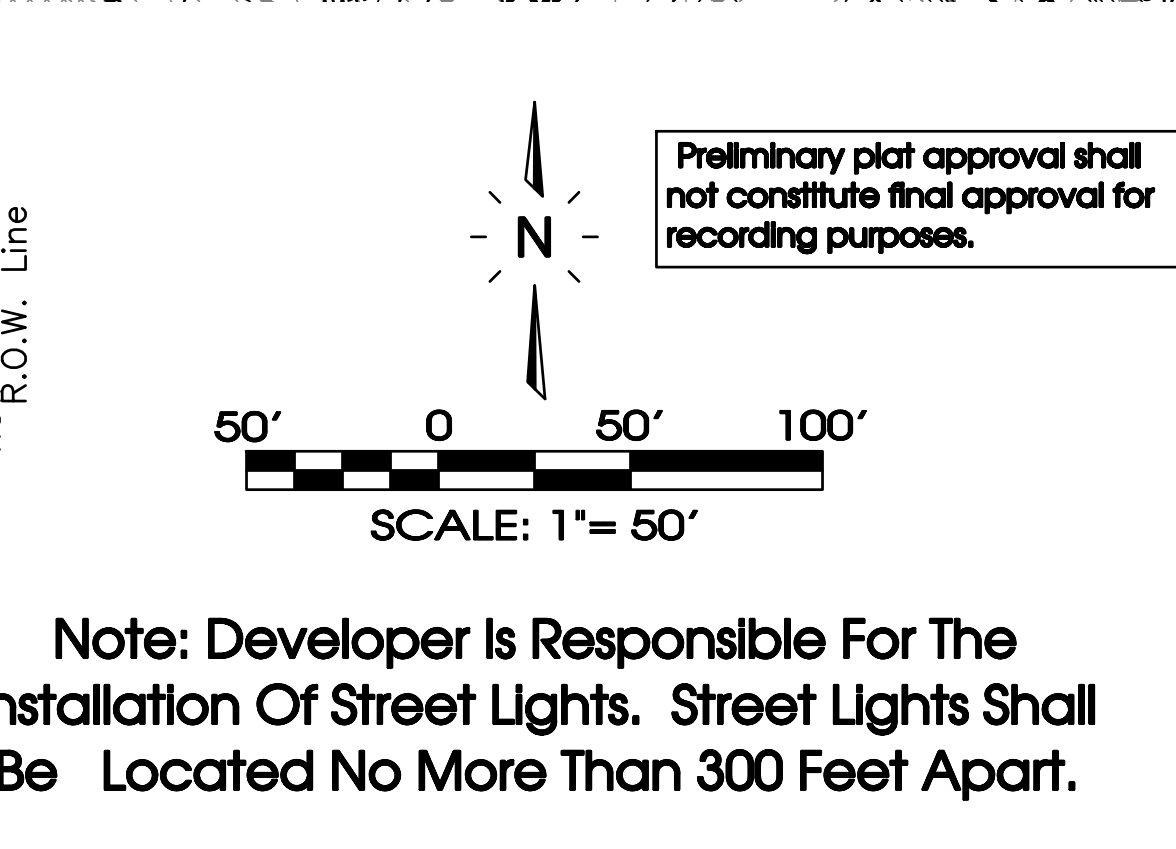
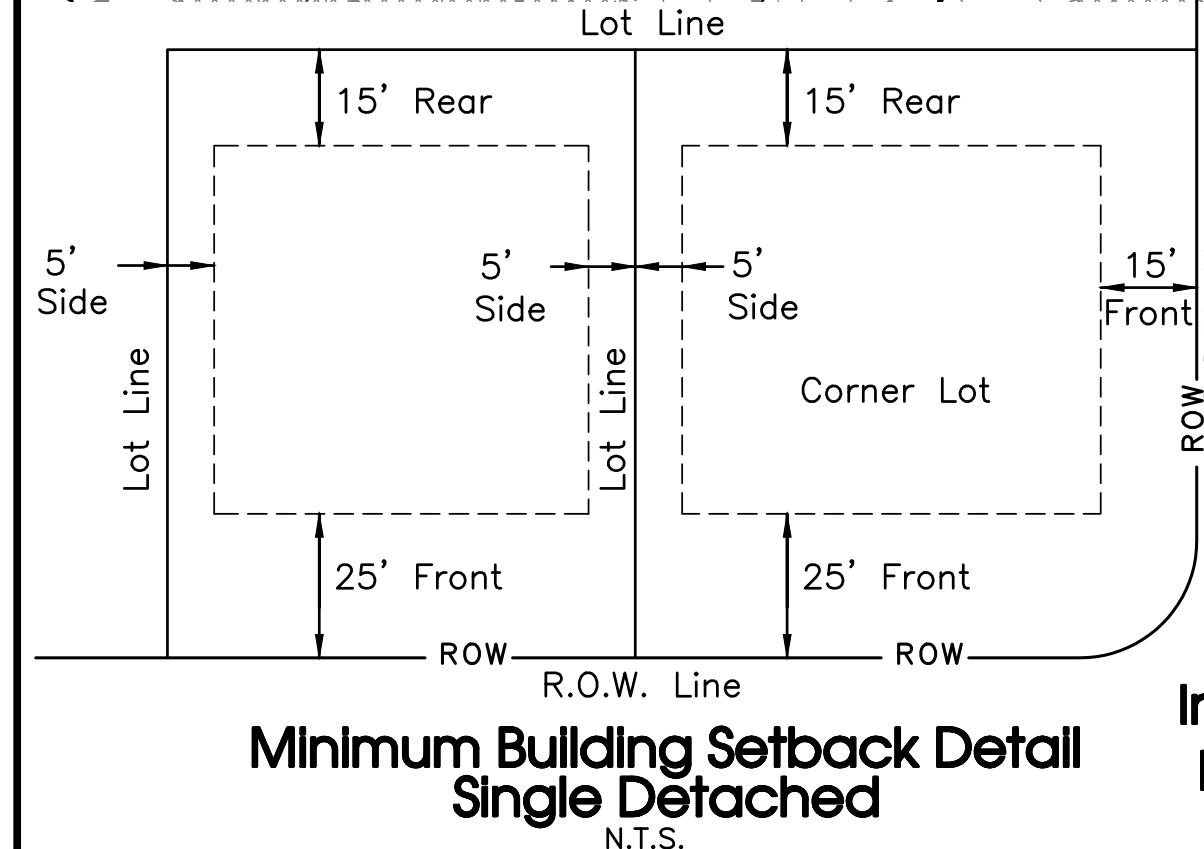
SCALE:

1"=50'

JOB NO:

22078

SHEET:



Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
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	IRON PIN FOUND (I.P.F.)		HC SIGN
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	EXIST. SEWER CLEANOUT		WINGED HEADWALL
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	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
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	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
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	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner:
Gilliland John M Living Trust
3180 Waterleaf Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

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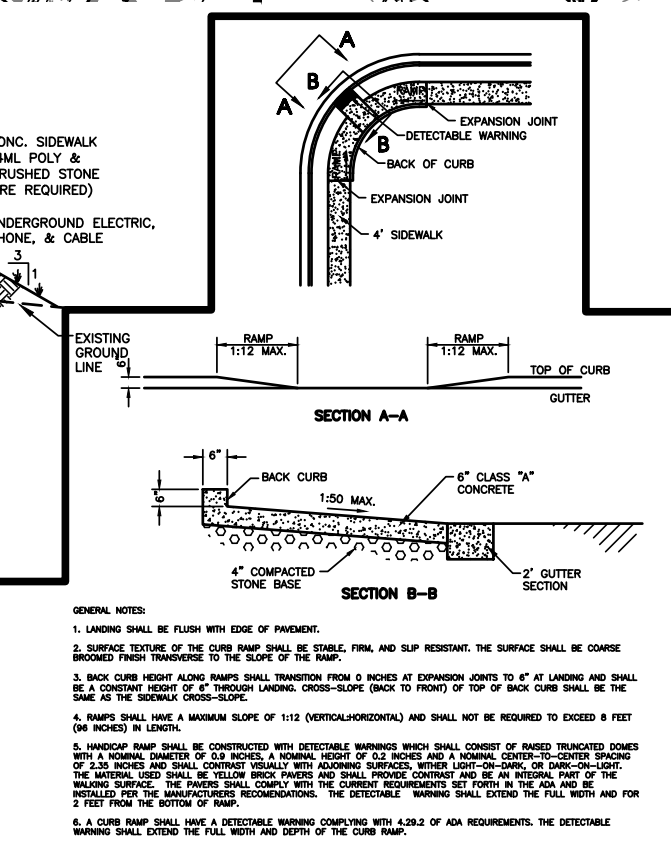
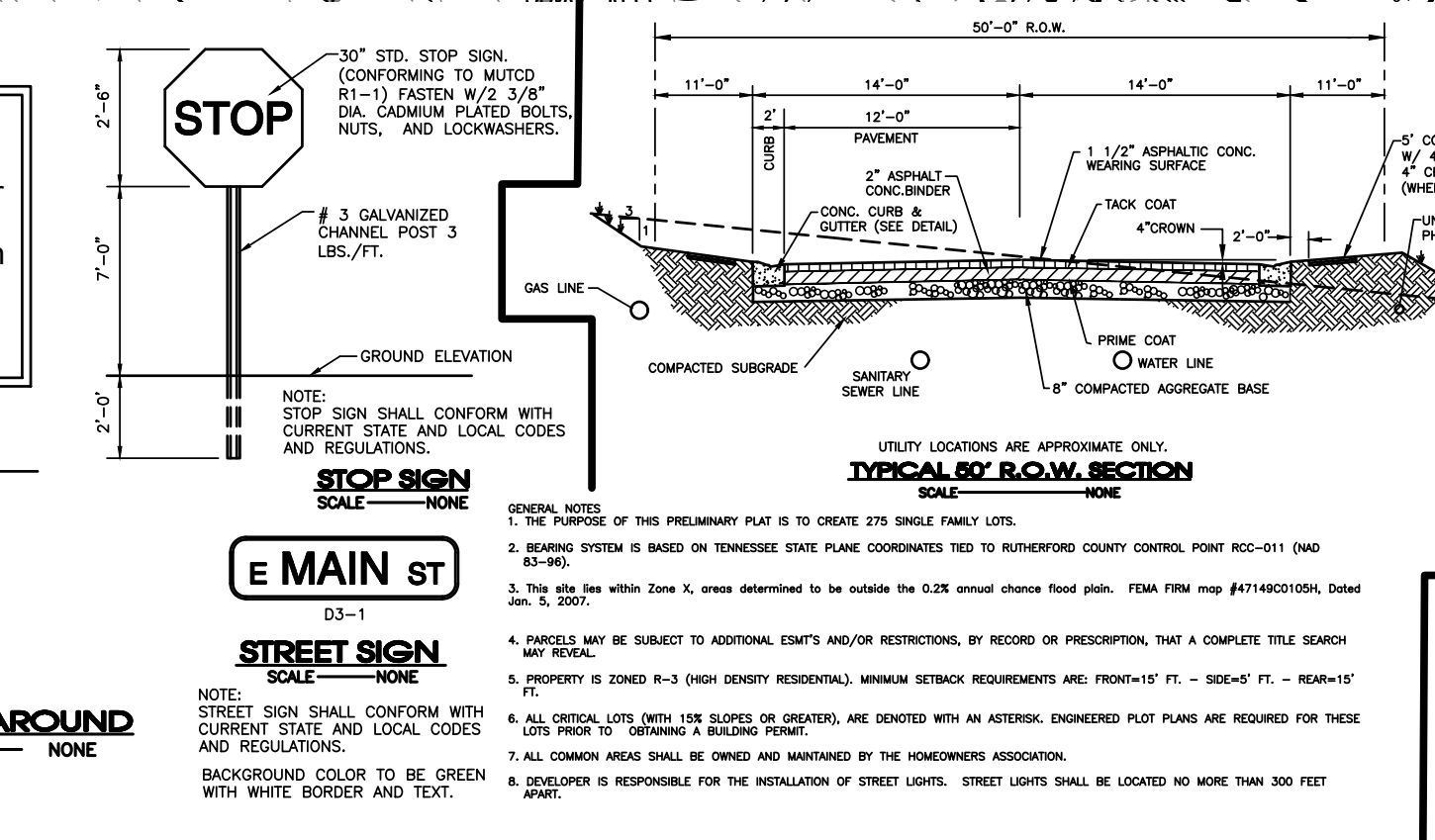
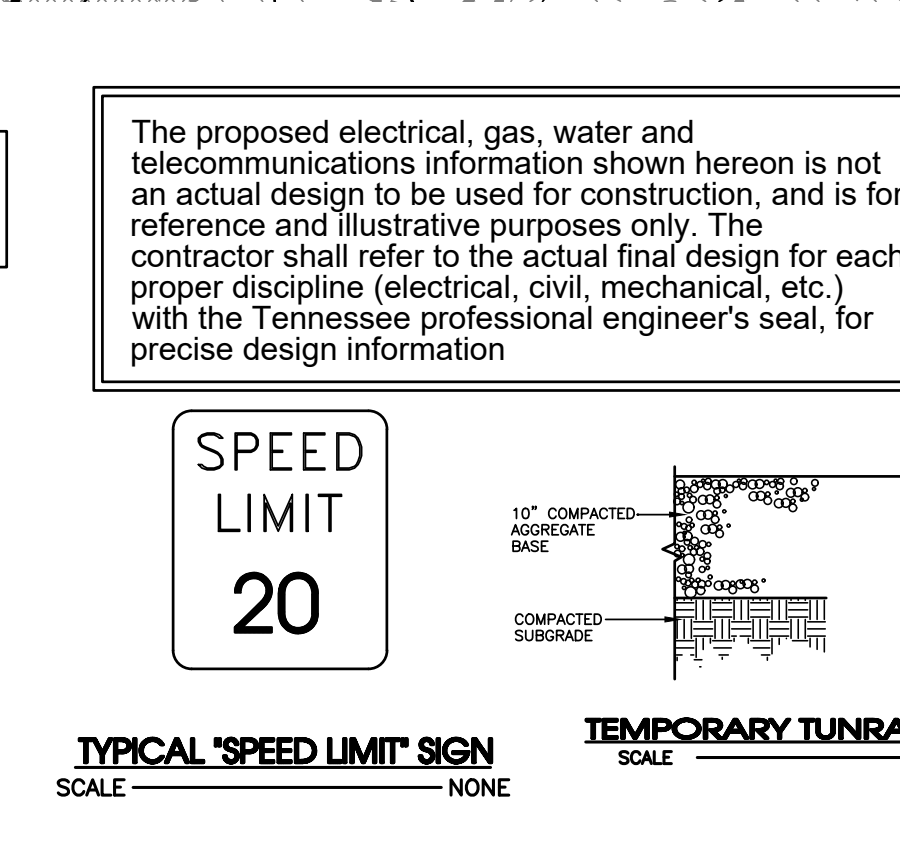
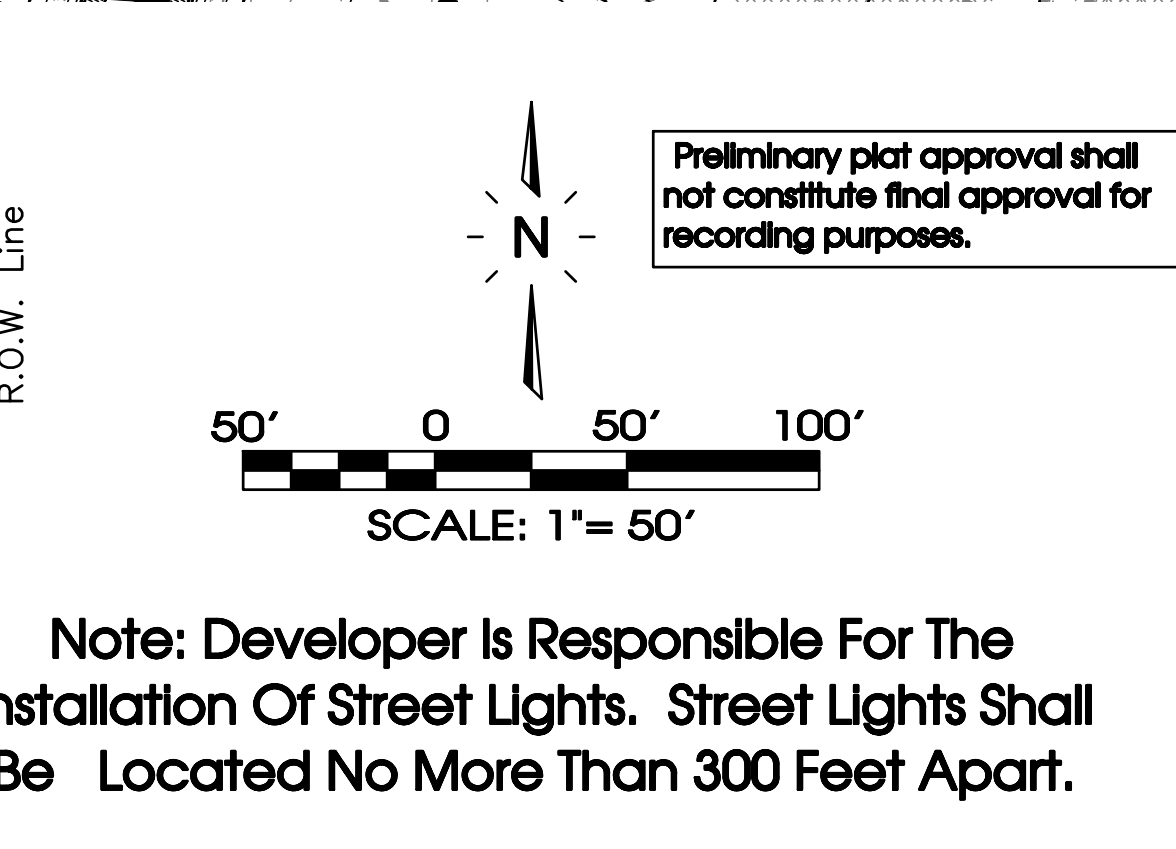
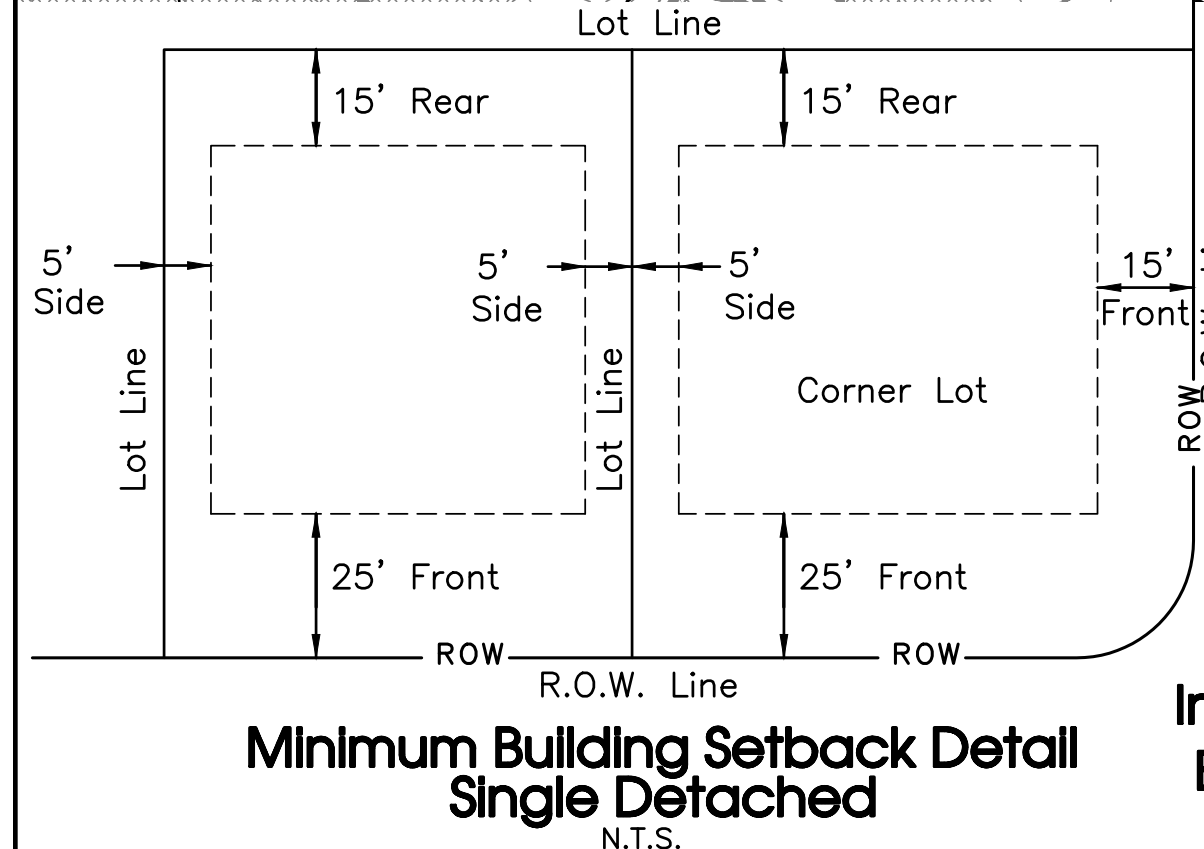
MISSION HILLS SECTION 1-6
PRELIMINARY
(Not Intended for Construction)

Mission Hills Section 1-6
La Vergne, Tennessee

Preliminary Plat
C1.4

REVISIONS:
10-17-2022, PC Workshop Comments

DRAWN: SJA
DATE: 9-26-2022
CHECKED: MAT
FILE NAME: 22078Preliminary
SCALE: 1"=50'
JOB NO. 22078
SHEET: C1.4



Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
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	IRON PIN FOUND (I.P.F.)		HC SIGN
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	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
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MATTHEW A. TAYLOR

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

NO. 0000000000

Mission Hills Section 1-6

La Vergne, Tennessee

Preliminary Plat

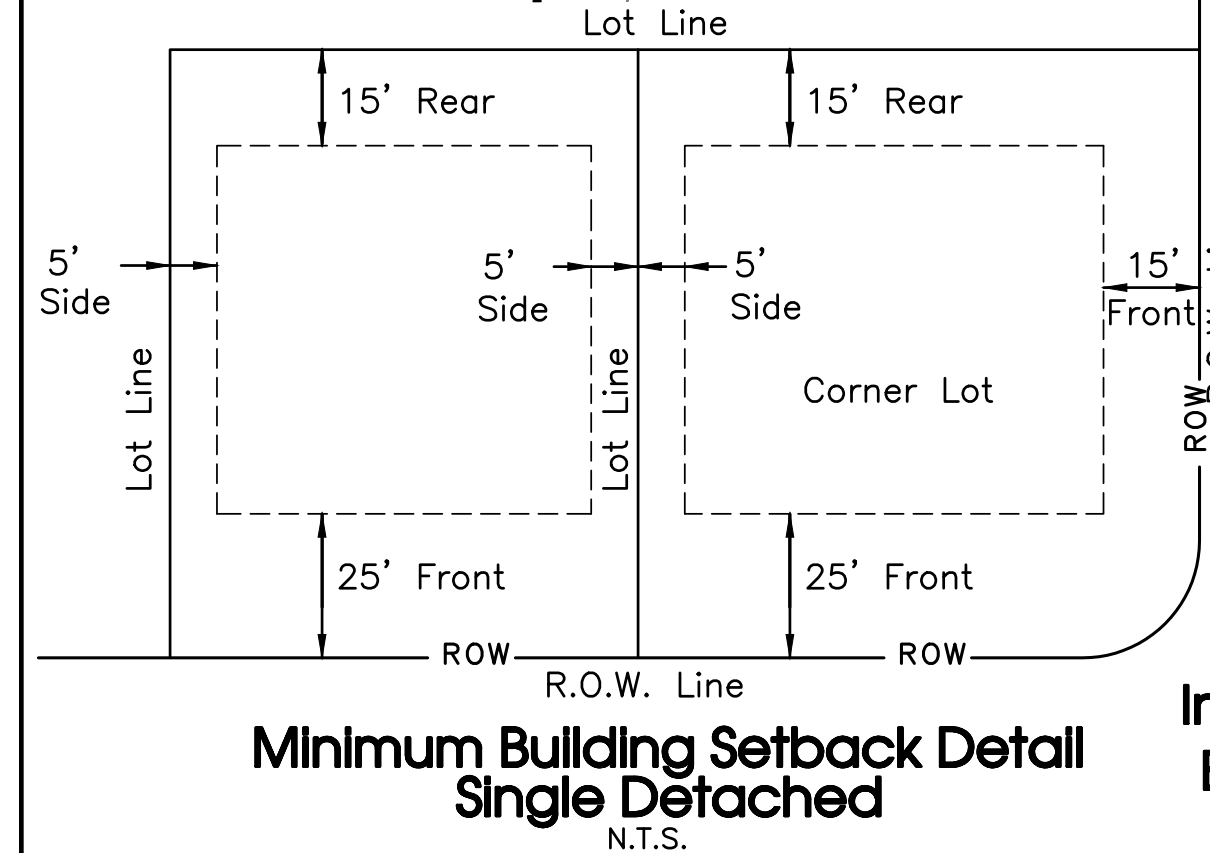
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REVISIONS: 10-17-2022; P.C. Workshop Comments

DRAWN: SJA
DATE: 9-26-2022
CHECKED:
MAT
FILE NAME:
22078Preliminary
SCALE:
1"=50'
JOB NO.
22078
SHEET:



Legend:			
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EXISTING PHONE		PH	
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PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE		---	
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		-----	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
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PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		SS SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	



Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

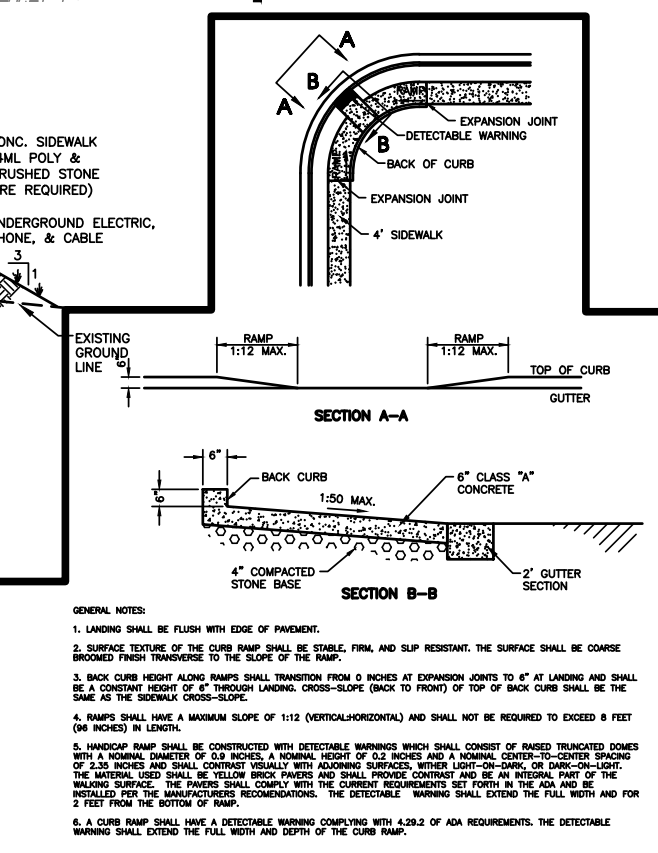
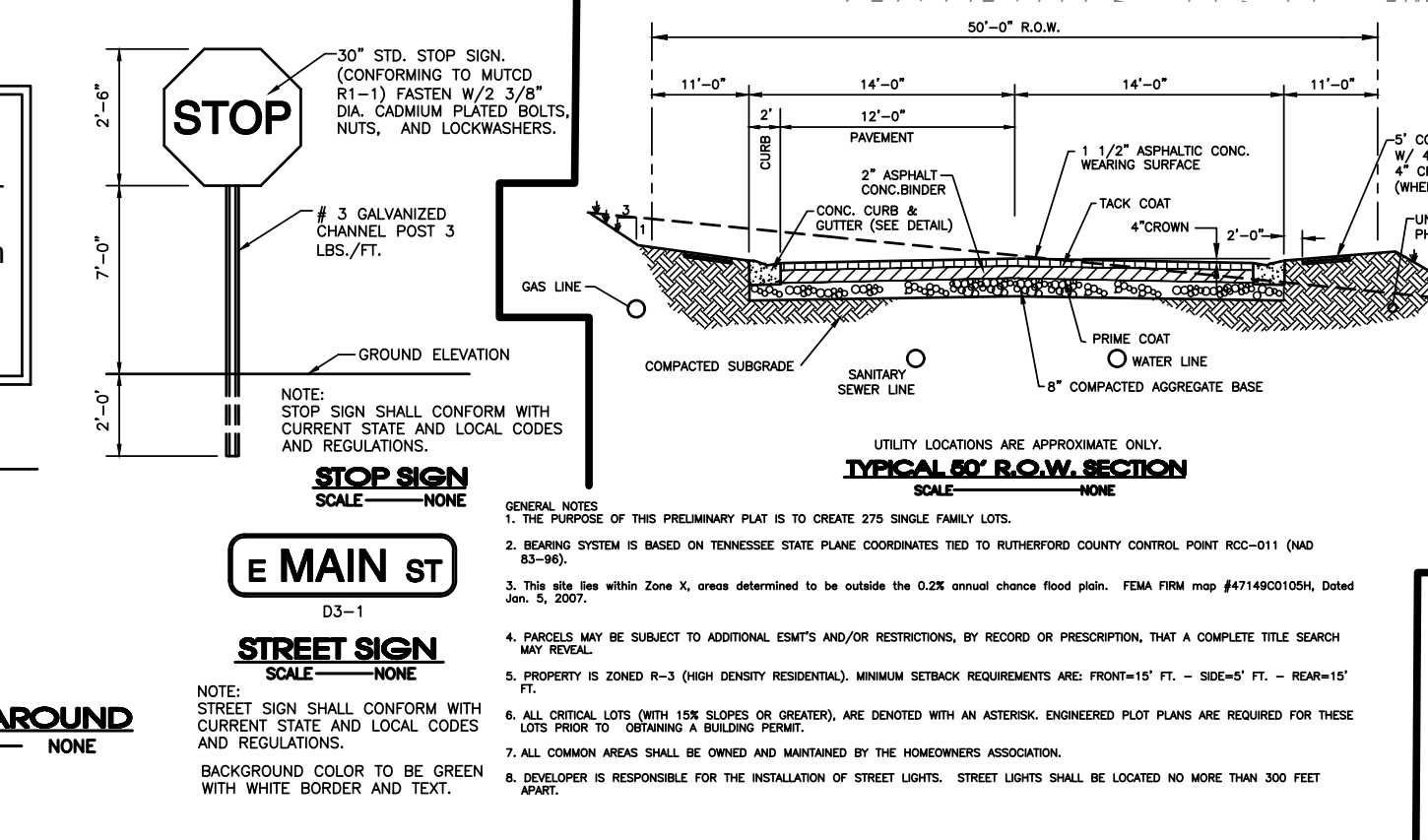
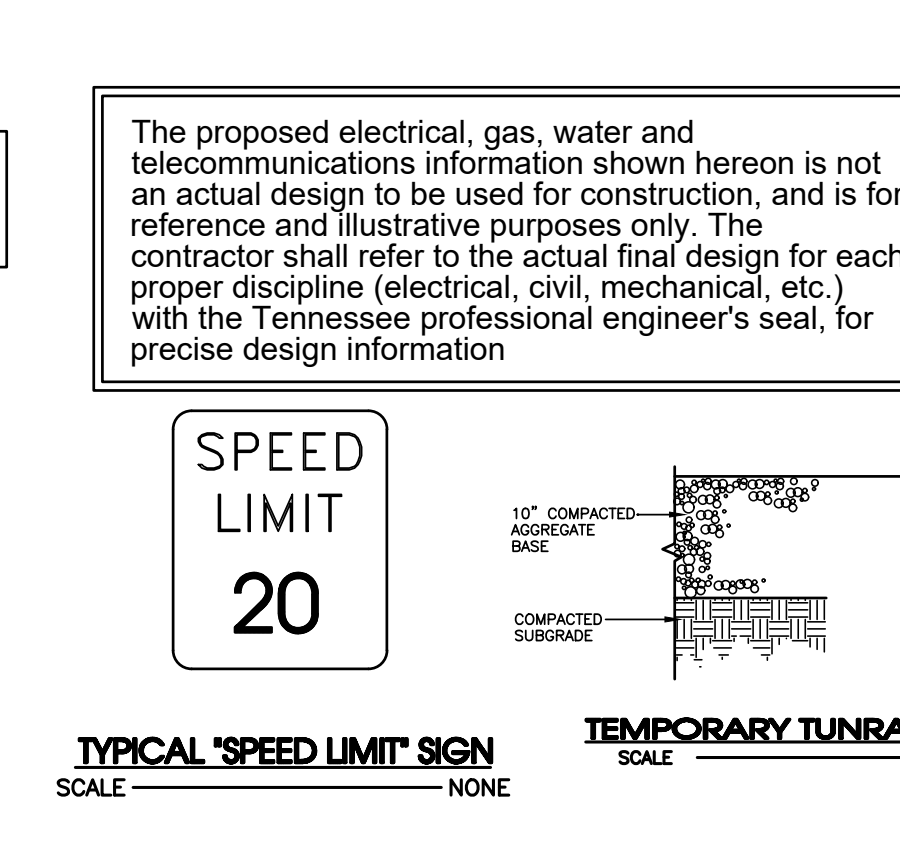
Preliminary plat approval shall not constitute final approval for recording purposes.

SCALE: 1"= 50'

SPEED LIMIT 20

10" COMPACTED AGGREGATE BASE

10" COMPACTED SUBGRADE



Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

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MISSION HILLS SECTION 1-6

REVIEW SET

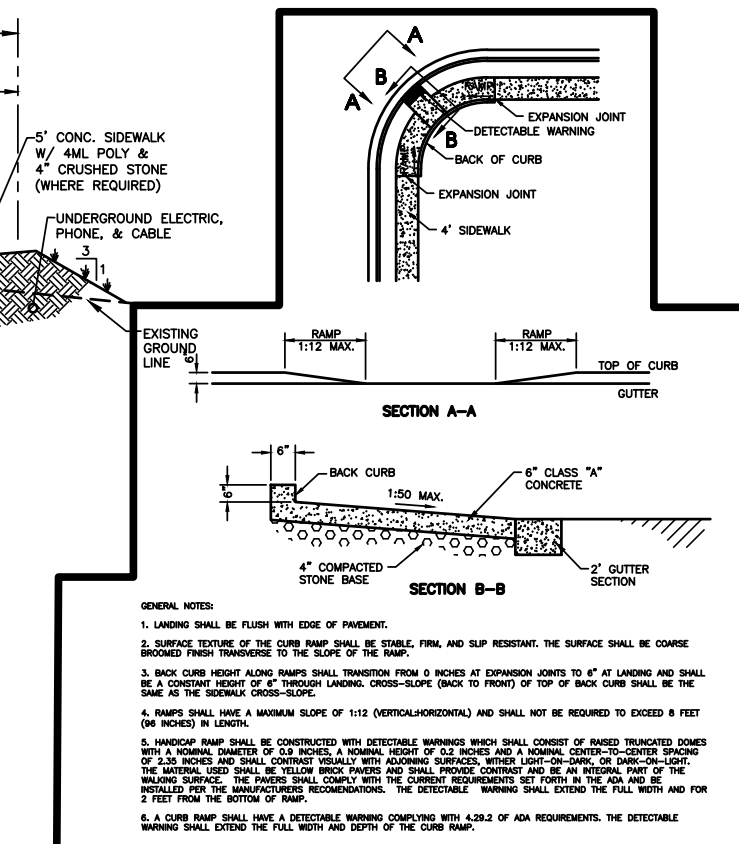
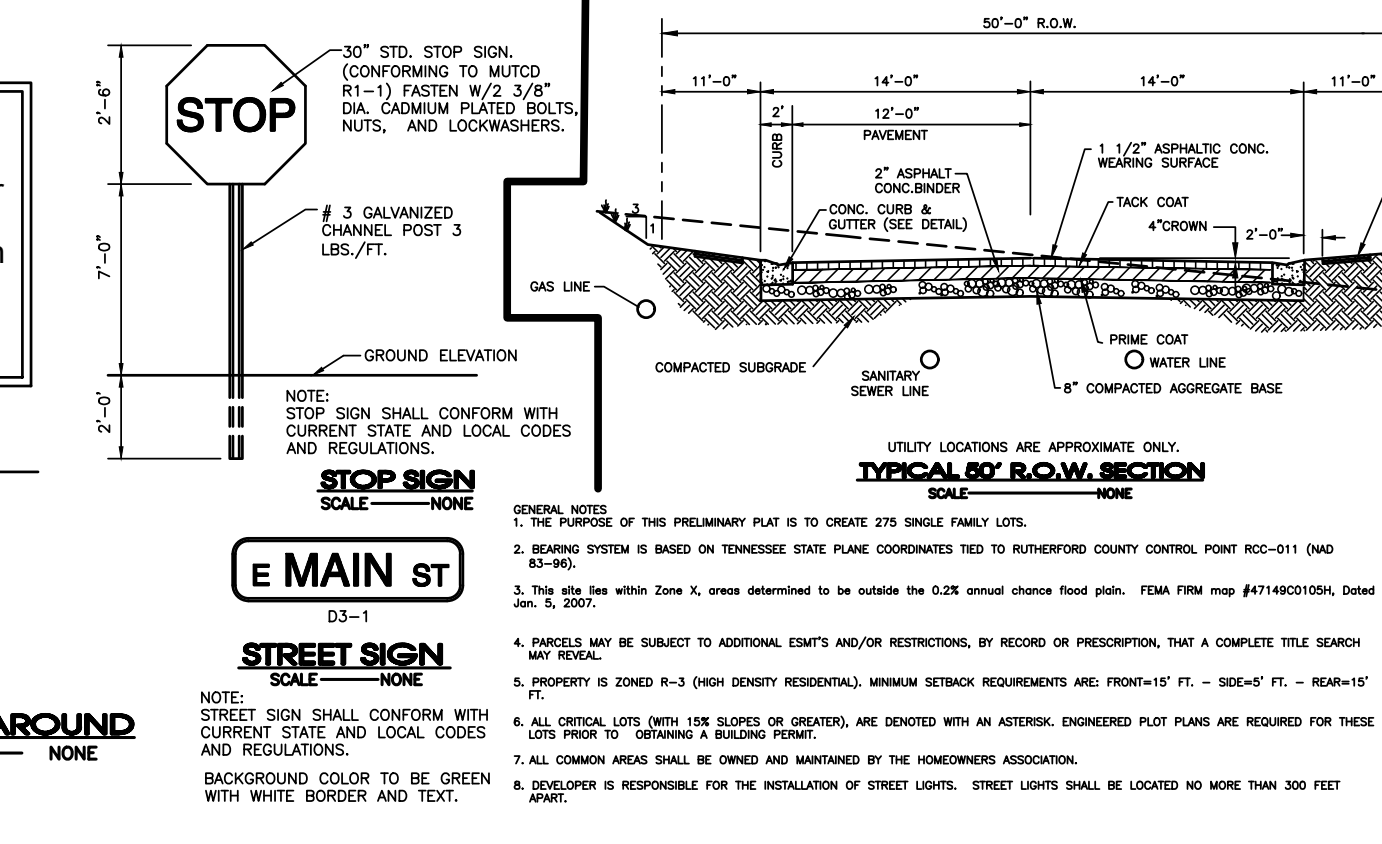
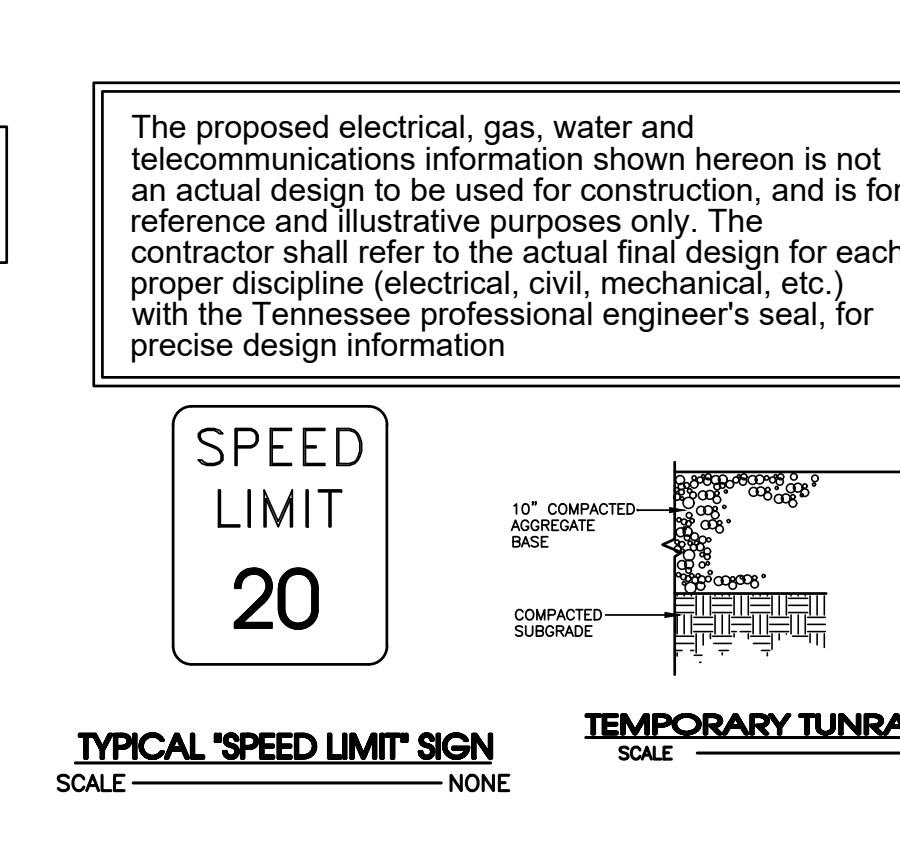
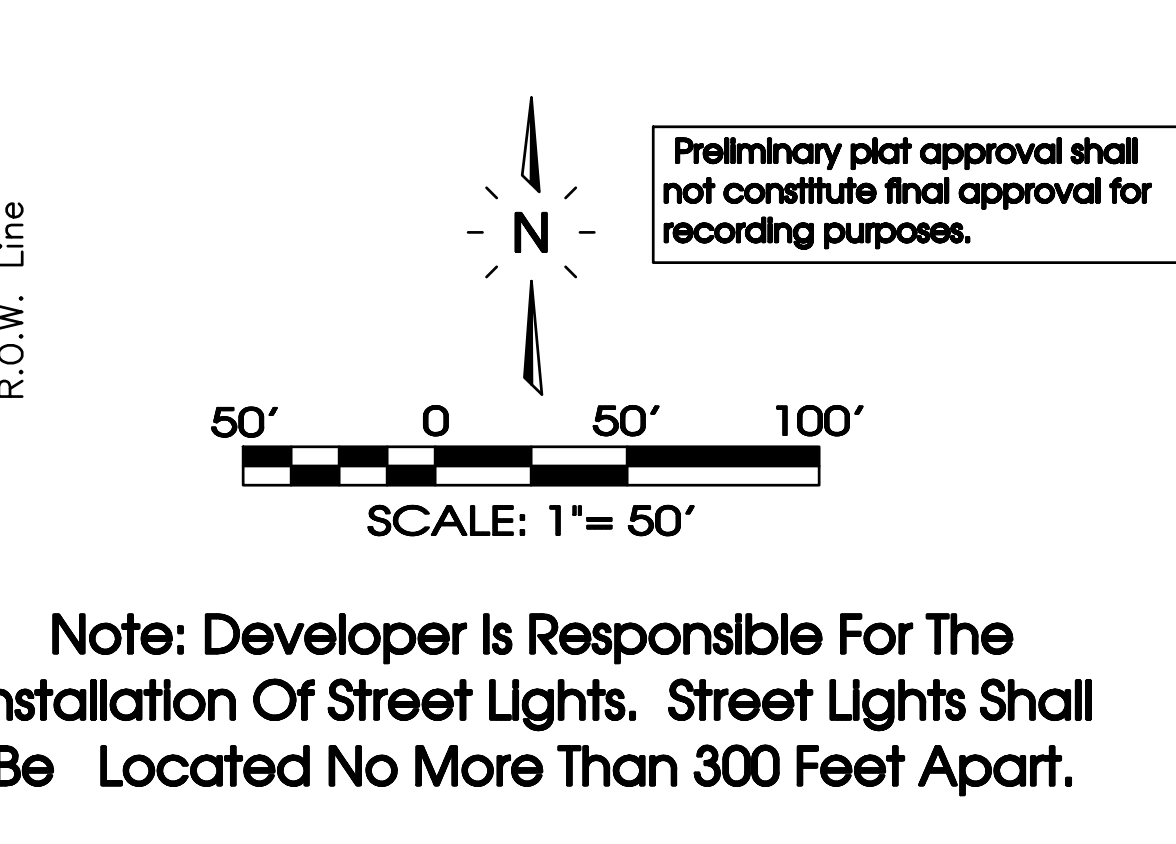
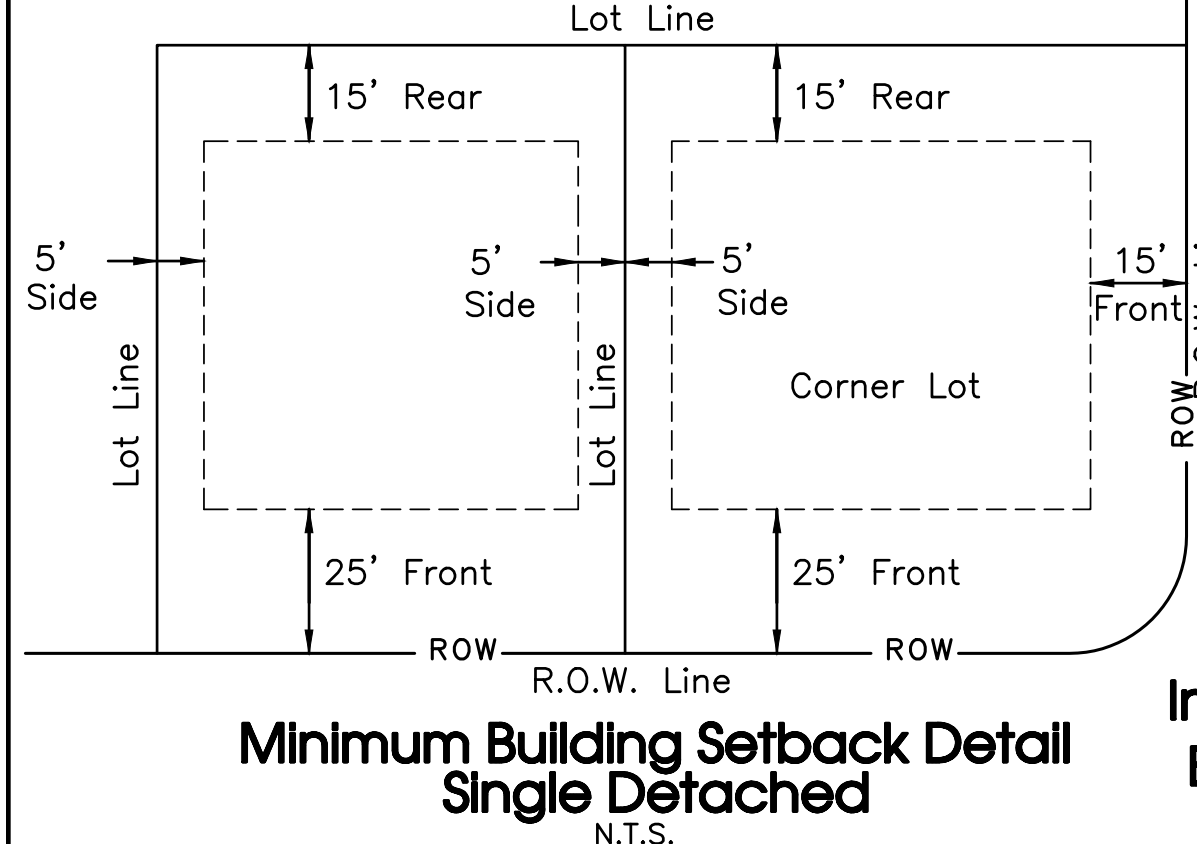
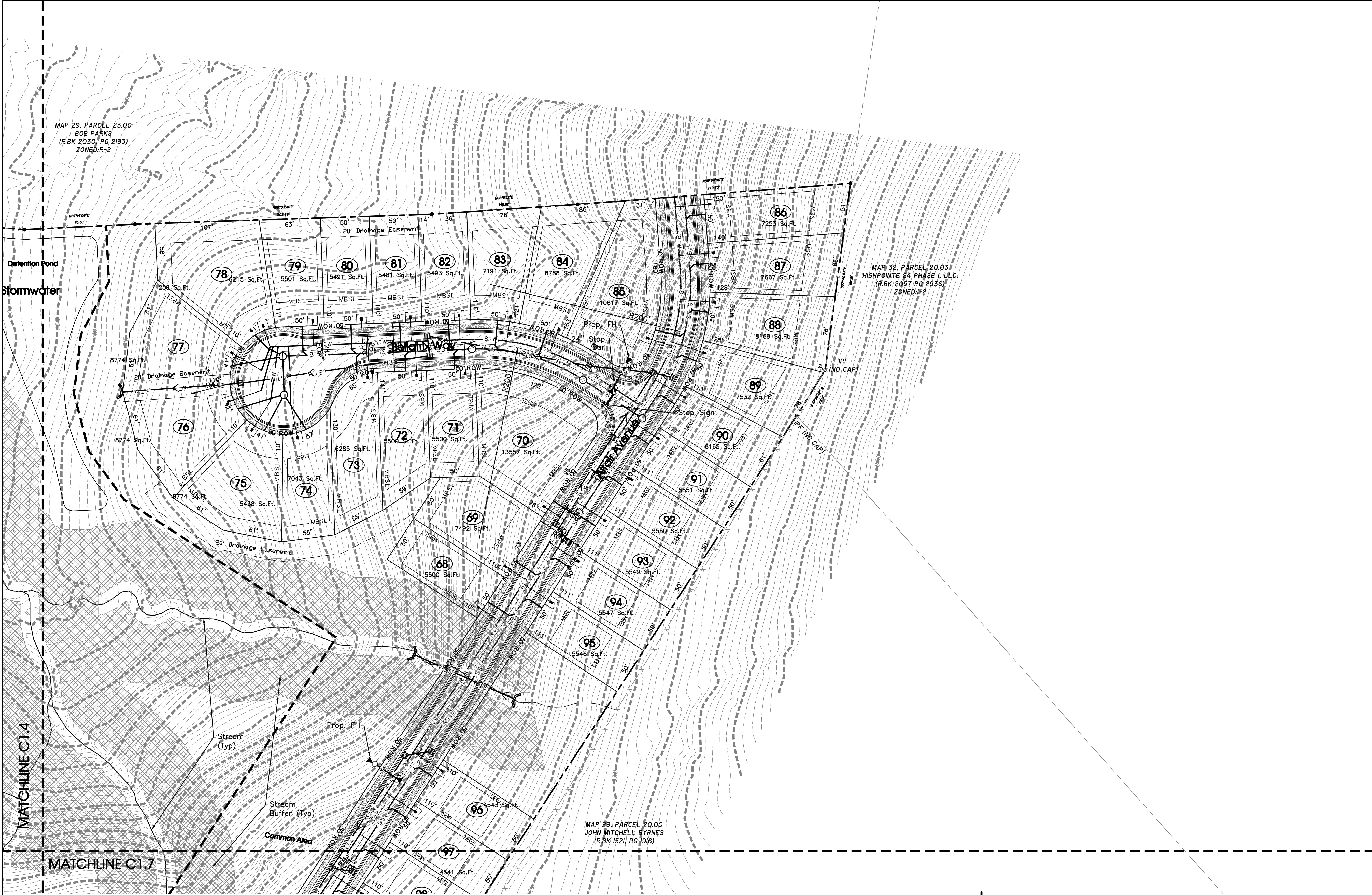
Not intended for construction

MISSION HILLS SECTION 1-6

La Vergne, Tennessee

PRELIMINARY PLAT

C1.6



Legend:			
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EXISTING TREELINE			
EXISTING FENCELINE		X X X X	
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PHASE BOUNDARY			
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SEC, Inc.

