

WORKSHOP AGENDA

Planning Commission

October 14, 2025 @ 5:30 PM

For the October 28, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: September 30, 2025 Regular Meeting and October 14, 2025 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.
4. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Last of the Loggers, LLC - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong.
5. Site Plan - MBI Building - Building totaling 8,800 Square Feet on 5 Acres. Requested by Griggs & Maloney, Inc. Property located at 393 Mason Road (Tax Map 17, Parcel 15.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mr. Bults, Inc.

NEW BUSINESS

6. Preliminary Plat - Arbor Ridge, Section 6 - 23 Lots on Approximately 16.81 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.
7. Final Plat - Mission Hills, Section 2B - 26 Lots on Approximately 7.4 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.
8. Site Plan - 164 Chaney Boulevard - Ten Townhomes on 0.96 Acres. Requested by Morley Corp. Property located at 164 Chaney Boulevard (Tax Map 18P, Group E, Parcel 4). R-3 (High Density Residential) Zoning District. Property owned by Fahim Eryan.

9. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Uptown Subdivision, Lot 1 (see Final Plat of Lot 1 of the Richland South, LLC Property) Totaling 1 Lot. Requested by Woodhaven Development Group. Property located at 5309 Murfreesboro Road (Tax Map 14 Parcel 72.05). C-2 (Highway Service) Zoning District.
10. Bonds/Letters of Credit Update.
11. Discussion - Vape Shop Amendment in the Zoning Ordinance.
12. Discussion - Blair Road East of Waldron Road.

ADJOURN



Item #: 3. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

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

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

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

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

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

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

Staff Comments / Technical Items:

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

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

Engineering (Gary Lide - glide@lavernetn.gov)

1. (Sheet C-2.1b) Comments on grading plan:
 - a. FFE elevation is shown as 552.0 and exterior sidewalk is shown at an elevation of 551.7'. 0.3' drop does not meet IBC and ADA requirements. Max threshold is 1/2" and max cross slope of walk is 2%.
 - b. Show location(s) of curb ramp(s) (per detail on Sheet C-6.0).
 - c. Show locations of curb cuts (detail on Sheet C-6.0)
 - d. Grading plan shows area of ponding at the east end of the proposed new parking spaces. This must be corrected.
 - e. Show invert elevations for oval RCP and 14"x23" RCP.
 - f. Show necessary grading along Brewer Street to avoid ponding
 - g. Show spot shops at all corners of the new parking spaces. Presently two shots are shown while eight are needed.
2. (Sheet C-7.2) Since new parking spaces are being added in the presently grassed area under the TVA transmission lines, stormwater quantity calculations meeting the requirements of the Stormwater Ordinance must be provided and stormwater quantity controls must be added. Staff does not concur with the statement that the size of the increase in flow is too small to require mitigation. Calculations and mitigation must be provided.
3. (Sheet C-7.2) The detail shown for a "Detention Area and Sediment Basin" will suffice for meeting the Stormwater Management Ordinance water quality requirements. The following must be provided:
 - a. Provide stormwater quality calculations for sizing the basin per the Stormwater Management Ordinance. The basin must be sized based on the total area disturbed (proposed building expansion, proposed walk, proposed curb extensions, proposed curb, etc.) regardless of the existing ground surface.
 - b. Show the location of the basin on the site and grading plans
 - c. Since this is required as a permanent addition to the site, provide a Longterm Maintenance Agreement (LTMA) and Longterm Maintenance Plan (LTMP) for the basin which must be recorded prior to the certificate of occupancy being issued.
 - d. (For information) The city would accept a single riprap baffle in lieu of the three fabric baffles. This would save the owner having to replace the fabric baffles every six months to a year as shown on the plans.
4. (Sheet C-7.3) Modify detail 2 "Construction Entrance" to account for the fact that the entrance is shown placed on top of existing asphalt. Show the location on Sheet C-7.0.
5. (Sheet C-6.1) The dumpster screen is proposed to be exposed CMU with a wooden gate. The Planning Commission will review that proposal against requirements of the Murfreesboro Road Overlay District.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. Sht C4.0 - Show existing 8"DIP public waterline in south side of Murfreesboro Rd.
2. Sht C4.0 - Indicate distance to closest usable public FH, approximately 503 feet from the southwest corner of the property. FHs on north side of Murfreesboro Rd are not usable for this lot.
3. Sht C4.0 - Install new public FH on 8"W on south side of Murfreesboro Rd, approx 10 feet west of existing water meter for 5136 Murfreesboro Rd.
4. Sht C4.0 - Show existing 3/4" water meter for 5136 Murfreesboro Rd, which is approximately 4' north of southern Murfreesboro Rd ROW approximately 40 east of the nwc of the lot.
5. Sht C4.0 - Show how existing water meter plumbs to existing building.
6. Sht C4.0 - Shown water valve at nwc of building is not a water valve it's two pipes sticking out of concrete inside a traffic rated box labeled "water."
7. Sht C4.0 - water valve shown at sec of building is actually a traffic rated box with a lid that says "water," but contains the public sewer cleanout.
8. Sht C4.0 - Show and label existing private sewer cleanout just south of the nec along the back of the building.
9. Sht C4.0 - Show and label existing sewer plumbing to building between building, private cleanout, and public cleanout.
10. Sht C4.0 - Show existing 2" low-pressure, PVC sewer. It is located on the north side of Old Nashville Hwy and discharges to the existing MH in the lot to the west (5104-5124 Murfreesboro Rd).
11. Sht C4.0 - Label existing public gravity sewer through lot as 18" sewer.
12. Sht C4.0 - Label existing sewer easement as "Existing 15-foot Public Utility Easement, RB339 PG214."
13. Sht C1.0 - Label Brewer St as "Brewer Dr," per PB49, PG230 with 30 foot access easement.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

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

Police

No comments.

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

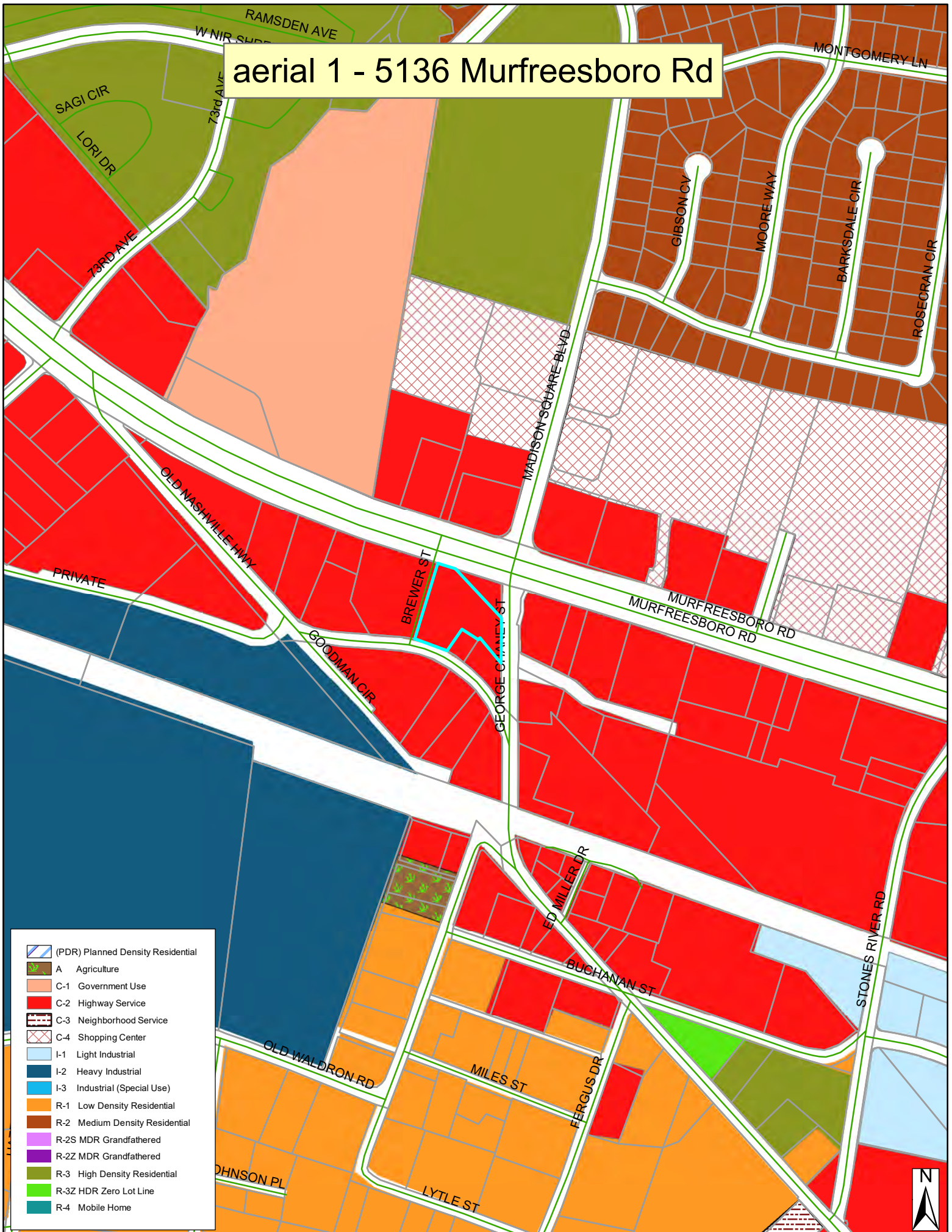
aerial 1 - 5136 Murfreesboro Rd



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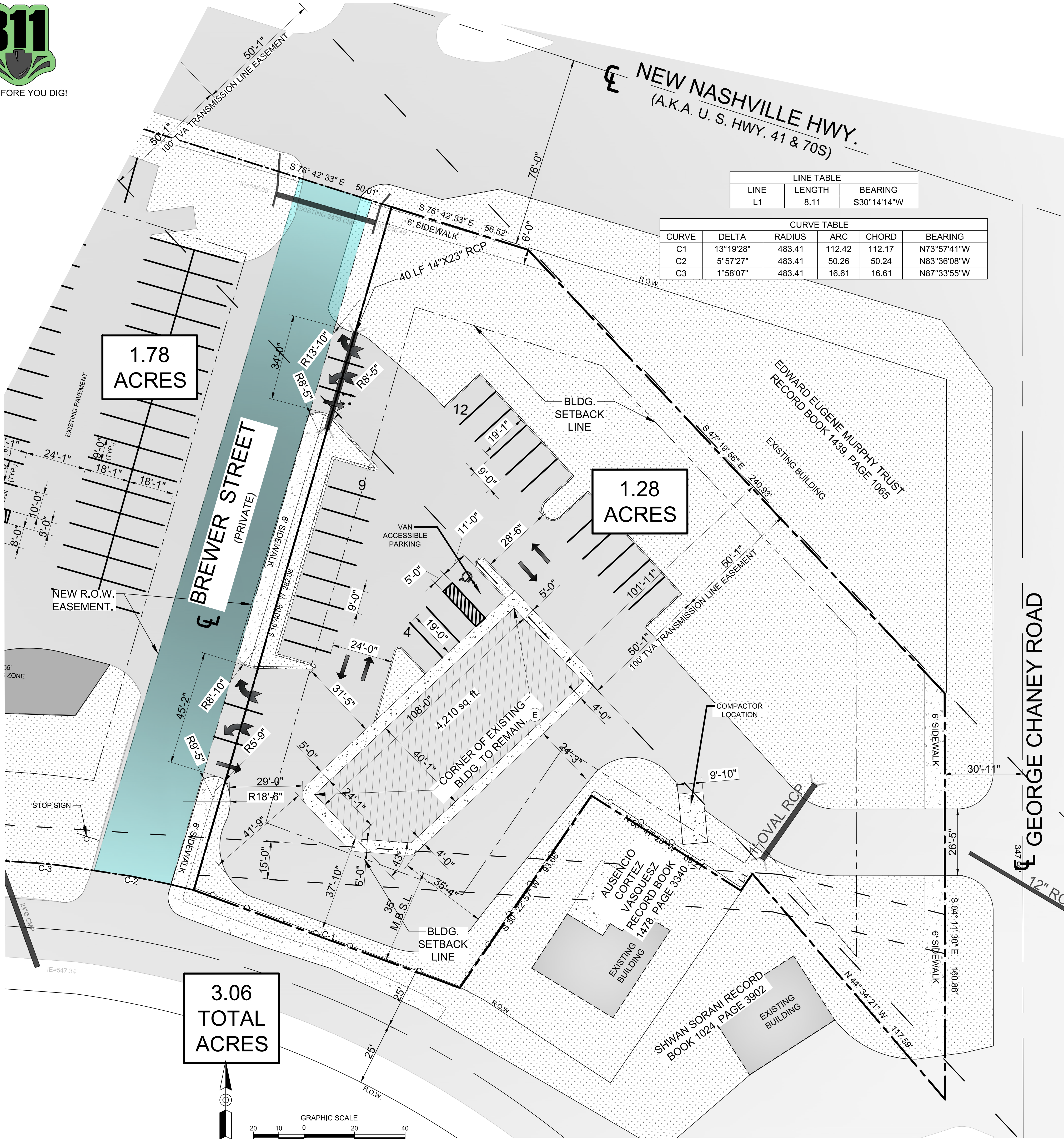








CALL BEFORE YOU DIG!



RETAIL GOODS ESTABLISHMENT:

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

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

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

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

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W Lytle St. Suite B
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CHESTER A. RHODES
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
3/14/2024

ENGINEER: **RE**
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PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
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SAL. ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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NO.	DATE	REVISIONS	DRAWN	CHECKED	DESIGNED	APPROVED

APPROVAL

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APPROVED	CAR	00/00/00

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

DWG. No.
C-2.1

SCALE: NOTED
CADFILE: C:\Users\orian\OneDrive\Documents\CAD\C-2.1.dwg

JOB No.
REV.



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ENGINEER.



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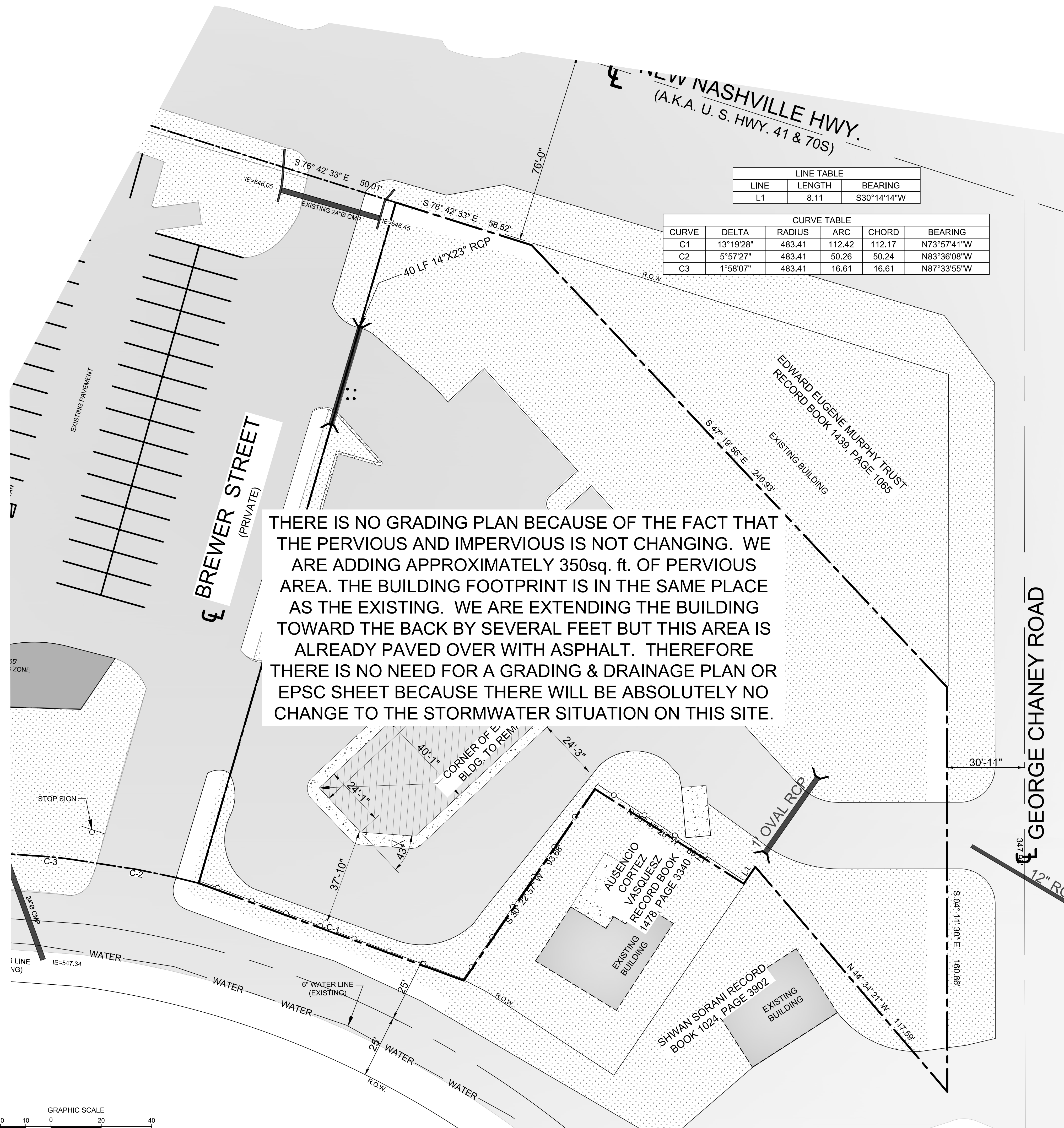
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RETAIL CENTER
6130 MURFREESBORO ROAD, LA VERGNE, TN 37086
SITE D1 ANI

DWG. No.

C-2.1

SCALE: NOTED

JOB No. _____



SITE PLAN

NOTED



REF

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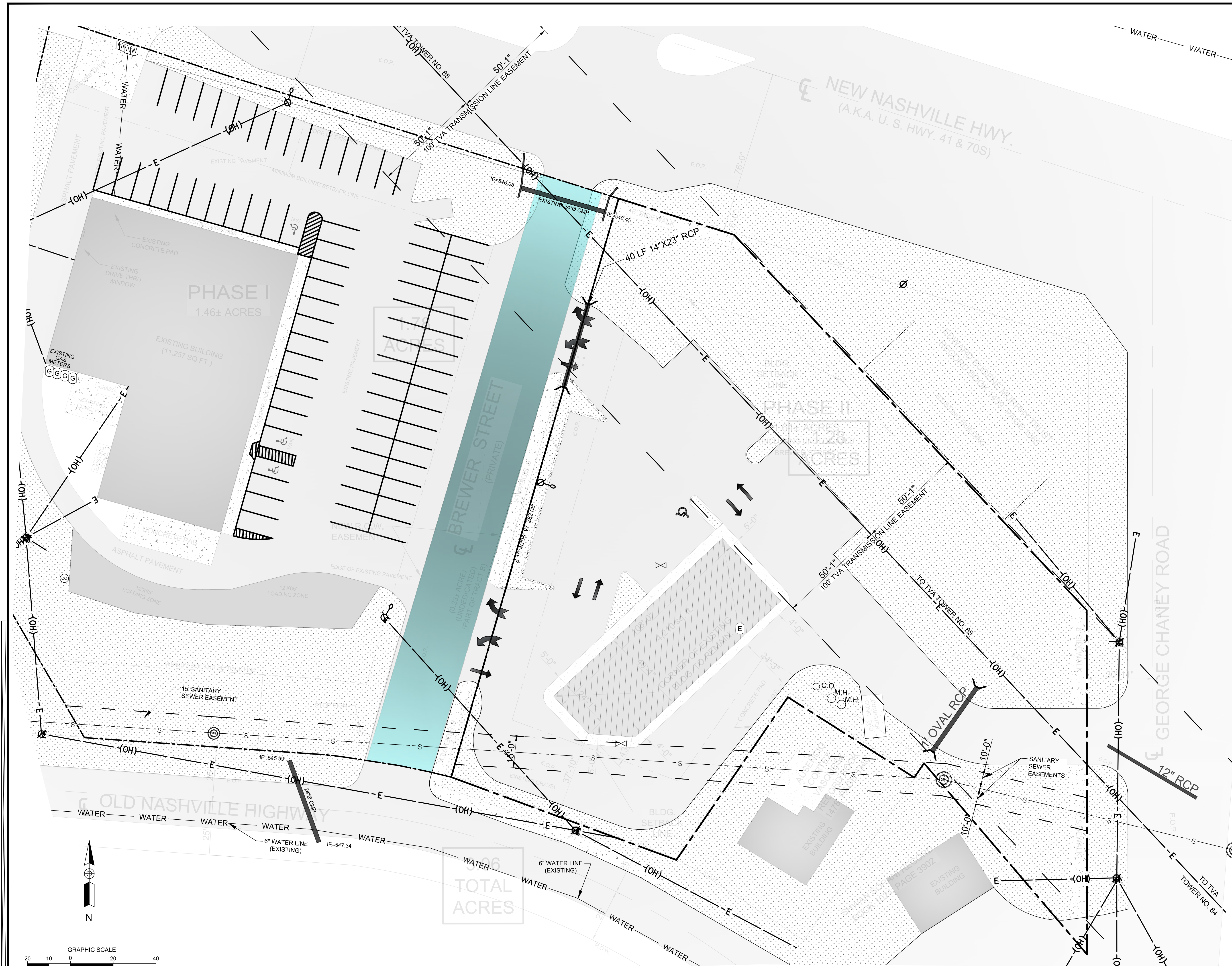
RETAIL CENTER

UTILITY PLAN

C-4.0

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	REV.
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UTILITY PLAN

NOTED



RE

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OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PERVIOUS & IMPERVIOUS

DWG. No.

C-5.0

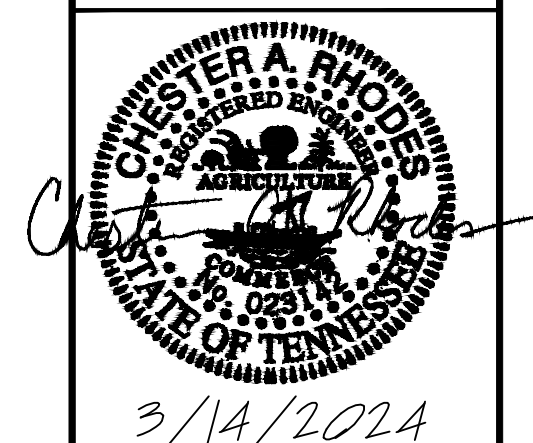
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Notes:

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

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

1 AUTOTURN DETAIL



1. THIS IS A SUGGESTED EROSION CONTROL PLAN. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY THROUGHOUT THE LIFE OF CONSTRUCTION, AND UNTIL FULL STABILIZATION OF THE SITE AND/OR THE COMPLETION OF CONSTRUCTION WHICH EVER COMES LATER.
2. THE CONTRACTOR SHALL INSURE THAT ALL DOCUMENTS (NOTICE OF INTENT (NOI) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP)) NECESSARY FOR RECEIVING AN NPDES PERMIT FOR STORM WATER DISCHARGE (INCLUDING PAYMENT OF PERMIT FEES) HAVE BEEN FILED WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AND A NOTICE OF COVERAGE (NOC) RECEIVED PRIOR TO THE START OF CONSTRUCTION. THE NOC AND SWPPP SHALL BE POSTED AT THE PROJECT SITE PER TDEC REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE STATE AND FEDERAL REGULATIONS WITH REGARD TO EROSION AND SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES, ASSESSMENTS, DAMAGES AND/OR OTHER MONIES LEVIED AGAINST THE PROJECT, OWNER AND/OR CONTRACTOR AS A RESULT OF IMPROPER PERMIT FILING, INADEQUATE EROSION CONTROL MEASURES, AND/OR INADEQUATE EROSION CONTROL RECORD KEEPING.
5. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN, DOCUMENT THE EFFECTIVENESS OF THE INSTALLATION THROUGH ON-SITE INSPECTIONS, MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES AND ADJUST THE PLAN AND/OR EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THE PERMIT. ALL PROPOSED REVISIONS SHALL BE IN CONSULTATION WITH THE DESIGN ENGINEER.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CLEANING OPERATIONS AND SHALL BE FUNCTIONAL PRIOR TO BEGINNING EARTH MOVING OPERATIONS. EMBANKMENTS AND EXCAVATED AREAS SHALL BE PROMPTLY STABILIZED AFTER COMPLETION TO PREVENT EROSION.
7. CONTRACTOR SHALL MAINTAIN A RAIN GAGE ON SITE AT ALL TIMES AND RECORD RAINFALL DAILY. CONTRACTOR MUST INSPECT EROSION CONTROL TWICE PER CALENDAR WEEK. INSPECTIONS MUST TAKE PLACE AT LEAST 72 HOURS APART. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AT ALL TIMES WITH THE RESULTS OF EACH INSPECTION AND ACTION TAKEN. INSPECTOR SHALL BE LEVEL 1 CERTIFIED IN ACCORDANCE WITH TDEC REQUIREMENTS.
8. ANY EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS MUST BE SEEDED AND MULCHED WITHIN FIFTEEN (15) DAYS OF INSTALLATIONS. THESE AREAS MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL THE AREA IS DECLARED STABILIZED BY THE CITY OF WHITE BLUFF.
9. THE CONSTRUCTION OF TEMPORARY CONSTRUCTION ACCESS ROADWAY MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY RUNOFF OR VEHICLES ONTO PAVED SURFACE. CLEAR THE IMMEDIATE AREA AT THE CONSTRUCTION ACCESS ROAD FROM ALL VEGETATION, ROOTS AND ANY OTHER OBJECTIONABLE MATERIAL AND THEN LAY A LAYER OF GRAVEL AT A MINIMUM OF 6" THICK FOR A MINIMUM OF ONE HUNDRED (100) FEET FROM THE EDGE OF THE PAVED PUBLIC ROAD. WHERE SEDIMENT IS TRANSPORTED ON TO A PUBLIC ROAD PAVEMENT, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORK DAY OR MORE OFTEN AS DEEMED NECESSARY. REMOVE SEDIMENT FROM PAVED PUBLIC ROADS BY SHOVELING OR SWEEPING AND TAKE THE REMOVED SEDIMENT TO A SEDIMENT CONTROLLED DISPOSAL AREA. THE WASHING OF THE STREET SHALL BE ALLOWED ONLY AFTER SEDIMENT DEBRIS HAS BEEN REMOVED IN THE ABOVE MENTIONED MANNER.
10. ALL EXCAVATION AND FILL ACTIVITIES MUST BE CONDUCTED IN THE DRY.
11. CLEARING, GRUBBING, AND OTHER DISTURBANCE TO VEGETATION SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR SLOPE CONSTRUCTION AND EQUIPMENT OPERATIONS.
12. ALL DISTURBED AREAS SHALL BE STABILIZED. NOTATIONS ELSEWHERE IN THE PLANS INDICATE WHETHER SEED, SOD AND/OR OTHER STABILIZATION METHODS ARE REQUIRED. IF NOT NOTED ELSEWHERE, THE SITE SHALL BE SEEDED AND MULCHED AT MINIMUM. STABILIZING MATERIALS SHALL BE APPLIED AS SOON AS POSSIBLE UPON COMPLETION OF FINAL GRADING AND IN NO CASE GREATER THAN 14 DAYS. STABILIZATION FOR STEEP SLOPES (35% OR GREATER) SHALL BE APPLIED WITHIN 7 DAYS. PRIORITY SHALL BE GIVEN TO FINISHING OPERATIONS AND PERMANENT STABILIZATION OVER TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
13. WHERE EARTH DISTURBING ACTIVITY HAS BEEN TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN (7) DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN (14) FOURTEEN DAYS.
14. AFTER FULL STABILIZATION OF ALL DISTURBED AREAS THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL ITEMS. AFTER FULL STABILIZATION, THE CONTRACTOR SHALL FILE A "NOTICE OF TERMINATION" WITH THE STATE OF TENNESSEE. FULL STABILIZATION SHALL MEAN COVERAGE OF THE SITE WITH PERMANENT GRASS (A SIGNIFICANT PERCENTAGE OF BERMUDA OR FESCUE DEPENDING UPON THE MIX SPECIFIED AND THE TIME OF YEAR OF APPLICATION) WHICH IS SUSTAINABLE AND GROWING.
15. ALL BALED STRAW SHALL BE REPLACED AT 60 DAY MINIMUM INTERVALS, UNTIL FULL STABILIZATION IS ACHIEVED.
16. SILT FENCE SHALL BE INSTALLED BEYOND THE TOE OF ALL FILL SLOPES.
17. PLACE CLEAN ROCK CHECK DAMS IN DITCHES AND OTHER AREAS AS NECESSARY TO PREVENT SILTS FROM MIGRATING FROM THE PROJECT SITE.
18. ANY STOCKPILED SOILS FOR FILL MATERIAL, SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM LEAVING THE PROPERTY EITHER THROUGH STORM DRAINS OR OVER LAND. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCKPILED SOIL MATERIAL.
19. PRIOR TO DE-WATERING OF THE EXCAVATION FOR BELOW GRADE CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP A PLAN FOR THE TREATMENT AND RELEASE OF WATER OFF SITE, GENERALLY THROUGH A FILTER BAG OR FILTER SYSTEM.
20. THE CONCRETE TRUCK WASHOUT MAY BE EITHER ABOVE-GRADE OR BELOW GRADE. AN ABOVE GRADE WASHOUT SHOULD CONSIST OF A RING OF STAKED HAY BALES LINED (SIDES AND BOTTOM) WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING. A BELOW-GRADE WASHOUT SHOULD CONSIST OF AN EXCAVATED PIT LINED WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING AND SURROUNDED BY TEMPORARY SILT FENCE. THE VOLUME OF EITHER TYPE WASHOUT SHOULD BE SUFFICIENT TO HOLD THE ANTICIPATED CONCRETE VOLUME WITH A MINIMUM 4" FREEBOARD. RECOMMENDED MINIMUM DIMENSIONS ARE 10' X 10'.
21. CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTS TO THE ENGINEER:
 - * SIGNED COPY OF THE NOTICE OF INTENT PRIOR TO DISTURBANCE
 - * EVIDENCE OF CERTIFICATION OF INSPECTOR
 - * LOCATION OF NOTICE OF COVERAGE ON SITE
 - * COPY OF TDEC ACCEPTANCE OF NOTICE OF TERMINATION TO BE INCLUDED WITH CLOSE OUT DOCUMENTS
22. THE DESIGN DRAWINGS INDICATE THE DISTURBANCE OF 1.28 ACRES OF LAND AND THEREFORE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION STORM WATER IS REQUIRED. THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE APPROPRIATE ENVIRONMENTAL FIELD OFFICE OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
21. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FROM THE PREMISES WITHIN THIRTY (30) DAYS AFTER THE CITY OF LAVERGNE DETERMINES THE TEMPORARY CONTROL MEASURES ARE NO LONGER NEEDED.

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

DWG. No.	
C-7.0	
SCALE:	NOTED
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JOB No.	DWG.



1. THIS IS A SUGGESTED EROSION CONTROL PLAN. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY THROUGHOUT THE LIFE OF CONSTRUCTION, AND UNTIL FULL STABILIZATION OF THE SITE AND/OR THE COMPLETION OF CONSTRUCTION WHICH EVER COMES LATER.
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6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CLEANING OPERATIONS AND SHALL BE FUNCTIONAL PRIOR TO BEGINNING EARTH MOVING OPERATIONS. EMBANKMENTS AND EXCAVATED AREAS SHALL BE PROMPTLY STABILIZED AFTER COMPLETION TO PREVENT EROSION.
7. CONTRACTOR SHALL MAINTAIN A RAIN GAGE ON SITE AT ALL TIMES AND RECORD RAINFALL DAILY. CONTRACTOR MUST INSPECT EROSION CONTROL TWICE PER CALENDAR WEEK. INSPECTIONS MUST TAKE PLACE AT LEAST 72 HOURS APART. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AT ALL TIMES WITH THE RESULTS OF EACH INSPECTION AND ACTION TAKEN. INSPECTOR SHALL BE LEVEL 1 CERTIFIED IN ACCORDANCE WITH TDEC REQUIREMENTS.
8. ANY EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS MUST BE SEEDED AND MULCHED WITHIN FIFTEEN (15) DAYS OF INSTALLATIONS. THESE AREAS MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL THE AREA IS DECLARED STABILIZED BY THE CITY OF WHITE BLUFF.
9. THE CONSTRUCTION OF TEMPORARY CONSTRUCTION ACCESS ROADWAY MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY RUNOFF OR VEHICLES ONTO PAVED SURFACE. CLEAR THE IMMEDIATE AREA AT THE CONSTRUCTION ACCESS ROAD FROM ALL VEGETATION, ROOTS AND ANY OTHER OBJECTIONABLE MATERIAL AND THEN LAY A LAYER OF GRAVEL AT A MINIMUM OF 6" THICK FOR A MINIMUM OF ONE HUNDRED (100) FEET FROM THE EDGE OF THE PAVED PUBLIC ROAD. WHERE SEDIMENT IS TRANSPORTED ON TO A PUBLIC ROAD PAVEMENT, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORK DAY OR MORE OFTEN AS DEEMED NECESSARY. REMOVE SEDIMENT FROM PAVED PUBLIC ROADS BY SHOVELING OR SWEEPING AND TAKE THE REMOVED SEDIMENT TO A SEDIMENT CONTROLLED DISPOSAL AREA. THE WASHING OF THE STREET SHALL BE ALLOWED ONLY AFTER SEDIMENT DEBRIS HAS BEEN REMOVED IN THE ABOVE MENTIONED MANNER.
10. ALL EXCAVATION AND FILL ACTIVITIES MUST BE CONDUCTED IN THE DRY.
11. CLEARING, GRUBBING, AND OTHER DISTURBANCE TO VEGETATION SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR SLOPE CONSTRUCTION AND EQUIPMENT OPERATIONS.
12. ALL DISTURBED AREAS SHALL BE STABILIZED. NOTATIONS ELSEWHERE IN THE PLANS INDICATE WHETHER SEED, SOD AND/OR OTHER STABILIZATION METHODS ARE REQUIRED. IF NOT NOTED ELSEWHERE, THE SITE SHALL BE SEEDED AND MULCHED AT MINIMUM. STABILIZING MATERIALS SHALL BE APPLIED AS SOON AS POSSIBLE UPON COMPLETION OF FINAL GRADING AND IN NO CASE GREATER THAN 14 DAYS. STABILIZATION FOR STEEP SLOPES (35% OR GREATER) SHALL BE APPLIED WITHIN 7 DAYS. PRIORITY SHALL BE GIVEN TO FINISHING OPERATIONS AND PERMANENT STABILIZATION OVER TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
13. WHERE EARTH DISTURBING ACTIVITY HAS BEEN TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN (7) DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN (14) FOURTEEN DAYS.
14. AFTER FULL STABILIZATION OF ALL DISTURBED AREAS THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL ITEMS. AFTER FULL STABILIZATION, THE CONTRACTOR SHALL FILE A "NOTICE OF TERMINATION" WITH THE STATE OF TENNESSEE. FULL STABILIZATION SHALL MEAN COVERAGE OF THE SITE WITH PERMANENT GRASS (A SIGNIFICANT PERCENTAGE OF BERMUDA OR FESCUE DEPENDING UPON THE MIX SPECIFIED AND THE TIME OF YEAR OF APPLICATION) WHICH IS SUSTAINABLE AND GROWING.
15. ALL BALED STRAW SHALL BE REPLACED AT 60 DAY MINIMUM INTERVALS, UNTIL FULL STABILIZATION IS ACHIEVED.
16. SILT FENCE SHALL BE INSTALLED BEYOND THE TOE OF ALL FILL SLOPES.
17. PLACE CLEAN ROCK CHECK DAMS IN DITCHES AND OTHER AREAS AS NECESSARY TO PREVENT SILTS FROM MIGRATING FROM THE PROJECT SITE.
18. ANY STOCKPILED SOILS FOR FILL MATERIAL, SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM LEAVING THE PROPERTY EITHER THROUGH STORM DRAINS OR OVER LAND. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCKPILED SOIL MATERIAL.
19. PRIOR TO DE-WATERING OF THE EXCAVATION FOR BELOW GRADE CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP A PLAN FOR THE TREATMENT AND RELEASE OF WATER OFF SITE, GENERALLY THROUGH A FILTER BAG OR FILTER SYSTEM.
20. THE CONCRETE TRUCK WASHOUT MAY BE EITHER ABOVE-GRADE OR BELOW GRADE. AN ABOVE GRADE WASHOUT SHOULD CONSIST OF A RING OF STAKED HAY BALES LINED (SIDES AND BOTTOM) WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING. A BELOW-GRADE WASHOUT SHOULD CONSIST OF AN EXCAVATED PIT LINED WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING AND SURROUNDED BY TEMPORARY SILT FENCE. THE VOLUME OF EITHER TYPE WASHOUT SHOULD BE SUFFICIENT TO HOLD THE ANTICIPATED CONCRETE VOLUME WITH A MINIMUM 4" FREEBOARD. RECOMMENDED MINIMUM DIMENSIONS ARE 10' X 10'.
21. CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTS TO THE ENGINEER:
 - * SIGNED COPY OF THE NOTICE OF INTENT PRIOR TO DISTURBANCE
 - * EVIDENCE OF CERTIFICATION OF INSPECTOR
 - * LOCATION OF NOTICE OF COVERAGE ON SITE
 - * COPY OF TDEC ACCEPTANCE OF NOTICE OF TERMINATION TO BE INCLUDED WITH CLOSE OUT DOCUMENTS
22. THE DESIGN DRAWINGS INDICATE THE DISTURBANCE OF 1.28 ACRES OF LAND AND THEREFORE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION STORM WATER IS REQUIRED. THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE APPROPRIATE ENVIRONMENTAL FIELD OFFICE OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
21. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FROM THE PREMISES WITHIN THIRTY (30) DAYS AFTER THE CITY OF LAVERGNE DETERMINES THE TEMPORARY CONTROL MEASURES ARE NO LONGER NEEDED.

