WORKSHOP AGENDA

Planning Commission
November 13, 2025 @ 5:30 PM
For the November 25, 2025 Regular Meeting @ 6:00 PM

- Call workshop to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: September 30, 2025 Regular Meeting, October 14, 2025 Workshop, October 28, 2025 Regular Meeting and November 13, 2025 Workshop.

2. Public Comment Period.

OLD BUSINESS

3. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. 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. Requested by Chet Rhodes.

4. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 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. Requested by Last of the Loggers, LLC.

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

6. Site Plan - 164 Chaney Boulevard - Ten Townhomes on 0.96 Acres. 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. Requested by Morley Corp.

NEW BUSINESS

7. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 2.25 Acres. Property located on Lake Road (Tax Map 32A, Group A, Parcels 1 & 37). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: NCD (Neighborhood Commercial) Zoning District. Property owned by Mitchell Bowman and Harding Fox. Requested by Mitchell Bowman.

8. Final Plat - Glendale Subdivision, Resubdivision of Lots 6A & 6B - Two Lots on Approximately 0.29 Acres. Property located on Murfreesboro Rd. (Tax Map 18A, Group A, Parcels 8 & 9). DD (Downtown District). Property owned by Webster Wood Pickard, Jr. Requested by Huddleston-Steele.

9. Site Plan - Hugo Tire - Building Addition Totaling 1,200 Square Feet on 4.6 Acres. Property located at 5378 Murfreesboro Road (Tax Map 18A, Group A, Parcel 31). CC (Central Commercial) Zoning District. Property owned by Phil Goodell. Requested by Wamble & Associates, PLLC.

10. Final Plat - Blair Ridge - 141 Townhomes on Approximately 15.84 Acres. Property located on Blair Rd (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by Forestar Real Estate Group. Requested by Wilson & Associates.

11. Bonds/Letters of Credit Update.

ADJOURN

Planning Commission Report
Meeting: November 13, 2025

City of La Vergne

Item #: 3. **Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. 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. Requested by Chet Rhodes.**

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.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. Parking requirements must be included in the Site Data Table;
5. Add note on appropriate sheet to indicate van-accessible handicap space with provided van-accessible loading zone;
6. It appears there is now a door missing.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Align the proposed sidewalks along Brewer Drive.

2. Place a pedestrian guardrail on the headwall in Murfreesboro Road where there is more than an 18" vertical drop next to the proposed walk.
3. If any of the public walk being added along Murfreesboro Road is not within a public right-of-way, then a public access easement must be placed around it.
4. (For Information) A right-of-way construction permit from TDOT will be required in addition to all city permits for work in the Murfreesboro Road right-of-way.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Comments addressed.

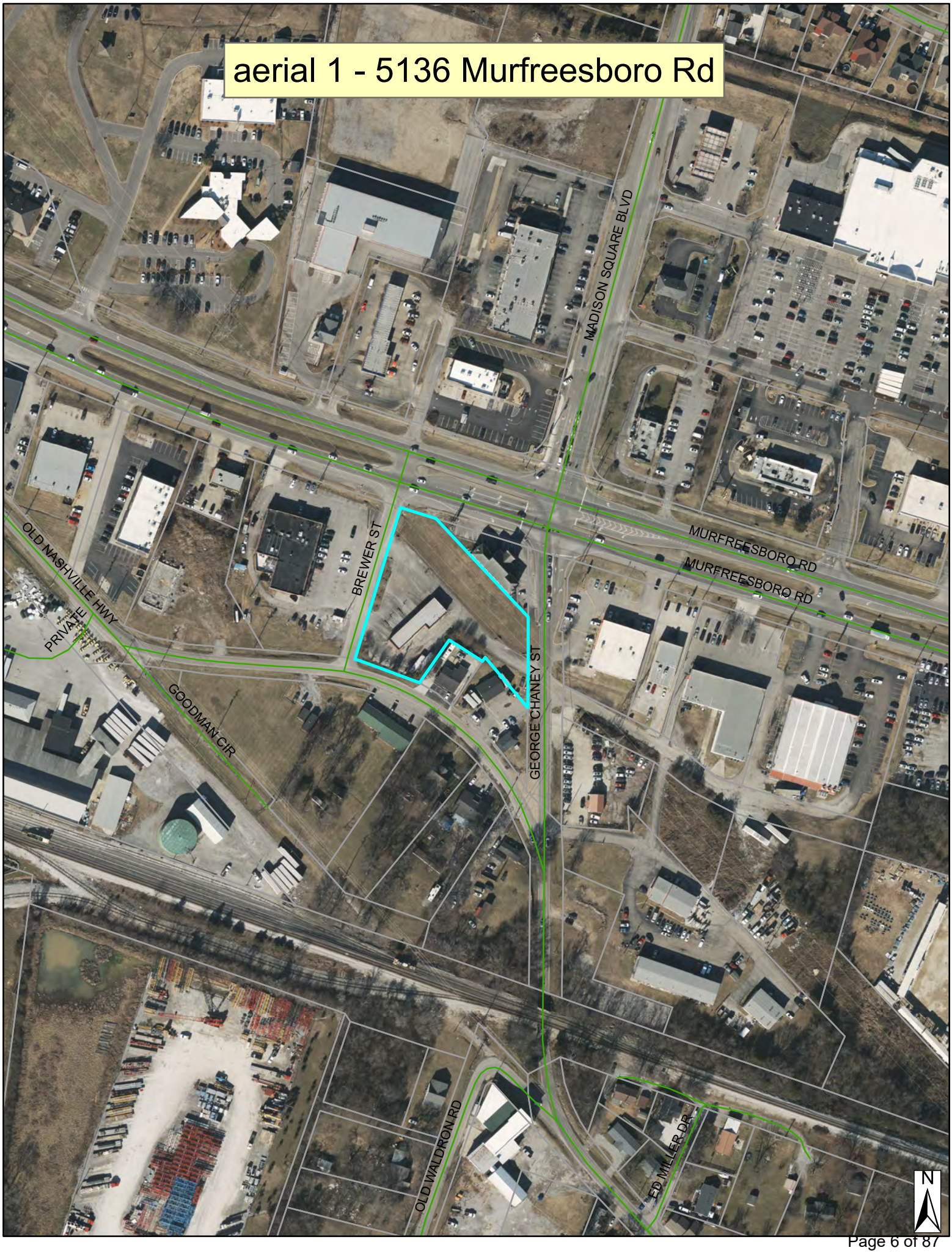
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

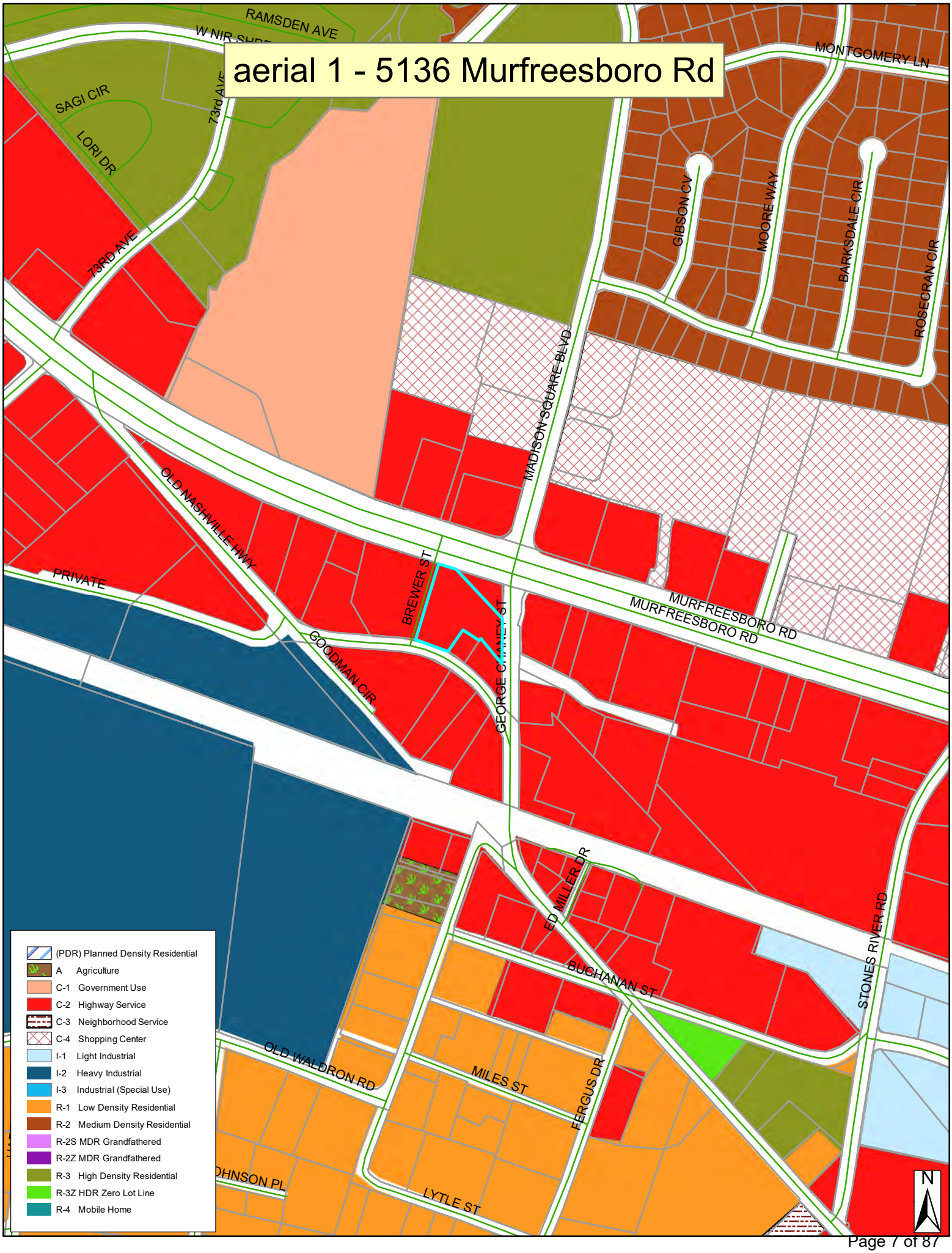
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
Show existing hydrants. Hydrants should be located within 400 feet of property suitable for fire suppression efforts.

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
MURFREESBORO RD
MADISON SQUARE BLVD
BREWER ST
GEORGE CHANEY ST
OLD NASHVILLE HWY
N


aerial 1 - 5136 Murfreesboro Rd
MADISON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
OLD NASHVILLE HWY
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
OLD WALDRON RD
ED MILLER DR
N


aerial 1 - 5136 Murfreesboro Rd
RAMSDEN AVE
W NIR SHR
SAGI CIR
LORI DR
73rd AVE
73RD AVE
MONTGOMERY LN
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MADISON SQUARE BLVD
OLD NASHVILLE HWY
PRIVATE
BREWER ST
MURFREESBORO RD
MURFREESBORO RD
GOODMAN CIR
GEORGE CANNEY ST
ED MILLER DR
BUCHANAN ST
STONES RIVER RD
OLD WALDRON RD
MILES ST
FERGUS DR
OHNSON PL
LYTLE ST
(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
N

OFFICE

MURFREESBORO RD
(A.K.A. U. S. HWY. 41 & 70S)

STORMFILTER
1200 CF CAPACITY
8" HDPE 20LF
IE 546.5

S 76° 42' 33" E 50.01'

S 76° 42' 33" E 56.52'

76'-0"

6' SIDEWALK

548

IE=546.05

EXISTING 24"Ø CMP

IE=546.45

EMERGENCY SPILLWAY
IE 548.15

550

6' SIDEWALK

548

PROPOSED
PUBLIC HYDRANT

R.O.W.

RIP RAP BERM

2020SF DETENTION POND

549

550

551

548

550

40 LF 14"X23" RCP

547

548

548

R13'-10"

28'-5"

X548.2'

EDWA
RE

LINE TABLE		
LINE	LENGTH	
L1	8.11	S3

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	13°19'28"	483.41	112.42
C2	5°57'27"	483.41	50.26
C3	1°58'07"	483.41	16.61

Brewer Dr
La Vergne, Tennessee
Google Street View
Feb 2022
See more dates
Share
BREWER DR
Brewer Dr
Google
Google Maps
Image capture: Feb 2022 © 2025 Google United States Terms Privacy Report a problem

CALL BEFORE YOU DIG!

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

CHESTER A. RHODES — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE

10/30/2025

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

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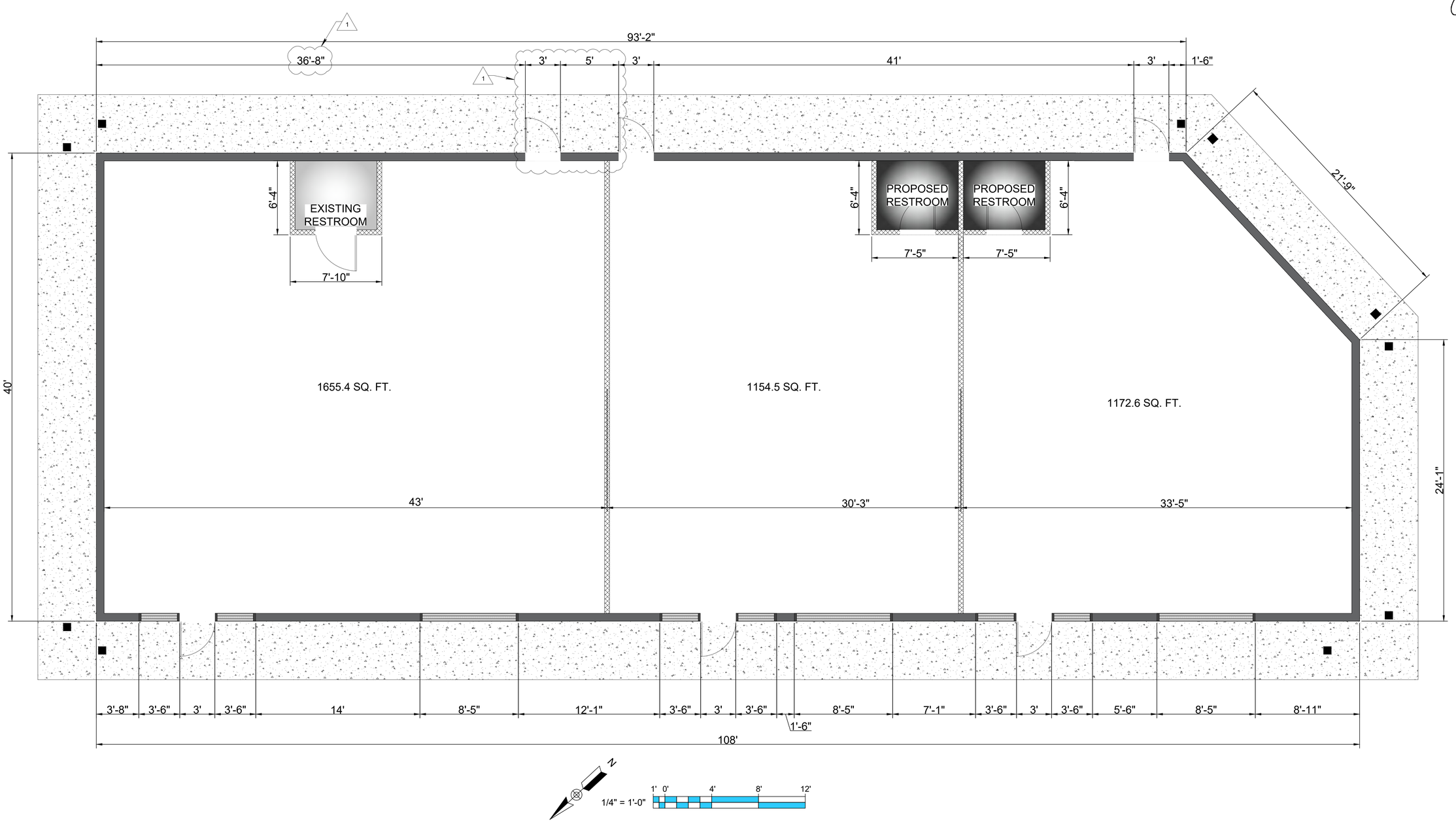


No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD
1	ADDED ADDITIONAL EGRESS DOOR	10/30/25	JB	CAR	CAR	CAR

APPROVAL		
DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE:	10/30/2025 3:24:24 PM	Jbrad

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

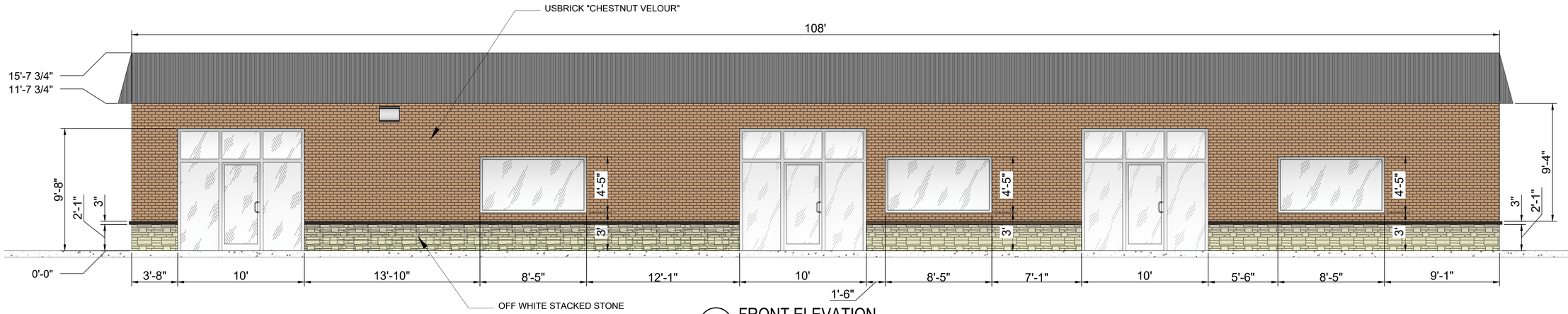
PROPOSED NEW BUILDING LAYOUT

DWG. No.
A-1.1

SCALE: NOTED
CADFILE: 5130 Murfreesboro Road, TN 37086
JOB No.
REV. 1

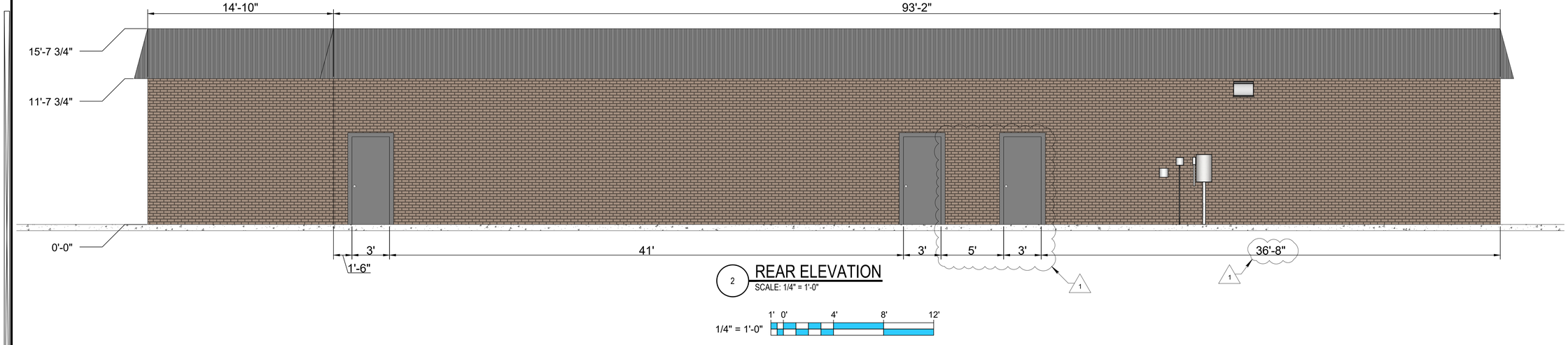
PROPOSED NEW BUILDING LAYOUT — --- — NOTED

CALL BEFORE YOU DIG!



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

1/4" = 1'-0" (1' 0' 4' 8' 12')



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" (1' 0' 4' 8' 12')

PROPOSED FRONT & REAR ELEVATION

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

CHESTER A. RHODES — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURAL — STATE OF TENNESSEE

10/30/2025

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

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No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD
1	ADDED ADDITIONAL EGRESS DOOR	10/30/25	JB	CAR	CAR	CAR

APPROVAL		
DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE:	10/30/2025 3:24:24 PM Jbrad	

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PROPOSED FRONT & REAR ELEVATIONS

DWG. No.

A-3.0

SCALE: NOTED

CADFILE: 5130 Murfreesboro Road, TN 37086

JOB No.

REV. 1

Planning Commission Report
Meeting: November 13, 2025

City of La Vergne

Item #: 4. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 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. Requested by Last of the Loggers, LLC.**

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No Comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No comments.

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

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

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

Police
No comments.

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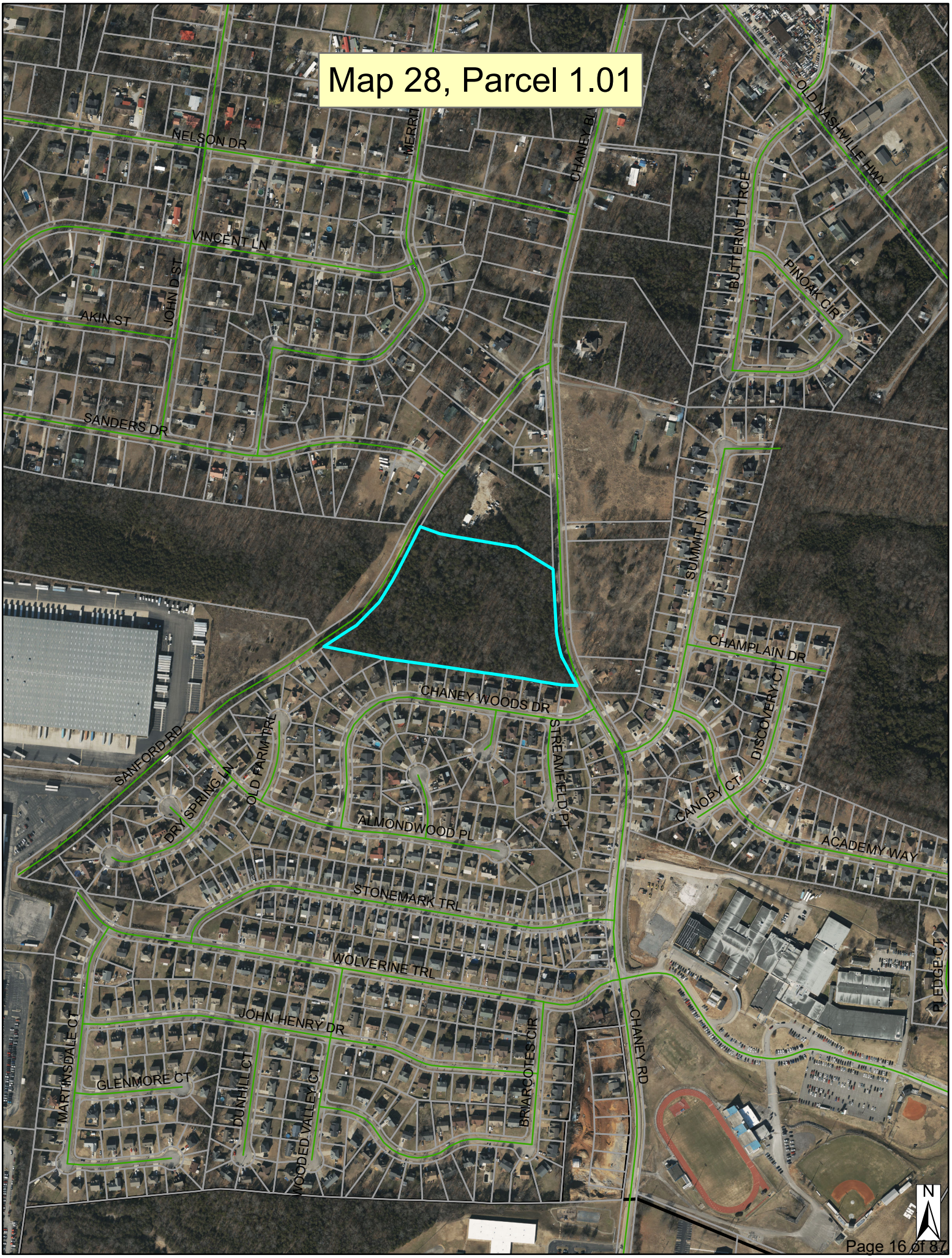
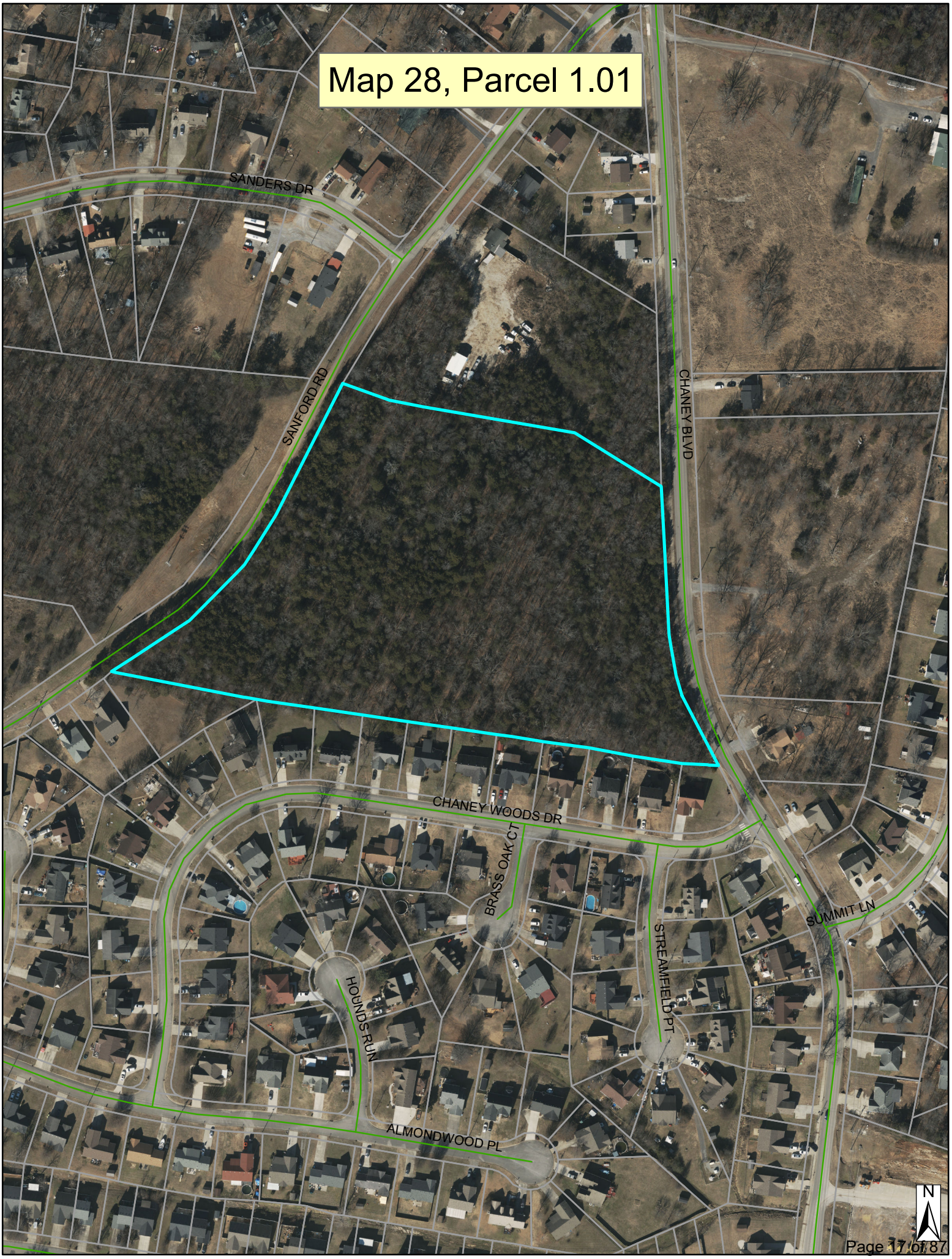
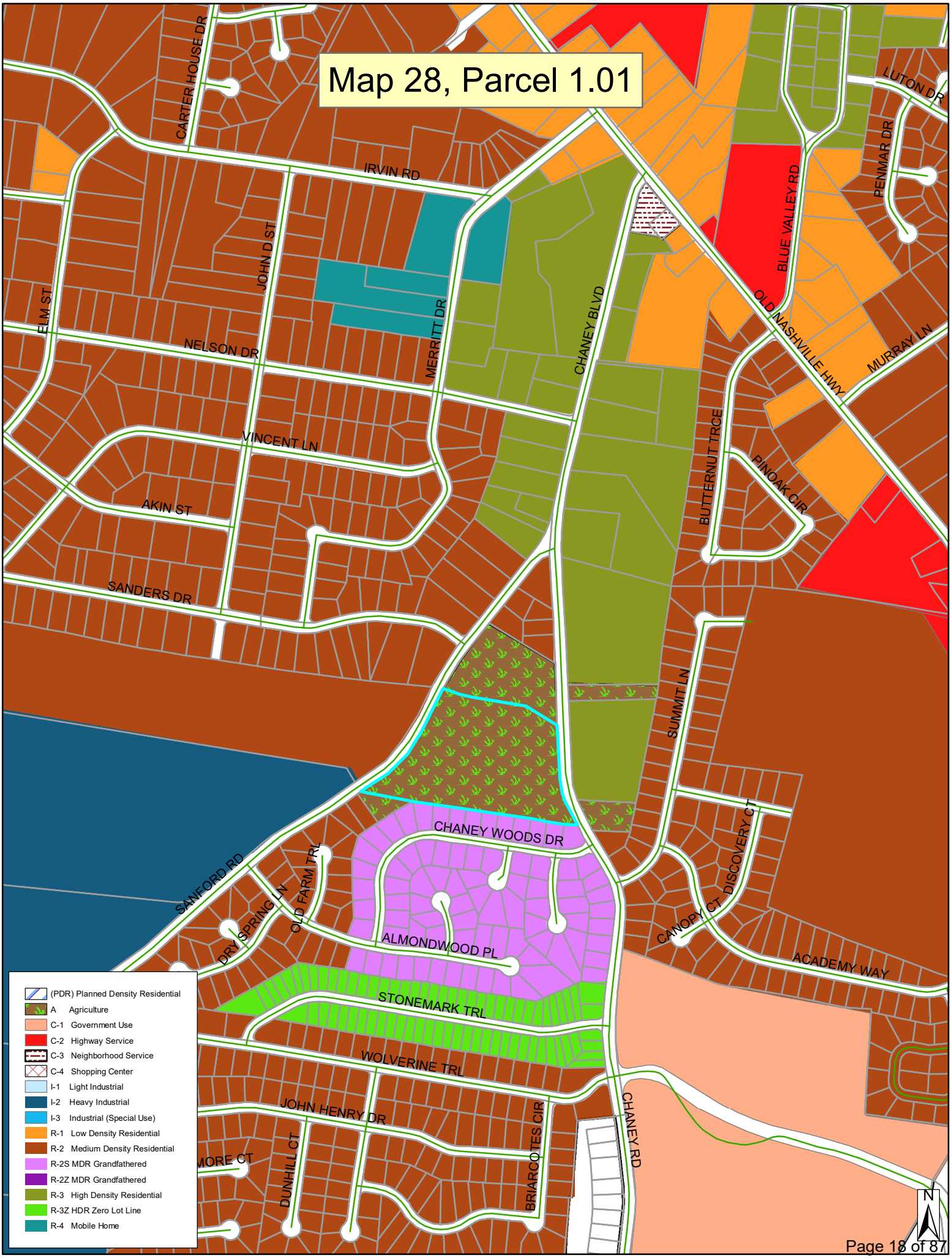

