# AGENDA

La Vergne Planning Commission
November 25, 2025 at 6:00 PM

- Call meeting 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: PDR R-3 (Planned Density Residential with High Density R-3 Base) 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 at each corner of Dobson Knob Trail and Lake Road in The Ridge. Addresses are 100 and 101 Dobson Knob Trail. (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. **(WITHDRAWN)**

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**

**MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON SEPTEMBER 30, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.**

The City of La Vergne Planning Commission met in a regular meeting on September 30, 2025, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

**Members Present**

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

A quorum was determined.

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

A motion, made by Mark Molnar, seconded by Alderman Graeme Coates, to approve the minutes of the August 26, 2025 Regular Meeting and September 16, 2025 Workshop, was adopted with all voting AYE.

**2. Public Comment Period.**

No one spoke.

**OLD BUSINESS**

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

Mr. Logan gave his report.

Alderman Coates asked Mr. Logan where the closest C-2 property was located. Mr. Logan explained. Mr. Hesemann asked about another lot. Mr. Logan explained.

A motion, made by Mayor Jason Cole, seconded by Alderman Graeme Coates, to send an unfavorable recommendation to the Board of Mayor and Aldermen for the rezoning of property located at 130 Old Waldron Road to a C-2 district, was adopted with all voting AYE.

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

Mr. Logan gave his report. Mr. Blair stated that the outstanding engineering comments had been addressed. A discussion ensued.

Mayor Cole asked about the overlay. Mr. Logan stated this site did not have to comply with the new overlay.

A motion, made by Mayor Cole, seconded by Mark Molnar, to approve the site plan as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

This item was deferred. No action was taken.

## NEW BUSINESS

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

Mr. Logan stated the applicant asked to defer.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to defer this item, was adopted with all voting AYE.

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

Mr. Logan gave his report. Mr. Blair stated the engineering comments had been addressed.

A motion, made by Mark Molnar, seconded by Mayor Jason Cole, to approve the final plat

as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

This item was withdrawn. No action was taken.

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

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

No action was taken.

## ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:11 p.m.

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Chairman

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City Recorder

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Approved

**MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON OCTOBER 14, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.**

The City of La Vergne Planning Commission met in a regular workshop on October 14, 2025, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

**Members Present**

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

**ORDER OF BUSINESS**

**1. Approve Minutes: September 30, 2025 Regular Meeting and October 14, 2025 Workshop.**

The minutes will be presented for approval at the regular meeting on October 28, 2025.

No action was taken.

**2. Public Comment Period.**

No one spoke.

**OLD BUSINESS**

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

Mr. Logan gave his report.

City Engineer Gary Lide gave his engineering comments regarding the dumpster and fire hydrants not shown on the plan.

Mr. Chet Rhodes, 117 Woodland Dr, approached the podium. He stated that he had been working on the outstanding comments and should have them submitted by Monday. He stated they did submit a paper copy of the materials board. A discussion ensued. Mayor Cole stated that they needed to explain which of the three brick options they would choose.

Mr. Rhodes stated he would make sure the hydrants are shown on the plan. A discussion ensued about the hydrants and the dumpster enclosure. He explained that he added the

stormwater detention. Mayor Cole asked about the sidewalk. A discussion ensued.

No action was taken.

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

Mr. Logan gave his report.

Mr. Lide stated his comments were the same from last month.

Secretary Coates spoke about his concerns with the property. Mr. Hesemann asked about the driveway.

No action was taken.

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

Mr. Logan gave his report.

Mr. Lide explained his outstanding engineering comments.

A representative of SEC Inc, approached the podium. Mayor Cole asked if they could send an electronic version of the plan.

No action was taken.

## NEW BUSINESS

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

Mr. Logan gave his report.

Mr. Lide spoke about the outstanding comments. He stated his main concern is with the Waldron Road design.

A representative of SEC, Inc. approached the podium. Mayor Cole asked if they could send an electronic version of the plan.

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

Mr. Logan gave his report.

Mr. Lide explained his outstanding engineering comments.

Mr. Aws Ahmed, SEC, Inc, approached the podium. He stated he would address the comments. Mayor Cole asked about the stream buffer. Mr. Ahmed explained.

No action was taken.

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

Mr. Logan gave his report.

Mr. Lide explained the outstanding engineering comments. He spoke about the existing sidewalk and sewer grinder pumps.

Mr. Alejandro Mojica, a representative with Morley Corp, approached the podium. He stated that he would address the comments. Alderman Coates spoke about the driveway and turning radius. A discussion ensued. Mayor Cole made comments about the landscaping and buffer.

No action was taken.

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

Mr. Logan gave his report.

Mayor Cole asked about the roadway. Mr. Lide explained. He stated the traffic system had been accepted by TDOT. A discussion ensued.

No action was taken.

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

Ms. Williams will have an update for the Commissioners at the regular meeting.

No action was taken.

**11. Discussion – Vape Shop Amendment in the Zoning Ordinance.**

Mayor Cole explained his comments and concerns regarding vape shops. Attorney Katie Driver made comments about the process. A discussion ensued.

No action was taken.

**12. Discussion – Blair Road East of Waldron Road.**

Chairman Garvin made comments about the safety of the road. Alderman Coates spoke about the design. A discussion ensued.

No action was taken.

**ADJOURNMENT**

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:43 p.m.

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Chairman

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City Recorder

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Approved

**MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON OCTOBER 28, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.**

The City of La Vergne Planning Commission met in a regular meeting on October 28, 2025, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

**Members Present**

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

A quorum was determined.

**1. Approve Minutes: September 30, 2025 Regular Meeting and October 14, 2025 Workshop.**

A motion, made by Mayor Jason Cole, seconded by Alderman Graeme Coates, to defer the minutes of September 30, 2025 regular meeting and the October 14, 2025 workshop, was adopted with all voting AYE.