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

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

INTERMEDIATE & FINAL EPSC

REV.
△

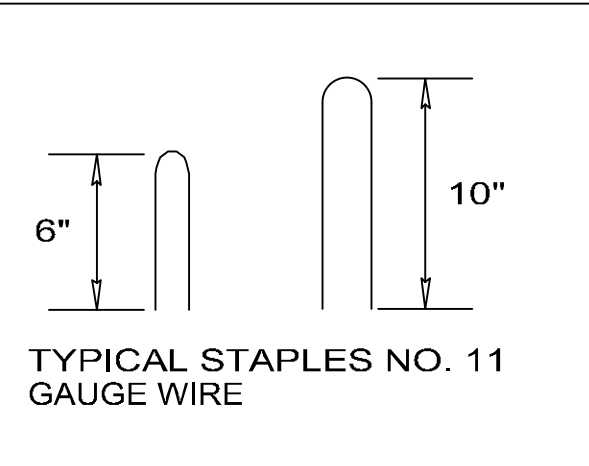
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".

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

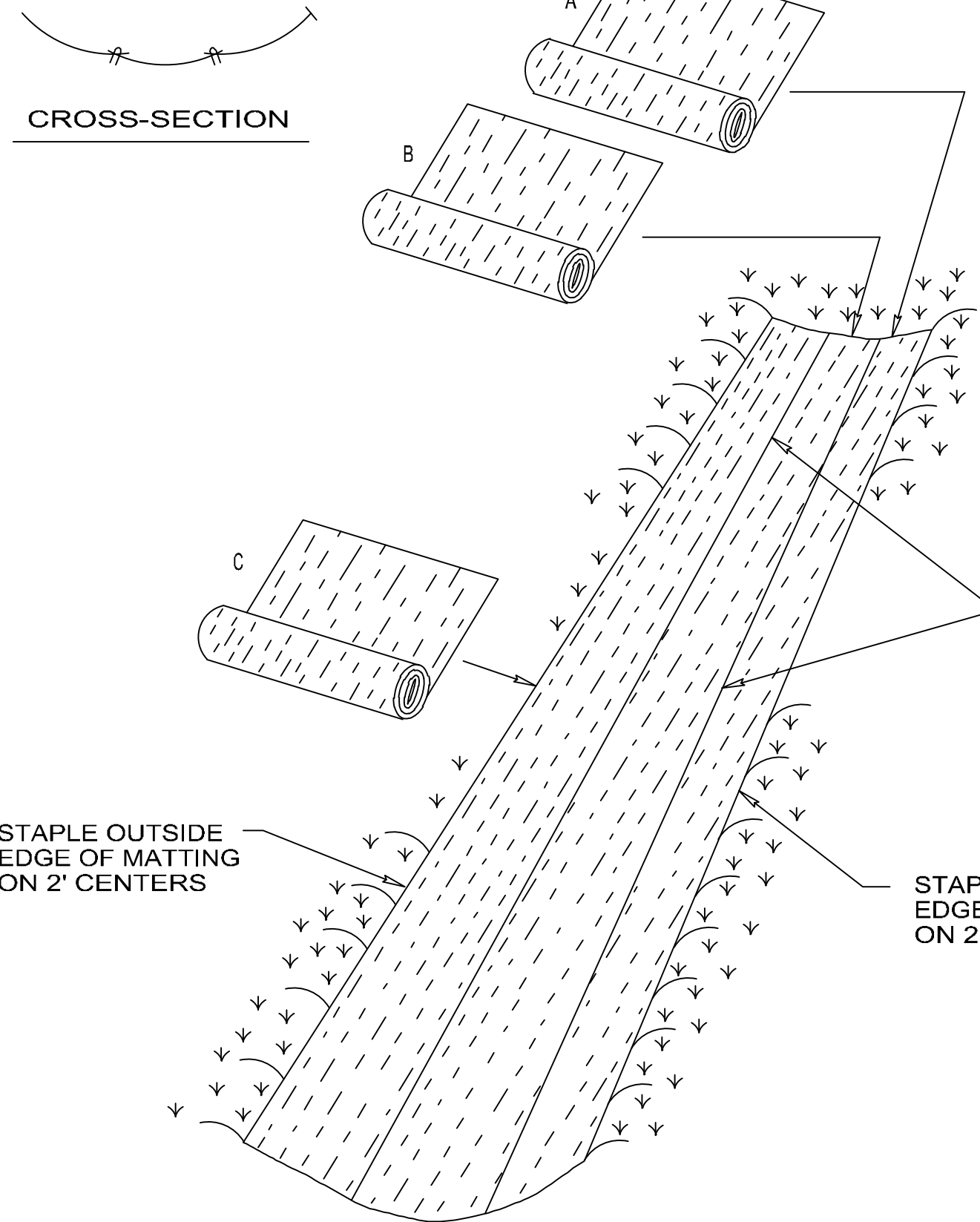
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.

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

STAPLE OUTSIDE
EDGE OF MATTING
ON 2' CENTERS



SCALE: N.T.S.



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

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

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

3' CREST
WIDTH

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

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

INV. (

STONE ENERGY DISSIPATOR

COMPACTED EARTHEN DAM

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

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

BAFFLE (TYP.)

INLET FLOW
(OR DITCH)

STABLE TRANSITION
REQUIRED TO THE
BASE OF THE SLOPE

FIRST CHAMBER
25% OF SURFACE AREA

SECOND CHAMBER
25% OF SURFACE AREA

EXTEND BAFFLES UP SIDES AS
TO NOT ALLOW FLOW AROUND
THE ENDS.

OUTLET ZONE 25% OF SURFACE AREA

SUPPORT ROPE
TO WIRE TO
PREVENT SAGGING

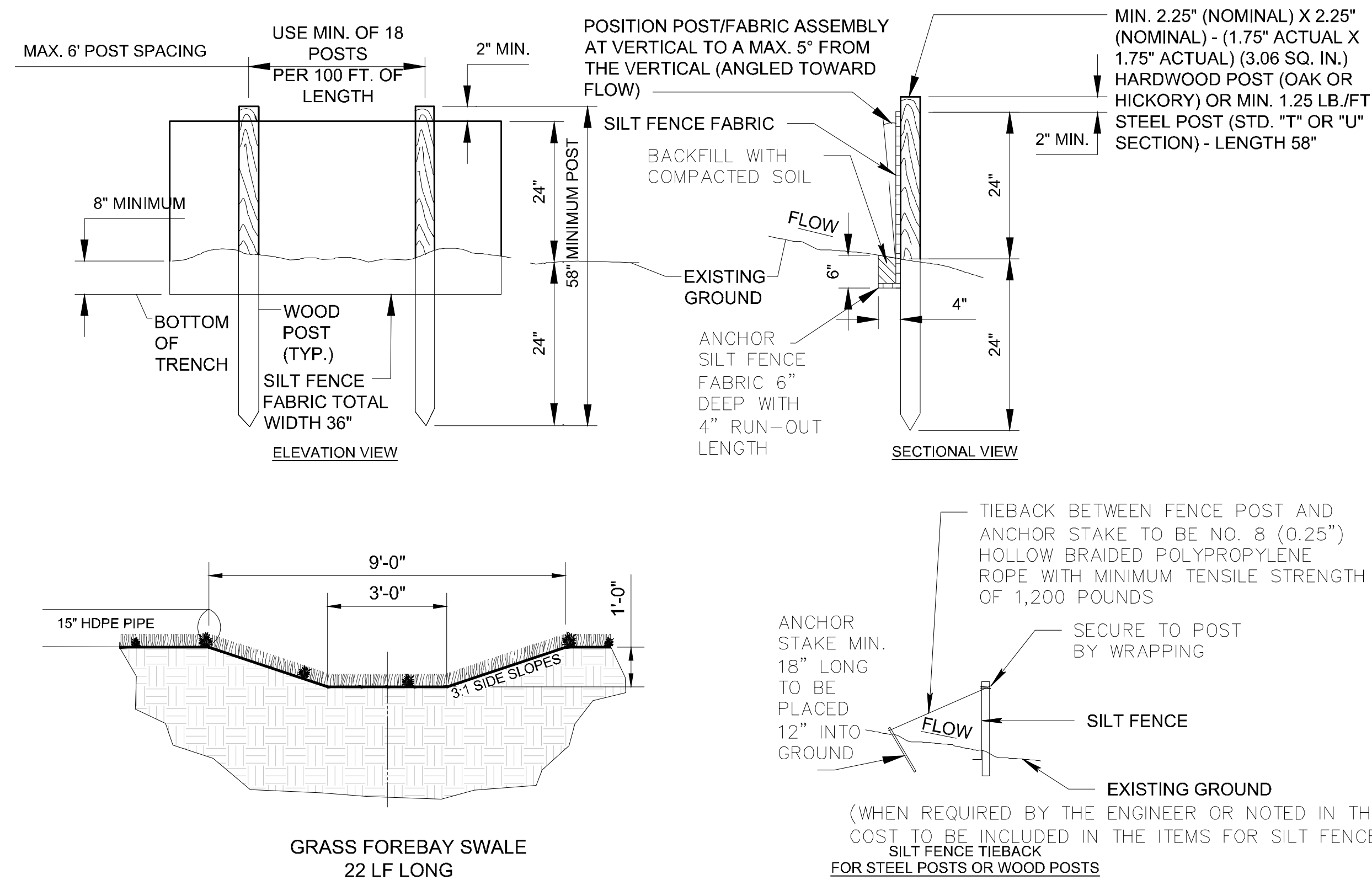
4'MAX

24" INTO BOTTOM
OR SIDES

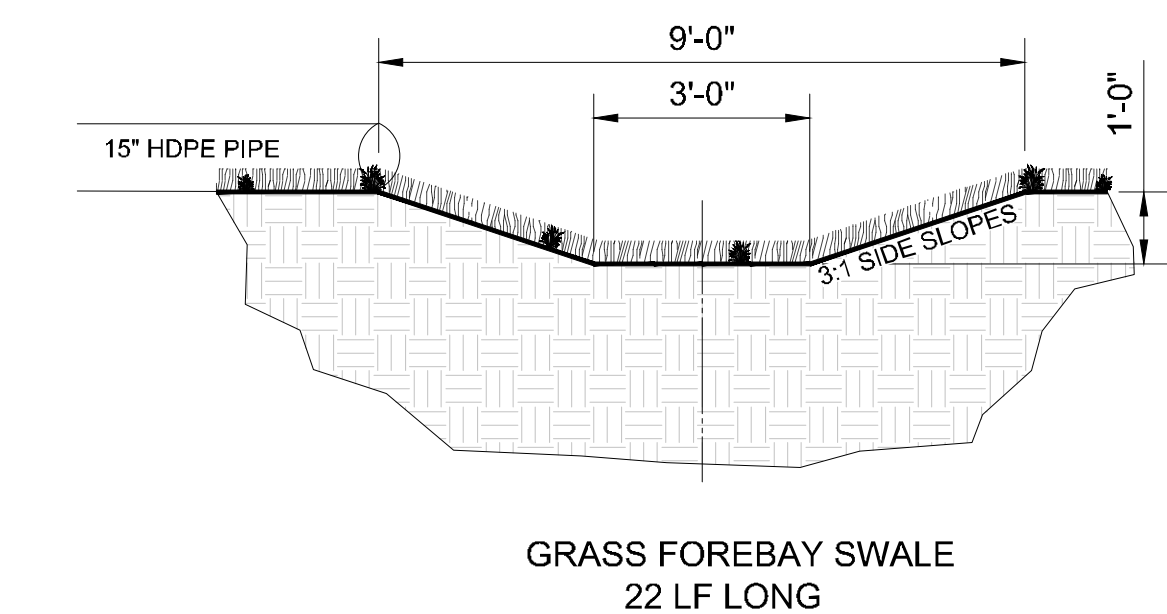
SUPPORT WIRE

DESIGN LIFE OF FABRIC
IS 6-12 MONTHS

SCALE: N.T.S.



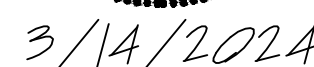
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NOTED



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



ENGINEER:



**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
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SITE DEVELOPMENT, WATER/WASTEWATER

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APPROVED	CAR	00/00/0000
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RETAIL CENTER

EXISTING FLOOR PLAN

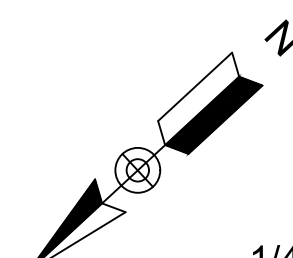
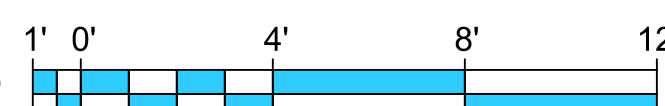
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A-1.0

SCALE: NOTED

JOB No. _____

	REV.
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$$1/4" = 1'-0"$$


EXISTING FLOOR PLAN

NOTED



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

ENGINEER:



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APPROVED	CAR	00/00/00
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5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROPOSED NEW BUILDING LAYOUT

D'WG, No.

A-1.1

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PROPOSED NEW BUILDING LAYOUT

NOTED



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ENGINEER:



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

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SAVED DATE: 3/14/2024 3:26:15 PM Doug		

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

DING, No.

A-2.0

SCALE: NOTED

JOB No. _____



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

1' 0" = 1'-0"



1' 0" 4' 8' 12'



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

1/4" = 1'-0"

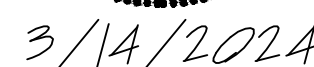
A horizontal graphic scale bar for the ratio 1/4" = 1'-0". The bar is divided into four equal segments, each representing 4 feet. Above the bar, the increments are labeled: 1' 0", 4', 8', and 12'. The bar itself is a solid blue line.

EXISTING FRONT & REAR ELEVATION

NOTED



TN GROUP PROPERTIES LL
9402 PLACID CT.
BRENTWOOD TN 37027



ENGINEER:



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RETAIL CENTER

55130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

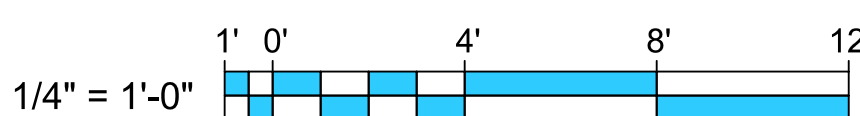
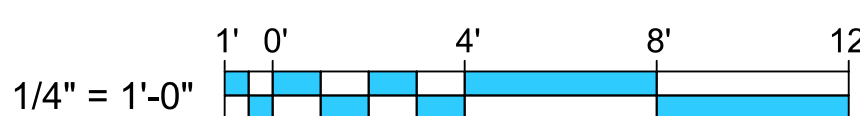
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SCALE: NOTED

JOB No. _____

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EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

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ENGINEER:



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APPROVED	CAR	00/00/00
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SAVED DATE: 3/14/2024 3:26:15 PM Doug

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

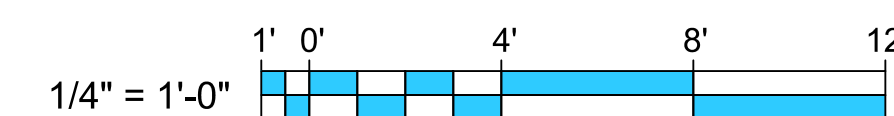
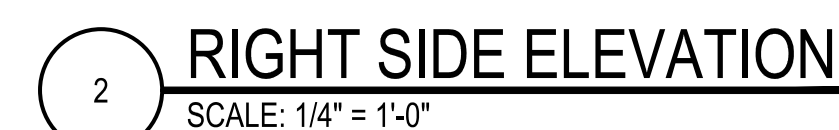
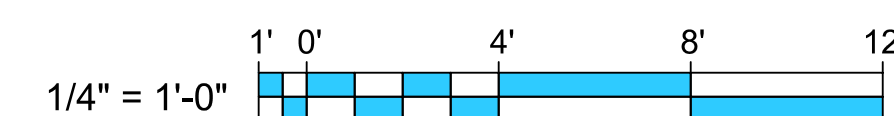
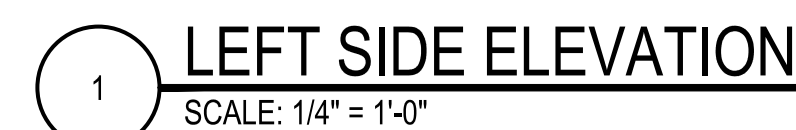
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SCALE: NOTED

JOB No. _____

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PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

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DESIGN	ATD	00/00
CHECKED	CAR	00/00
APPROVED	CAR	00/00

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

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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

DWG. No. _____

L-1.1

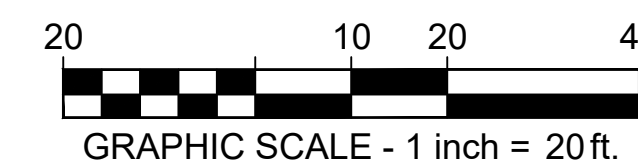
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SCALE: NOTED

CADFILE:

JOB No.

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LANDSCAPE CALCULATIONS		
SITE AREA:	55,908 SF	(128 AC)
ZONING:		C-2
	REQUIRED	PROVIDED
REQUIRED LANDSCAPING:		
3 CANOPY TREES / ACRE:	3.9	3 + 2 EX.
3 UNDERSTORY TREES / ACRE:	3.9	4
15 SHRUBS / ACRE:	19.3	55
TOTAL TREES:	7.7	7 + 2 EX.
TOTAL SHRUBS:	19.3	55

PHASE 1

PHASE 2

GEORGE CHANEY ROAD

NEW NASHVILLE HWY.

BREWER STREET

OLD NASHVILLE HWY.



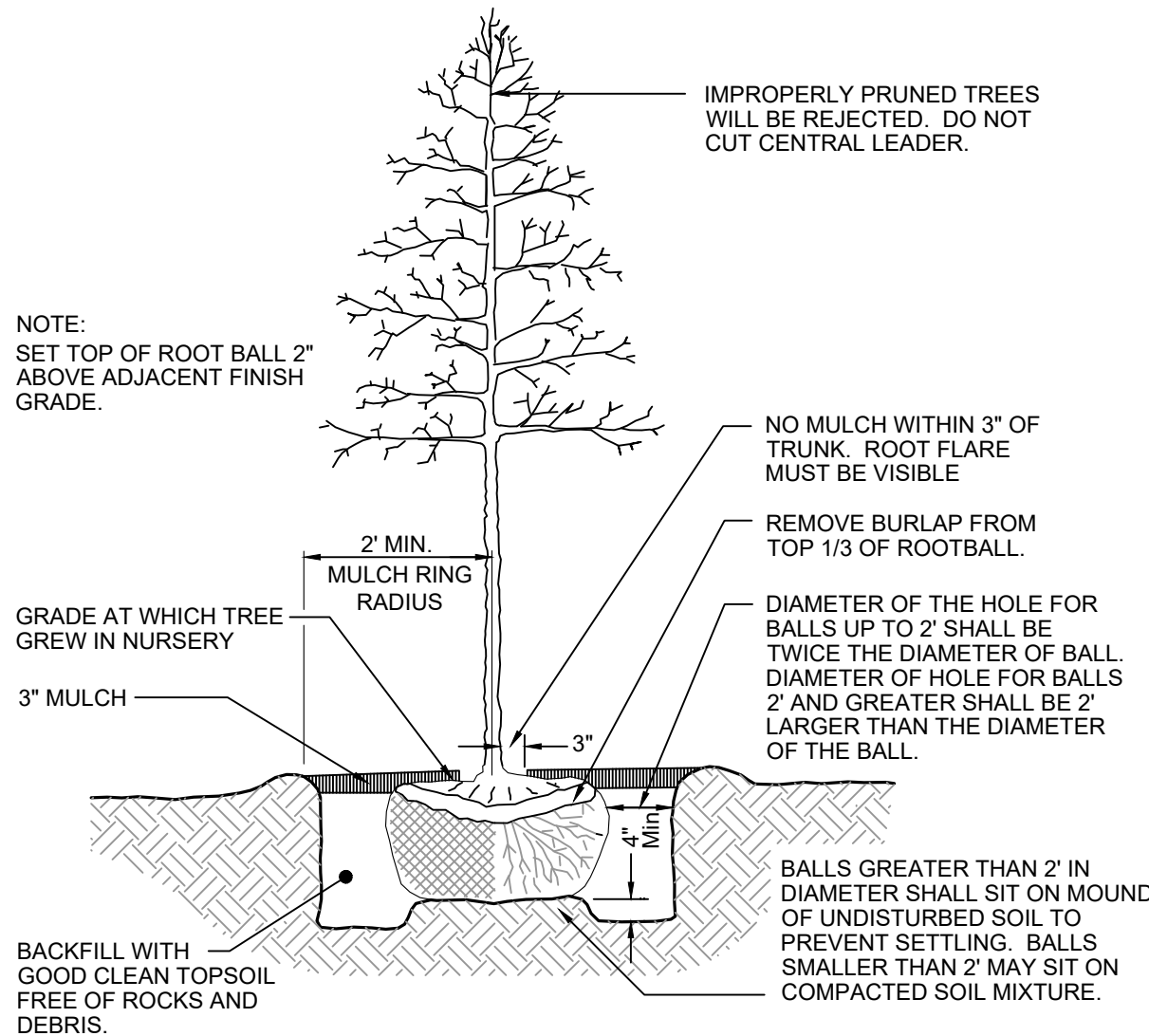
Kevin Reff, PLA
3369 Reids Chapel Rd.
Campbellsville, KY 42718
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz

LANDSCAPE PLAN

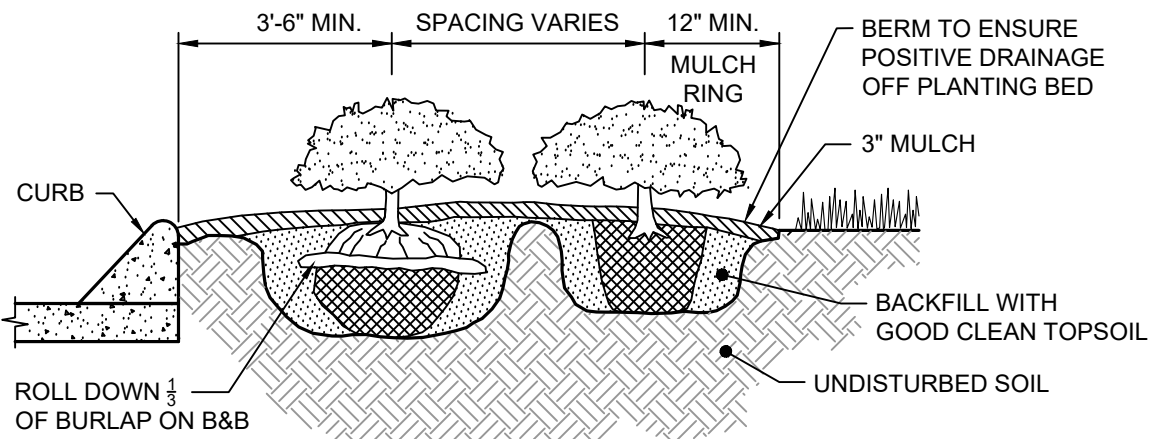
NOTED

LANDSCAPE NOTES:

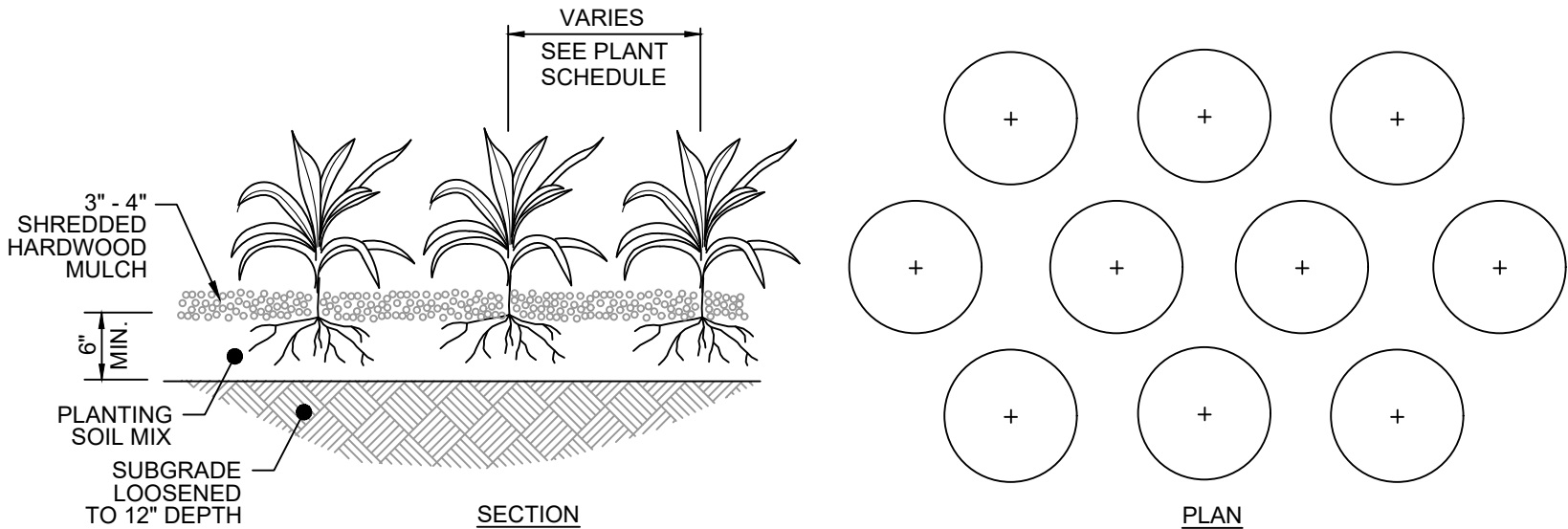
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
A. SAND SHALL BE CLEAN MASONRY SAND.
B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES
SPRING: MARCH 15 - APRIL 15
FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. HOSE BIBS LOCATED ON THE BUILDING TO PROVIDE WATER FOR ALL LANDSCAPE PLANTINGS.



DECIDUOUS TREE PLANTING
NOT TO SCALE



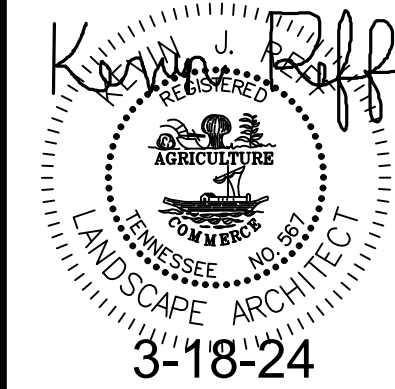
SHRUB / GROUND COVER PLANTING
NOT TO SCALE



GROUND COVER / PERENNIAL PLANTING
NOT TO SCALE

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

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



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

By Rhodes Engineering & Environmental Services, LLC.
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shall not be reproduced in any form without the written permission of
Rhodes Engineering & Environmental Services, LLC.

REVISIONS	DATE	DOWN	CHNG	DESIGN	APPD
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DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00

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

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

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



Beauty | Economy | Sustainability

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



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

WDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic

BAA SABA

Specifications

Depth (D1):	1"
Depth (D2):	7.5"
Height:	9"
Width:	11.5"
Weight:	13.5 lbs
(without options)	

Category:	
Notes:	
Item:	

Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely adapted shape that blends with any architecture. The sleek rectangular design comes in four sizes and luminaire packages ranging from 1,200 to 25,000 lumens, providing a true wide-area solution. Embedded with rugged® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-glare light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18M cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian safety applications in any environment.

WDGE2 LED Family Overview

Modeling	Option	Standard EM CUL	CEM, CUL	Color	Power	lm	W	H	D1	D2	W	H	D1	D2	W	H
WDGE2 LED	Visual Comfort	400			1W	Standard / Rugged	750	1,200	2,800	1,200	4,500	6,000	—	—	—	—
WDGE2 LED	Visual Comfort	1000		1W	Standard / Rugged	1,200	1,200	1,200	1,200	1,200	4,500	6,000	—	—	—	—
WDGE2 LED	Precision Performance	3000	1W	1W	Standard / Rugged	700	1,200	2,800	1,200	4,200	4,200	4,200	—	—	—	—
WDGE2 LED	Precision Performance	1200	1W	1W	Standard / Rugged	1,000	1,200	1,200	1,200	1,200	4,200	4,200	—	—	—	—
WDGE2 LED	Precision Performance	1200	1W	1W	Standard / Rugged	1,200	1,200	1,200	1,200	1,200	4,200	4,200	—	—	—	—

Ordering Information

EXAMPLE: WDGE2 LED P3 400 80CRI PV MVOLT 5RM DBDXX

Order	Package	Color Temperature	CE	Emulation	Voltage	Emergency	Shipped separately
WDGE2 LED	P1*	27K	80CRI	80CRI	AC	Standard	ICW
	P2*	3000K	80CRI	80CRI	AC	Standard	ICW
	P3*	3000K	80CRI	80CRI	AC	Standard	ICW
	P4*	3000K	80CRI	80CRI	AC	Standard	ICW
	P5*	3000K	80CRI	80CRI	AC	Standard	ICW

Options:							
4000	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	Standard Sensor Controls	Only available with P1/P2/P3/P4/P5	80CRI	80CRI	Shipped separately	DBDXX
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EMV	Emergency battery backup (Certified to AIA Title 24 SBC-2012)	PM	On/Off (On/Off sensor) for 15' mounting height. Increased is available.	1200	1200	ICW	ICW
EM							



Item #: 4. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Last of the Loggers, LLC - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong.

Reviewed By:
Bo Logan, City Planner

Summary:

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

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

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

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

Staff Comments / Technical Items:

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

No Comments.

Engineering (Gary Lide - glide@lavergneth.gov)

No comments.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

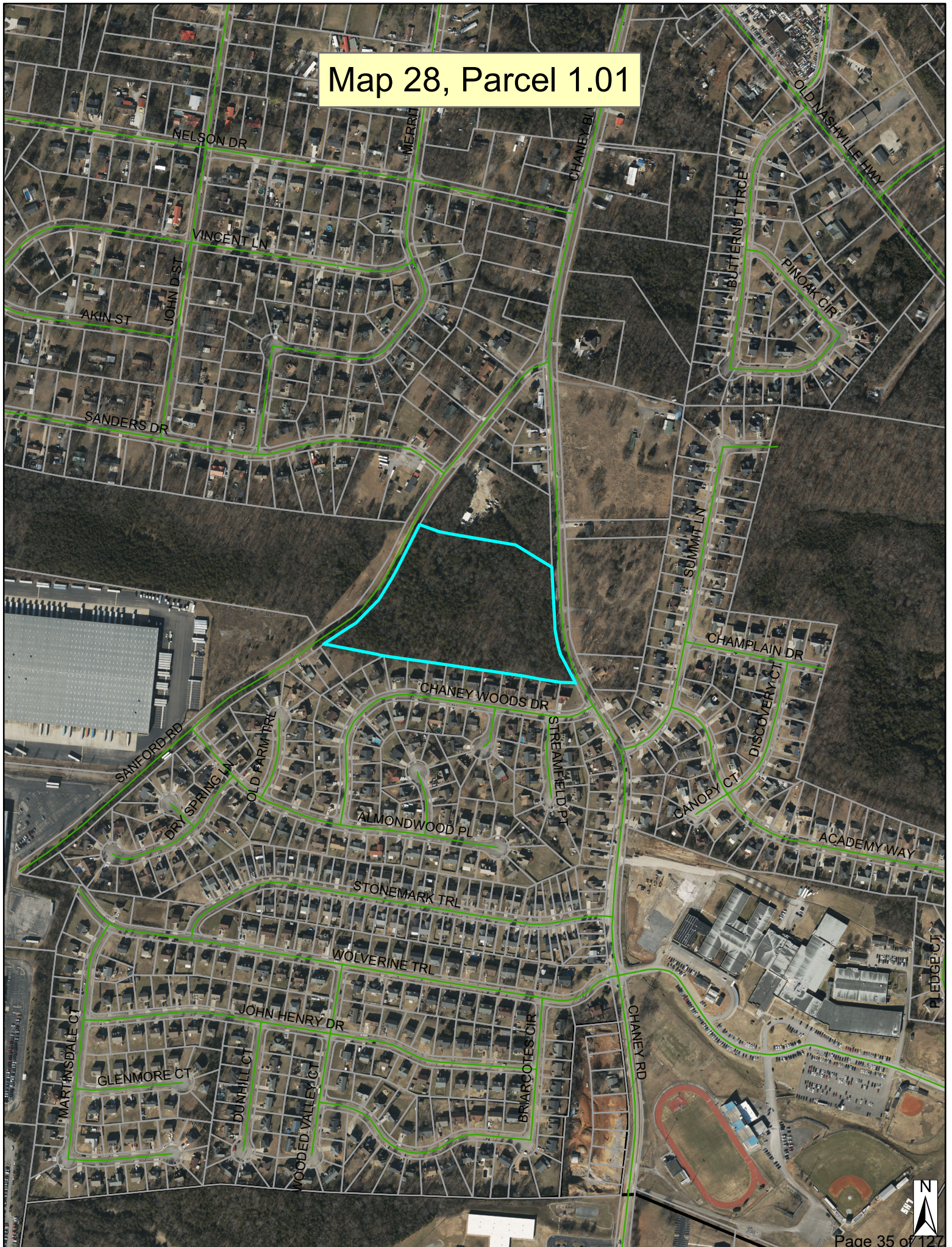
No comments.

Police

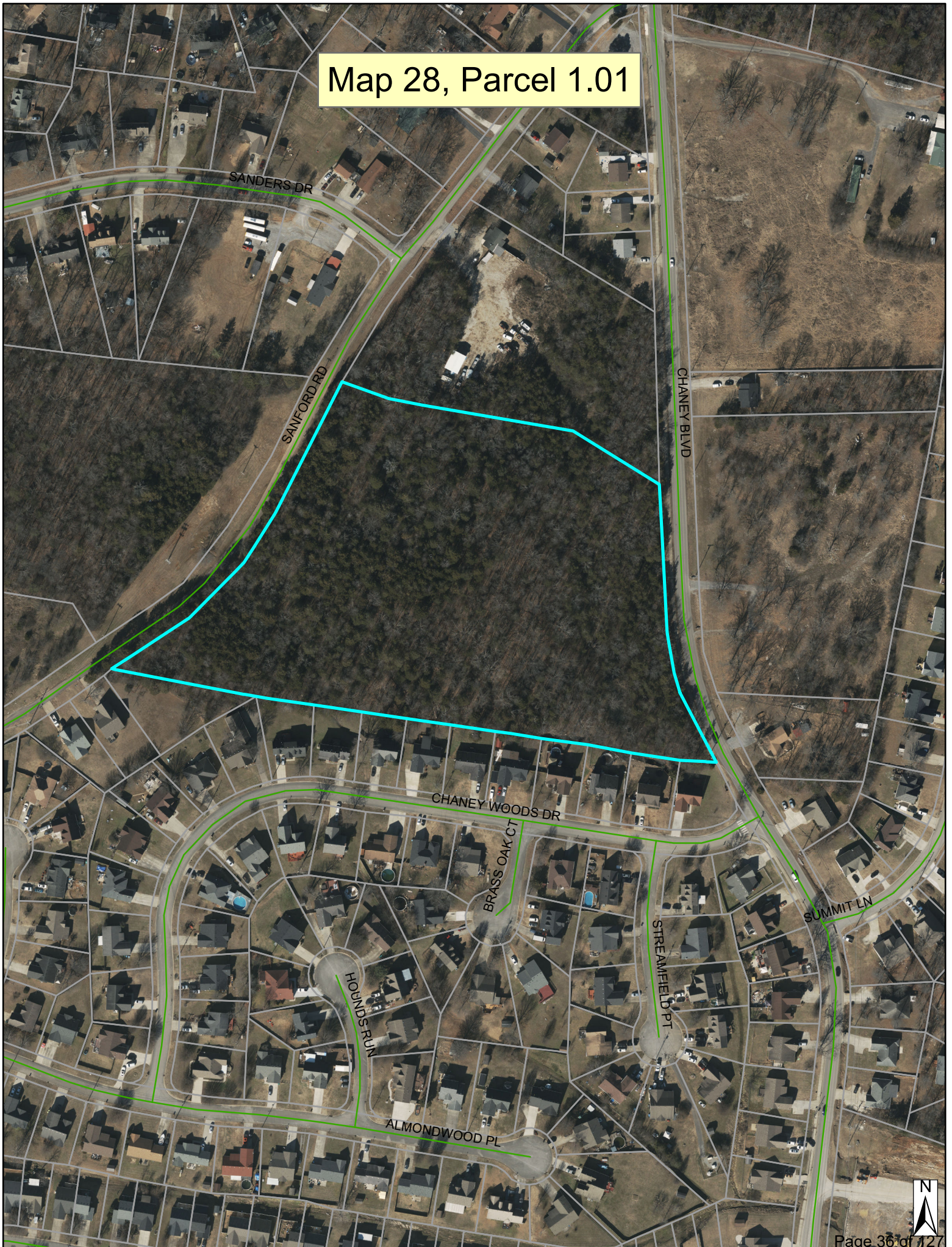
No comments.