Map 28, Parcel 1.01
NELSON DR
MERRITT
CHANEY BL
OLD NASHVILLE HWY
BUTTERNUT TRCE
PINOAK CIR
VINCENT LN
JOHN DST
AKIN ST
SANDERS DR
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CHANEY WOODS DR
STREAMFIELD PT
SANFORD RD
OLD FARM TRL
DRY SPRING LN
ALMONDWOOD PL
CANOPY CT
ACADEMY WAY
STONEMARK TRL
WOLVERINE TRL
PLEDGE CT
JOHN HENRY DR
CHANEY RD
MARTINSDALE CT
GLENMORE CT
DUNHILL CT
WOODED VALLEY CT
BRIARCOTES CIR
N


Map 28, Parcel 1.01
SANDERS DR
SANFORD RD
CHANEY BLVD
CHANEY WOODS DR
BRASS OAK CT
HOUNDS RUN
STREAMFIELD PT
SUMMIT LN
ALMONDWOOD PL
N

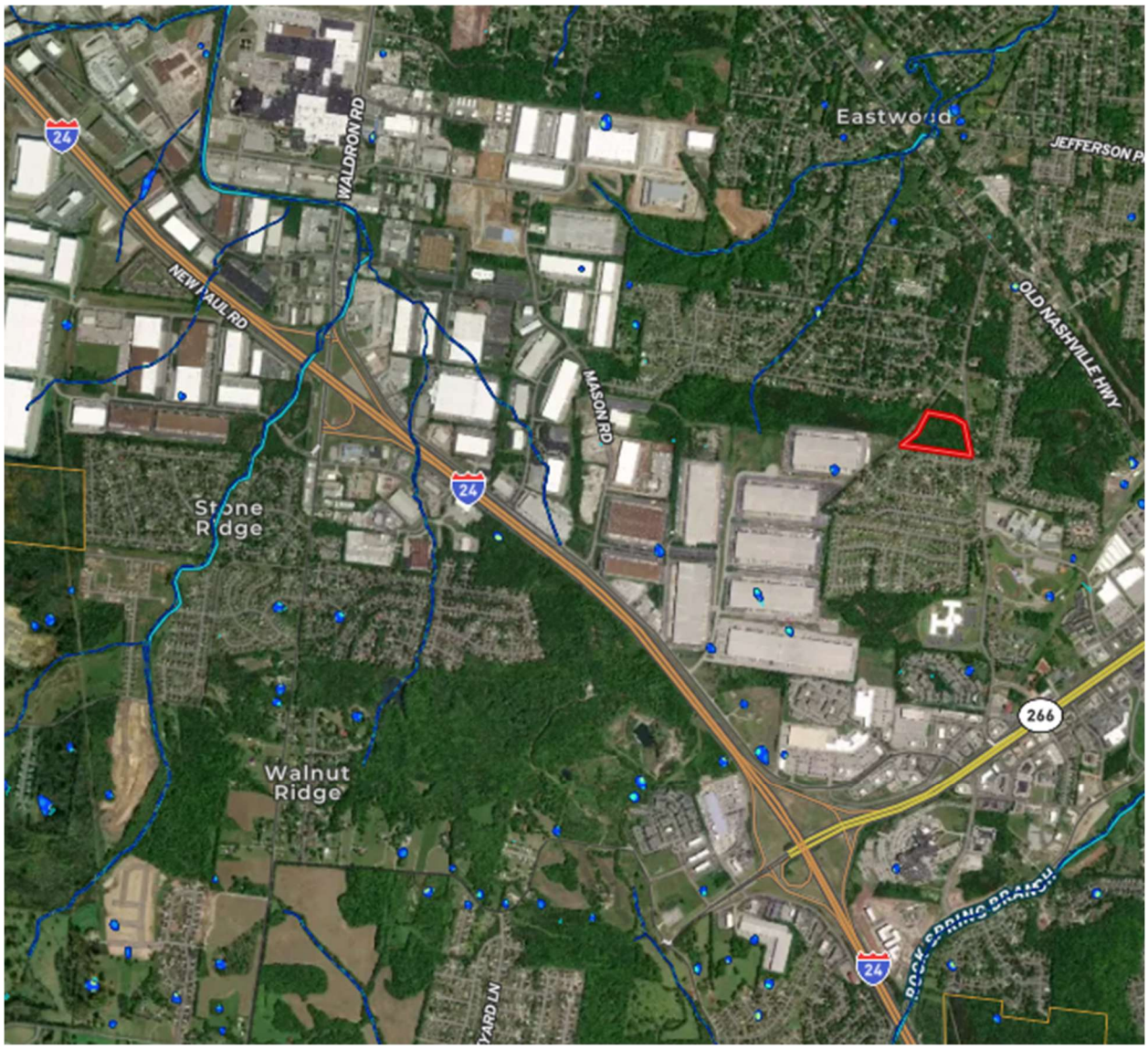

Map 28, Parcel 1.01
CARTER HOUSE DR
IRVIN RD
LUTON DR
PENMAR DR
BLUE VALLEY RD
JOHN D ST
ELM ST
NELSON DR
MERRITT DR
CHANEY BLVD
OLD NASHVILLE HWY
MURRAY LN
VINCENT LN
BUTTERNUT TRCE
PINOAK CIR
AKIN ST
SANDERS DR
SUMMIT LN
CHANEY WOODS DR
DISCOVERY CT
CANOPY CT
SANFORD RD
OLD FARM TRL
DRY SPRING LN
ALMONDWOOD PL
ACADEMY WAY
STONEMARK TRL
WOLVERINE TRL
JOHN HENRY DR
CHANEY RD
BRIARCOTES CIR
DUNHILL CT
MORE CT
(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
N

PROPERTY
RE-ZONING
REQUESTED
FOR INFO CALL
615-287-3702

Location: Sanford Rd, La Vergne, TN, 37086

Parcel ID: R0014716

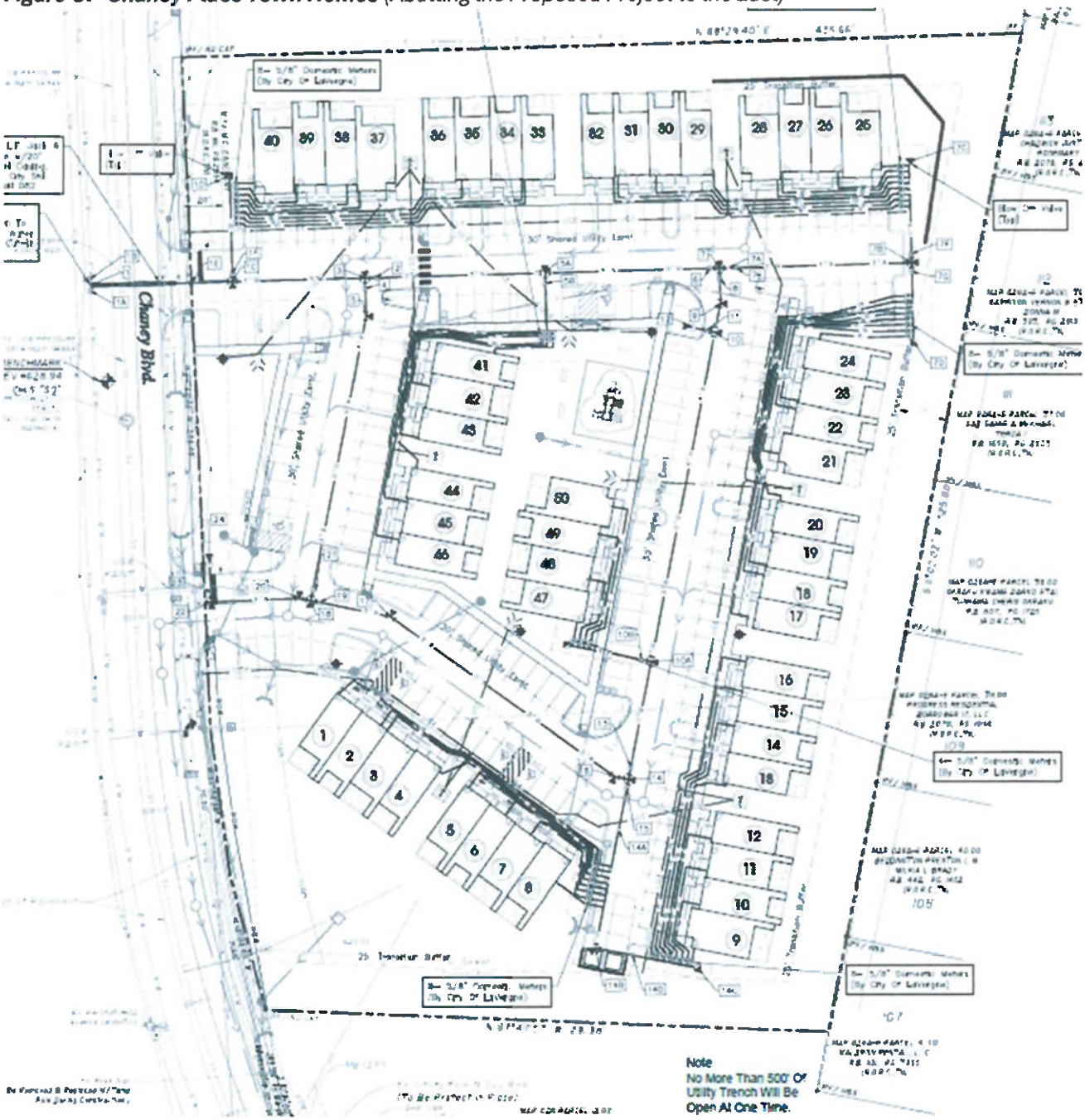
Acres: 9.67



Saint Peters Church
SANDERS DR
SANFORD RD
CHANEY BLVD
Goodman Cemetery
SANFORD RD
CHANEY BLVD
SANFORD RD
CHANEY WOODS DR
OLD FARM TRAIL

3rd CIVIL DISTRICT
RUTHERFORD COUNTY
OWNER
TERRY VAN WINKLE
PROPERTY ADDRESS
SANFORD ROAD
CITY OF LAVERGNE
RECORD
RECORD BOOK 1511
PAGE 2454
TERRY VAN WINKLE TRUST
BOUNDARY SURVEY
TAX MAP 028
PARCEL 001.01
SCALE
1" = 100'
SHEET
1 OF 1
DATE
10/21/19
PROJECT #
CHAD - 19
RUSSELL A. WHITE ASSOCIATES
SURVEYING & MAPPING
P.O. BOX 160
LAVERGNE, TENNESSEE 37086
PHONE # (615) 619-5987
RUSSELL A. WHITE
TENNESSEE NO. 2932
REGISTERED LAND SURVEYOR
THE SEAL OF THE LSDO INDICATES AN OFFICIAL COPY. IF THERE IS NO COLOR IN THE LOGO, THEN THIS IS NOT AN OFFICIAL COPY.
Date: 10-09-19
Sheets: 1 1
Chad: MCS2019
Books: 62
Detail: 75%N
1.4122 POP = 1.5670
Error Closure: 0.0152 Course: S 66°23'26" E Precision 1: 29,000
Area: 419,045 Sq. Ft. 9.62 Acres
Perimeter: 3,719 Ft.
1. a registered land surveyor in the State of Tennessee, certify: (1) that to the best of my knowledge, this is true and accurate survey; (2) that it meets or exceeds the current minimum standards and specifications of a Category IV (Remote Sensing) Survey as set forth by Rule 1.C.A. 0820-03-.07(1) (3) that (a) instrument(s) used to obtain the measurements used in the computations hereon is a Dual Frequency CARLSON BRX6+ System; (b) that it meets the requirements of the current Tennessee Minimum Standards of Practice, and (5) that the following field-time variables are data:
Basis: NAD83(2011) Epoch: 2010.00 Ellipsoid: GRS 1980
Horizontal Accuracy: HZMS = 0.035Ft, VAMS = 0.055ft, HZOP = 0.085ft, VZOP = 0.135ft, HZPS = 0.165ft, VZPS = 0.265ft
LN=-86.28378076916, LE=1,141,405ft, SN=36°09'55.26"
TNSPC
SCALE 1" = 100'
0 100 200 300
Being a tract of land located in the City of Lavergne (formerly known as Jeffersonville) District, Rutherford County, Tennessee, and being known as Parcel 001.01 on Rutherford County Tax Map 028 Parcel 001.01 and being bounded on the west by Sanford Road (66 ft. R.O.W.), on the north by Roy Allen Etux (Mtg. 3 Pg. 339), on the east by Chaney Road (60 ft. R.O.W.), on the south by Lots 1 through 12 of Final Plat Section One Chaney Woods (Pb. 17 Pg 107) and Walkdon Enterprises, LLC (Rb 1781 Pg. 1898) and being more particularly described as follows:
BEGINNING at a capped rebar set on the west margin of Sanford Road being approximately 30 ft. from the centerline, said capped rebar being the northeast corner Weldon Enterprises, LLC, being also the east margin of Sanford Road for the following calls: thence N 04°39'37" E a distance of 218.55 ft. to a point; thence with a curve to the left having a radius of 1910.54 ft., an arc length of 218.46 ft., and a chord bearing and distance of N 01°26'01" E a distance of 218.35 ft. to a point; thence N 27°44'25" E a distance of 273.17 ft. to a point capped rebar set in line with a fence, said capped rebar set being the southwest corner of Roy Allen Etux (Mtg. 3 Pg. 339); thence with said fence and with the south line of Allen for the following calls: thence S 70°03'44" E a distance of 81.76 ft. to a 24-inch white oak in fence; thence S 69°03'01" E a distance of 331.49 ft. to a capped rebar set at a cedar tree in fence; thence S 66°23'26" E a distance of 45.75 ft. to a capped rebar set at a cedar tree in brush; thence S 58°28'02" E a distance of 141.65 ft. to a capped rebar set in the arch line of the water course of Sanford Road and being approximately 20 ft. from the centerline; thence with the said west margin of Chaney Road for the following calls: thence S 02°01'36" E a distance of 215.83 ft. to a point; thence with a curve to the left having a radius of 702.13 ft., an arc length of 295.89 ft. and a chord bearing and distance of S 15°03'29" E a distance of 293.70 ft. to a capped rebar set, said capped rebar being the northeast corner of Lot 1 of final Plat Section One of Chaney Woods Subdivision; thence with the north line of Lots 1 through 11 of said subdivision for the following calls: thence N 81°27'06" W a distance of 737.10 ft. to a point; thence N 81°11'11" W a distance of 32.63 ft. to an iron rebar found in fence, said iron rebar being the northeast corner of Walkdon Enterprises, LLC; thence with Walkdon Enterprises, LLC N 21°04'43" W a distance of 251.37 ft. to the POINT OF BEGINNING having an area of 9.62 acres or 419045 square feet more or less according to a survey performed by Russell A. White, RLS 2932, P.O. Box 156, Lavergne, Tennessee 37086, dated October 21, 2019, and said tract being the property described in Record Book 1511 Page 2454 as recorded in the Register's Office of Rutherford County, Tennessee.
NOTES:
1. PURPOSE OF PLAT: BOUNDARY SURVEY
SURVEYED ACREAGE: 9.67 AC ± OR 421045 SF ±
2. THE SUBJECT TRACT IS ZONED A (AGRICULTURAL DISTRICT) AND IS SUBJECT TO MINIMUM BUILDING SETBACKS AS FOLLOWS:
FRONT = 40'
REAR = 15'
SIDE = 15'
3. THE SUBJECT PROPERTY LIES WITHIN ZONE X OF FEMA FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF RUTHERFORD COUNTY, TENNESSEE AND INCORPORATED AREAS, THE CITY OF LAVERGNE, COMMUNITY ID 470167, PANEL 47149C0105H, EFFECTIVE DATE JANUARY 05, 2007.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND/OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
LEGEND
CAPPED REBAR SET
CAPPED REBAR FOUND
REBAR ROUND OR AS NOTED
METAL FENCE POST FOUND
CALCULATED POINT
TYPE SIZE AS NOTED
FENCE LINE
VICINITY MAP
N.T.S.
WALKDON RD
CHANEY RD
SITE
I-24
FINAL PLAT SECTION ONE CHANEY WOODS PB 17 PG 107
FINAL PLAT PHASE TWO CHANEY WOODS PB 21 PG 8
CHANEY ROAD
60 FT. R.O.W. PB 17 PG 107
SANFORD ROAD
60 FT. R.O.W. PB 21 PG 8
ROY ALLEN ETUX
TAX MAP 028 PARCEL 002.00
(MB. 3, PG. 339)
WALKDON ENTERPRISES LLC
TAX MAP 028 GROUP B PARCEL 044.01
(RB. 1781, PG. 1898)
9.67 ACRES ±
421045 Sq. Feet ±
POB
POC
N 81°04'12" W 265.37'
N 81°11'11" W 32.63'
N 81°27'06" W 737.10'
N 04°39'37" E 218.55'
N 02°01'36" E 215.83'
N 15°03'29" E 295.89'
N 27°44'25" E 273.17'
N 70°03'44" E 81.76'
S 69°03'01" E 331.49'
S 66°23'26" E 45.75'
S 58°28'02" E 141.65'
C1
C2
C3
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
B1
1
2
3
4
5
6
7
8
9
10
11
12

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



Planning Commission Report
Meeting: November 13, 2025

City of La Vergne

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

1. Sidewalk is required.

Engineering (**Gary Lide** - glide@lavergnetn.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.lavergnetn.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) Show bearings and distances on all lines for proposed right-of-way dedication on Mason Road and make it clear that this will be dedicated by owner prior to certificate of occupancy being issued.
3. Provide filled out draft of the Longterm Maintenance Agreement (LTMA) and Longterm Maintenance Plan (LTMP)
4. (Sheet C1.01) Move bearings and distances on north boundary so that they can be read.
5. (Sheet C2.01) Show stop bar with lane striping for entry drive.
6. While a full traffic study will not be required, please provide traffic generation estimates for the proposed use.
7. Provide all calculations required by the La Vergne Stormwater Management Ordinance including stormwater quality and stormwater quantity.
8. (Sheet C4.01) Provide hydraulic calculations for pipes as required by Stormwater Management Ordinance
9. (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.
10. (Sheet C2.01) Show dumpster pad or provide a narrative explaining how waste will be handled without a dumpster.
11. The Planning Commission requested that a review be performed by the engineer to see if a second driveway could installed for redundant emergency access. It appears that a second entrance could be designed exiting to Sanders Drive at about elevation 660.

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@lavergnetn.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@lavergnetn.gov)
No comments.

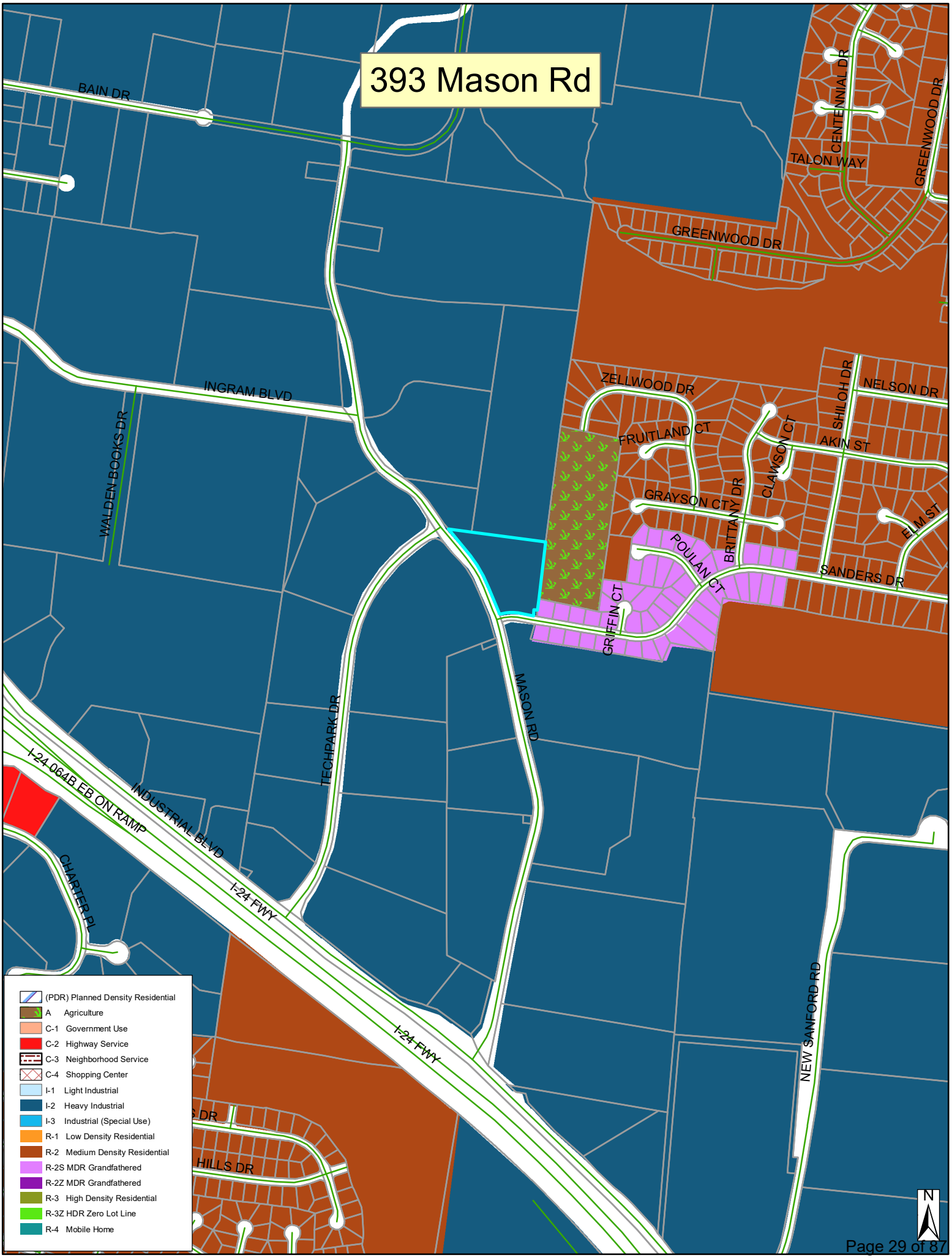
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.

393 Mason Rd
INGRAM BLVD
ZELLWOOD DR
FRUITLAND CT
GRAYSON CT
POULAN CT
SANDERS DR
GRIFFIN CT
MASON RD
TECHPARK DR
N

393 Mason Rd
MASON RD
SANDERS DR
N


393 Mason Rd
BAIN DR
INGRAM BLVD
WALDEN BOOKS DR
TECHPARK DR
MASON RD
INDUSTRIAL BLVD
I-24 064B EB ON RAMP
I-24 FWY
CHARTER PL
HILLS DR
NEW SANFORD RD
GREENWOOD DR
CENTENNIAL DR
TALON WAY
ZELLWOOD DR
FRUITLAND CT
SHILOH DR
NELSON DR
AKIN ST
CLAWSON CT
BRITTANY DR
GRAYSON CT
ELM ST
POULAN CT
SANDERS DR
GRIFFIN CT
(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
N

FedEx
FCR095
FedEx

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

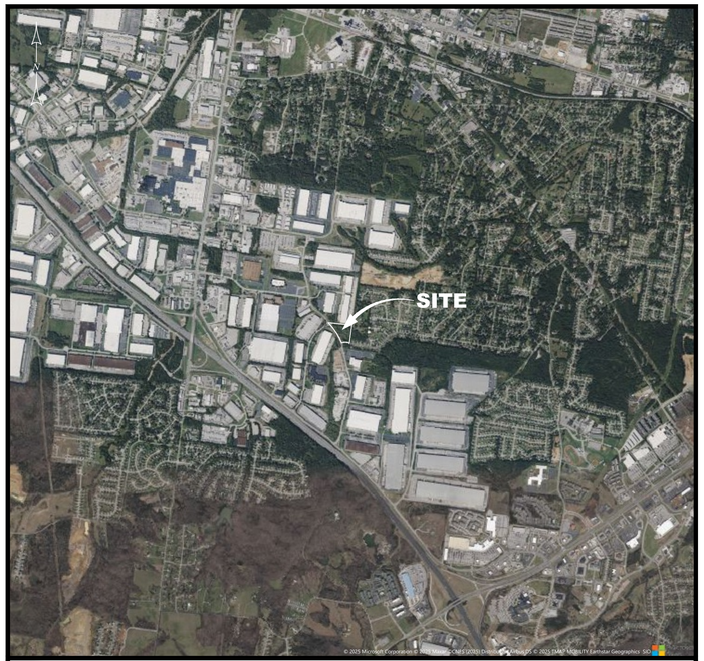
SEPTEMBER 2, 2025

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



SITE LOCATION MAP

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

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

HUNTER LEE PATTON — REGISTERED ENGINEER — FOR REVIEW NOT FOR CONSTRUCTION — COMMERCE — No. 128116 — STATE OF TENNESSEE

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

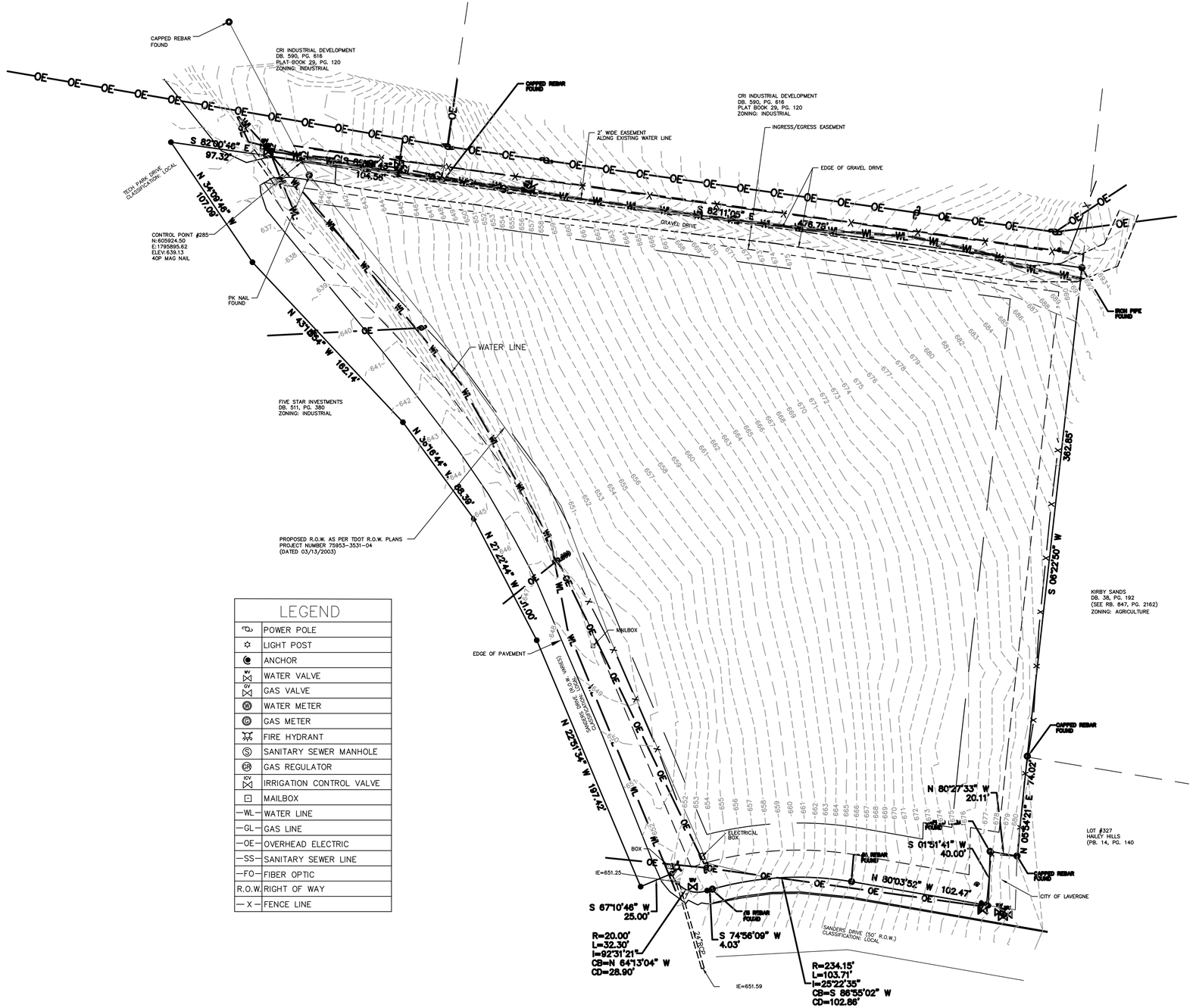
PROJECT NO. 1574-01
SET NO. ____

SUBMITTALS AND REVISIONS

DATE	BY	NO.	DESCRIPTION

© 2025 Griggs & Maloney, Inc.