**2. Public Comment Period.**

No one spoke.

**OLD BUSINESS**

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

Mr. Logan gave his report.

Fire Marshal Curtis Brinkley made comments about the egress door requirements. He spoke about the existing doors. He stated there is no secondary egress on the rear of the building.

Mr. Chet Rhodes, 117 Woodland Dr, approached the podium. Fire Marshal made comments about the Fire Code. A discussion ensued. He stated an egress door would be required and it cannot be through the existing restroom.

Mayor Cole asked about the added sidewalk. Mr. Rhodes explained. Mayor Cole

expressed his concerns with the sidewalk jutting out on Brewer Drive.

A motion, made by Mayor Jason Cole, seconded by Alderman Graeme Coates, to defer the site plan, was adopted with all voting AYE.

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

## NEW BUSINESS

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

Mr. Logan gave his report

A motion, made by Mayor Jason Cole, seconded by Alderman Graeme Coates, to accept the preliminary plat as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

A motion, made Alderman Graeme Coates, seconded by Mayor Jason Cole, to approve the final plat as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

A motion, made Mayor Jason Cole, seconded by Jim Hesemann, to send a favorable recommendation to the Board of Mayor and Aldermen, for the subdivision acceptance for Uptown Subdivision, Lot 1, was accepted with all voting AYE.

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

Ms. Williams stated she would have an update for the Commissioners next month.

No action was taken.

## ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:18 p.m.

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Chairman

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City Recorder

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Approved

**MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON NOVEMBER 13, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.**

The City of La Vergne Planning Commission met in a regular workshop on November 13, 2025, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

**Members Present**

The members present were: Chairman Earl Garvin, Jr, and Justin Greer. Mayor Jason Cole, Alderman/Secretary Graeme Coates, Jim Hesemann, Mark Molnar, and Tabatha Howard were absent.

**ORDER OF BUSINESS**

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

This item will be approved at the regular meeting on November 25, 2025.

**2. Public Comment Period.**

Ms. Jessica Lavender, 148 Dobson Knobb Tr, spoke against the rezoning request on Lake Road.

Mr. Walt Viera, 117 Rocky Trail, spoke against the rezoning request on Lake Road.

Ms. Annette Viera, 117 Rocky Trail, spoke against the rezoning request on Lake Road.

Mr. Craig Purcell, 501 Smokey Ridge, presented photos to the Commissioners. He spoke against the rezoning request on Lake Road.

Ms. Deana Purcell, 501 Smokey Ridge, spoke against the rezoning request on Lake Road.

Ms. Lisa Shadrick, 128 Dobson Knob Trail, spoke against the rezoning request on Lake Road.

Mr. Michael Landry, 508 Smokey Ridge, spoke against the rezoning request on Lake Road.

Ms. Kara Hobbs, 115 Dobson Knob Trail, spoke against the rezoning request on Lake Road.

**OLD BUSINESS**

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

Mr. Logan gave his report.

Mr. Chet Rhodes, 1117 Whitby Dr, Columbia, stated he had new site plan copies for the Commissioners and staff. A discussion ensued

No action was taken.

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

Mr. Logan gave his report.

Matt Heirman, a representative of SOQ Land, approached the podium. He spoke about the rezoning request.

Garvin asked about the PDR. Attorney Katie Driver stated it would need to state PDR. A discussion ensued.

A representative of SEC approached the podium. He stated that he did submit the PDR booklet before the submittal deadline. He presented some documents to the Commissioners. A discussion ensued about the PDR booklet.

No action was taken.

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

Mr. Logan gave his report.

City Engineer Gary Lide spoke about the outstanding comments. He spoke about the second entrance that Alderman Coates requested and recommends that.

A representative of Griggs and Maloney approached the podium. He spoke about the comments. He stated he agrees that there is a secondary route for emergencies. A

discussion ensued.

No action was taken.

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

Mr. Logan gave his report.

Mr. Lide spoke about the new plans. He spoke about the new turning radius.

A representative of Morley Corp, 2603 Elm Hill Pike, Nashville, approached the podium. He presented the new copies to the Commissioners.

No action was taken.

## 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.**

Mr. Logan gave his report.

Mr. Lide explained the roadway improvements at the intersection.

Mr. Danny Wamble, 216 Centerview Dr, Brentwood, approached the podium. He explained the rezoning request.

Mr. Justin Greer asked what the difference between C-2 and the NCD zoning. Mr. Logan explained.

No action was taken.

**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.**

Mr. Logan gave his report.

Mr. Lide explained the outstanding comments.

Mr. Phillips Chapman, a representative of Huddleston-Steele, approached the podium. He explained the comments and stated that they have addressed them and will re-submit them to staff.

Chairman Garvin asked Ms. Driver about a BOZA issues. Ms. Driver stated the Planning Commission could address that issue in this body.

No action was taken.

**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.**

Mr. Logan gave his report.

Mr. Lide stated stormwater calculations would be required. He also spoke about the driveway comments and the new zoning ordinance requirements.

Mr. Floyd, and Mr. Danny Wamble, 216 Centerview Dr, approached the podium. Mr. Floyd stated they would be able to comply with all the driveway requirements. A discussion ensued. Mr. Wamble stated his client asked if the Commissioners would relieve him of building the sidewalks.

Mr. Phil Goodall, approached the podium. Chairman stated that the Commissioners would like the sidewalks remain.

Codes Director Joe White spoke about the codes violation on the property.

Assistant City Administrator Kyle Brown asked Mr. Lide about the lot. Mr. Lide explained that the property line was added. Mr. Wamble stated it is one large parcel. He spoke about the original four lots. He explained that Mr. Goodall now owns all the lots. A discussion ensued.