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

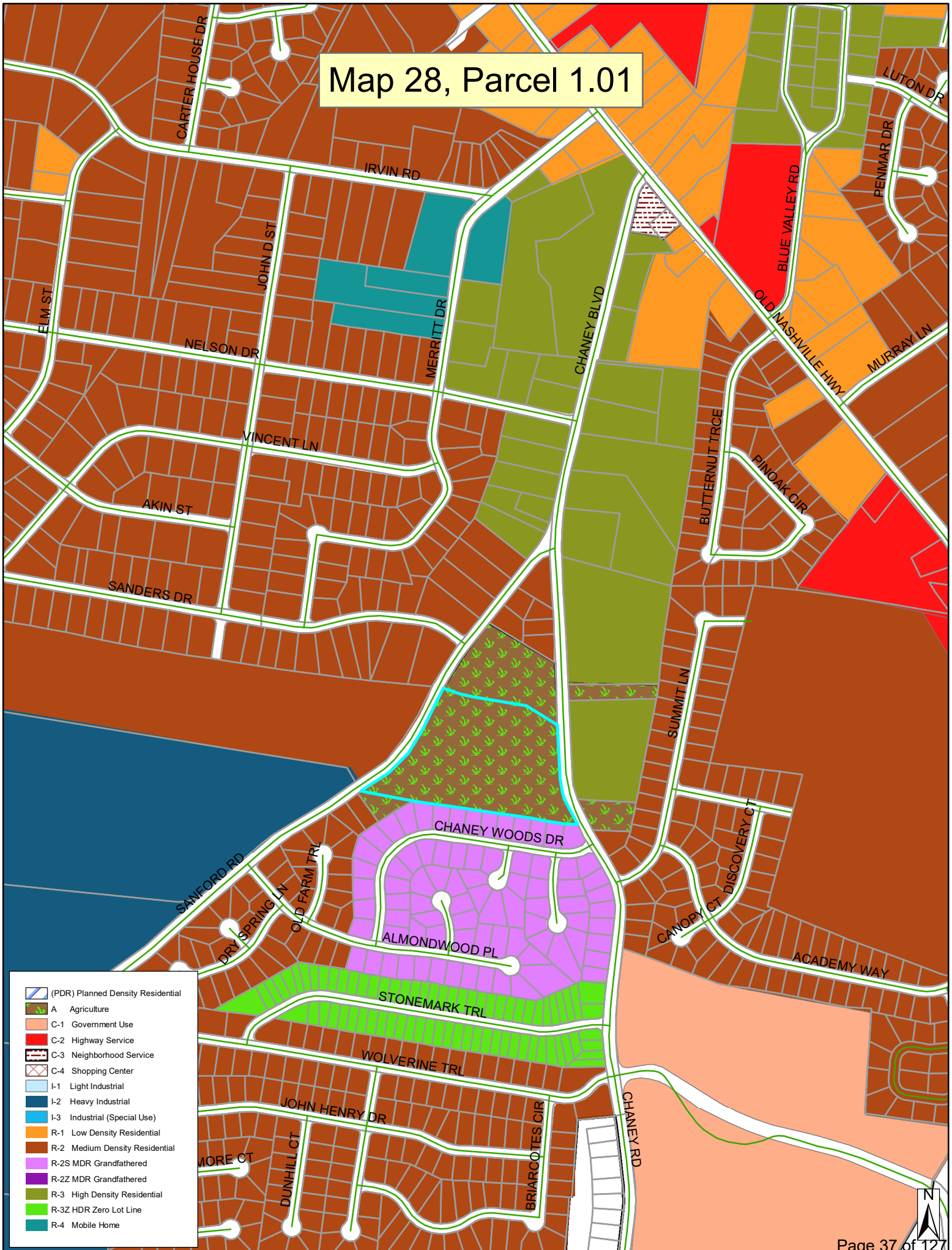
Map 28, Parcel 1.01



Map 28, Parcel 1.01



Map 28, Parcel 1.01





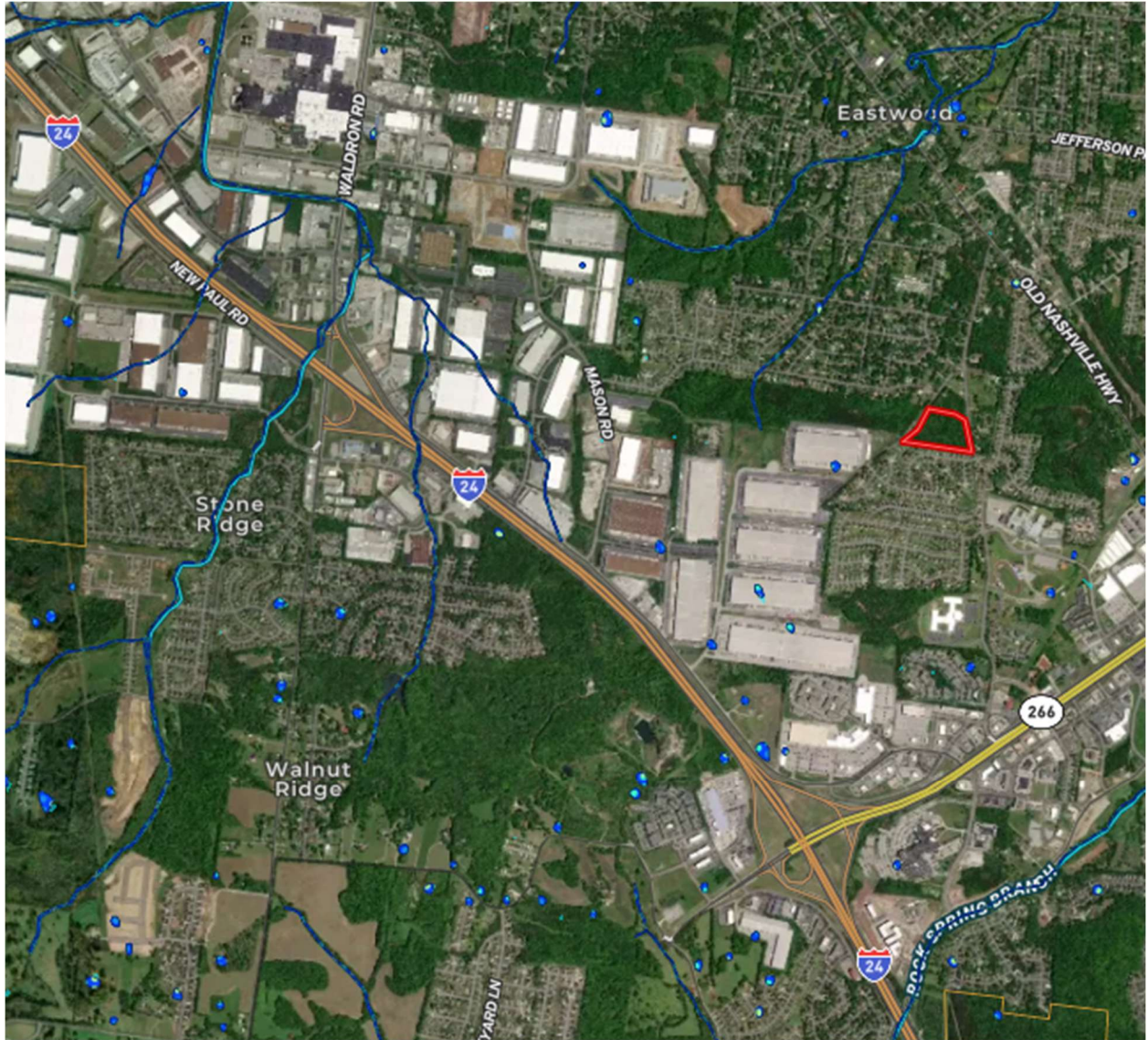
**PROPERTY
RE-ZONING
REQUESTED**
FOR INFO CALL
615-267-8702



Location: Sanford Rd, La Vergne, TN, 37086

Parcel ID: R0014716

Acres: 9.67





RADIUS	AC LENGTH	CORC	HALF LENGTH	CHORD BEARING	DELTA ANGLE
78.967	2.022657	S	6.767	49.56°	17.20°
78.967	2.022657	N	6.767	118.60°	49.56°

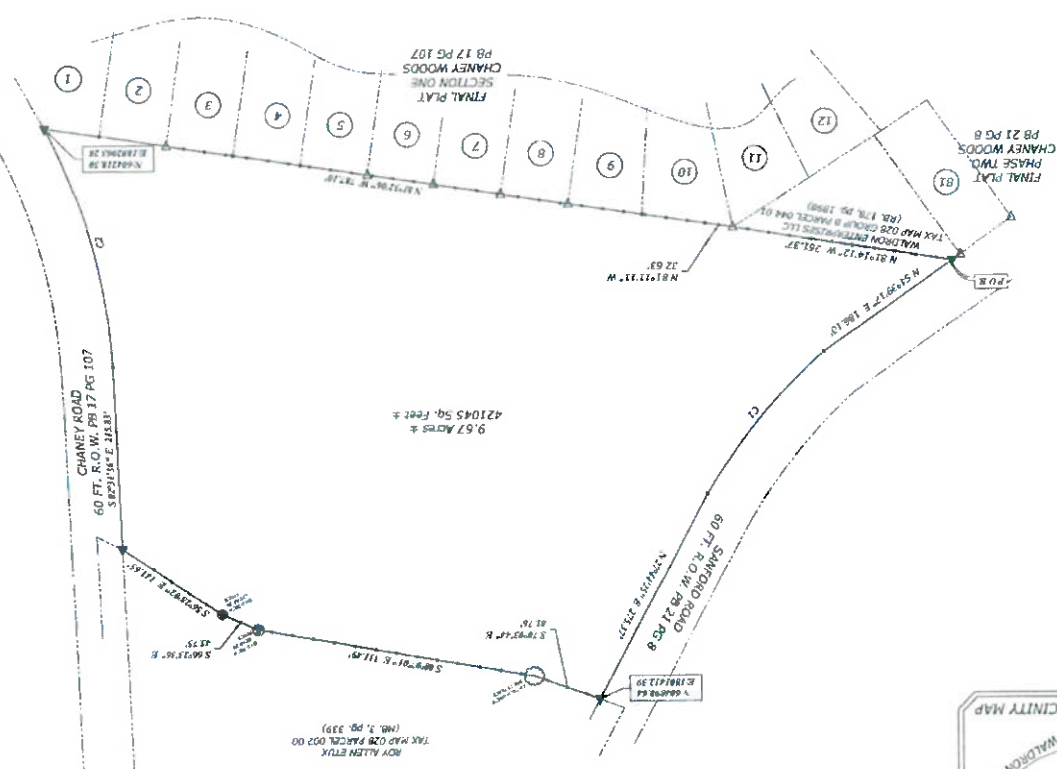
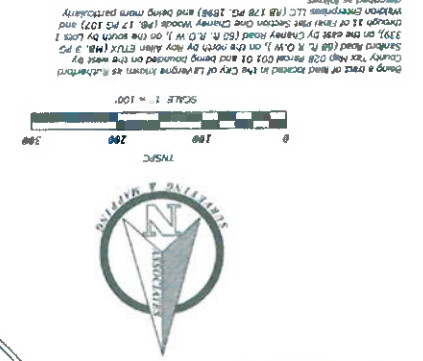
1. PURPOSE OF PLAT: BOUNDARY SURVEY
2. THE SUBJECT TRACT IS ZONED A OR A2104 SF & SURVEYED ACCORDING: 9.67 AC & 0.2104 SF
3. MINIMUM BUILDING SETBACKS AS FOLLOWS:
FRONT = 40'
SIDE = 15'
REAR = 15'
4. THE SUBJECT PROPERTY LIES WITHIN ZONE X OF FEMA FLOOD INSURANCE RATE INFORMATION, EFFECTIVE DATE JANUARY 5, 2007.
42140401050, EFFECTIVE DATE JANUARY 5, 2007.
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND/OR ANYTHING THAT MIGHT SURVIVE MAP REVEAL.

TAX MAP 028 PARCEL 001.01	SCALE 1" = 100'	SHEET 1 OF 1	DATE 10/21/19	PROJECT # CHAO - 19
AGEDDON BOOK 1521 PAGE 265 ACCORD CITY OF LANSING SWAMP ROAD PROPERTY ADDRESS TERRY VAN WINKLE TRUST OWNER		TERRY VAN WINKLE TRUST  SURVEYING & MAPPING P.O. BOX 165 LANSING, MI 48201-0165 PHONE: (313) 487-4500 FAX: (313) 487-4501 WWW.VANWINKLE.COM		
3RD CIVIL DISTRICT BUTLER/HOARD COUNTY		RUSSELL A. WHITE ASSOCIATES		

THE COLOR OF THE LOGO INDICATES AN OFFICIAL COPY. IF THERE IS NO COLOR IN THE LOGO, THEN THIS IS NOT AN OFFICIAL COPY.

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10/20/2017 10:00 AM



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

Reviewed By:

Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

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

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

Staff Comments / Technical Items:

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

1. Sidewalk is required.

Engineering (Gary Lide - glide@lavergnen.gov)

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

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

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

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

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

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

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

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

No comments.

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

393 Mason Rd

INGRAM BLVD

ZELLWOOD DR

FRUITLAND CT

GRAYSON CT

POULAN CT

SANDERS DR

GRIFFIN CT

MASON RD

TECHPARK DR



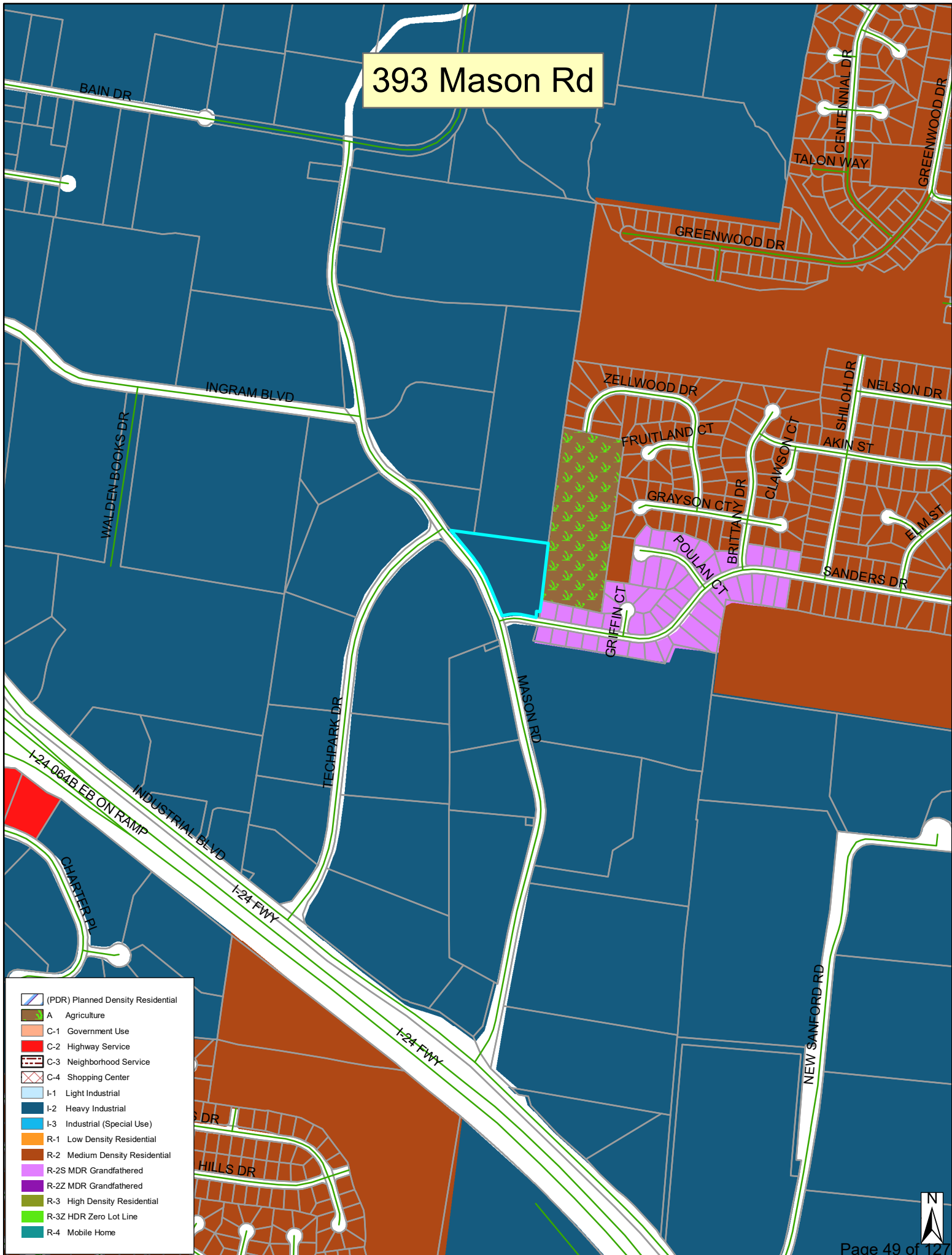
393 Mason Rd

MASON RD

SANDERS DR



393 Mason Rd







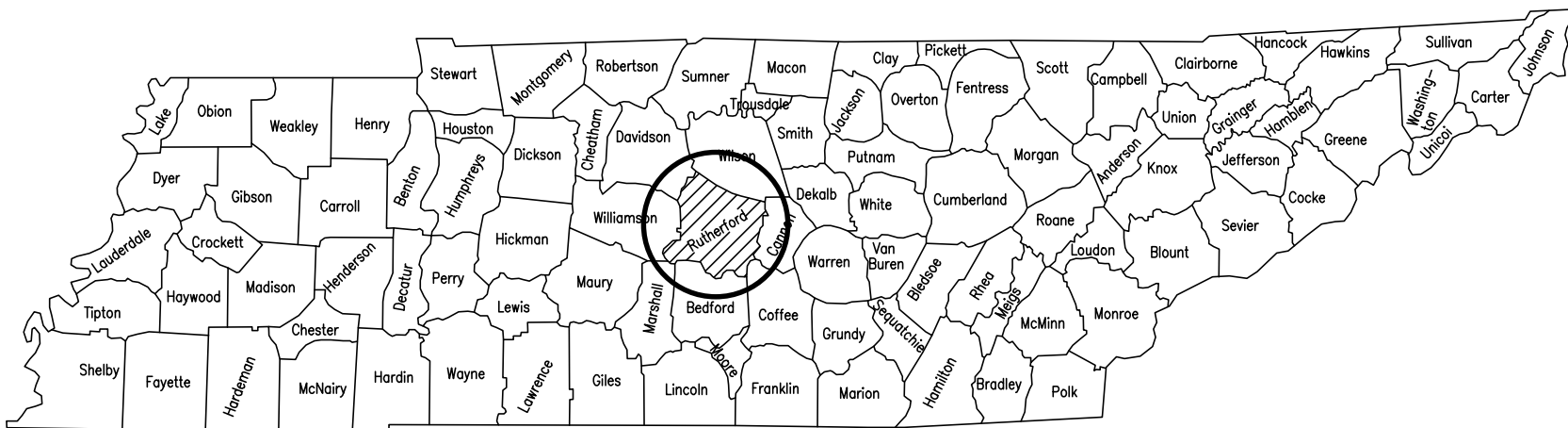
L:\Engineering\1574 Graefen Development\1574-01 MBI Building - La Vergne TN\Civil\Construction Plans\1574-01_C0.00 COVER SHEET.dwg LAYOUT: C0.00 SAVED: 8/30/2025 11:14 AM PAGES: 24X36 PLOTTED: 9/2/2025

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

SEPTEMBER 2, 2025

INDEX OF SHEETS

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



DRAFT
NOT FOR CONSTRUCTION

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



GRIGGS & MALONEY
INCORPORATED
Engineering & Environmental Consulting

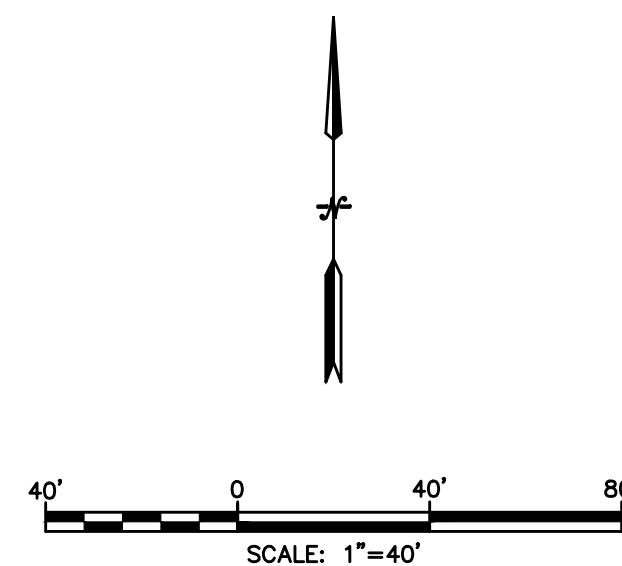
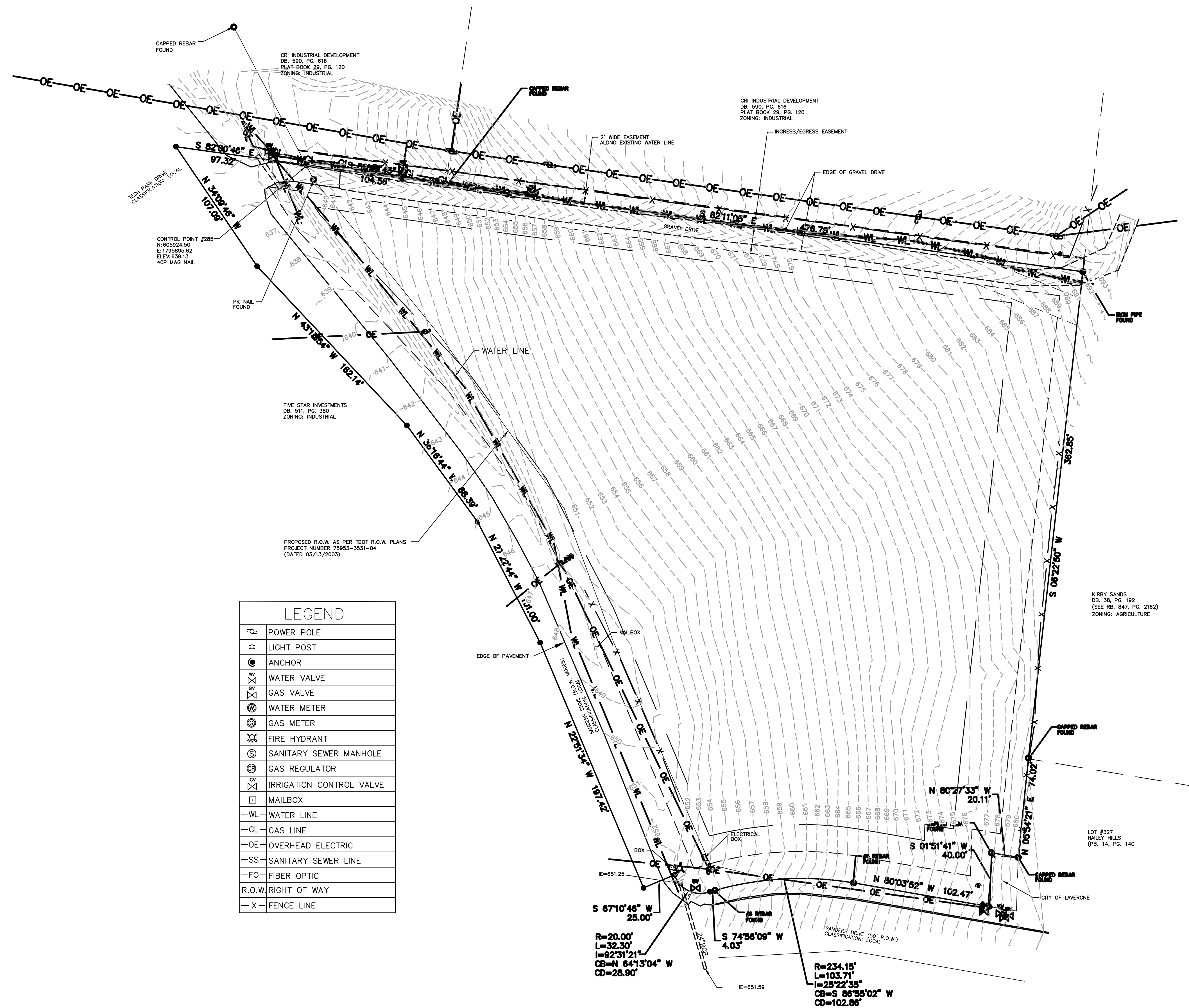
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632

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

PROJECT NO. 1574-01
SET NO. _____

SUBMITTALS AND REVISIONS			
DATE	BY	NO.	DESCRIPTION

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GENERAL NOTES:

PROJECT BENCHMARK

N: 605924.50
E: 1795895.62
ELEV: 639.13
40P MAG NAIL

FLOOD NOTE

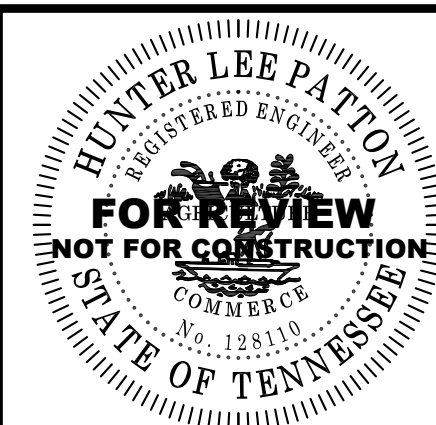
THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47149C0105H, EFFECTIVE DATE JANUARY 5, 2007.

1. SURVEY PERFORMED BY JOHNSON & ASSOCIATES SURVEYING ON 07/28/2025.
2. DATUM WAS TAKEN FROM THE NAVD83 AND NAD83
3. ACCORDING TO RULE 0820-03.06 (MAPS AND MAPPING) PARAGRAPH (5) OF THE STANDARDS OF PRACTICE, TENNESSEE LAND SURVEYOR'S LAWS AND LAND SURVEYOR'S HANDBOOKS HAVE THE FOLLOWING EFFECT FROM 1/1/2017: "ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR DIGITALLY SIGNED AND/OR OTHER ELECTRONICALLY TRANSMITTED INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS." ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE.
4. THE CONTRACTOR SHALL COMPLY WITH THE TENNESSEE STATE LAW AND ALL CITY, COUNTY AND STATE UNIFORM DAMAGE PREVENTION ACT COMMONLY KNOWN AS THE "TENNESSEE ONE CALL LAW" AND ALL CONDITIONS OF THIS LAW SHALL COMPLY TO THIS PROJECT. IN ACCORDANCE WITH THE TENNESSEE ONE CALL LAW, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR.

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

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[illegible]

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EXISTING CONDITIONS

PROJECT NO.	1574-01
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SEPTEMBER
DATE: 2025

DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C1.01

FILE NAME: PLENAME.DWG

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REVISIONS			
DATE	BY	NO.	DESCRIPTION

**MBI BUILDING
GRAEFEN DEVELOPMENT**

**393 MASON ROAD
LA VERGNE, TENNESSEE**

SITE PLAN

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

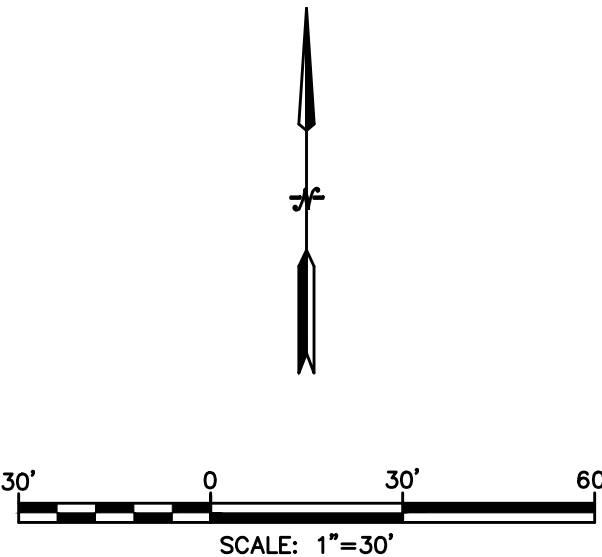
DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

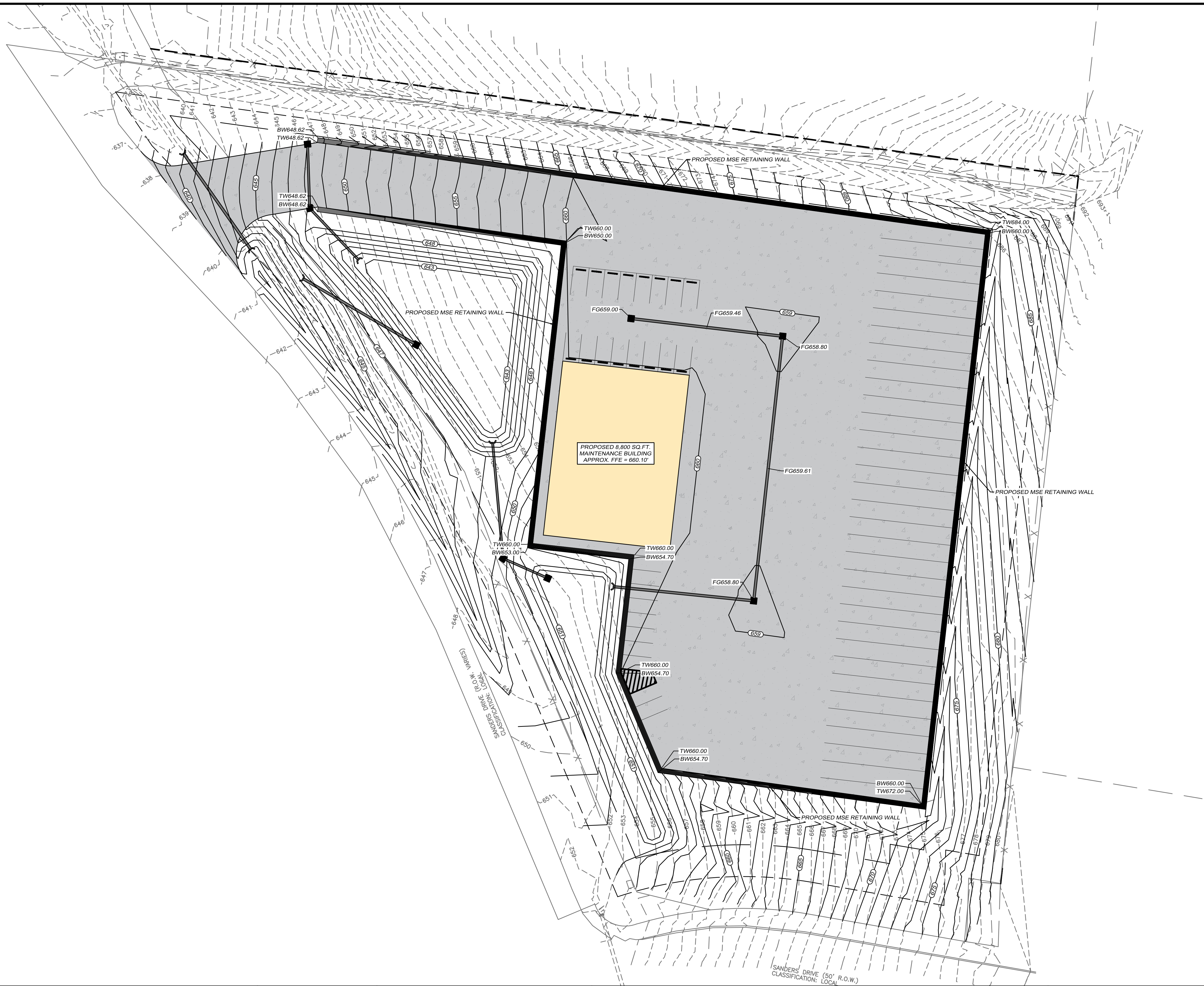
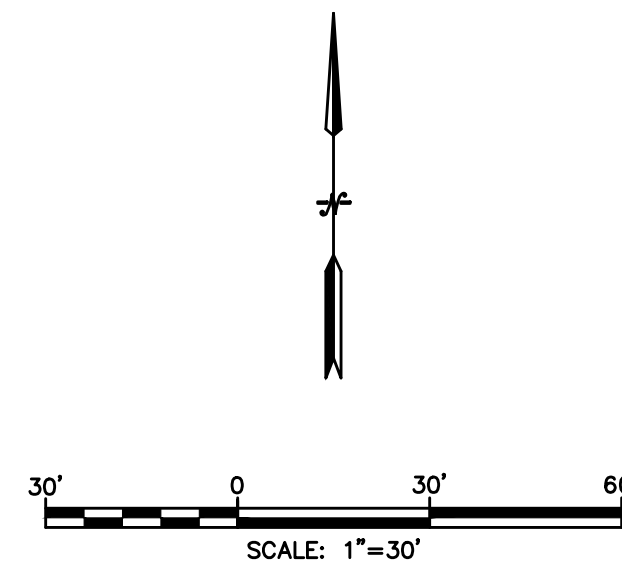
APPROVED BY: RWM

SHEET NO. C2.01

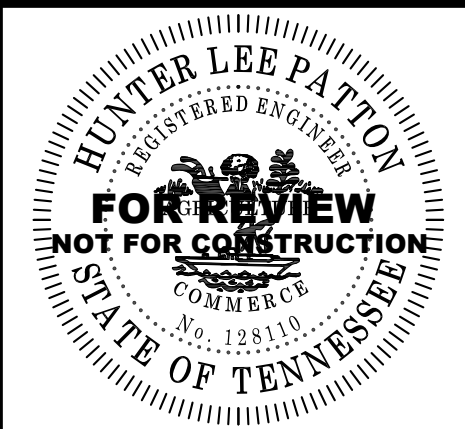


SITE PLAN NOTES:

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



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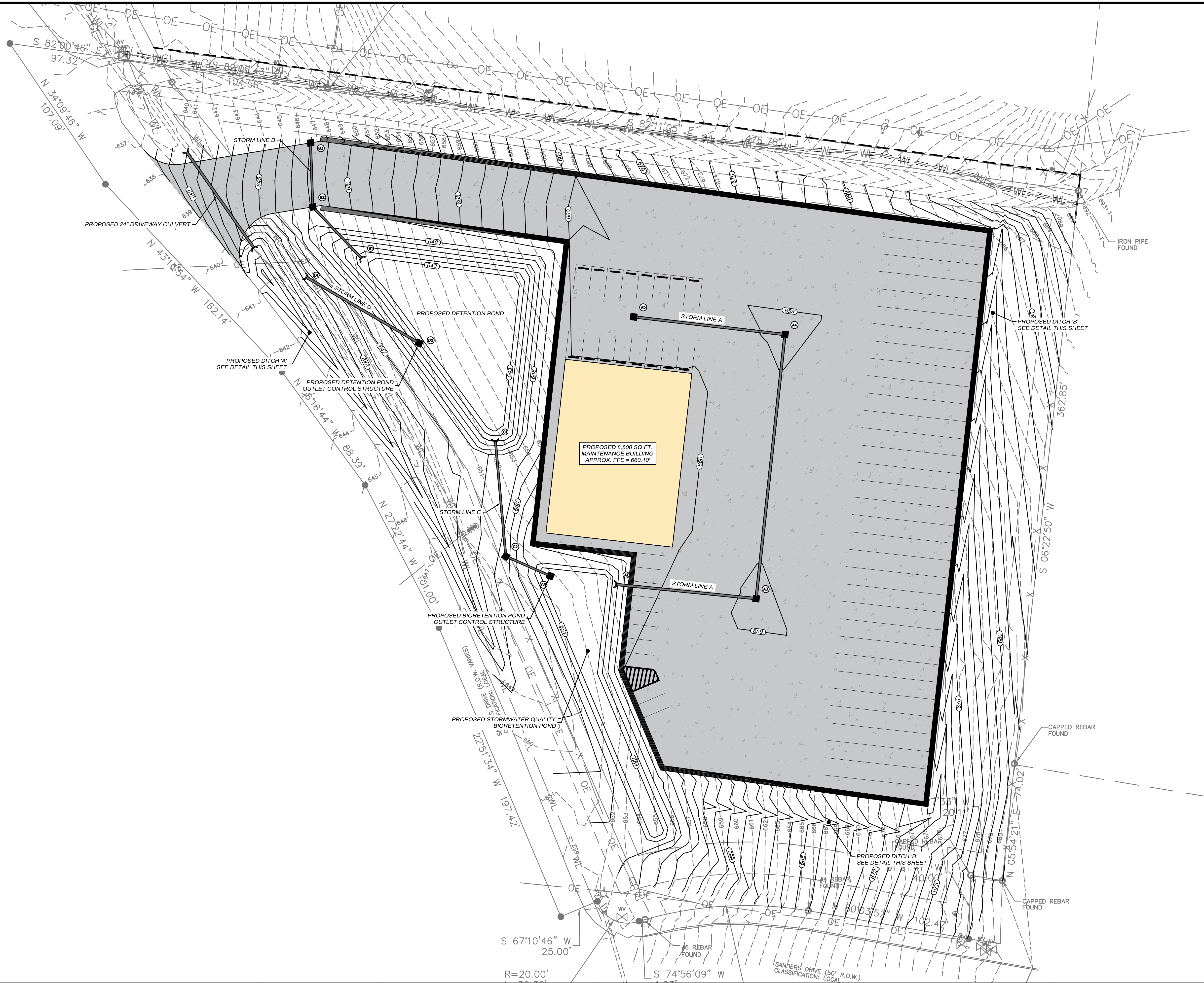