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 PAGESETUP: PDF 24X36 PLOTTED: 9/2/2025



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

40' 0 40' 80'

SCALE: 1"=40'

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 NAVD88 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 REGULATIONS, HAVING AN EFFECTIVE DATE OF MARCH 17, 2011. "ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR DIGITALLY COPIED AND/OR OTHER ELECTRONICALLY FORWARD INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT DOCUMENTS." ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE.*
4. *THE CONTRACTOR SHALL COMPLY WITH THE TENNESSEE STATE LAW CHAPTER 31 UNDERGROUND UTILITY DAMAGE PREVENTION ACT COMMONLY KNOWN AS THE "TENNESSEE ONE CALL LAW" AND ALL CONDITIONS OF THIS LAW SHALL COMPLY TO THIS PROJECT. IN ACCORDANCE WITH THE TENNESSEE ONE CALL LAW, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR.*

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

HUNTER LEE PATTON
REGISTERED ENGINEER
No. 128110
STATE OF TENNESSEE
FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EXISITNG CONDITIONS

PROJECT NO. 1574-01

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

SHEET NO. C1.01

FILE NAME: FILENAME.DWG

30' 0 30' 60'

SCALE: 1"=30'

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. 47149C0270J 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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HUNTER LEE PATON
REGISTERED ENGINEER
No. 128110
COMMERCE
STATE OF TENNESSEE

FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE PLAN

PROJECT NO. 1574-01

DATE: SEPTEMBER 2025

SCALE: 1"=30'

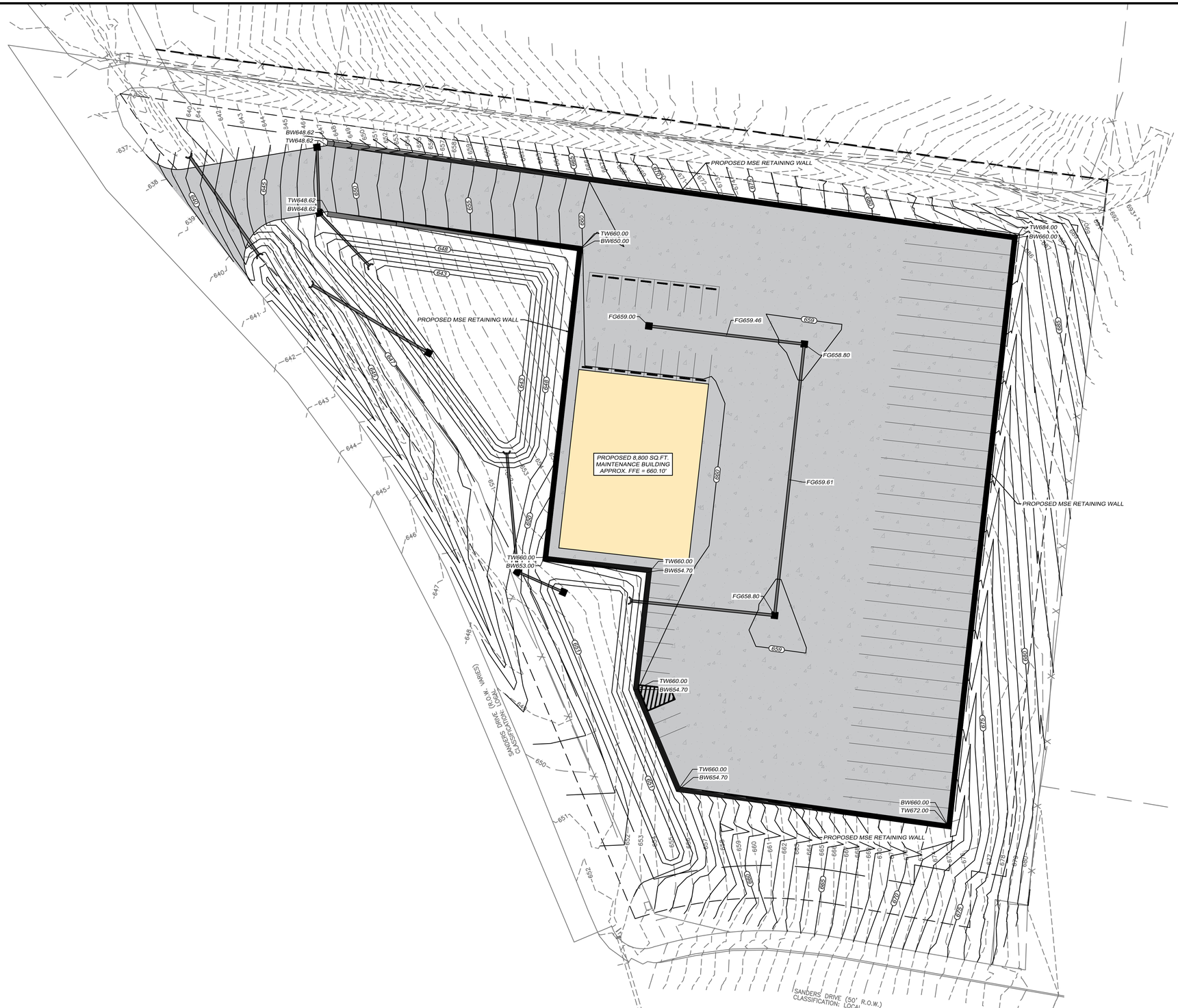
DRAWN BY: HLP

CHECKED BY: RWM

APPROVED BY: RWM

SHEET NO. C2.01

FILE NAME: FILENAME.DWG



30' 0 30' 60'

SCALE: 1"=30'

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HUNTER LEE PATON — REGISTERED ENGINEER — No. 128110 — STATE OF TENNESSEE
FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

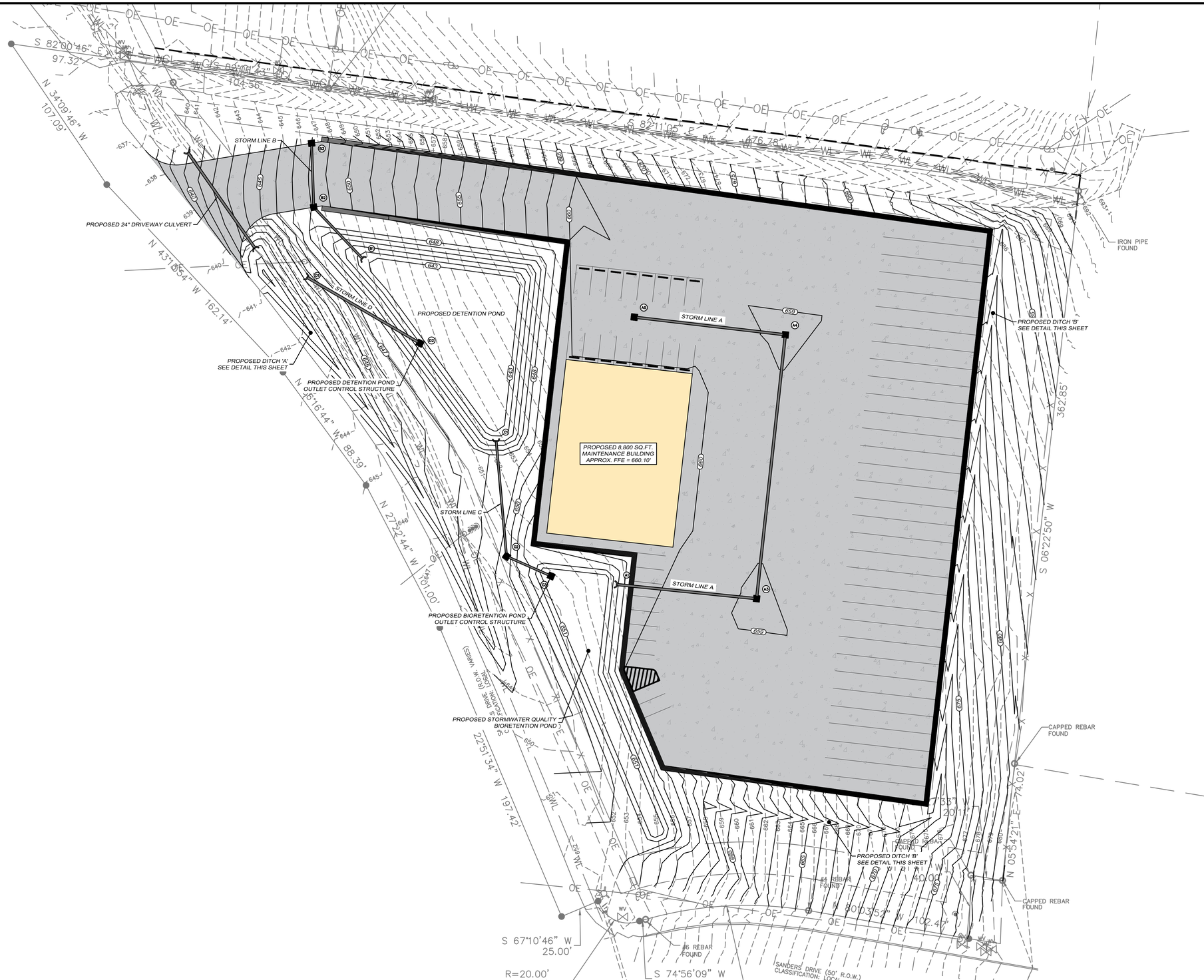
SITE GRADING PLAN

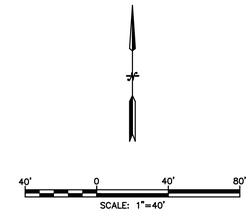
PROJECT NO. 1574-01

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

SHEET NO. C3.01

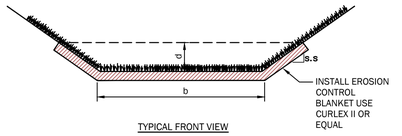
FILE NAME: FILENAME.DWG





DRAINAGE PLAN NOTES:

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



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: FILENAME.DWG

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HUNTER LEE PATTON REGISTERED ENGINEER No. 128110 STATE OF TENNESSEE

FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE DRAINAGE PLAN

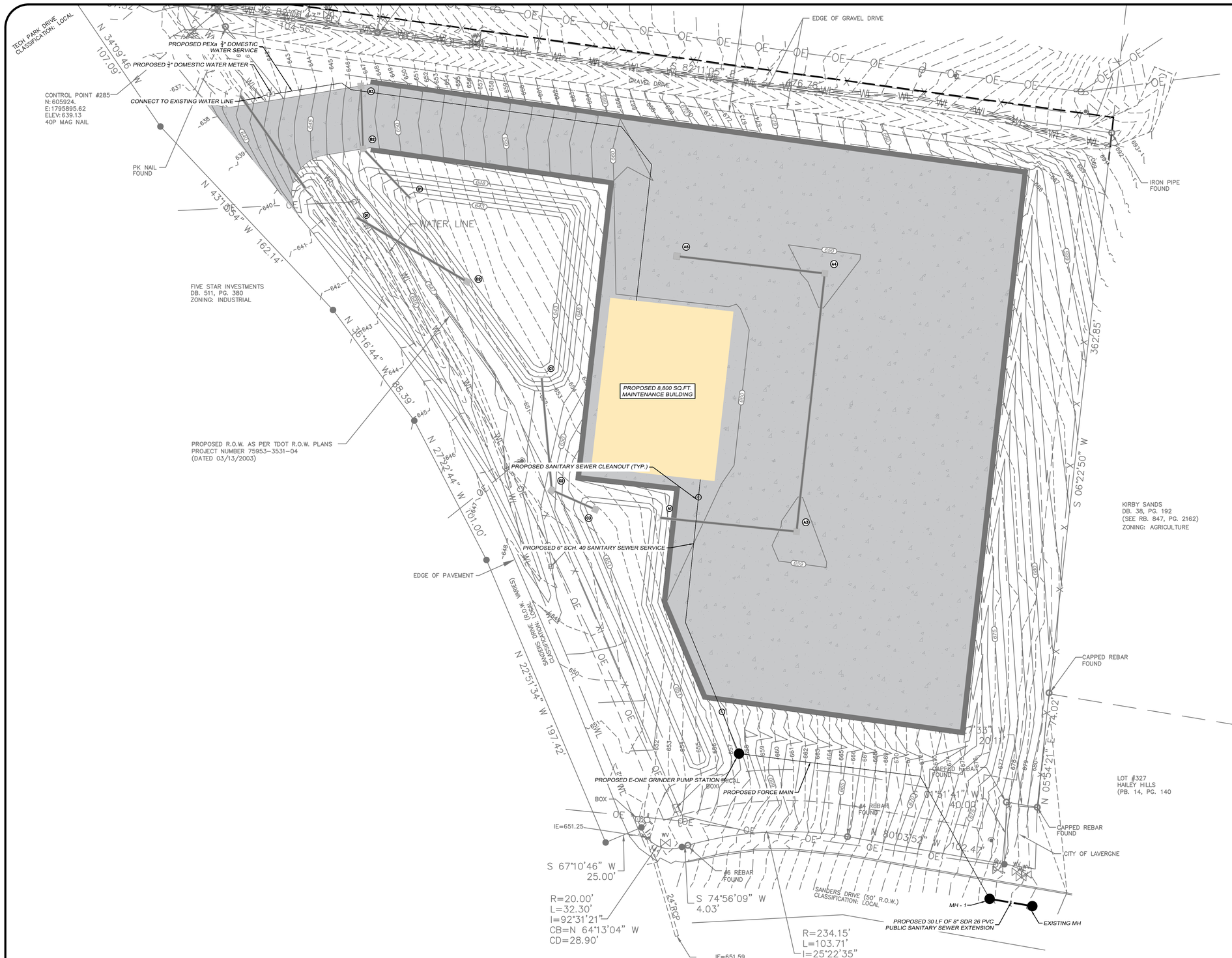
PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

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

SCALE: 1"=30'

SHEET NO. C4.01



30' 0 30' 60'

SCALE: 1"=30'

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, FURNISHED ALL REQUIRED BENDS.*

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HUNTER LEE PATTON
REGISTERED ENGINEER
No. 128110
STATE OF TENNESSEE
FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE UTILITY PLAN

PROJECT NO. 1574-01

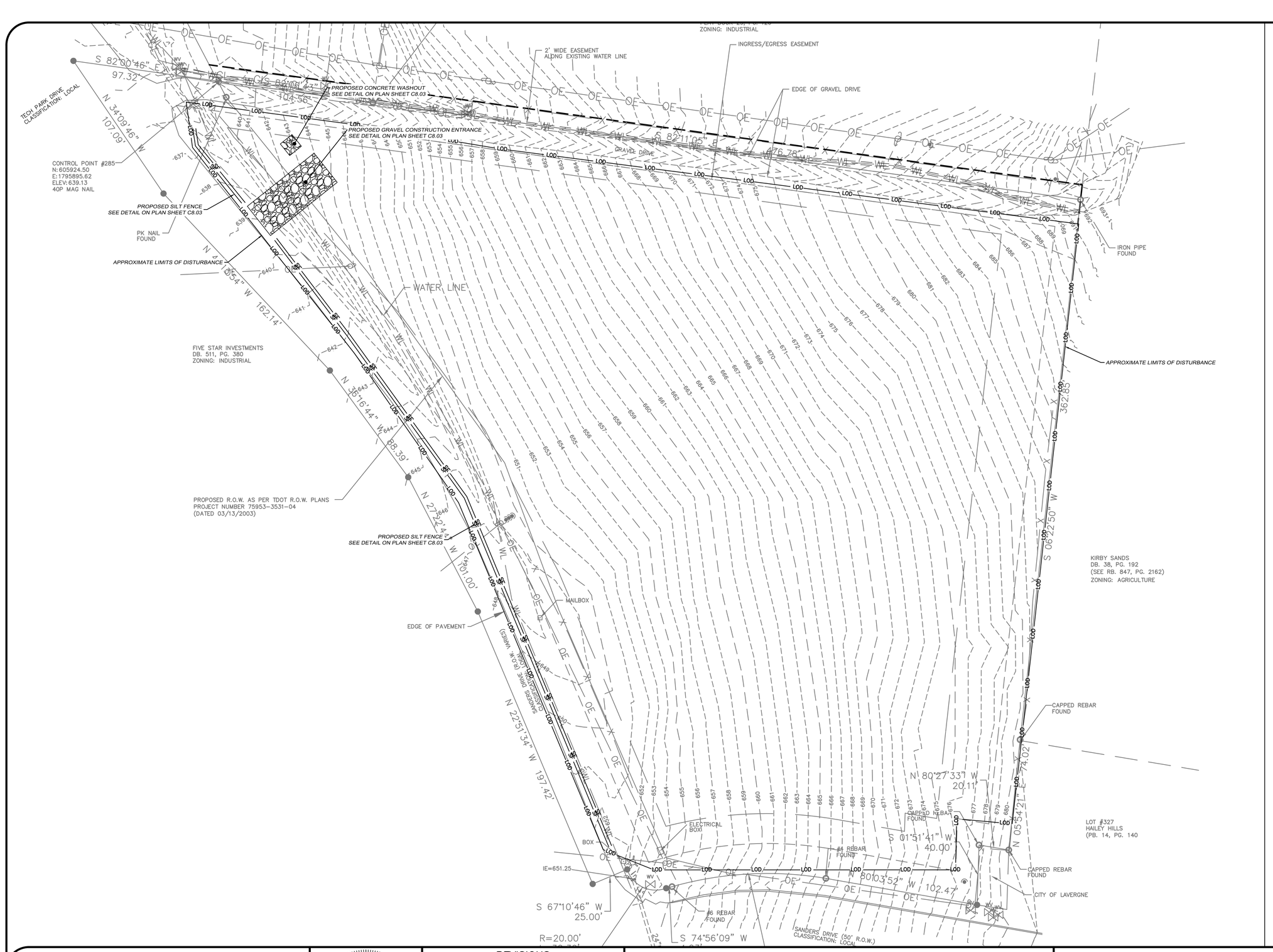
SEPTEMBER
DATE: 2025

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

SCALE: 1"=30'

SHEET NO. C5.01

FILE NAME: FILENAME.DWG



EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

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

EPSC INITIAL PLAN NOTES:

1. THE CONTRACTOR SHALL SUPPLY THE CITY OF LAWRENCEBURG WITH A DESIGNATED POINT OF CONTACT AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, AND THE APPROPRIATE CONTACT INFORMATION. THE CONTACT MUST HAVE AUTHORITY TO TAKE EMERGENCY RESPONSE MEASURES ON THE PROJECT AT ALL TIMES, INCLUDING AFTER HOURS, WEEKENDS, AND HOLIDAYS.
2. ALL EARTH MOVING CONTRACTORS MUST SIGN A NOTICE OF INTENT WITH THE STATE OF TENNESSEE.
3. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART. INSPECTIONS AND RAIN DOCUMENTATION ARE TO BE DOCUMENTED AND KEPT WITH THE SWPPP ON SITE. IN ADDITION, A RAIN GAGE IS REQUIRED TO BE ON SITE.
4. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT THE OFF-SITE MIGRATION OR DEPOSIT OF SEDIMENT OFF THE PROJECT LIMITS (E.G. R.O.W., EASEMENTS, ETC.) INTO WATERS OF THE STATE/U.S., 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

HUNTER LEE PATTON REGISTERED ENGINEER No. 128119 STATE OF TENNESSEE
FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

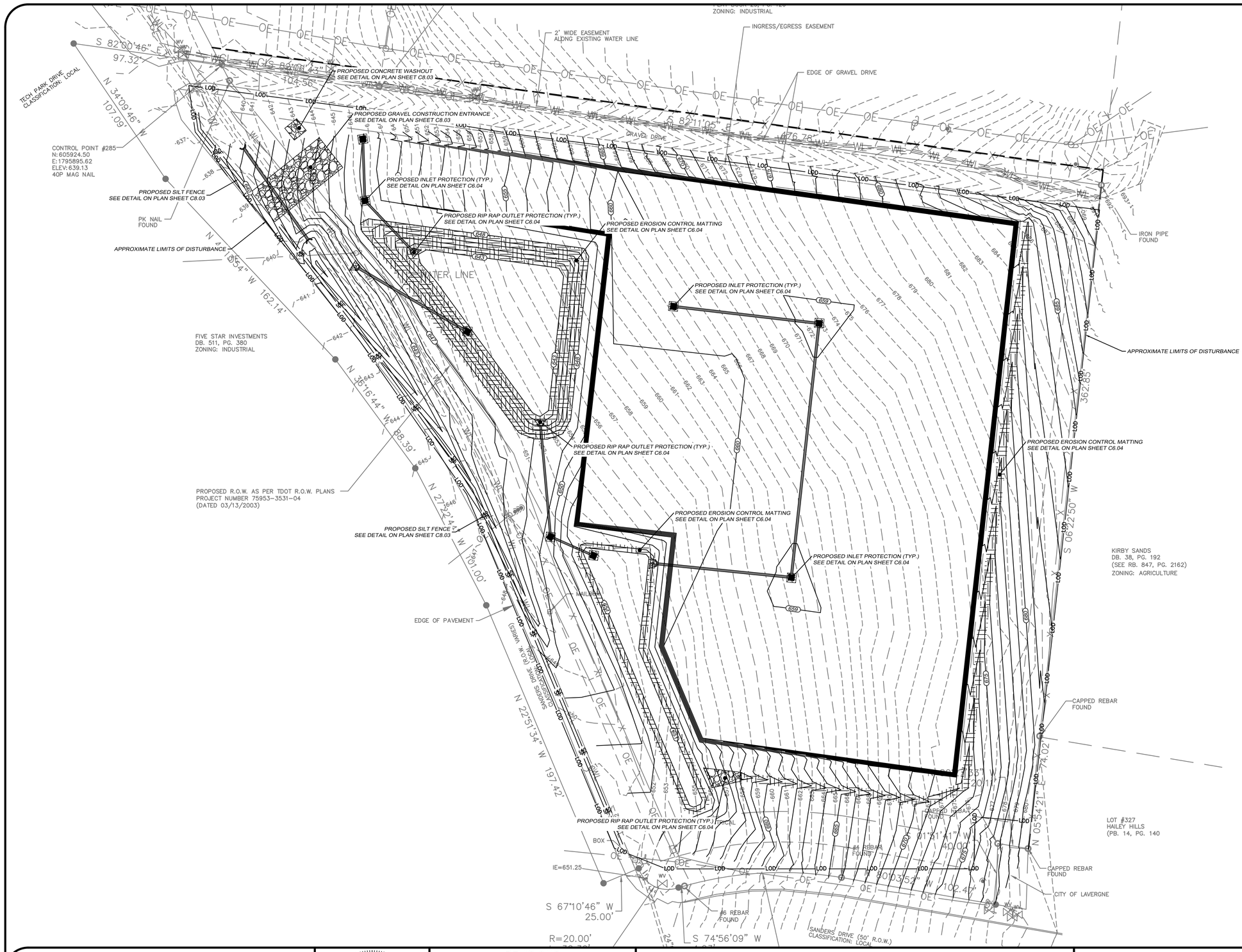
INITIAL EPSC PLAN

PROJECT NO. 1574-01

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

SHEET NO. C6.01

FILE NAME: FILENAME.DWG



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

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HUNTER LEE PATON REGISTERED ENGINEER
FOR REVIEW
NOT FOR CONSTRUCTION
No. 128110
STATE OF TENNESSEE

REVISIONS

DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

INTERMEDIATE EPSC PLAN

PROJECT NO. 1574-01

SEPTEMBER DATE: 2025

SCALE: 1"=30'

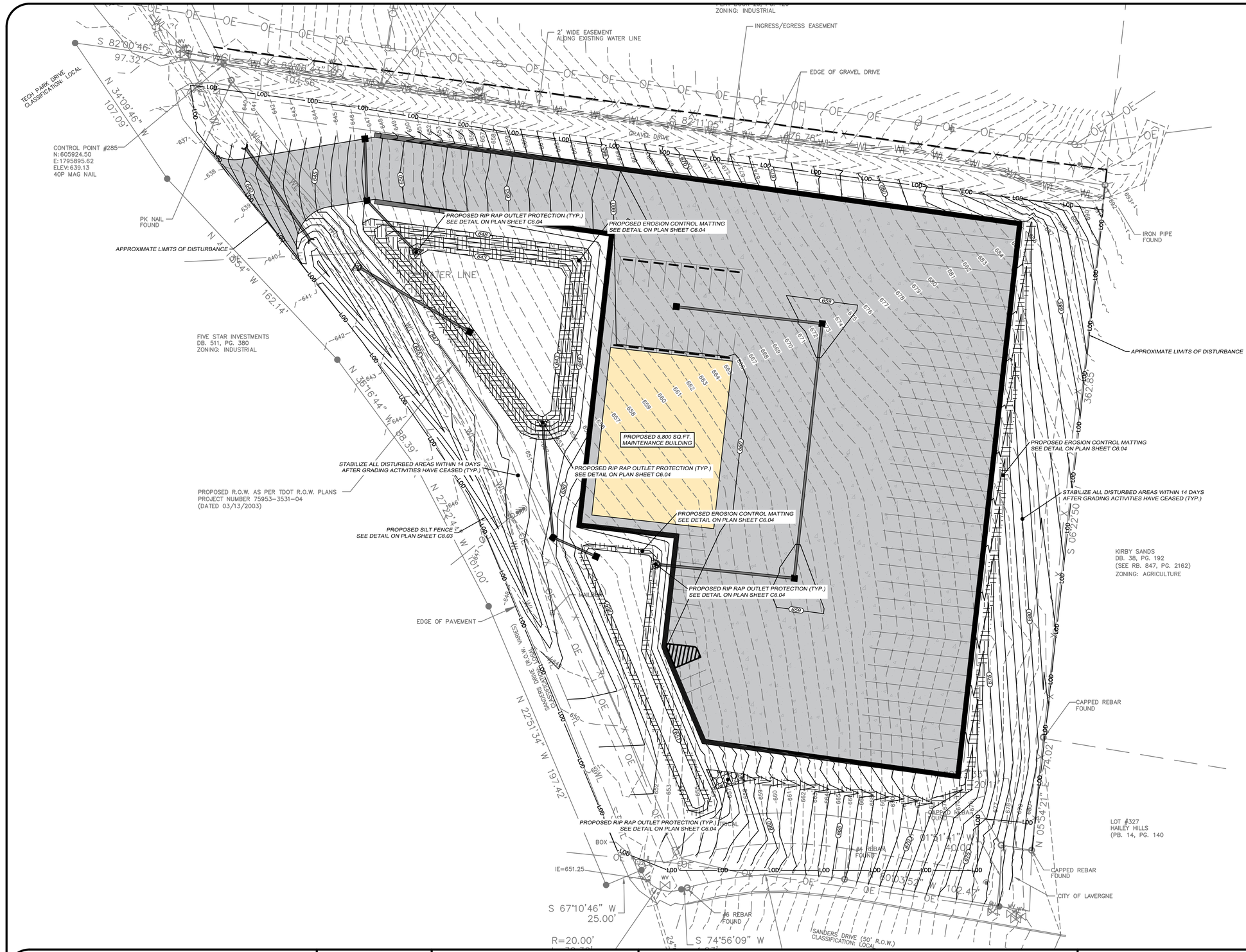
DRAWN BY: HLP

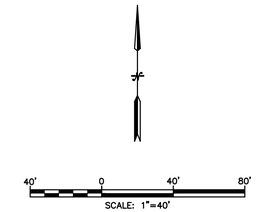
CHECKED BY: RWM

APPROVED BY: RWM

SHEET NO. C6.02

FILE NAME: FILENAME.DWG





EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

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- SF — SILT FENCE
- CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASHOUT
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HUNTER LEE PATTON REGISTERED ENGINEER No. 128110 STATE OF TENNESSEE
FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

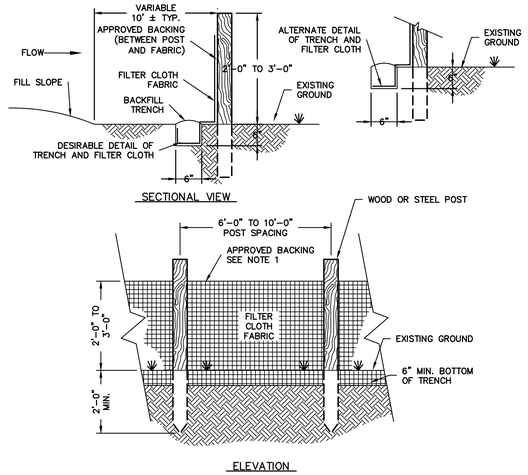
FINAL EPSC PLAN

PROJECT NO. 1574-01

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

SHEET NO. C6.03

FILE NAME: FLENAME.DWG



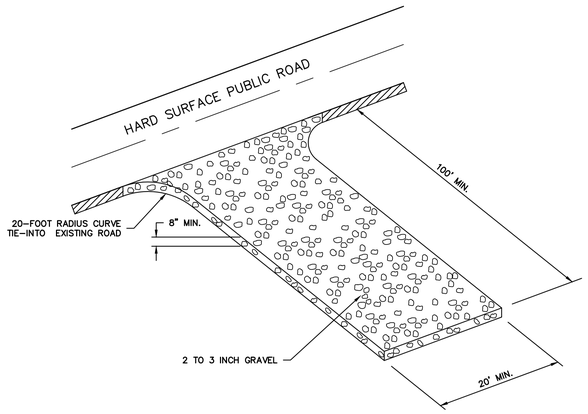
NOTES:

1. FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.

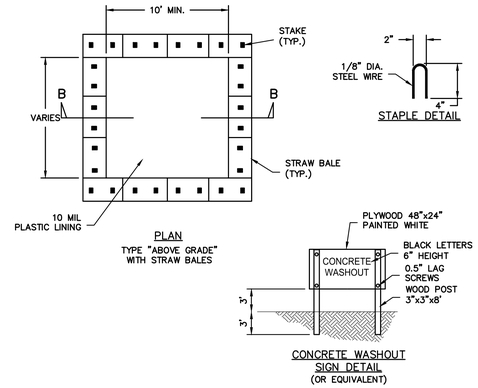
2. FILTER CLOTH SHALL MEET THE REQUIREMENTS OF SECTION 209 OF T.D.O.T. STANDARD SPECIFICATIONS

3. A PREASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

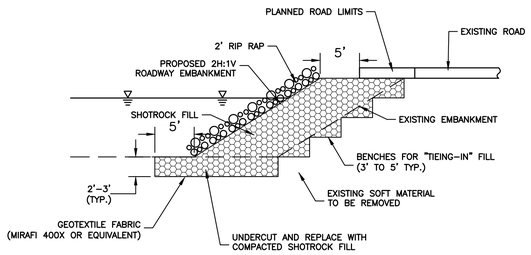
SILT FENCE CONSTRUCTION (1)
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE (2)
N.T.S.