MISSION HILLS SECTION 1-6
La Vergne, Tennessee

PRELIMINARY PLAT

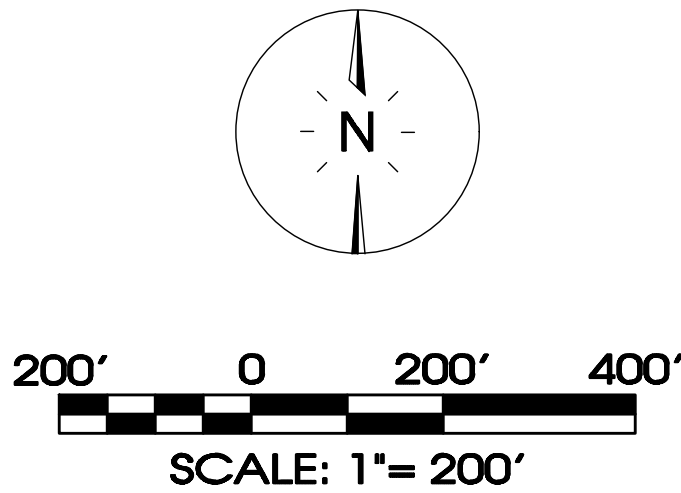
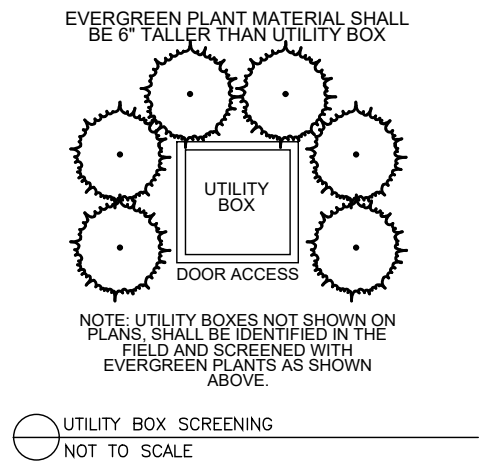
REVISIONS
DATE: 9-26-2022
CHECKED: MAT
FILE NAME: 22078Preliminary
SCALE: 1"=50'
JOB NO: 22078
SHEET: C1.8

Owner: Gilliland John M Living Trust
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Mission Hills

PRELIMINARY PLAT LANDSCAPE PLAN

- PLAN NOTES:**
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
 3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 4. ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD BE IRRIGATED.
 5. ALL SHRUBS TO BE 3' BACK OF CURB.
 6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
 7. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)
 8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.
- PLANTING SCHEDULE NOTES**
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
 2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LAVERGNE PLANNING DEPARTMENT 615-213-2624 PRIOR TO INSTALLATION.
 5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



REVISED:	10-17-2022: Start Comments
DRAWN: BPG	
DATE: 10-17-2022	
CHECKED: RSM	
FILE NAME: 22078	
SCALE: 1" = 200'	
JOB NO. 22078	
SHEET:	

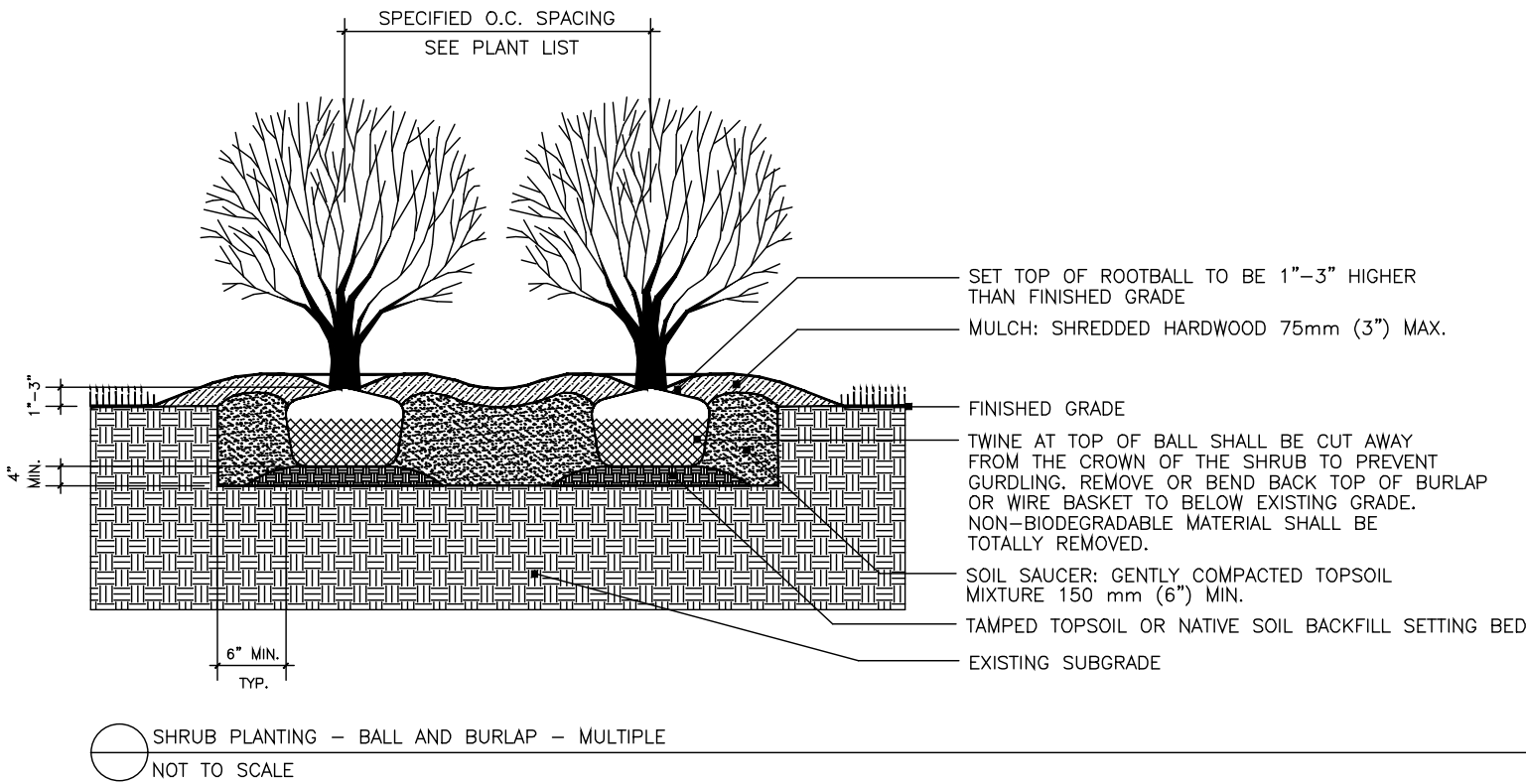
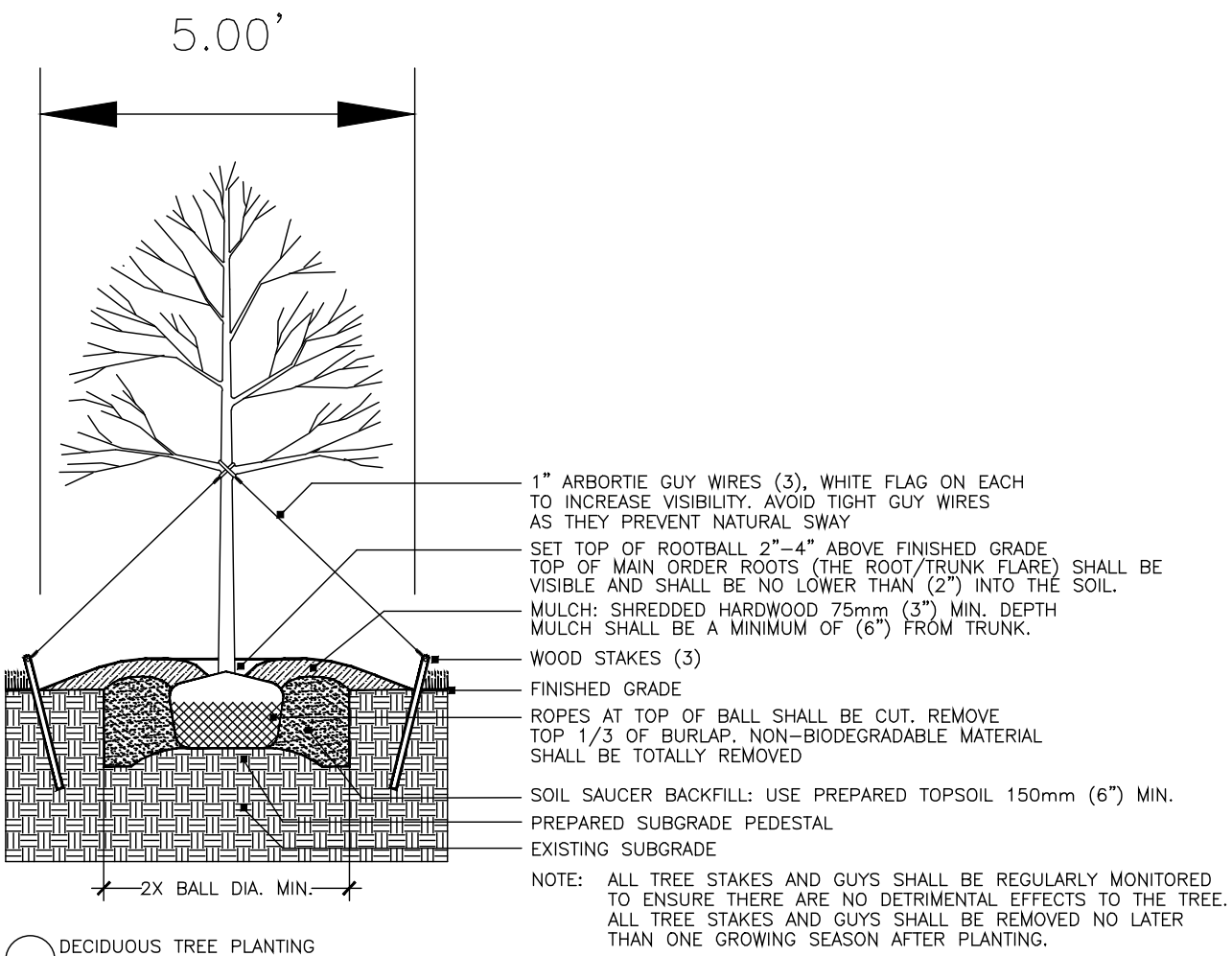
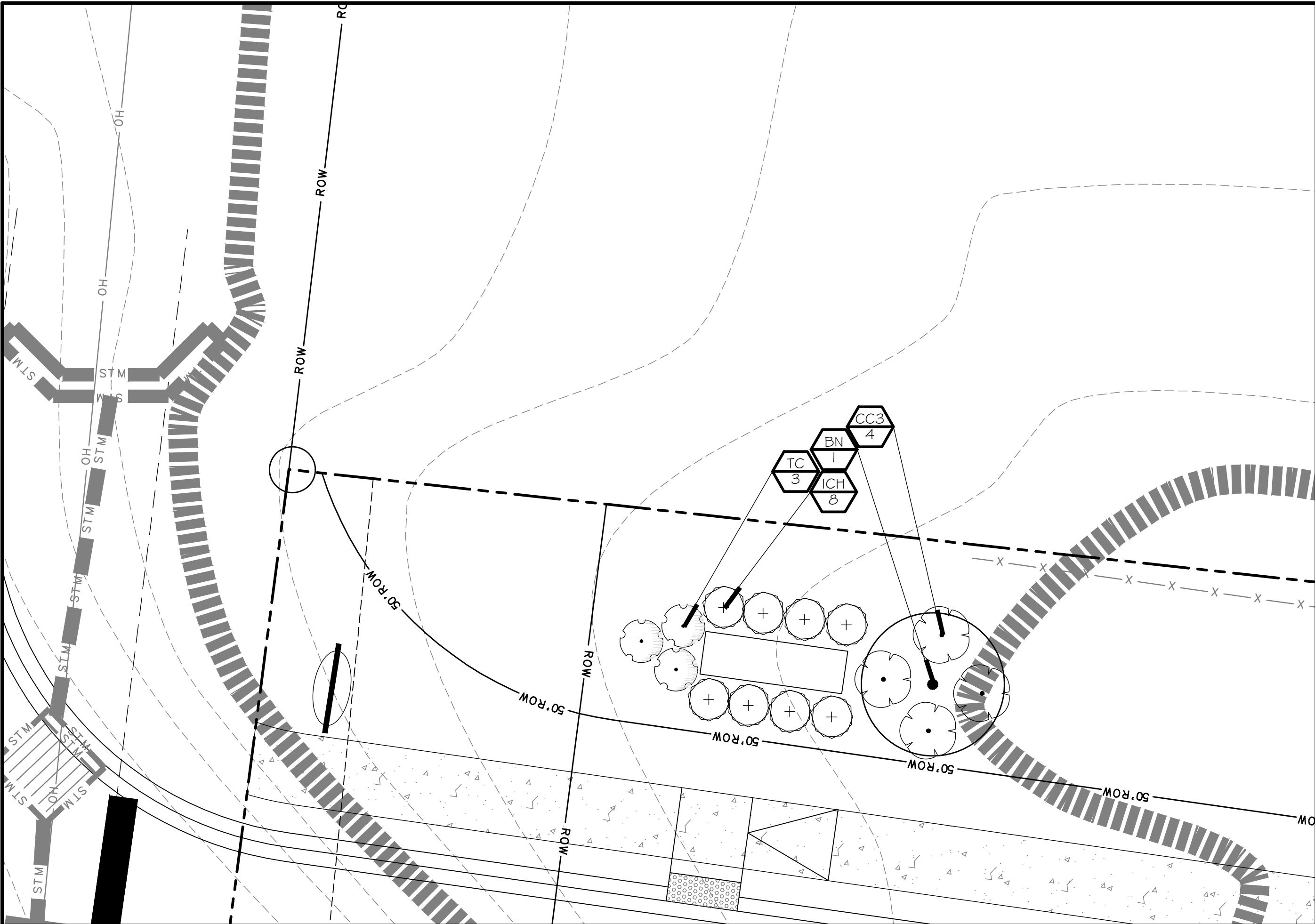
Landscape Plan

L1.0



Mission Hills
LaVergne, Tennessee

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SITE ENGINEERING CONSULTANTS
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PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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COPYRIGHT SEC, INC. 2022
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 dimensioned on these drawings. SEC, Inc. shall not be held responsible for any failure of the site as constructed in accordance with the construction plans.



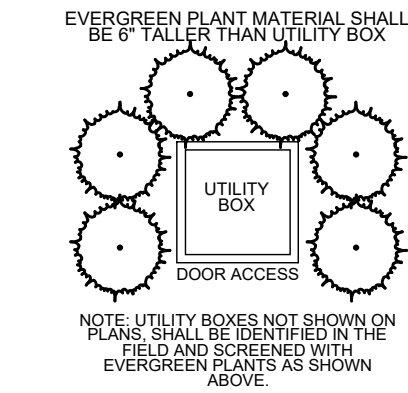
PLANT SCHEDULE

UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	PY	1	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B # B	2\"CAL	10\" - 12\"		AS SHOWN	4\" CLEAR TRUNK, FULL CANOPY, MATCHED*
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CC3	4	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER	CONT.		12"	12"	5\" O.C.	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ICH	8	ILEX CRENATA 'HOOGENDORN' / HOOGENDORN JAPANESE HOLLY	CONT.		12"	12"	3\" O.C.	DENSE, FULL, MATCHED
	TC	3	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHIEF ARBORVITAE	CONT.		12"	12"	4\" O.C.	DENSE, FULL, MATCHED

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

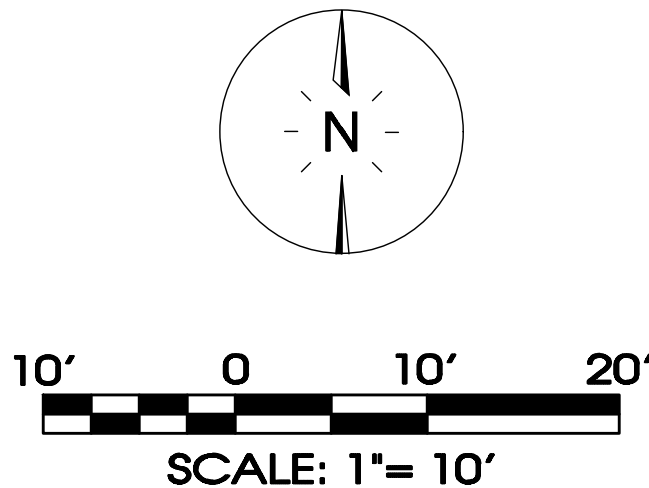
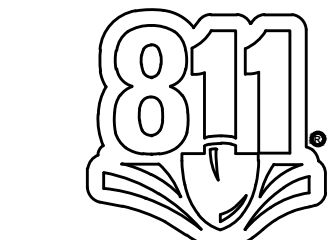
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
- 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.
- TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 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.
- 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.
- 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).
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 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.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
- SHRUBS AND GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
- 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.



NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE



Mission Hills

LaVergne, Tennessee

REVISED:	10-17-2022: Staff Comments
DRAWN:	BPG
DATE:	10-17-2022
CHECKED:	RSM
FILE NAME:	22078
SCALE:	1" = 10'
JOB NO.	22078
SHEET:	

Landscape Plan

L1.0



This architectural elevation drawing shows a two-story building with a gambrel roof. The main structure features vertical siding and a large double door with a small window above it. To the right, a smaller addition with a gabled roof and horizontal siding contains several windows, including a large tripartite window. A brick chimney is visible on the roof of this addition. The drawing is a black and white line art representation.

THE SUBJECT PROPERTY IS EXISTING & ZONED "R-2" WHERE THE INTENDED USE IS PERMITTED.

1)	THE PURPOSE OF THIS SITE PLAN IS TO ADD TO THE EXISTING BUILDING FOR GROWTH.		
2)	SUBJECT PROPERTY IS PARCEL # : 018 01801 & PRESENTLY ZONED R-2. THE INTENDED USE OF A RELIGIOUS INSTITUTION IS PERMITTED.		
3)	THE SUBJECT PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON INFORMATION TAKEN FROM F.E.M.A FLOOD ZONE MAP #	47149C0020J	EFFECTIVE DATE: 10/16/2008 ZONE "X"
4)	MINIMUM REQUIRED SETBACKS :		

CONTACTS

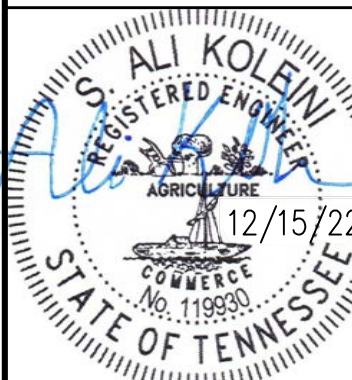
SHEET

CV	COVER SHEET
C1.0	EXISTING CONDITION, EROSION CONTROL & SEDIMENT PLAN & NOTES FOR FINAL EROSION MEASURES
C1.1	FINAL EROSION CONTROL PLAN
C1.2	PROPOSED SITE LAYOUT PLAN
C2	PROPOSED SITE GRADING
C3	SITE PLAN DETAILS
L1	PROPOSED LANDSCAPING SITE PLAN
B1	EXISTING BUILDING FLOOR PLAN
B2	DEMOLITION TO EXISTING FLOOR PLAN
B3	PROPOSED BUILDING FLOOR PLAN
B4	PROPOSED BUILDING ELEVATIONS
B5	PROPOSED BUILDING ELEVATIONS

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BOUNDARY SURVEY, CORNERS, SETBACKS MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR SAME.
2. ALL TREES, STUMPS, OBSTRUCTIONS, ETC. REMOVE FROM THE RIGHT-OF-WAY AND BORROW AREAS ARE TO BE DISPOSED OF BY CONTRACTOR AS APPROVED BY THE OWNER, SO AS TO CAUSE NO POLLUTION TO THE ENVIRONMENT.
3. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
4. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
5. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE BUILDING LAWS, ORDINANCES, OR REGULATIONS.
6. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION WARNING LIGHTS AND BARRICADES, ETC. AS MANY AS MAY BE NECESSARY FOR THE PROTECTION SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL PROVIDE PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE AND PROPERTY.
9. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITIES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT EACH OF THE UTILITY COMPANIES AND TENNESSEE "ONE CALL" (800) 351-1111 PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF APPROACH TO SUCH LINES.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL CONTACT TENNESSEE ONE CALL 800-351-1111 FOR MARKING ALL UTILITY LINES LOCATIONS BEFORE PERFORMING ANY DIGGING.
12. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.



271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801



REV.	DESCRIPTION	DATE

DESIGNED BY :	A.K.
DRAWN BY :	R.L.
SCALE :	NO SCALE
PROJECT NO.	
DATE :	12/15/2022
ISSUED FOR :	
FOR APPROVAL	
DRAWING TITLE :	

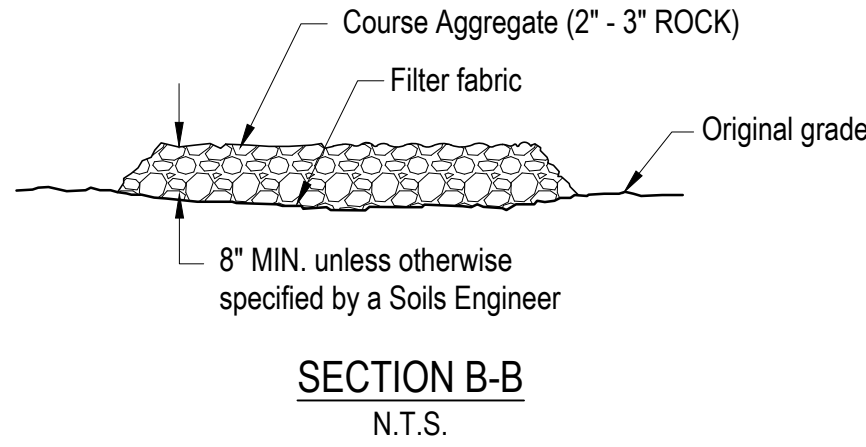
COVER SHEET

DRAWING NO.

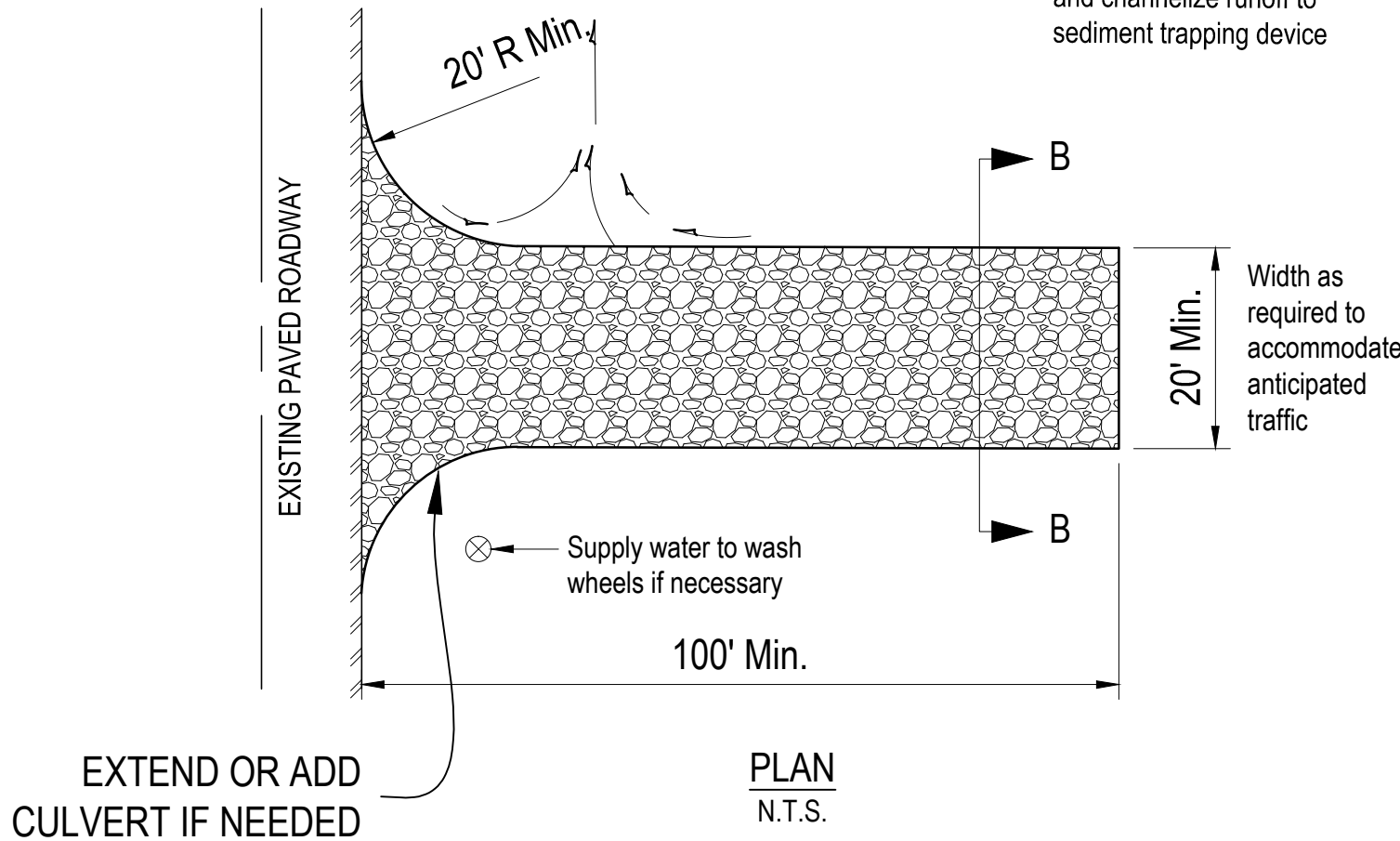
CV

NOTES:

1. ALL MATERIALS, DETAILS, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL OF THE JURISDICTION HAVING AUTHORITY.
2. STONE IS TO BE MAINTAINED IN A CONDITION AS TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC
3. TO BE USED AT ALL TEMPORARY EXITS



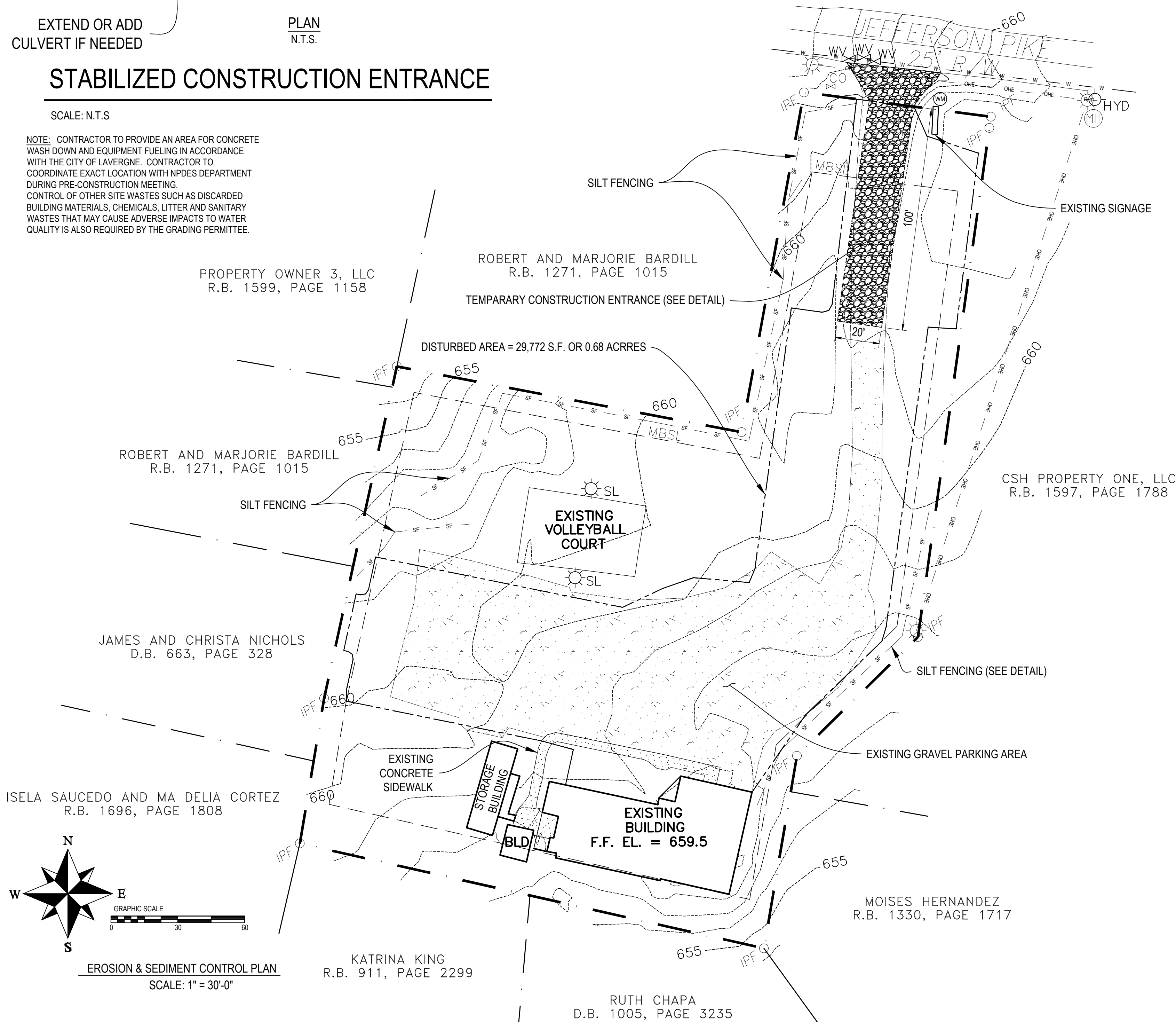
NOTE:
Construct sediment barrier
and channelize runoff to
sediment trapping device



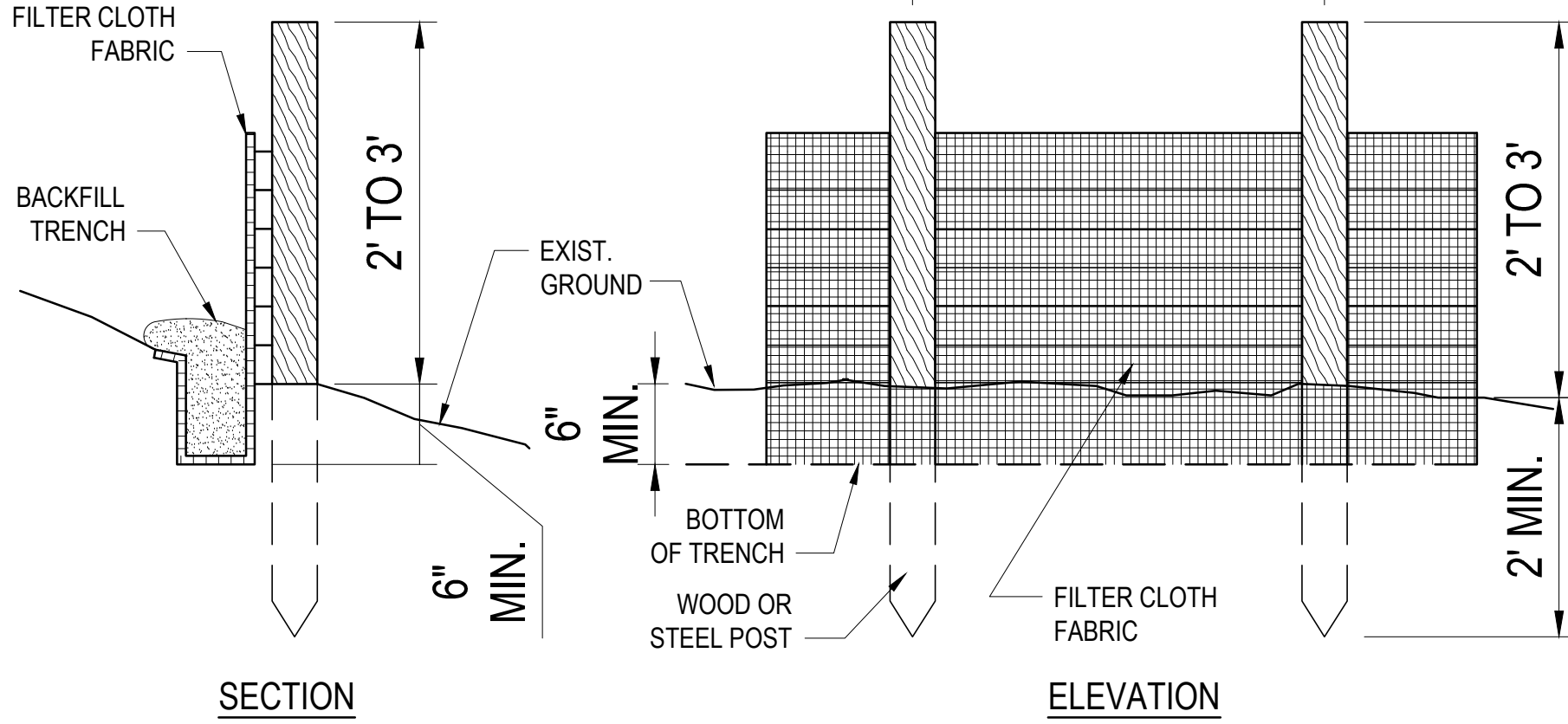
STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

NOTE: CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CITY OF LAVERGNE. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.