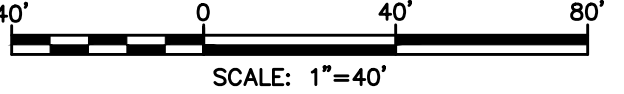
REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE GRADING PLAN

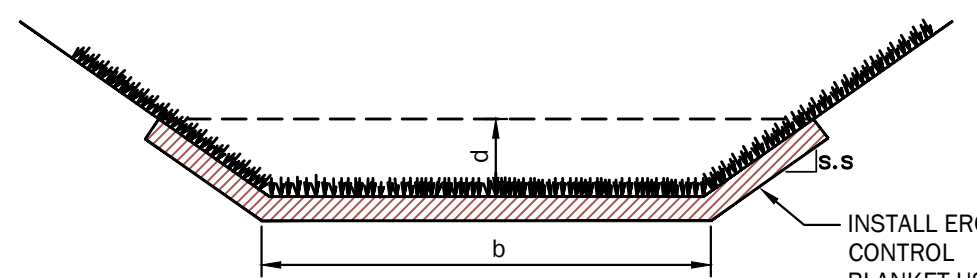
PROJECT NO. 1574-01	
SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM
SHEET NO. C3.01	





SCALE: 1"=40'

DRAINAGE PLAN NOTES:

1. CULVERTS UNDER PROPOSED DRIVEWAYS SHALL BE A MINIMUM OF 18".


TYPICAL FRONT VIEW
INSTALL EROSION CONTROL BLANKET USE CURLEX II OR EQUAL

ROADSIDE DITCH DETAIL
NOT TO SCALE

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

PROPOSED DITCH SCHEDULE

FILE NAME: TRENKLE.DWG

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REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE DRAINAGE PLAN

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

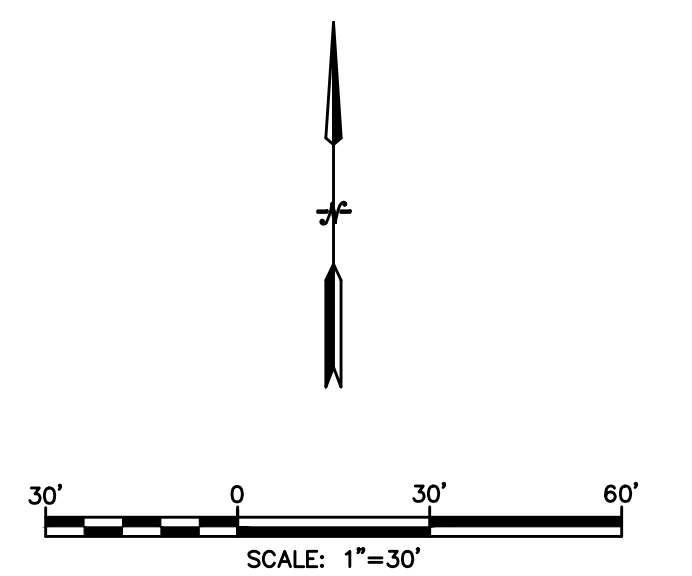
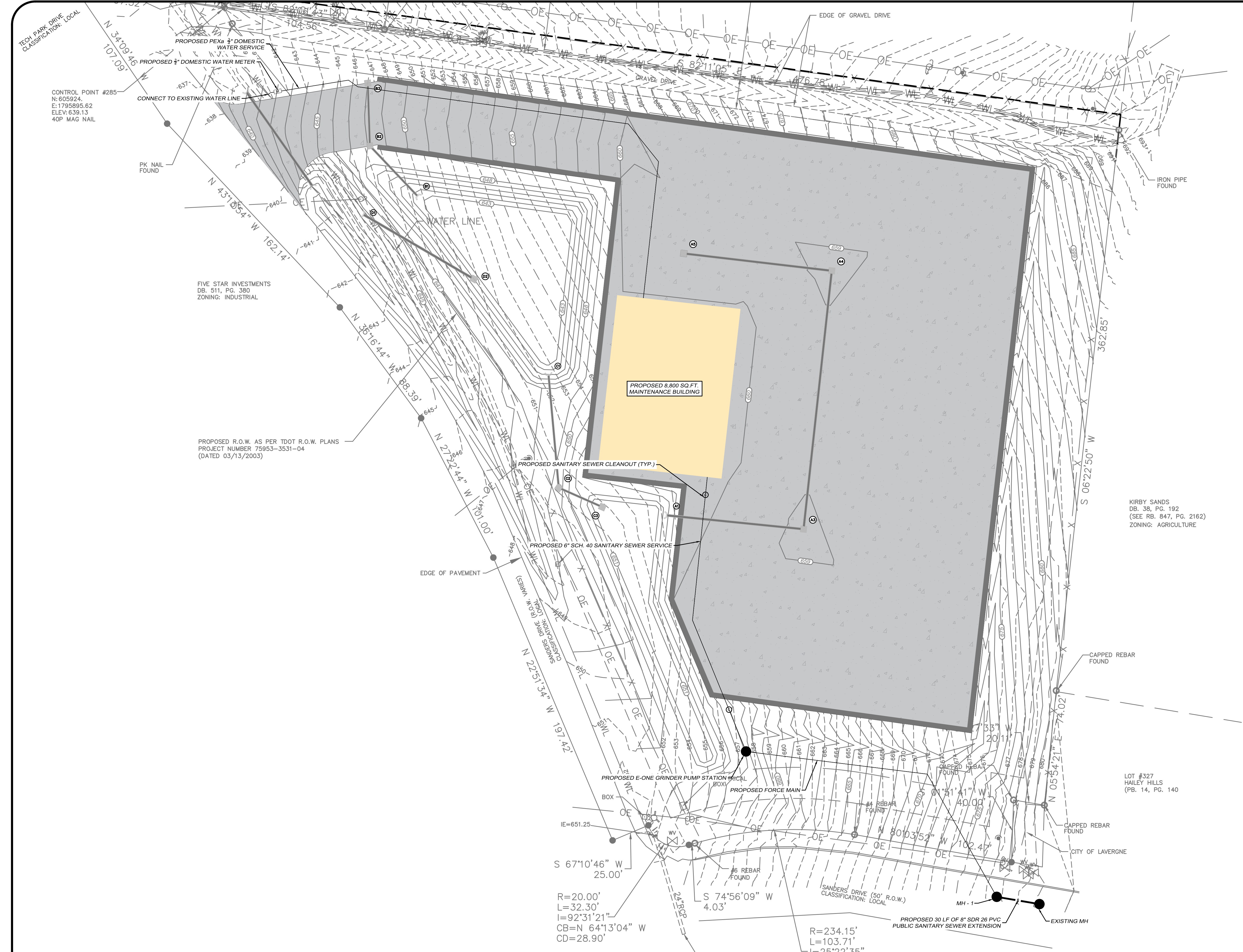
DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C4.01



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

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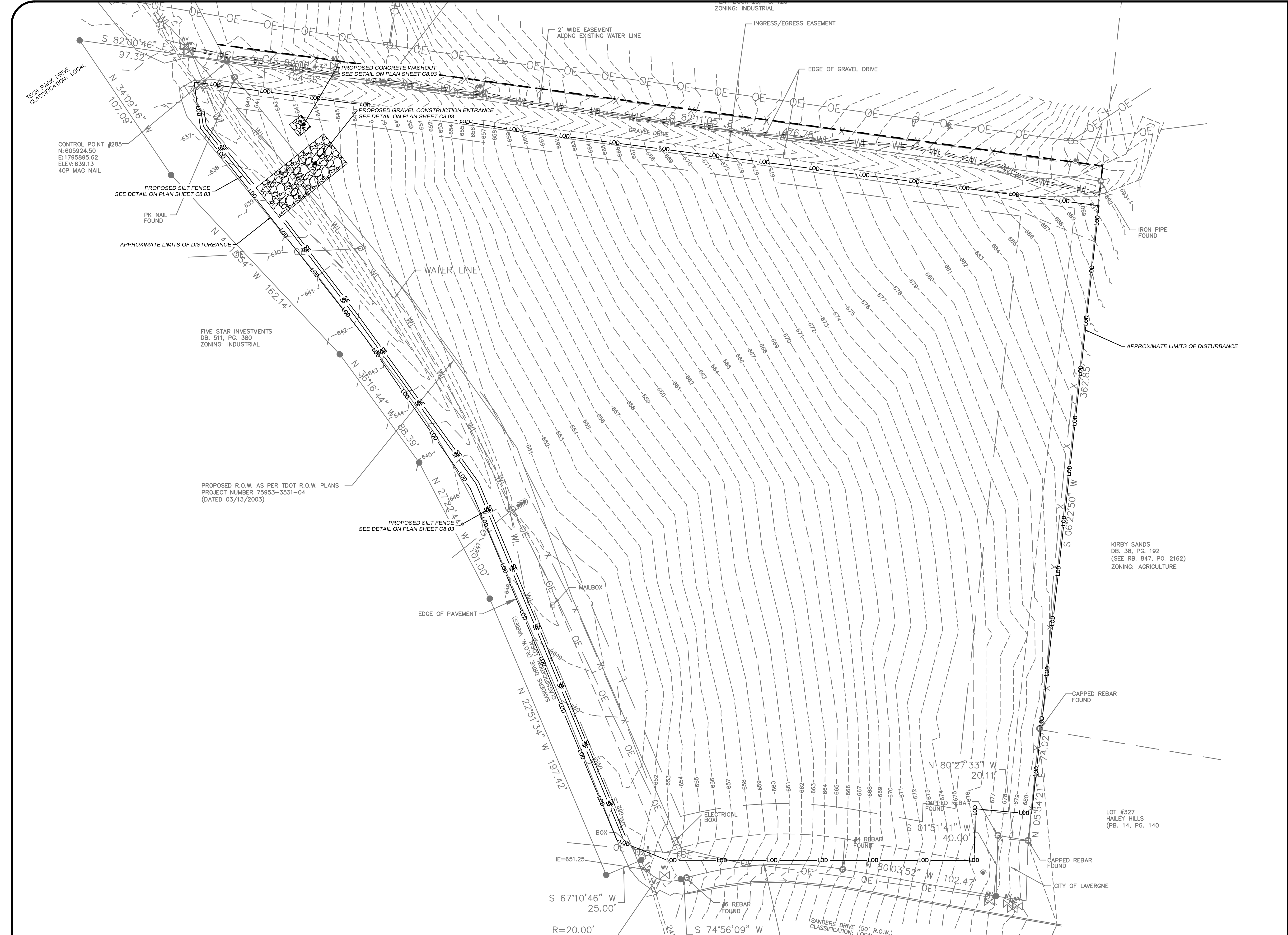


REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE UTILITY PLAN

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



EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

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

EPSC INITIAL PLAN NOTES:

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

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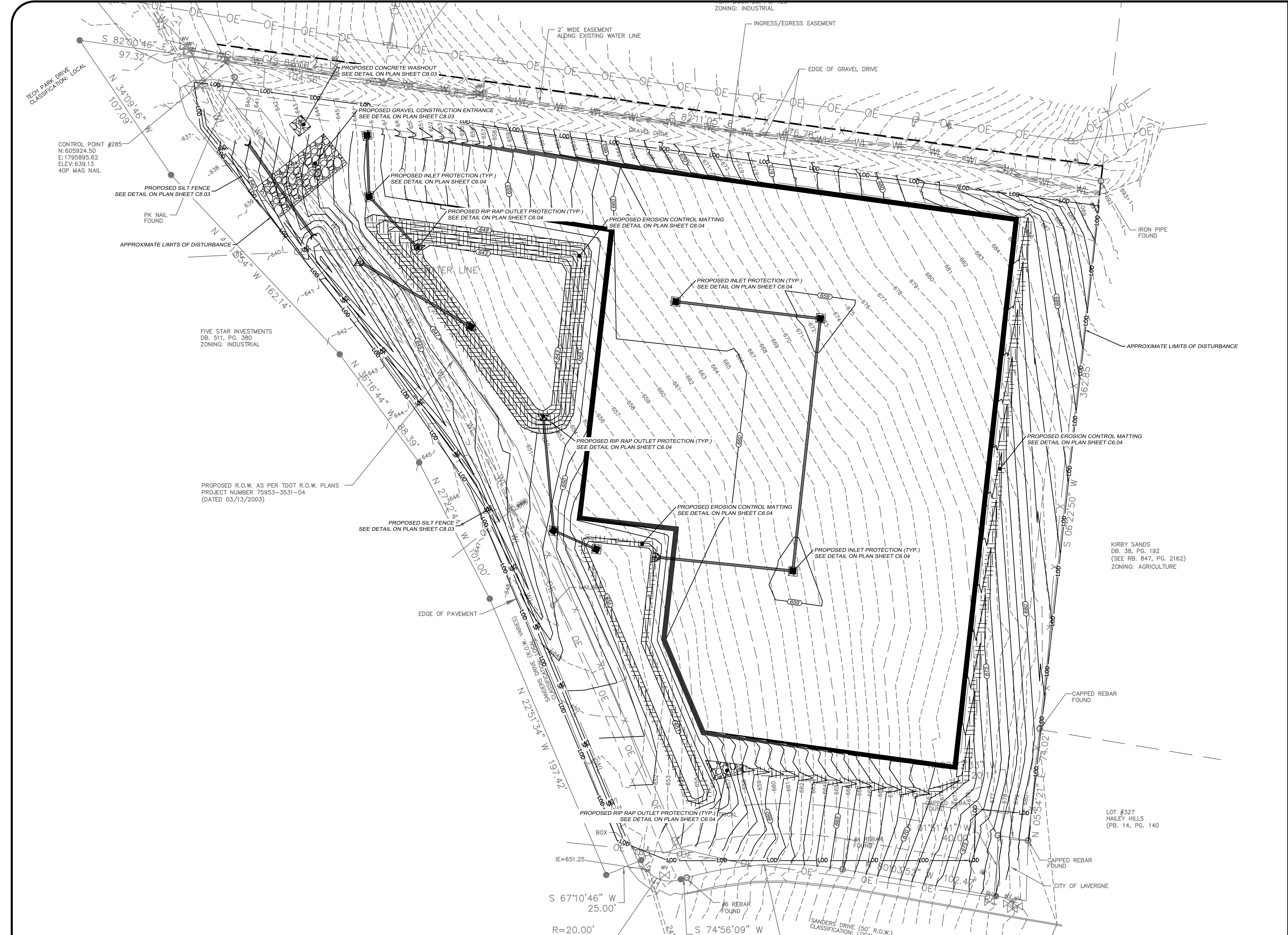


REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

INITIAL EPSC PLAN

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



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

EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

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

- EPSC INITIAL PLAN NOTES:
1. THE CONTRACTOR SHALL SUPPLY THE CITY OF LAWRENCEBURG WITH A DESIGNATED POINT OF CONTACT AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, AND THE APPROPRIATE CONTACT INFORMATION. THE CONTACT MUST HAVE AUTHORITY TO TAKE EMERGENCY RESPONSE MEASURES ON THE PROJECT AT ALL TIMES, INCLUDING AFTER HOURS, WEEKENDS, AND HOLIDAYS.
 2. ALL EARTH MOVING CONTRACTORS MUST SIGN A NOTICE OF INTENT WITH THE STATE OF TENNESSEE.
 3. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART. INSPECTIONS AND RAIN DOCUMENTATION ARE TO BE DOCUMENTED AND KEPT WITH THE SWPPP ON SITE. IN ADDITION, A RAIN GAGE IS REQUIRED TO BE ON SITE.
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 12. EROSION PREVENTION AND SEDIMENT CONTROLS (EPSC) WILL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS WITHIN THE PROPOSED PROJECT AREA.

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REVISIONS			
DATE	BY	NO.	DESCRIPTION

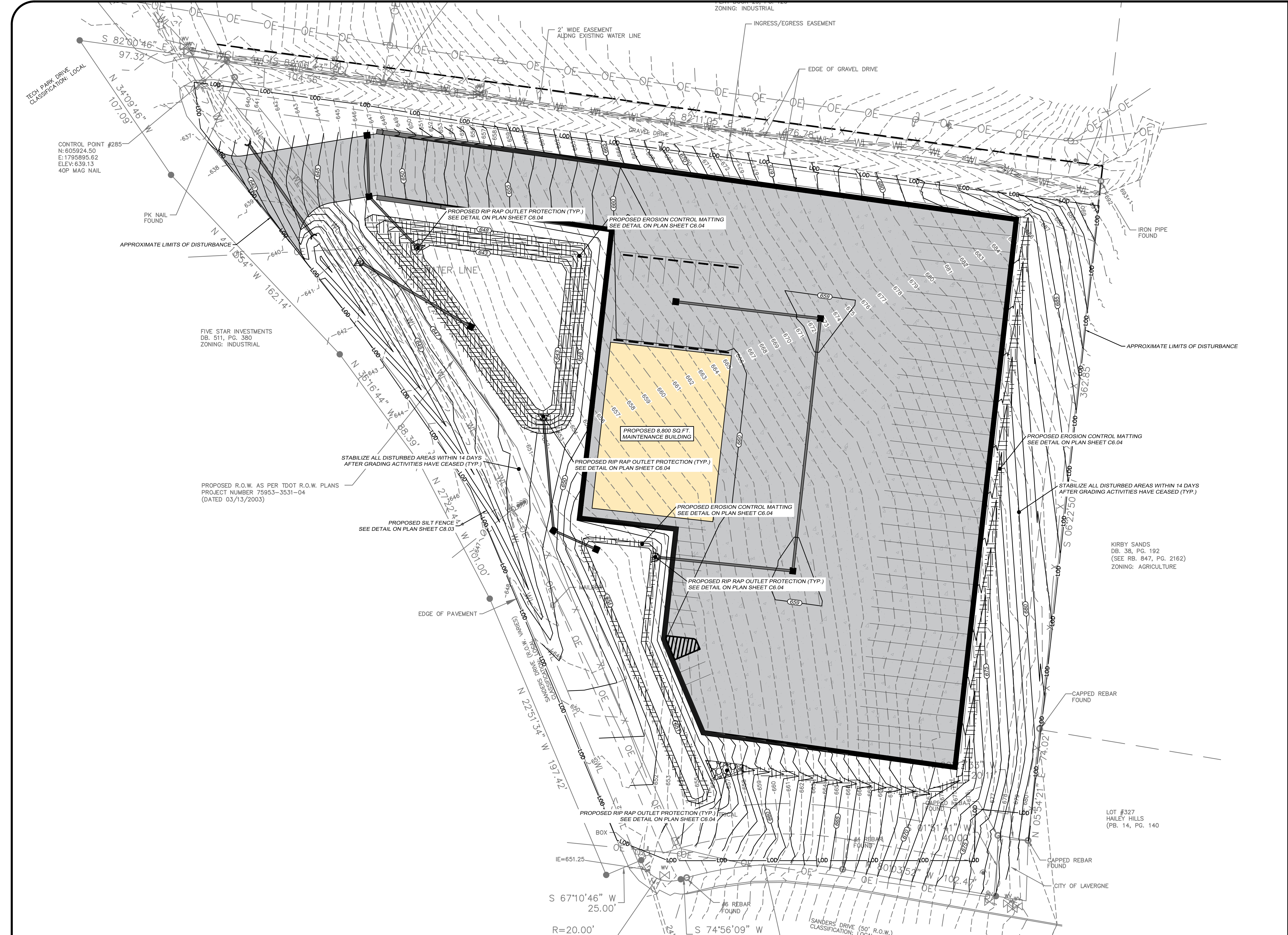
MBI BUILDING GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

INTERMEDIATE EPSC PLAN

PROJECT NO. 1574-01

SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM

SHEET NO. C6.02



EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

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

EPSC INITIAL PLAN NOTES:

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

GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632



REVISIONS			
DATE	BY	NO.	DESCRIPTION

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

FINAL EPSC PLAN

PROJECT NO. 1574-01	
SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM
SHEET NO. C6.03	

SILT FENCE CONSTRUCTION 1
N.T.S.

Diagram illustrating the Gravel Construction Entrance details:

- 20-FOOT RADIUS CURVE TIE-INTO EXISTING ROAD
- 8" MIN.
- 2 TO 3 INCH GRAVEL
- 100' MIN.
- 20' MIN.

GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

2

The image contains three technical drawings for a straw bale sign:

- PLAN:** A top-down view of the sign structure. It shows a rectangular frame made of straw bales, with a central area labeled "TYPE 'ABOVE GRADE' WITH STRAW BALES". The frame is made of "STRAW BALE (TYP.)" and is held together by "10 MIL PLASTIC LINING". The width of the frame is labeled "10' MIN.". The height of the frame is labeled "VARIES". A "STAKE (TYP.)" is shown at the top right corner. A detail of the stake is shown to the right, labeled "STAKE (TYP.)", showing a "1/8\" DIA. STEEL WIRE" and a "4\" height".
- STAKE (TYP.):** A detail of the stake, showing a "1/8\" DIA. STEEL WIRE" and a "4\" height".
- CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT):** A side view of the sign structure. It shows a "PLYWOOD 48\"x24\" PAINTED WHITE" sign with "BLACK LETTERS 6\" HEIGHT". The sign is supported by "CONCRETE WASHOUT" and "WOOD POST 3\"x3\"x8\"". The sign is held in place by "0.5\" LAG SCREWS". The sign is mounted on a "WOOD OR METAL STAKES (2 PER BALE)". The sign is also labeled "CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)".

Diagram illustrating the Curb Inlet Protection. The diagram shows a cross-section of a curb inlet. The grate is wrapped in filter fabric prior to placing the grate inside the frame. The grate is placed inside the frame, and the frame is set into the curb. The filter fabric is draped over the curb iron and extends a minimum of 5 feet back of the curb. The grate frame is shown in cross-section, and the curb iron is shown in cross-section. The pavement is shown on the left, and the curb is shown on the right. The grate is shown in cross-section, and the filter fabric is shown in cross-section. The diagram is labeled with the following text:

- WRAP GRATE IN FILTER FABRIC PRIOR TO PLACING GRATE INSIDE FRAME
- PAVEMENT
- GRATE FRAME
- DRAPED FILTER FABRIC OVER CURB IRON AND EXTEND MIN. OF 5' PAST BACK OF CURB.
- CURB IRON

CURB INLET PROTECTION 5

N.T.S.

[illegible]

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EPSC DETAILS

PROJECT NO.	1574-01
-------------	---------

SEPTEMBER
DATE: 2025

DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C6.04



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

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

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

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

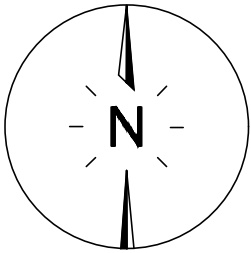
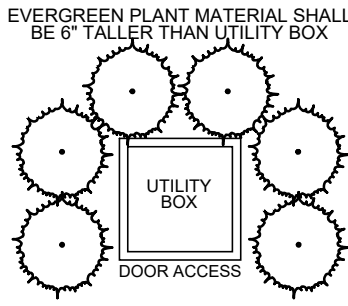
PLAN NOTES:

- | | |
|--|--|
| <p>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.</p> <p>ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.</p> <p>ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.</p> <p>ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD BE IRRIGATED.</p> <p>ALL SHRUBS TO BE 3' BACK OF CURB.</p> <p>ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III ESCUE SEED OR SOD.</p> <p>ANY OTHER 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.)</p> <p>PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.</p> | |
|--|--|

PLANTING SCHEDULE NOTES

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

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



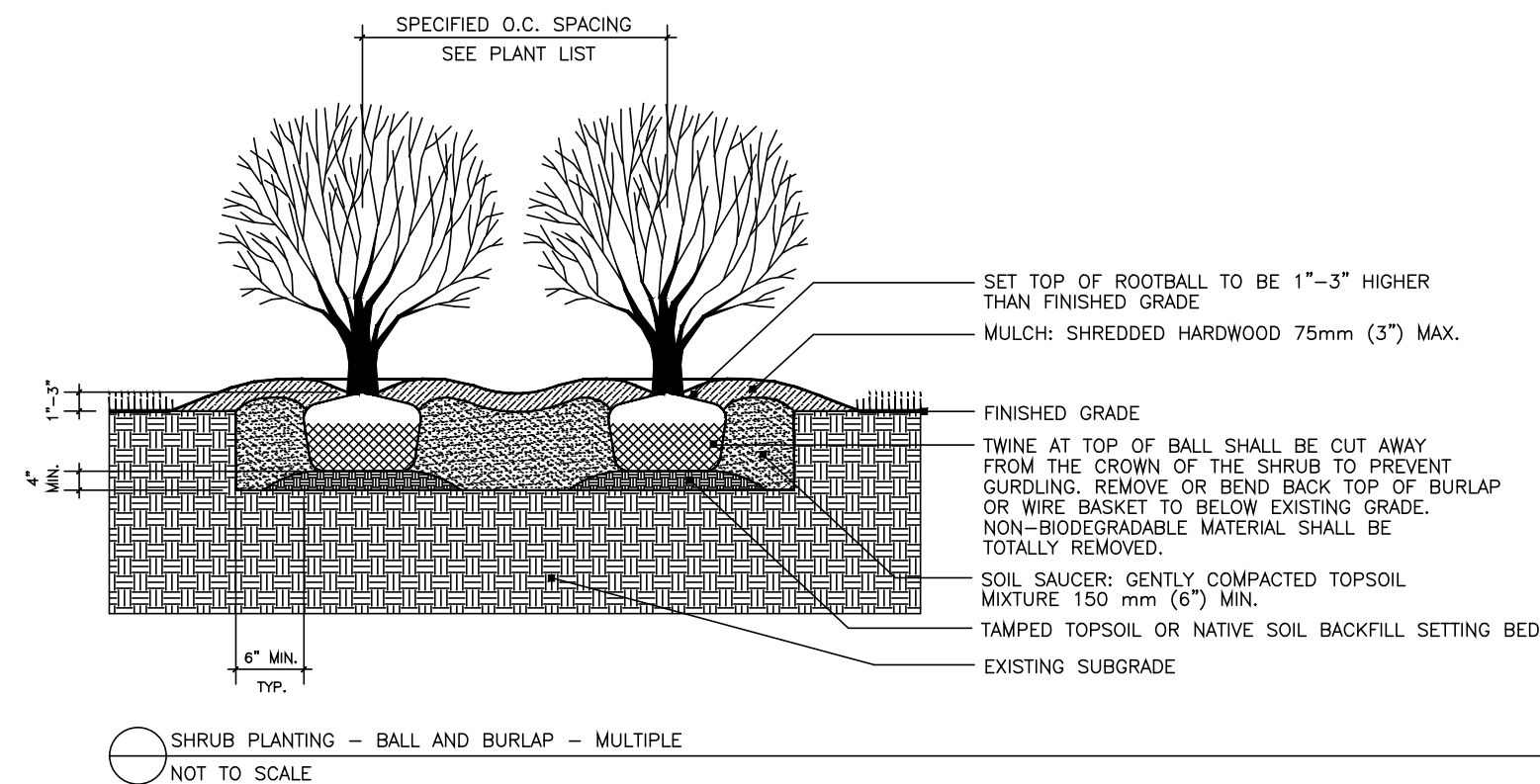
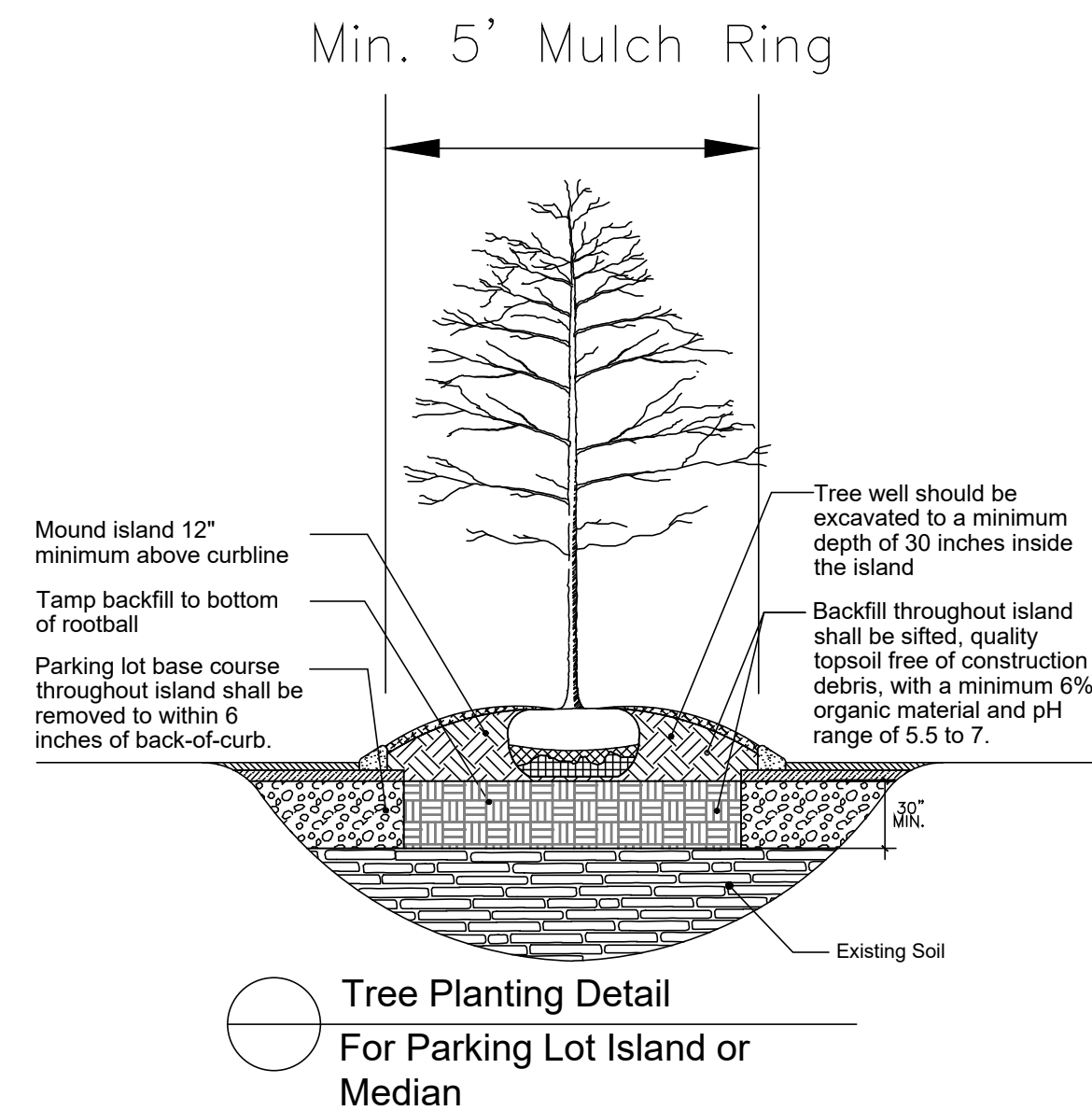
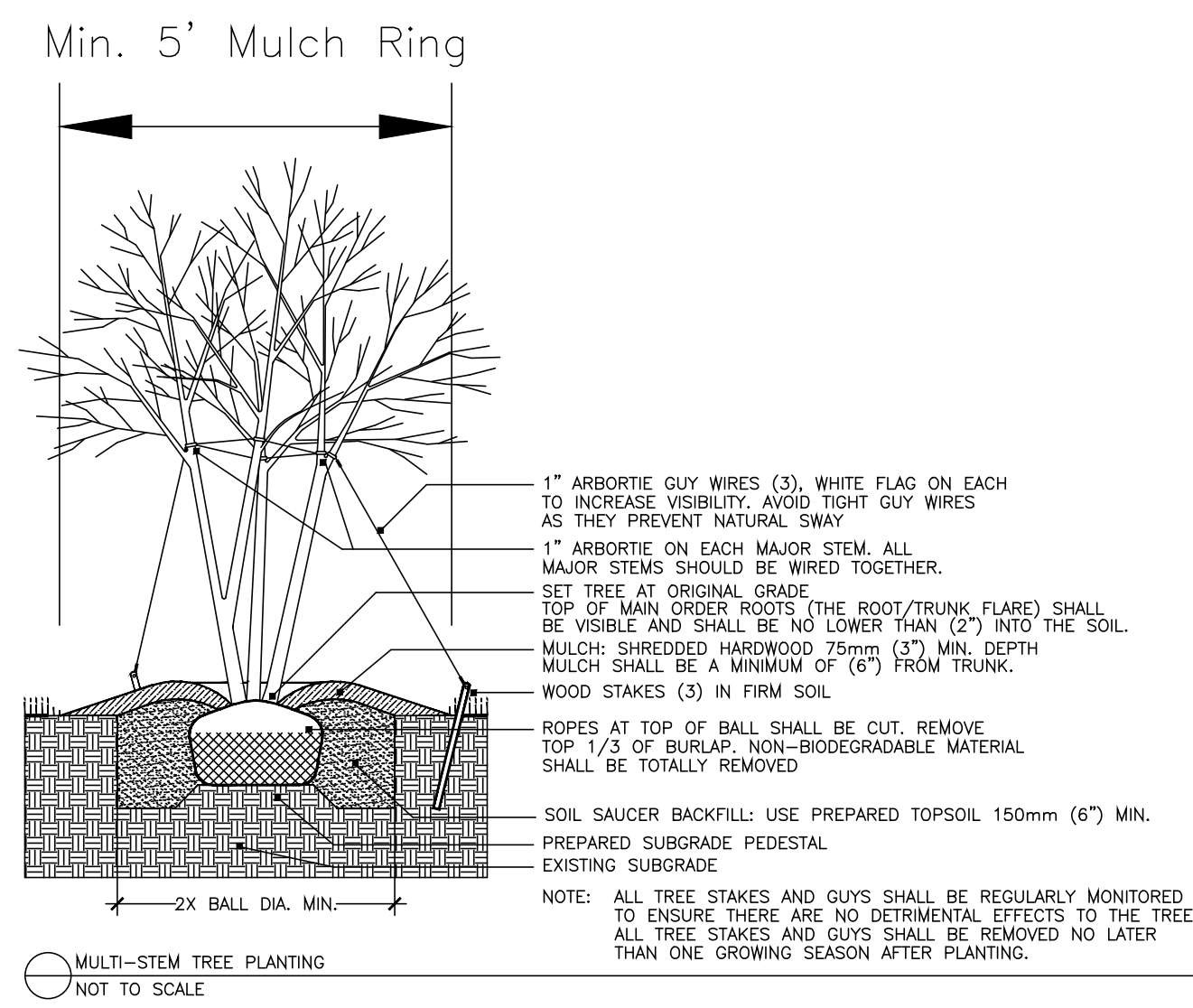
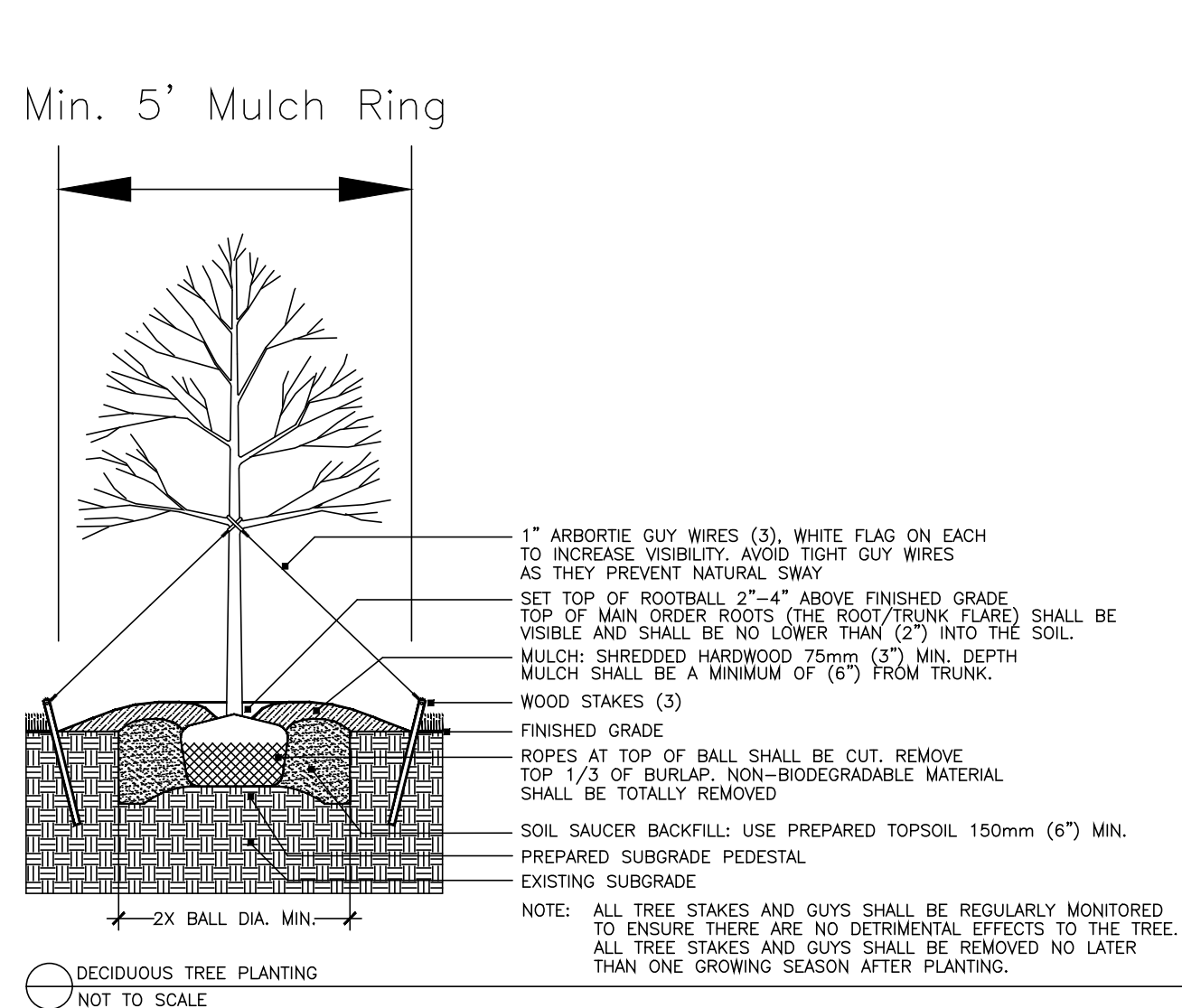
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SITE ENGINEERING CONSULTANTS
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2023