CONCRETE TRUCK WASHOUT FACILITY (3)
N.T.S.

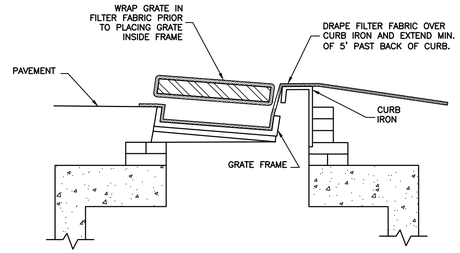


NOTES:

1. DETAIL TO BE USED ON LEFT SIDE FROM STA. 26+50 TO STA. 32+00.

2. RIP RAP PLACED TO A LEVEL OF TWO FEET ABOVE NORMAL POOL ELEVATION.

SLOPE STABILIZATION DETAIL (4)
N.T.S.



CURB INLET PROTECTION (5)
N.T.S.

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

FILE NAME: FILENAME.DWG

HUNTER LEE PATTON
REGISTERED ENGINEER
No. 128110
STATE OF TENNESSEE
FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EPSC DETAILS

PROJECT NO. 1574-01
DATE: SEPTEMBER 2025
SCALE: 1"=30'
DRAWN BY: HLP
CHECKED BY: RWM
APPROVED BY: RWM
SHEET NO. C6.04

393 Mason Road

LANDSCAPE PLAN

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

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

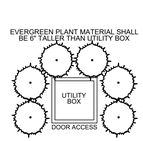
	REQUIRED	PROVIDED
CANOPY TREES		
4.99 ACRES x 3 TREES / ACRE	15 TREES	15 TREES
UNDERSTORY TREES		
4.99 ACRES x 3 TREES / ACRE	15 TREES	15 TREES
SHRUBS		
4.99 ACRES x 15 SHRUBS / ACRE	75 SHRUBS	75 SHRUBS

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

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

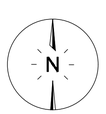
EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX



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

UTILITY BOX SCREENING
NOT TO SCALE

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



30′ 0 30′ 60′
SCALE: 1"= 30′

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

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The site as shown on these construction drawings is intended to achieve specific design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

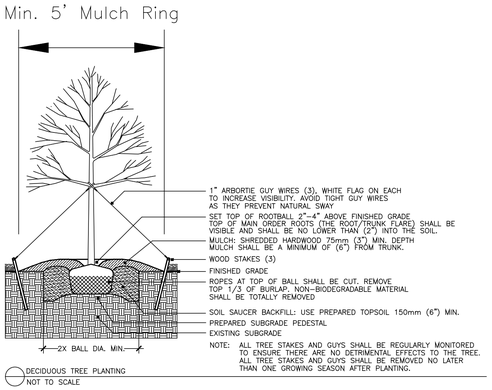
BRIAN P. GROVER
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
TENNESSEE NO. 1351

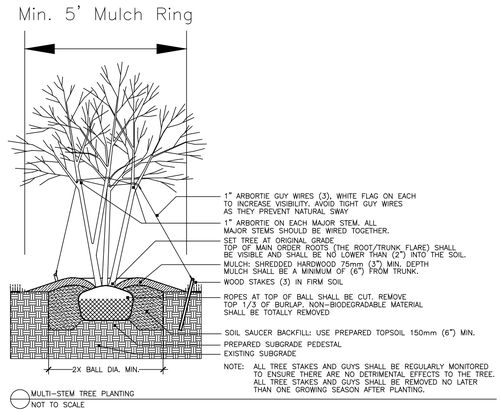
REVIEW SET
(NOT INTENDED FOR CONSTRUCTION)

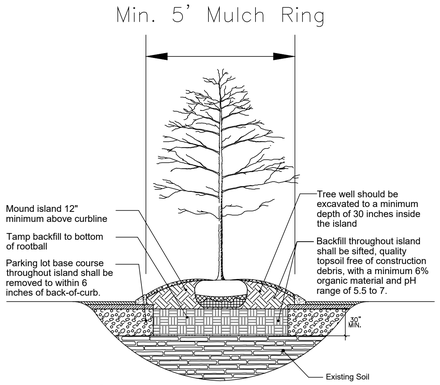
393 Mason Road
LaVergne, Tennessee

Landscape Plan

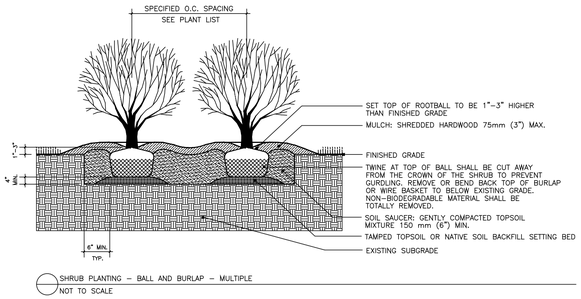
REVISED:	
DRAWN: KMG	
DATE: 09-02-2025	
CHECKED: BPG	
FILE NAME: 25432project_LA	
SCALE: 1" = 30'	
JOB NO. 25432	
SHEET: L1.0	







Tree Planting Detail
For Parking Lot Island or Median



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

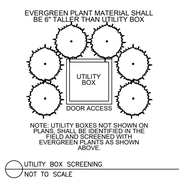
PLANT SCHEDULE

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`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QS	9	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ZS	12	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B & B	2.5"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
EVERGREEN TREES									
	CAB	28	BLUE ICE CYPRESS / CUPRESSUS ARIZONICA `BLUE ICE`	B & B		6`	4`	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	CD	24	CEDRUS DEODARA `BRACKEN`S BEST CEDAR` / BRACKEN`S BEST DEODAR CEDAR	B & B		6`	4`	10` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	IX2	42	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	B & B		6`	4`	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	JB2	20	JUNIPERUS VIRGINIANA `BURKII` / BURK RED CEDAR	B & B		6`	4`	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	21	THUJA STANDISHII X PLICATA `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B		6`	4`	10` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
UNDERSTORY TREES									
	CCF	9	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	1.5" CAL.	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
	MB	6	MAGNOLIA X `BUTTERFLIES` / BUTTERFLY MAGNOLIA	B & B	1.5" CAL.	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
EVERGREEN SHRUBS									
	IC5	15	ILEX CRENATA `STEEDS` / STEEDS JAPANESE HOLLY	CONT.		30"	18"	5` O.C.	DENSE, FULL, MATCHED
	IM	30	ILEX X MESERVEAE `CHINA GIRL` TM / CHINA GIRL HOLLY	CONT.		36"	36"	AS SHOWN	DENSE, FULL, MATCHED
	TD2	42	TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW	CONT.		18"	12" - 18"	5` O.C.	DENSE, FULL, MATCHED
	VDT	18	VIBURNUM DAVIDII X TINUS 'SPG-3-024' PPAF / MOONLIT LACE® VIBURNUM	CONT.		18"	12"-18"	5` O.C.	DENSE, FULL, MATCHED
	VP	17	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	CONT.		36"	36"	AS SHOWN	DENSE, FULL, MATCHED

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

LANDSCAPE NOTES

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



UTILITY BOX SCREENING
NOT TO SCALE

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

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the constructed plans.

BRIAN P. GROVER REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT TENNESSEE NO. 1351 LANDSCAPE ARCHITECT
REVIEW SET (NOT INTENDED FOR CONSTRUCTION)

393 Mason Road
LaVergne, Tennessee

Landscape Details & Notes

REVISED:
DRAWN: KMG
DATE: 09-02-2025
CHECKED: BPG
FILE NAME: 25432project_LA
SCALE: NA
JOB NO. 25432
SHEET: L2.0

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

DEDICATION

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

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

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

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

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

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

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

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

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

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

Buford B. Johnson

STATE OF TENNESSEE]
]
RUTHERFORD COUNTY]

Before me, William M. Johnson, a Notary Public of the State and County aforesaid, personally appeared Buford B. Johnson, the bargainors, 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 Robersville, 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 REGISTERED 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
BY Evelyne Deery DEP REG.

Approved For Recording
La Vergne Planning Commission
by Ben Nichols III

Planning Commission Report
Meeting: November 13, 2025

City of La Vergne

Item #: 6. **Site Plan - 164 Chaney Boulevard - Ten Townhomes on 0.96 Acres. 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. Requested by Morley Corp.**

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.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.lavergnetn.gov/DocumentCenter/View/3971/Long-Term-Maintenance-Agreements---La-Vergne. The LTMP format is at the discretion of the engineer.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. Sht C103 - Provide 1" water services from meter to units 1-6. (Pressure loss too great for 3/4" meters)
2. Sht C103 - Provide casing pipe for any sewer forcemains under the pavement.
3. Sht C103 - Sewer C.O.s for units 7-10 shall be noted to not be located within walk.
4. Sht C103 - All sewer C.O.s shall be located in box at grade to protect the cleanout from UV rays and other physical threat such as mowing, weedeating, etc.

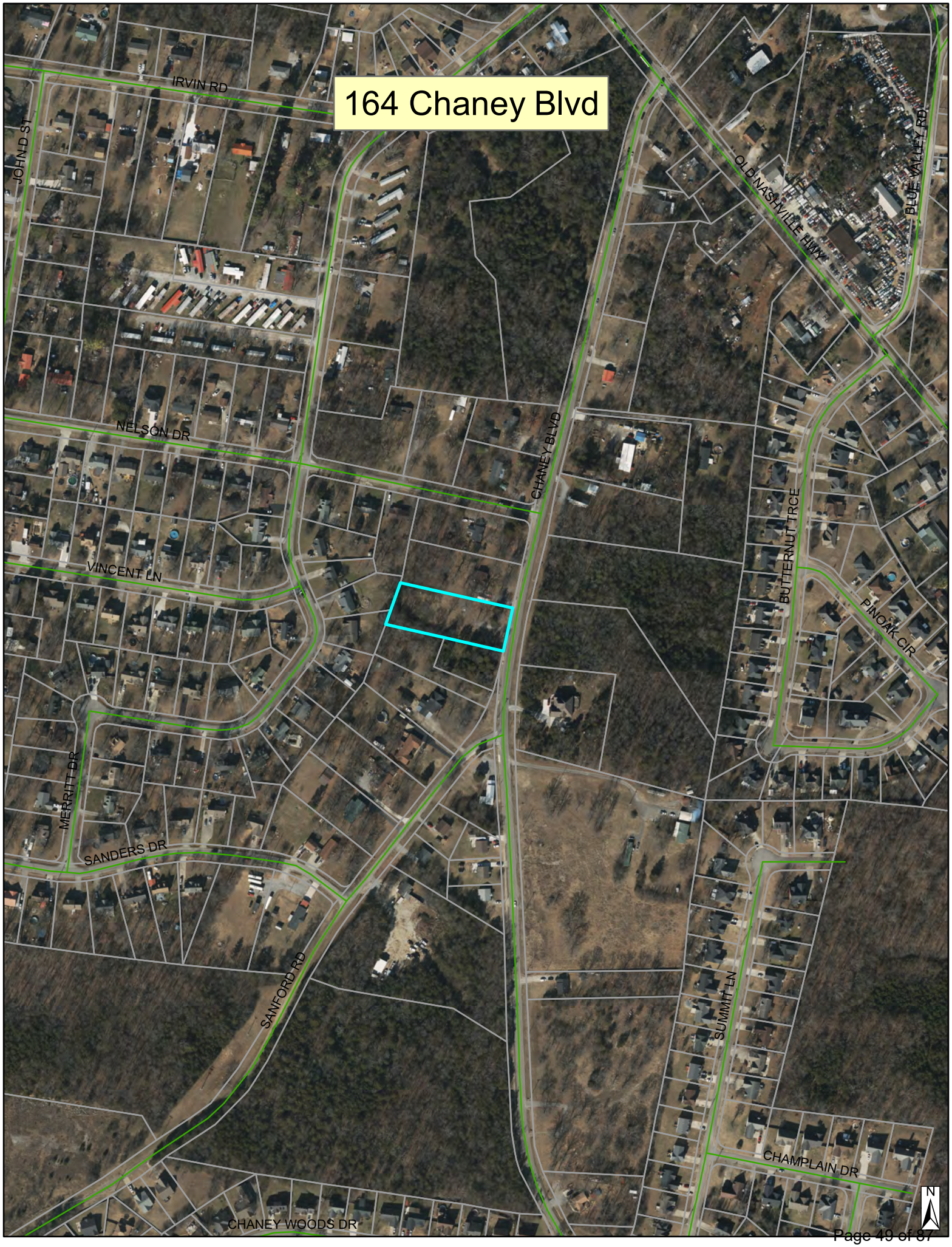
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

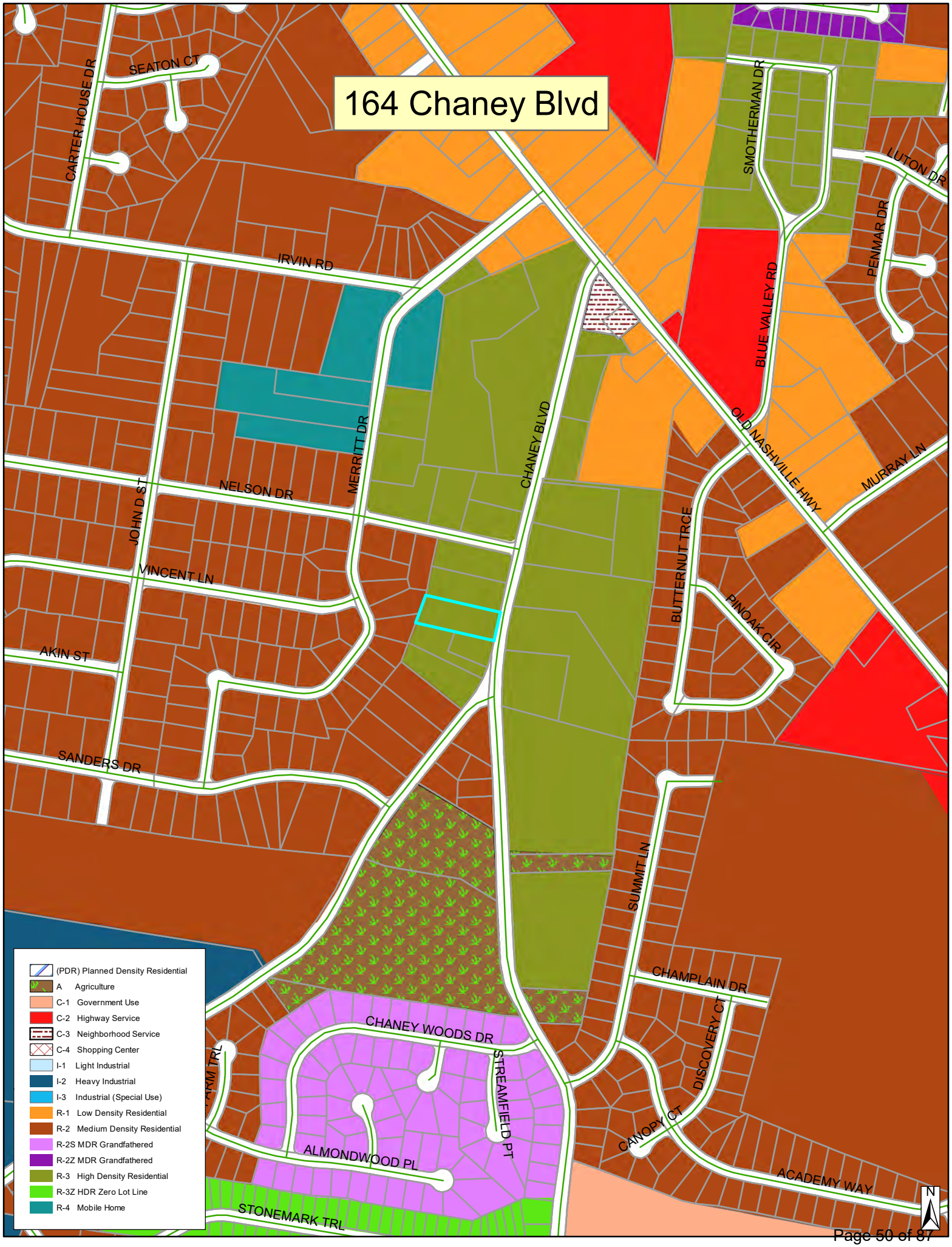
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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
121
154
145
CHANEY BLVD
158
164
172
170
176
175
SANFORD RD
182
N


164 Chaney Blvd
IRVIN RD
JOHN D ST
OLD NASHVILLE HWY
BLUE VALLEY RD
NELSON DR
CHANEY BLVD
VINCENT LN
BUTTERNUT TRCE
PINOAK CIR
MERRITT DR
SANDERS DR
SANFORD RD
SUMMIT LN
CHAMPLAIN DR
CHANEY WOODS DR
N


164 Chaney Blvd
SEATON CT
CARTER HOUSE DR
IRVIN RD
SMOTHERMAN DR
LUTON DR
PENMAR DR
BLUE VALLEY RD
OLD NASHVILLE HWY
MURRAY LN
CHANEY BLVD
MERRITT DR
JOHN D ST
NELSON DR
VINCENT LN
AKIN ST
SANDERS DR
BUTTERNUT TRCE
PINOAK CIR
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CANOPY CT
ACADEMY WAY
CHANEY WOODS DR
STREAMFIELD PT
ALMONDWOOD PL
STONEMARK TRL
(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
N

164 Chaney Blvd.

Site Plan
LaVergne,
Rutherford County, TN

133233.1.001-A

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	Utlility Details

Resource List

Water Department Supervisor
1500 E. Nir Shreibman Blvd.
La Vergne, TN 37086
Phone: (615) 793-9891
Jeremy Buskus

Stormwater Services
1500 E. Nir Shreibman Blvd.
La Vergne, TN 37086
Phone: (615) 287-8658
Alexandra Thompson

Sewer Department Supervisor
1500 E. Nir Shreibman Blvd.
La Vergne, TN 37086
Phone: (615) 862-9891
Shane Stott

Street Department Supervisor
1500 E. Nir Shreibman Blvd.
La Vergne, TN 37086
Phone: (615) 793-9891
Douglas Oakley

City Planner
1500 E. Nir Shreibman Blvd.
La Vergne, TN 37086
Phone: (615) 287-8702
Bo Logan

Piedmont Natural Gas
Phone: (877) 279-3636
https://gasadvantage.piedmontng.com

Middle Tennessee Electric
Phone: (877) 777-9020
https://www.mte.com

AT&T
Phone: (800) 620-6000

Comcast
Phone: (888) 266-2278
https://www.xfinity.com/

General Notes:

1. 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.
2. 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
3. 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.
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. 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.
6. 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

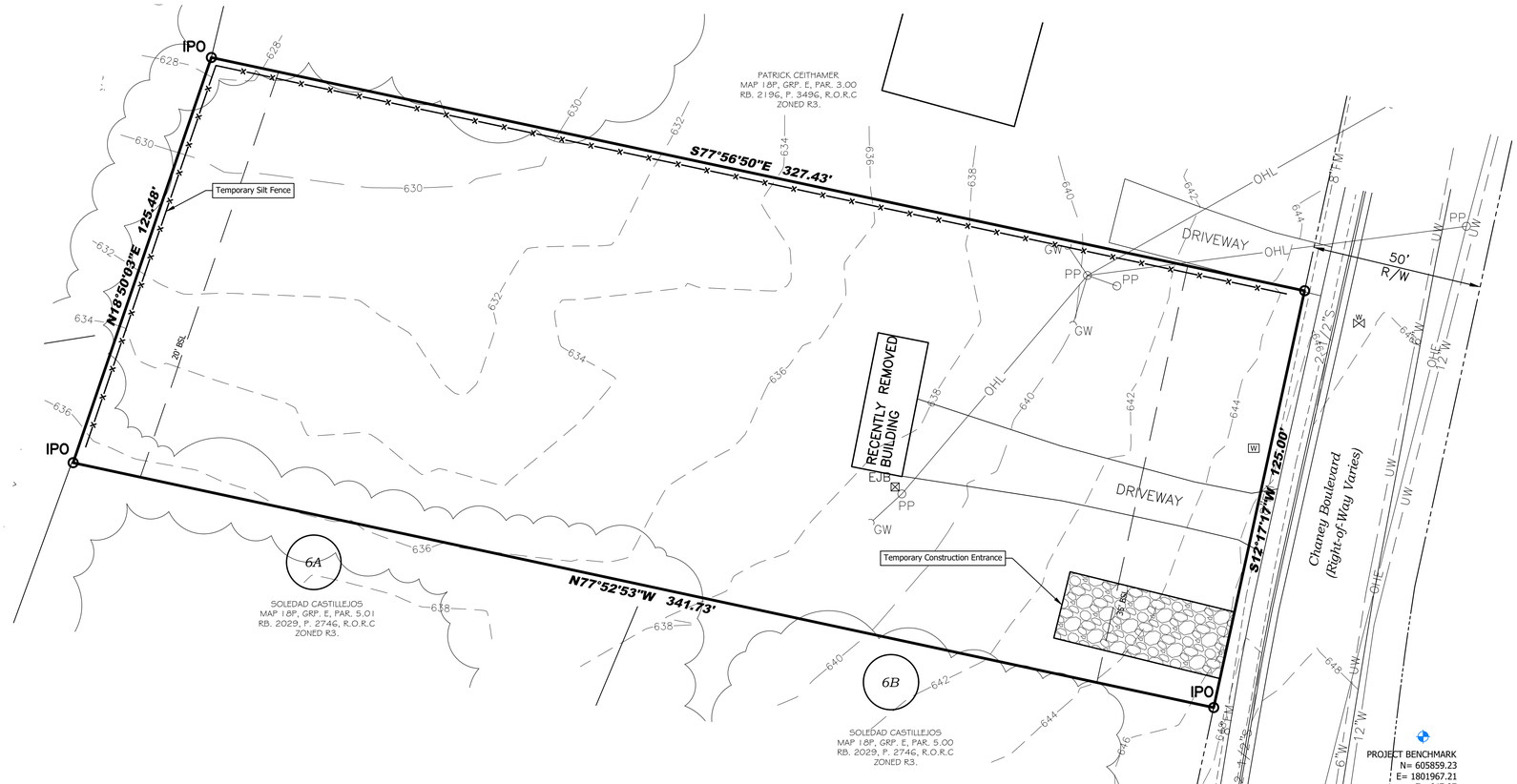
Fahim Eryan
franksabry@yahoo.com
615-305-3766
2089 Brookstone Drive
Mount Juliet, TN 37211

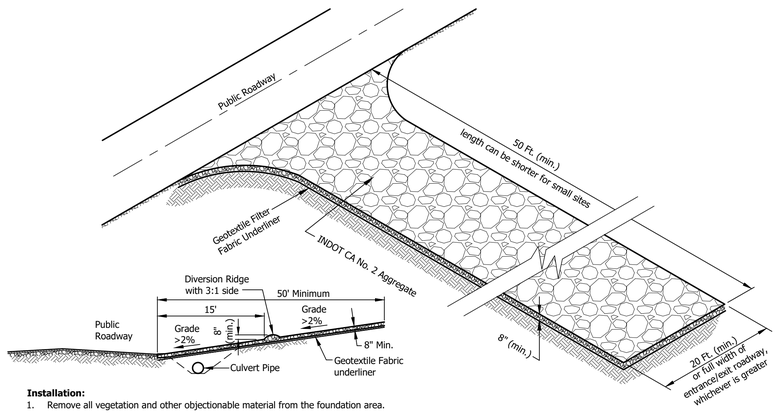
Civil Engineer

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

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

G100



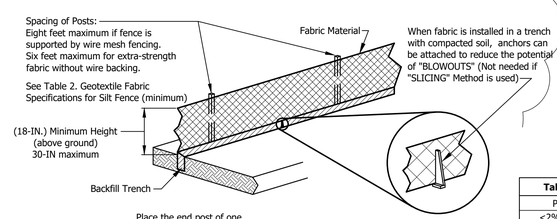


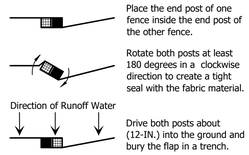
Installation:

1. Remove all vegetation and other objectionable material from the foundation area.
2. 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.
3. Install a culvert pipe under the pad if needed to maintain proper public road drainage.
4. If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
5. 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.
6. 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

No Scale





ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

Note:
Silt fence IS NOT recommended for use as diversion and should not be used across a stream, channel, ditch, swale, or anywhere that concentrated flow is anticipated. Limited to one-quarter acre per 100 linear feet of fence. Further restricted by slope steepness (See table 1).

Table 1: Slope Steepness Restrictions

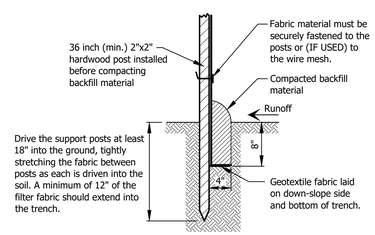
Percent Slope		Maximum Distance
<2%	<50:1	100 feet
2%-5%	50:1 to 20:1	75 feet
5%-10%(1)	20:1 to 10:1	50 feet
10%-20%(1)	10:1 to 5:1	25 feet
>20%(1)	>5:1	15 feet

(1) Consider other alternatives
Note: Multiple rows of silt fence are not recommended on the same slope.

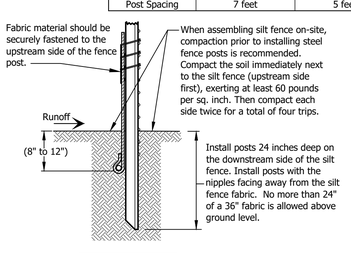
Table 2: Geotextile Fabric Specifications for Silt Fence (Minimum)

Physical Property	Woven Geotextile Fabric	Non-Woven Geotextile Fabric
Filtering efficiency	85%	85%
Textile strength at 20% elongation Standard strength Extra strength	30 lbs. per linear inch 50 lbs. per linear inch	50 lbs. per linear inch 70 lbs. per linear inch
Slurry flow rate	0.3 gal./min./sq. ft.	4.5 gal./min./sq. ft.
Water flow rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.
UV resistance	70%	85%
Post Spacing	7 feet	5 feet

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

No Scale

SCALE 1" = 20'

20 0 20 40

Proposed Legend

Temporary Construction Ingress / Egress Pad

Sediment Fence

Existing Legend

Air Conditioner Unit	Light Pole
Area Drain	Mail Box
Catch Basin	Pipe Bollard
Cleanout	Power Pole
Communication Junction Box	Sanitary Sewer Manhole
Communication Manhole	Sign
Curb Inlet	Soil Boring
Electric Junction Box	Storm Sewer Manhole
Electric Manhole	Traffic Signal Box
Electric Meter	Traffic Signal Manhole
Electric Transformer	Traffic Signal Pole
Fire Hydrant	Utility Pole
Flag Pole	Utility Pole with Drop
Flared End Section	Utility Pole with Light
Gas Meter	Utility Pole with Meter
Gas Valve	Utility Pole Transformer
Grease Trap Manhole	Water Manhole
Guy Wire	Water Meter
Irrigation Control Valve	Water Valve
Underground Communication	Building Setback Line
Underground Electric	Center Line
Underground Gas	Easement Line
Underground Water	Fence Line
Railroad Track	Flow Line
Zoning	Property Boundary Line
	Right-of-way Line
Handicap Parking Space	Overhead Electric
	Overhead Communcation
	Overhead Utilities

Erosion Notes

1. Contractor shall provide all necessary erosion control methods as per the City of La Vergne and the State of Tennessee regulations and specifications.
2. 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'.
3. All disturbed areas to have seeding, fertilizer and mulching within 15 days upon completion of final grading.
4. 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.
5. 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.
6. If any erosion control measure is not sufficient the contractor shall add additional control measures.
7. Topsoil shall be stockpiled and strategically located throughout the site. Silt fence shall be temporarily installed around all stockpiles to prevent runoff.
8. Bulk clearing of sediment from pavement by flushing with water shall "not" be permitted.
9. 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.
10. All erosion control measures are to be installed per manufacturer's recommendations and guidelines.
11. Dumpster's must be kept covered.
12. Seeding mix and rate of application shall be per the Tennessee Department of Transportation Standard Specifications, latest edition.
13. Inspections shall be performed at least twice weekly, 72 hours apart.
14. Matting or sod shall be installed on slopes 3:1 or greater.
15. 90% vegetation required to achieve temporary or permanent stabilization.
16. Contractor shall be responsible for the removal of debris and trash at all stages of construction.
17. Contractor shall designate an area for equipment filling and maintenance.