NOTE:
CONSTRUCT IN ACCORDANCE WITH THE
STORM WATER MANAGEMENT MANUAL OF
THE JURISDICTION HAVING AUTHORITY



TEMPORARY SILT FENCE

SCALE: N.T.S.

STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
3. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.50 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 0.68 ACRES DISTURBED.
4. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.56ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
5. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
6. THE RECEIVING WATER/STORM SEWER OPERATOR IS CITY OF LAVERGNE WATER SERVICES.
7. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 DAY CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
8. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
11. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
JAN 1 - MAY 1 ITALIAN RYE/KOREAN LESPEDeza/SUMMER OATS
MAY 1 - JULY 15 SUDAN OR STARR MILLET
JULY 15 - JAN 1 BALBOA RYE/ITALIAN RYE
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
15. THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LAVERGNE CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

Ali Kol

12/15/22

SIGNATURE

DATE

GRADING / EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
2. ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL, SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
6. ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
7. THE PLACING AND SPREADING IF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT TO HORIZONTAL LAYERS OF 8" LIFTS.
8. THE FILL MATERIALS TO BE FREE OF ROOTS, SOD, FROZEN SOIL OR DECOMPOSABLE MATERIALS.
9. FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
10. ALL WORK TO BE PERFORMED AND COMPLETED IN ABSOLUTE COMPLIANCE WITH THE RULES AND REGULATIONS AS SET FORTH IN THE RUTHERFORD COUNTY / CITY OF LAVERGNE SPECIFICATIONS.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ANY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO HIS PORTION OF THE WORK.
12. ANY RETAINING WALL GREATER THAN 4' IN HEIGHT WILL REQUIRE A PEDESTRIAN BARRIER FOR SAFETY. SEE DETAIL SHEET FOR GUARDRAIL DETAIL.
13. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.
15. USE S150 STRAW BLANKETS FOR 3:1 GRADE SLOPES. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
16. STEEP SLOPES ARE TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

Tennessee Construction Permit Notice of Coverage (NOC) Certification:

I hereby certify that this project does not require coverage under Tennessee Construction General Permit. The Total Disturbed Area is: 0.68 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☒ Impaired for siltation ☐ Impaired for habitat alterations ☐ Exceptional

Ali Kol 12/15/2022
Signature Date

Circle one: Developer ☒ Project Engineer ☐ Other _____

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acres do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) acres require State permit coverage.

LINETYPE LEGEND

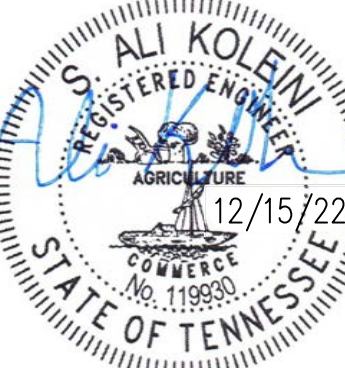
PROPERTY LINE	---	---	---
1" WATER	---	1 W	---
WATER	---	W	W
FENCING	---	X	---
OVERHEAD ELECTRIC	---	OHE	---
SANITARY SEWER	---	SS	SS
6" SANITARY SEWER	---	SS 6	SS 6
STORM DRAIN PIPE	---	SD	SD
SEDIMENT TUBES	---	ST	ST
BUILDING OUTLINE	---	---	---
SILT FENCING	---	SF	SF
RIGHT OF WAY	---	---	---
EXISTING MINOR CONTOURS	---	---	---
EXIST. MAJOR CONTOURS	---	---	---
PROPOSED CONTOURS	---	---	---
CENTER OF ROAD	---	---	---

LEGEND

- Existing Iron Rod I.R.(O)
- Existing Conc. Mon. C.M.(O)
- Iron Rod (Set) I.R.(N)
- ⊙ Water Valve
- ⊞ Water Meter
- ⊕ Fire Hydrant
- ⊘ Utility Pole
- ← Anchor / guy wire
- W- Water Line
- GAS- Gas Line
- OHL- Overhead Utility Line
- CMP Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe
- SS Sanitary Sewer
- R.O.W. Right Of Way
- ⊥ Hose Bibb (H.B.)
- Clean-Out



PROJECT DESCRIPTION:
SEVENTH DAY ADVENTISTS
ADDITION TO EXISTING CHURCH
271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801



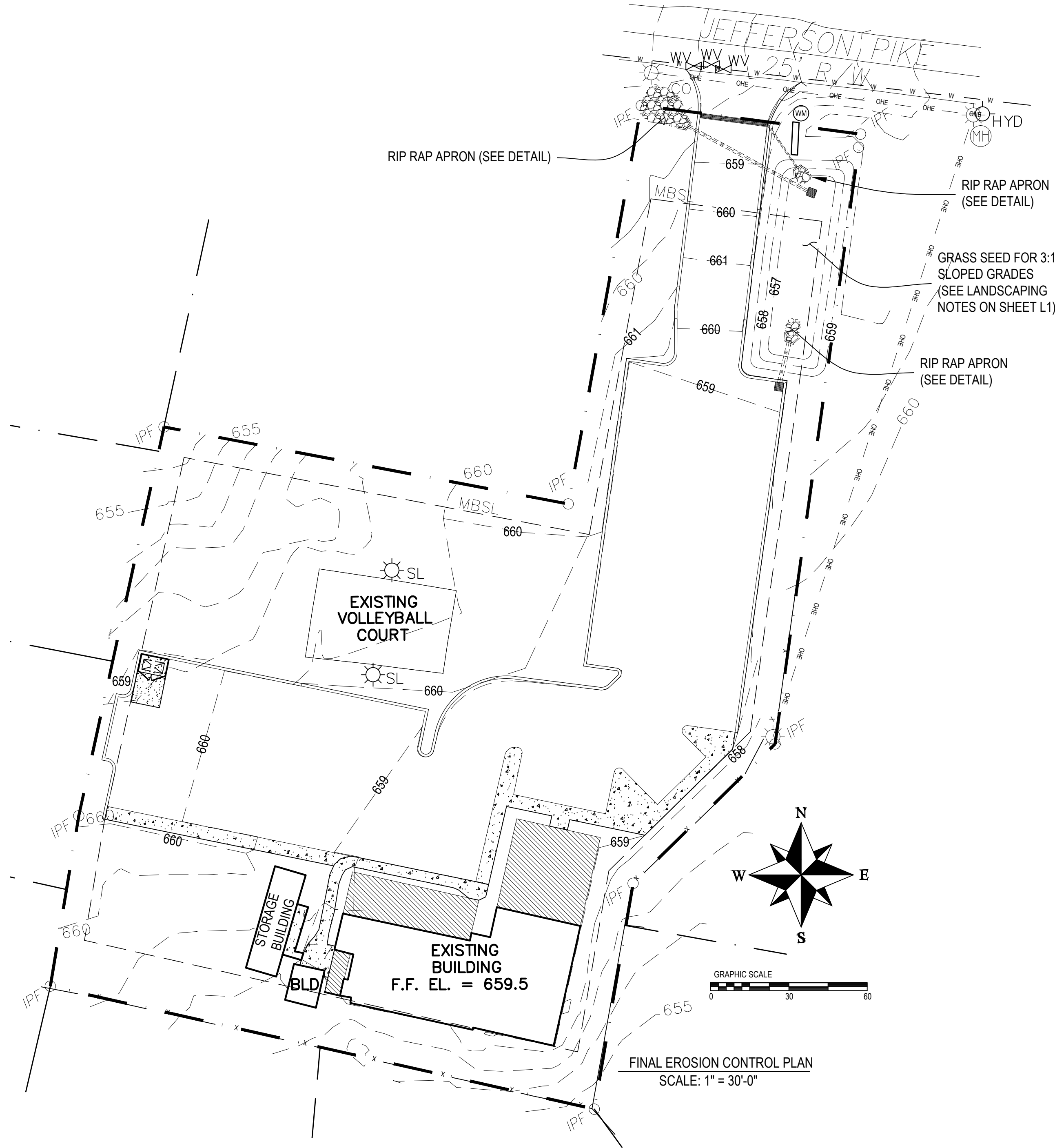
REV.	DESCRIPTION	DATE

DESIGNED BY: A.K.
DRAWN BY: R.L.
SCALE: 1" = 30'
PROJECT NO.
DATE: 12/15/2022
ISSUED FOR:
FOR APPROVAL
DRAWING TITLE:
EROISION & SEDIMENT CONTROL PLAN

DRAWING NO.
C1.0

GRADING / EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
2. ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL. SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
6. ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
7. THE PLACING AND SPREADING IF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT TO HORIZONTAL LAYERS OF 8" LIFTS.
8. THE FILL MATERIALS TO BE FREE OF ROOTS, SOD, FROZEN SOIL OR DECOMPOSABLE MATERIALS.
9. FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
10. ALL WORK TO BE PERFORMED AND COMPLETED IN ABSOLUTE COMPLIANCE WITH THE RULES AND REGULATIONS AS SET FORTH IN THE RUTHERFORD COUNTY / CITY OF LAVERGNE SPECIFICATIONS.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ANY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO HIS PORTION OF THE WORK.
12. ANY RETAINING WALL GREATER THAN 4' IN HEIGHT WILL REQUIRE A PEDESTRIAN BARRIER FOR SAFETY. SEE DETAIL SHEET FOR GUARDRAIL DETAIL.
13. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.
14. USE S150 STRAW BLANKETS FOR 3:1 GRADE SLOPES. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
15. STEEP SLOPES ARE TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.



- STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)
1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
3. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.50 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 0.68 ACRES DISTURBED.
4. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.56ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
5. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
6. THE RECEIVING WATER/STORM SEWER OPERATOR IS CITY OF LAVERGNE WATER SERVICES.
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8. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
11. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:

JAN 1 - MAY 1

ITALIAN RYE/KOREAN LESPEDeza/SUMMER OATS

MAY 1 - JULY 15

SUDAN OR STARR MILLET

JULY 15 - JAN 1

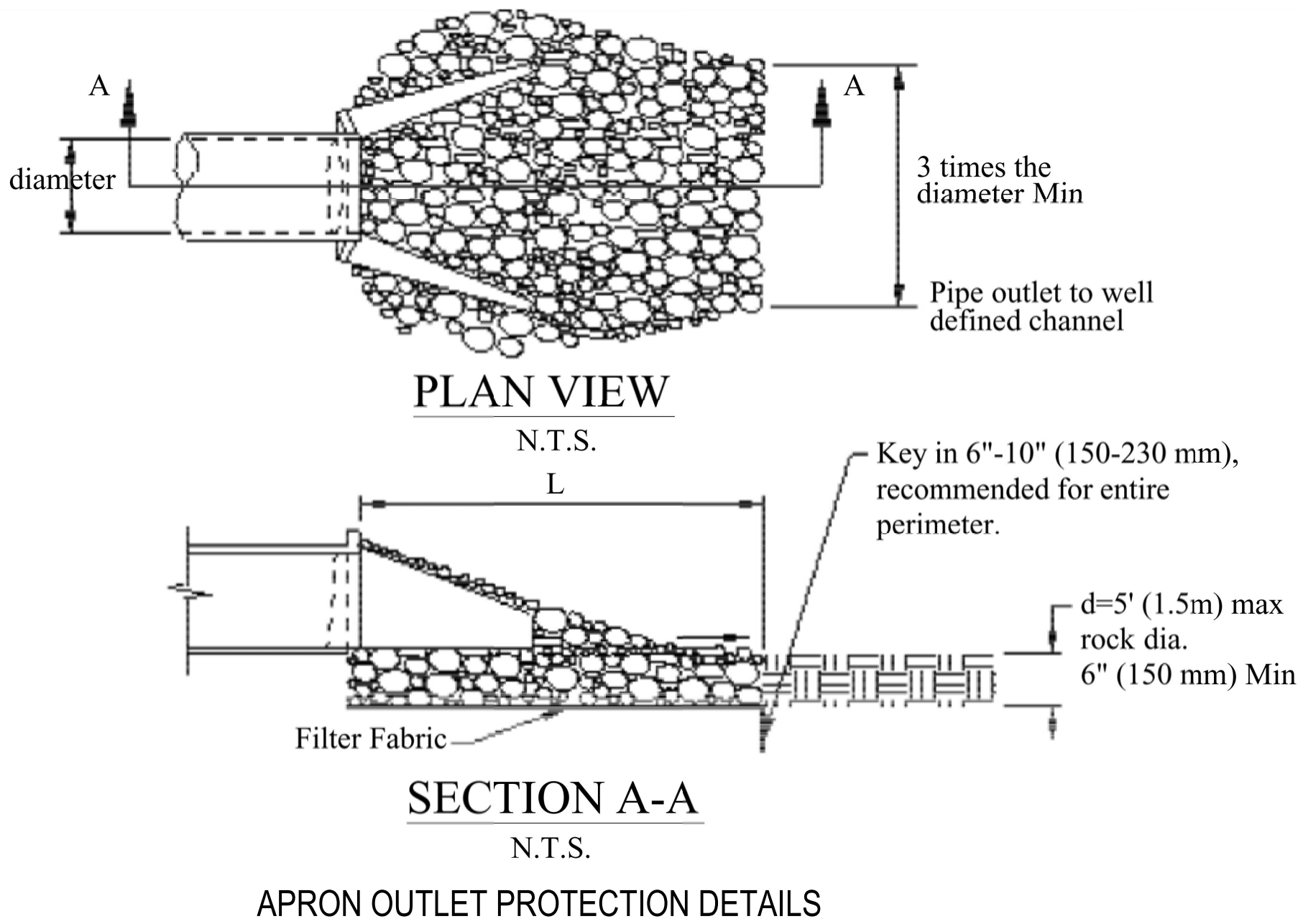
BALBOA RYE/ITALIAN RYE
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
15. THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LAVERGNE CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

Al. Koh

SIGNATURE

12/15/22

DATE



Pipe Diameter in (mm)	Discharge ft ³ /s (m ³ /s)	Apron Length, L ft (m)	Rip-Rap D ₅₀ Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)

APRON OUTLET PROTECTION SIZING CHART

- LEGEND
- Existing Iron Rod I.R.(O)
- Existing Conc. Mon. C.M.(O)
- Iron Rod (Set) I.R.(N)
- ⊗

Water Valve
- ⊠

Water Meter
- ⊕

Fire Hydrant
- ⊘

Utility Pole
- W —

Anchor / guy wire
- GAS -

Gas Line
- OHL -

Overhead Utility Line
- CMP

Corrugated Metal Pipe
- RCP

Reinforced Concrete Pipe
- SS

Sanitary Sewer
- R.O.W.

Right Of Way
- ↑

Hose Bibb (H.B.)
- _{co}

Clean-Out

LINETYPE LEGEND	
PROPERTY LINE	— . . —
1" WATER	— 1 W —
WATER	— W —
FENCING	— X —
OVERHEAD ELECTRIC	— OHE —
SANITARY SEWER	— SS —
6" SANITARY SEWER	— SS 6 —
STORM DRAIN PIPE	— SD —
SEDIMENT TUBES	— ST —
BUILDING OUTLINE	— — —
SILT FENCING	— SF —
RIGHT OF WAY	— . . . —
EXISTING MINOR CONTOURS	— — — — —
EXIST. MAJOR CONTOURS	— — — — —
PROPOSED CONTOURS	— — — — —
CENTER OF ROAD	— — — — —



REV.	DATE	DESCRIPTION

DESIGNED BY: A.K.

DRAWN BY: R.L.

SCALE: 1" = 30'

PROJECT NO.

DATE: 12/15/2022

ISSUED FOR:

FOR APPROVAL

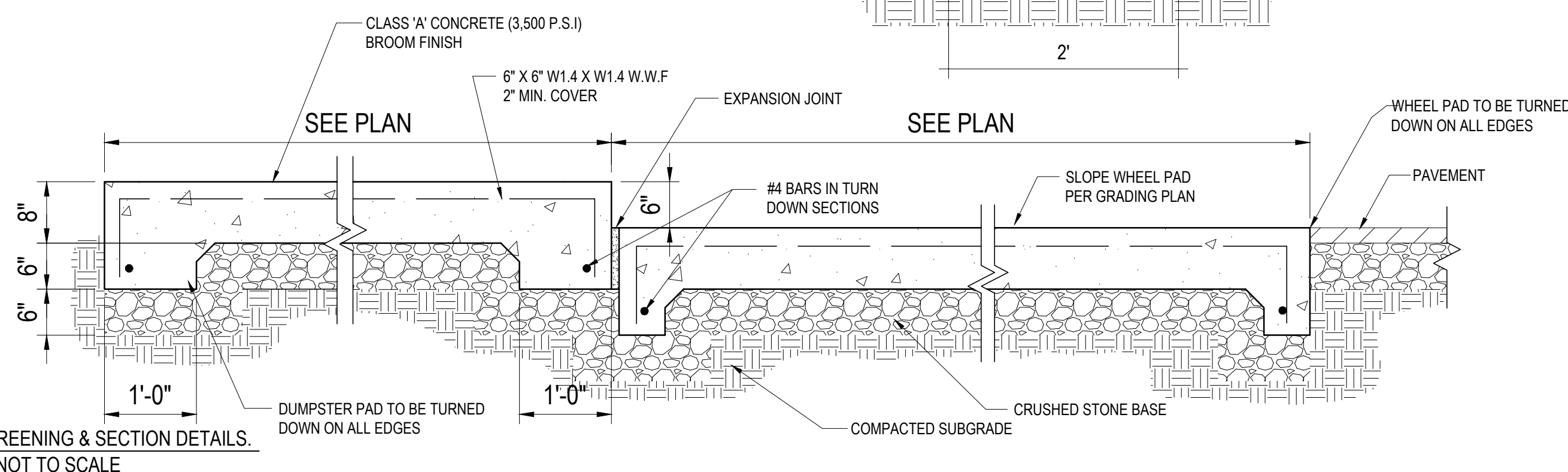
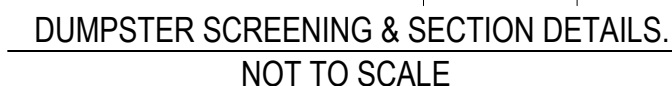
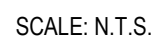
DRAWING TITLE:

FINAL EROSION
CONTROL PLAN

DRAWING NO.

C1.1

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
2. ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL, SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
6. ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
7. THE PLACING AND SPREADING IF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT TO HORIZONTAL LAYERS OF 8" LIFTS.
8. THE FILL MATERIALS TO BE FREE OF ROOTS, SOD, FROZEN SOIL OR DECOMPOSABLE MATERIALS.
9. FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
10. ALL WORK TO BE PERFORMED AND COMPLETED IN ABSOLUTE COMPLIANCE WITH THE RULES AND REGULATIONS AS SET FORTH IN THE RUTHERFORD COUNTY / CITY OF LAVERGNE SPECIFICATIONS.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ANY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO HIS PORTION OF THE WORK.
12. ANY RETAINING WALL GREATER THAN 4' IN HEIGHT WILL REQUIRE A PEDESTRIAN BARRIER FOR SAFETY. SEE DETAIL SHEET FOR GUARDRAIL DETAIL.
13. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.
15. USE S150 STRAW BLANKETS FOR 3:1 GRADE SLOPES. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
16. STEEP SLOPES ARE TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.



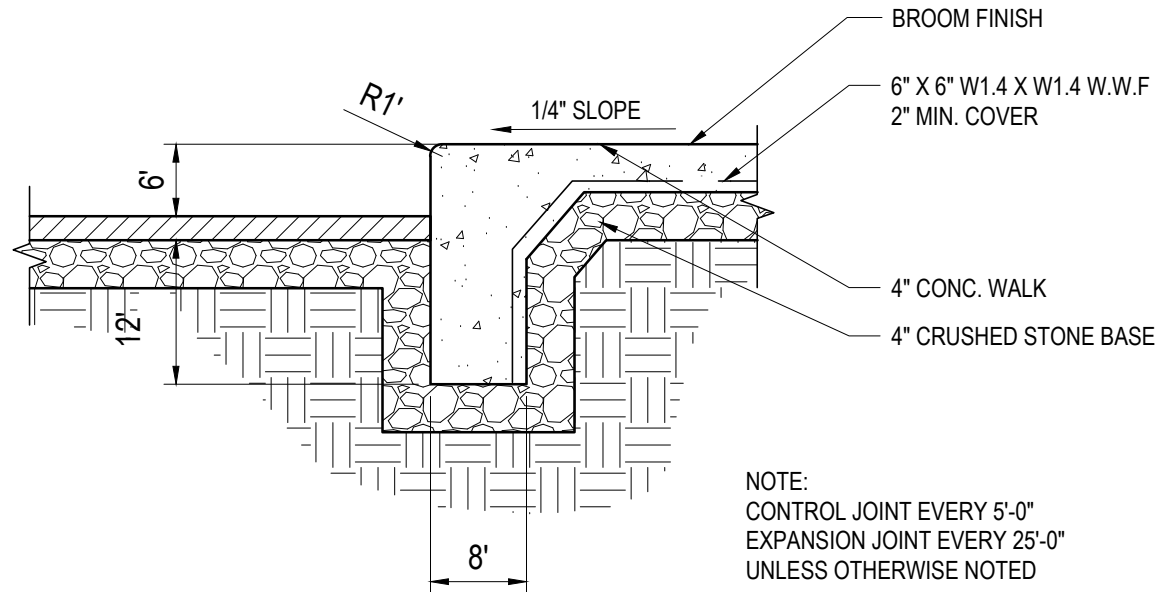
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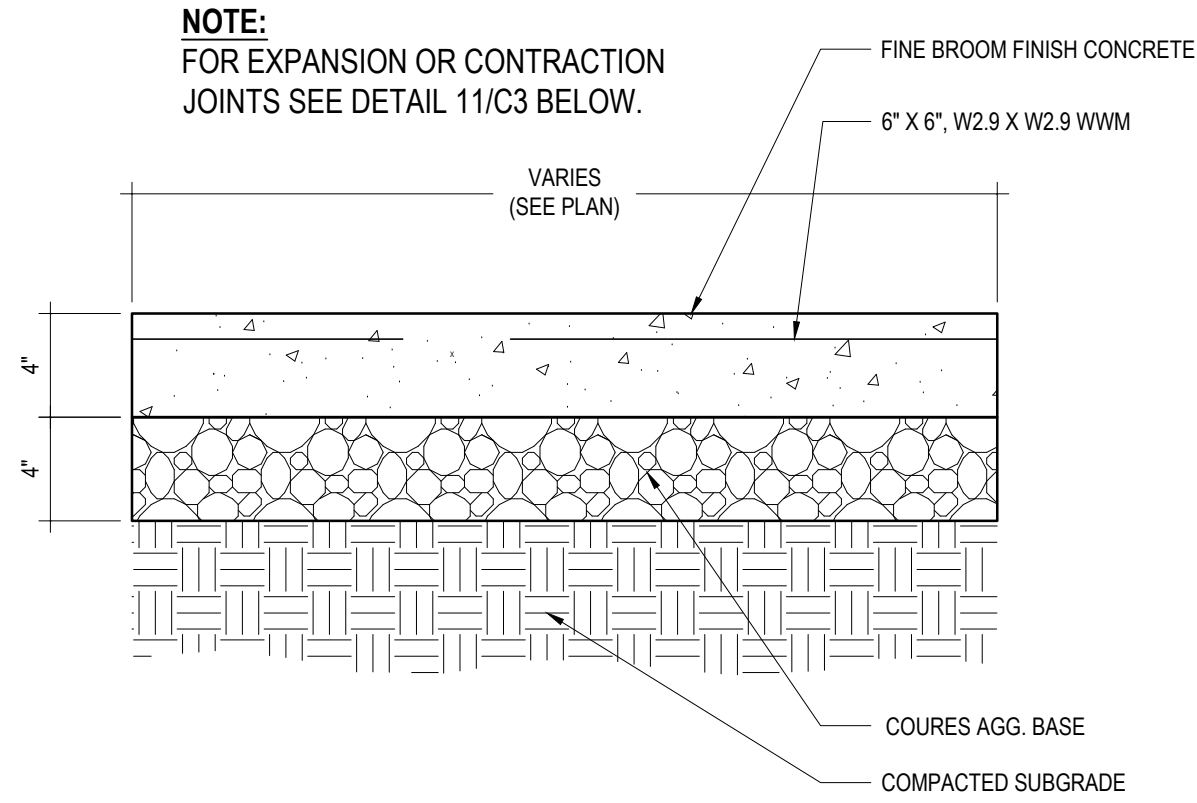
Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acres do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) acres require State permit coverage.