No action was taken.

**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.**

Mr. Logan gave his report.

Mr. Lide spoke about the outstanding comments. He explained that they are working on the performance bond.

Mr. Jason Taber, approached the podium.

No action was taken.

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

This item will be updated at the regular meeting.

No action was taken.

**ADJOURNMENT**

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:44 p.m.

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Chairman

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City Recorder

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Approved

# Planning Commission Report
# Meeting: November 25, 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)
All comments addressed.

**Engineering** (**Gary Lide** - glide@lavergnetn.gov)
All Engineering comments addressed. For information: access easement on walk along Murfreesboro Road must be dedicated prior to issuance of Certificate of Occupancy.

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

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

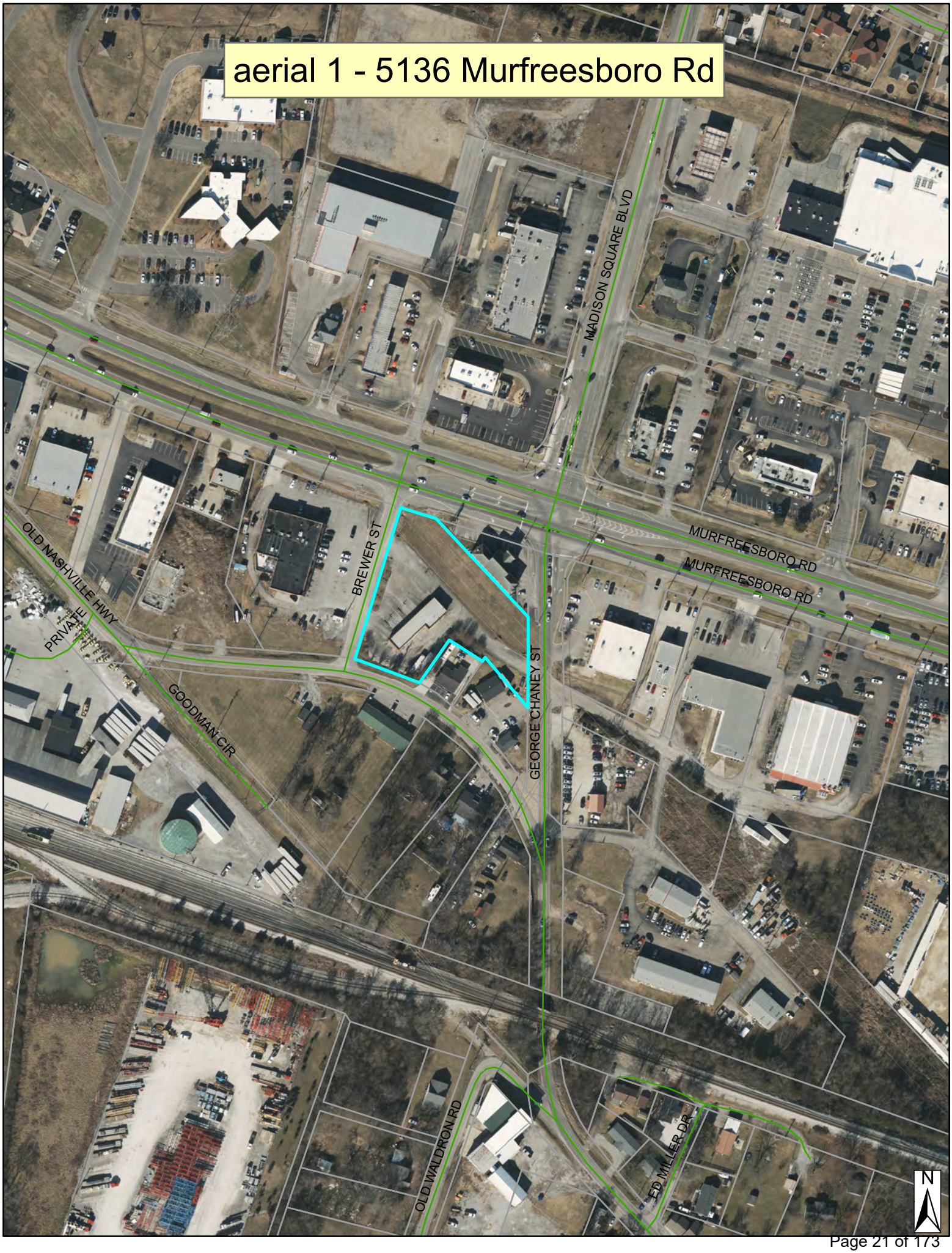
**Fire** (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