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9-22-25

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Existing Conditions / Erosion Control Plan

No.	By	Date

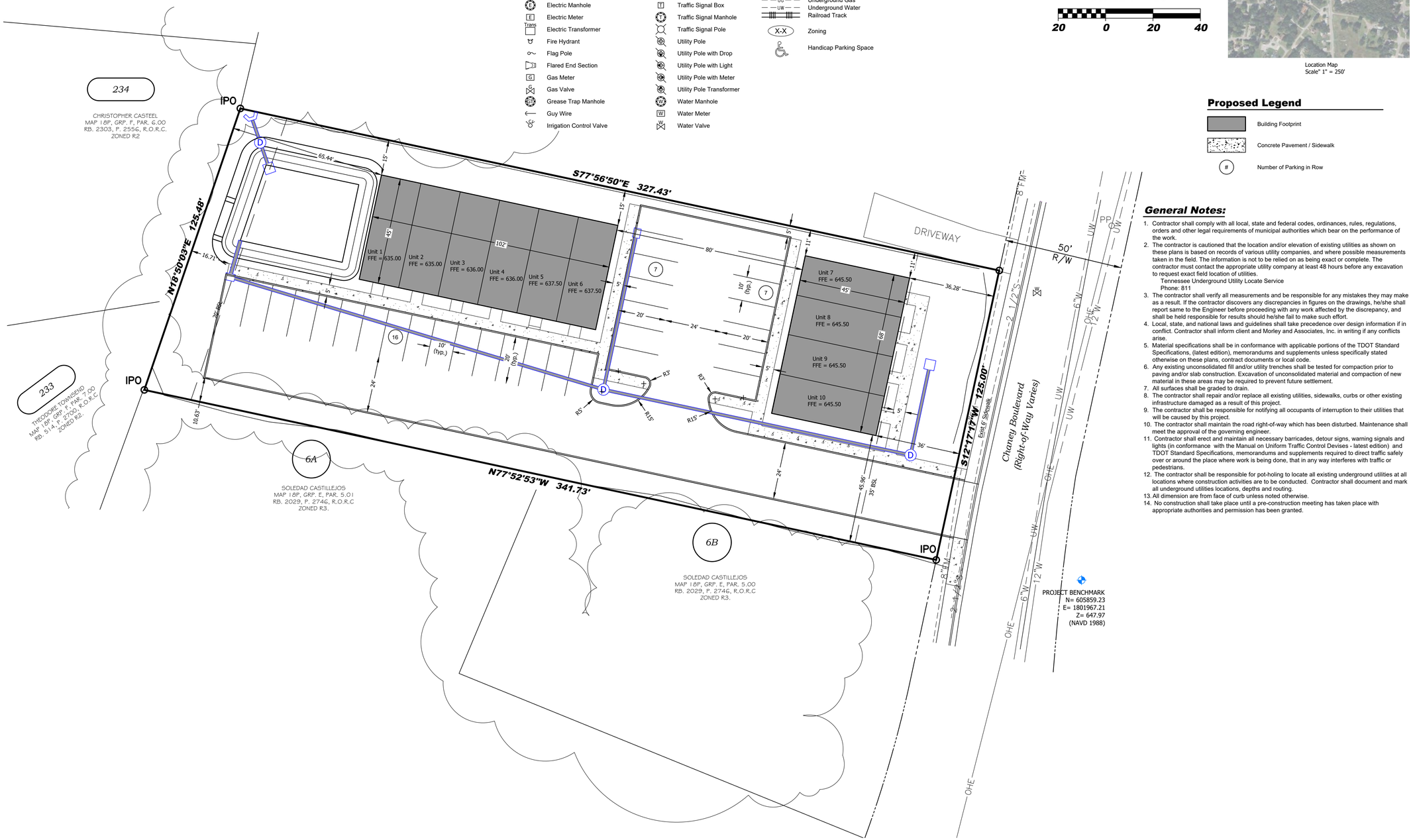
Revisions

Scale: 1" = 20'

Designed By: AMC	Job Number: 13233.1.001-A
Drawn By: KPR	Date: 09/29/2025
Filename: 13233 Civil Base	
Sheet Number: **C100**	

Existing Legend

Air Conditioner Unit	Light Pole	Building Setback Line
Area Drain	Mail Box	Center Line
Catch Basin	Pipe Bollard	Easement Line
Cleanout	Power Pole	Fence Line
Communication Junction Box	Sanitary Sewer Manhole	Flow Line
Communication Manhole	Sign	Property Boundary Line
Curb Inlet	Soil Boring	Right-of-way Line
Electric Junction Box	Storm Sewer Manhole	Overhead Electric
Electric Manhole	Traffic Signal Box	Overhead Communcation
Electric Meter	Traffic Signal Manhole	Overhead Utilities
Electric Transformer	Traffic Signal Pole	Underground Communication
Fire Hydrant	Utility Pole	Underground Electric
Flag Pole	Utility Pole with Drop	Underground Gas
Flared End Section	Utility Pole with Light	Underground Water
Gas Meter	Utility Pole with Meter	Railroad Track
Gas Valve	Utility Pole Transformer	Zoning
Grease Trap Manhole	Water Manhole	Handicap Parking Space
Guy Wire	Water Meter	
Irrigation Control Valve	Water Valve	



Location Map
Scale" 1" = 250'

Proposed Legend

	Building Footprint
	Concrete Pavement / Sidewalk
#	Number of Parking in Row

General Notes:

1. 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.
2. 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
3. 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.
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. 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.
6. 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.
7. All surfaces shall be graded to drain.
8. The contractor shall repair and/or replace all existing utilities, sidewalks, curbs or other existing infrastructure damaged as a result of this project.
9. The contractor shall be responsible for notifying all occupants of interruption to their utilities that will be caused by this project.
10. The contractor shall maintain the road right-of-way which has been disturbed. Maintenance shall meet the approval of the governing engineer.
11. Contractor shall erect and maintain all necessary barricades, detour signs, warning signals and lights (in conformance with the Manual on Uniform Traffic Control Devises - latest edition) and TDOT Standard Specifications, memorandums and supplements required to direct traffic safely over or around the place where work is being done, that in any way interferes with traffic or pedestrians.
12. The contractor shall be responsible for pot-holing to locate all existing underground utilities at all locations where construction activities are to be conducted. Contractor shall document and mark all underground utilities locations, depths and routing.
13. All dimension are from face of curb unless noted otherwise.
14. No construction shall take place until a pre-construction meeting has taken place with appropriate authorities and permission has been granted.

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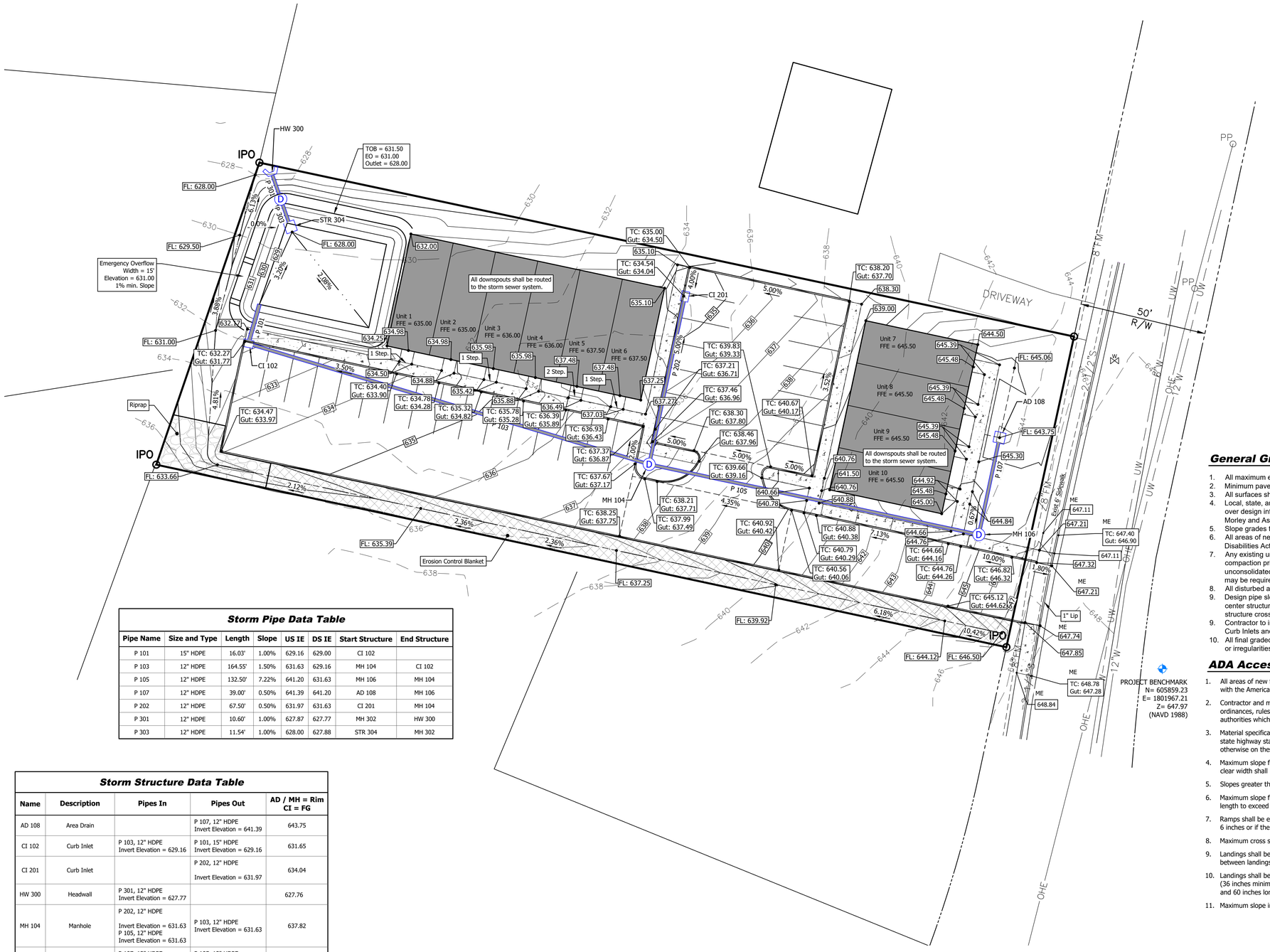
Site Plan

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	
Sheet Number: **C101**	



Storm Pipe Data Table

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

Storm Structure Data Table

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'

20 0 20 40

Proposed Legend

- XXX — Spot Elevation
  - Gut: Gutter
  - ME: Match Existing
  - TC: Top of Curb
  - FL: Flowline
  - TW: Top of Wall
  - BW: Bottom of Wall
- Storm Sewer Pipe
- Area Drain, AD
- Curb Inlet, CI
- Headwall, HW
- DS — Downspout
- C.O. — Cleanout
- Rip Rap
- Erosion Control Blanket

General Grading and Drainage Notes:

1. All maximum earthwork graded slopes is 4:1, unless otherwise noted.
2. Minimum pavement slope = 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 Flexstrom 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%).

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9-29-25

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Civil

Grading and Drainage Plan

No.	By	Date

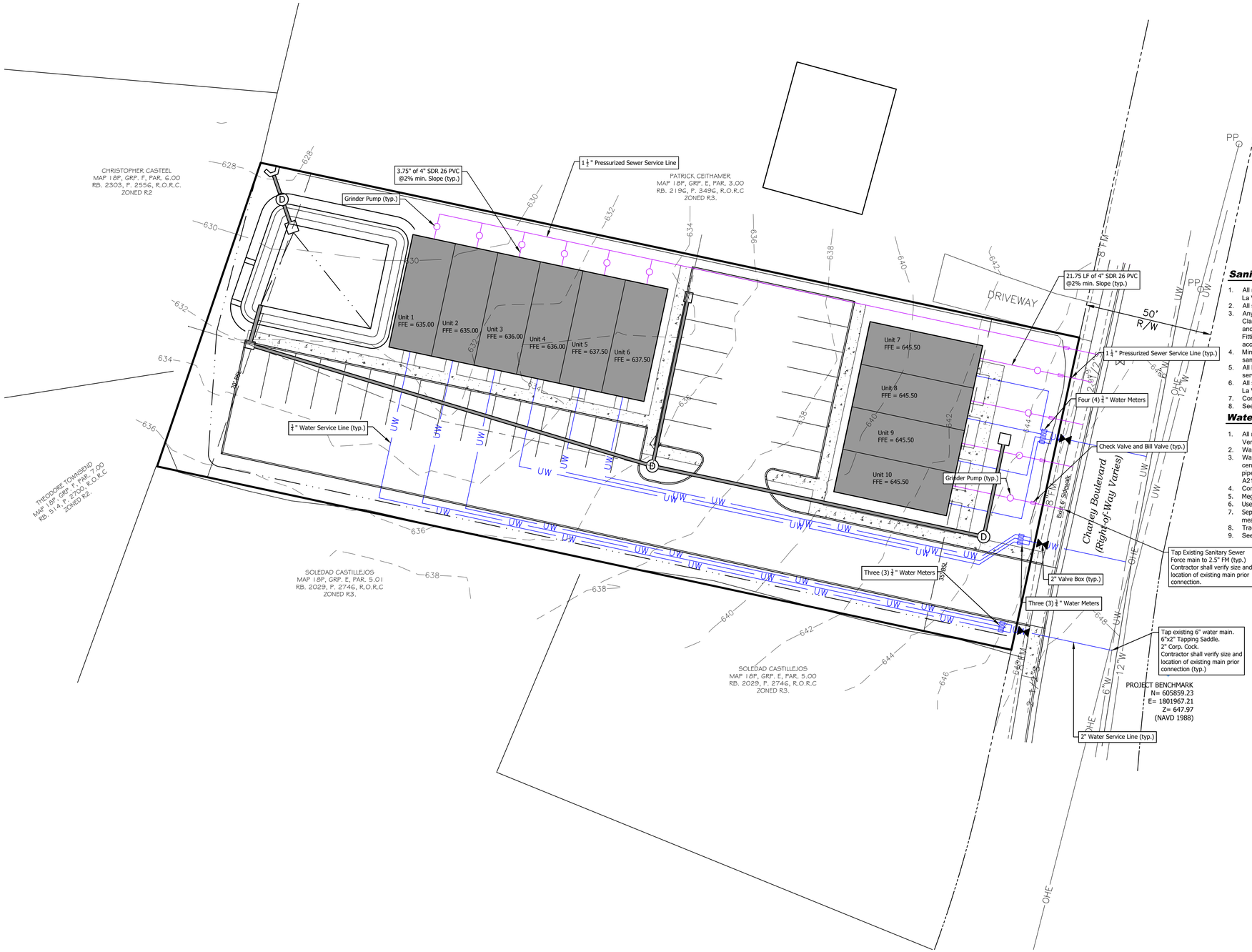
Revisions

Scale: 1" = 20'

Designed By:	Job Number:
AMC	13233.1.001-A
Drawn By:	Date:
KPR	09/29/2025

Filename: 13233 Civil Base

Sheet Number: **C102**



Proposed Legend

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

Sanitary Sewer General Notes:

1. All material and construction methods of the water and sewer facilities shall conform to City of La Vergne requirements and specifications.
2. All sanitary sewer lines shall be constructed of PVC SDR 35, unless otherwise noted.
3. 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 ANSIA 21.10 and AWWA C110. Fittings shall be either mechanical joint or push-ontype. Pipe joints shall use O-ring gaskets in accordance with ANSI21.11 and AWWAC.
4. Minimum of 18" vertical and 10' horizontal clearance between potable waterlines and proposed sanitary and storm sewers.
5. All lateral services must have a cleanout installed within 5' of the exterior of the building being serviced.
6. All sanitary sewer cleanouts in concrete or pavement areas shall be in compliance with City of La Vergne requirements.
7. Contractor shall notify City of La Vergne 48 hours prior to starting construction.
8. See building plumbing plans for exact location of sewer service entering the building.

Waterline General Notes:

1. All material and construction methods of the water and sewer facilities shall conform to City of La Vergne requirements and specifications.
2. Water lines less than 3" shall be Type K copper.
3. 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/AWWA C-110, latest revisions.
4. Contractor shall coordinate location of tap with City of La Vergne.
5. Megalug mechanical restraints, or equal, shall be used on all fittings and valves.
6. Use fittings as necessary to prevent over-deflection of pipe.
7. Separation between potable waterlines and sewer lines shall be 10' horizontally and 18" vertically measured from outside edge of pipe.
8. Tracer wire shall be installed along all water services and mains.
9. See building plumbing plans for exact location of water services entering the building.

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Civil

Utility Plan

No.	By	Date

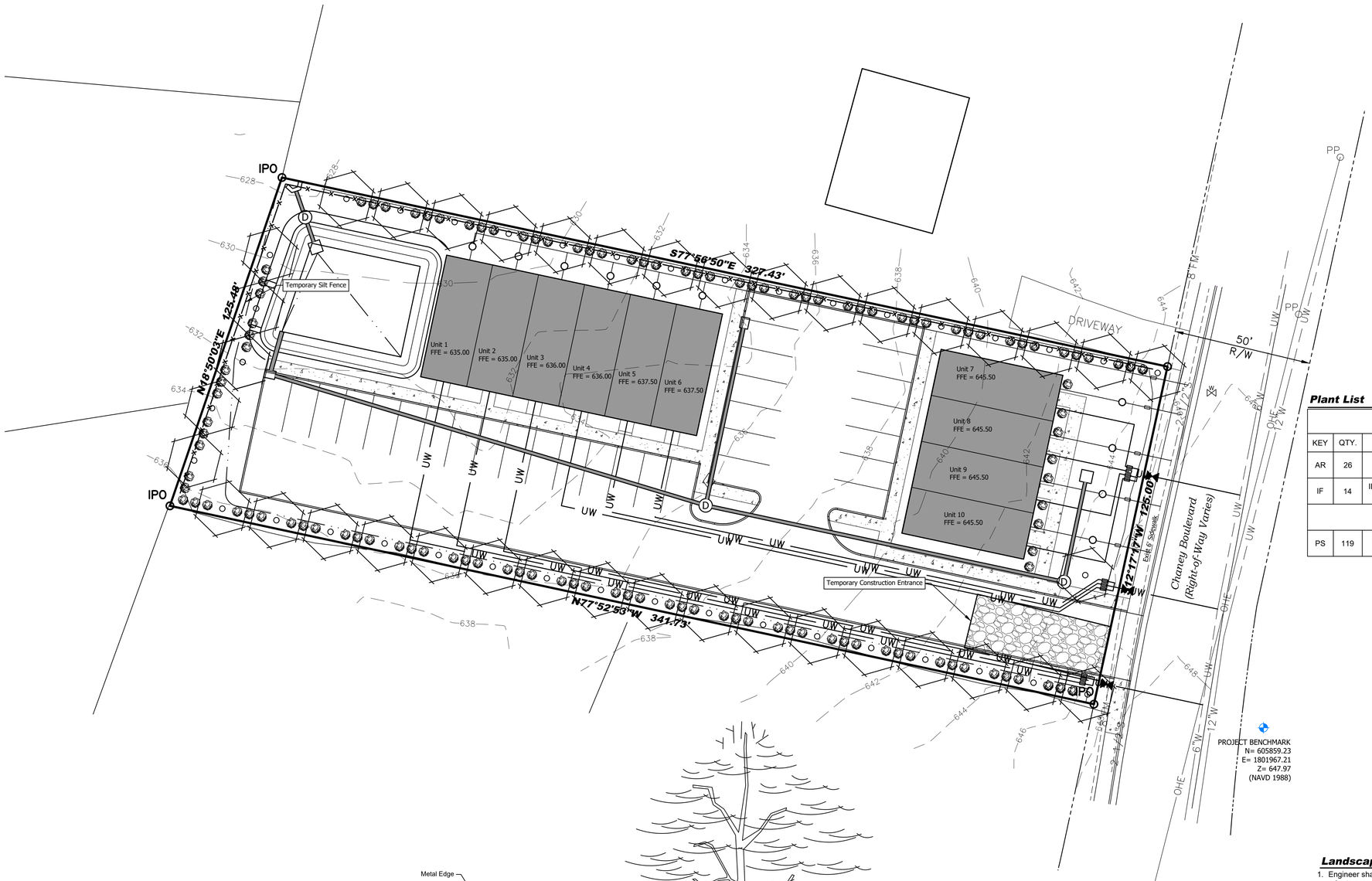
Revisions

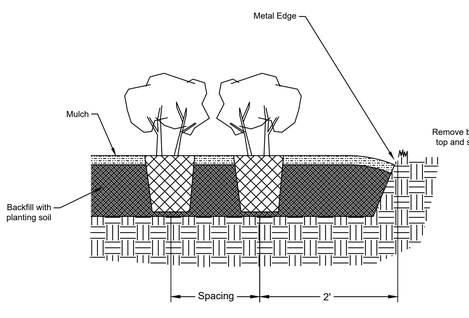
Scale: 1" = 20'

Designed By:	Job Number:
AMC	13233.1.001-A
Drawn By:	Date:
KPR	09/29/2025

Filename: 13233 Civil Base

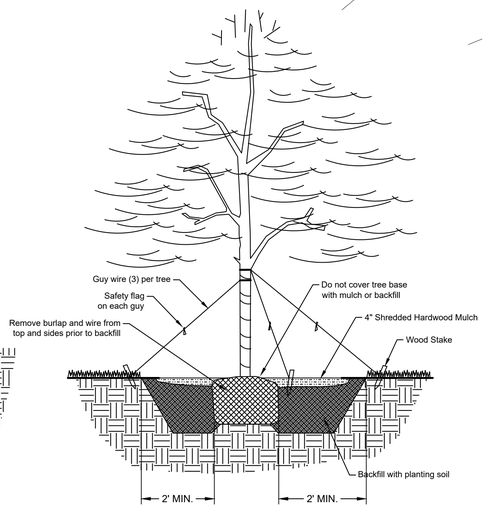
Sheet Number: **C103**





Shrub Planting Detail

No Scale



Tree Planting Detail

No Scale

SCALE 1" = 20'

20 0 20 40

Proposed Legend

- Building Footprint
- Concrete Sidewalk
- Shrubs
- Trees

Plant List

TREES					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COND.
AR	26	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B
IF	14	ILEX X ATTENAUTA 'FOSTER NO. 2'	FOSTER HOLLY	1-1/2" CAL.	B&B
SHRUBS					
PS	119	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	18"	CONT.

Landscape Requirements

Current Zoning Classification	= R-3
Area of Development	= 0.96 Ac.
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

Landscape Notes:

1. Engineer shall be notified in writing of any discrepancies between site conditions and plans prior to proceeding with work.
2. When not specified herein, all plantings and landscaping shall follow the requirements in the Zoning Ordinance of the City of La Vergne.
3. Drawing may not be to scale.
4. All final grading and drainage shall be done in accordance with the civil plans for this project.
5. Unless otherwise allowed for specific reasons, all trees shall have comparatively straight trunks (except for those that are multi-trunk), well developed leaders and tops, and the roots shall not only be characteristic of the species, cultivar or variety, but also shall exhibit evidence of proper nursery pruning practices. They shall have acceptable balance between top and root. At the time of planting, all trees must be free of mechanical injuries, and other objectionable features that tend to affect the future form and health of the plant.
6. Pits for the planting of trees shall be at least three (3) times wider than the diameter of the roots or root ball. The edges of planting pits shall be scarified to prevent glazing of soil after digging.
7. As soil is placed into hole, clumps of soil shall be broken up to a maximum size of 1/2 inch size clumps. Water shall be used during backfilling intermittently to improve soil settling. When the planting is completed, the entire root area shall be thoroughly saturated with water. Care shall be taken to prevent the tree from becoming off center during this process.
8. Tree trunks shall be guyed, or supported in an upright position, according to accepted arboricultural practices. The guys or supports shall be installed so that they will neither girdle or cause serious injury to the tree nor endanger public safety. Tree stakes, guy wires, and supports for trees shall be removed the spring following the first full growing season.
9. Contractor shall provide a one year warranty on trees.

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9-23-25

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Civil

Landscape Plan

No.	By	Date

Revisions

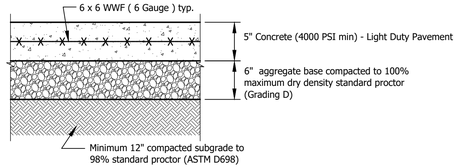
Scale: 1" = 20'

Designed By:	Job Number:
AMC	13233.1.001-A
Drawn By:	Date:
KPR	09/29/2025

Filename: 13233 Civil Base

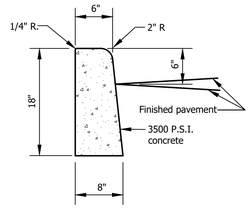
Sheet Number:

C104



Concrete Pavement Section

No Scale

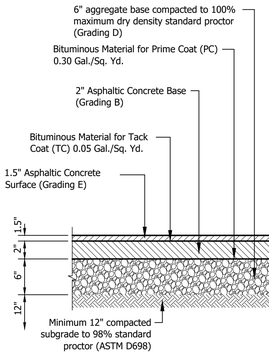


Notes:

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

Standing Curb Detail

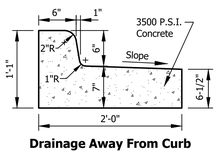
No Scale



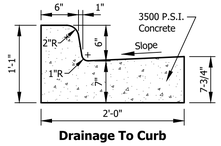
NOTE: Pavement sections shown shall be reviewed and approved by the geotechnical engineer for this site. If pavement sections were provided per a geotechnical investigation then those sections shall have precedence over those shown on this plan.

Standard Pavement

No Scale



Drainage Away From Curb



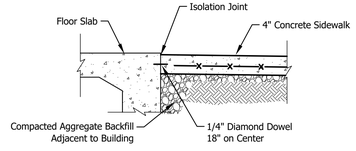
Drainage To Curb

Notes:

1. 1/2" Preformed Expansion Joint material at all P.C. & P.T. of Curb Radius.
2. 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

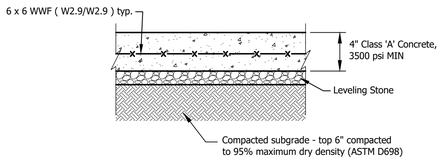


Concrete Sidewalk at Door

No Scale

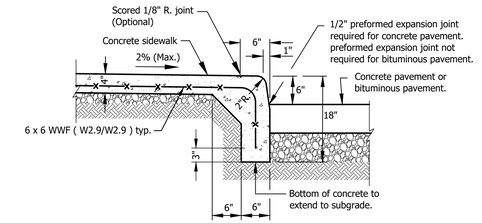
Notes:

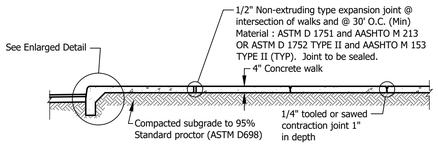
1. Sidewalks shall conform to Tennessee Department of Transportation.
2. Expansion joint material shall conform to the requirements of the Tennessee Department of Transportation specifications.
3. Concrete materials and placement methods shall be in accordance with the materials and methods specified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



Concrete Sidewalk Section

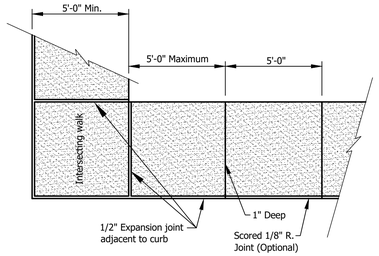
No Scale





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

ALEJANDRO MOJICA CADARIO
REGISTERED ENGINEER
XVI
AGRICULTURE
COMMERCE
No. 125854
STATE OF TENNESSEE
9-23-25

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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.