LINE TYPE LEGEND

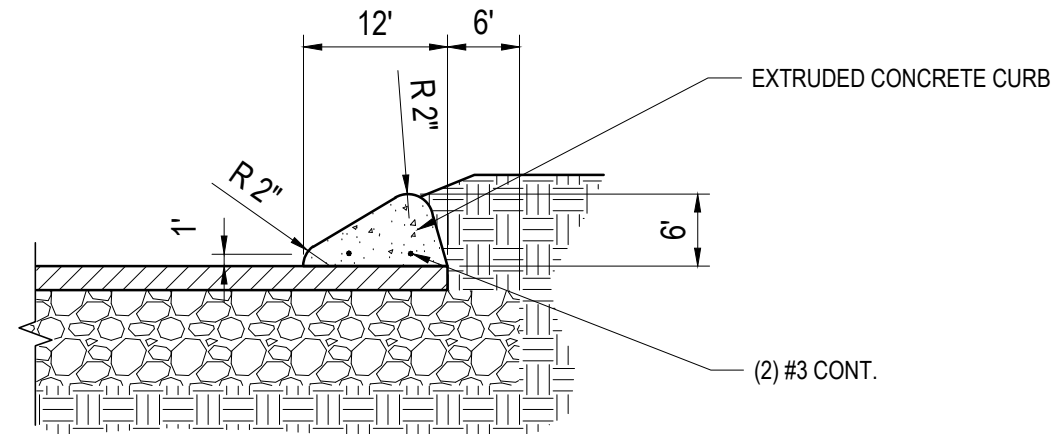
PROPERTY LINE	_____ . _____ . _____
1" WATER	_____ 1 W _____
WATER	_____ W _____ W _____
FENCING	_____ X _____
OVERHEAD ELECTRIC	_____ OHE _____
SANITARY SEWER	_____ SS _____ SS _____
6" SANITARY SEWER	_____ SS 6 _____ SS 6 _____
STORM DRAIN PIPE	_____ SD _____ SD _____
SEDIMENT TUBES	_____ ST _____ ST _____
BUILDING OUTLINE	_____
SILT FENCING	_____ SF _____ SF _____
RIGHT OF WAY	_____ . . . _____
EXISTING MINOR CONTOURS	-----
EXIST. MAJOR CONTOURS	-----
PROPOSED CONTOURS	_____
CENTER OF ROAD	_____



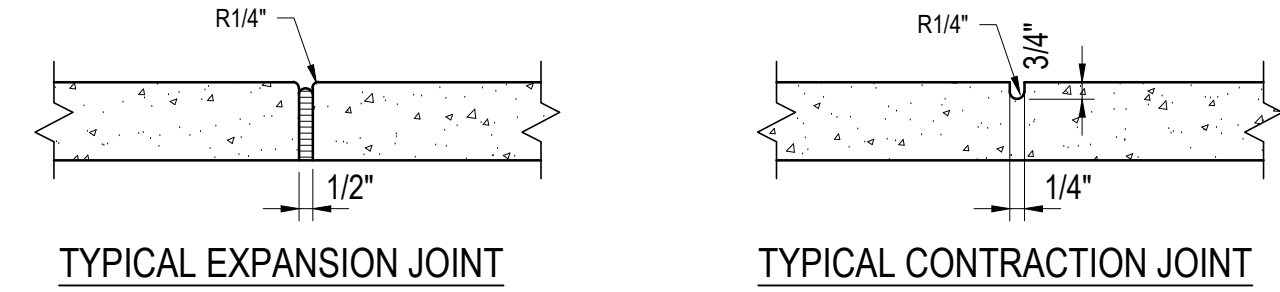
1 TURN DOWN CURB @ WALK
C1.1 SCALE: N.T.S.



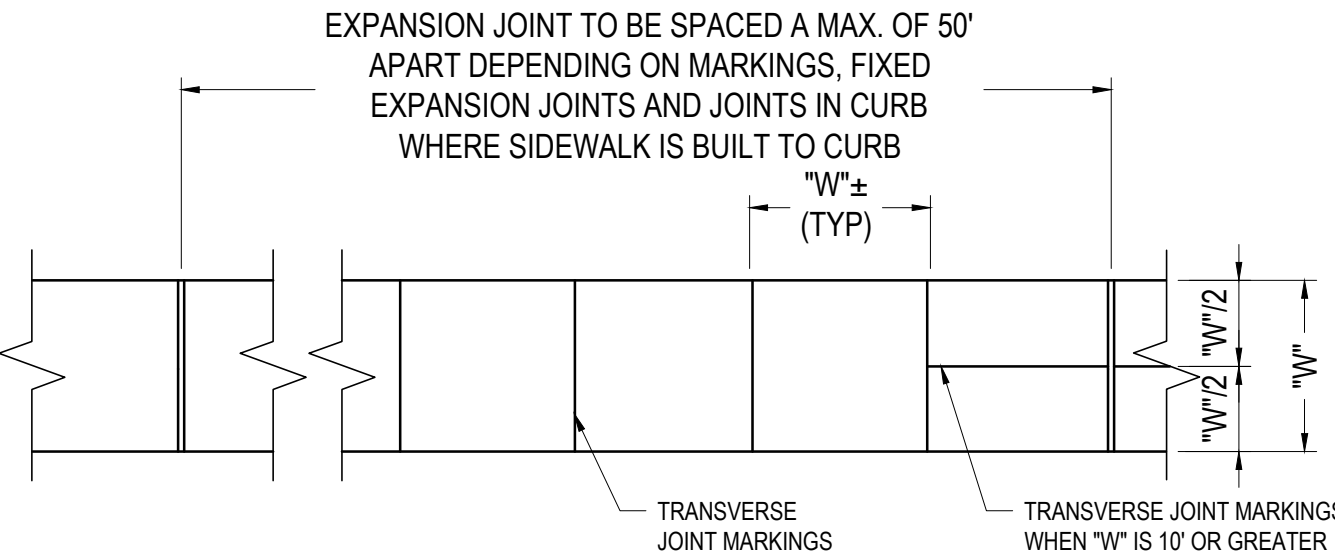
2 DETAIL @ TYP. CONCRETE WALK
C1.1 SCALE: N.T.S.



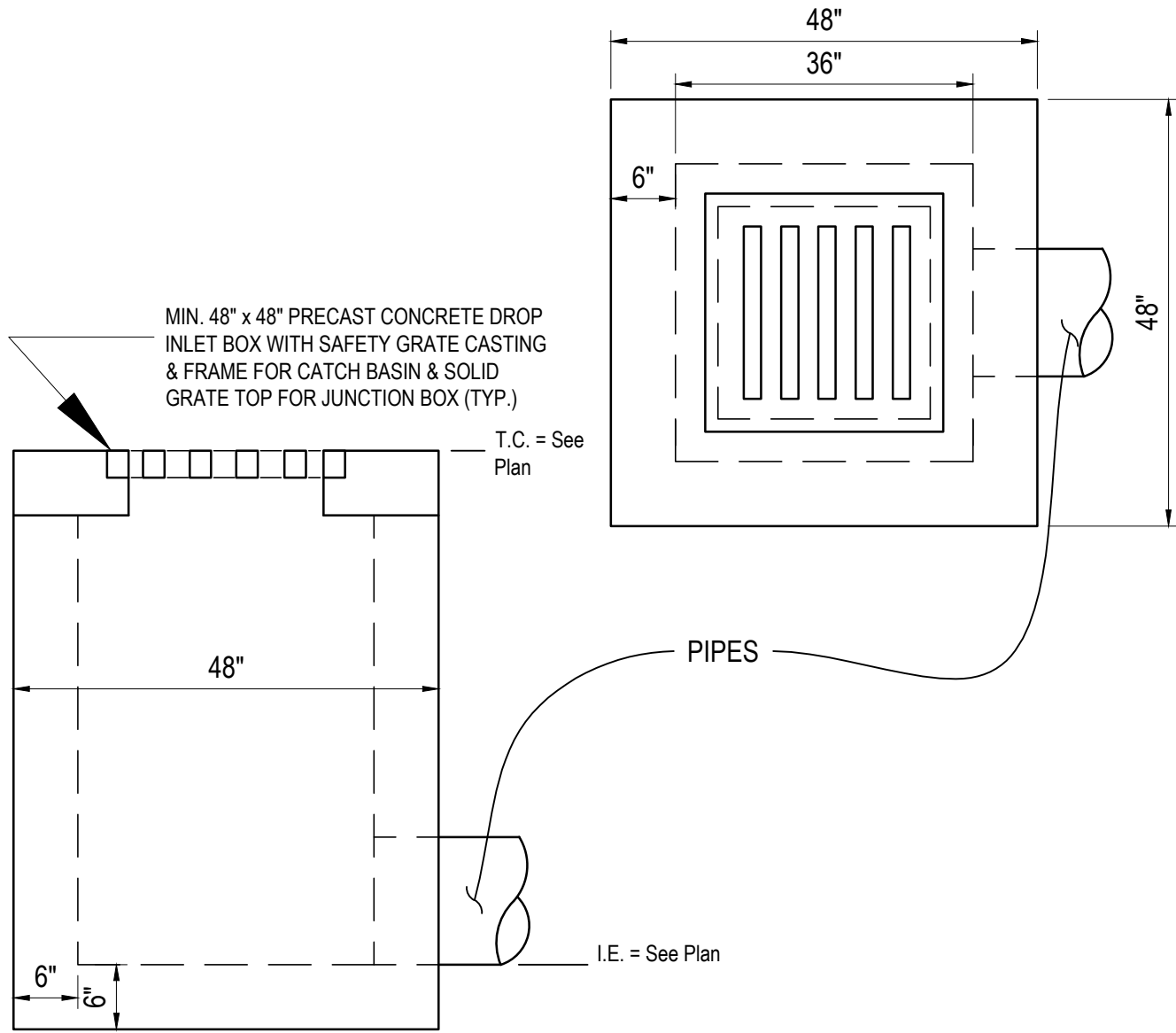
3 EXTRUDED CURB DETAIL
C1.1 SCALE: 3/4\" = 1'-0"



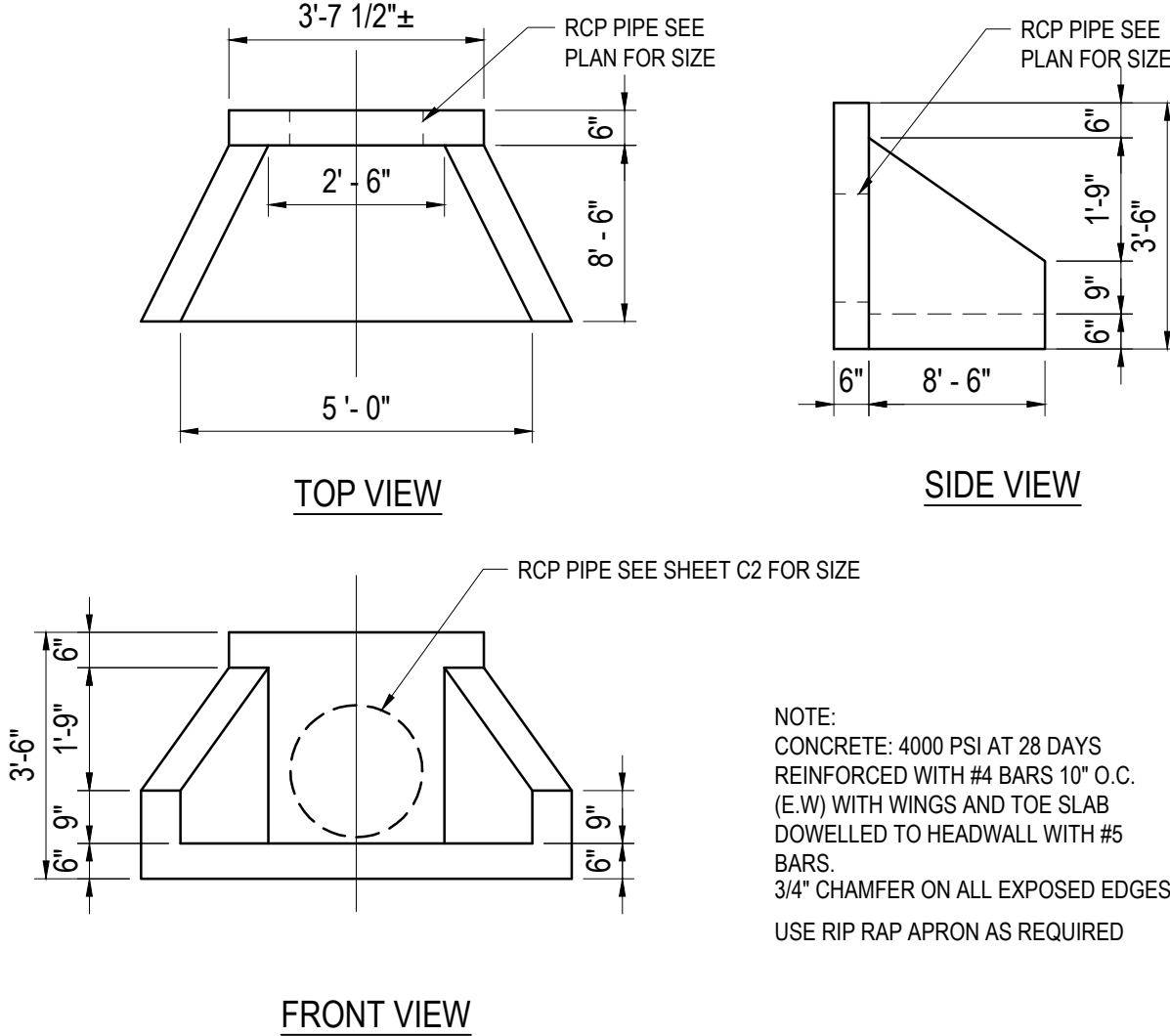
PREFORMED 1/2\" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' MAX. CENTERS, WITH 1/4\" CONTRACTION JOINTS EQUALLY SPACED AT 10'-0\" MAX. CENTERS BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.



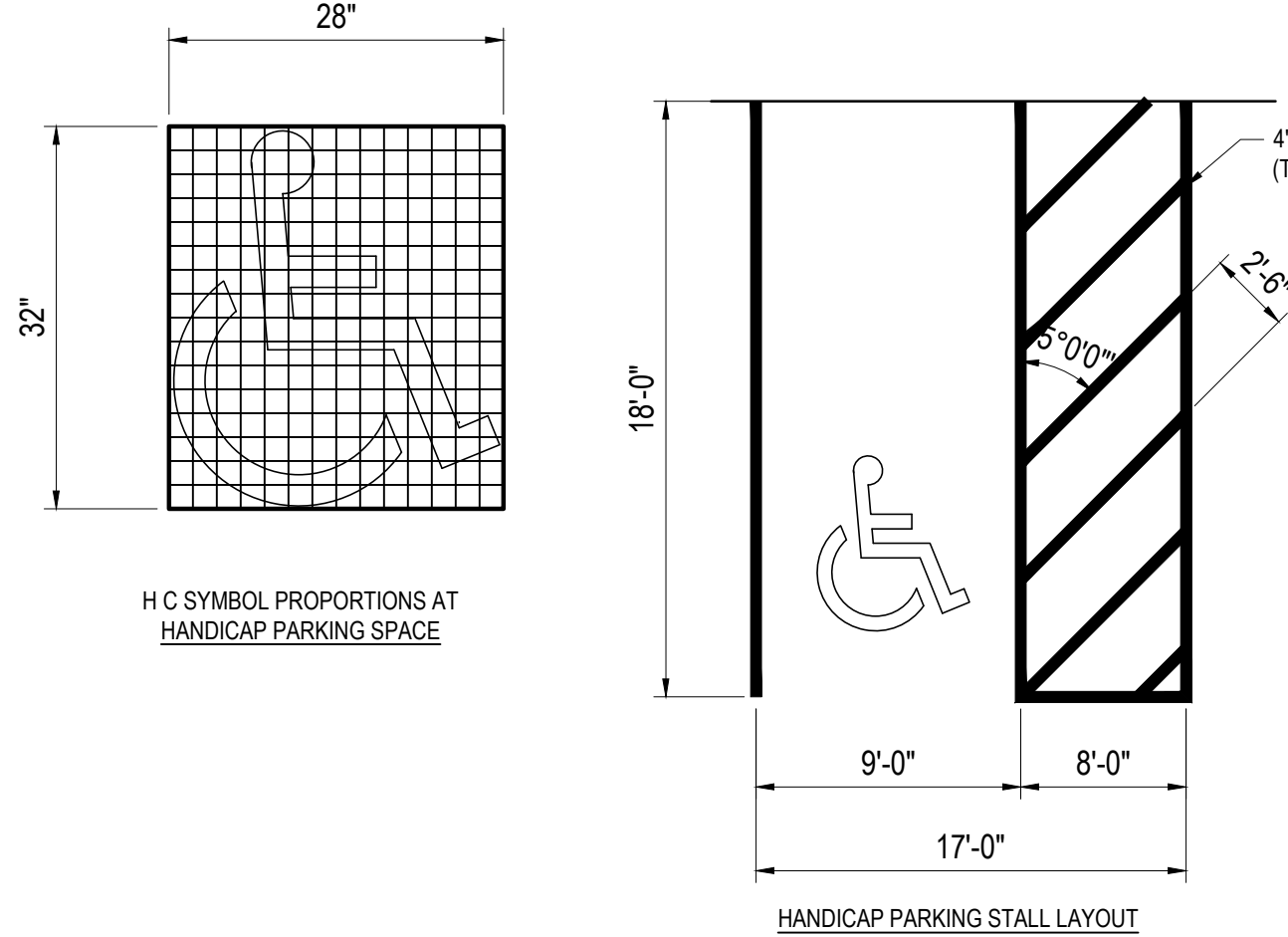
4 SIDEWALK JOINT DETAILS
C1.1 N.T.S.



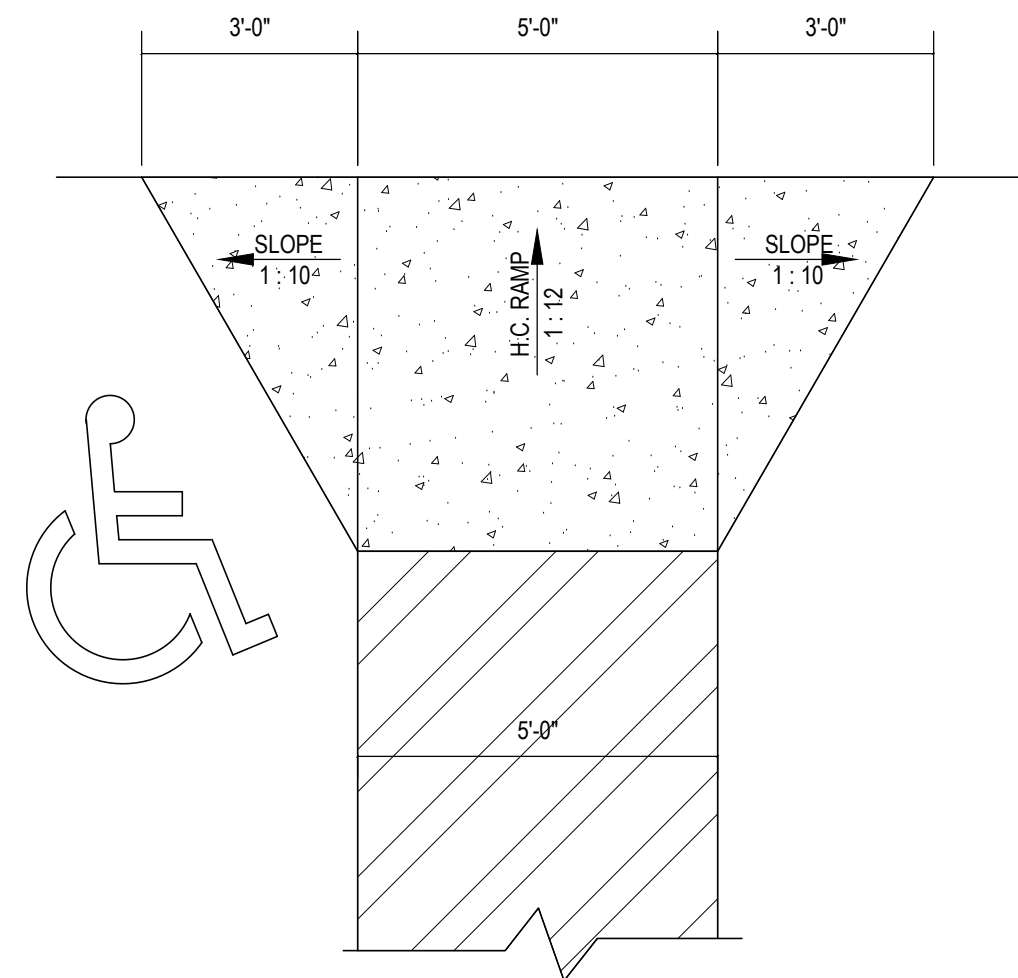
5 TYP. INLET & JUNCTION BOX DETAIL
C2 SCALE: N.T.S.



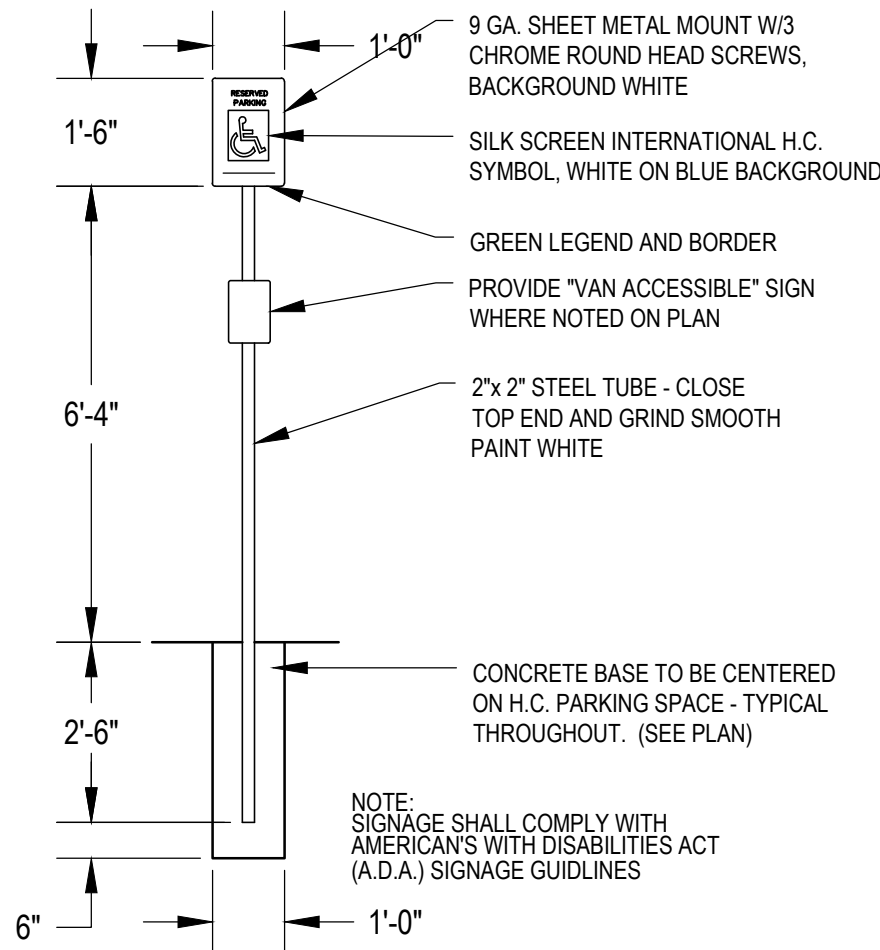
6 DETAIL @ CONCRETE HEADWALLS
C2 SCALE: N.T.S.



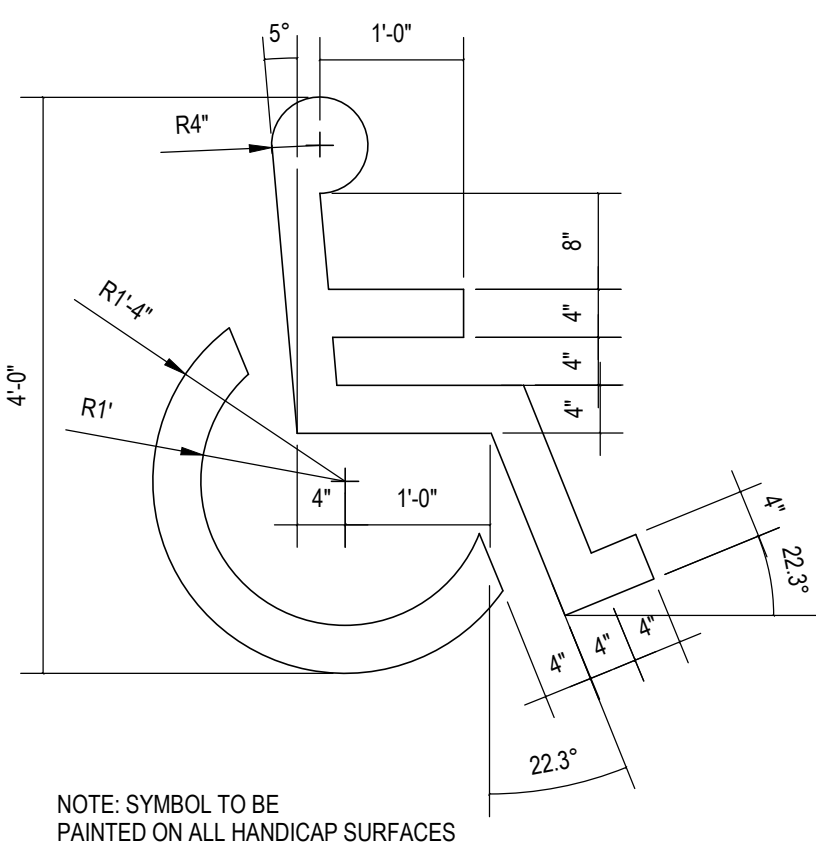
7 HANDICAP STALL PARKING
C1.1 SCALE: N.T.S.