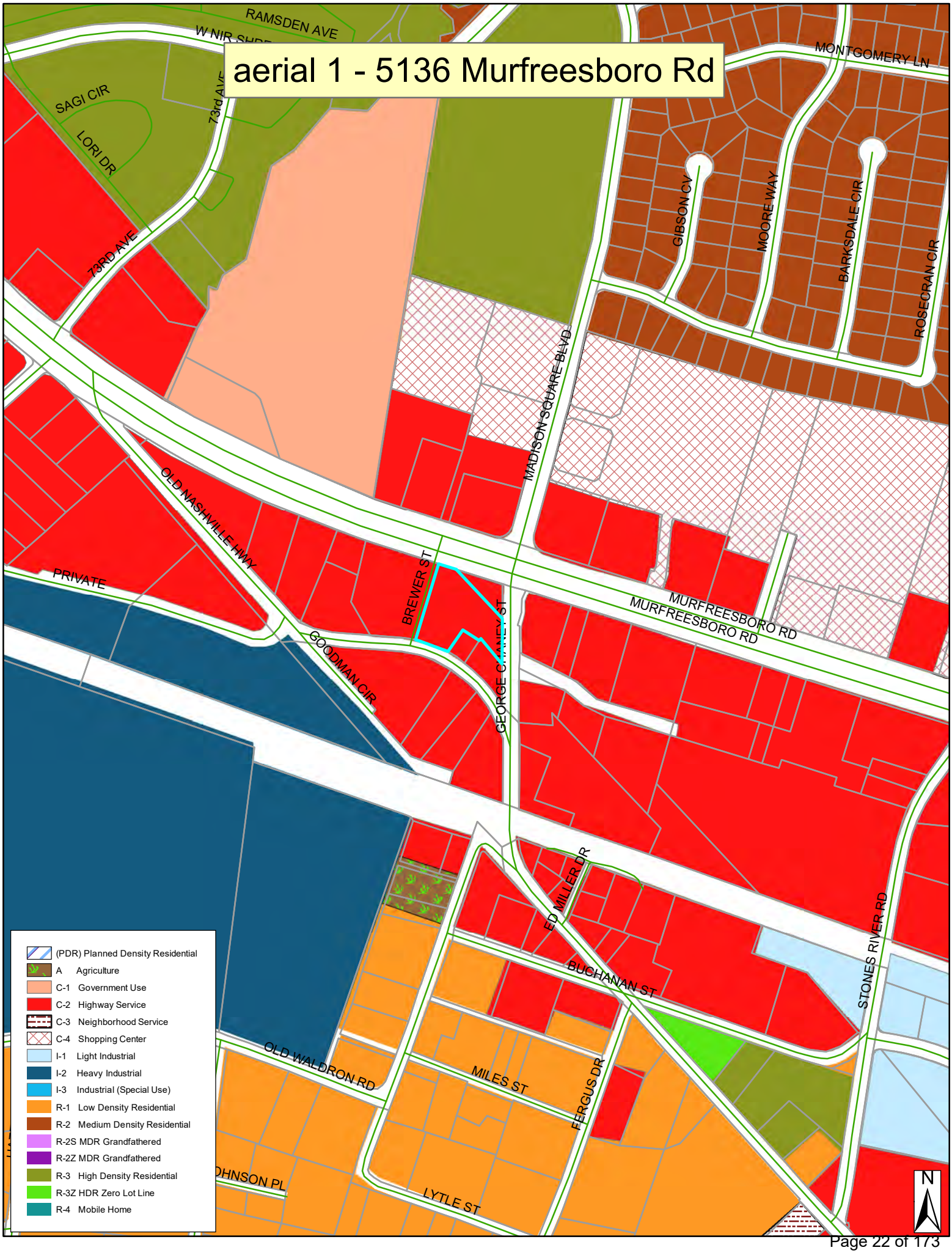
Comment addressed.

**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.

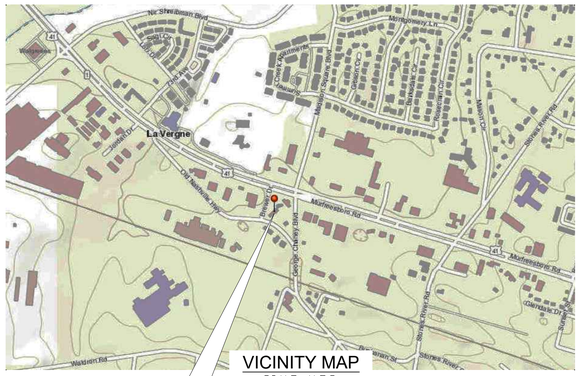

aerial 1 - 5136 Murfreesboro Rd
MURFREESBORO RD
MADISON SQUARE BLVD
BREWER ST
GEORGE CHANEY ST
OLD NASHVILLE HWY
N


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




VICINITY MAP
SCALE: N.T.S.

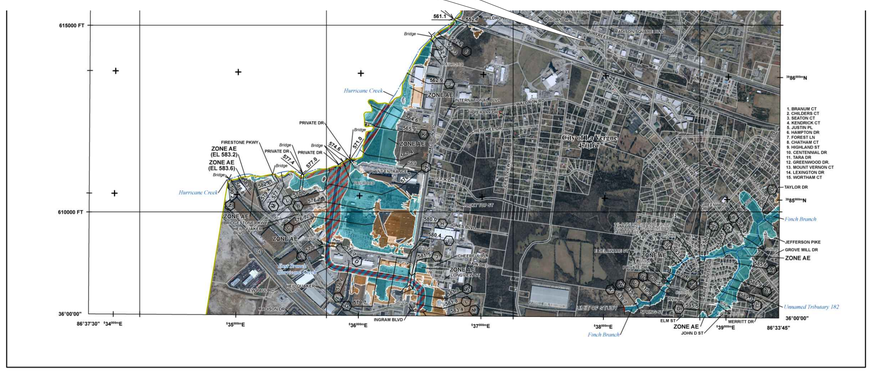
SITE LOCATION




AERIAL VIEW
SCALE: N.T.S.

SITE LOCATION

SITE LOCATION




**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)

OTHER FEATURES
- Limit of Study
- Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided by the State of Tennessee, Department of Finance & Administration, Office of Geographic Information Systems (GIS), in digital format. Digital data was also obtained from the United States Geological Survey (USGS) and Rutherford County Mapping. Orthophotography was obtained from the Tennessee Department of Transportation, Office of Aerial Surveys in 2013 and has a 10 inch ground sample distance.