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812.464.9585 Phone 812.464.2514 Fax
morleycorp.com

164 Chaney Blvd. LaVergne, TN 37086

Civil

Site Details

No.	By	Date

Revisions

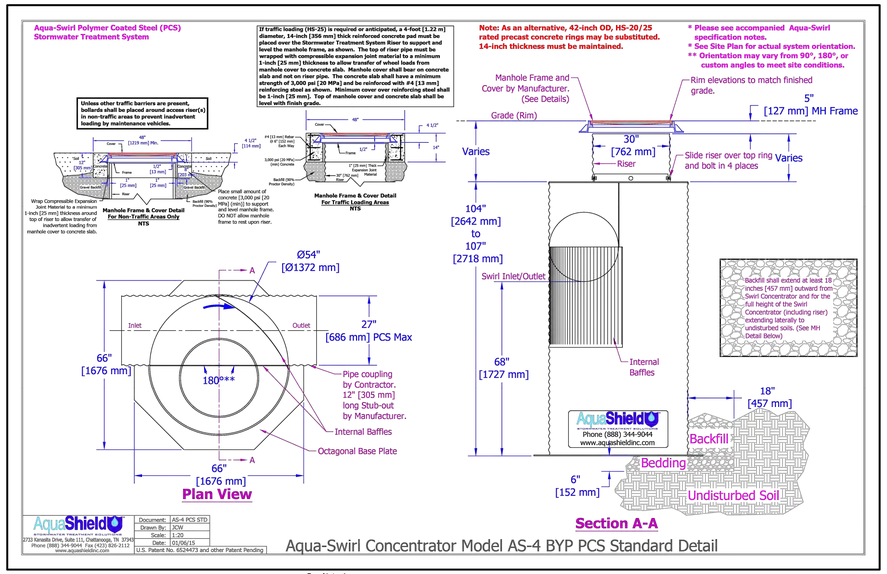
Scale: As Shown

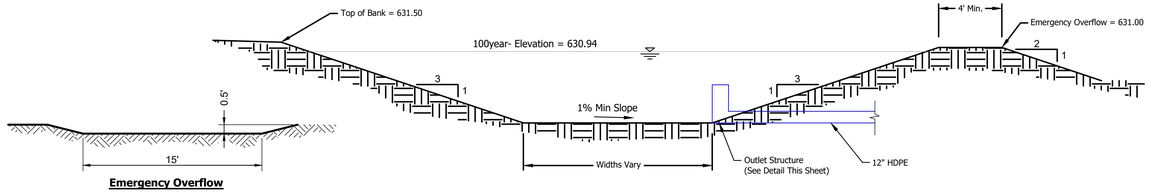
Designed By:	Job Number:
AMC	13233.1.001-A
Drawn By:	Date:
KPR	09/29/2025

Filename: 13233 Civil Base

Sheet Number:

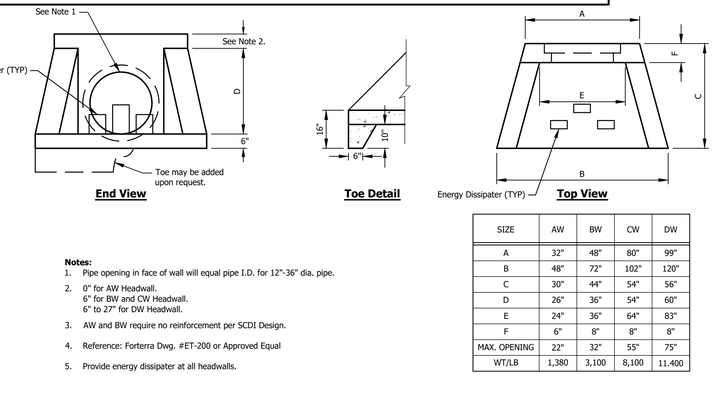
C501





Typical Basin Details

No Scale

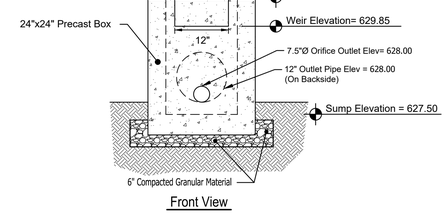


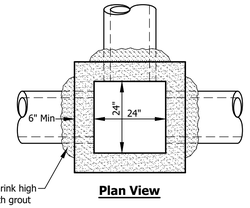
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11.400

Notes:
1. Pipe opening in face of wall will equal pipe I.D. for 12"-36" dia. pipe.
2. 0" for AW Headwall.
   6" for BW and CW Headwall.
   6" to 27" for DW Headwall.
3. AW and BW require no reinforcement per SCDI Design.
4. Reference: Forterra Dwg. #ET-200 or Approved Equal
5. Provide energy dissipater at all headwalls.

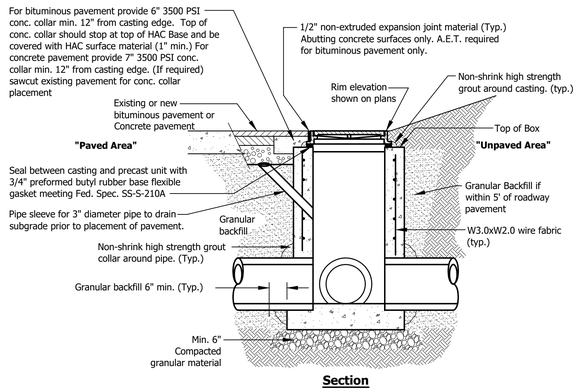
Precast Concrete Headwall

No Scale



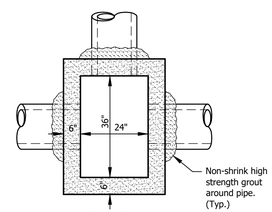


Notes:
1. For Area Inlet in pavement East Jordan #8306 casting or equal with Type M grate. For Area Inlet in non-paved areas: East Jordan #6500 casting, or equal, with adapter ring.
2. For Manhole East Jordan #8306 casting with Type A solid cover or equal. Contractor may substitute East Jordan #1022-1 casting with Type A solid cover, or equal.
3. All connecting pipes shall be grouted with a high strength non-shrink grout.
4. Precast box shall conform to ASTM C-478.
5. Reinforcement shall be 3" x 6" W3.0xW2.0 wire fabric for precast units.
6. The inlet shall be backfilled with Granular and mechanically compacted in 6" lifts to 95% of standard density ASTM 698.

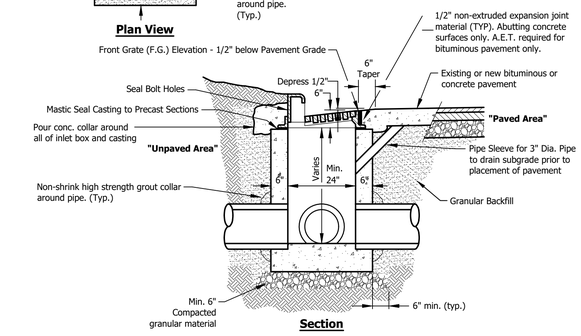


24" x 24" Precast Box

No Scale

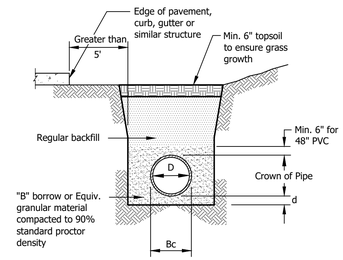


Notes:
1. East Jordan Iron Works, Inc. (or approved equal) #7030 catch basin curb inlet, with M4 grate.
2. All connecting pipe shall be grouted with a high strength non-shrink grout.
3. Precast units shall conform to ASTM C-478.
4. The inlet shall be backfilled with Granular and mechanically compacted in 6" lifts to 95% of standard density ASTM-698.



Outlet Structure STR300

No Scale



Greater Than 5' From Edge Of Pavement

Minimum Trench Widths

D	Min. Width
8"	27"
12"	31"
15"	35"
18"	43"
24"	56"
30"	66"
36"	78"
42"	84"
48"	91"
54"	97"
60"	103"

Notes:
1. All bedding & initial backfill shall be installed in 6" to 8" balanced lifts
2. A minimum cover of 12" shall be provided from the top of pipe to the ground surface.
3. Installation shall be in accordance with the pipe manufacturer's minimum recommended standards and / or this detail, whichever is greater.

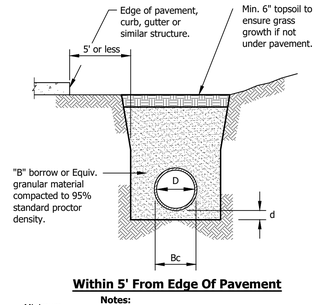
Legend
Bc = Outside Diameter
D = Inside Diameter
d = Depth of Bedding Material Below Pipe

Depth of Bedding Material Below Pipe

D	(d) Min.
8" - 15"	5"
18" - 24"	6"
48"	6"

Polyvinyl Chloride & High Density Polyethylene Pipe Trench (Greater than 5ft. from Edge of Pavement)

No Scale



Within 5' From Edge Of Pavement

Minimum Trench Widths

D	Min. Width
8"	27"
12"	31"
15"	35"
18"	43"
24"	56"
30"	66"
36"	78"
42"	84"
48"	91"
54"	97"
60"	103"

Notes:
1. All bedding & initial backfill shall be installed in 6" to 8" balanced lifts
2. A minimum cover of 12" shall be provided from the top of pipe to the ground surface. (For flexible pavement, the minimum cover shall be measured from the top of pipe to bottom of bituminous pavement section)
3. Installation shall be in accordance with the pipe manufacturer's minimum recommended standards and / or this detail, whichever is greater.

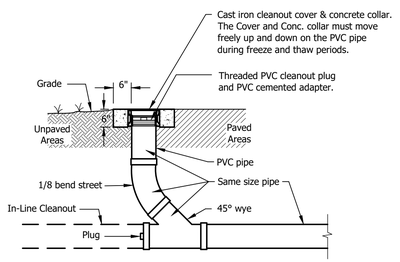
Legend
Bc = Outside Diameter
D = Inside Diameter
d = Depth of Bedding Material Below Pipe

Depth of Bedding Material Below Pipe

D	(d) Min.
8" - 15"	5"
18" - 24"	6"
48"	6"

Polyvinyl Chloride & High Density Polyethylene Pipe Trench (Within 5ft. from Edge of Pavement)

No Scale



Cleanout

No Scale

24" x 36" Curb Inlet

No Scale

ALEJANDRO MOJICA CADARIO
REGISTERED ENGINEER
XVI
AGRICULTURE
COMMERCE
No. 125854
STATE OF TENNESSEE
9-29-25

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morleycorp.com

164 Chaney Blvd. LaVergne, TN 37086

Civil
Grading and Drainage

No.	By	Date

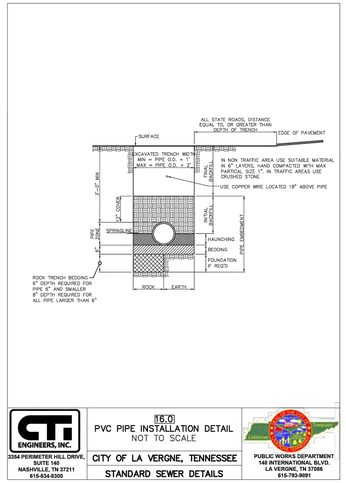
Revisions

Scale: As Shown

Designed By: AMC	Job Number: 13233.1.001-A
Drawn By: KPR	Date: 09/29/2025

Filename: 13233 Civil Base

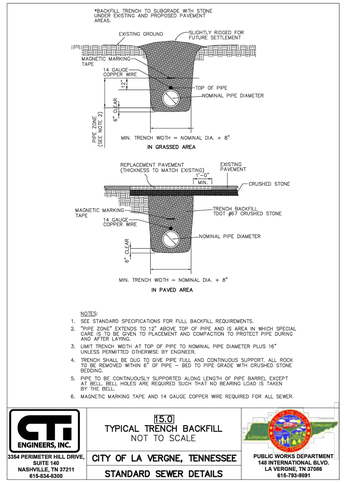
Sheet Number: **C502**



16.0 PVC PIPE INSTALLATION DETAIL
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8091

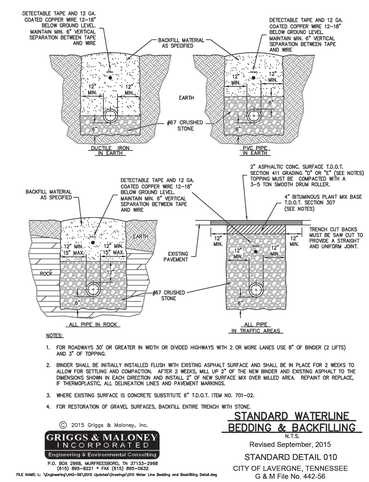


NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12'' ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS 16'' UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. TRENCH SHALL BE DUG TO GIVE PIPE FULL AND CONTINUOUS SUPPORT. ALL ROCK TO BE REMOVED WITHIN 6'' OF PIPE – BED TO PIPE GRADE WITH CRUSHED STONE BEDDING.
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL, EXCEPT AT BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.
6. MAGNETIC MARKING TAPE AND 14 GAUGE COPPER WIRE REQUIRED FOR ALL SEWER.

15.0 TYPICAL TRENCH BACKFILL
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8091



NOTES:
1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8'' OF BINDER (2 LIFTS) AND 3'' OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 3'' OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION, AND REPLACE WITH 3'' OF SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 8'' T.D.O.T. ITEM NO. 701–02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

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Engineering & Environmental Consulting
P.O. BOX 2908, MURFREESBORO, TN 37133–2908
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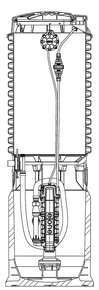
FILE NAME: L: \Engineering\Arch–MF\2015 Updates\Drawings\205 Water Line Bedding and Backfilling Detail.dwg

STANDARD WATERLINE BEDDING & BACKFILLING
N.T.S.
Revised September, 2015
STANDARD DETAIL 010
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

E/ONE EXTREME SERIES

WH101



General Features

The model WH101 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single WH101 can accommodate the sewage flow from two, average single-family homes.

- Rated for flows of 700 gpd (2650 lpd)
- 100 gallons (379 liters) of capacity
- Standard outdoor heights range from 60 inches to 159 inches

The WH101 has a cable that connects the motor controls to the level controls through watertight penetrations.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread or socket fitting. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

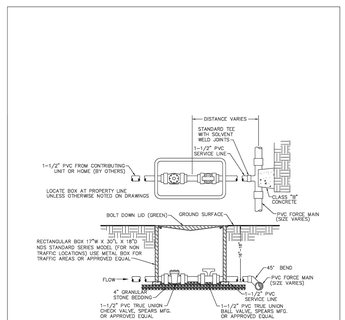
Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

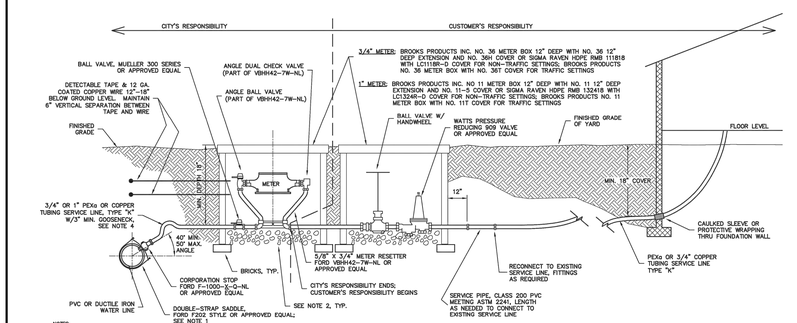
NA0057P01 Rev E



19.0 TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8091



NOTES:
1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3'' DEEP (MIN.) OF CLEAN 1/2'' TO 3/4'' CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
   4.1. 3/4 INCH – BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH REMOTE READ TRANSMITTER.
   4.2. 1 INCH – BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER.
5. CASING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY.
   5.1. CASING PIPE SHALL EXTEND FROM WATER TAP TO METER OR RIGHT–OF–WAY TO RIGHT–OF–WAY.
   5.2. CASING PIPE SHALL BE PVC SCH. 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2'' MINIMUM.
   5.3. CASING IS NOT REQUIRED IF WATER MAIN IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEXa SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPHS 22.26 AND 22.27 OF THE STANDARD SPECIFICATIONS. THE ENDS OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION

OBJECTIVE:
As provided in the City of LaVergne Municipal Code new customer potable water service piping requires inspection and testing prior to commencement of potable water service. This policy establishes the LaVergne Water Department minimum inspection and testing requirements to safeguard health, public welfare, and the protection of property.

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 150 psi or 1.5 times the working pressure, whichever is greater, which it is to be operated, whichever is more. The water used for test shall be potable water service.

Inspections shall be carried out on the portion of the piping from the building to the customer (discharge) side of the water meter and is in general the water supply system outside the building. The piping inspected shall be that which has been installed to replace or repair work nonconformance. A record of the inspection details shall be kept by LaVergne Water Department.

Inspection and testing of underground piping shall be made after trenches are excavated, piping installed and prior to any backfill put in place.

Advance notice of at least 24 hours is required for inspection and re–inspection and shall be performed during normal working hours. Contact the City of LaVergne Water Department at 615–793–8891.

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

Revised August 2017
STANDARD DETAIL 020
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2908, MURFREESBORO, TN 37133–2908
(615) 895–8221 • FAX (615) 895–0632

FILE NAME: L: \Engineering\Arch–MF\2015 Updates\Drawings\220 Typical Water Service Installation.dwg

ALEJANDRO MOJICA CADARIO
REGISTERED ENGINEER
XVI
AGRICULTURE
COMMERCE
No. 125854
STATE OF TENNESSEE
9-23-25

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

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.

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

164 Chaney Blvd. LaVergne, TN 37086

Civil
Utility Details

No.	By	Date

Revisions

Scale: As Shown

Designed By:	Job Number:
AMC	13233.1.001-A
Drawn By:	Date:
KPR	09/29/2025

Filename:
13233 Civil Base

Sheet Number:
C503

Planning Commission Report
Meeting: November 13, 2025

City of La Vergne

Item #: 7. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 2.25 Acres. Property located on Lake Road (Tax Map 32A, Group A, Parcels 1 & 37). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: NCD (Neighborhood Commercial) Zoning District. Property owned by Mitchell Bowman and Harding Fox. Requested by Mitchell Bowman.**

Reviewed By:
Bo Logan, City Planner

Summary:
The applicant is requesting to rezone approximately 2.25 acres from R-1 to NCD. The properties are located on Lake Road.

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

The main zoning in the area is a mixture of R-1 and R-2. North of this site is R-1. All remaining sides are also zoned R-1 which means Low Density Residential.

Staff Comments / Technical Items:

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

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No comments.

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

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

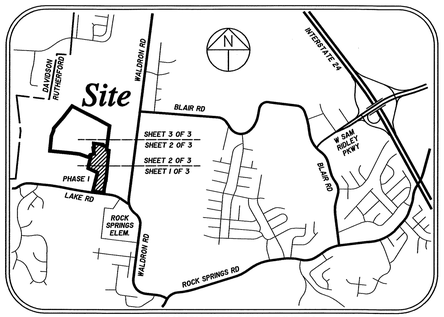
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.

PROPERTY
RE-ZONING
REQUESTED
FOR INFO CALL



LOCATION MAP / SHEET INDEX
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- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER LINE w/FIRE HYD. & BLOW OFF VALVE
- SEWER LINE w/MANHOLE

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5	16,731	0.384
6	16,379	0.376
7	16,035	0.368
8	16,047	0.368
9	16,058	0.369
10	16,069	0.369
11	16,072	0.369
12	16,173	0.371
13	17,586	0.404
14	26,637	0.612
15	19,807	0.455
16	19,911	0.457
17	16,127	0.370
18	17,762	0.408
19	18,118	0.416

LOT	SQ.FT.	ACRES
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22	16,770	0.385
23	16,877	0.387
24	16,018	0.368
25	24,268	0.557
26	39,237	0.901
27	29,114	0.668
28	22,949	0.527
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30	42,449	0.975
31	33,517	0.769
32	24,711	0.567
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36	22,623	0.519
37	68,801	1.579

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3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105 H, EFFECTIVE DATE: JANUARY 5, 2007.
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   MINIMUM LOT WIDTH AT SETBACK LINE = 100 FEET.
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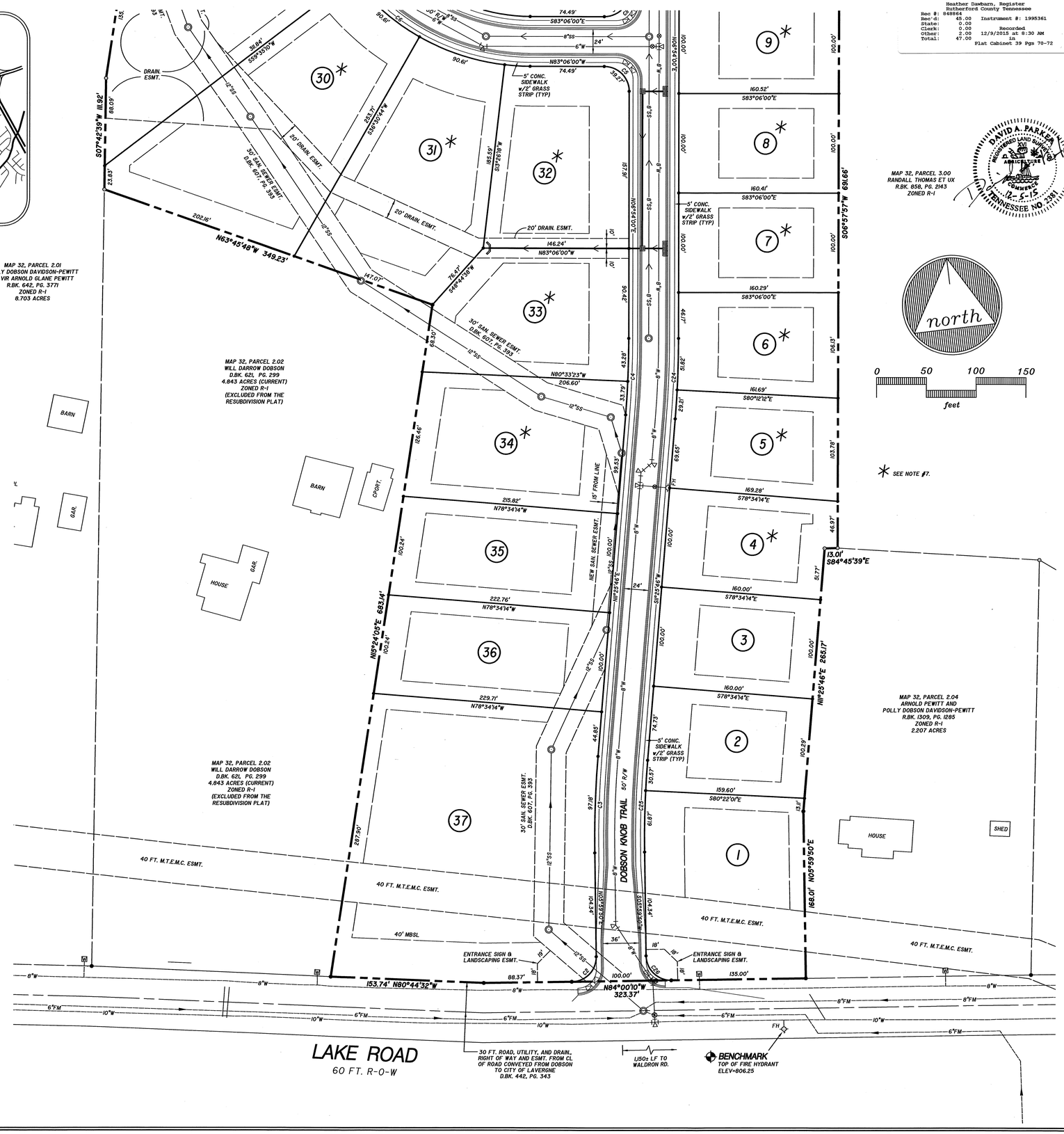


SEE NOTE #7.

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #:	848864		
Rec'd:	45.00	Instrument #:	1395361
State:	0.00		
Clerk:	0.00	Recorded	
Other:	2.00	12/9/2015 at 8:30 AM	
Total:	47.00	in	
		Plat Cabinet 39 Pgs 70-72	

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 516, PAGES 3952 AND 3994, 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 12-4-15 NAME Mitchell Bowman

MITCHELL BOWMAN, MEMBER
B & F DEVELOPMENT, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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 "I", 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 110,000.

DAVID A. PARKER — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — 12-5-15 — TENNESSEE NO. 2381

DATE 12-5-15 NAME 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 "THE RIDGE, PHASE I" 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 12/8/15 NAME Kyle Brown

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 "THE RIDGE, PHASE I" 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 12/8/15 NAME Kyle Brown

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (I) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 12/8/15 NAME Kyle Brown

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE 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 12/8/2015

SECRETARY, PLANNING COMMISSION

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.

Tax Certificate No. 22104 12-9-15
Rutherford County Regional Planning Commission

OWNERSHIP:

MAP 32, PARCELS 2.00 AND 02.03
RECORD BK. 1316, PP. 3952 & 3994
B & F DEVELOPMENT, LLC
1413 SE BROAD STREET
MUFREESBORO, TN 37130

SITE DATA:

TOTAL AREA PHASE I = 22.642 ACRES
NO. OF LOTS = 37
MINIMUM LOT SIZE = 15,000 SQ.FT.
AREA IN RIGHT-OF-WAY = 3.217 ACRES
AREA IN COMMON SPACE = 0.058 ACRES
ZONING = R-1

PLAT BOOK 39, PAGE 70-72
TIME OF RECORDING: 8:30 A.M.
DATE OF RECORDING: December 9, 2015

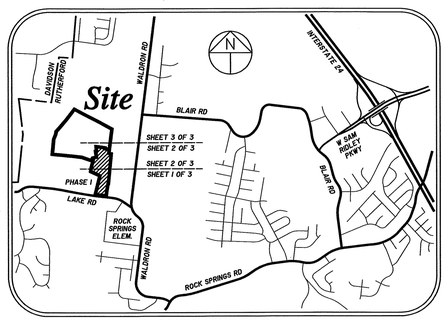
FINAL PLAT

PHASE 1
THE RIDGE
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. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
14048	02-18-15 REV: 12-01-15	THERIDGEPIPLAT	ACAD/JWG	1" = 50'	1 OF 3



LOCATION MAP / SHEET INDEX
N.T.S.

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- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
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Heather Dawbarn, Register
Rutherford County Tennessee

Rec #:	848864		
Rec'd:	45.00	Instrument #:	1995361
State:	0.00		Recorded
Clerk:	0.00		12/9/2015 at 8:30 AM
Other:	2.00		in
Total:	47.00		Plat Cabinet 39 Pgs 70-72

CERTIFICATE OF OWNERSHIP AND DEDICATION

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DATE 12-4-15 NAME Mitchell Bowman

MITCHELL BOWMAN, MEMBER
B & F DEVELOPMENT, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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 "I", 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 12-5-15 David A. Parker

TENN. R.L.S. NO. 2381 REGISTERED LAND SURVEYOR

DAVID A. PARKER — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2381 — 12-5-15

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RIDGE, PHASE I" 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 12/8/15 NAME Kyle Brown

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 "THE RIDGE, PHASE I" 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 12/8/15 NAME Kyle Brown

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 12/8/15 NAME Kyle Brown

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE 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 12/9/2015

SECRETARY, PLANNING COMMISSION

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.