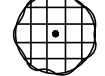
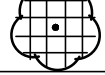
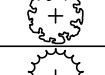
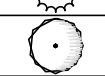
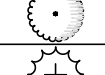


393 Mason Road
LaVergne, Tennessee

Landscape Plan

L1.0

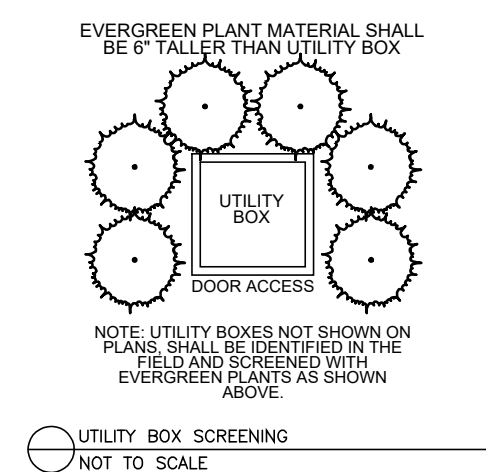


PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
	LT	9	LIRIODENDRON TULIPIFERA / TULIP TREE	B # B	2.5'CAL	14' - 16'		A5 SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	Q5	9	QUERCUS SHUMARDII / SHUMARD RED OAK	B # B	2.5'CAL	14' - 16'		A5 SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	Z5	12	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	B # B	2.5'CAL	14' - 16'		A5 SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
EVERGREEN TREES									
	CAB	28	BLUE ICE CYPRESS / CUPRESSUS ARIZONICA 'BLUE ICE'	B # B		6'	4'	A5 SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	CD	24	CEDRUS DEODARA 'BRACKEN'S BEST CEDAR' / BRACKEN'S BEST DEODAR CEDAR	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	IX2	42	ILEX X 'NELLIE R. STEVENS' / NELLIE STEVENS HOLLY	B # B		6'	4'	A5 SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	JB2	20	JUNIPERUS VIRGINIANA 'BURKII' / BURK RED CEDAR	B # B		6'	4'	A5 SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	21	THUJA STANDISHII X PULCATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
UNDERSTORY TREES									
	CCF	9	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	B # B	1.5' CAL.	10' - 12'		A5 SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
	MB	6	MAGNOLIA X 'BUTTERFLIES' / BUTTERFLY MAGNOLIA	B # B	1.5' CAL.	10' - 12'		A5 SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
EVERGREEN SHRUBS									
	ICS	15	ILEX CRENATA 'STEEDS' / STEEDS JAPANESE HOLLY	CONT.		30'	18'	5' O.C.	DENSE, FULL, MATCHED
	IM	30	ILEX X MESERVEAE 'CHINA GIRL' TM / CHINA GIRL HOLLY	CONT.		36'	36'	A5 SHOWN	DENSE, FULL, MATCHED
	TD2	42	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	CONT.		18"	12" - 18"	5' O.C.	DENSE, FULL, MATCHED
	VDT	18	VIBURNUM DAVIDII X THUNUS 'SPG-3-Q24' PPAF / MOONLIT LACE® VIBURNUM	CONT.		18"	12"-18"	5' O.C.	DENSE, FULL, MATCHED
	VPF	17	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	CONT.		36'	36'	A5 SHOWN	DENSE, FULL, MATCHED

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

LANDSCAPE NOTES

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



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



393 Mason Road

LaVergne, Tennessee

Landscape Details & Notes

L2.0

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

DEDICATION

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

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

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

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

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

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

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

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

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

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

Byford B. Johnson

STATE OF TENNESSEE

RUTHERFORD COUNTY

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

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

William M. Johnson
Notary Public at Large

My Commission Expires:

July 26, 1982



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

STATE OF TENNESSEE
RUTHERFORD COUNTY

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

HOMER JONES, Register
Blayne Perry DEP REG

Approved For Recording
LA Verne Recording Commission
by Ben Anderson



Item #: 6. Preliminary Plat - Arbor Ridge, Section 6 - 23 Lots on Approximately 16.81 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Section 6 located on 16.81 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows 23 new lots with common areas. The common area includes a detention pond of 0.70 acres, and there is an unnamed tributary also located in this section. The residential lots comprise the remaining acreage.

Also shown is the layout of a new street, Clematis Drive. All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

1. Sheet C1.0 contains a blank on #1 under General Notes.

Engineering (Gary Lide - glide@laveragnetn.gov)

1. (Sheet C0.1) Remove reference to "Fire Station" and replace with "Land Dedicated for City Property" to match verbiage from approved PDR document.
2. (Sheet C1.0) Move arrowheads for stream buffer to make clear that the 60' buffer does not start at the center of the stream but rather at the top of bank.
3. (Sheet C1.0)(For information) Final roadway section will be reviewed and approved with the Construction Drawings.
4. (Sheet C1.0) Public Utility and Drainage Easements (PUDEs) are required over all pipes and headwalls which the city will be required to maintain. Add additional easement over pipes and headwalls.
5. (Sheet C1.0) Add noter that states "Stream Buffer on Lots 173, 174, and 190 must be maintained in a natural state in perpetuity regardless of ownership. It cannot be mowed and cleared at any time. This applies to during construction and the life of the property."
6. (Sheet C1.0) Note three has the incorrect date for the flood mapping. Replace with the correct date.
7. (Sheet C1.0) It is understood that WWC-3 will be removed. However, the upstream drainage area which drains into lot 186 must be addressed in the Construction Drawings. The Waldron Road Widening Project has a 36" Storm Pipe outfalling into that area which will require coordination with the city's consulting engineer for that project. Show on the preliminary plat how this stormwater will be routed through the site, The city cannot change the Waldron Road drainage design at this point.

8. The proposed fill slope for the Waldron Road Widening lands on existing ground at approximately the back lot line of Lot 186 at about elevation 715. The existing grade elevation of the front of Lot 186 is about 705. Confirm that no retaining walls will be needed along rear property lines of the lots that back up to Waldron Road.
9. The toe of slope for the proposed Waldron Road widening project might extend into Lots 190, 191, and 192. Please confirm that this has been coordinated with the city's design consultant for the road widening and that those three lots are buildable without change to the Waldron Road Widening Project design as of 09 October 2025.
10. Provide a narrative describing how construction vehicles will access this area and how and streets which might have been accepted by the city will be protected.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. City requests FH as blow off at end of line in Clematis Dr.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

No comments.

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

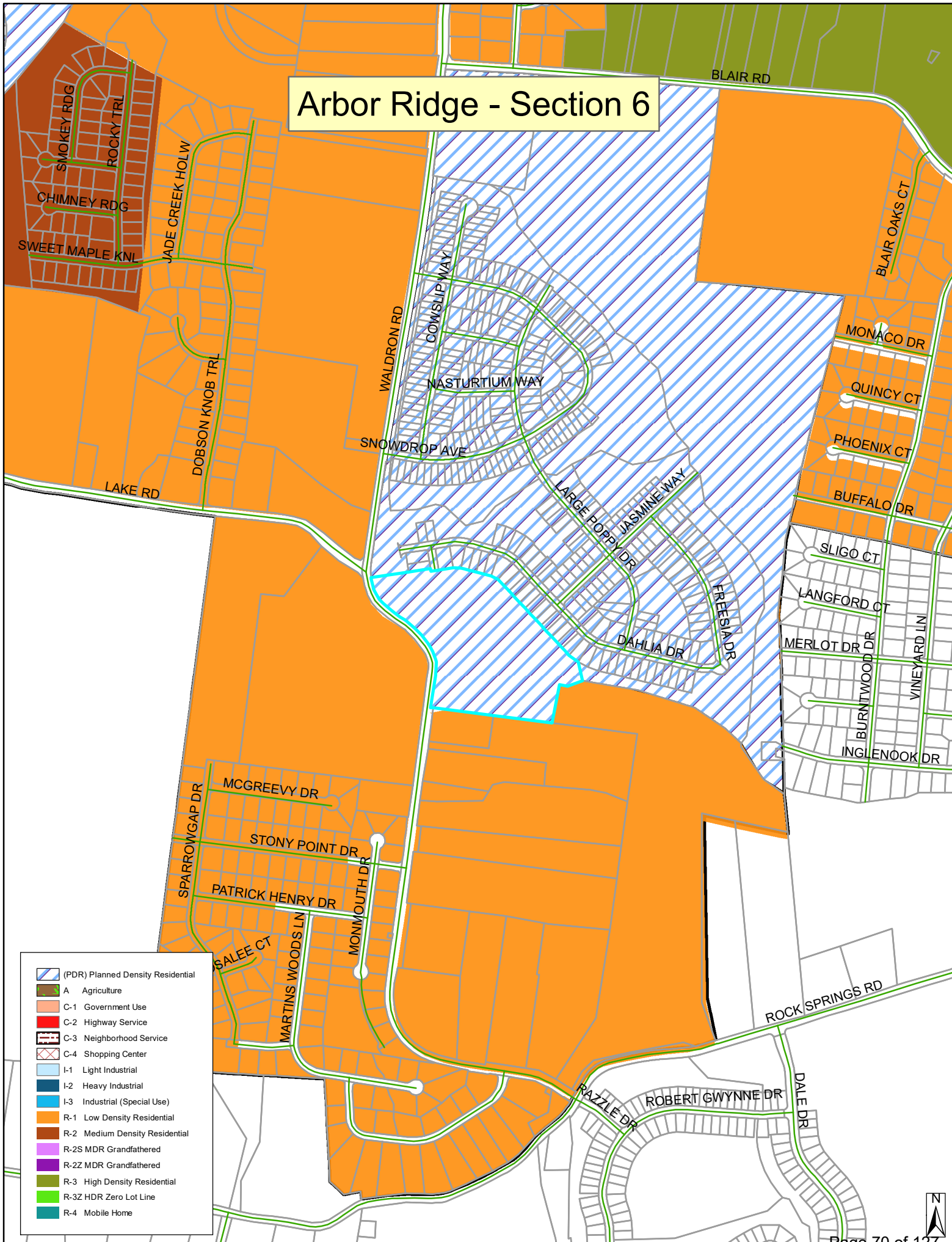
Arbor Ridge - Section 6



Arbor Ridge - Section 6



Arbor Ridge - Section 6

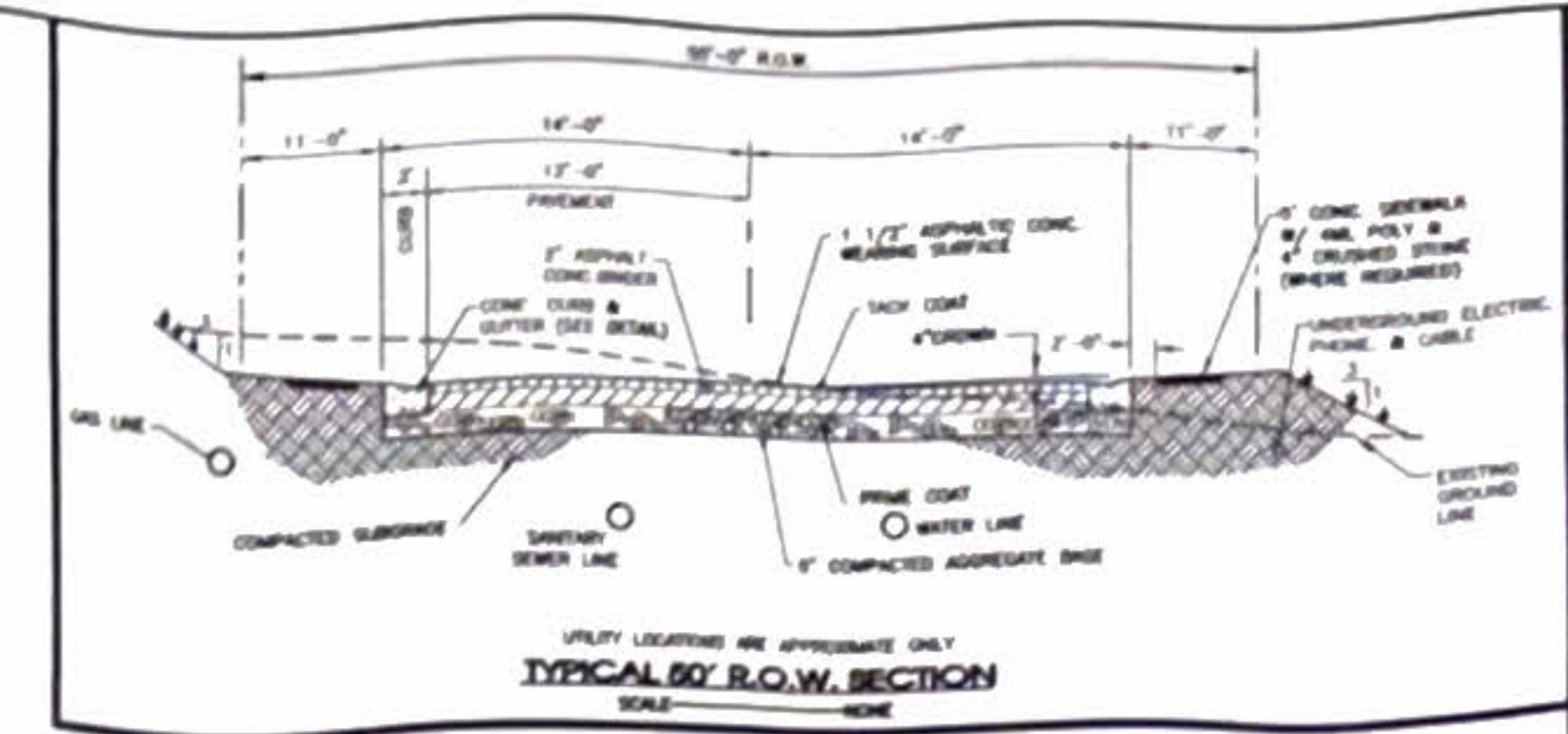
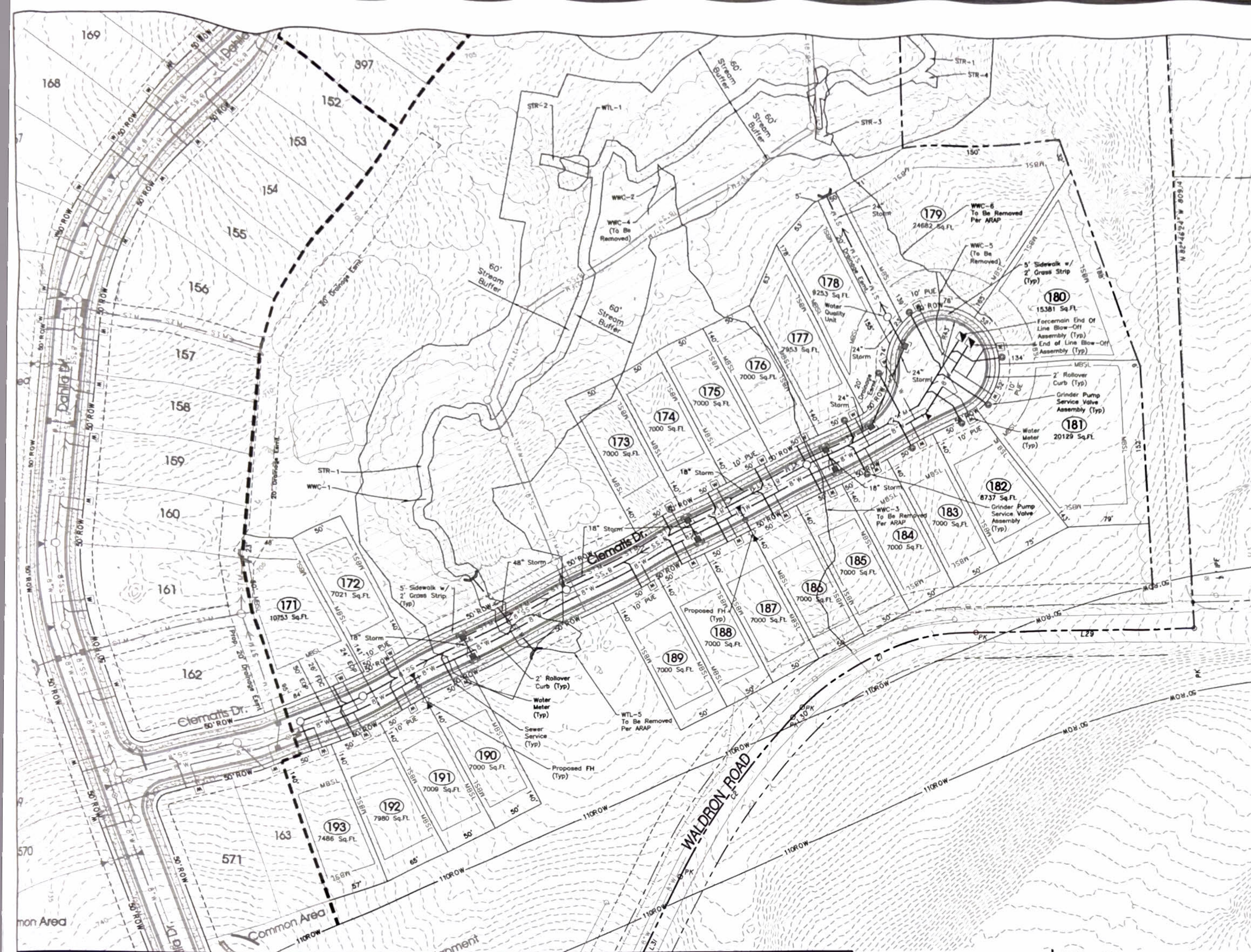


-  (PDR) Planned Density Residential
-  A Agriculture
-  C-1 Government Use
-  C-2 Highway Service
-  C-3 Neighborhood Service
-  C-4 Shopping Center
-  I-1 Light Industrial
-  I-2 Heavy Industrial
-  I-3 Industrial (Special Use)
-  R-1 Low Density Residential
-  R-2 Medium Density Residential
-  R-2S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



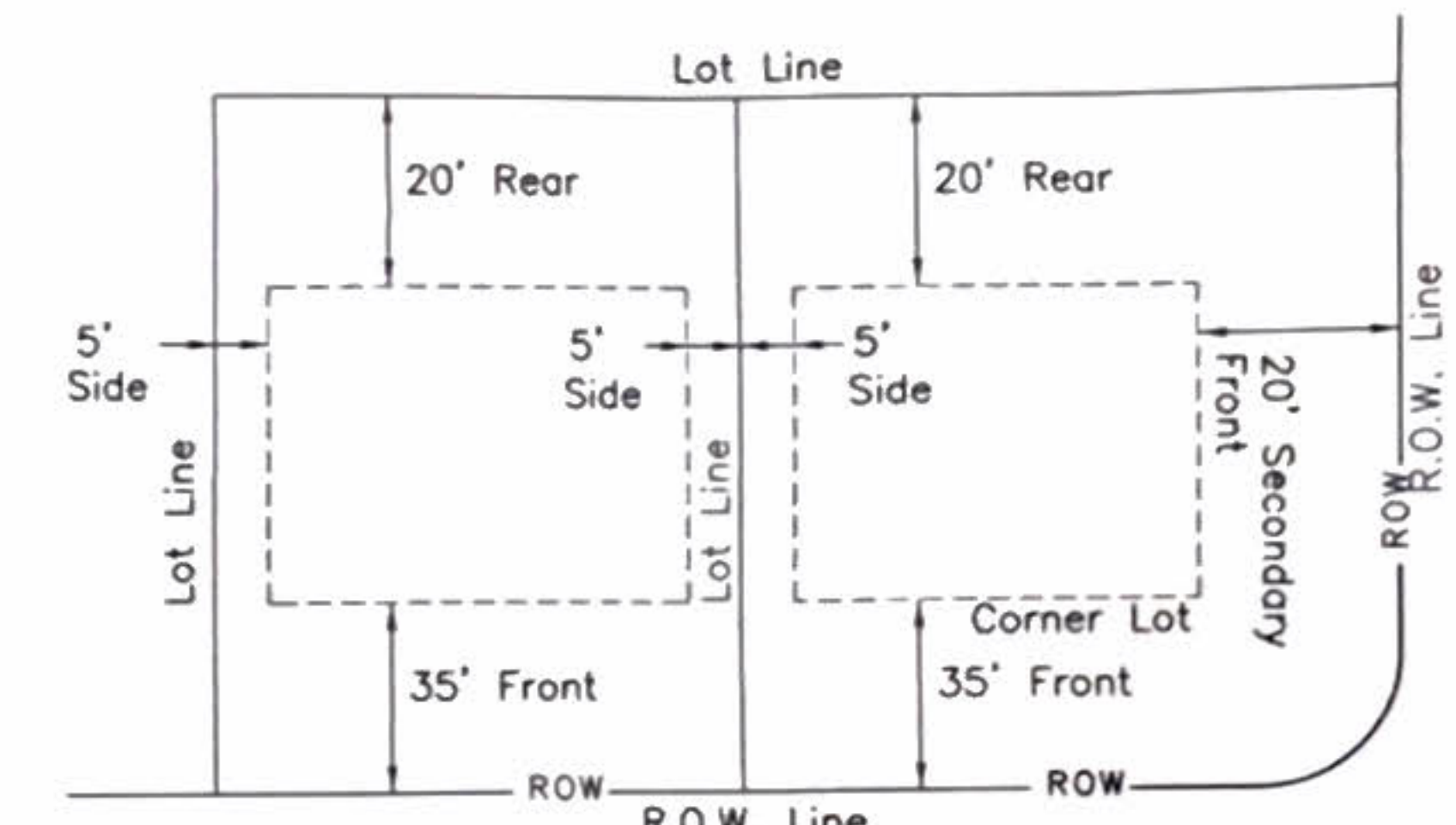
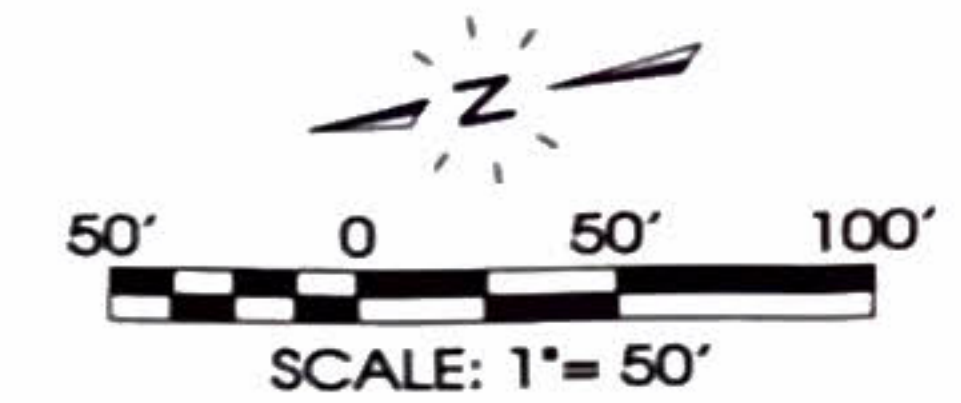






Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

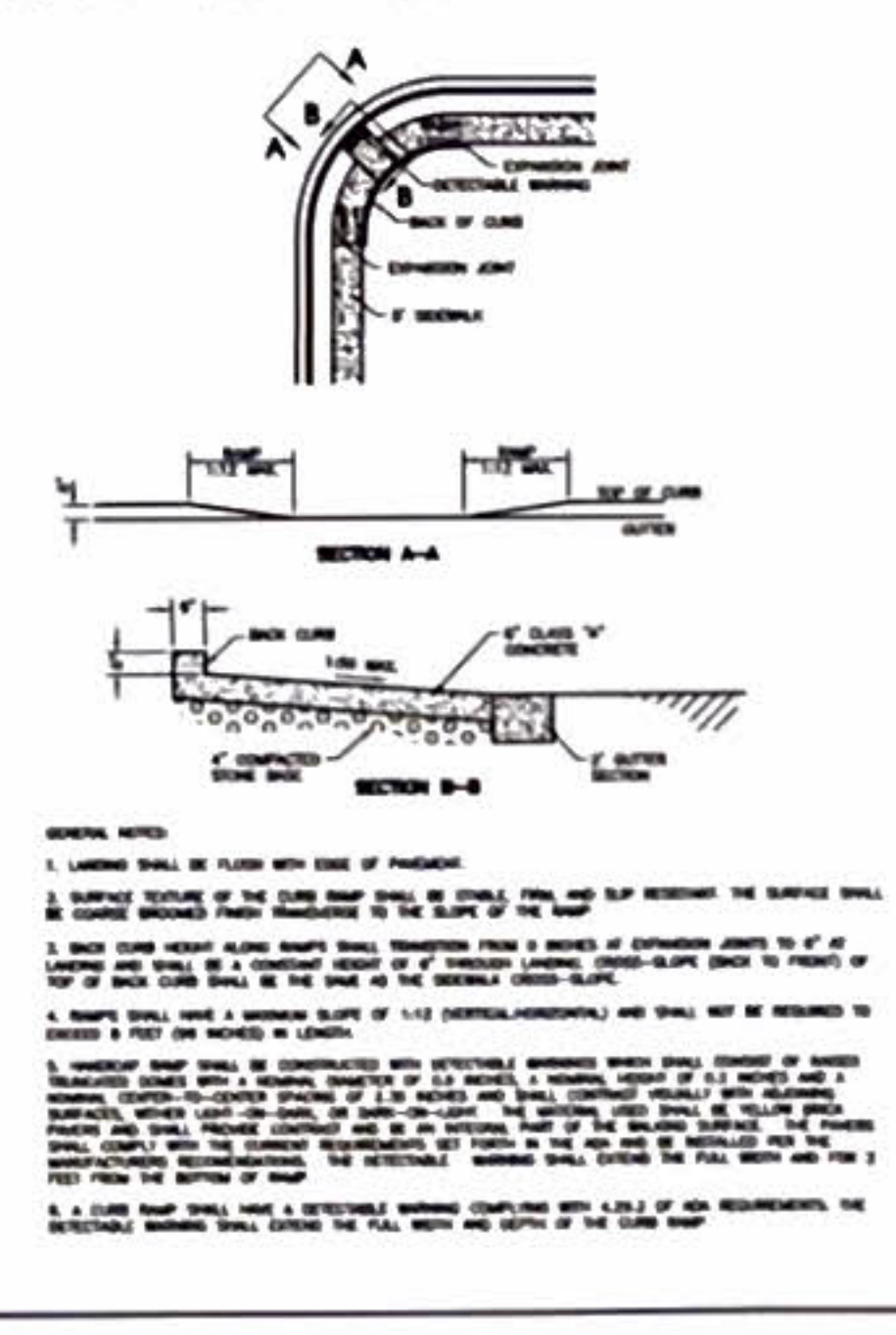
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical,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



Legend:									
EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM	STM	
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	-601-	-601-	
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	-601-	-601-	
EXIST. SIGN POST	H.C. SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS	SS	
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50' ROW	PROPOSED SANITARY SEWER	8" SS	8" SS	
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	PROPOSED SANITARY SEWER FORCEMAIN	2' FM	2' FM	
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	EXISTING WATER	W	W	
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE		PROPOSED WATER	W	W	
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X X				
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE					
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY	*****				
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS				
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT EDO	CONCRETE SWALE	PROPOSED GAS LINE	GAS				
EXIST. FIRE HYDRANT	DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE-X HEADWALL	EXISTING STORM	STM	STM			

Electrical Legend

- TRANSFORMER 36"x40"
- MANHOLE
- STREET LIGHT
- SWITCHER
- PRIMARY PULLBOX
- SECONDARY PULLBOX 24" x 36" CONDUIT-SEE NOTE
- 3 PH Sector Cabinet



GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE - SINGLE FAMILY LOTS. SECTION 6: 23 LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. - SIDE=5' FT. - REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS 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. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).

Owner/Developer:
Starlight Homes Tennessee LLC
99 E. Main St. Suite 200
Franklin, TN 37064
Contact: Christian Macan
Phone: 410-961-9360

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated Jan. 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4 00
Zoning: PDR (Planned Density Residential)
Section 6: 23 Lots on 16.81± Ac
Min Lot Size = 41' Wide, 5,740 Sq Ft Minimum

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: ACARTER@SEC-CIVIL.COM FAX: (615) 890-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

Arbor Ridge
Section 6
La Vergne, Tennessee

Preliminary Plat

REVISION	DRAWN: CFBS, SJA
CHECKED: MAT	DATE: 9-29-2025
FILE NAME: 18314prelim6	
SCALE: 1"=50'	
JOB NO: 18314	
SHEET	

C1.0



Item #: 7. Final Plat - Mission Hills, Section 2B - 26 Lots on Approximately 7.4 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for MH-Section 2B located on 7.40 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-3.

The property is located off of Waldron Road. The proposed layout shows 26 new lots with common areas. Common areas #7, #8 and #9 are included in this section. They total 1.76 acres. The residential lots comprise the remaining acreage.

Also shown is the layout of two new streets, Vanguard and Stardust Drives. All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavernetn.gov)

1. (For Information) A new Longterm Maintenance Agreement is not necessary. Recording of the LTMA/LTMP for Section 2 will work for both 2A and 2B and you can put the same record data on Note 9 for each.
2. Provide the performance bond amount for Section 2B.
3. Show Stream Buffer into Lots 27 and 28.
4. Show drainage easement on the stormwater pipe that drains from Stardust Road into the remainder to the east. This easement must be in place now in the event that the next section is delayed.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. Sht 1 of 2 (Cover Sheet) – Note 1 – Delete text “and sanitary sewer easement as shown.”
2. Sht 2 of 2 (Final Plat) – Label as Sht 2 of 2 (currently shown as 1 of 2).
3. Sht 2 of 2 (Final Plat) - Label public water in Libra Dr and Stardust Rd as 8”W (shown as 12”W).
4. Sht 2 of 2 - Show all public sewer lines.
5. Sht 2 of 2 – public utilities on east side of Stardust Rd require easements, including the shown FH and SD pipe and outlet.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

No comments.

Police

No comments.

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

Mission Hills - Section 2B



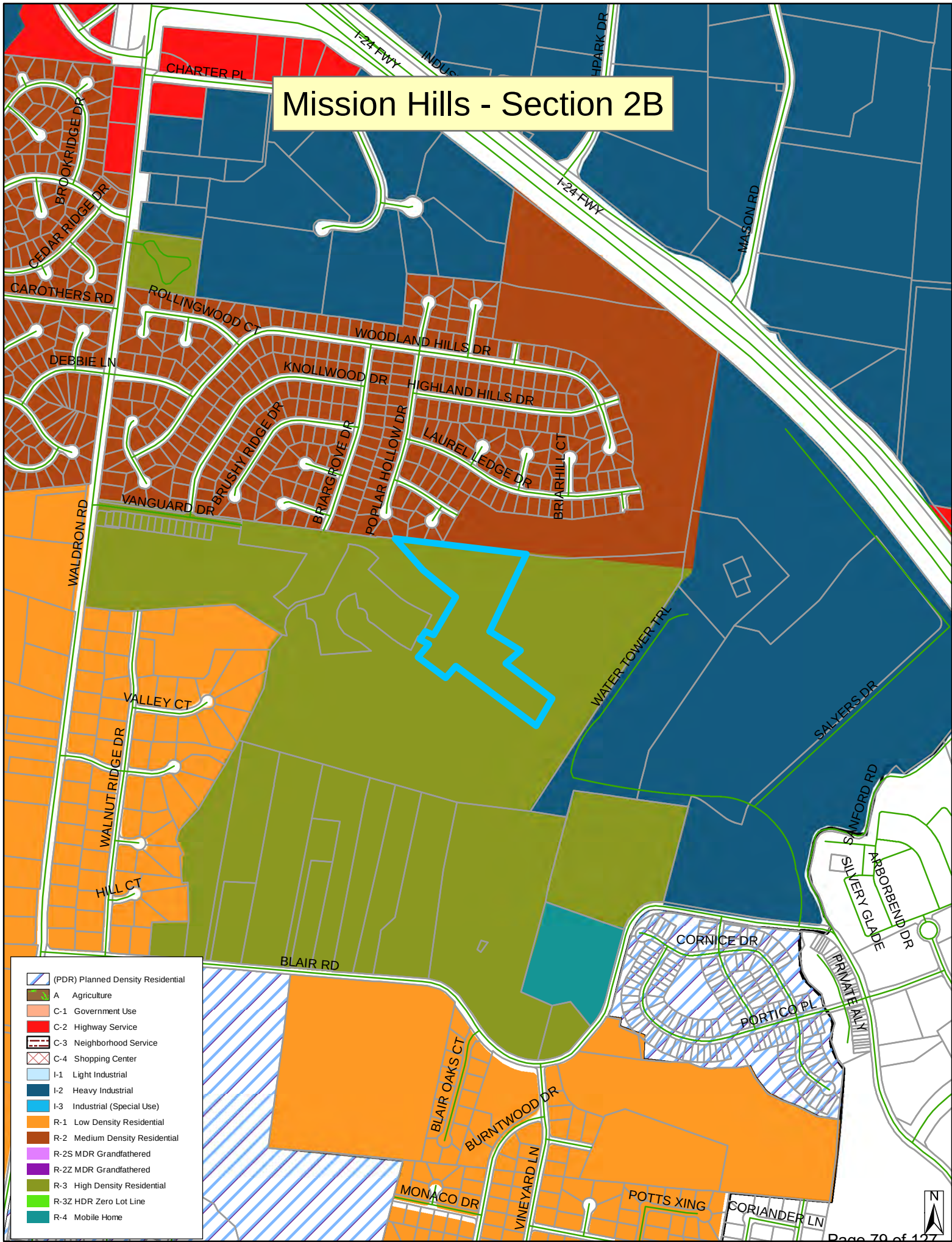
Mission Hills - Section 2B



WATER TOWER TR



Mission Hills - Section 2B







GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 23 SINGLE FAMILY LOTS AND SANITARY SEWER EASEMENT AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED R-3 (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 15' FT.
SIDE = 5' FT.
REAR = 15' FT.
- ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____, R.O.R.C., TN.