**SCALE**

1 inch = 1,000 feet 1:12,000
0 1,000 2,000 4,000 feet
0 250 500 1,000 meters

Map Projection: State Plane Lambert Conformal Conic, Tennessee Zone 4100, North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

**PANEL LOCATOR**




*PANEL NOT PRINTED

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
RUTHERFORD COUNTY, TENNESSEE and Incorporated Areas
PANEL 15 OF 457
Panel Contains:
COMMUNITY — NUMBER — PANEL — SUFFIX
LAVERGNE, CITY OF — 470167 — 0015 — /

VERSION NUMBER 2.4.3.6
MAP NUMBER 47149C0015J
MAP REVISED MAY 9, 2023

# OSAMA DOUS
# RETAIL CENTER
## 5130 MURFREESBORO ROAD
## LA VERGNE, TN 37086
## ACRES = 1.43
## PARCEL ID: 00100 015M
## ZONED C-2

| SITE DATA CHART | | |
|---|---|---|
| ZONING DISTRICT | = | C-2 |
| EXISTING USE | = | CAR WASH |
| PROPOSED USE | = | RETAIL |
| DENSITY | = | 1 |
| SQ. FT. OF EACH BUILDING (EXISTING & PROPOSED) | = | 4,210 sq. ft. |
| TOTAL SQ. FOOTAGE | = | 4,210 sq. ft. |
| SQ. FOOTAGE OF EACH USE | = | 4,210 SQ. FT. |
| FLOOR AREA RATIO | | HEIGHT: 15'-7.3/4" |
| | | STORIES: 1 |
| | | FAR = .06 |
| ACREAGE/SQ. FOOTAGE OF LOT | = | 58,464.9 sq. ft. / 1.34 acres |
| SIGN HEIGHT & AREA | = | |
| **PARKING** | | |
| PARKING REQUIREMENTS (MIN.) FOR EACH USE | = | 3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA. |
| TOTAL PARKING PROVIDED | = | 4,210 SQ. FT. OF RETAIL = 5 X 5,000 SQ. FT. = **25 SPACES REQ'D** |
| **LANDSCAPING & BUFFERING** | | |
| IMPERVIOUS SURFACE AREA | = | 31,196.0 SQ. FT. = 0.71 ACRES |
| ILA EXISTING (LANDSCAPING ISLANDS) | = | |
| ILA REQUIRED | = | |
| ILA PROPOSED | = | |
| OPEN SPACE PROVIDED | = | |
| | | |
| IMPERVIOUS AREA | = | 31,196.0 SQ. FT. = 0.71 ACRES |
| PERVIOUS AREA | = | 27,268.9 SQ. FT. = 0.62 ACRES |
| | | 1.43 ACRE |
| | | |

**TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE NOC CERTIFICATION:**

1. THE PROJECT ASSOCIATE WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TN _____ .

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

Chester A. Rhodes _____
SIGNATURE DATE

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

**NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.**

2. I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT.
THE TOTAL DISTURBED AREA IS: APPLIED FOR ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

_____ _____
SIGNATURE DATE

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

**NOTE:**
**PROJECTS OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE, WHILE PROJECTS OF LESS THAN ONE (1) ACRE DO NOT REQUIRE STATE PERMIT COVERAGE. ALSO, PROJECTS OF LESS THAN ONE (1) ACRE THAT ARE PART OF A TOTAL DEVELOPMENT PROJECT OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE.**

811 CALL BEFORE YOU DIG!

## SHEET INDEX


| | |
|---|---|
| C-0.0 | COVER SHEET |
| C-1.0 | EXISTING CONDITIONS |
| C-2.0 | PROPOSED ENCROACHMENT |
| C-2.1 | PROPOSED NEW LAYOUT |
| C-2.1b | GRADING & DRAINAGE PLAN |
| C-3.0 | GRADING PLAN |
| C-4.0 | UTILITY PLAN |
| C-5.0 | PERVIOUS & IMPERVIOUS |
| C-6.0 | SITE DETAILS |
| C-6.1 | SITE DETAILS |
| C-6.2 | SITE DETAILS |
| C-7.0 | INITIAL EPSC |
| C-7.1 | INTERMEDIATE & FINAL EPSC |
| C-7.2 | EPSC DETAILS |
| C-7.3 | EPSC DETAILS |
| L-1.1 | LANDSCAPE PLAN |
| L-1.2 | LANDSCAPE PLAN |
| PH-1.0 | PHOTOMETRIC SITE PLAN |
| A-1.0 | EXISTING FLOOR PLAN |
| A-1.1 | PROPOSED NEW BUILDING LAYOUT |
| A-2.0 | FRONT & REAR ELEVATIONS |
| A-2.1 | LEFT & RIGHT SIDE ELEVATIONS |


## GENERAL NOTE(S):

1. THE LIST OF "APPLICABLE CODES" IS PROVIDED AS A CONVENIENCE AND IS NOT TO BE CONSIDERED ALL INCLUSIVE OF CODES AND REGULATIONS THAT MAY APPLY. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT CODES, STANDARDS, REGULATIONS AND LAWS.

## GENERAL CODE ANALYSIS AND NOTES

APPLICABLE CODE(S): (NASHVILLE, TN)

| | |
|---|---|
| BUILDING CODE: | 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS* |
| PLUMBING CODE: | 2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS* |
| MECHANICAL CODE: | 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS* |
| ELECTRICAL CODE: | 2017 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS* |
| ACCESSIBILITY CODE: | 2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES |
| LIFE SAFETY CODE: | 2018 LIFE SAFETY CODE NFPA 1 AND NFPA 101 WITH LOCAL AMENDMENTS* |


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TN GROUP PROPERTIES LLC
9402 PLACID CT.
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CHESTER A. RHODES — REGISTERED — AGRICULTURAL ENGINEER — STATE OF TENNESSEE

Chester A. Rhodes

11/18/2025


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CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER



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| No. | REVISIONS | DATE | DRWN | CHKD | DESIGN | APPD |
|---|---|---|---|---|---|---|
| 1 | REVISED SHEET INDEX | 11/18/25 | 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: | 11/18/2025 2:57:37 PM | Jbrad |

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

DWG. No. C-0.0
SCALE: NOTED
CADFILE:
JOB No.
REV. 1

CALL BEFORE YOU DIG!