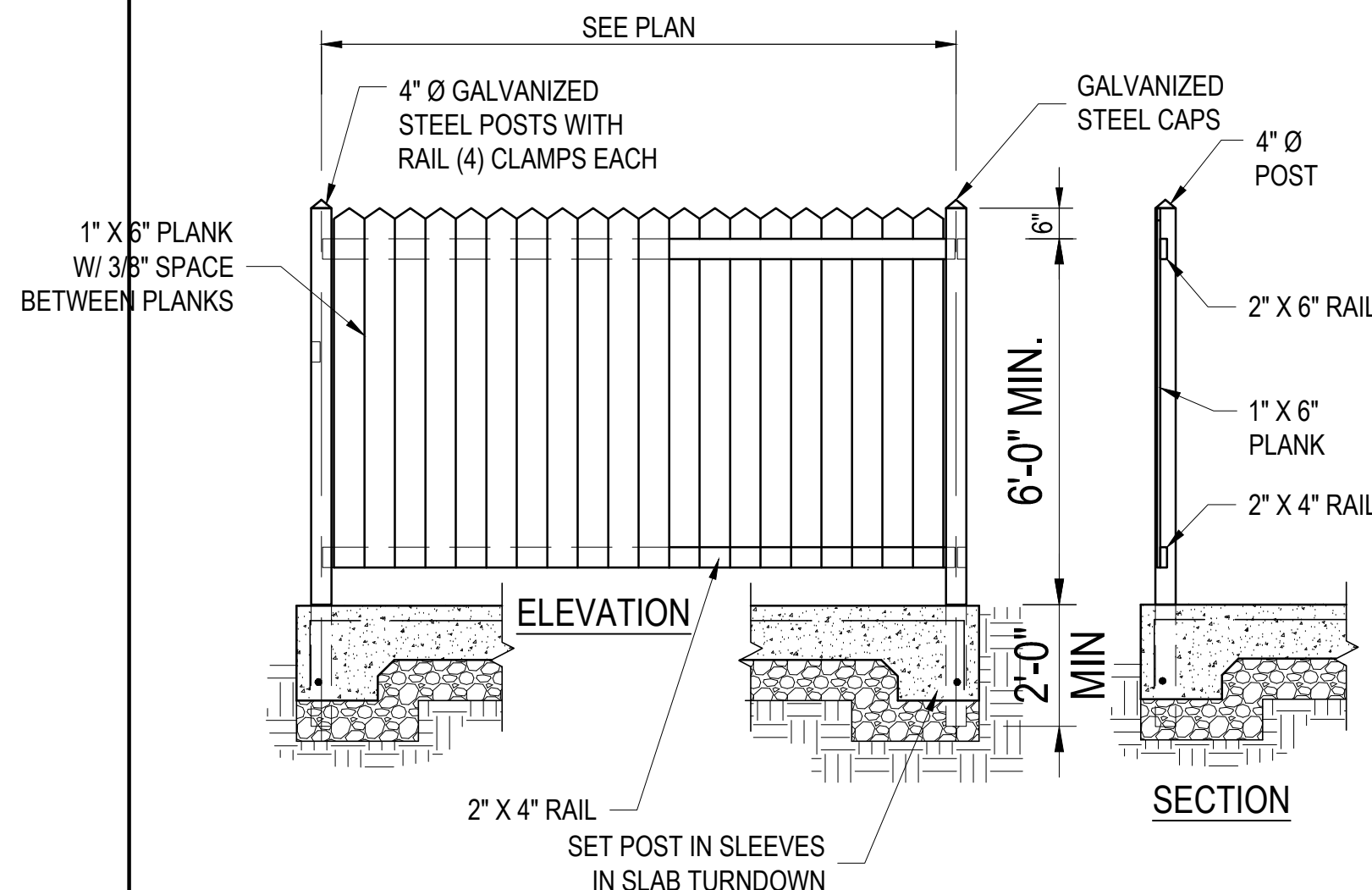
8 DETAIL @ HANDICAP RAMP
C1.1 SCALE: N.T.S.



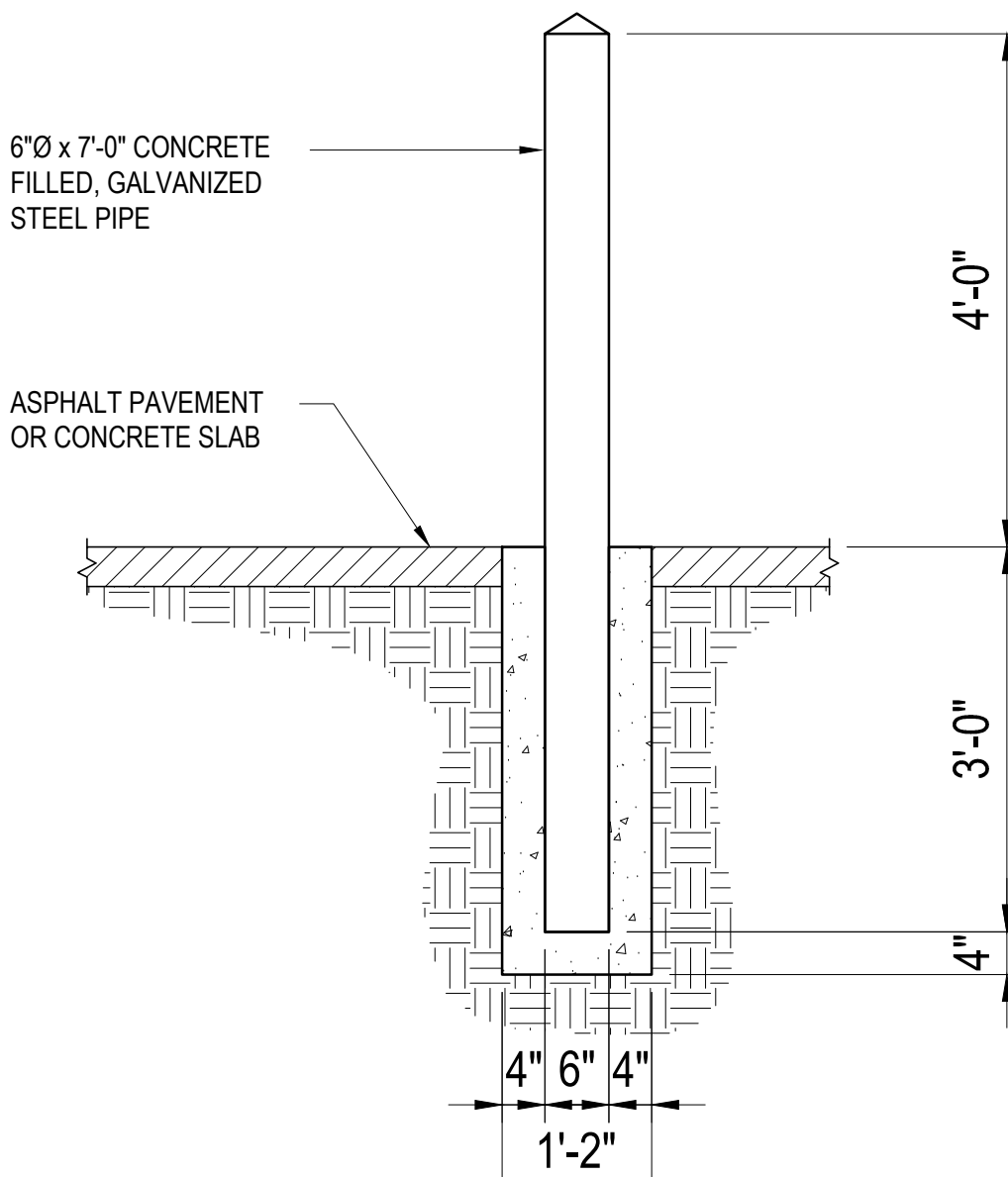
9 EXTERIOR HANDICAP SIGN
C1.1 SCALE: N.T.S.



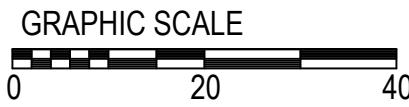
10 PAINTED HANDICAP SYMBOL
C1.1 SCALE: N.T.S.



11 DUMPSTER ENCLOSURE
C1.1 SCALE: N.T.S.

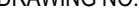


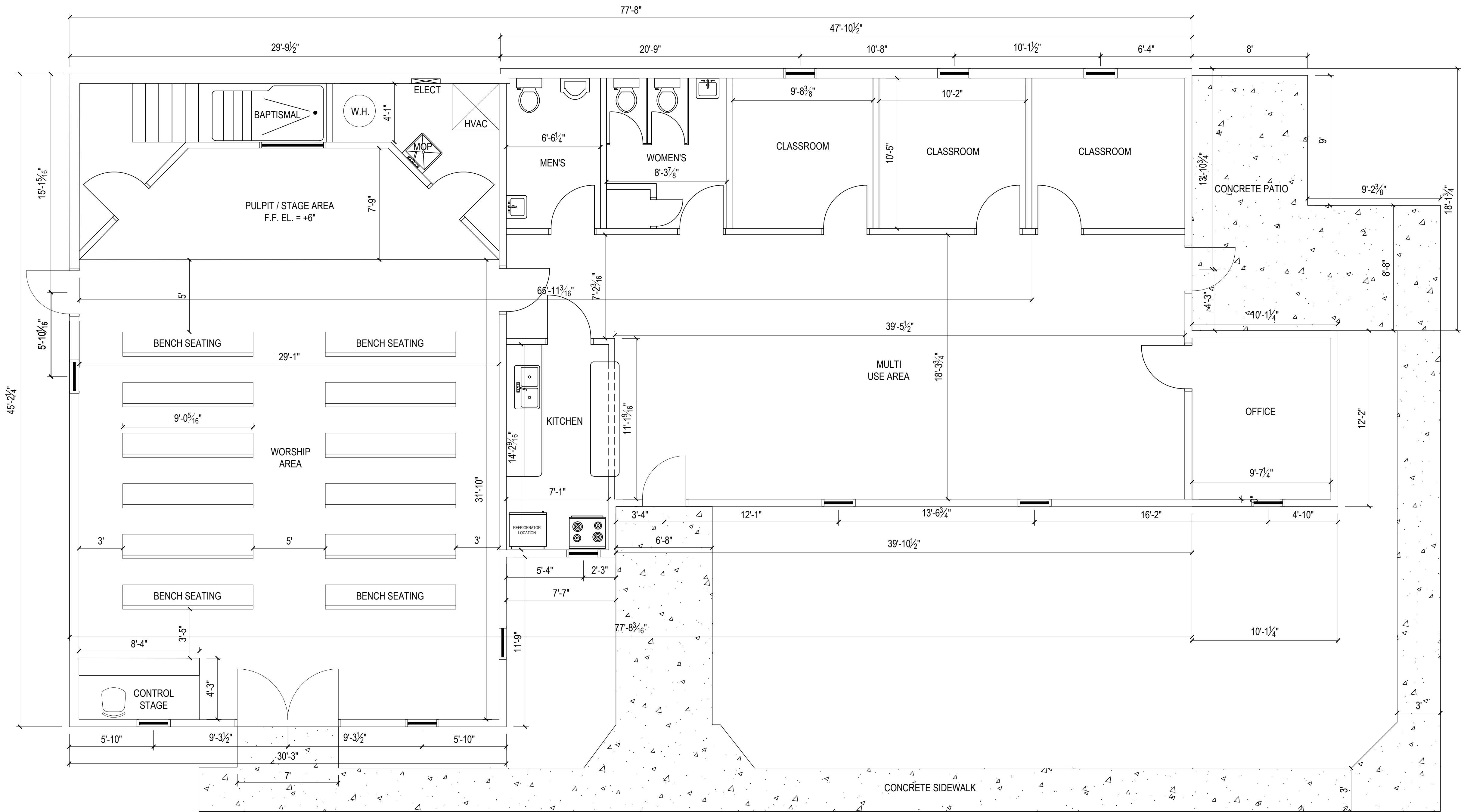
12 CONCRETE FILLED STEEL BOLLARD
C1.1 NOT TO SCALE



L1

LANDSCAPING SITE PLAN





EXISTING BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN REVIEW DATA

APPLICABLE CODES
This List Is Provided As A Convenience To The Contractor And Is Not To Be Considered To Be All Inclusive Of Codes And Regulations That May Apply To The Work. The Contractor Shall Comply With All Applicable Codes, Standards, Regulations, And Laws.
All code books are available from the model code organizations.
List of code editions adopted by theThe City of La Vergne:

Building Codes:
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2012 International Fuel Gas Code
2012 International Property Maintenance Code
2012 International Fire Code
2009 International Energy Conservation Code
2012 International Swimming Pool and Spa Code
2012 International Existing Building Code
NFPA 101 Life & Safety Code
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Code
2008 National Electrical Code

BUILDING CLASSIFICATION
Use & Occupancy: Assembly Group A-3 (Section 303.4), Building Type II B, Unprotected, UnSprinkled

OCCUPANT LOAD:
Occupancy Load: Maximum Occupancy Load =
Worship Area with fixed seating = 72 seats
Worship Area Standing (1 per 5 s.f.) 90 s.f. = 18 Persons
Stage Area (1 per 15 s.f.) 165 s.f. = 11 Persons
Office Area (1 per 100 s.f.) 100 s.f. = 1 Persons
Classroom Area (1 per 20 s.f.) 320 s.f. = 16 Persons
Multi Use Area with unconcentrated tables & chairs (1 per 15 s.f.) 585 s.f. = 39 Persons
Occupant Load = 157 Persons
ALLOWABLE AREA Per Table 503 = 9,500 SQ. FT. > Building Area of 2,900 s.f.

EGRESS DATA
Maximum Path of Travel = 45'± or Less than 200' Per Table 1016.2
Egress Width Provided Per Section 1005.3.2 = (157 Persons (2)) = 31.4" < (5) 36" = 180" Provided

PLUMBING FIXTURES REQUIRED (Per Table 2902.1):
Water Closets Required: (Male 1 per 150) & (Female 1 per 75)
(157 / 2 = 79 of each sex) = 1 male required <= 2 provided; 2 female required = 2 provided
Lavatories Required: 1 per 200 = 1 required = 2 provided
Drinking Fountain Required: 1 per 1,000 = Water is provided free at kitchen.
Service Sink Required: 1 required = 1 provided

REVISIONS	BY

EXISTING BUILDING FLOOR PLAN
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com

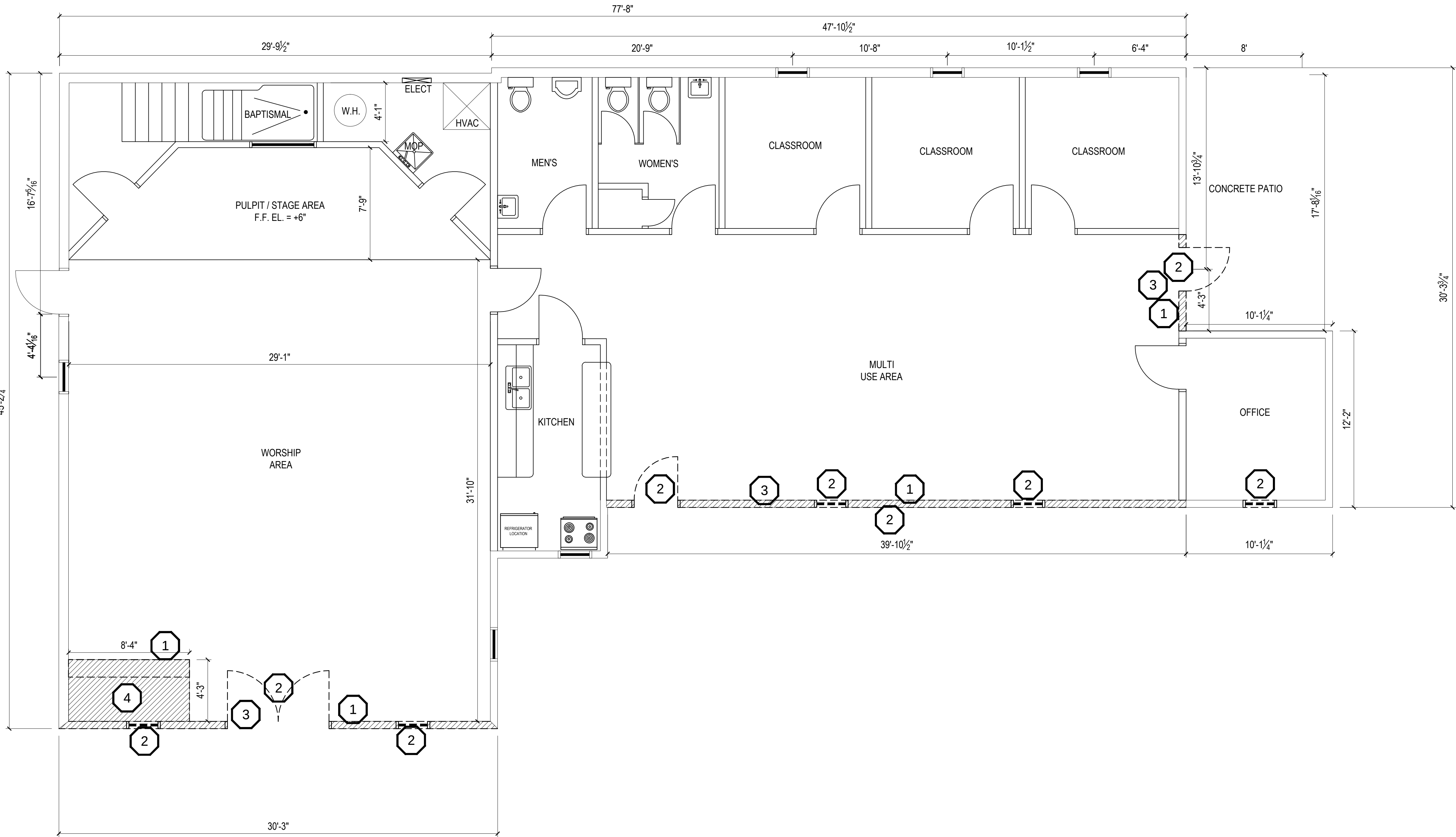


DRAWN R.J.L.
CHECKED S.A.K.
DATE December 15, 2022
SCALE 1/4" = 1'-0"
JOB NO. 1905-03
SHEET SHEET

B1

Version # 2





DEMOLITION TO EXISTING BUILDING FLOOR PLAN

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



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2012 International Swimming Pool and Spa Code
2012 International Existing Building Code
2009 Life & Safety Code (NFPA 101)
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Code
2008 National Electrical Code

DEMOLITION NOTES:

ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA SAFETY REGULATIONS & PRACTICES AND MUST MEET LOCAL & STATE CODES. REMOVE ALL DEMOLISHED MATERIALS & DISPOSE OF PROPERLY & IN ACCORDANCE TO ALL LOCAL CODES & ORDINANCES THAT EXIST.

ALL ELECTRICAL POWER SUPPLY TO DEMOLISHED WALL AREAS ARE TO BE DISCONNECTED PRIOR TO DEMOLITION TO HATCHED WALLS OR FIXTURES SHOWN WITH HIDDEN / DASHED LINES ON PLAN. DEDICATE OTHER CIRCUITS FOR TEMPORARY POWER SOURCE TO PERFORM DEMOLITION & NEW CONSTRUCTION.

FRONT EXTERIOR WALLS SHOWN WITH HATCHING WITH WINDOWS & DOORS SHOWN WITH DASHED LINES SHALL BE DEMOLISHED FOR NEW CONSTRUCTION ADDITION. THE CONTRACTOR SHALL CONTACT ENGINEER TO DETERMINE IF THE WALLS ARE BEARING WALLS & CONSULT ENGINEER FOR TEMPORARY SUPPORT WALL LOCATIONS TO CONSTRUCT ADDITION. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING ANY STRUCTURES DURING DEMOLITION.

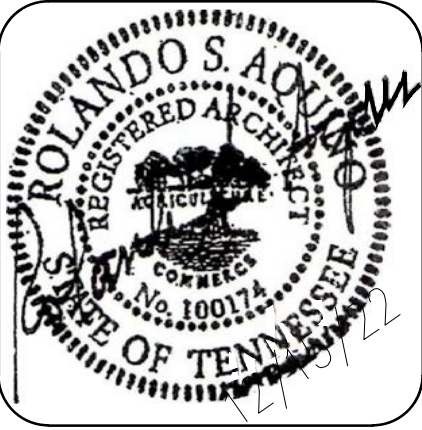
REPAIR ALL FLOOR COVERING & CEILING TILES IN DEMOLISHED WALL AREAS & PREPARE FOR NEW WALL LOCATION CONSTRUCTION AS SHOWN ON PROPOSED PLAN.

DEMOLISH EXISTING RAISED FLOOR STAGE CONTROL AREA SHOWN WITH HATCHING & FLUSH FINISH FLOOR AREA IN PREPARATION FOR NEW FLOOR COVERING TO BE INSTALLED.

REVISIONS	BY

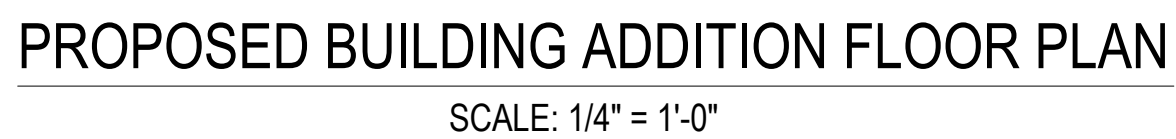
DEMOLITION TO EXISTING BUILDING PLAN
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com

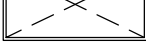


DRAWN
R.J.L.
CHECKED
S.A.K.
DATE
December 15, 2022
SCALE
1/4" = 1'-0"
JOB NO.
1905-03
SHEET

B2
Version # 2



LIFE & SAFETY SYMBOL LEGEND

	BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE
	COMBINATION BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE & BATTERY POWERED EXIT SIGN
	FIRE EXTINGUISHER - TYPE PER FIRE MARSHAL'S REQUEST
	2x4 PARABOLIC DROP-IN FIXTURES WITH HINGED LENS & THREE (3) 4100K RATED 1-8 LAMPS, F32T8/TL841PL/US/ALTO, LITHONIA FIXTURE 2PM3M3 & 3.32 18LD 120, OR EQUAL. BALLASTS MUST HAVE A MINIMUM 80% EFFICIENCY FACTOR.
	2x2 PARABOLIC DROP-IN FIXTURES WITH HINGED LENS & THREE (3) 4100K RATED 1-8 LAMPS, F32T8/TL841PL/US/ALTO, LITHONIA FIXTURE 2PM3M3 & 3.32 18LD 120, OR EQUAL. BALLASTS MUST HAVE A MINIMUM 80% EFFICIENCY FACTOR.
	4' STRIP FLUORESCENT LIGHT FIXTURE
	FRACTIONAL HP EXHAUST FAN (150 CFM)
	ELECTICAL OR MISC. PANEL BOARD.
	SEWER CLEAN-OUT (INSTALL PER LOCAL CODES)
	FLOOR DRAIN PLUMBED TO GREASE TRAP (TYP.)
	ONE HOUR FIREWALL

PLUMBING FIXTURES & ACCESSORIES LEGEND

(WC) WATER CLOSET, ADA COMPLIANT
(L) LAVATORY, ADA COMPLIANT
(VL) VANITY LAVATORY, ADA COMPLIANT
(EDP) DRINKING FOUNTAIN, ADA COMPLIANCE
(FN) FEMININE NAPKIN DISPENSER
(FD) FEMININE NAPKIN DISPOSAL
(GB) GRAB BAR, 1 1/2"x24" STAINLESS STEEL
(M) MIRROR, 18"x24" W/ 5" SHELF
(PT) PAPER TOWEL DISPENSER AND DISPOSAL UNIT
(SD) SOAP DISPENSER
(TP) TOILET PAPER DISPENSER
(UR) URINAL
(US) UTILITY SINK
(WH) WATER HEATER LOCATION
(DS) DOUBLE BOWL KITCHEN SINK

ALL ACCESSORIES SHALL HAVE SOLID BLOCKING IN STUD AREAS TO ANCHOR ATTACHMENTS.

(WC) WATER CLOSET, ADA COMPLIANT

(L) LAVATORY, ADA COMPLIANT

(VL) VANITY LAVATORY, ADA COMPLIANT

(EDP) DRINKING FOUNTAIN

(PT) PAPER TOWEL DISPENSER AND DISPOSAL UNIT

(SD) SOAP DISPENSER

(TP) TOILET PAPER DISPENSER

(UR) URINAL

(US) UTILITY SINK

(WH) WATER HEATER LOCATION

(DS) DOUBLE BOWL KITCHEN SINK

(GB) GRAB BAR - BACK (LEFT OR RIGHT SIDE)

(GB) GRAB BAR - SIDE

(WC) WATER CLOSET

(UR) URINAL

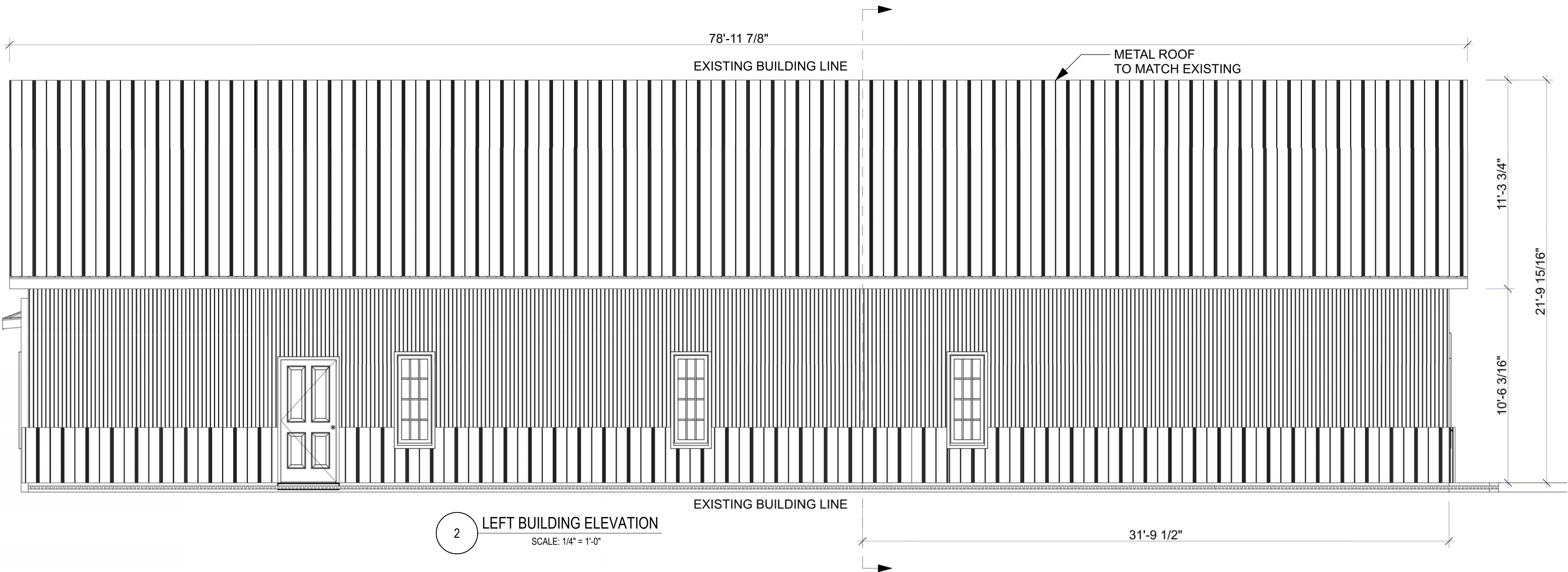
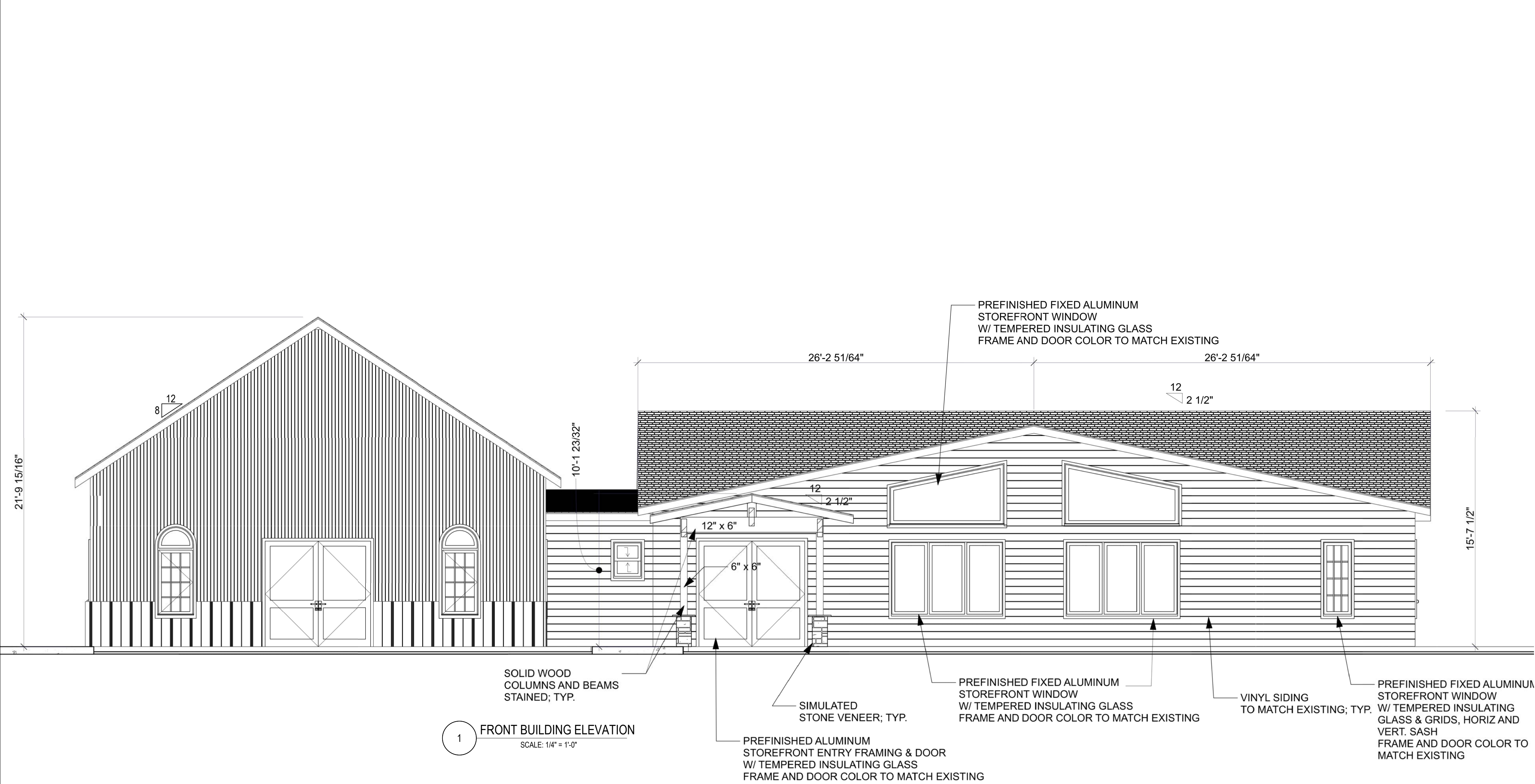
(TP) TOILET PAPER DISPENSER

(SD) SOAP DISPENSER

(FN) FEMININE NAPKIN DISPENSER

(ND) FEMININE NAPKIN DISPOSAL

DRAWN R.J.L.
CHECKED
S.A.K.
DATE December 15, 2022
SCALE $1/4" = 1'-0"$
JOB NO. 1905-03
SHEET
B3
Version # 2



GENERAL NOTES

1. THE CONTRACTORS SHALL INSURE THAT ALL CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT ALL FRAMING MEMBER AND THEIR CONNECTIONS ARE IN PLACE.
2. THE OWNER AND CONTRACTOR SHALL EXAMINE THE STRUCTURE AND INFORM THE STRUCTURAL ENGINEER IN WRITING OF ANY LOADS NOT LISTED ABOVE. NO RESERVE LOAD CAPACITY EXIST FOR CONVERSION TO OTHER USES IF NOT NOTED ABOVE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, HORIZONTAL AND VERTICAL DIMENSIONS AND COORDINATION OF ARCHITECTURAL AND STRUCTURAL DRAWINGS. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. SEE STRUCTURAL DRAWINGS FOR ELEVATION NOT SHOWN AND FOR EXACT LOCATIONS OF ALL SLAB DEPRESSIONS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.
5. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE DETAILS SHOWN ON THE STRUCTURAL DRAWINGS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
7. INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING AND ADVISE THE ENGINEER OF ALL INTERFERENCES.