LOT AREA TABLE

LOT	SQ. FT.	ACRES
27	5,497.43	0.13
28	6,582.64	0.15
29	6,655.62	0.15
30	5,504.47	0.13
31	5,591.78	0.13
32	5,500.46	0.13
33	5,871.56	0.13
34	5,937.88	0.14
35	5,602.57	0.13
36	6,243.26	0.14
37	7,416.76	0.17
38	6,529.92	0.15
39	6,049.84	0.14
40	7,008.69	0.16
41	8,599.61	0.20
42	7,956.08	0.18
43	6,696.72	0.15
44	6,521.50	0.15
46	7,132.33	0.16
47	8,006.59	0.18
48	5,500.00	0.13
49	5,500.00	0.13
50	5,560.16	0.13
255	5,500.00	0.13
256	6,539.53	0.15
257	5,593.31	0.13

AREA TABLE (OTHER)

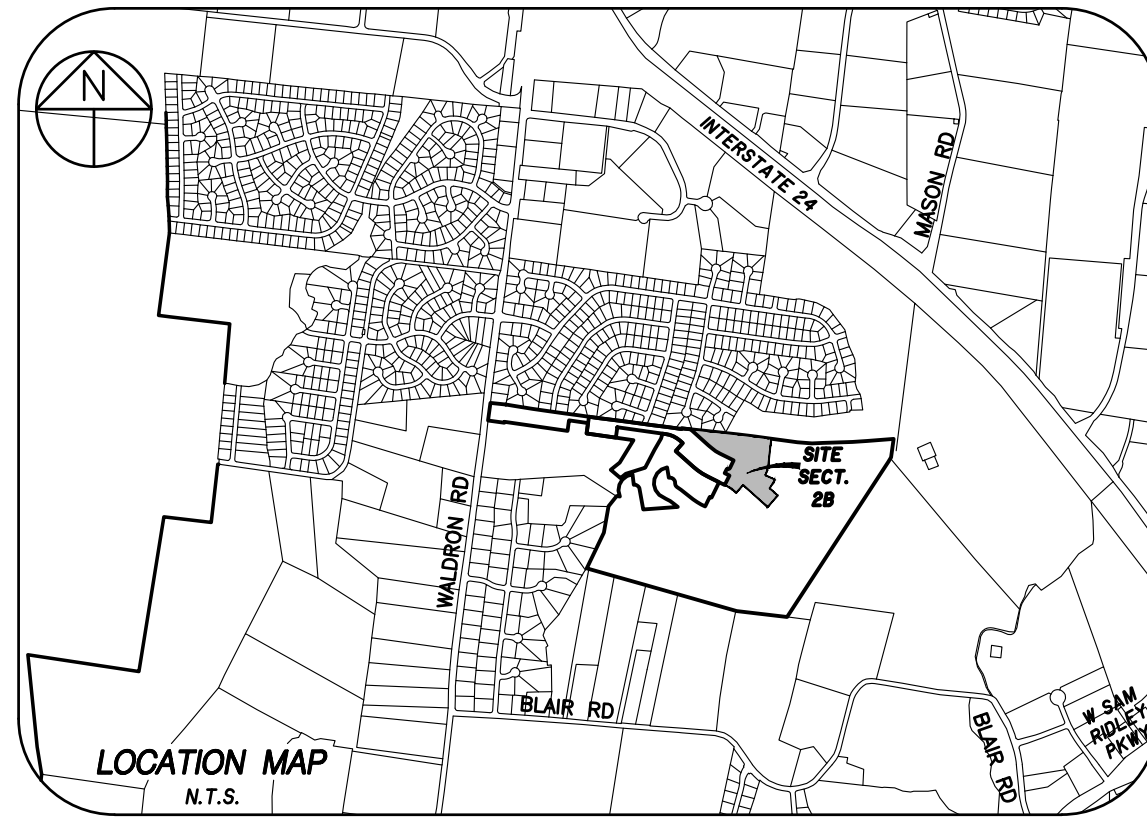
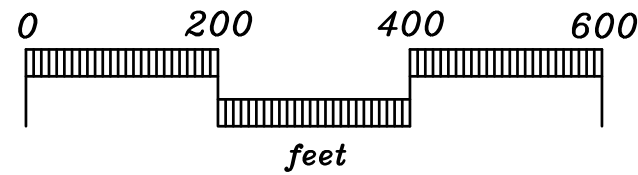
LOT	SQ. FT.	ACRES
RIGHT-OF-WAY	80,689	1.85
COMMON AREA #7	59,841	1.37
COMMON AREA #8	14,435	0.33
COMMON AREA #9	2,461	0.06

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°36'20" W	48.21'
L2	N 53°05'00" W	48.03'
L3	N 48°26'35" W	49.75'
L4	S 82°07'16" E	36.86'
L5	S 24°59'45" W	29.99'
L6	S 34°19'37" W	74.60'
L7	S 47°45'33" E	64.55'
L8	S 47°47'50" E	49.80'
L9	N 47°45'33" W	50.00'
L10	N 54°31'15" W	44.94'
L11	N 63°37'38" W	49.31'
L12	N 63°40'55" W	54.44'
L13	N 26°19'05" E	50.00'
L14	N 26°19'05" E	60.00'
L15	N 20°02'03" E	59.71'
L16	N 05°50'32" E	20.28'
L17	S 09°12'01" W	60.36'
L18	S 17°37'16" W	62.16'
L19	S 24°40'20" W	53.15'
L20	N 47°45'33" W	45.56'
L21	N 63°39'00" W	45.56'
L22	S 63°40'55" E	25.00'
L23	S 60°22'30" E	50.19'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	244°37'23"	234.82'	S 64°02'09" W	92.97'
C2	50.00'	063°56'17"	55.80'	S 26°18'24" E	52.95'
C3	275.00'	009°20'17"	44.82'	S 21°35'56" W	44.77'
C4	275.00'	010°37'57"	51.03'	S 11°39'49" W	50.96'
C5	325.00'	006°58'29"	39.56'	N 09°50'05" E	39.54'
C6	325.00'	008°11'39"	46.48'	N 17°25'09" E	46.44'
C7	325.00'	004°48'06"	27.24'	N 23°55'02" E	27.23'
C8	325.00'	006°36'50"	37.52'	N 60°22'30" W	37.50'
C9	25.00'	090°00'00"	39.27'	N 18°40'55" W	35.36'
C10	325.00'	008°59'24"	50.99'	N 52°34'23" W	50.94'
C11	325.00'	000°19'08"	1.81'	N 47°55'07" W	1.81'
C12	275.00'	004°44'26"	22.75'	S 39°52'14" W	22.75'
C13	25.00'	090°00'00"	39.27'	S 87°14'27" W	35.36'
C14	275.00'	018°00'58"	86.47'	S 28°29'32" W	86.12'
C15	275.00'	013°08'12"	63.05'	S 12°54'57" W	62.91'
C16	50.00'	000°41'06"	0.60'	S 06°00'18" W	0.60'
C17	325.00'	009°58'22"	56.57'	N 30°35'39" E	56.50'
C18	325.00'	002°39'01"	15.03'	N 36°54'21" E	15.03'
C19	25.00'	090°00'00"	39.27'	N 02°45'33" W	35.36'
C20	325.00'	004°00'36"	22.75'	N 40°14'10" E	22.74'
C21	475.00'	000°46'23"	6.41'	N 48°08'44" W	6.41'
C22	275.00'	014°32'55"	69.83'	S 55°02'00" E	69.64'
C23	275.00'	001°22'27"	6.60'	S 62°59'42" E	6.60'
C24	525.00'	000°46'23"	7.08'	N 48°08'44" W	7.08'
C25	25.00'	090°00'00"	39.27'	N 71°19'05" E	35.36'
C26	325.00'	019°15'38"	109.25'	S 15°58'40" W	108.74'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2435, PAGE 2811, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: CHET BACHULA, REPRESENTATIVE
TAX MAP 29, P/O PARCEL 22.02 MERITAGE HOMES OF TENNESSEE, INC.
RECORD BOOK 2435, PAGE 2811

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "1", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000.

DATE 9-29-2025 David A. Parker
TENN. R.L.S. NO. 2381 REGISTERED LAND SURVEYOR



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "MISSION HILLS, SECTION 2B" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "MISSION HILLS, SECTION 2B" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS AND UTILITIES HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR, (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAYERSNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

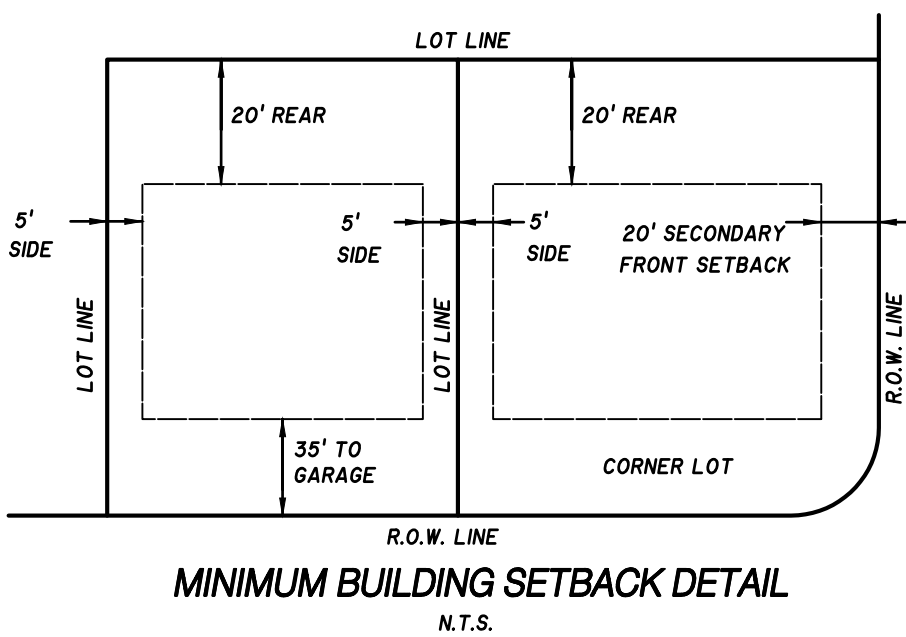
OWNER / DEVELOPER:
MERITAGE HOMES OF TENNESSEE, INC.
18655 N. CLARET DRIVE, STE 400
SCOTTSDALE, AZ. 85255

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 29, PARCEL 22.02
RECORD BOOK 2435, PAGE 2811
ZONING: R-3
SECTION 2B: 26 LOTS
SECTION 2B LAND AREA: 7.40± 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.



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

FINAL PLAT - COVER SHEET

SECTION 2B

MISSION HILLS SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

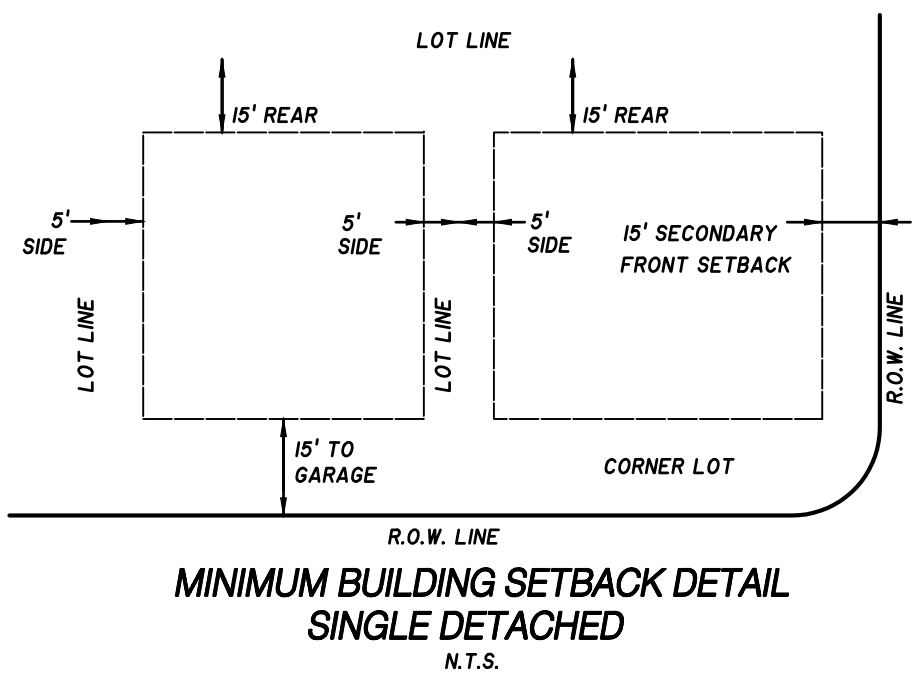
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 895-7901 • FAX (615) 895-2567

PROJ. # 22078.38 DATE: 9/29/25 FILE: 22078_Mission Hills-S2B CoverSheet DRAWN BY: WCC SCALE: 1" = 200' SHEET 1 OF 2

AREA TABLE (OTHER)		
LOT	SQ. FT.	ACRES
RIGHT-OF-WAY	80,689	1.85
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COMMON AREA #8	14,435	0.33
COMMON AREA #9	2,461	0.06

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L3	N 48°26'35" W	49.75'
L4	S 82°07'16" E	36.86'
L5	S 24°59'45" W	29.99'
L6	S 34°19'37" W	74.60'
L7	S 47°45'33" E	64.55'
L8	S 47°47'50" E	49.80'
L9	N 47°45'33" W	50.00'
L10	N 54°31'15" W	44.94'
L11	N 63°37'38" W	49.51'
L12	N 63°40'55" W	54.44'
L13	N 26°19'05" E	50.00'
L14	N 26°19'05" E	60.00'
L15	N 20°02'03" E	59.71'
L16	N 08°50'32" E	20.28'
L17	S 09°12'01" W	60.36'
L18	S 17°37'16" W	62.16'
L19	S 24°40'20" W	53.15'
L20	N 47°45'33" W	53.17'
L21	N 63°39'00" W	45.56'
L22	S 63°40'55" E	25.00'
L23	S 60°22'30" E	50.19'

CURVE DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	244°37'23"	234.82'	S 64°02'09" W	92.97'
C2	50.00'	063°56'17"	55.80'	S 26°18'24" E	52.95'
C3	275.00'	009°20'17"	44.82'	S 21°38'56" W	44.77'
C4	275.00'	010°37'57"	51.03'	S 11°39'49" W	50.96'
C5	325.00'	006°58'29"	39.56'	N 09°50'05" E	39.54'
C6	325.00'	008°11'59"	46.48'	N 17°25'09" E	46.44'
C7	325.00'	004°48'06"	27.24'	N 23°55'02" E	27.23'
C8	325.00'	006°36'50"	37.52'	N 60°22'30" W	37.50'
C9	25.00'	090°00'00"	39.27'	N 18°40'55" W	35.36'
C10	325.00'	008°59'24"	50.99'	N 52°34'23" W	50.94'
C11	325.00'	000°19'08"	1.81'	N 47°55'07" W	1.81'
C12	275.00'	004°44'26"	22.75'	S 39°52'14" W	22.75'
C13	25.00'	090°00'00"	39.27'	S 87°14'27" W	35.36'
C14	275.00'	018°00'58"	86.47'	S 28°29'32" W	86.12'
C15	275.00'	013°08'12"	63.05'	S 12°54'57" W	62.91'
C16	50.00'	000°41'06"	0.60'	S 06°00'18" W	0.60'
C17	325.00'	009°58'22"	56.57'	N 30°35'39" E	56.50'
C18	325.00'	002°39'01"	15.03'	N 36°54'21" E	15.03'
C19	25.00'	090°00'00"	39.27'	N 02°45'33" W	35.36'
C20	325.00'	004°00'36"	22.75'	N 40°14'10" E	22.74'
C21	475.00'	000°46'23"	6.41'	N 48°08'44" W	6.41'
C22	275.00'	014°32'55"	69.83'	S 55°02'00" E	69.64'
C23	275.00'	001°22'27"	6.60'	S 62°59'42" E	6.60'
C24	325.00'	000°46'23"	7.08'	N 48°08'44" W	7.08'
C25	25.00'	090°00'00"	39.27'	N 71°19'05" E	35.36'
C26	325.00'	019°15'38"	109.25'	S 15°58'40" W	108.74'



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

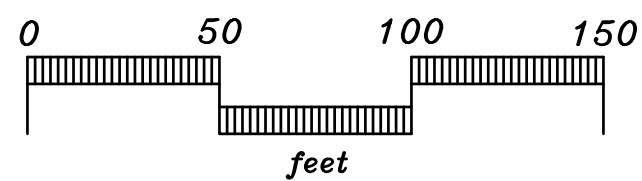
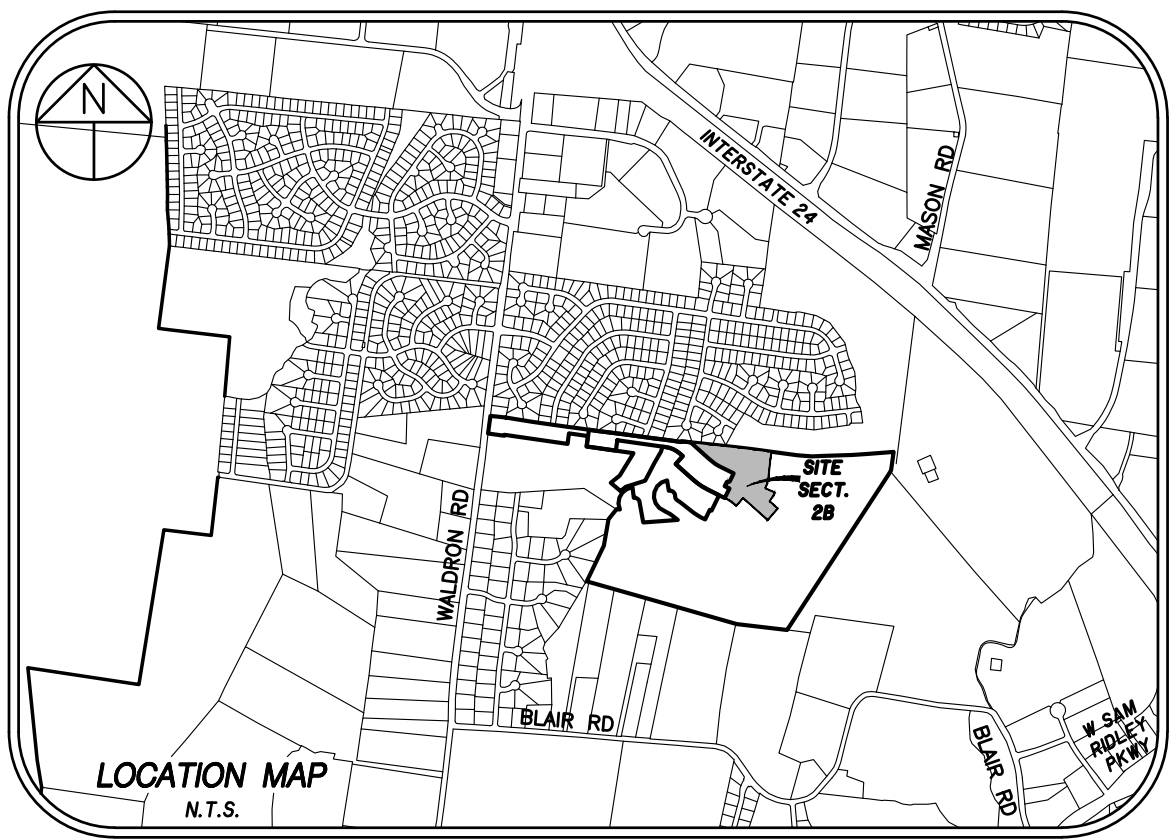
OWNER / DEVELOPER:
 MERITAGE HOMES OF TENNESSEE, INC.
 18655 N. CLARET DRIVE, STE 400
 SCOTTSDALE, AZ. 85255

FLOODPLAIN NOTE:
 THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO
 BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
 TAX MAP 29, PARCEL 22.02
 RECORD BOOK 2435, PAGE 2811
 ZONING: R-3
 SECTION 28: 26 LOTS
 SECTION 28 LAND AREA: 7.40± 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.



FINAL PLAT

SECTION 2B MISSION HILLS SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
 3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
 PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 22078.38 DATE: 9/29/25 FILE: 22078_Mission
 REV: HILLS-S2B_Final Plat DRAWN BY: WCC SCALE: 1" = 50' SHEET 1 OF 2



Item #: 8. Site Plan - 164 Chaney Boulevard - Ten Townhomes on 0.96 Acres. Requested by Morley Corp. Property located at 164 Chaney Boulevard (Tax Map 18P, Group E, Parcel 4). R-3 (High Density Residential) Zoning District. Property owned by Fahim Eryan.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Morley is requesting approval of the site plan for 164 Chaney, a townhome community.

The site is 0.96 ± acres. The purpose of the plan is to make way for new multi-family residential development.

The property is located off Chaney Blvd. The proposed layout on the plan shows 10 proposed dwelling units in two (2) new buildings. One building will contain 6 units and the other 4. Each will be 2 stories tall.

The City's parking requirements are 30 spaces (3 per unit). The applicant is showing 30 proposed parking spaces. That number includes 2 HC spaces.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@laveragnetn.gov)

1. Provide a filled-out copy of the Longterm Maintenance Agreement (LTMA). This includes the Longterm Maintenance Plan (LTMP) for the stormwater system. The LTMA form can be found at the following link: <https://www.laveragnetn.gov/DocumentCenter/View/3971/Long-Term-Maintenance-Agreements---La-Vergne>. The LTMP format is at the discretion of the engineer.
2. Add radius returns to driveway entrance. 15' min is required per CVity Standard Detail C009. (Link to Standard Specifications: <https://www.laveragnetn.gov/DocumentCenter/View/4672/Public-Works-Standard-Specifications-Section-3---Roads-Bridges-Drainage-and-Grading>) In this case, the Engineering Department will accept a 10' radius return on the south side to avoid overlapping with the southern neighbor. The north radius return must be 15'.
3. (For Planning Commission Discussion) The entry drive is shown as 24' wide. This is less than the 36' minimum required for a multi-family primary entrance. However, there are only ten units on this development with no room for additional growth.
4. (Sheet C101) Show lane striping at entrance up to first parking area.
5. (For information) Traffic study has not been requested due to it only being ten units.
6. (Sheet C101) There are 30 parking spaces shown. By our understanding of the ADA requirements, two handicap spaces (one of them van-accessible) are required. Please either provide documentation that these are not required by ADA or show them on the plan.

7. (Sheet C101) If a monument sign is planned along the road frontage, show it with a description of its height and size.
8. (Sheet C102) Show the Water Quality Unit (AquaSwirl) on the plan. Show inlet and outlet elevations.
9. (Sheets C102 and C502) It appears that the pond outlet structure is labeled as STR305 on Sheet C102 and STR300 on Sheet C502. Clarify.
10. (Sheet C102) Show riprap pad for energy dissipation at the outfall of HW300.
11. (Sheet C102) Provide erosion control blanket in the flowpath of the ditch from the riprap area in the southwest corner of the site to the site outfall in the northwest corner.
12. (Sheet C102) Show erosion control blanket on all slopes steeper than 5:1.
13. (Sheet C102 or C502) Provide a detail and/or a specification for riprap pads and areas. Include the D50 of the stone.
14. (Sheet C100) Temporary Construction Ingress/Egress Pad must be 100 feet long.
15. (Sheet C102) Rename this sheet "Grading, Drainage, and Final Erosion Control Plan". This is required for compliance with the city stormwater ordinance.
16. (Sheet C101) Show required ADA-compliant H/C ramps in public sidewalk where it is cut by entry drive.
17. (Sheet C101) Add note that the public sidewalk will be repaired after completion of construction.
18. (Sheet G100) Add the applicable required City General Notes. They can be found as 'General Information G04' in the document at the following link: <https://www.lavergnetn.gov/DocumentCenter/View/4671/Permitting-and-Construction-General-Information-and-Requirements>
19. (Sheet C101) Provide narrative regarding how garbage will be handled. Confirm that a dumpster pad and enclosure will not be required.

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

1. Sht G100 – Under Note 2 indicating “Tennessee Underground Utility Locate Service Phone:811,” should also indicate to call 3 days before digging. Recommend to make this it's own note, rather than subtext under Note 2.
2. Sht G100 – Under Note 5, should indicate “City of La Vergne” Standard Specifications rather than TDOT Standard Specifications.
3. Sht G100 – Plan set shall have a survey datum statement indicating both horizontal and vertical control. I see a Project Benchmark indicated on Sht C102, with vertical control referenced as NAVD1988. Plans shall be in Tennessee State Plan coordinates.
4. Sht C103 – Each unit's grinder pump tank shall connect to the low-pressure force main with a sewer connection box per City Std Dtl 19.0 (containing a ball-check valve and a ball valve). Because of this, all units shall connect directly to a public sewer extension in a 20-foot public utility easement located within your property to serve Units 1-6.
5. Sht C103 – provide 10' public utility easement at the front of the property for all the water meter banks at the front of the site.
6. Sht C103 – Public water services under pavement (Chaney Blvd) shall have a PVC sleeve, per City Standard Specifications 2" larger than the service size.
7. Sht C103 – Sanitary Sewer General Note 2, shall be removed. Note 1 has the plans covered. Onsite gravity sewer plumbing shall be sch 40 per City Std Dtl 1.0. All pressure sewer shall also be sch 40.
8. Sht C103 – Sanitary Sewer General Note 3, shall be removed. It does not apply.
9. Sht C103 – Waterline General Note 2 shall be corrected to read “Public waterlines less than 3” shall be PVC, SDR 21”, which applies to the 2” laterals across the street to serve the water meter banks.
10. Sht C103 – Waterline General Note 3 shall be removed it does not match City Standards and also does not apply.
11. Sht C103 – Waterline General Note 5 shall be removed, it doesn't apply and other options are available in City Standards that may fit certain circumstances, if it did apply.
12. Sht C103 – Show sewer cleanouts on gravity lines from building to grinder pump tanks.
13. Sht C103 – For your information, City of La Vergne grinder pumps require a 240V electrical service.
14. Sht C103 – For your information, Grinder pump tank panels should be mounted to the building approximately 5 feet off the ground and have a continuous electrical power cable between pump and panel inside a conduit.
15. Sht C103 – Provide as much clearance as possible for sewer force main from tree plantings along north side of site, and indicate clearance in next submittal. Provide a minimum 10' clear of trees.

Codes (Joe White - jwhite@lavergnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnetn.gov)

No comments.

Police

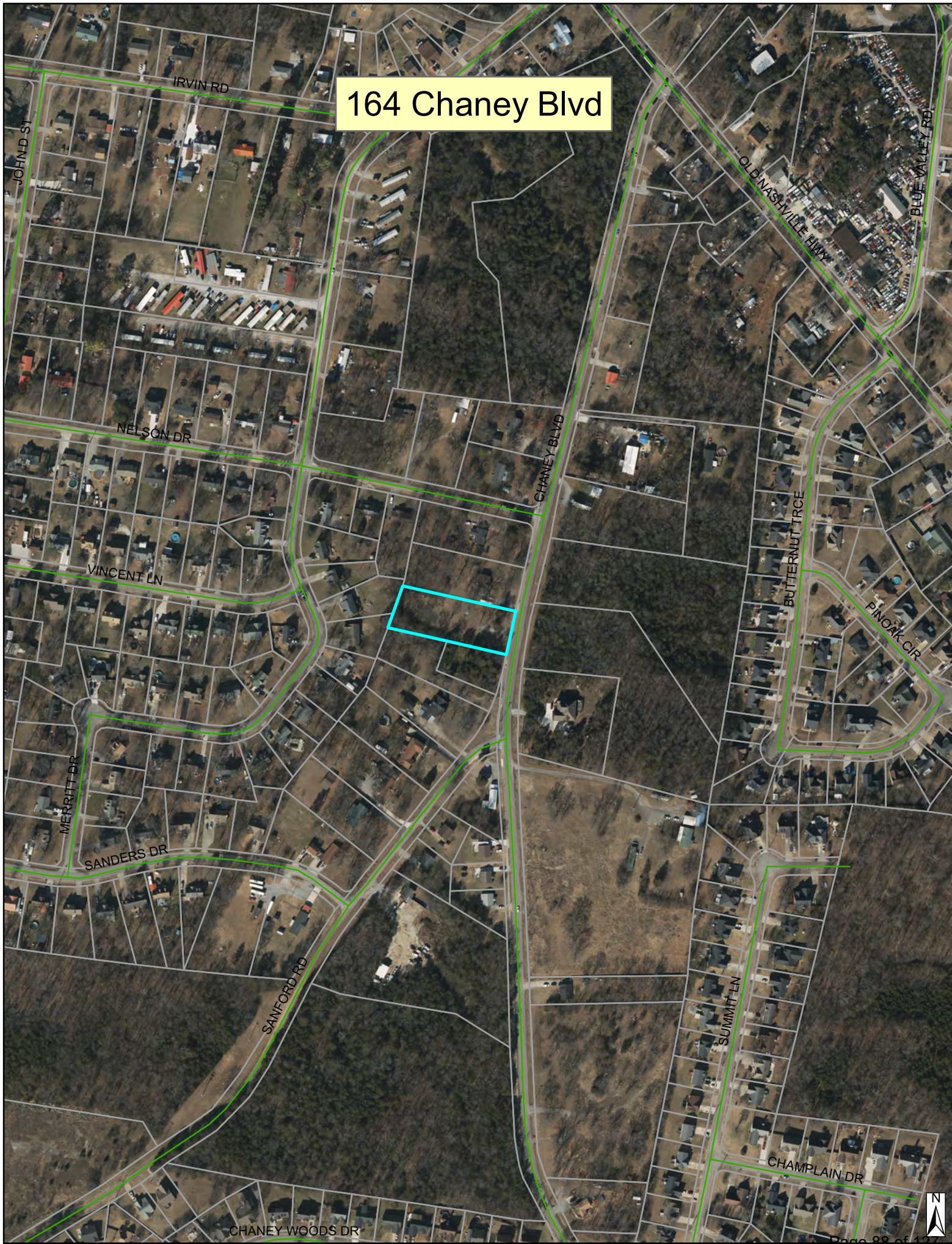
No comments.

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

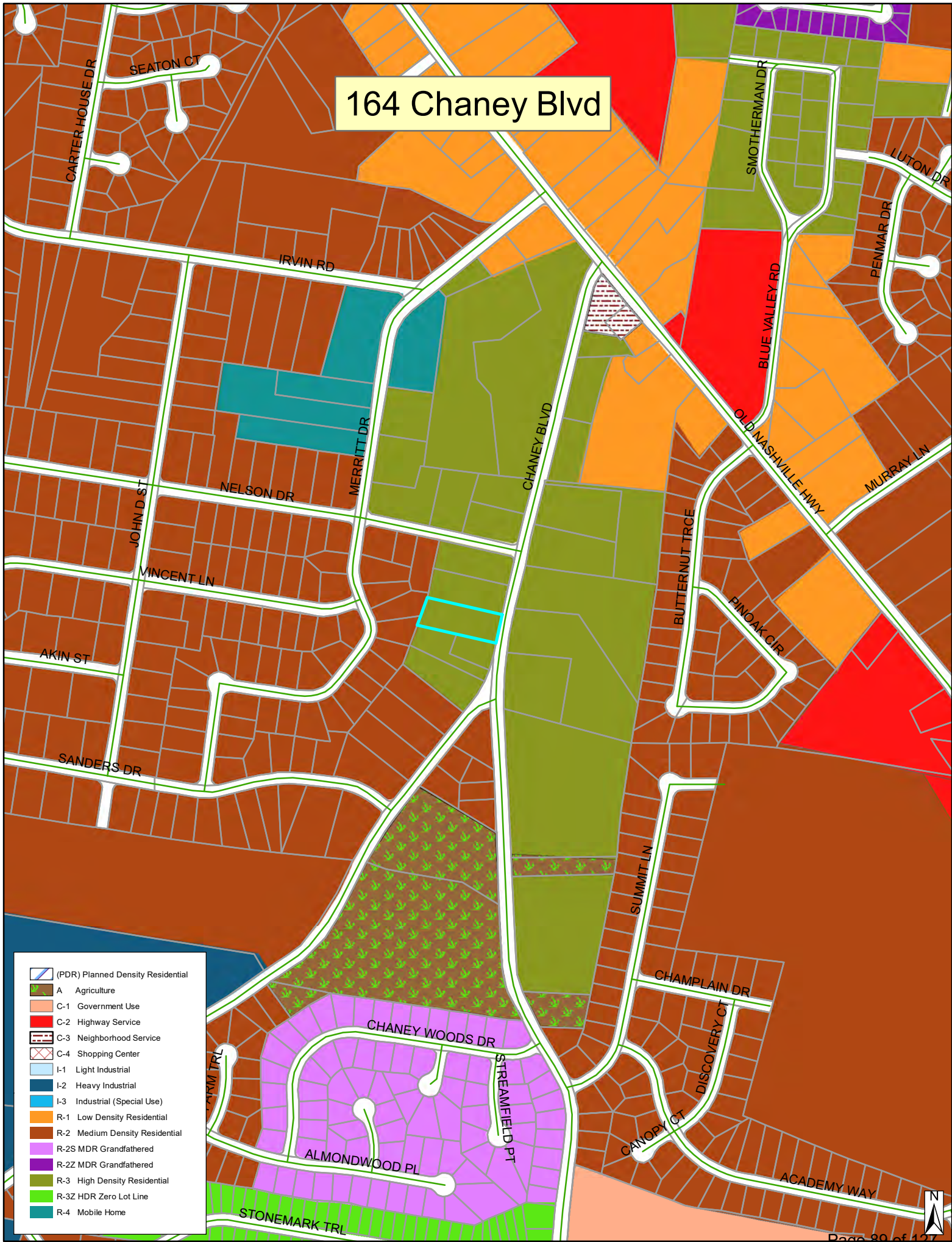
164 Chaney Blvd



164 Chaney Blvd



164 Chaney Blvd







164 Chaney Blvd.

Site Plan

LaVergne,

Rutherford County, TN



Site Location Map
Scale 1" = 500'

Sheet List Table

Sheet	Title
G100	Cover Sheet
C100	Existing Conditions / Erosion Control Plan
C101	Site Plan
C102	Grading and Drainage Plan
C103	Utility Plan
C104	Landscape Plan
C501	Site Details
C502	Grading and Drainage Details
C503	Utility Details

Resource List

Water Department Supervisor 1500 E. Nir Shreibman Blvd. La Vergne, TN 37086 Phone: (615) 793-9891 Jeremy Buskus	Piedmont Natural Gas Phone: (877) 279-3636 https://gasadvantage.piedmontng.com
Stormwater Services 1500 E. Nir Shreibman Blvd. La Vergne, TN 37086 Phone: (615) 287-8658 Alexandra Thompson	Middle Tennessee Electric Phone: (877) 777-9020 https://www.mte.com
Sewer Department Supervisor 1500 E. Nir Shreibman Blvd. La Vergne, TN 37086 Phone: (615) 862-9891 Shane Stott	AT&T Phone: (800) 620-6000
Street Department Supervisor 1500 E. Nir Shreibman Blvd. La Vergne, TN 37086 Phone: (615) 793-9891 Douglas Oakley	Comcast Phone: (888) 266-2278 https://www.xfinity.com/
City Planner 1500 E. Nir Shreibman Blvd. La Vergne, TN 37086 Phone: (615) 287-8702 Bo Logan	

General Notes:

- Contractor shall comply with all local, state and federal codes, ordinances, rules, regulations, orders and other legal requirements of municipal authorities which bear on the performance of the work.
- The contractor is cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of various utility companies, and where possible measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must contact the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities.
Tennessee Underground Utility Locate Service
Phone: 811
- The contractor shall verify all measurements and be responsible for any mistakes they may make as a result. If the contractor discovers any discrepancies in figures on the drawings, he/she shall report same to the Engineer before proceeding with any work affected by the discrepancy, and shall be held responsible for results should he/she fail to make such effort.
- Local, state, and national laws and guidelines shall take precedence over design information if in conflict. Contractor shall inform client and Morley and Associates, Inc. in writing if any conflicts arise.
- Material specifications shall be in conformance with applicable portions of the TDOT Standard Specifications, (latest edition), memorandums and supplements unless specifically stated otherwise on these plans, contract documents or local code.
- Contractor shall be familiar with all plans associated with the project as it relates to the preparation and construction of all improvements, such as architectural, structural, MEP, and landscape plans.