**OSAMA DOUS**
**902 OLACID COURT**
BRENTWOOD, TN 37027
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BRENTWOOD TN 37027


CHESTER A. RHODES — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

11/18/2025


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SITE DEVELOPMENT WATER/WASTEWATER



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| No. | REVISIONS | DATE | DRWN | CHKD | DESIGN | APPD |
|---|---|---|---|---|---|---|
| | | | | | | |

| APPROVAL | | |
|---|---|---|
| DRAWN | PWB | 00/00/0000 |
| DESIGN | ATD | 00/00/00 |
| CHECKED | CAR | 00/00/00 |
| APPROVED | CAR | 00/00/00 |
| SAVED DATE: | 11/18/2025 2:57:37 PM | Jbrad |

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

DWG. No.
C-1.0

SCALE: NOTED
CADFILE: P:\04 Murfreesboro Road, TN\04

JOB No. | REV.


Doyle Elkins
Professional Land Surveyor
Registered in TN & AL
520 WLytle St. Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

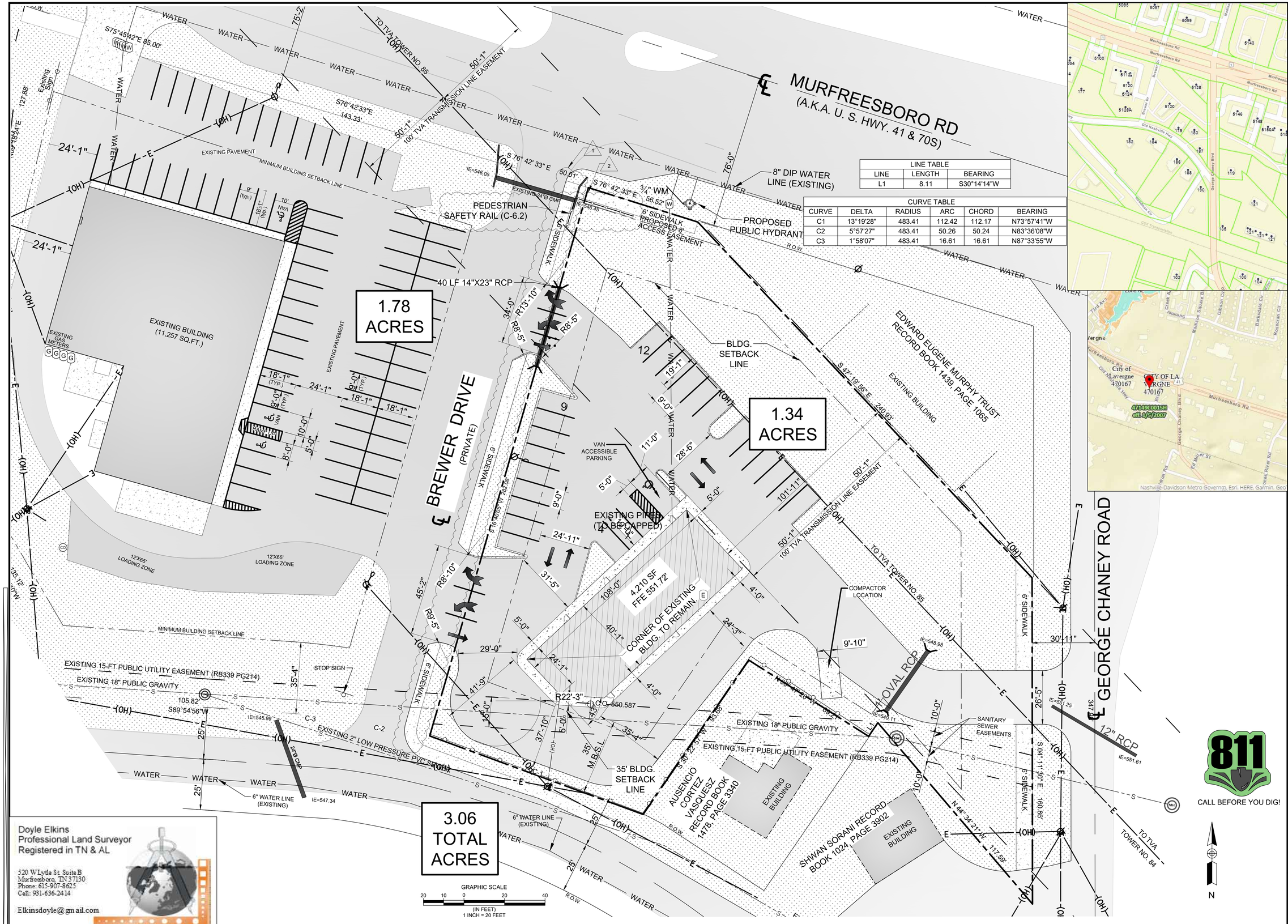

GRAPHIC SCALE
30 15 0 30 60
(IN FEET)
1 INCH = 30 FEET

N

EXISTING IMPERVIOUS 29,127.1 - 0.66 ACRES
EXISTING PERVIOUS 29,337.8 - 0.68 ACRES

EXISTING CONDITIONS

NOTED




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 8.11 | S30°14'14"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | ARC | CHORD | BEARING |
| C1 | 13°19'28" | 483.41 | 112.42 | 112.17 | N73°57'41"W |
| C2 | 5°57'27" | 483.41 | 50.26 | 50.24 | N83°36'08"W |
| C3 | 1°58'07" | 483.41 | 16.61 | 16.61 | N87°33'55"W |