CONSTRUCTION NOTES

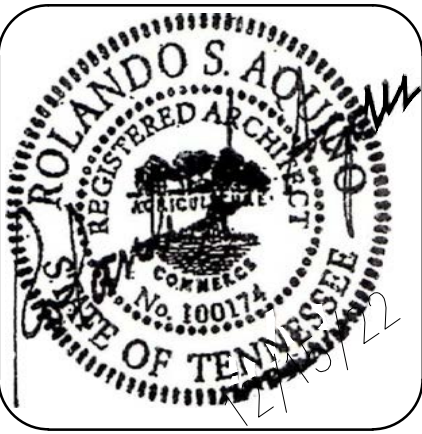
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4. NO DEVIATIONS OR ADJUSTMENTS SHALL BE MADE TO THE CONTRACT DOCUMENTS WITHOUT COORDINATION AND THE APPROVAL OF THE DESIGN ENGINEER. ANY SUCH APPROVED DEVIATIONS OR ADJUSTMENTS TO THE CONTRACT DOCUMENTS SHALL BE MARKED ON A SET OF RECORD DRAWINGS BY THE CONTRACTOR. THE RECORD AS-BUILT DRAWINGS SHALL BE TURNED OVER TO THE DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION.



REVISIONS	BY

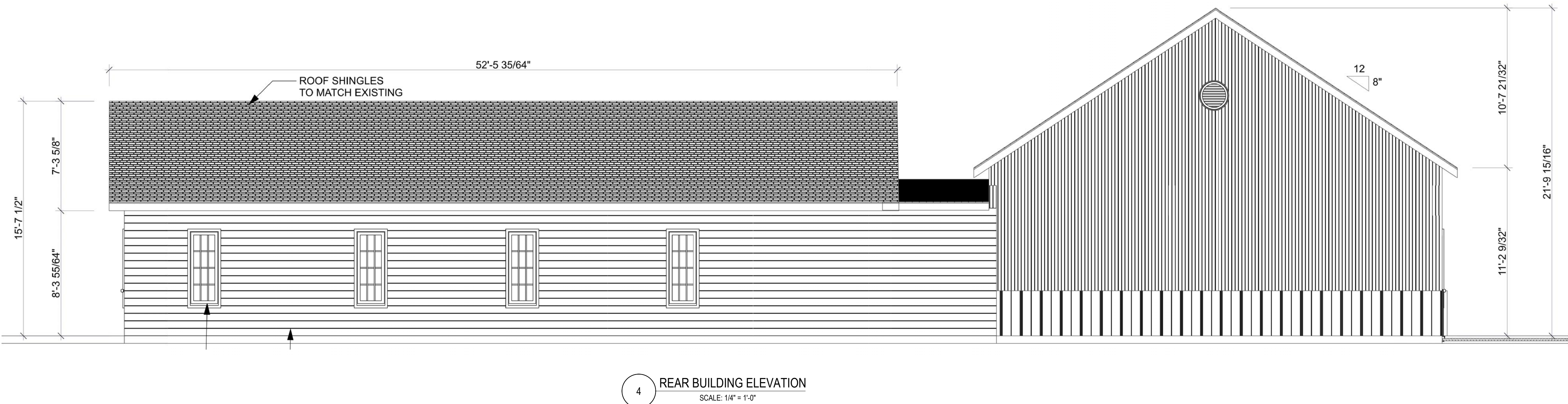
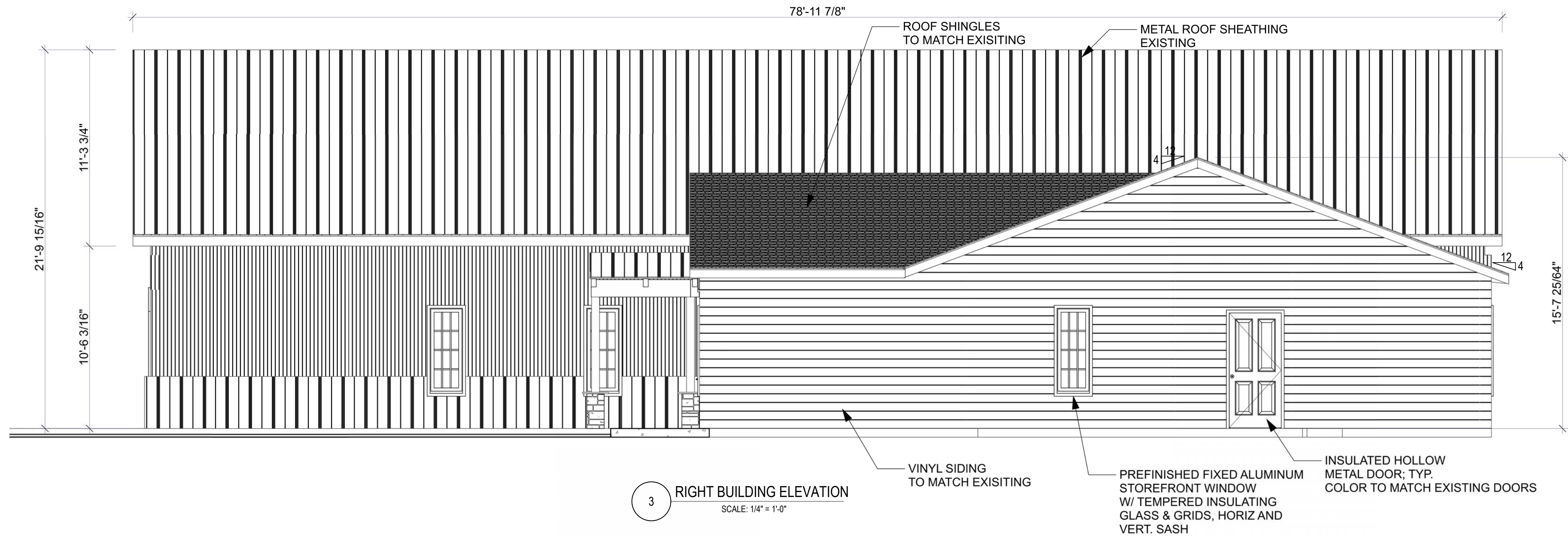
PROPOSED BUILDING ELEVATIONS W/ ADDITIONS
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com



DRAWN
R.J.L.
CHECKED
S.A.K.
DATE
December 15, 2022
SCALE
1/4" = 1'-0"
JOB NO.
1905-03
SHEET

B4
Version # 2



GENERAL NOTES

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REVISIONS	BY

PROPOSED BUILDING ELEVATIONS W/ ADDITIONS

7th DAY ADVENTIST CHURCH

271 JEFFERSON PIKE

LA VERGNE, TENNESSEE 37086

PARCEL # 018 01801

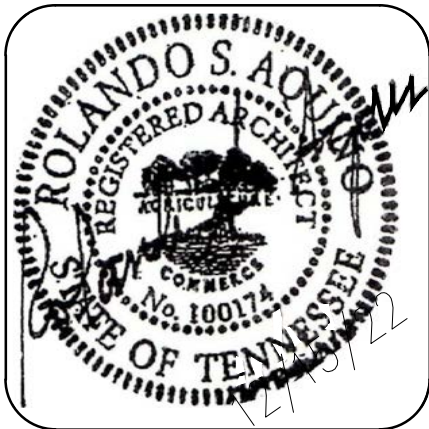
AZIMTECH ENGINEERING INC.

3360 SAWTELLE BLVD. #101

LOS ANGELES, CA. 90066

PHONE: (615) 347-7903 OFFICE: (615) 299-7388

e-mail: azimtech.eng@gmail.com



DRAWN
R.J.L.
CHECKED
S.A.K.
DATE
December 15, 2022
SCALE
1/4" = 1'-0"
JOB NO.
1905-03
SHEET



B5

Version # 2

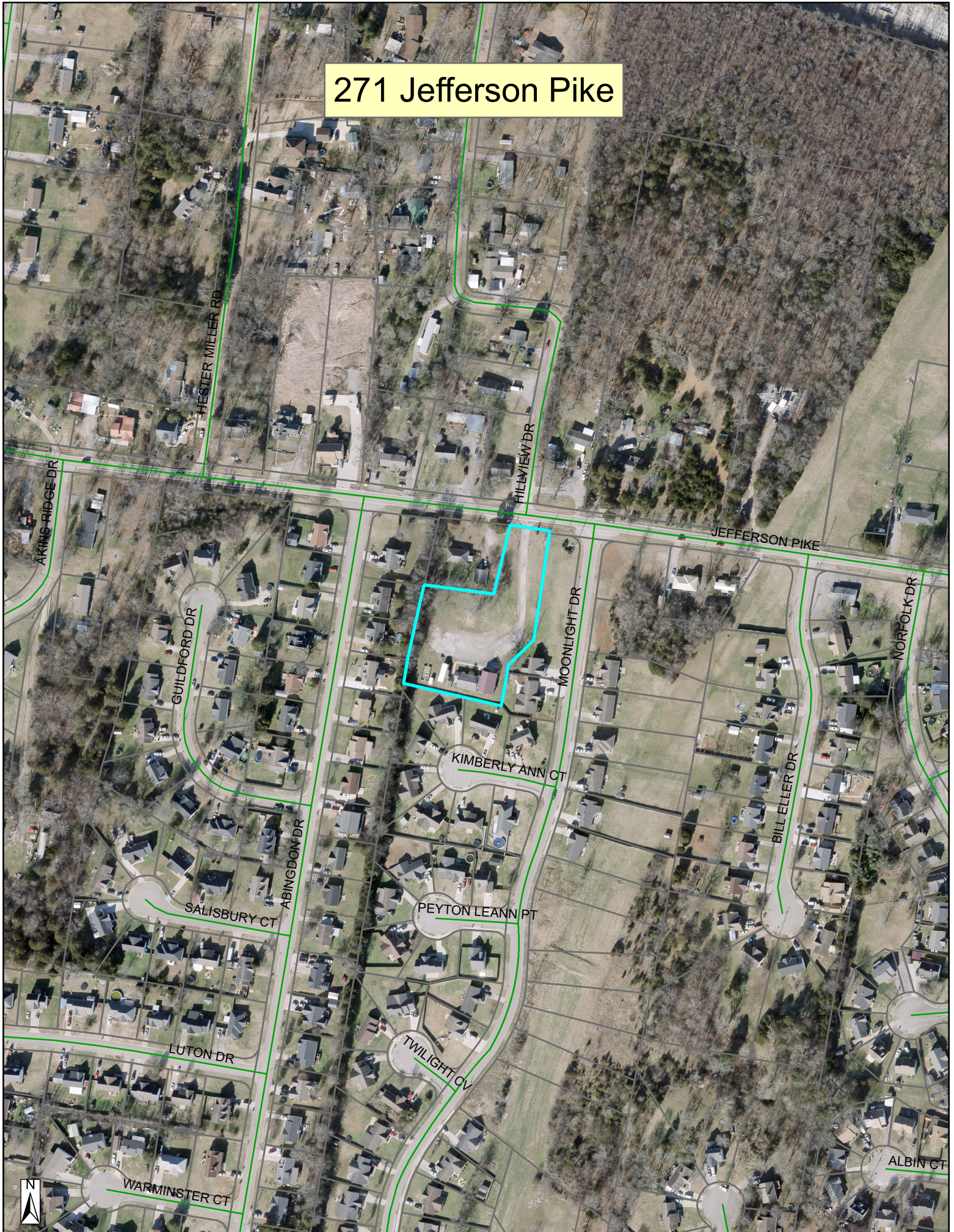
271 Jefferson Pike

HILLVIEW DR

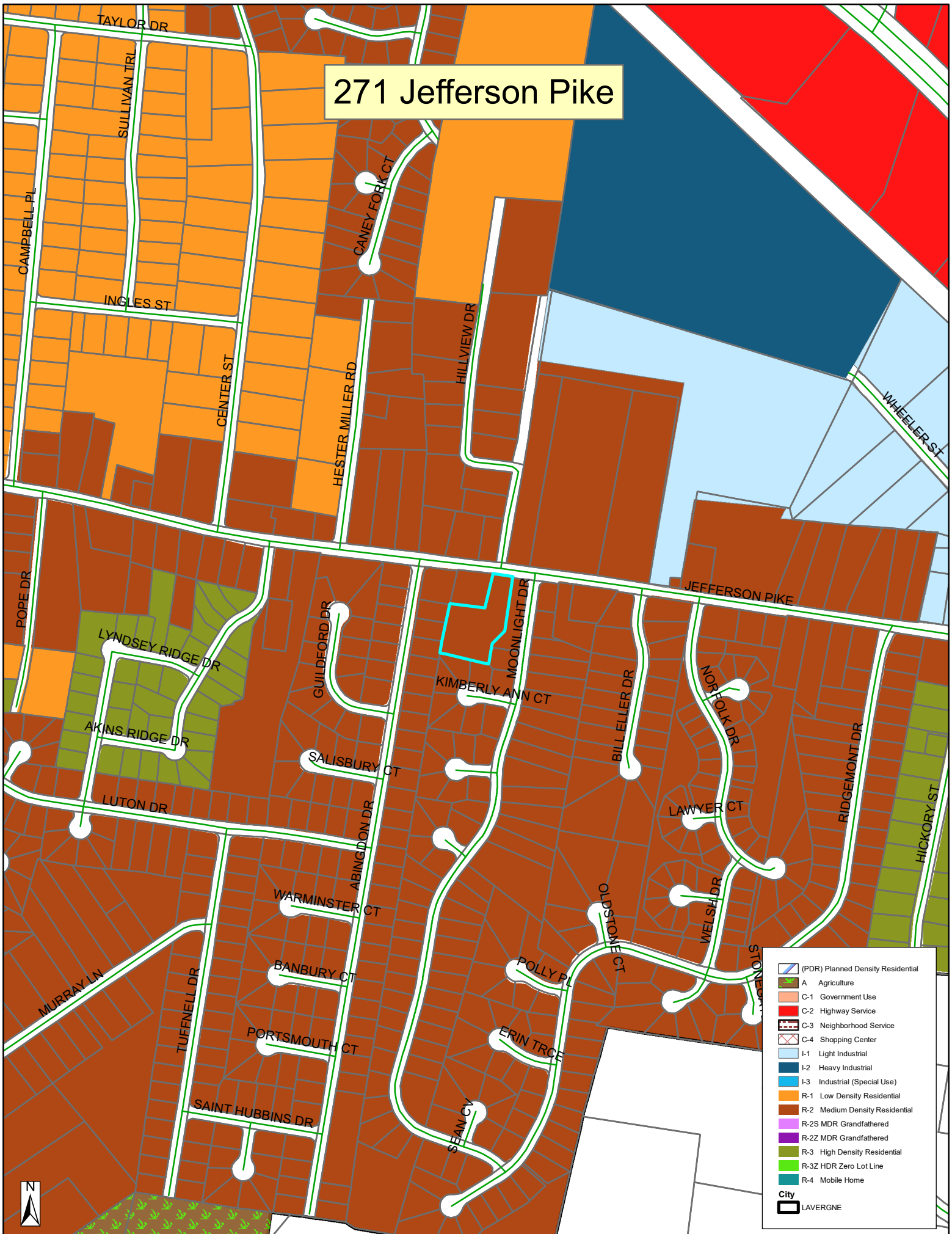
MOONLIGHT DR



271 Jefferson Pike



271 Jefferson Pike



NON-RESIDENTIAL SITE PLAN SUBMITTAL

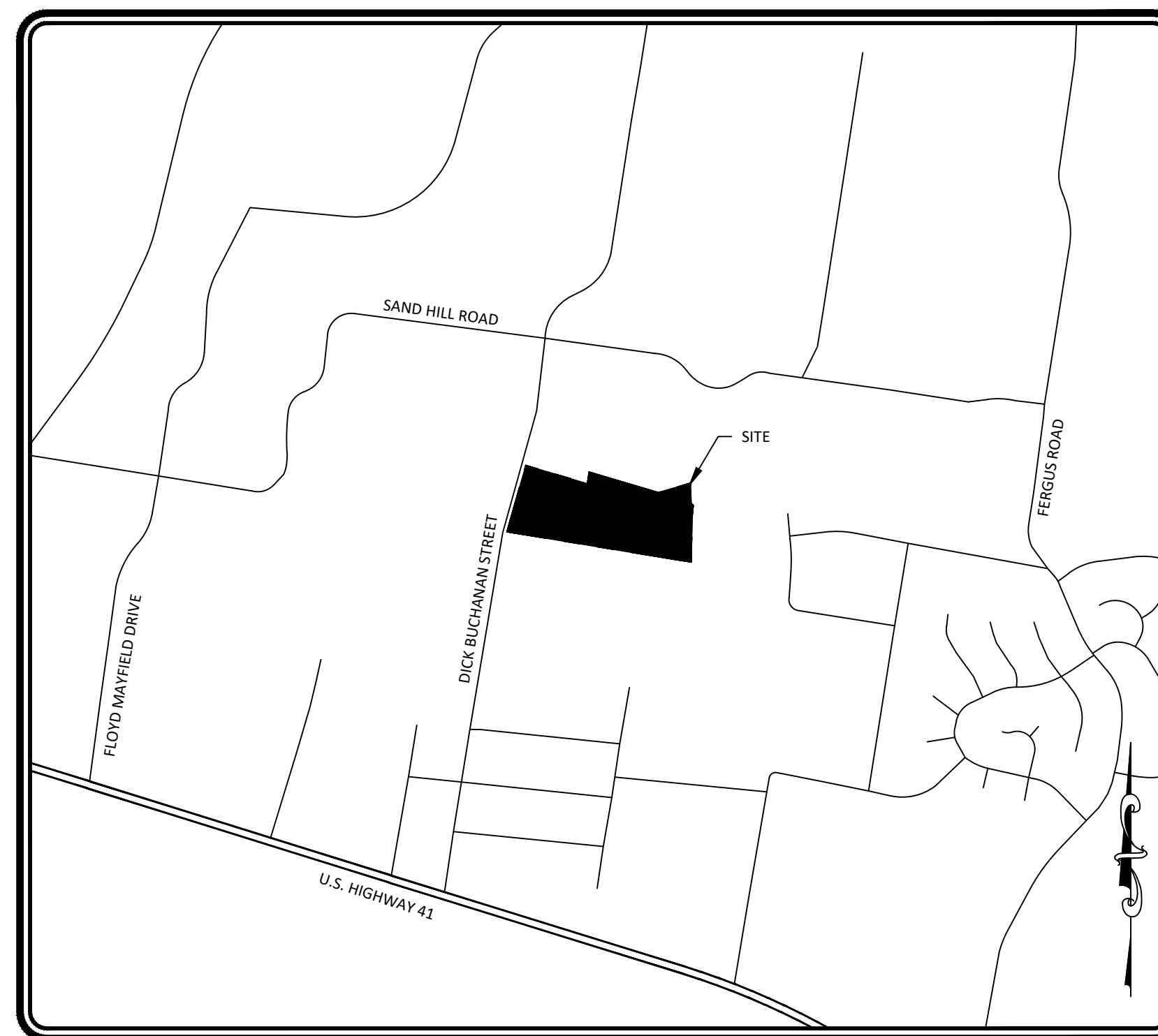
470 DICK BUCHANAN STREET

INDUSTRIAL DEVELOPMENT

SITE DATA TABLE	
SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	CSI & ASSOCIATES, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK:	1651
PAGE #:	1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS:	
FRONT:	40'
REAR:	15'
SIDE:	20'
EXISTING BUILDING SQ.FT.:	+/- 1,250 SF
PROPOSED BUILDING SQ.FT.:	7,000 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
DISTURBED AREA:	+/- 15.00 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	1%
PARKING PROVIDED:	447 SPACES
NOTES:	
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY _____, DATED _____.	
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C0106H, DATED 01/05/2007.	
3. MAILBOXES TO BE PLACED PER THE POST MASTER'S DIRECTION. CLUSTER MAILBOXES TO BE USED.	

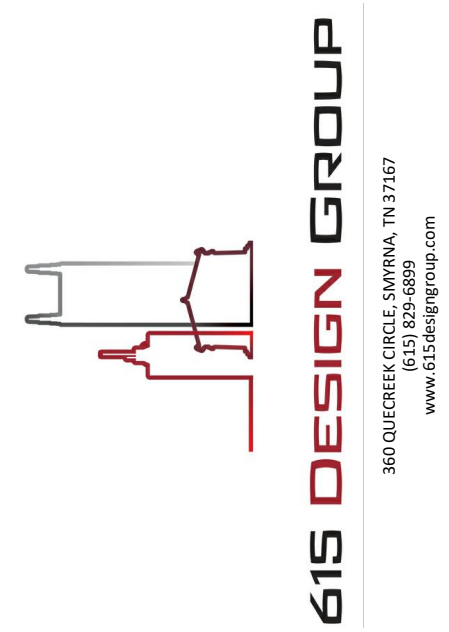
TDEC NOTICE OF COVERAGE NOTE

THIS SITE DISTURBS MORE THAN 1 ACRE AND THEREFORE DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 15.00 ACRES. TDEC PERMIT NUMBER IS TBD.



LOCATION MAP
NOT TO SCALE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C4.0	GRADING PLAN



470 DICK BUCHANAN STREET
LAVERGNE, TN

[illegible]

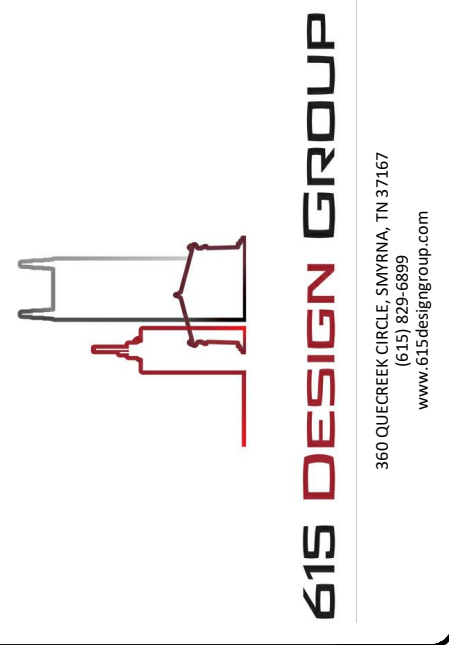
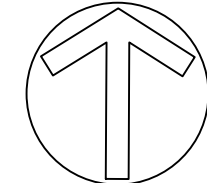
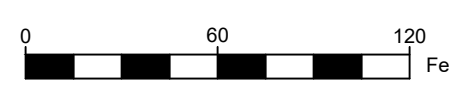
PROJECT #:	*****
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	12/30/2022

COVER

C0.0



SITE DATA TABLE	
SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	CSJ & ASSOCIATES, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK:	1651
PAGE #:	1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS:	FRONT: 40' REAR: 15' SIDE: 20'
EXISTING BUILDING SQ. FT.:	+/- 1,250 SF
PROPOSED BUILDING SQ. FT.:	7,000 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
DISTURBED AREA:	+/- 15.00 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	1%
PARKING PROVIDED:	447 SPACES
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	3. MAILBOXES TO BE PLACED PER THE POST MASTER'S DIRECTION. CLUSTER MAILBOXES TO BE USED.