Tax Certificate No. 22163 12-9-15 $6,015

Rutherford County Regional Planning Commission

OWNERSHIP:

MAP 32, PARCELS 2.00 AND 2.03
RECORD BK. 1316. PP. 3952 & 3994
B & F DEVELOPMENT, LLC
1413 SE BROAD STREET
MURFREESBORO, TN 37130

SITE DATA:

TOTAL AREA PHASE I = 22.642 ACRES
NO. OF LOTS = 37
MINIMUM LOT SIZE = 15,000 SQ.FT.
AREA IN RIGHT-OF-WAY = 3.217 ACRES
AREA IN COMMON SPACE = 0.058 ACRES
ZONING = R-1

PLAT BOOK 39, PAGE 70-72
TIME OF RECORDING: 8:30 A.M.
DATE OF RECORDING: December 9, 2015

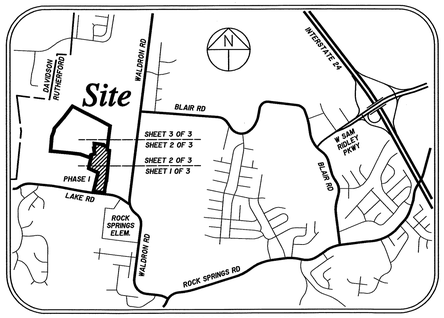
FINAL PLAT

PHASE 1
THE RIDGE
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. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
14048	02-18-15 REV.: 12-01-15	THERIDGEPIPLAT	ACAD/JWG	1" = 50'	2 OF 3



LOCATION MAP / SHEET INDEX
N.T.S.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FH, B.O., 8"W — WATER LINE w/FIRE HYD. & BLOW OFF VALVE
- 8"SS — SEWER LINE w/MANHOLE

LOT AREAS

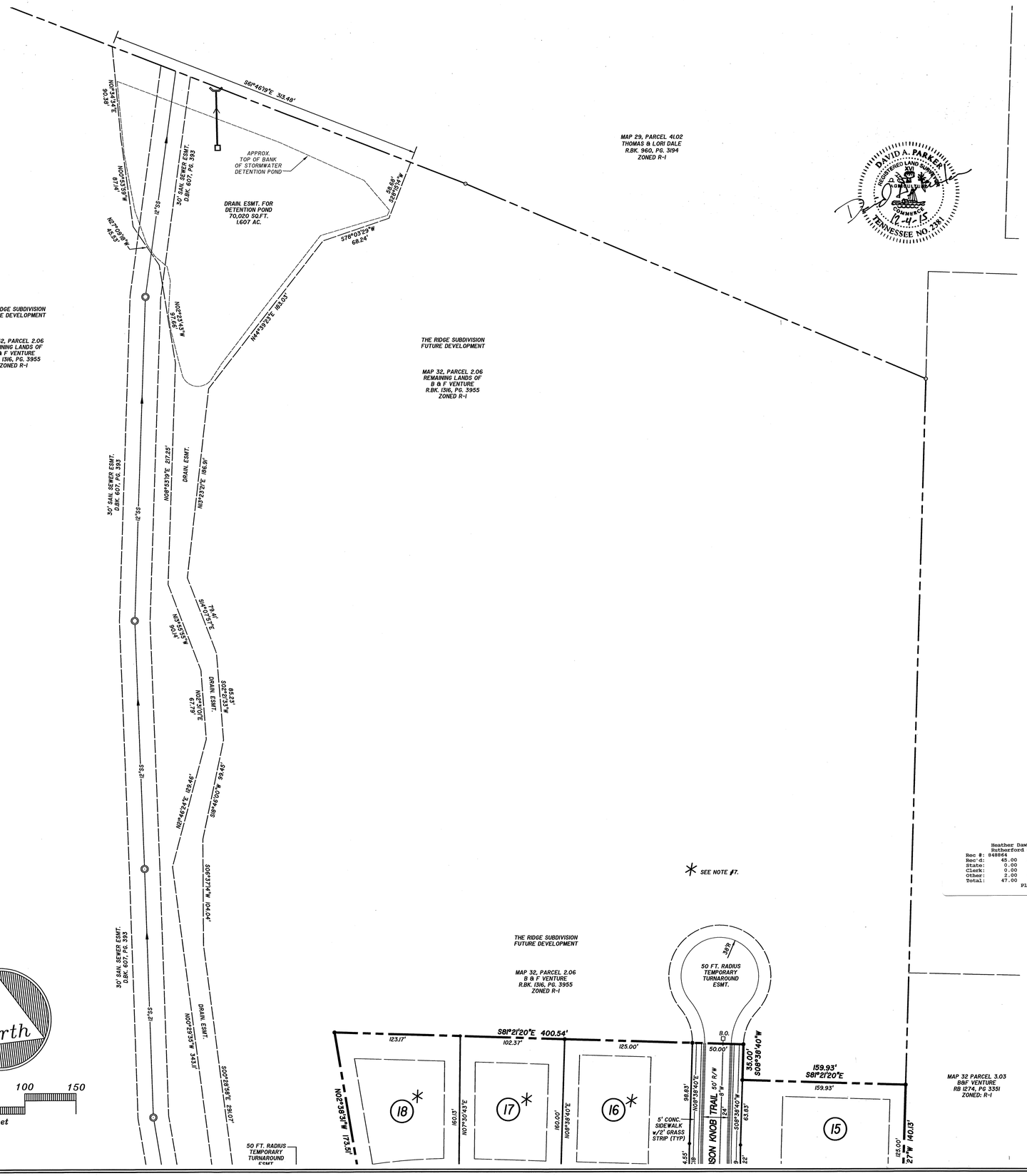
LOT	SQ.FT.	ACRES
1	29,628	0.680
2	16,443	0.377
3	16,000	0.367
4	16,529	0.379
5	16,731	0.384
6	16,379	0.376
7	16,035	0.368
8	16,047	0.368
9	16,058	0.369
10	16,069	0.369
11	16,072	0.369
12	16,173	0.371
13	17,586	0.404
14	26,637	0.612
15	19,807	0.455
16	19,911	0.457
17	16,127	0.370
18	17,762	0.408
19	18,118	0.416
20	16,000	0.367
21	17,850	0.410
22	16,770	0.385
23	16,877	0.387
24	16,018	0.368
25	24,268	0.557
26	39,237	0.901
27	29,114	0.668
28	22,949	0.527
29	34,601	0.794
30	42,449	0.975
31	33,517	0.769
32	24,711	0.567
33	24,392	0.560
34	27,412	0.629
35	21,929	0.503
36	22,623	0.519
37	68,801	1.579

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	3°29'12"	525.00'	31.95'	15.98'	31.94'	N85°36'53"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N50°59'50"E
C3	5°25'56"	1025.00'	97.18'	48.63'	97.15'	N08°42'48"E
C4	4°31'46"	975.00'	77.08'	38.56'	77.06'	N09°09'53"E
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	N38°06'00"W
C6	74°08'46"	225.00'	291.17'	170.00'	271.27'	N46°01'36"W
C7	37°57'59"	50.00'	33.13'	17.20'	32.53'	N27°56'13"W
C8	262°21'55"	50.00'	228.96'	57.15'	75.26'	N84°15'46"E
C9	48°16'23"	50.00'	42.13'	22.40'	40.89'	S11°18'32"W
C10	70°16'19"	175.00'	214.63'	123.16'	201.43'	S47°57'50"E
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	N51°54'00"E
C12	17°29'08"	475.00'	144.96'	73.05'	144.40'	N01°50'33"W
C13	4°53'42"	525.00'	44.85'	22.44'	44.84'	N08°08'16"W
C14	75°39'55"	25.00'	33.02'	19.41'	30.67'	N43°31'23"W
C15	14°46'23"	475.00'	122.47'	61.58'	122.13'	N88°44'32"W
C16	14°46'23"	525.00'	135.37'	68.06'	134.99'	S88°44'32"E
C17	93°46'16"	25.00'	40.92'	26.70'	36.50'	N51°45'32"E
C18	3°46'16"	525.00'	34.55'	17.28'	34.55'	N06°45'32"E
C19	4°36'38"	475.00'	38.22'	19.12'	38.21'	S06°20'21"W
C20	85°23'22"	25.00'	37.26'	23.07'	33.90'	S38°39'39"E
C21	107°36'51"	25.00'	46.96'	34.17'	40.35'	S44°50'14"W
C22	1°36'56"	475.00'	13.39'	6.70'	13.39'	S09°46'39"E
C23	17°29'08"	525.00'	160.22'	80.74'	159.60'	S01°50'33"E
C24	4°31'46"	1025.00'	81.03'	40.54'	81.01'	S09°09'53"W
C25	5°25'56"	975.00'	92.44'	46.26'	92.41'	S08°42'48"W
C26	90°00'00"	25.00'	39.27'	25.00'	35.36'	S39°00'10"E

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 37 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105 H, 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 R-1 (LOW DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 40 FT. - SIDE = 15 FT. - REAR = 25 FT.
   MINIMUM AREA = 15,000 SQ.FT. (PROPERTY CONTAINS SINGLE FAMILY ONLY)
   MINIMUM LOT WIDTH AT SETBACK LINE = 100 FEET.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. 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.
8. LOTS 1 AND 37 SHALL HAVE ACCESS TO DOBSON KNOB TRAIL ONLY, NO ACCESS WILL BE PERMITTED TO LAKE ROAD.
9. ALL COMMON AREAS AND DRAINAGE AREAS OUTSIDE OF PHASE I SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



DAVID A. PARKER — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2381 — 12-4-15

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 1316, PAGES 3952 AND 3994, 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 12-4-15 NAME Mitchell Bowman
MITCHELL BOWMAN, MEMBER
B & F DEVELOPMENT, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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 "I", 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 12-4-15 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 "THE RIDGE, PHASE I" 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 12/8/15 NAME Kyle Brown
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 "THE RIDGE, PHASE I" 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 12/8/15 NAME Kyle Brown
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 12/8/15 NAME Kyle Brown

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE 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 12/8/15
SECRETARY, PLANNING COMMISSION

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.
Tax Certificate No. 2264 12-9-15
Rutherford County Regional Planning Commission

OWNERSHIP:

MAP 32, PARCELS 2.00 AND 2.03
RECORD BK. 1316. PP. 3952 & 3994
B & F DEVELOPMENT, LLC
1413 SE BROAD STREET
MUFREESBORO, TN 37130

SITE DATA:

TOTAL AREA PHASE I = 22.642 ACRES
NO. OF LOTS = 37
MINIMUM LOT SIZE = 15,000 SQ.FT.
AREA IN RIGHT-OF-WAY = 3.217 ACRES
AREA IN COMMON SPACE = 0.058 ACRES
ZONING = R-I

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 848864
Rec'd: 45.00 Instrument #: 1998361
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 12/9/2015 at 8:30 AM
Total: 47.00 in
Plat Cabinet 39 Pgs 70-72

PLAT BOOK 39, PAGE 70-72
TIME OF RECORDING: 8:30 A.M.
DATE OF RECORDING: December 9, 2015

FINAL PLAT

PHASE 1
THE RIDGE
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.#	DATE: 02-18-15 REV.: 12-01-15	FILE: THERIDGEPIPLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 50'	SHEET 3 OF 3
14048					

Planning Commission Report
Meeting: November 13, 2025

City of La Vergne

Item #: 8. **Final Plat - Glendale Subdivision, Resubdivision of Lots 6A & 6B - Two Lots on Approximately 0.29 Acres. Property located on Murfreesboro Rd. (Tax Map 18A, Group A, Parcels 8 & 9). DD (Downtown District). Property owned by Webster Wood Pickard, Jr. Requested by Huddleston-Steele.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:
The purpose of this plat is to resubdivide Lots 6A and 6B of the Glendale Subdivision (unrecorded). The existing lot line that runs through the building will be moved approx. 20 - 25 feet south with the new plat.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1) Lots are awfully small;
2) The word subdivision is misspelled in Note #1
3) The zoning is now incorrect - there is no more C-2.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Remove Water, Sewer, and Public Ways certificates
2. Show sizes of water and sewer lines
3. Show distance to the nearest fire hydrant which is south of Murfreesboro Road

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

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.

Tiny Town Child Care

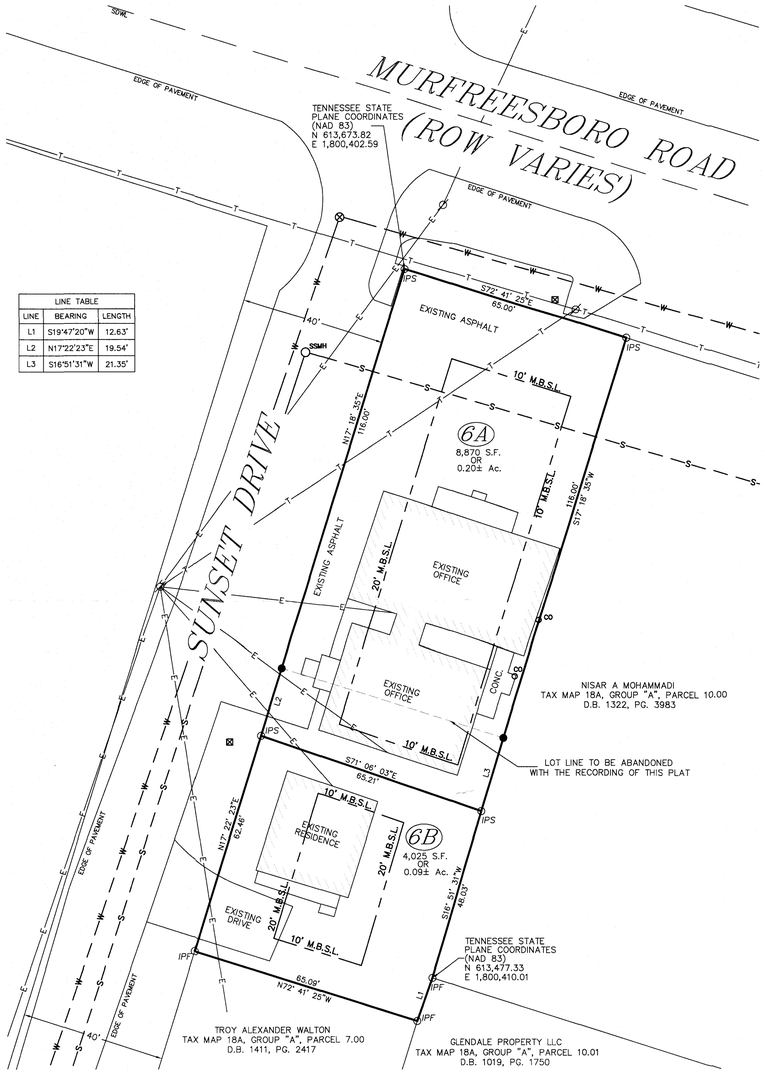
The Webb Pickard Group
(615) 793-9000
Insurance | Retirement | Financial
An Independent Agency Representing

NOTES

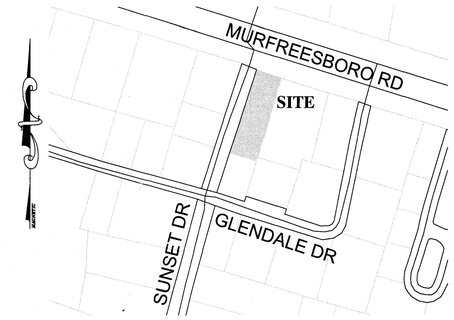
1. The purpose of this plat is to resubdivide Lots 6A and 6B (Tax Map 18A, Group "A", Parcels 9.00 and 8.00) of the Glendale Subdivision (Not Recorded).
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
3. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
4. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
5. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOKKIA GRX2 (#100138-06) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: October 2025
   The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
4. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
5. Geoid model used- GEOID03
6. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°47'20"W	12.63'
L2	N17°22'23"E	19.54'
L3	S16°51'31"W	21.35'



LOCATION MAP

N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION LOTS: 6A and 6B

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 328, Page 289, and Book Number 243, Page 218, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — Webster Wood Pickard Jr.

Lot 6A: Record Book 328, Page 289
Lot 6B: Record Book 243, Page 218

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this survey exceeds the minimum requirements of an "Urban Land Survey," category "I" 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.

10/27/2025
Date

Phillip G. Chipman
Tenn. RLS No. 2007

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for LaVergne, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Register of Deeds.

Date — SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Resubdivision Plat, Lots 6A and 6B, Glendale Subdivision" 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 — APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled "Resubdivision Plat, Lots 6A and 6B, Glendale Subdivision" have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

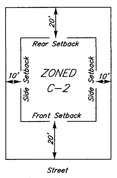
Date — APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the La Vergne Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

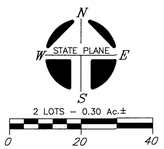
Date — APPROVING AGENT

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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



LEGEND

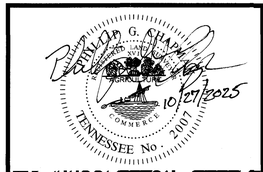
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
⊗ WATER VALVE
⊠ WATER METER
Ø POWER POLE
COO SEWER CLEANOUT
—X— X— EXISTING FENCE LINE
—E— E— EXISTING ELECTRIC LINE
—W— W— EXISTING WATER LINE
—S— S— EXISTING SEWER LINE
—T— T— EXISTING TELEPHONE LINE

LOT 6A:
OWNER: WEBSTER WOOD PICKARD JR.
OWNER ADDRESS: PO BOX 458
LA VERGNE, TN 37086
PROPERTY ADDRESS: 5258 MURFREESBORO ROAD
LA VERGNE, TN 37086
TAX MAP: 18A, GROUP: "A", PARCEL: 9.00
RECORD BOOK: 328, PAGE: 289

LOT 6B:
OWNER: WEBSTER WOOD PICKARD JR.
PROPERTY ADDRESS: 103 SUNSET DRIVE
LA VERGNE, TN 37086
TAX MAP: 18A, GROUP: "A", PARCEL: 8.00
RECORD BOOK: 243, PAGE: 218

MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



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

RESUBDIVISION PLAT
LOTS 6A AND 6B
GLENDALE SUBDIVISION
LAVERGNE, TN

3RD CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: October, 2025	SCALE: 1"=30'	SH. 1 OF 1

Planning Commission Report
Meeting: November 13, 2025

City of La Vergne

Item #: 9. **Site Plan - Hugo Tire - Building Addition Totaling 1,200 Square Feet on 4.6 Acres. Property located at 5378 Murfreesboro Road (Tax Map 18A, Group A, Parcel 31). CC (Central Commercial) Zoning District. Property owned by Phil Goodell. Requested by Wamble & Associates, PLLC.**

Reviewed By:
Bo Logan, City Planner

Summary:

On behalf of their client, Danny Wamble, PLLC is requesting site plan approval for an addition at Hugo Tire on Murf Road.

The proposed building is 1-story. This particular site is contained in the overlay district, and the site must comply with all overlay regulations.

Staff Comments / Technical Items:

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

1. Materials board is required;
2. Building must be brick and stone on all sides;
3. No metal is allowed;
4. Site plan needs to show correct zoning;
5. 6 - foot wide sidewalk is required on Murf Road.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide draft Longterm Maintenance Agreement (LTMA)
2. Show proposed contours or spot shots to show where proposed grades are different from existing (e.g. new sidewalk)
3. Primary driveway off of Murfreesboro Road should be 36’ wide with right and left turn lanes out per City Standard Detail C008. (Please note that TDOT has final jurisdiction over this driveway.)
4. Secondary access off of Forty One Court should be called out as 24’ wide per City Standard Detail C008.
5. All drives must have 15’ radius returns per City Standard Detail C008.
6. Concrete parking area along Forty One Court must be attached by a driveway which is no wider than 24’ per Zoning Ordinance section 8.4.1. The layout shown requires vehicles to back into Forty One Court right-of-way to exit.
7. Driveway into concrete parking area along Forty One Court must be 50’ minimum from the radius return of the intersection of Murfreesboro Road with Forty One Court per Zoning Ordinance Table 8.2.
8. Driveway into concrete parking area along Forty One Court must be 15’ minimum from driveway to sliding gate per Zoning Ordinance Table 8.2.
9. Parking spaces must be 20’ long and 10’ wide per Zoning Ordinance Section 8.4.3
10. Show location, height, and materials for proposed fencing. Also, designate any existing fencing to remain.
11. Provide landscape plan.
12. Provide calculations for stormwater quantity and quality as required by the Stormwater Management Ordinance.
13. Show on plans means of complying with Stormwater Management Ordinance.

14. Provide erosion and sediment control plans.
15. Show sidewalks along both roadway frontages per Zoning Ordinance Section 6.3.1 H. and City Standard Detail C013
16. State whether a dumpster will be used for garbage collection?
17. Provide elevations and materials boards (see Planning comments)

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Existing 3/4-inch water meter service to 5378 Murfreesboro Rd (Hugo Tire) was discontinued by owner on April 9, 2024. If Hugo Tire desires to parcel off 5378 Murfreesboro Rd, then it shall have it's own water meter and a restroom at this business. City records indicate existing water service was turned off, not disconnected. Owner would be required to reactivate water service by applying at City Water Billing located at 1500 E. Nir Shreibman Blvd.

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.

AUTO SERVICE
HUGO'S
TIRE SHOP
615.399.8293
NEW & USED
FIVE STAR
OIL CHANGE
TUNE UP
BRAKE
5378
HUGO'S
OPRY

OIL CHANGE
TUNE UP
BRAKE
5378

Site Construction Plans

Hugo Tire

La Vergne, Rutherford County, Tennessee

SITE LOCATION MAP

NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-1.1	Notes
C-2.0	Site Plan

Owner/Developer:

PHIL GOODELL

P.O. Box 377, LaVergne, Tennessee 37086

Phone: (615) 793-9299 Email: emetzger@bigasketco.com

Civil Engineering & Land Surveying:

Wamble & Associates, PLLC

216 Centerview Dr., Suite 180, Brentwood, TN, 37027

Contact: James D. Wamble, PE, RLS - (615) 251-9555

JAMES D. WAMBLE
REGISTERED
PROFESSIONAL
ENGINEER
NO. 0142596
STATE OF TENNESSEE
10/27/2025

REVISIONS:

DATE: October 27, 2025

W&A NO.: 1102-0125

SHEET NUMBER:

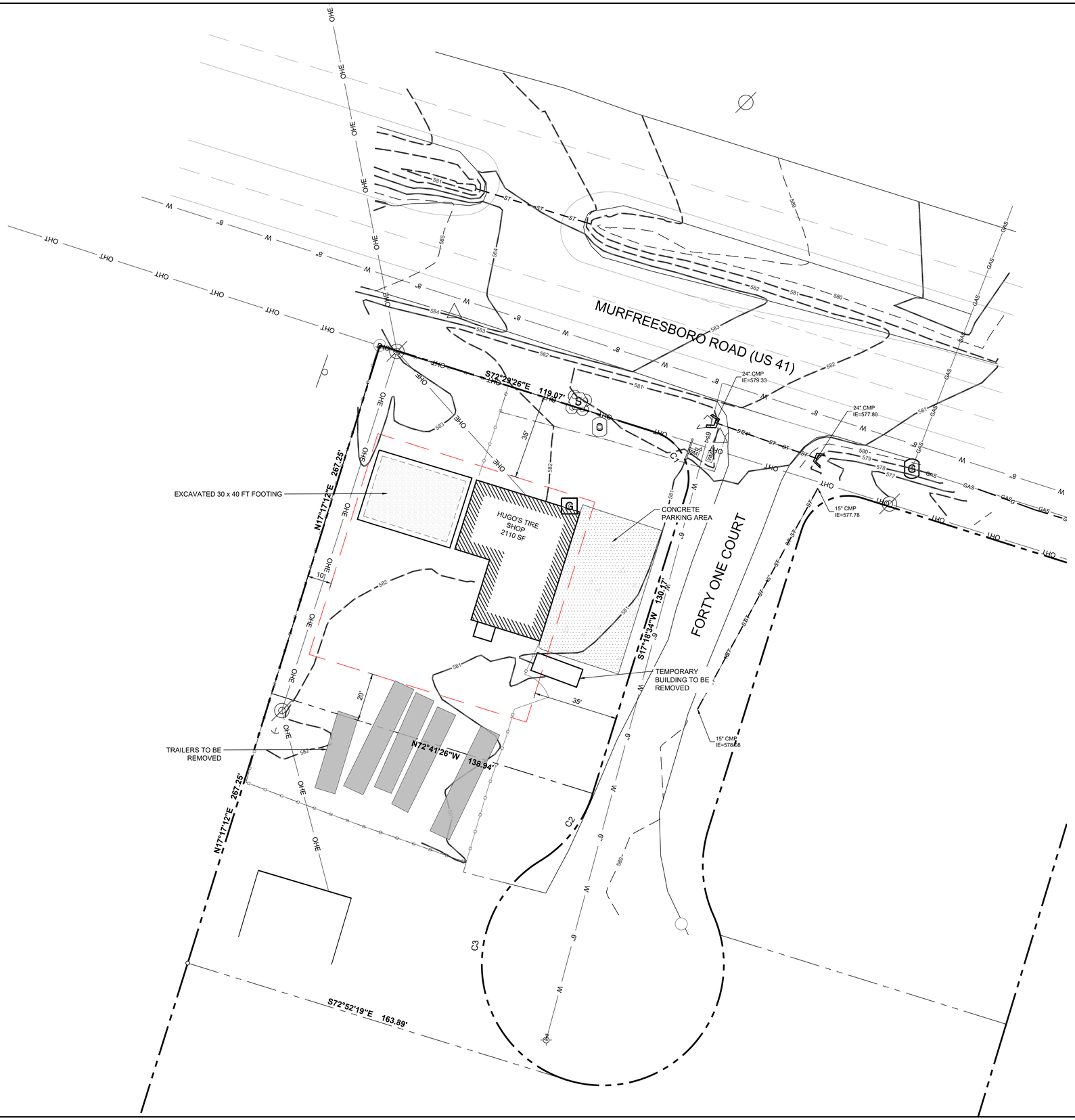
C-0.0

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

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

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	20.00'	31.35'	89°48'00"	S27°35'26"E	28.23'
C2	50.00'	36.14'	41°24'35"	S38°00'51"W	35.36'
C3	50.00'	114.68'	131°24'35"	S6°59'09"E	91.14'



GRAPHIC SCALE
(IN FEET)
20 0 10 20 40 80
1 inch = 20 ft.

WAMBLE & ASSOCIATES, P.A.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

EXISTING CONDITIONS

HUGO'S TIRE SHOP
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
PREPARED FOR
PHIL GOODELL
P.O. BOX 377
LaVERGNE, TENNESSEE, 37086
PH: 615-478-3909 , EMAIL: EMetzger@bigbasketco.com.COM

JAMES D. WAMBLE
REGISTERED
No. 0140396
10/27/2025
STATE OF TENNESSEE

REVISIONS:

DATE: October 27, 2025
W&A NO.: 1102-0125
SHEET NUMBER:
C-1.0

CITY OF LA VERGNE GENERAL NOTES

1. ALL WORK HEREON SHALL CONFORM TO THE CITY OF LA VERGNE STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
3. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-351-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE AS-BUILT DRAWINGS AT THE PROJECT SITE. AS-BUILT PLANS SHALL BE PROVIDED TO THE ENGINEER WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. ELECTRONIC RECORD DRAWINGS SHALL BE PREPARED BY THE ENGINEER AT THE END OF THE PROJECT BASED ON AS-BUILT DRAWINGS SUPPLIED BY THE CONTRACTOR.
7. TRAFFIC CONTROL, SIGNAGE, AND CONSTRUCTION RELATED BARRIERS ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, PLATING, OR OTHER AS AGREED BY THE CITY.
8. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO THE LOCAL GOVERNING AGENCY'S REQUIREMENTS.
9. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY MONUMENTS IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
11. PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ANY CITY FACILITIES NOT LOCATED IN THE RIGHT OF WAY AND INDICATED ON THE PLANS.
12. ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO FINAL PAVING, INCLUDING BUT NOT LIMITED TO DRAINAGE, SEWER, WATER, TELEPHONE, ELECTRICITY, GAS, AND CABLE.
13. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC DOMESTIC WATER SYSTEM AT ALL TIMES BY MAINTAINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY. FH METER ASSEMBLY RENTAL MAY BE OBTAINED BY FILLING OUT PAPERWORK AT PUBLIC WORKS.
14. THE CONTRACTOR SHALL CONFINE ALL OF HIS ACTIVITIES TO THE AREAS WITHIN THE EXISTING STREET RIGHTS-OF-WAY AND CITY PROPERTY OR EASEMENTS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
15. PIPE JOINTS SHALL NOT BE DEFLECTED AT ANY ANGLE GREATER THAN MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURE.
16. VERTICAL PIPE BENDS SHALL BE FULLY RESTRAINED BY MECHANICAL METHODS (JOINT RESTRAINT, TIE-RODS, ETC), NO CREDIT SHALL BE GIVEN FOR CONCRETE THRUST BLOCKS. ANCHOR BLOCK DESIGN WILL BE CONSIDERED ON A CASE BY CASE BASIS.
17. MAINLINE VALVES SHALL ONLY BE INSTALLED ON SLOPES NOT TO EXCEED 6 PERCENT.
18. ALL BURIED BOLTS AND NUTS SHALL BE TYPE 316 STAINLESS STEEL.
19. AIR RELEASE VALVES SHALL BE INSTALLED AT ALL LOCAL HIGH POINTS OF PRESSURIZED UTILITY LINES.
20. SEPARATION OF WATER AND SEWER LINES SHALL COMPLY WITH STATE OF TENNESSEE REQUIREMENTS, AND SEPARATION OF WATER OR SEWER FROM OTHER UTILITIES SHALL NOT BE LESS THAN 12 INCHES OR THAT UTILITIES REQUIREMENT.
21. CITY SEWER CLEANOUTS SHALL BE CUT AND CAPPED BELOW GRADE AND COVERED WITH A BOX AND LID PER THE CITY OF LA VERGNE.
22. SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION UNACCEPTABLE TO THE CITY OF LA VERGNE AND THE STATE OF TENNESSEE.
23. NO DRAINAGE SINK HOLE SHALL BE FILED IN, UNLESS DESIGNED AND SHOWN ON THE PLANS.
24. GENERALLY ROADS SHALL BE BORED UNLESS OPEN CUT HAS BEEN APPROVED.
25. ROAD CUT BONDS ARE REQUIRED FOR ANY STREET CUT OR BORE AND MAY BE FILLED OUT AT THE PUBLIC WORKS DEPARTMENT.
26. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME.
27. ALL SEWERS SHALL BE SUFFICIENTLY DEEP TO SERVE ADJACENT LOTS, BUILDINGS, AND BASEMENTS OR OTHER SOURCES EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.
28. SEWER MANHOLES IN CROSS-COUNTRY APPLICATIONS (NOT IN STREET R.O.W. OR MAINTAINED SLOPES) SHALL BE INSTALLED WITH CONCENTRIC CONES THAT TERMINATE AT LEAST 2 FEET ABOVE GROUND WITH A WASTEWATER MARKER ON BREAKAWAY POST AT LEAST 6 FEET HIGH. SIGN SHALL BE BOLTED TO POST AND SHALL BE AT LEAST 9" SQUARE AND HAVE DARK GREEN LETTERS ON WHITE BACKGROUND, ALL REFLECTIVE PAINT.
29. ALL ROAD CONSTRUCTION WILL BE IN COMPLETE CONFORMANCE TO THE CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS MANUAL (LATEST EDITION). THESE SPECIFICATIONS GIVE REQUIRED STANDARDS AND MATERIALS. THE CITY OF LA VERGNE RESERVES THE RIGHT TO REQUIRE TEST RESULTS, MIX DESIGNS, AND MIX TICKETS WHICH DEMONSTRATE COMPLIANCE WITH THE SPECIFICATIONS AS A CONDITION OF CITY ACCEPTANCE OF THE ROAD.