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TN GROUP PROPERTIES LLC
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AGRICULTURE
DATE OF LICENSE
STATE OF TENNESSEE

11/18/2025


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| No. | REVISIONS | DATE | DRWN | CHKD | DESIGN | APPD |
|---|---|---|---|---|---|---|
| 1 | REVISED SIDEWALK LOCATION | 10/30/25 | JB | CAR | CAR | CAR |
| 2 | ADDED PEDESTRIAN SAFETY RAIL | 11/18/25 | 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: | 11/18/2025 2:57:37 PM | Jbrad |

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

DWG. No.
C-2.0

SCALE: NOTED
CADFILE: C:\0-Work\Active\Osama Dous_11-18-25

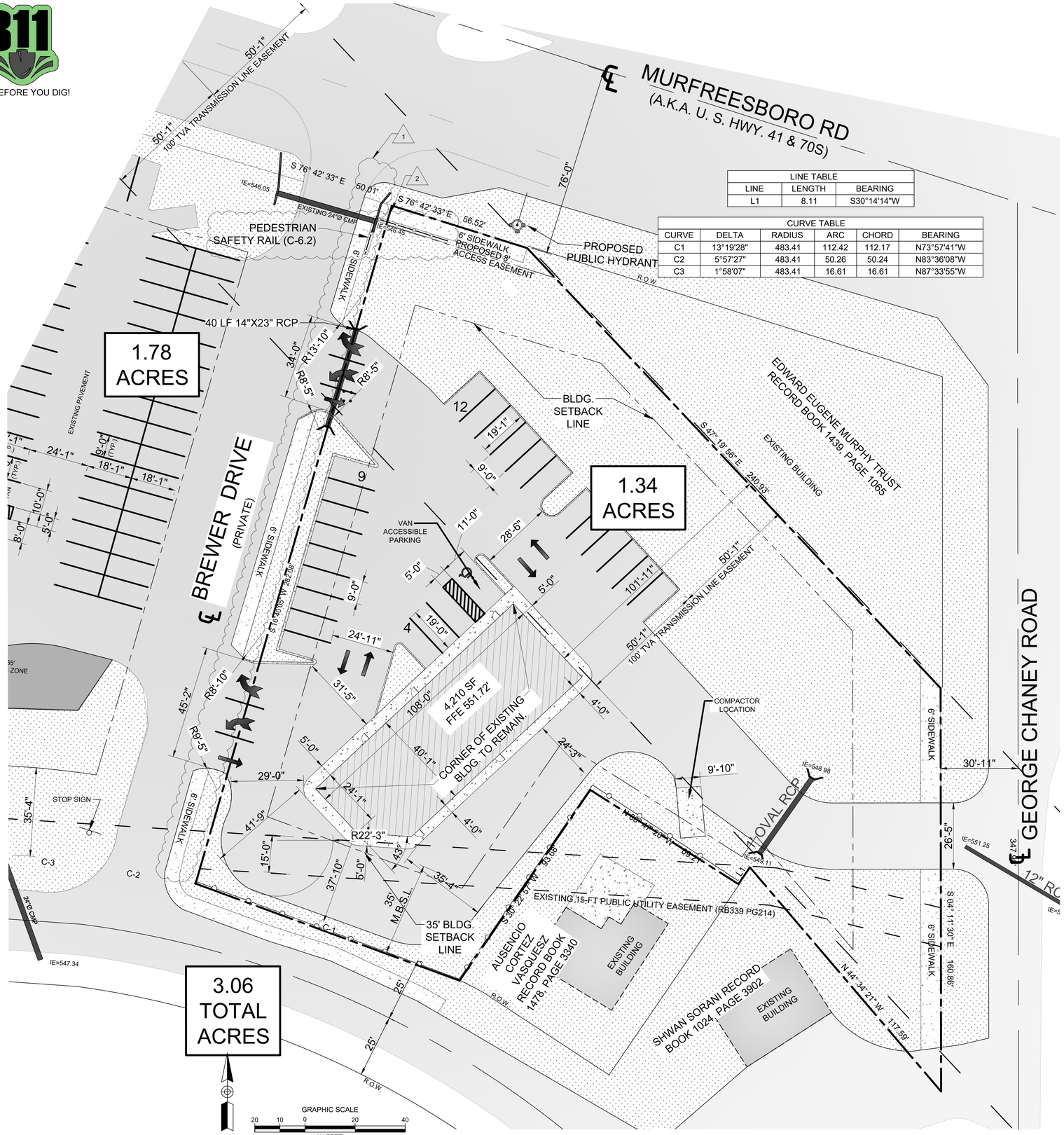
JOB No.
REV. 2


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Murfreesboro, TN 37130
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Cell: 931-636-2414
Elkinsdoyle@gmail.com


PROPOSED NEW LAYOUT

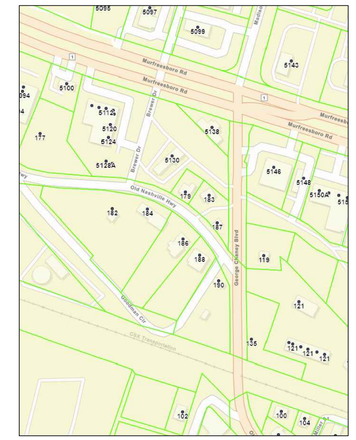
NOTED

811
CALL BEFORE YOU DIG!




| LINE TABLE | | |
|---|---|---|
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| C3 | 1°58'07" | 483.41 | 16.61 | 16.61 | N87°33'55"W |







RETAIL GOODS ESTABLISHMENT:

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

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

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

| | | | |
|---|---|---|---|
| IMPERVIOUS AREA | = | 31,196.71 sq. ft. | = 0.71 acres |
| PERVIOUS AREA | = | 24,712.26 sq. ft. | = 0.57 acres |
| | | | 1.28 acres |