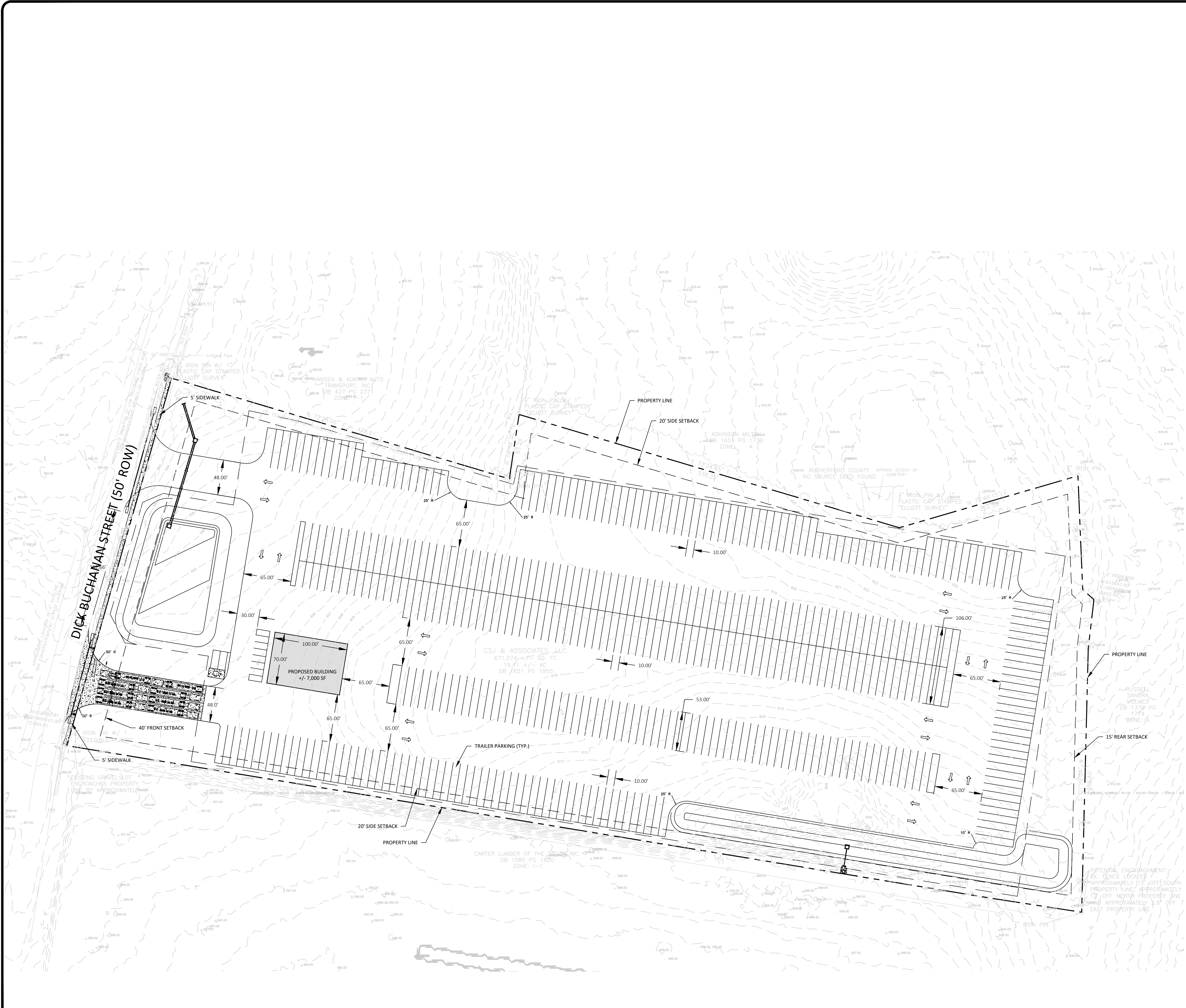
470 DICK BUCHANAN STREET
LAVERGNE, TN

REVISIONS	DESCRIPTION	DATE

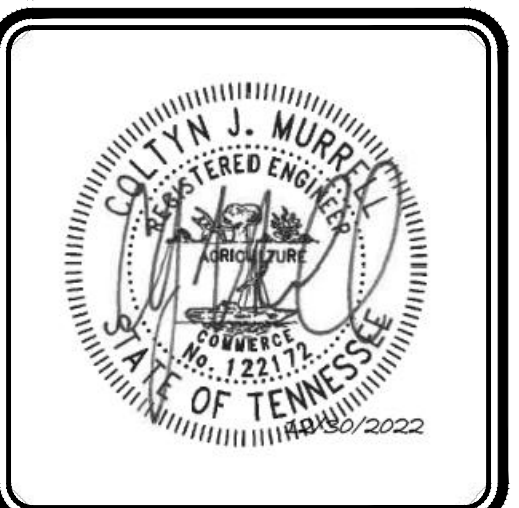
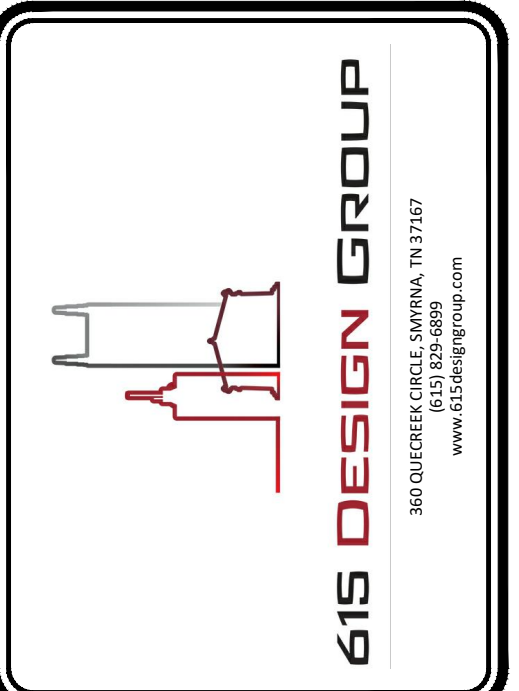
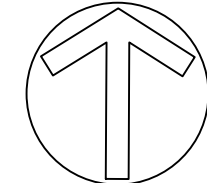
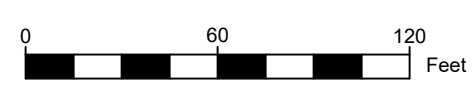
PROJECT #:	####
DESIGNED BY:	####
DRAWN BY:	####
DATE:	12/30/2022

EXISTING CONDITIONS
PLAN

C2.0



SITE DATA TABLE	
SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	CSJ & ASSOCIATES, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK:	1651
PAGE #:	1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
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REAR:	20'
SIDE:	20'
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470 DICK BUCHANAN STREET
LAVERGNE, TN

REVISIONS	DESCRIPTION	DATE

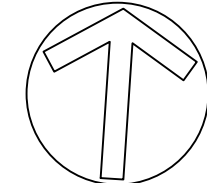
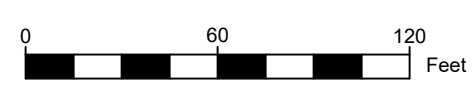
PROJECT #:	####
DESIGNED BY:	####
DRAWN BY:	####
DATE:	12/30/2022

SITE PLAN

C2.0



SITE DATA TABLE	
SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	CSI & ASSOCIATES, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK:	1651
PAGE #:	1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
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PROPOSED USE:	INDUSTRIAL
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360 OLIVER CREEK CIRCLE, DAYTONA, TN 37117
www.615designgroup.com



470 DICK BUCHANAN STREET
LAVERGNE, TN

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	####
DESIGNED BY:	####
DRAWN BY:	####
DATE:	12/30/2022

GRADING PLAN

C2.0

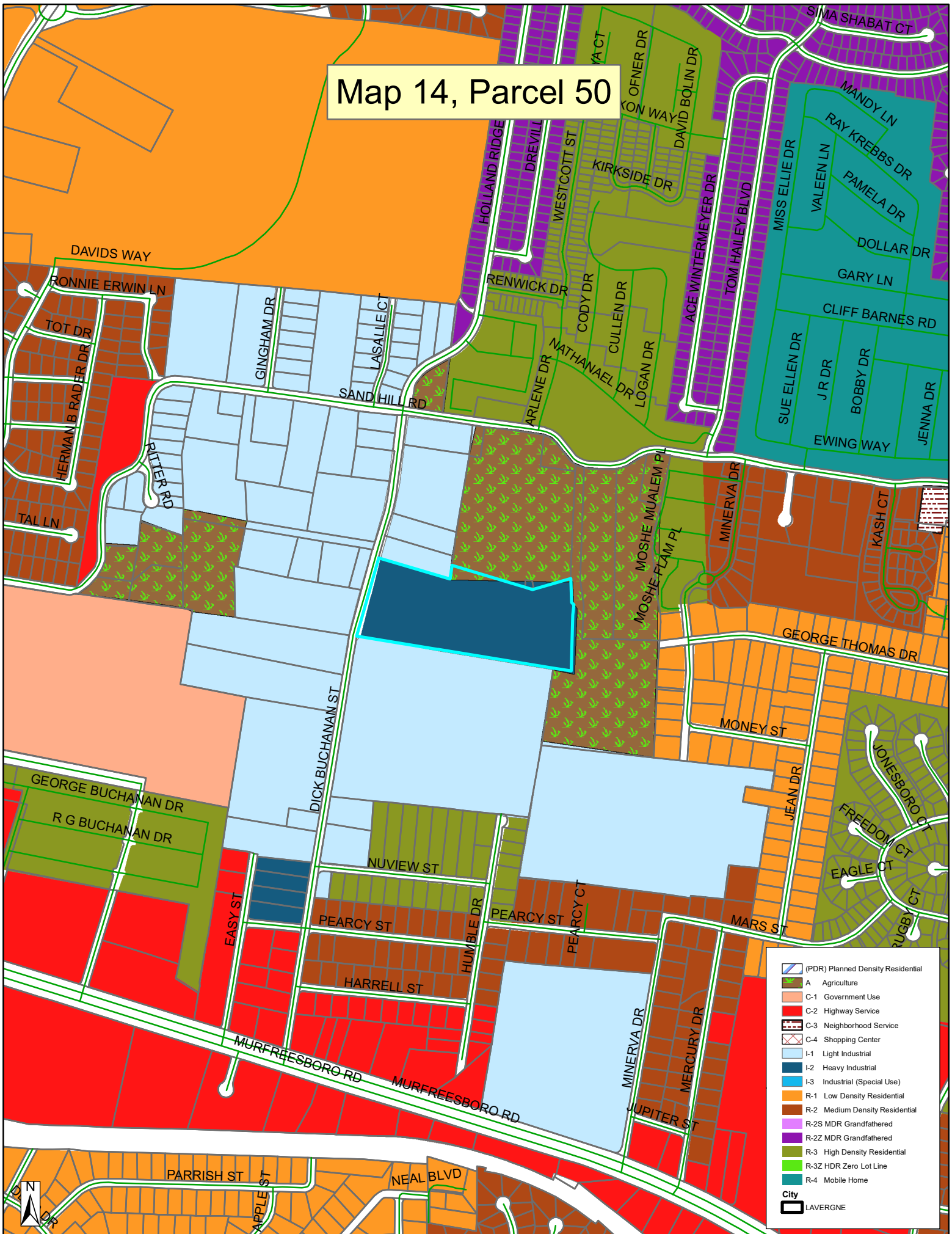
Map 14, Parcel 50



Map 14, Parcel 50



Map 14, Parcel 50





Request: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – The Retreat at Finch Branch, Phase 1. Property located off Centennial Drive. Requested by Sonia Thompson. R-2 (Medium Density Residential) Zoning District.

Reviewed By: Bo Logan, City Planner
Kyle Brown, City Engineer

Summary

The applicant is requesting subdivision acceptance The Retreat at Finch Branch, Phase 1.

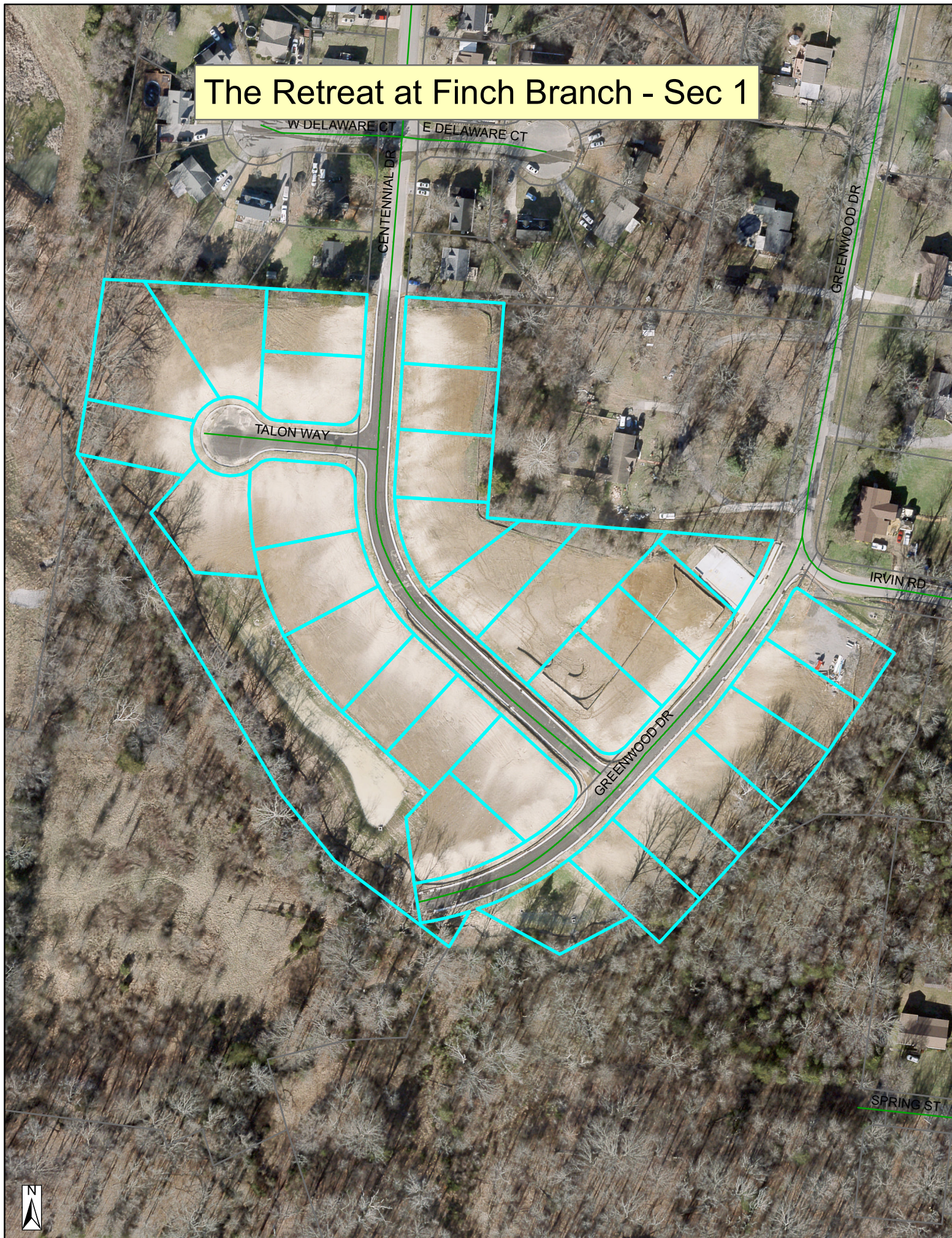
Technical Items, Per Section 3-110.A of the City of La Vergne Zoning Ordinance

1. As-built drawings need to be revised;
2. Punchlist items need to be completed;
3. Need a copy of the form for offer of irrevocable dedication to be reviewed as to form;
4. Need a draft copy of the maintenance bond;

Other Concerns

***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.

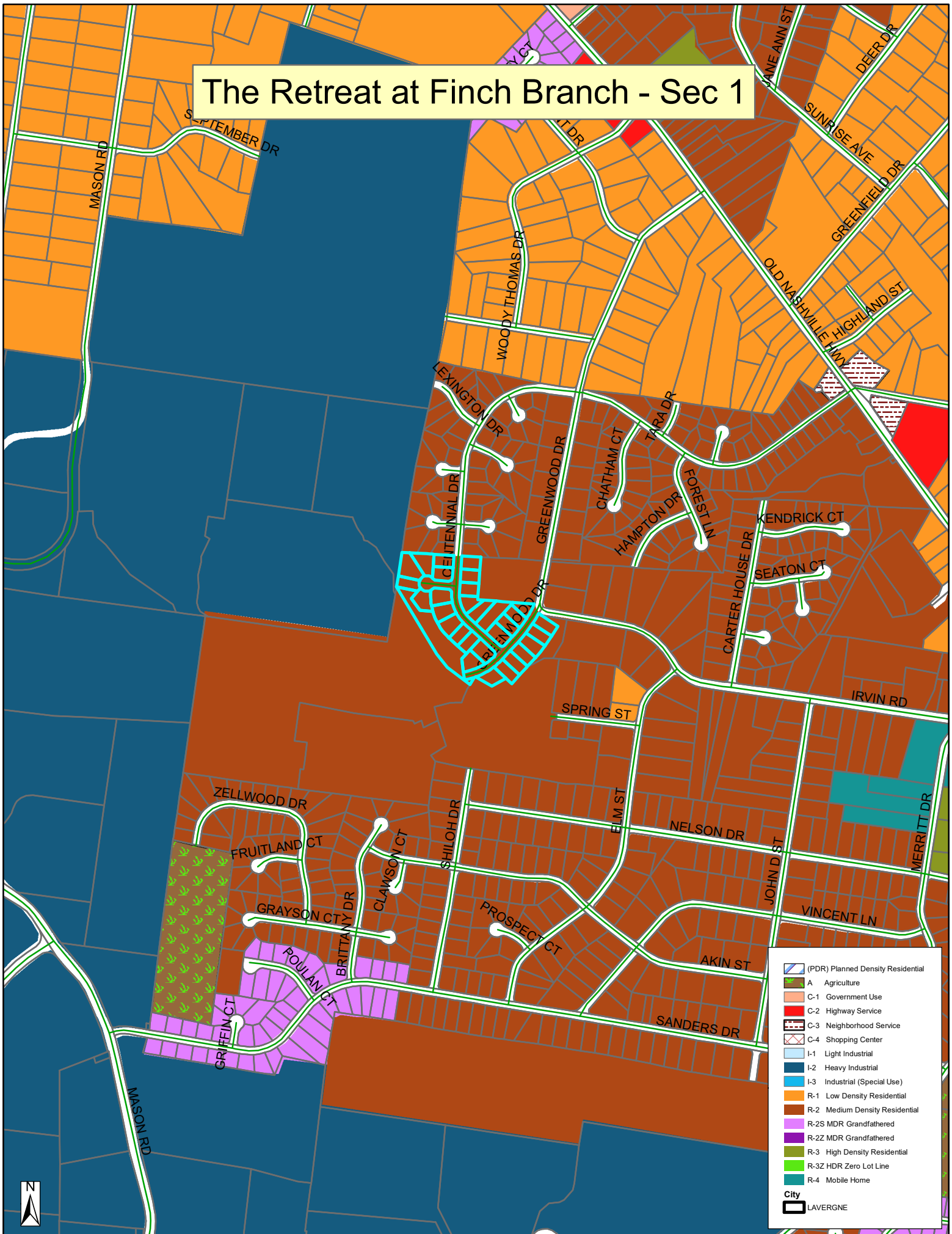
The Retreat at Finch Branch - Sec 1



The Retreat at Finch Branch - Sec 1



The Retreat at Finch Branch - Sec 1





Request: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Lt. Frank Walkup. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.

Reviewed By: Bo Logan, City Planner
Kyle Brown, City Engineer

Summary

The applicant is requesting subdivision acceptance for Lt. Frank Walkup. Property located off Jones Mill Road.

Technical Items, Per Section 3-110.A of the City of La Vergne Zoning Ordinance

1.

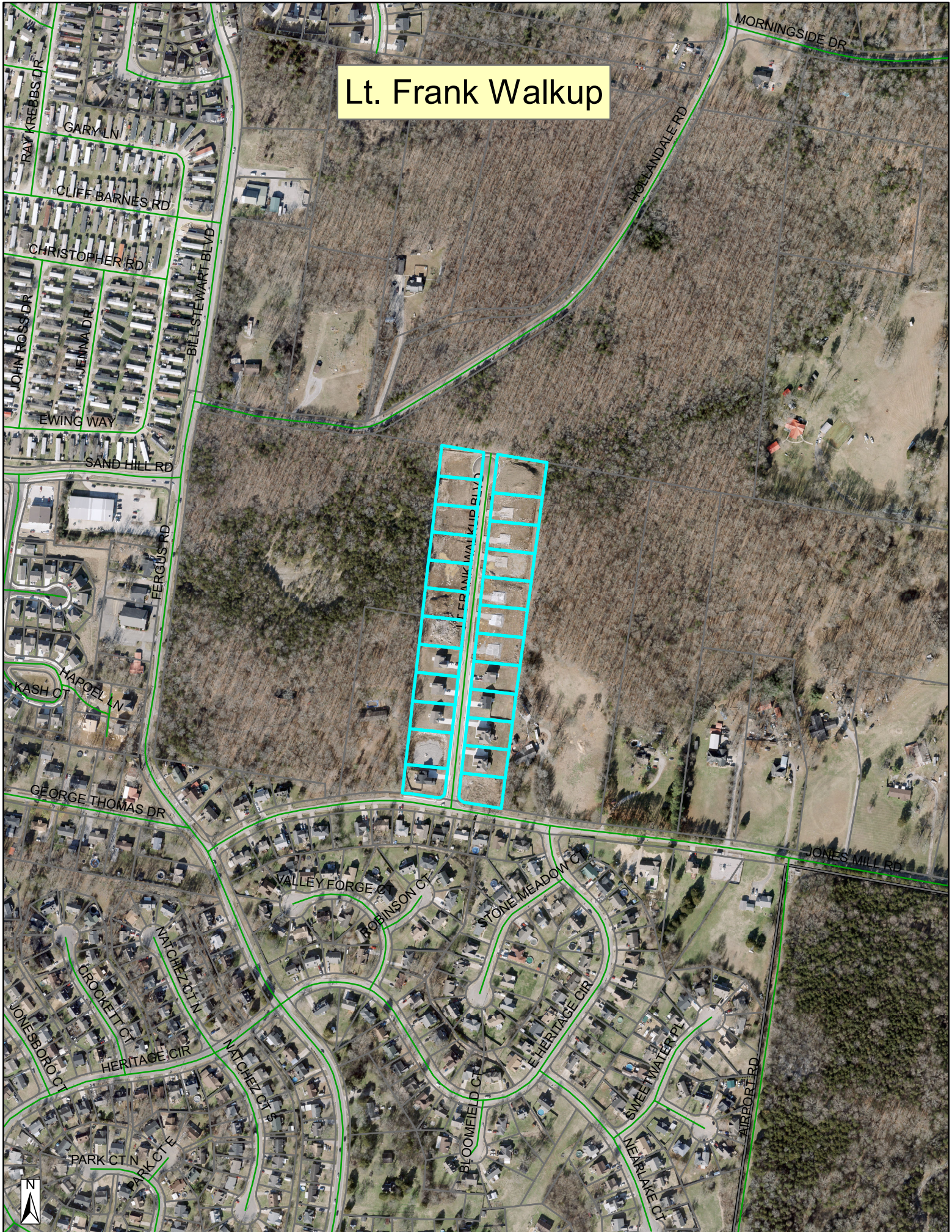
Other Concerns

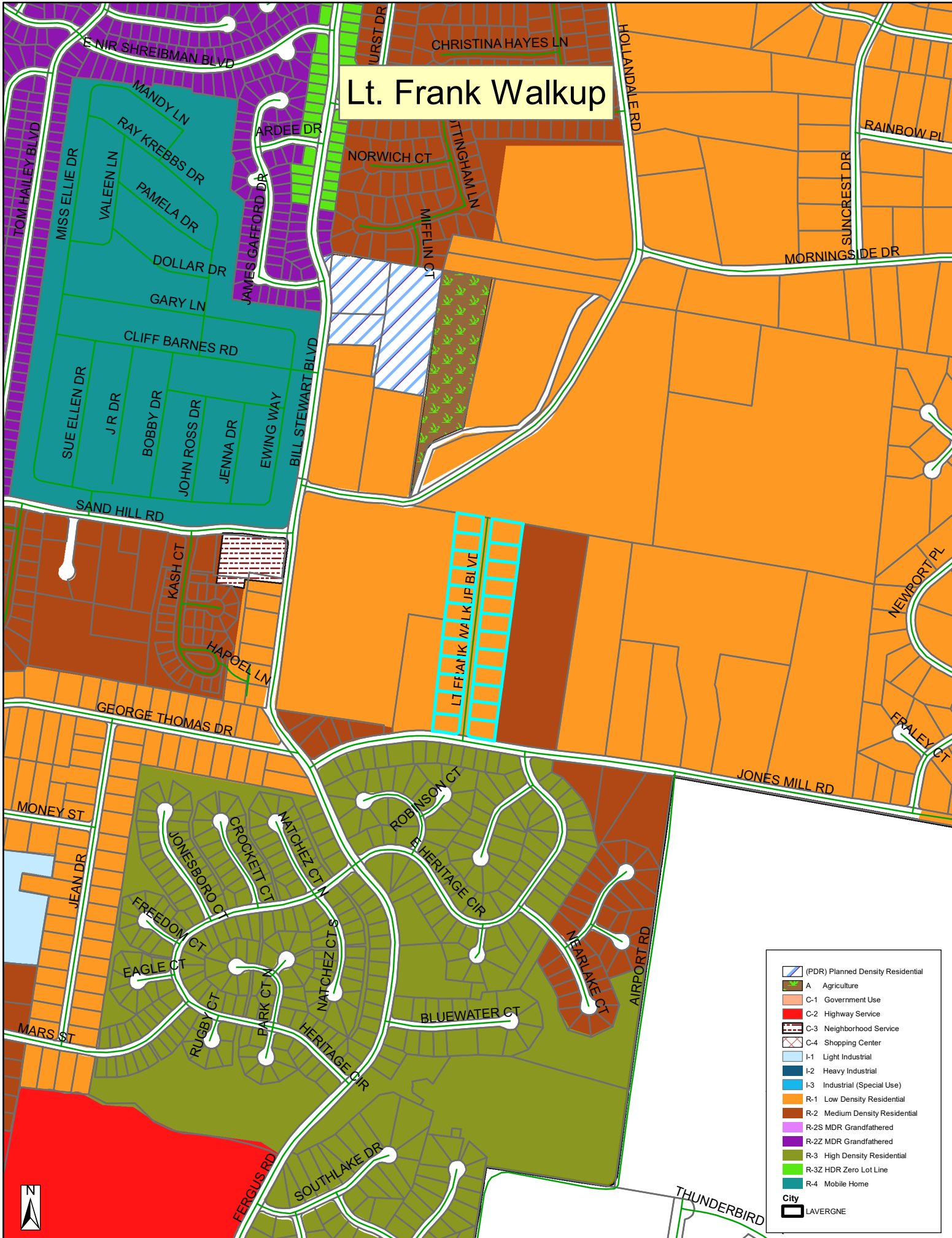
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility 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.



Lt. Frank Walkup

Lt. Frank Walkup





Lt. Frank Walkup

- (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
- City
- LAVERGNE



Request: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Minerva Village. Property located off Sand Hill Road. Requested by Wamble & Associates. R-2 & R-3 (Medium & High Density Residential) Zoning Districts.

Reviewed By: Bo Logan, City Planner
Kyle Brown, City Engineer

Summary

The applicant is requesting subdivision acceptance for Minerva Village located off Sand Hill Road.

Technical Items, Per Section 3-110.A of the City of La Vergne Zoning Ordinance

1.

Other Concerns

***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.

Sand Hill Village



Sand Hill Village



Sand Hill Village