WATER NOTES

1. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATION OF THE CITY OF LAVERGNE AND THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT.
2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE FOUND DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 10' HORIZONTAL AND/OR 18" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
4. WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF 36" IN ROADWAYS & 30" IN ALL OTHER AREAS.
5. EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND TO 6" BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 6" BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
6. WATER LINE PIPE TO BE BACKFILLED TO SUBGRADE WITH ENGINEERED FILLED MATERIAL COMPACTED TO 95% OPTIMUM DENSITY IN ALL AREAS. WHERE UTILITIES ARE PLACED IN ROADWAY BACKFILL WITH NO. 67 GRADED STONE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS AND THAT POWER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH UNDER-GROUND UTILITIES.
9. WATER SERVICES TO BE 3/4" PEXa. TAPS ON WATER MAIN SPACED 24" APART AS SHOWN HEREON. WATER SERVICE TO INCLUDE INSTALLATION OF METER BOXES BY CONTRACTOR WITHOUT METERS, METERS TO BE SUPPLIED BY THE CITY OF LaVERGNE. WATERMETERS TO BE LOCATED ON THE R.O.W. LINE.
10. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE WORKING SYSTEM APPROVED BY THE CITY OF LAVERGNE.
11. CONTRACTOR TO OBTAIN A COPY OF THE CITY OF LAVERGNE WATER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.

FILL REQUIREMENT NOTES

1. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
2. AN ENGINEER STAMP BY THE TESTING AGENCY IS REQUIRED FOR EACH LOT CONTAINING FILL MATERIAL.
3. ANY LOTS LOCATED IN THE 100-YEAR FLOOD PLANE SHALL BE CONSTRUCTED TO AND REQUIRE FEMA CERTIFICATION.
4. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO LOT ACCEPTANCE.
5. STRUCTURAL FILL FOR RESIDENTIAL STRUCTURES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR DRY DENSITY.
6. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY.
7. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN ENGINEER'S STAMP. IF FOUNDATIONS ARE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL, THE MINIMUM REQUIREMENTS WILL BE ALLOWED.
8. CRITICAL LOTS WILL REQUIRE A CERTIFICATION BY A REGISTERED CIVIL OR GEOTECHNICAL ENGINEER AS TO THE STABILITY OF THE STRUCTURE AND COMPLIANCE WITH SOUND CONSTRUCTION METHODS FOR AREAS WITH STEEP SLOPED AND LANDSLIDE PROBLEMS.
9. ALL ROADS SHALL COMPLY WITH THE PUBLIC WORKS SPECIFICATION MANUAL, PART III, BASE AND SUB-GRADE TREATMENT FOR STREET CONSTRUCTION. THESE SPECIFICATIONS SHALL BE IN THE MINIMUM STANDARDS FOR ANY SUBDIVISION WITHIN THE JURISDICTION AREA.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. ALL GRADING, DRAINAGE AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF LaVERGNE.
2. THE GRADING CONTRACTORS SHALL KEEP THE DUST WITHIN TOLERABLE LIMITS BY SPRINKLING WITH WATER OR BY OTHER MEANS APPROVED BY THE ENGINEER.
3. PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
4. ALL NEWLY GRADED AREAS (INCLUDING SLOPES) SHALL BE SEEDED AND MULCHED OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY SOIL, SILT OR DEBRIS ONTO ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING EXISTING AND PROPOSED DRAINAGE STRUCTURES, STRAW BALE FILTERS CLEAR OF SEDIMENT BUILDUP DURING CONSTRUCTION.
7. WHEN, IN THE OPINION OF THE ENGINEER, THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THEIR INTENDED PURPOSES, THEY SHALL BE REMOVED BY THE GRADING CONTRACTOR.
8. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT CONSTRUCTION LIMITS WITHOUT PROPER AGREEMENTS WITH PROPERTY OWNERS.
9. PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ALL BASEMENTS OR DEPRESSED AREAS SHALL BE FILLED WITH ENGINEERED FILL. ANY UNSUITABLE SILT OR MUCK SHALL BE EXCAVATED FROM THE SITE AND MAY BE USED FOR TOPSOIL SPREAD ONLY.
10. A SUBMITTAL OF A NOTICE OF INTENT (NOI) AND AN APPROVED NOTICE OF COVERAGE (NOC) FROM T.D.E.C. SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

SANITARY SEWER NOTES

1. THE CONTRACTOR'S FIELD REPRESENTATIVES SHALL NOTIFY THE WATER AND SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK ON THE PROPOSED IMPROVEMENTS.
2. SEWER IMPROVEMENT CONSTRUCTION SHALL BE ACCOMPLISHED IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS COVERING SUCH WORK BY THE CITY OF LAVERGNE. THE FULL TEXT OF THE SPECIFICATIONS CAN BE OBTAINED FROM THE WATER AND SEWER DEPARTMENT.
3. ALL AND ANY FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND FINAL ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT.
5. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
6. PRESSURE SEWER LINE SHALL BE GENERALLY INSTALLED IN THE CENTER OF THE 2-FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
7. ALL PRESSURE SEWER ISOLATION VALVES SHALL BE TRUE UNION BALL VALVES

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 88
HORIZONTAL DATUM BASED ON NORTH AMERICAN DATUM (NAD) 83,
REALIZATION 2011, EPOCH 2010.00 WITH ALL DIMENSIONS SHOWN HEREON
BEING HORIZONTAL GROUND VALUES.

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

WAMBLE & ASSOCIATES, P.A.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

NOTES

HUGO'S TIRE SHOP
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
PREPARED FOR
PHIL GOODELL
P.O. BOX 377
LaVERGNE, TENNESSEE, 37086
PH: 615-478-3909, EMAIL: EMetzger@bigbasketco/com.COM

JAMES D. WAMBLE
REGISTERED
ENGINEER
10/27/2025
NO. 014036
STATE OF TENNESSEE

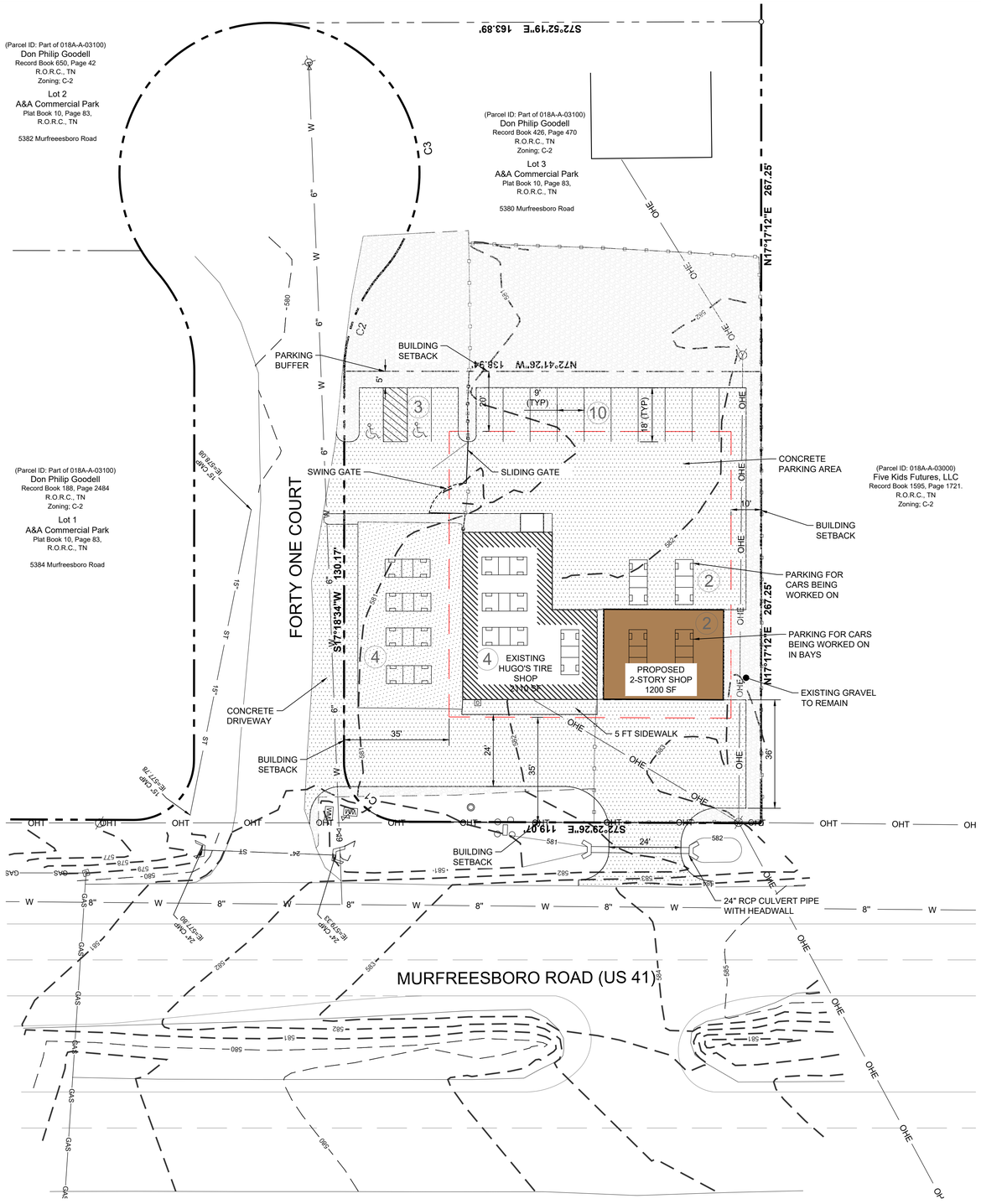
REVISIONS:

DATE: October 27, 2025

W&A NO.: 1102-0125

SHEET NUMBER:

C-1.1



GRAPHIC SCALE
(IN FEET)

20 0 10 20 40 80

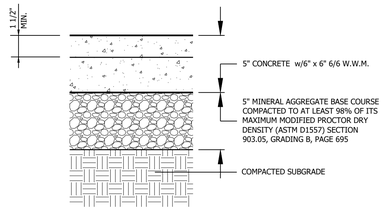
1 inch = **20** ft.

UNDERGROUND UTILITY NOTE

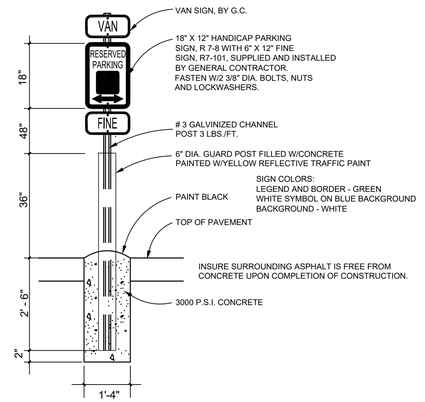
THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Sewer Grinder Pump
- Water Valve
- WM — Water Meter
- Fence Line
- OH — Overhead Utility Line
- FM — Sanitary Sewer Force Main
- W — Water Line
- IR (O) — Iron Rod (Old) U.N.O.
- IR (N) — Iron Rod (New) w/ "Wamble" Cap

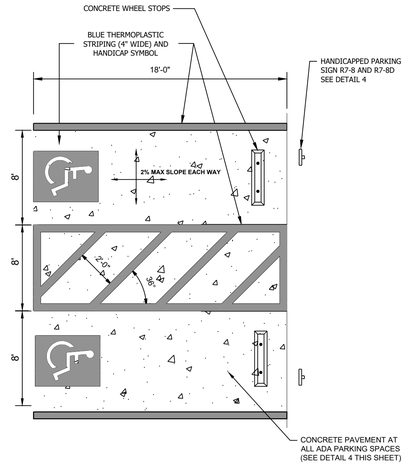


CONCRETE PAVEMENT 1

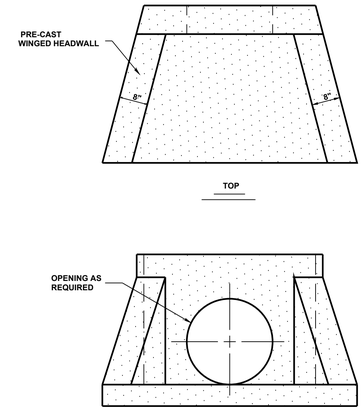


HANDICAP PARKING SIGN, FINE SIGN AND VAN SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

ADA PARKING SIGN 2



ADA PARKING AREA 3



HEADWALL 4

Note: NO NEW WATER AND SEWER CONNECTIONS REQUIRED

SITE DATA TABLE

ADDRESS	5378 MURFREESBORO ROAD, LA VERGNE, TN 37086
PARCEL NO.	PART OF (018A-A-03100)
LOT OF A&A COMMERCIAL PARK	LOT 4 OF 4
TOTAL PARCEL AREA	4.6 AC.
LOT AREA	0.478 AC.
BUILDING AREA	EXISTING BUILDING 2110 SF PROPOSED ADDITION 1200 SF **TOTAL BUILDING SQUARE FOOTAGE 3310 SF**
PARKING (ARTICLE IV SECTION 4.010 LAVERGNE ZONING ORDINANCE)	REQUIRED =(1 SPACE PER 150 SF) = (3310SF)/(150SF) = **22** PROVIDED = IN BAYS 6 ON SITE STANDARD PARKING 17 ADA PARKING 2 **TOTAL 25**
ZONING	C-2 HIGHWAY SERVICE
SETBACKS FOR C-2	REQUIRED PROVIDED FRONT BUILDING FROM MUFREESBORO RD 35 40 SIDE BUILDING 10 12 SIDE BUILDING WITH STREET 35 39 REAR BUILDING 20 53
IMPERVIOUS AREA PRE VS POST DEVELOPMENT	EXISTING IMPERVIOUS AREA 27,085 SF PROPOSED IMPERVIOUS AREA 14,800 SF ***TOTAL CHANGE IN IMPERVIOUS AREA 0 SF**
OWNER / DEVELOPER	PHIL GOODELL P.O. BOX 377 LAVERGNE, TENNESSEE 37086 PHONE: (615) 478-3909 EMAIL: EMETZGER@BIGBASKETCO.COM
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC. 216 Centerview Dr., #180 Brentwood, TN. 37027 PHONE: (615) 251-9555 EMAIL:jdwamble@wambleassociates.com

* The existing site consists primarily of compacted gravel, which functions as an impervious surface. The proposed building addition and parking lot improvements will be constructed over the existing compacted gravel area. As a result, the net increase in impervious area for the site is zero (0.00 acres).

WAMBLE & ASSOCIATES, PLLC
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

SITE PLAN

HUGO'S *TIRE SHOP*
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
PREPARED FOR
PHIL GOODELL
P.O. BOX 377
LaVERGNE, TENNESSEE, 37086
PH: 615-478-3909 ; EMAIL: EMetzger@bigbasketco.com

JAMES D. WAMBLE
REGISTERED ENGINEER
No. 0145896
10/27/2025
STATE OF TENNESSEE

REVISIONS:

DATE: October 27, 2025
W&A NO.: 1102-0125
SHEET NUMBER:
C-2.0

Planning Commission Report
Meeting: November 13, 2025

City of La Vergne

Item #: 10. **Final Plat - Blair Ridge - 141 Townhomes on Approximately 15.84 Acres. Property located on Blair Rd (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by Forestar Real Estate Group. Requested by Wilson & Associates.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:
This plat creates 141 townhouse units in accordance with the Tennessee Horizontal Property Act. These units may be conveyed in fee simple title to the real estate under the footprint of their respective unit, or retained for rental purposes, as shown. This horizontal property regime plat also depicts common area, limited common elements, and right-of-way dedication.

The subject property is presently identified as Parcel 021.01, on Rutherford County Tax Map 02900.

Staff Comments / Technical Items:

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

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Label storm drainage which is completely within Blair Road right-of-way as “Publicly Maintained Storm Drains”
2. Label the pipe that connects from the site to the curb inlet(?) in the Blair Road right-of-way as “Private Storm Drain to be Maintained by Property Owner or HOA”
3. Add general note as follows: “All storm drains and associated appurtenances which are not specifically shown to be publicly maintained are private and will be maintained by the property owner or HOA.
4. LTMA/LTMP must be recorded prior to the final plat being recorded.
5. Add the following General Note: “The Longterm Maintenance Agreement for the stormwater facilities serving the project as shown hereon has been recorded in Record Book ____, Page ____”
6. A performance bond estimate for all public improvements which will not be complete and approved by city personnel at the time of recording of the final play must be included. This performance bond estimate must meet the requirements of Subdivision Regulations 5-101.1 and Process P03 of the Permitting and Construction General Information and Requirements which can be found at the following link: Permitting-and-Construction-General-Information-and-Requirements
7. Label Line L50 on Sheet 2 of 2.
8. As-built building locations and title survey(s) will be required prior to recording the plat.
9. Show the required vertical reference.
10. Provide copies of all covenants, charters, and by-laws.

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

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.

Greenrise

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		HANDICAP SPACE	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		SANITARY SEWER	8" SA
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	WATER	4" W
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	UNDERGROUND ELEC	UGE
CONTROL POINT FOUND		CURB INLET		GAS METER	G	OVERHEAD ELEC	OHE
CONTROL POINT SET		STORM MH	ST	GAS VALVE		GAS	4" G
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		COMMUNICATIONS	COM
WATER METER	W	ELECTRIC MH	E	SIDEWALK		BOUNDARY	
WATER VALVE		LIGHT POLE		ADDRESSES	1234	CENTERLINE	

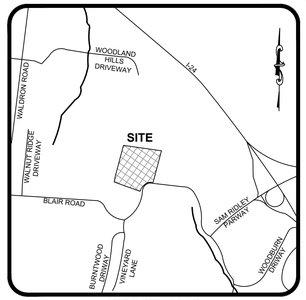
FENCE	X
WATER FEATURE	
TREE LINE	

ABBREVIATIONS

MBSL	MINIMUM BUILDING SETBACK LINE
ROW	RIGHT OF WAY
PVMT	EDGE OF PAVEMENT
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
PUDAE	PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT

HATCH LEGEND

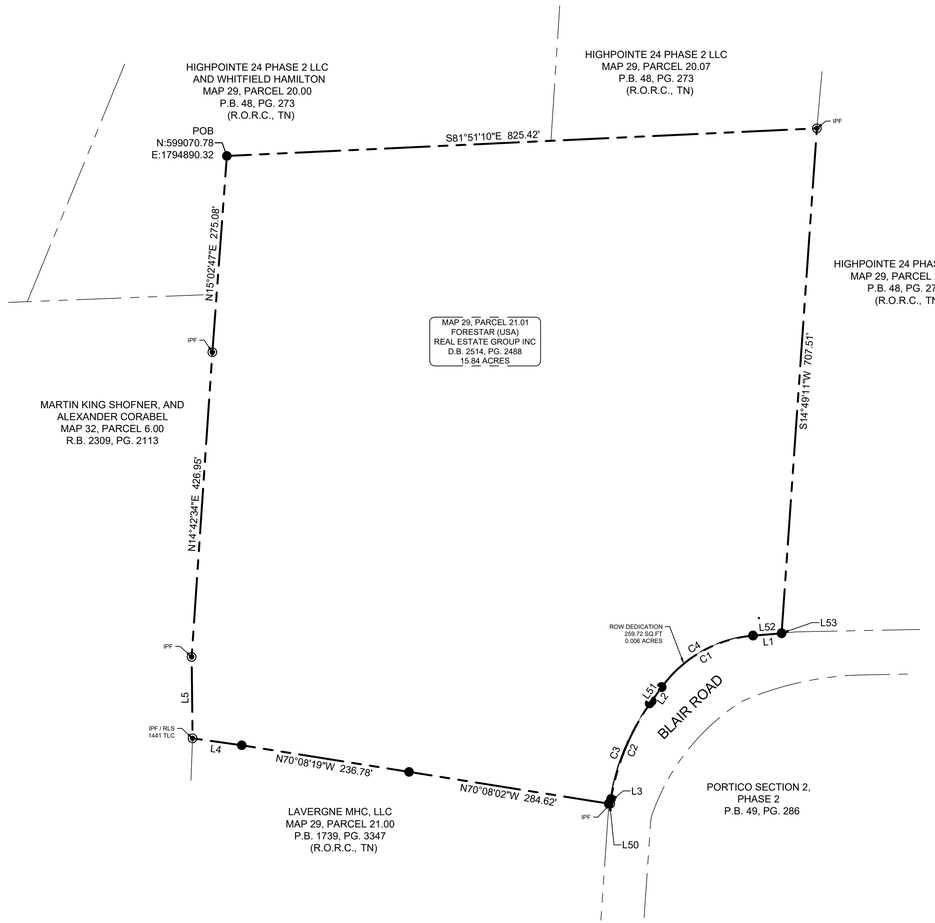
ROW DEDICATION



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS HORIZONTAL PROPERTY REGIME PLAT IS TO ESTABLISH EASEMENTS AND CREATE 141 TOWNHOUSE UNITS IN ACCORDANCE WITH THE TENNESSEE HORIZONTAL PROPERTY ACT. THESE UNITS MAY BE CONVEYED IN FEE SIMPLE TITLE TO THE REAL ESTATE UNDER THE FOOTPRINT OF THEIR RESPECTIVE UNIT, OR RETAINED FOR RENTAL PURPOSES, AS SHOWN. THIS HORIZONTAL PROPERTY REGIME PLAT ALSO DEPICTS COMMON AREA, LIMITED COMMON ELEMENTS, AND RIGHT-OF-WAY DEDICATION.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 21.01, ON RUTHERFORD COUNTY TAX MAP 29. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 2514, PAGE 2488, IN REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS ZONED AS FOLLOWS:
   3.1. ZONING: R-3
   FRONT SETBACK: 35'
   SIDE SETBACK: 15'
   REAR SETBACK: 20'
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 US SURVEY FEET).
6. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47149C0105J, WITH AN EFFECTIVE DATE OF MAY 9, 2023, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 12/30/24
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 18, ZONE 7 REVISED
   e. NO COMBINED GRID FACTORS WERE USED.
9. GPS WAS USED FOR ALL BOUNDARY DATA (IPS, UTILITY METERS, SERVICES, HYDRANTS, POWER POLES, MANHOLES, ETC).
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE- GRADE AND UNDERGROUND UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE AND OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
11. PLANNING TO DIG OR EXCAVATE? IT'S THE LAW TO COMPLY WITH "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CONTACT THE TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111.
12. ALL OPEN SPACE, P.U.D.E, AND LANDSCAPE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
13. ALL WATER QUALITY UNITS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
14. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
15. ANY AREA NOT DESIGNATED HEREON AS EITHER A BUILDING UNIT OR A LIMITED COMMON ELEMENT SHALL BE DESIGNATED AS A COMMON AREA OR GENERAL COMMON ELEMENT FOR THE USE AND BENEFIT OF ALL OWNERS WITHIN THE HORIZONTAL PROPERTY REGIME.



Parcel Line Table		
Line #	Length	Direction
L1	40.02'	N83°52'35"W
L2	23.80'	S46°35'41"W
L3	7.03'	S20°29'37"W
L4	69.37'	N71°08'52"W
L5	113.75'	N10°11'45"E
L50	1.09'	N70°08'02"W
L51	28.63'	N46°35'28"E
L52	40.15'	S83°46'06"E
L53	0.34'	S14°49'11"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	151.28'	175.00'	49° 31' 43"	S71° 21' 33"W	146.61'
C2	149.45'	325.00'	26° 20' 49"	S33° 25' 17"W	148.13'
C3	152.50'	314.10'	27° 49' 03"	N32° 40' 56"E	151.01'
C4	151.26'	174.58'	49° 38' 25"	N71° 24' 41"E	146.57'

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
1	690181.92'	15.844

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

OWNER:
FORESTAR (USA) REAL ESTATE GROUP INC
12 CADILLAC DRIVE, SUITE 420
BRENTWOOD, TN 37027
MATTHEW DOWDLE
MATTDOWDLE@FORESTAR.COM
615-772-7762

ENGINEER:
SEC, INC.
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129
JOHN MINER
JMINER@SEC-CIVIL.COM
615-890-7901

SURVEYOR:
SEAN ALAN MCGOWAN, PE, RLS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2176
SMCGOWAN@WILSONPC.COM

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE COMMERCE TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

BLAIR RIDGE

HPR FINAL PLAT

CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF COMMON AREAS 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 2514, PAGE 2488, 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.	I HEREBY CERTIFY THAT THE SUBDIVISIONS PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LA VERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.	I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LA VERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED BLAIR RIDGE HASHAVE 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.	I HEREBY CERTIFY THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED BLAIR RIDGE HAVE BEEN INSTALLED OR PERFORMANCE BONDS POSTED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS.	I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "_____" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1: _____.	_____ IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN BLAIR RIDGE FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN THE NAMED SUBDIVISION. "DECLARATION OF COVENANTS AND RESTRICTIONS," APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.
_____ SIGNATURE OF OWNER _____ DATE	_____ SECRETARY, PLANNING COMMISSION _____ DATE	_____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE _____ DATE	_____ TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT _____ DATE	_____ SEWER SYSTEM DIRECTOR OF UTILITIES TOWN OF SMYRNA _____ DATE	_____ SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516 WILSON & ASSOCIATES, P.C. 108 BEASLEY DRIVE, FRANKLIN, TN 37064 (615) 794-2176 SMCGOWAN@WILSONPC.COM _____ DATE	_____ SIGNATURE OF OWNER _____ DATE

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL PLAT

LA VERGNE - RUTHERFORD COUNTY - TENNESSEE

TOTAL ACRES:	15.843	TOTAL NO. OF LOTS:	1
ACRES NEW RD/ST:	0.006 (ROW)	L.F. OF NEW RD/ST:	2406.108
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	10/27/2025

WA PROJECT NO. 25-2332 SHEET 1 OF 2

LEGEND

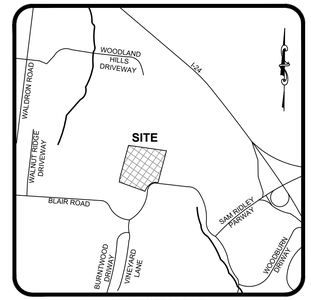
IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	HANDICAP SPACE		FENCE	X
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	SANITARY SEWER	8" SA	WATER FEATURE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	WATER	4" W	TREE LINE	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	UNDERGROUND ELEC	UGE	TIE-LINE	
CONTROL POINT FOUND	CURB INLET	GAS METER	OVERHEAD ELEC	OHE		
CONTROL POINT SET	STORM MH	GAS VALVE	GAS	4" G		
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	COMMUNICATIONS	COM		
WATER METER	ELECTRIC MH	SIDEWALK	BOUNDARY			
WATER VALVE	LIGHT POLE	ADDRESSES 1234	CENTERLINE			

ABBREVIATIONS

MBSL	MINIMUM BUILDING SETBACK LINE
ROW	RIGHT OF WAY
PVMT	EDGE OF PAVEMENT
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
PUDAE	PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT

HATCH LEGEND

- ROW DEDICATION
- LOTS
- LIMITED COMMON ELEMENTS
- COMMON AREA/GENERAL COMMON ELEMENTS



VICINITY MAP
NOT TO SCALE

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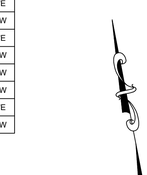
C4	151.26'	174.58'	49° 38' 25"	N71° 24' 41"E	146.57'

Building Tie-Line Table		
Line #	Length	Direction
L6	174.32'	N65°10'58"W
L7	26.48'	S82°07'17"E
L8	26.48'	S82°07'17"E
L9	68.85'	N79°43'36"E
L10	68.97'	S78°53'01"W
L11	220.63'	S88°52'55"E
L12	53.52'	N52°07'16"E
L13	20.00'	S14°56'56"W
L14	20.00'	N14°56'56"E
L15	20.00'	N14°56'56"E
L16	20.00'	N14°56'56"E
L17	20.00'	S14°56'56"W
L18	20.00'	N14°56'56"E
L19	177.13'	S3°54'13"W
L20	199.75'	S23°33'52"E
L21	114.60'	S66°09'04"E
L22	118.37'	S56°56'47"E
L23	66.35'	S85°51'13"W
L24	81.65'	N50°49'29"W
L25	161.99'	N79°44'08"W
L26	189.52'	S52°49'25"W
L27	67.18'	S62°15'30"W

Building Tie-Line Table		
Line #	Length	Direction
L28	24.00'	N14°50'16"E
L29	127.88'	S8°24'38"E
L30	57.04'	S77°08'46"W
L31	115.71'	N10°30'39"W
L32	94.46'	S14°34'23"E
L33	49.56'	S85°56'45"E
L34	133.07'	S87°29'23"E
L35	132.96'	N87°55'38"W
L36	94.21'	N4°02'22"E
L37	34.64'	S23°42'09"E
L38	48.99'	S57°02'29"W
L39	77.41'	N19°32'00"W
L40	70.03'	S13°18'45"W
L41	97.59'	S83°42'02"E
L42	80.30'	N28°21'54"E
L43	27.70'	S10°24'01"W
L44	57.33'	N54°47'31"E
L45	33.41'	S62°10'08"W
L46	25.24'	S14°51'02"W
L47	25.24'	S14°51'02"W
L48	62.00'	N14°51'02"E
L49	62.00'	S14°51'02"W



GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
DEPARTMENT OF AGRICULTURE
TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C.
Engineering Surveying Environmental

BLAIR RIDGE

HPR FINAL PLAT

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL PLAT

LA VERGNE - RUTHERFORD COUNTY - TENNESSEE

TOTAL ACRES:	15.843	TOTAL NO. OF LOTS:	1
ACRES NEW RD/ST:	0.006 (ROW)	L.F. OF NEW RD/ST:	2406.108
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	10/27/2025

WA PROJECT NO. 25-2332 SHEET 2 OF 2