Site Summary

Property Information	
Proposed Use	= Multifamily Residential Units (Townhouses)
Existing Use	= Vacant
Current Address	= 164 Chaney Blvd. LaVergne, TN 37086
Parcel ID.	= 018P-E-004.00
Lot Area	= ± 0.96 Acres (±41,758 SF)
Zoning Information	
Current Zoning Classification	= R3 - High Density Residential
Building Setbacks	= Front: 35' Side: 10' Rear: 20'
Building Information	
Proposed Buildings Gross Floor Area	= 7,650 (18%)
Max. Building Height	= 2 stories - 36'
Site Information	
Number of Units	= 10
Gross Density	= 10 units per acre
Pervious Area	= 15,526 SF (37%)
Impervious Area	= 26,232 SF (63%)
Lot Coverage	= 63%
Proposed Building Coverage	= 7,650 SF
Parking Information	
Required Parking Spaces	= 30 (3 per unit)
Available Parking Spaces	= 30
Landscape	
Required Landscape	= 3 canopy trees (2.5" caliper) per acre = 3 = 3 understory (1.5" caliper) per acre = 3 = 15 shrubs (18" high) per acre = 15
Proposed Landscape	= 26 canopy trees = 14 understory trees = 119 shrubs

Surveyor

Dale Associates
615-297-5166
516 Heather Place
Nashville, TN 37204

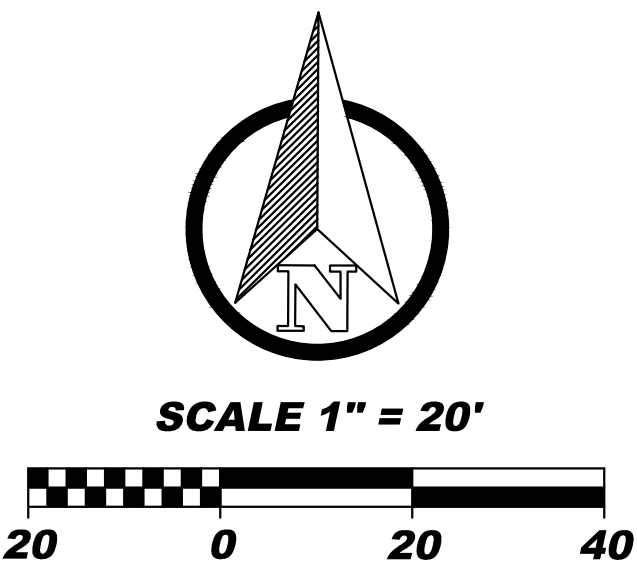
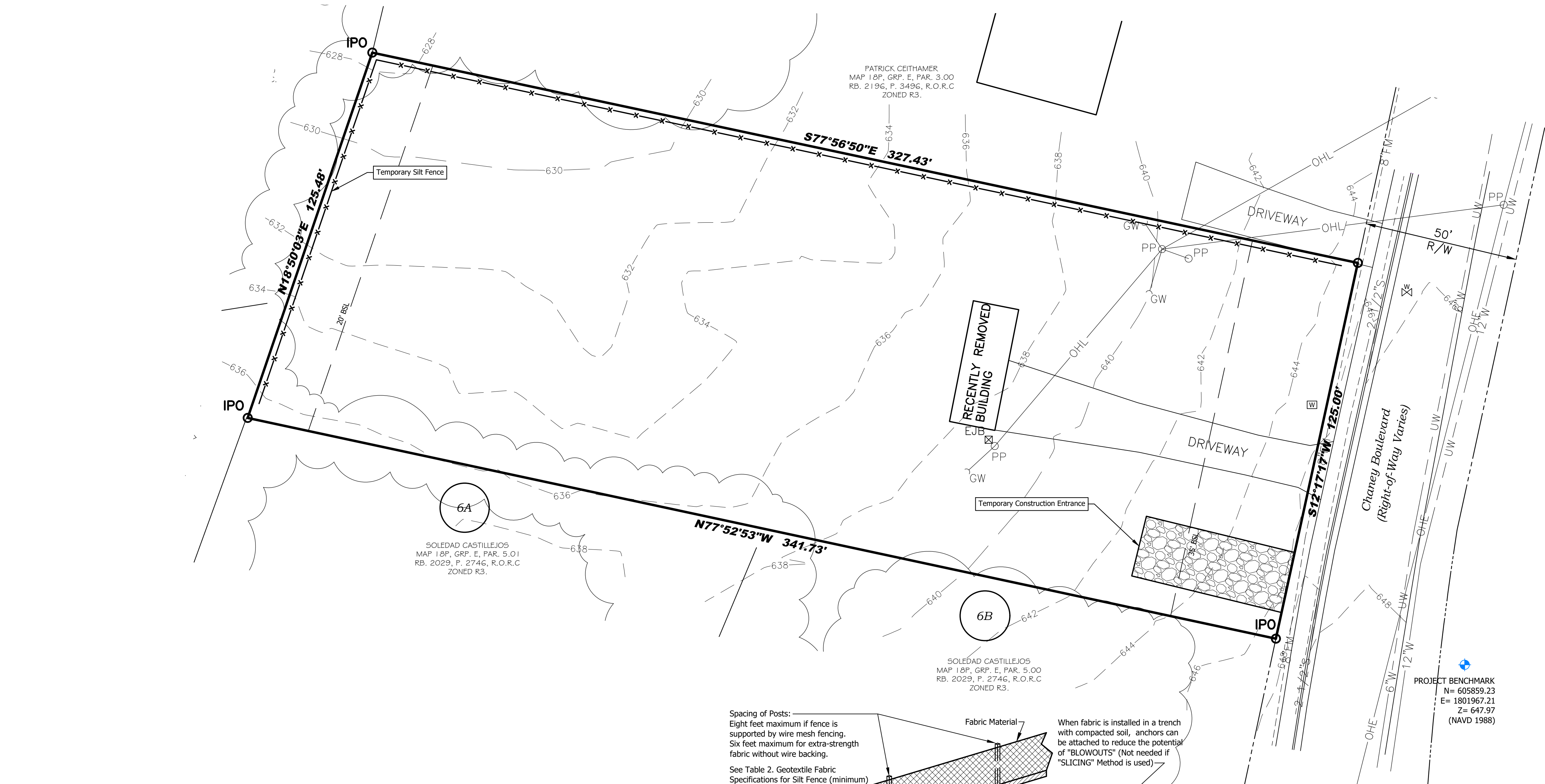
Owner/Developer

Fahim Eryan
franksabry@yahoo.com
615-305-3766
2089 Brookstone Drive
Mount Juliet, TN 37211

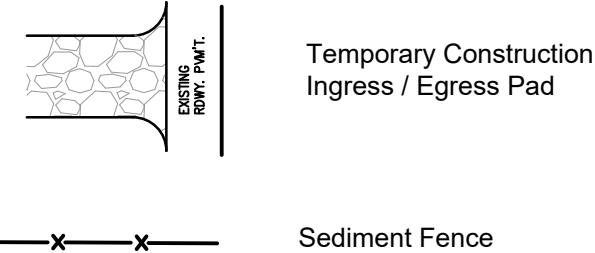
Civil Engineer



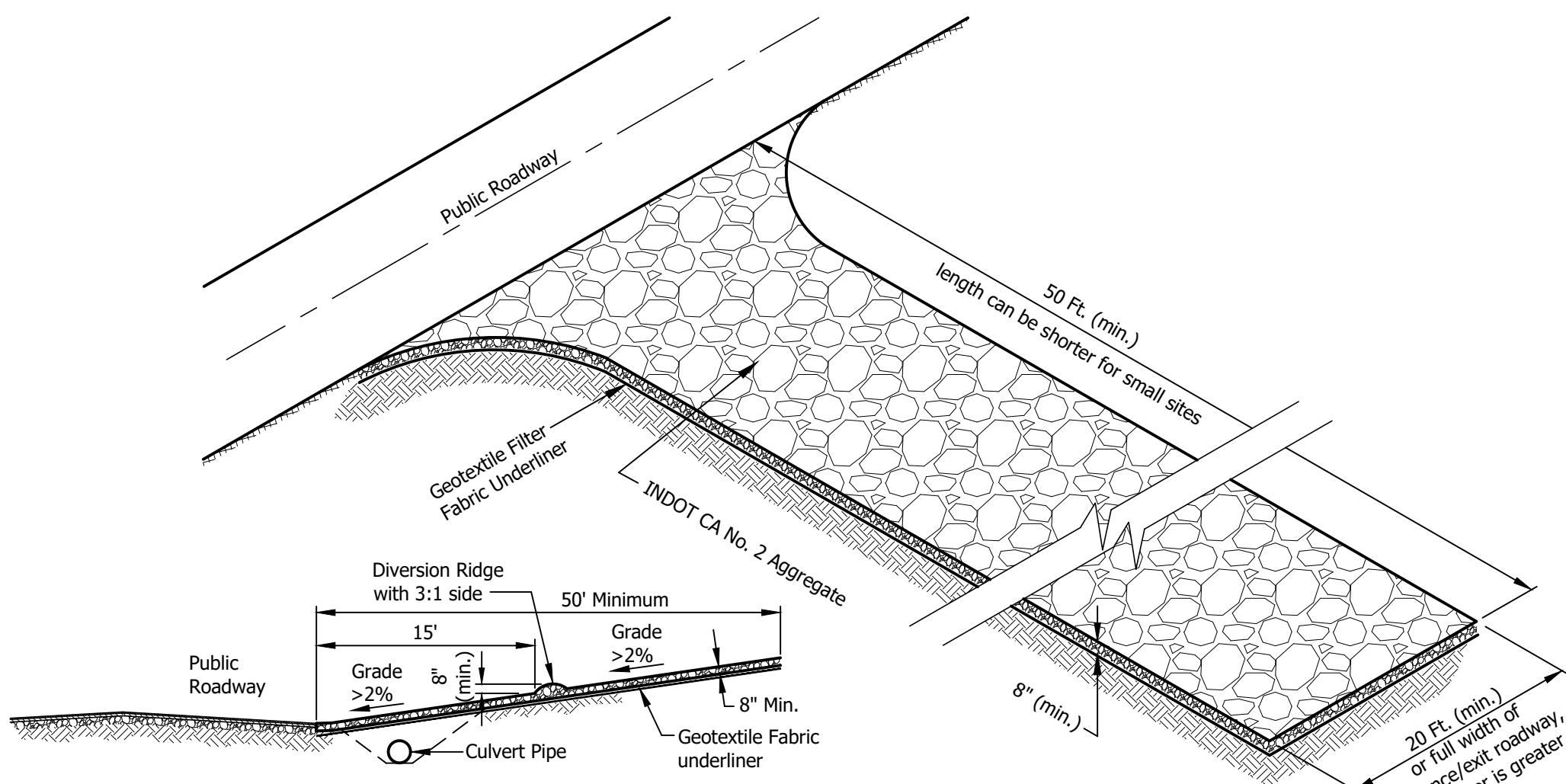
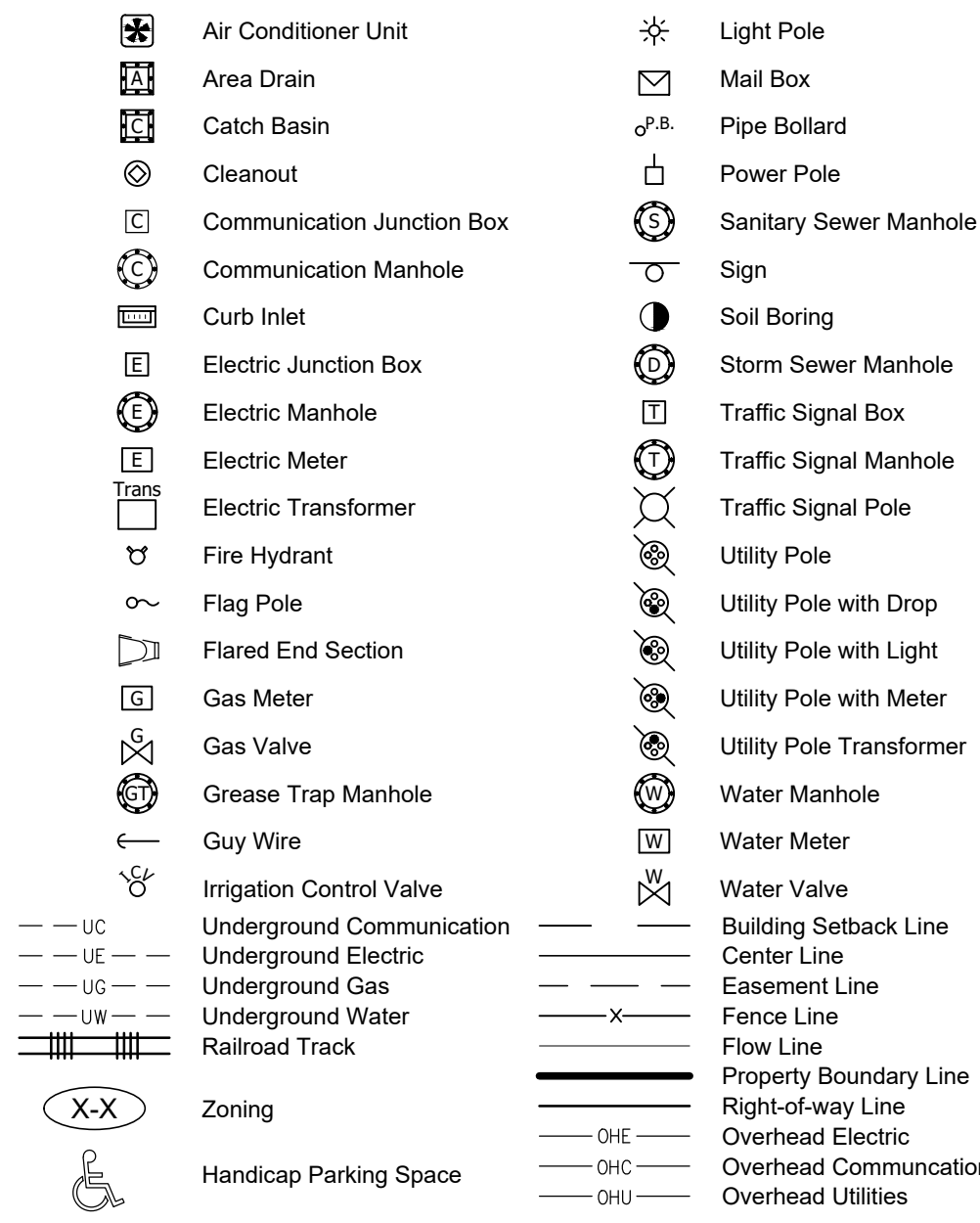
Morley
Attn: Alejandro Mojica, PE
alejandrom@morleycorp.com
(615) 988-7668
2603 Elm Hill Pike, Suite I
Nashville, TN 37214



Proposed Legend

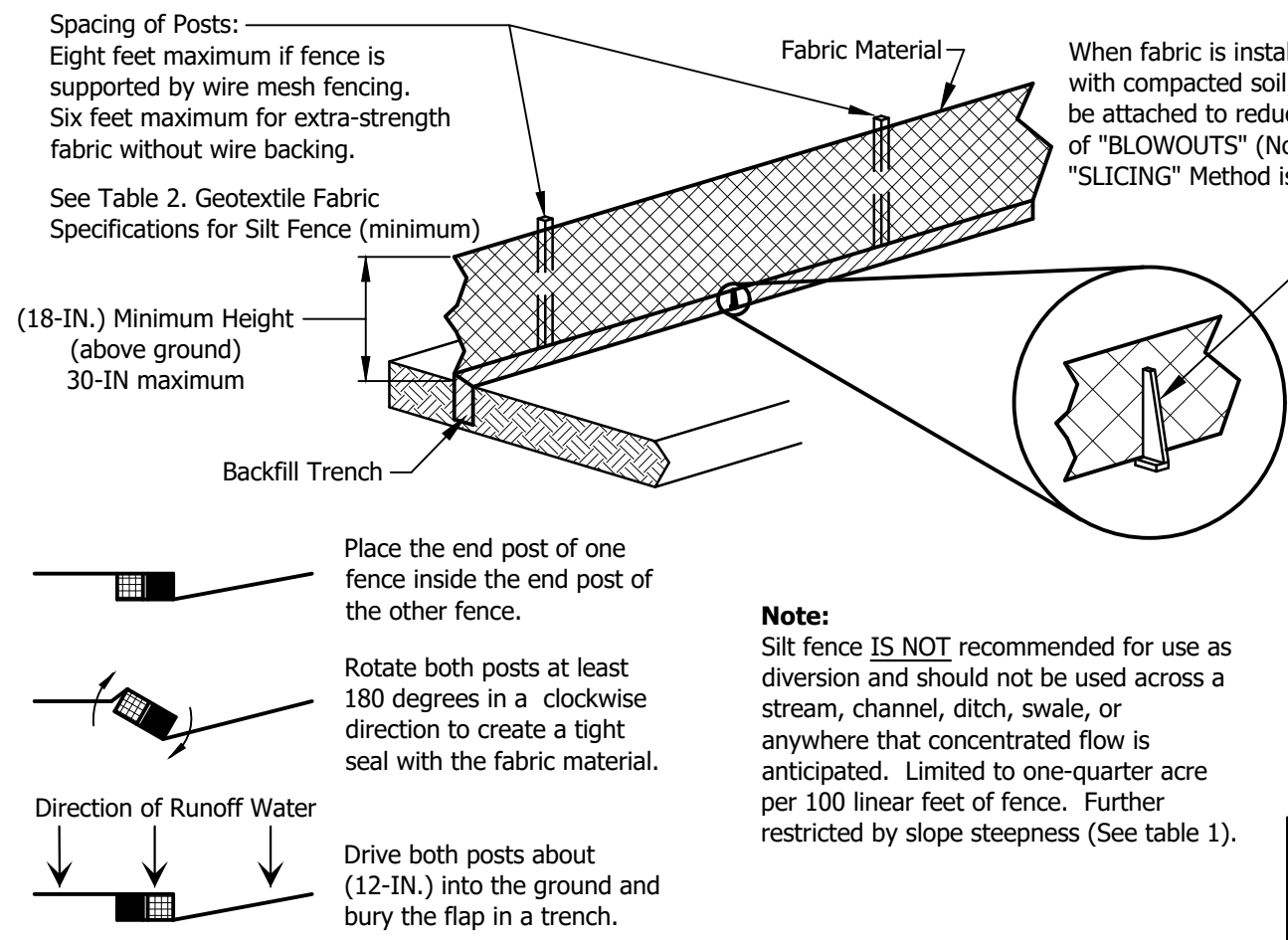


Existing Legend



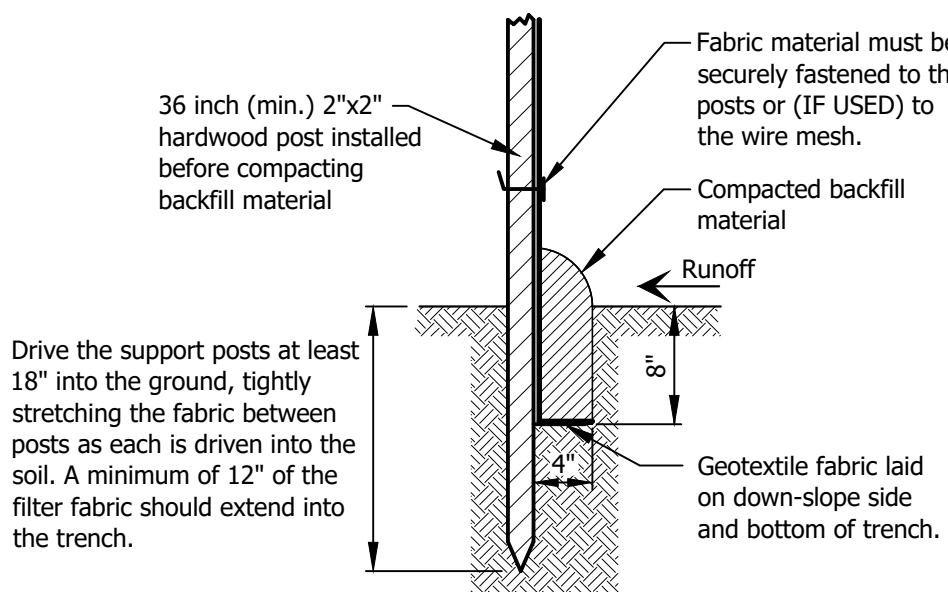
- Installation:**
- Remove all vegetation and other objectionable material from the foundation area.
 - Grade the foundation and crown for positive drainage. If the slope of the construction entrance is toward a public road and exceeds 2%, construct an 8" high diversion ridge with a ratio of 3:1 side slopes across the foundation area about 15 feet from the entrance to divert runoff away from the road.
 - Install a culvert pipe under the pad if needed to maintain proper public road drainage.
 - If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
 - Place aggregate (INDOT CA No. 2) to the dimensions and grade as shown in the construction plans, leaving the surface smooth and sloped for drainage.
 - Where possible, divert all storm water runoff and drainage from the temporary construction ingress/egress pad to a sediment trap or basin.

Temporary Construction Ingress / Egress Pad

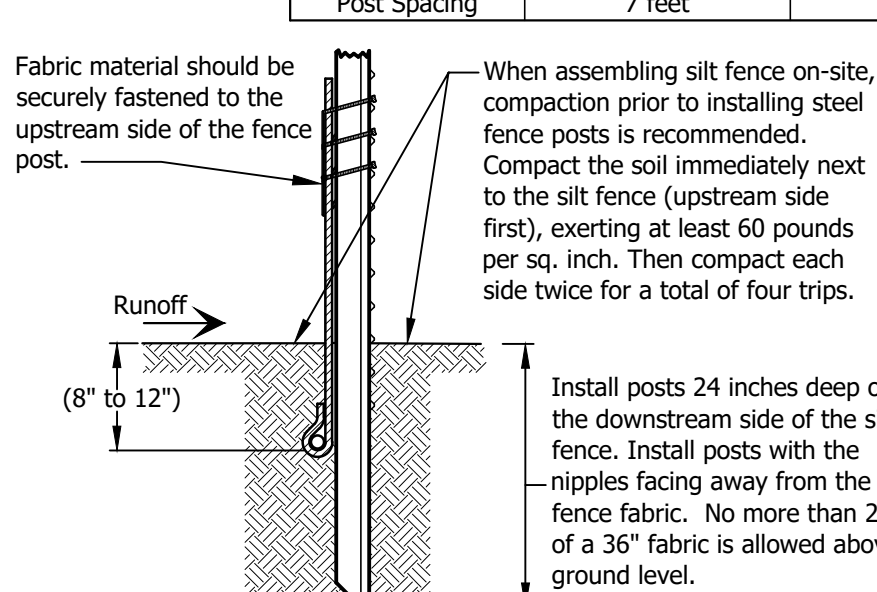


ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

If installing prefabricated silt fence, install fence with the filter fabric on the up-slope side of the excavated trench and the support posts on the down-slope side. Drive the support posts at least 18 inches into the ground, tightly stretching the fabric between posts as each is driven. If assembling on site, attach filter fabric to the support posts and attach wooden lathe to secure fabric to posts, stretching the fabric between posts as it is fastened.



TRENCH METHOD



SLICING METHOD

Silt-Fence Installation

Erosion Notes

- Contractor shall provide all necessary erosion control methods as per the City of La Vergne and the State of Tennessee regulations and specifications.
- Construct temporary gravel constr. entrance / exit pad before commencing construction. Entrance to be stabilized with course aggregate to a depth of 8 inches and for a length of 50'.
- All disturbed areas to have seeding, fertilizer and mulching within 15 days upon completion of final grading.
- Prior to initiating any land-disturbing activities, a representative for the project should walk the site with construction plans in hand and mark the limits of construction that were established during the planning phases. Areas to be protected should be marked with rope, safety fencing (commonly orange colored), or surveyor flags. Signage can also be used to identify and explain limits of construction and areas that are to be protected from construction activities.
- Protect all drop inlets during construction with fabric drop inlet or gravel or straw bale protection. The pollution prevention plans are general guidelines for the contractor to follow. The contractor is still required to keep all sediment off public roads.
- If any erosion control measure is not sufficient the contractor shall add additional control measures.
- Topsoil shall be stockpiled and strategically located throughout the site. Silt fence shall be temporarily installed around all stockpiles to prevent runoff.
- Bulk clearing of sediment from pavement by flushing with water shall "not" be permitted.
- All unvegetated area left inactive for fifteen (15) days or more shall be temporarily or permanently stabilized with measures appropriate for season to minimize erosion potential.
- All erosion control measures are to be installed per manufacturer's recommendations and guidelines.
- Dumpster's must be kept covered.
- Seeding mix and rate of application shall be per the Tennessee Department of Transportation Standard Specifications, latest edition.
- Inspections shall be performed at least twice weekly, 72 hours apart.
- Matting or sod shall be installed on slopes 3:1 or greater.
- 90% vegetation required to achieve temporary or permanent stabilization.
- Contractor shall be responsible for the removal of debris and trash at all stages of construction.
- Contractor shall designate an area for equipment filling and maintenance.



All ideas, designs, calculations, and arrangements indicated or represented by this drawing are owned by and are the property of Morley and Associates, Inc. and were created as instruments of service for use on and in connection with the specified project. Morley and Associates retains all common law, statutory law and other rights, including copyrights. No drawings or electronic files shall be reused for any purpose other than the project. They shall not be disclosed to or be used by any other person or firm without the written prior consent of Morley and Associates, Inc. Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Morley and Associates, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings. If differences exist between electronic files and the signed and sealed hard copy drawings, the hard copy shall govern.

4000 Rossford Ln., Newburgh, IN 47630
812.464.9585 Phone 812.464.2514 Fax
morleycorp.com

164 Chaney Blvd. LaVergne,
TN 37086

Existing Conditions / Erosion Control Plan

No. By Date

Revisions

Scale: 1" = 20'

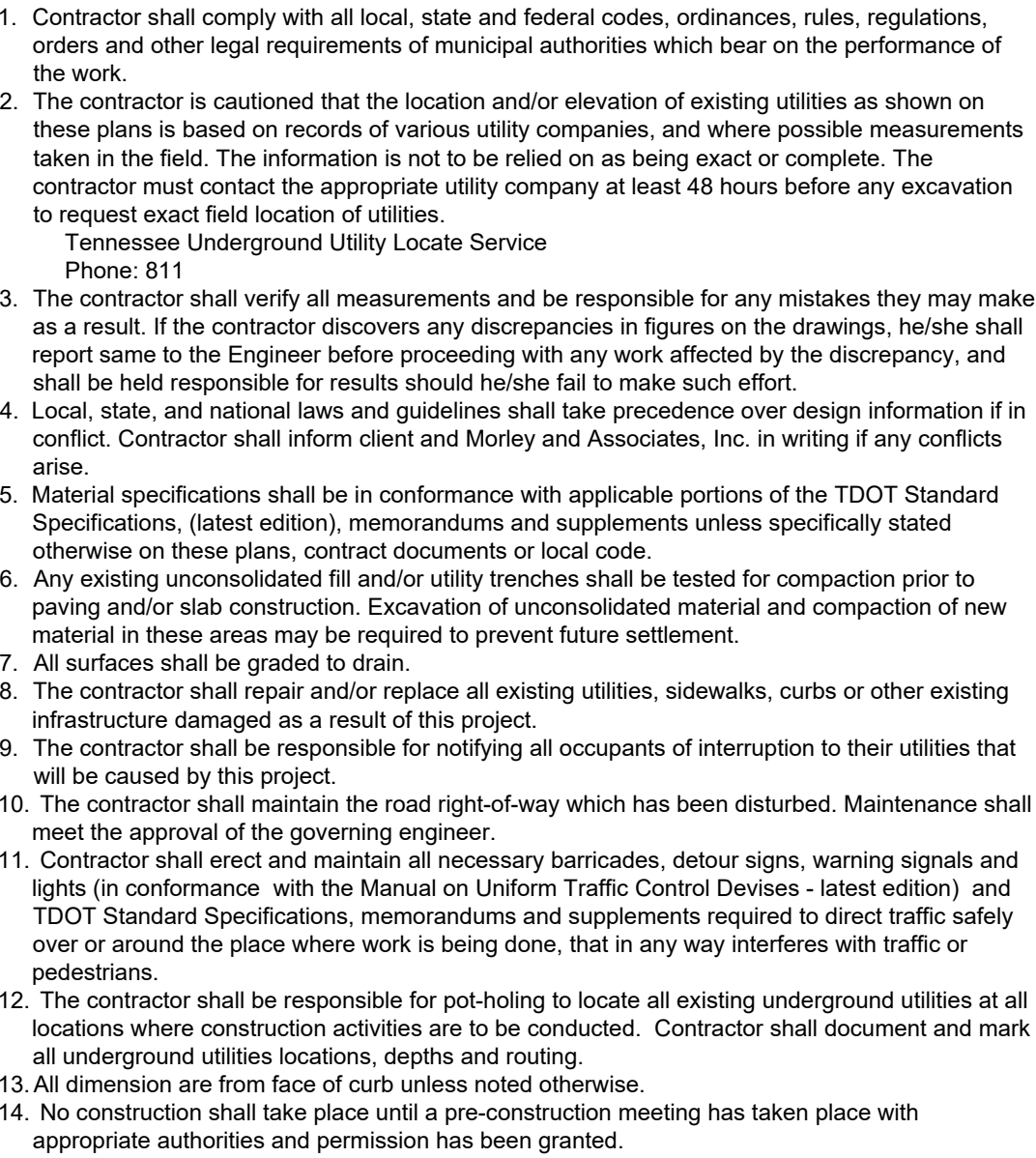
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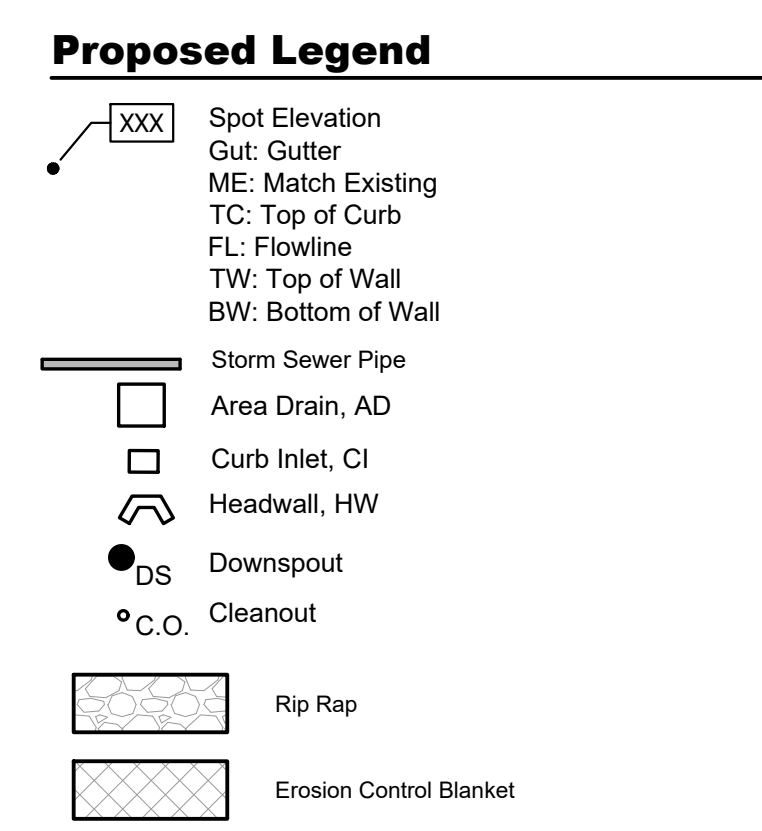
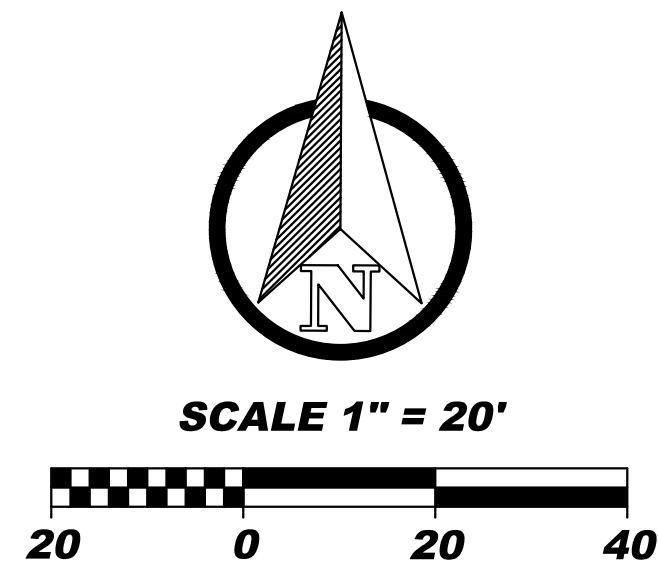
Drawn By: KPR Date: 09/29/2025

Filename: 13233 Civil Base

Sheet Number:

C100





4800 Rosebud Ln., Newburgh, IN 47630
812.464.9585 Phone 812.464.2514 Fax
morleycorp.com

General Grading and Drainage Notes:

1. All maximum earthwork graded slopes is 4:1, unless otherwise noted.
2. Minimum pavement slope is 0.5%.
3. All surfaces shall be graded to drain.
4. Local, state, and national laws and guidelines shall take precedence over design information if in conflict. Contractor shall inform client and Morley and Associates, Inc. in writing if any conflicts arise.
5. Slope grades to direct water away from buildings and prevent ponding.
6. All areas of new facilities shall comply with the Americans with Disabilities Act (ADA) Accessibility Guidelines.
7. Any existing unconsolidated fill and/or utility trenches shall be tested for compaction prior to paving and/or slab construction. Excavation of unconsolidated material and compaction of new material in these areas may be required to prevent future settlement.
8. All disturbed areas to be seeded and mulched.
9. Design pipe slopes are calculated from the center of structure to the center structure. Construction pipe slopes may vary slightly if the structure cross slope does not match the design pipe slope
9. Contractor to install ADS Flexstorm Catch-It Lite Inlet Filter Protection in Curb Inlets and Area Drains.
10. All final graded areas shall be smooth and free of any ruts, rocks, debris or irregularities

ADA Accessibility Guidelines:

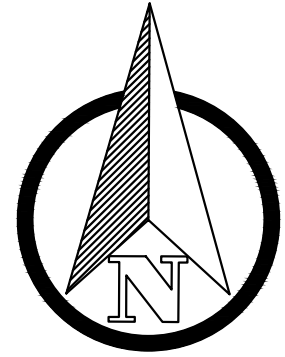
1. All areas of new facilities and altered portions of existing facilities shall comply with the American with Disabilities Act (ADA) Accessibility Guidelines.
2. Contractor and materials shall comply with all local, state and federal codes, ordinances, rules, regulations, orders and other legal requirements of municipal authorities which bear on the performance of the work.
3. Material specifications shall be in conformance with applicable portions of the state highway standard specifications, (latest edition) unless specifically stated otherwise on these plans, contract documents or local code.
4. Maximum slope for ADA accessible route shall be 1:20 (5.0%). The minimum clear width shall be 36 inches.
5. Slopes greater than 1:20 (5.0%) shall be considered a ramp.
6. Maximum slope for a ramp shall be 1:12 (8.33%), but shall not require a ramp length to exceed 30 feet.
7. Ramps shall be equipped with handrails on both sides if the rise is greater than 6 inches or if the ramps length is greater than 6 feet.
8. Maximum cross slopes shall be 1:50 (2.0%).
9. Landings shall be incorporated in ramps so that the maximum vertical rise between landings is no greater than 30 inches.
10. Landings shall be a minimum of 60 inches in length and as wide as the ramp (36 inches minimum). Landings at a change in direction shall be 60 inches wide and 60 inches long (minimum).
11. Maximum slope in an ADA parking space and its aisle shall be 1:50 (2.0%).

[illegible]

C102

Pipe Name	Size and Type	Length	Slope	US IE	DS IE	Start Structure	End Structure
P 101	15" HDPE	16.03'	1.00%	629.16	629.00	CI 102	
P 103	12" HDPE	164.55'	1.50%	631.63	629.16	MH 104	CI 102
P 105	12" HDPE	132.50'	7.22%	641.20	631.63	MH 106	MH 104
P 107	12" HDPE	39.00'	0.50%	641.39	641.20	AD 108	MH 106
P 202	12" HDPE	67.50'	0.50%	631.97	631.63	CI 201	MH 104
P 301	12" HDPE	10.60'	1.00%	627.87	627.77	MH 302	HW 300
P 303	12" HDPE	11.54'	1.00%	628.00	627.88	STR 304	MH 302

Name	Description	Pipes In	Pipes Out	AD / MH = Rim CI = FG
AD 108	Area Drain		P 107, 12" HDPE Invert Elevation = 641.39	643.75
CI 102	Curb Inlet	P 103, 12" HDPE Invert Elevation = 629.16	P 101, 15" HDPE Invert Elevation = 629.16	631.65
CI 201	Curb Inlet		P 202, 12" HDPE Invert Elevation = 631.97	634.04
HW 300	Headwall	P 301, 12" HDPE Invert Elevation = 627.77		627.76
MH 104	Manhole	P 202, 12" HDPE Invert Elevation = 631.63 P 105, 12" HDPE Invert Elevation = 631.63	P 103, 12" HDPE Invert Elevation = 631.63	637.82
MH 106	Manhole	P 107, 12" HDPE Invert Elevation = 641.20	P 105, 12" HDPE Invert Elevation = 641.20	645.17
MH 302	WQU - See Sheet C502	P 303, 12" HDPE Invert Elevation = 627.88	P 301, 12" HDPE Invert Elevation = 627.87	631.50
STR 304	See Sheet C502		P 303, 12" HDPE Invert Elevation = 628.00	630.60



SCALE 1" = 20'



Proposed Legend

- Sanitary Sewer Line
- Potable Water Service
- Storm Sewer Pipe
- Water Meter
- Gate Valve
- Grinder Pump

Sanitary Sewer General Notes:

- All material and construction methods of the water and sewer facilities shall conform to City of La Vergne requirements and specifications.
- All sanitary sewer lines shall be constructed of PVC SDR 35, unless otherwise noted.
- Any lateral pipes with less than 3-foot of cover above the top of pipe shall be Ductile Iron Pipe Class 350. Ductile iron service laterals shall be cement coated and conform to the ANSI A21.51 and AWWA C 151, latest revisions. Fittings shall comply with ANSI A21.10 and AWWA C110. Fittings shall be either mechanical joint or push-on type. Pipe joints shall use O-ring gaskets in accordance with ANSI A21.11 and AWWAC.
- Minimum of 18" vertical and 10' horizontal clearance between potable waterlines and proposed sanitary and storm sewers.
- All lateral services must have a cleanout installed within 5' of the exterior of the building being serviced.
- All sanitary sewer cleanouts in concrete or pavement areas shall be in compliance with City of La Vergne requirements.
- Contractor shall notify City of La Vergne 48 hours prior to starting construction.
- See building plumbing plans for exact location of sewer service entering the building.

Waterline General Notes:

- All material and construction methods of the water and sewer facilities shall conform to City of La Vergne requirements and specifications.
- Water lines less than 3" shall be Type K copper.
- Water lines 3" or larger shall be ductile iron pipe conforming to USA Standard A21, Class 52 for centrifugally cast ductile iron pipe. It shall be bituminous coated, cement lined, plain end ductile iron pipe with push-on, single gasket joints. The pipe shall meet the requirements of ANSI A21.53/AWWA C-153 and ANSI A21.10/WWA C-110, latest revisions.
- Contractor shall coordinate location of tap with City of La Vergne.
- Megalug mechanical restraints, or equal, shall be used on all fittings and valves.
- Use fittings as necessary to prevent over-deflection of pipe.
- Separation between potable waterlines and sewer lines shall be 10' horizontally and 18" vertically measured from outside edge of pipe.
- Tracer wire shall be installed along all water services and mains.
- See building plumbing plans for exact location of water services entering the building.



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812.464.5565 Home 812.464.2514 fax
morleycorp.com

164 Chaney Blvd. LaVergne,
TN 37086

Civil

Utility Plan

No. By Date

Revisions

Scale: 1" = 20'

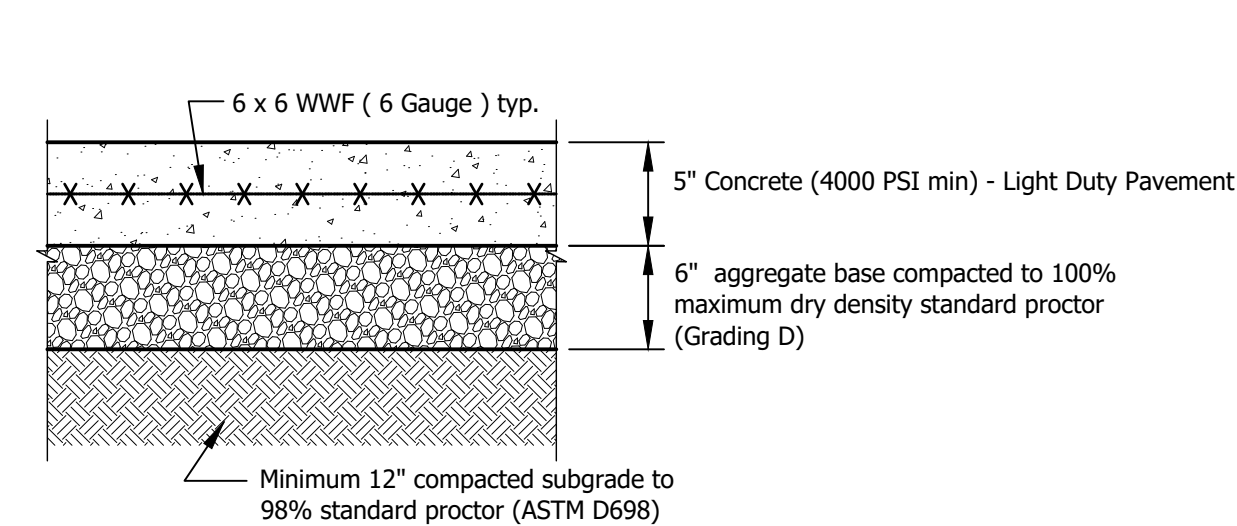
Designed By: AMC Job Number: 13233.1.001-A

Drawn By: KPR Date: 09/29/2025

Filename: 13233 Civil Base

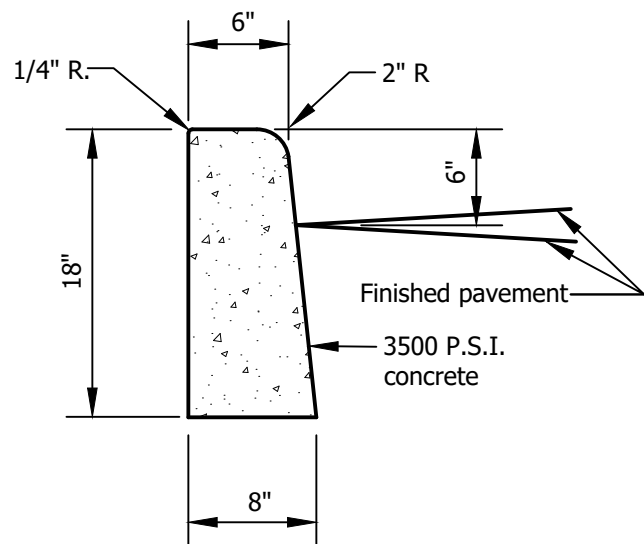
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C103



Concrete Pavement Section

No Scale

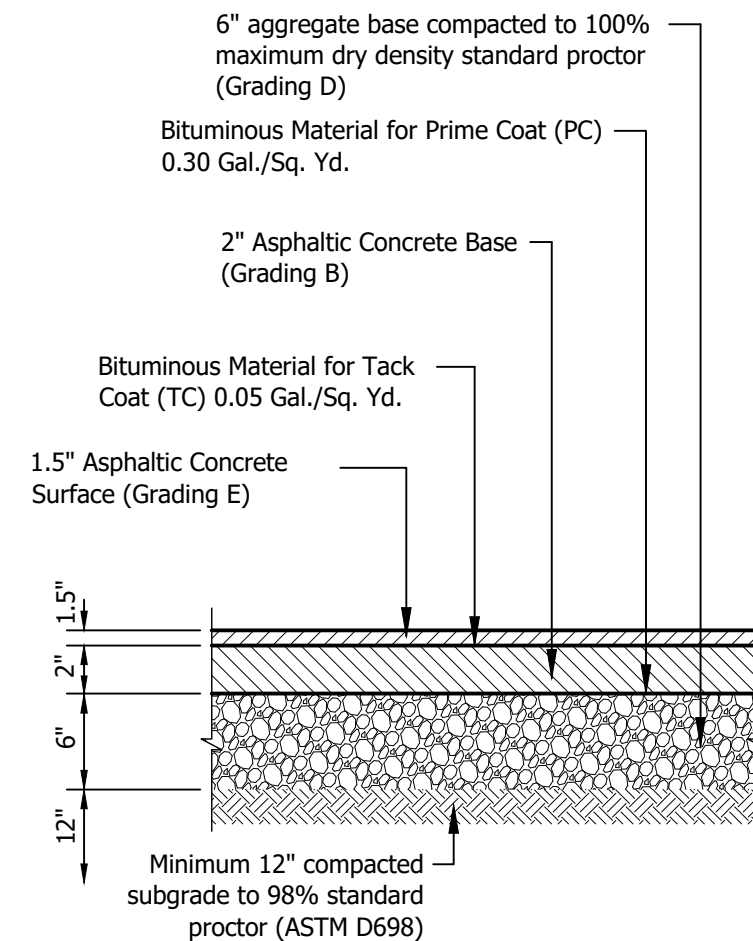


Notes:

- 1/2" Preformed Expansion Joint material at all P.C. & P.T. of Curb Radius.
- Tooled Contraction Joints at 10'-0" centers. Contraction Joint to be Minimum 2-1/2" deep and 1/8" wide.

Standing Curb Detail

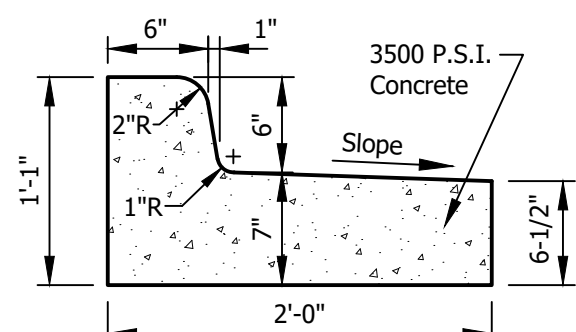
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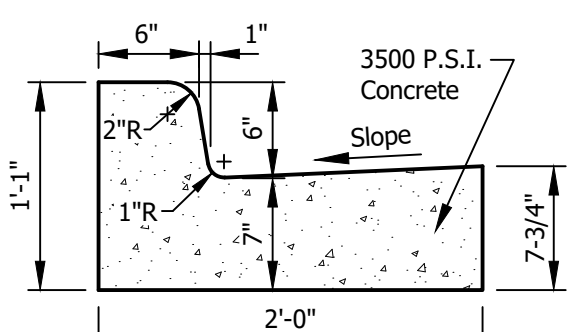
NOTE: Pavement sections shown shall be reviewed and approved by the geotechnical engineer for this site. If pavement sections were provided per a geotechnical investigation then those sections shall have precedence over those shown on this plan.

Standard Pavement

No Scale



Drainage Away From Curb



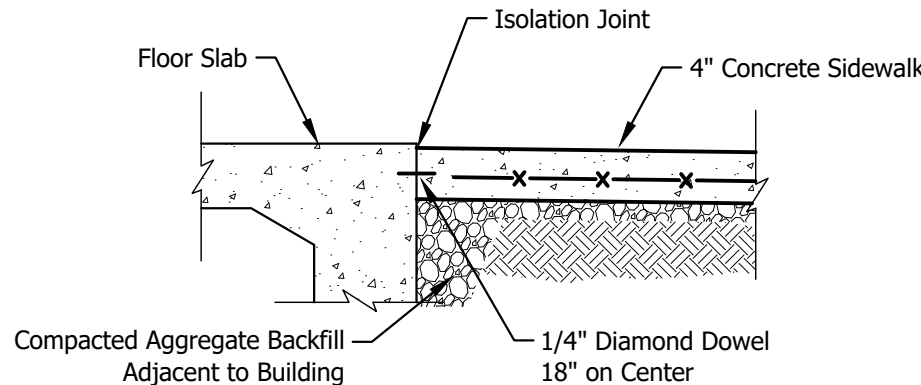
Drainage To Curb

Notes:

- 1/2" Preformed Expansion Joint material at all P.C. & P.T. of Curb Radius.
- Tooled Contraction Joints at 10'-0" centers. Contraction Joint to be Minimum 2-1/2" deep and 1/8" wide.

Straight Curb and Gutter Drain Toward & Away From Curb

No Scale

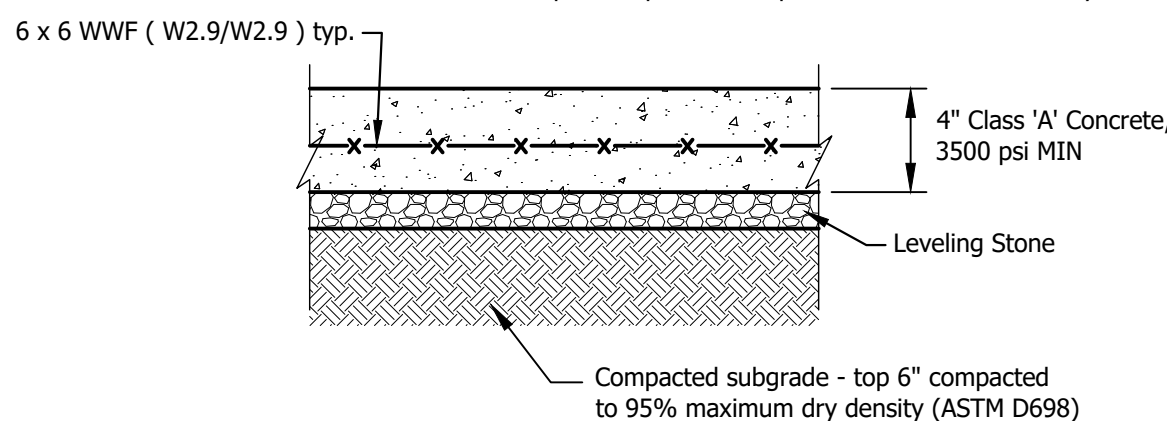


Concrete Sidewalk at Door

No Scale

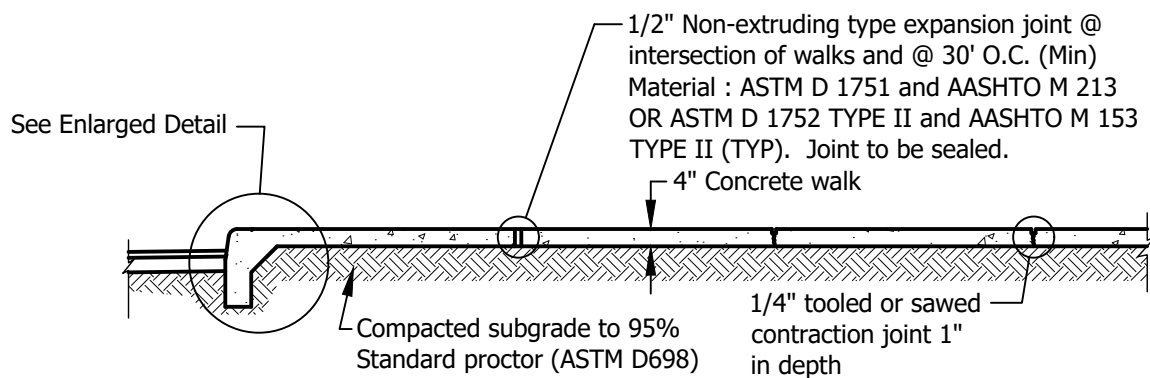
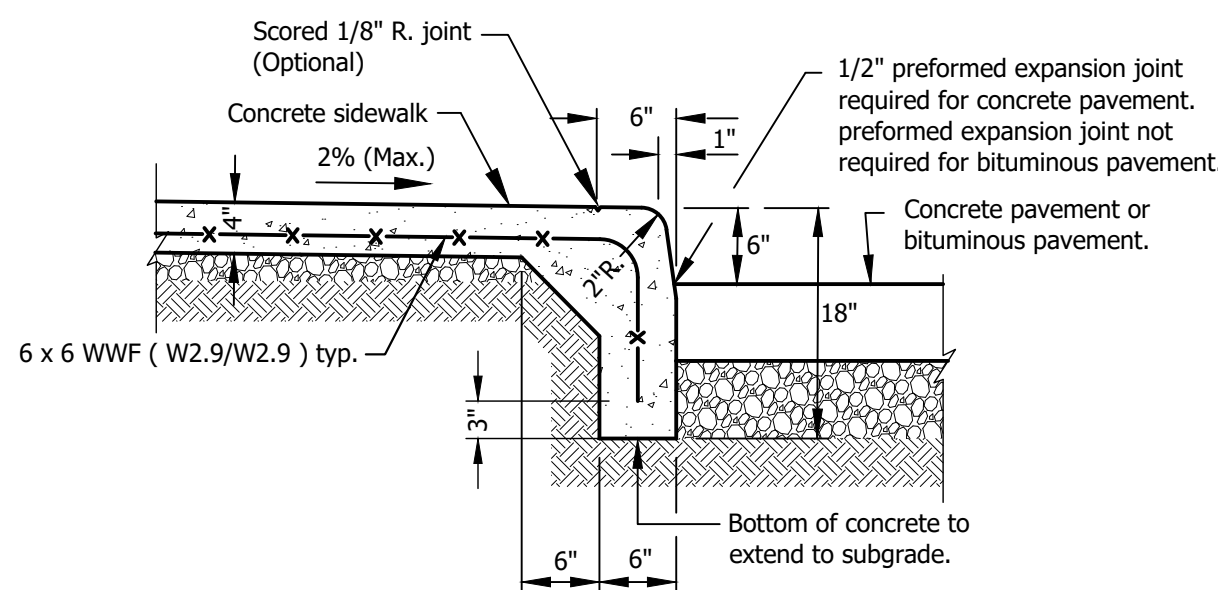
Notes:

- Sidewalks shall conform to Tennessee Department of Transportation.
- Expansion joint material shall conform to the requirements of the Tennessee Department of Transportation specifications.
- Concrete materials and placement methods shall be in accordance with the materials and methods specified in Section 3.5 "Portland Cement Concrete Pavements".
- Sidewalks shall conform and be constructed in accordance with the Americans with Disabilities Act.
- Sidewalks shall slope one quarter inch per foot toward the roadway.



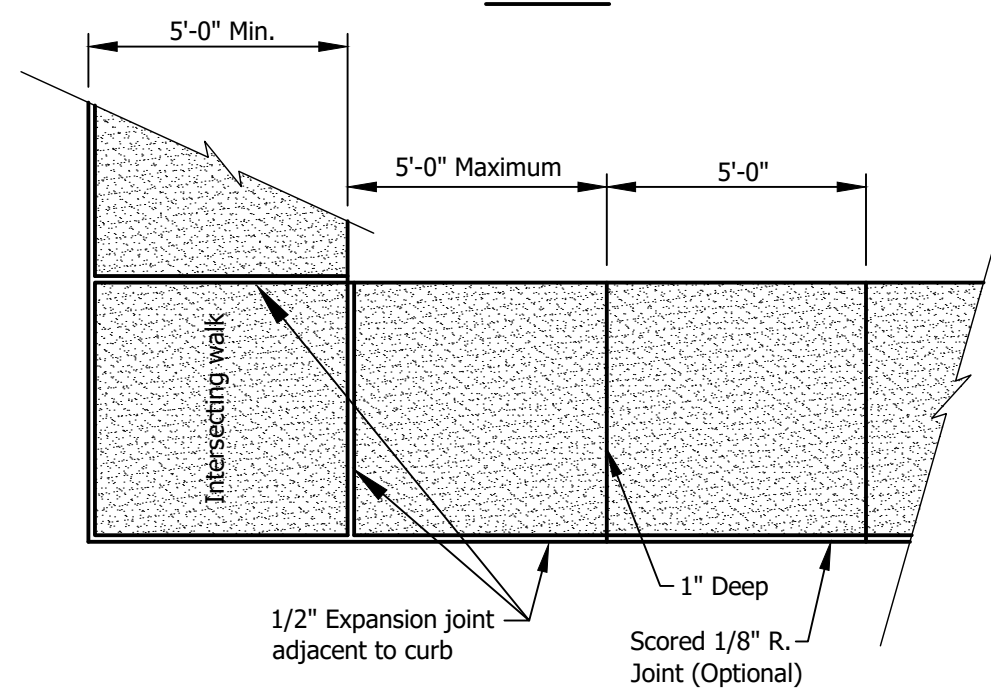
Concrete Sidewalk Section

No Scale



Note: Leveling course of sand may be used to achieve final subgrade elevation, compacted to 95% standard proctor density (ASTM D698)

Section



Plan

Concrete Sidewalk w/ Monolithic Curb

No Scale



MORLEY

ARCHITECTS | ENGINEERS | SURVEYORS

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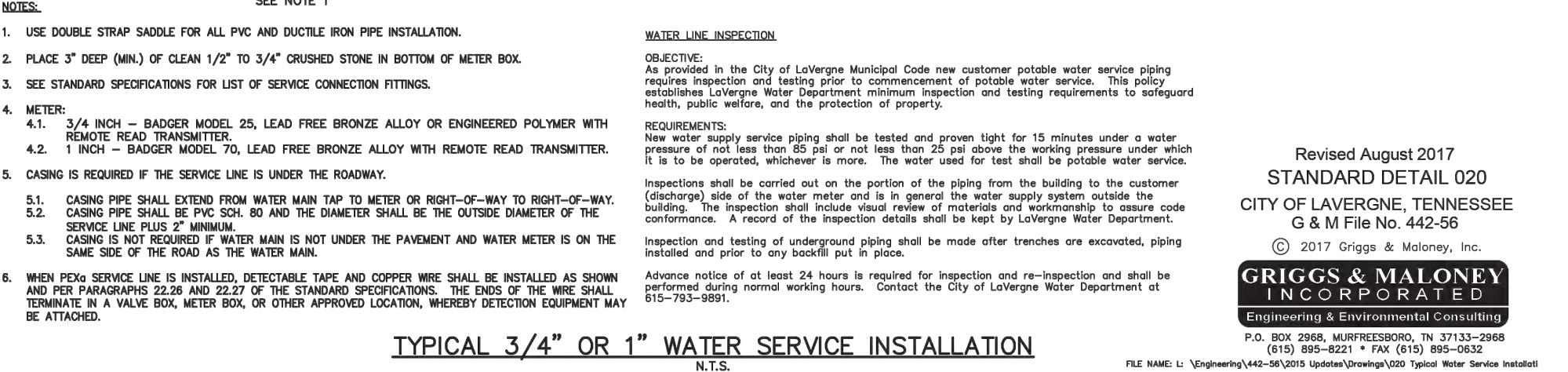
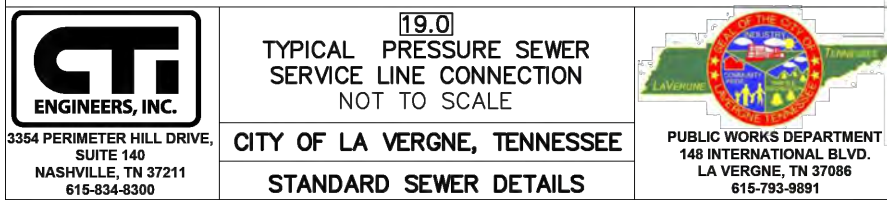
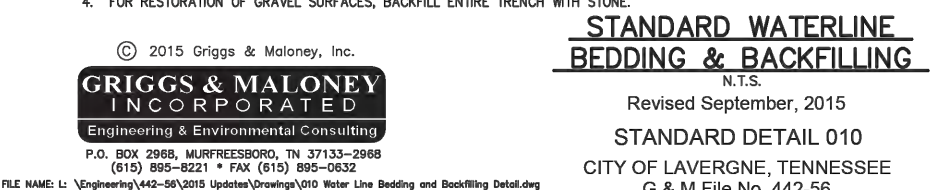
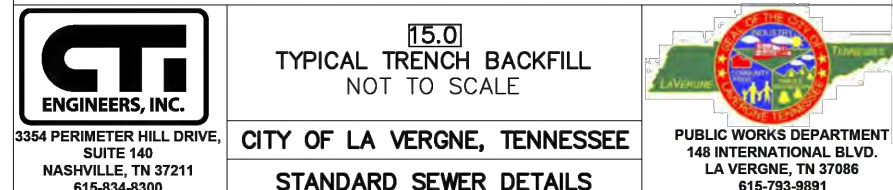
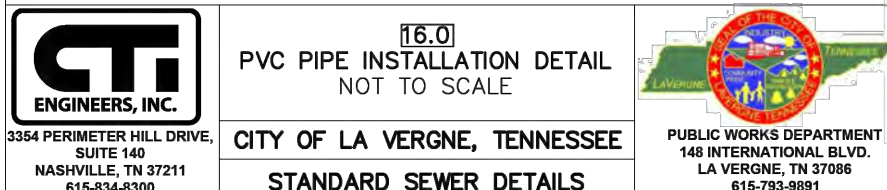
Site Details

No.	By	Date
Revisions		
Scale: As Shown		
Designed By:	AMC	Job Number: 13233.1.001-A
Drawn By:	KPR	Date: 09/29/2025
Filename: 13233 Civil Base		
Sheet Number:		

C501



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TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION
N.T.S.

ing\442-58\2015 Updates\Drawings\02D Typical Water Service In

Sheet Number: **0500**

C503



Item #: 9. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Uptown Subdivision, Lot 1 (see Final Plat of Lot 1 of the Richland South, LLC Property) Totaling 1 Lot. Requested by Woodhaven Development Group. Property located at 5309 Murfreesboro Road (Tax Map 14 Parcel 72.05). C-2 (Highway Service) Zoning District.

Reviewed By:
Gary Lide, City Engineer

Summary:
This is a request to accept a subdivision.

Staff Comments / Technical Items:

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

Engineering (Gary Lide - glide@lavergneth.gov)
All inspections are complete and punch items addressed.

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

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

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

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

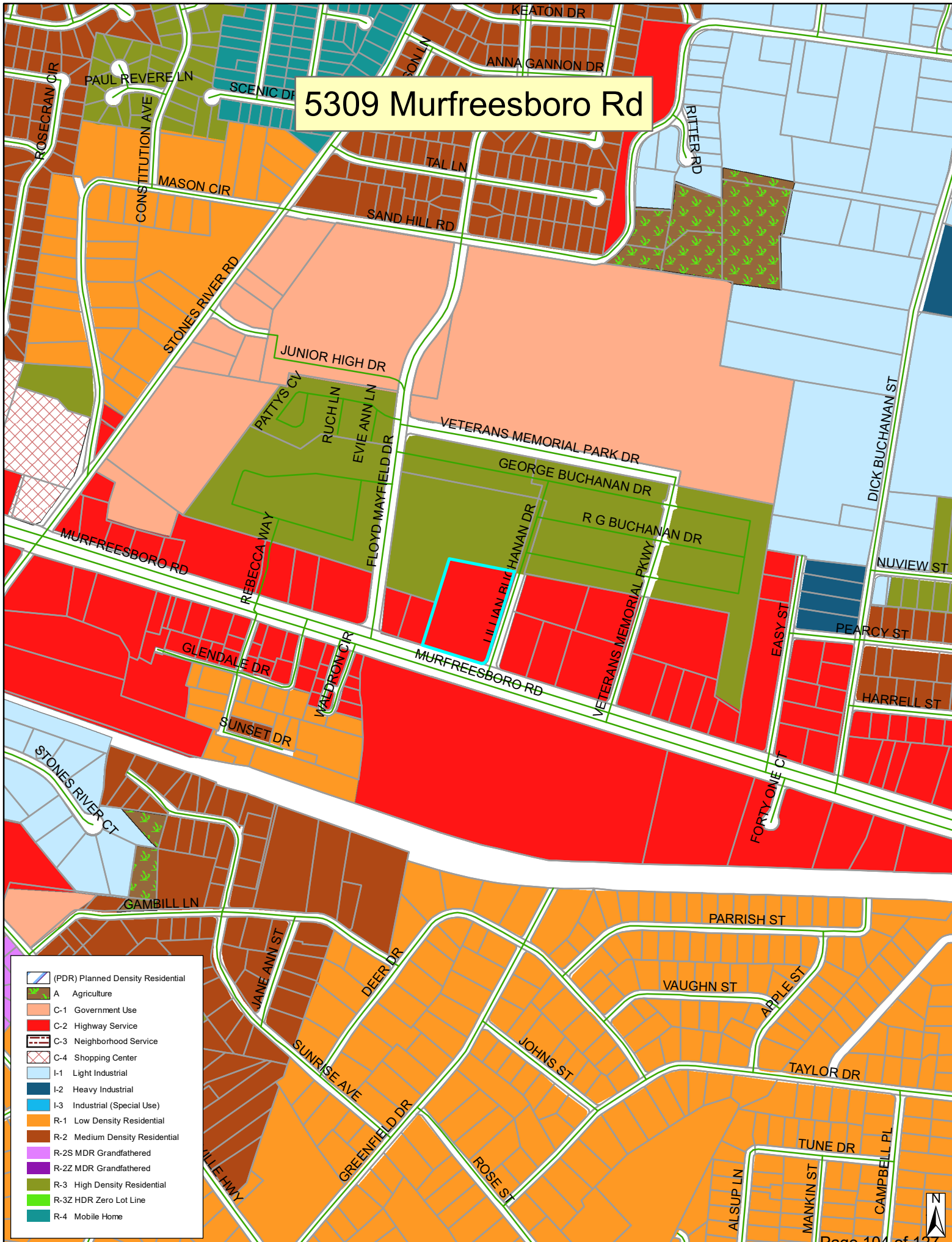
5309 Murfreesboro Rd



5309 Murfreesboro Rd



5309 Murfreesboro Rd



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









Item #: 12. Discussion - Blair Road East of Waldron Road.

Reviewed By:
Gary Lide, City Engineer

Summary:
Discussion of East Blair Road as requested by the Planning Commission members.

Staff Comments / Technical Items:

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

Engineering (Gary Lide - glide@lavergneth.gov)
Packet prepared by the Engineering Department.

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

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

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

Police
No comments.

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



















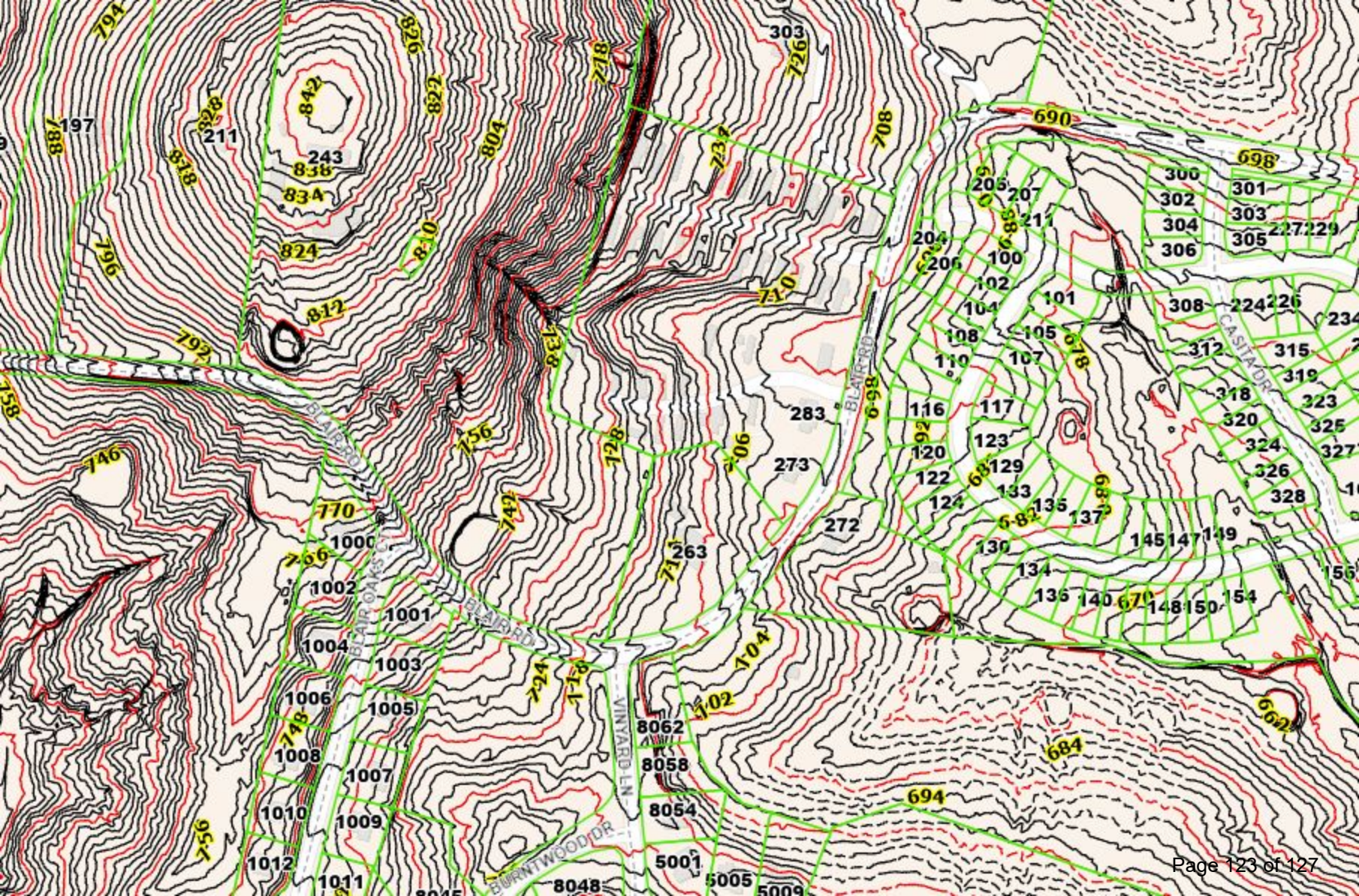




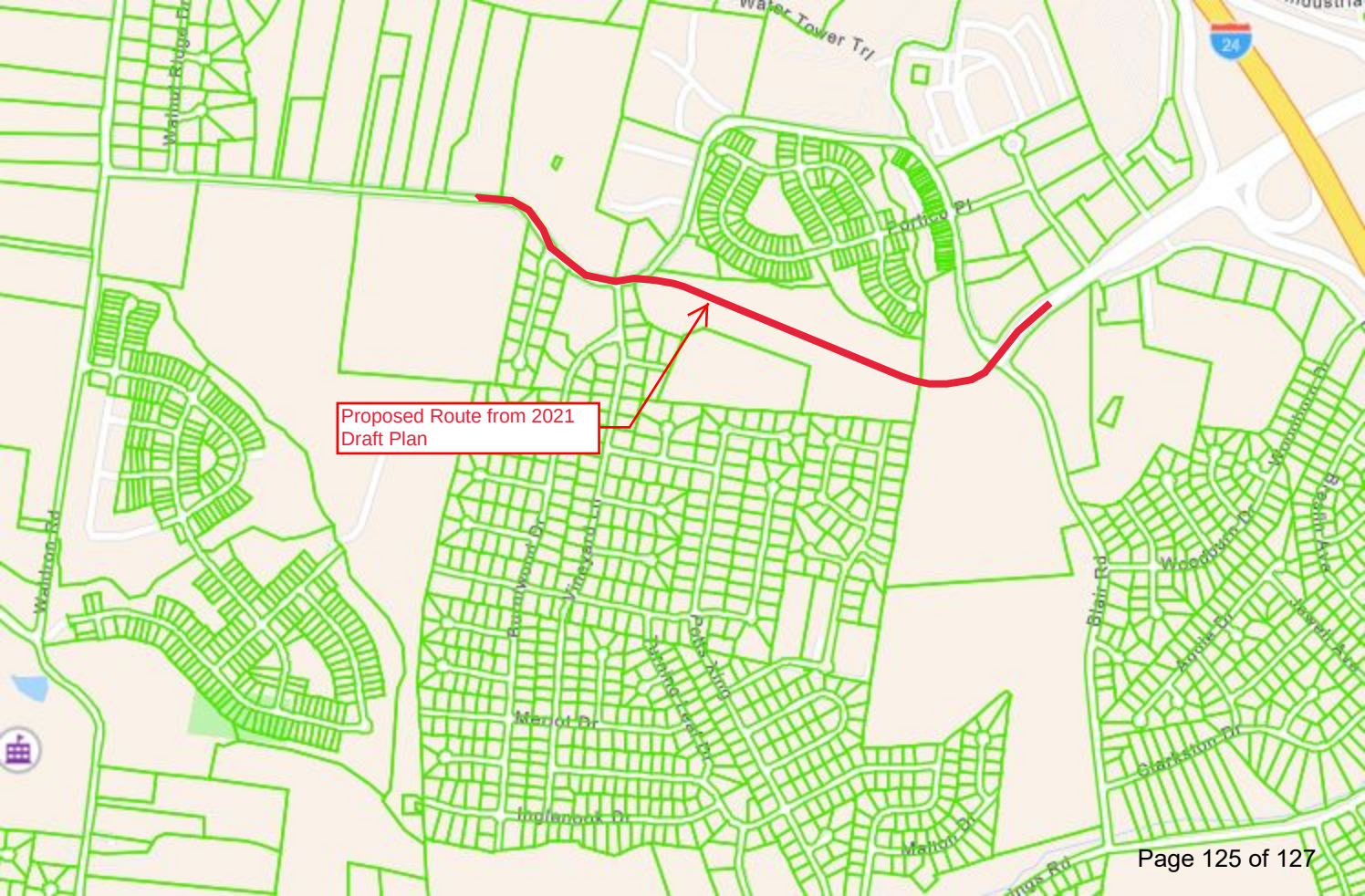








**EXCERPT FROM
CONCEPT
PLANS
CREATED IN
2012**



Proposed Route from 2021
Draft Plan