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CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURE — DATE OF LICENSE 10/31/2013 — STATE OF TENNESSEE

11/18/2025


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| No | REVISIONS | DATE | DRWN | CHKD | DESIGN | APPD |
|---|---|---|---|---|---|---|
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| APPROVAL | | |
|---|---|---|
| DRAWN | PWB | 00/00/0000 |
| DESIGN | ATD | 00/00/00 |
| CHECKED | CAR | 00/00/00 |
| APPROVED | CAR | 00/00/00 |
| SAVED DATE: | 11/18/2025 2:57:37 PM | jbrad |

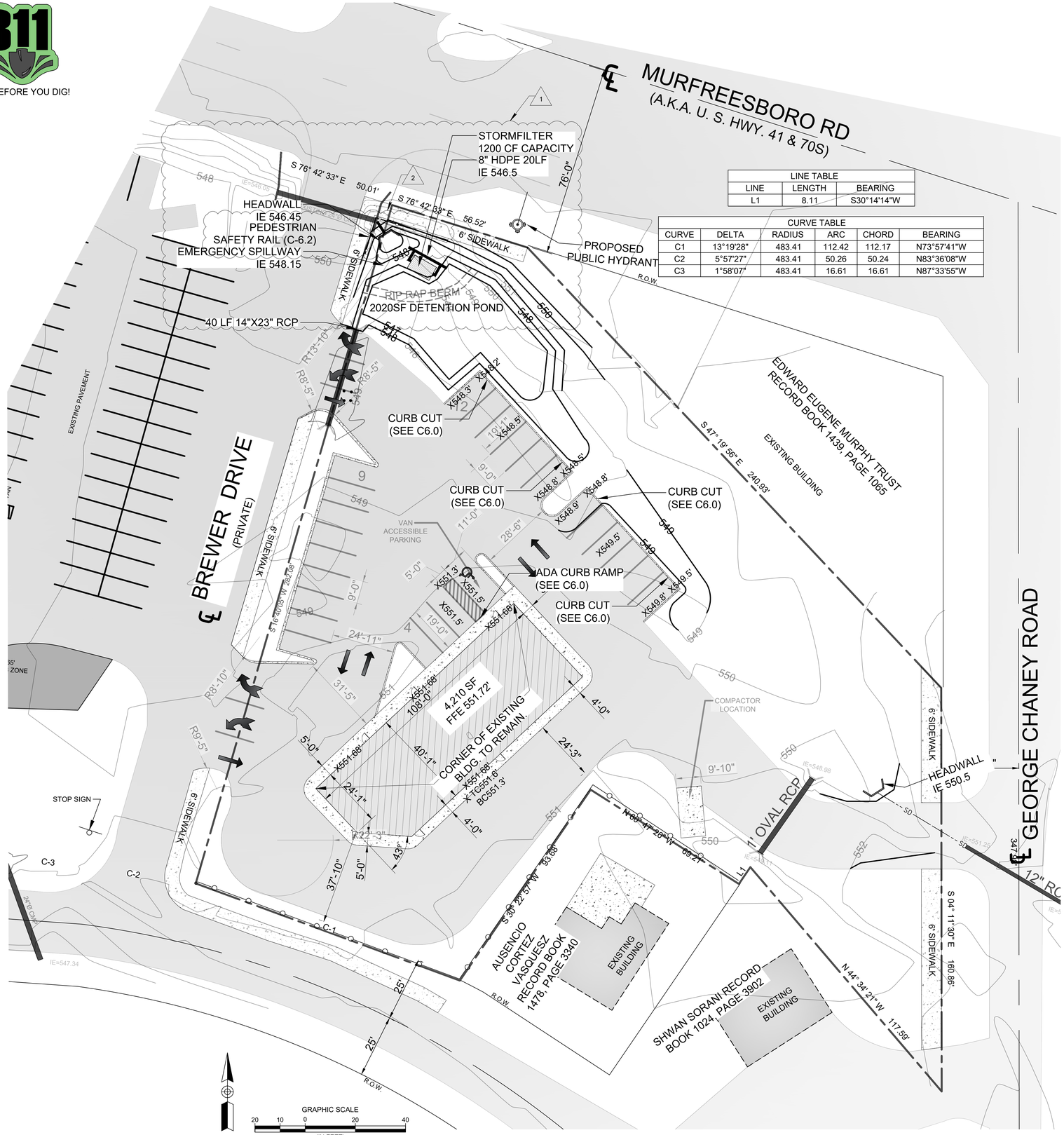
OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
SITE PLAN

DWG. No.
C-2.1

SCALE: NOTED
CADFILE:
JOB No.
REV. 2

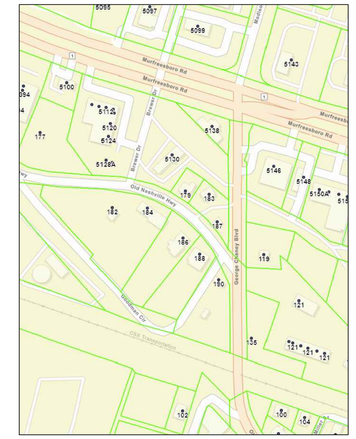
SITE PLAN
NOTED

CALL BEFORE YOU DIG!




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|---|---|---|---|
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11/18/2025


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COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER



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| No. | REVISIONS | DATE | DRWN | CHKD | DESIGN | APPD |
|---|---|---|---|---|---|---|
| 1 | REVISED SIDEWALK LOCATION | 10/30/25 | JB | CAR | CAR | CAR |
| 2 | ADDED PEDESTRIAN SAFETY RAIL | 11/18/25 | 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 |
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
GRADING & DRAINAGE PLAN

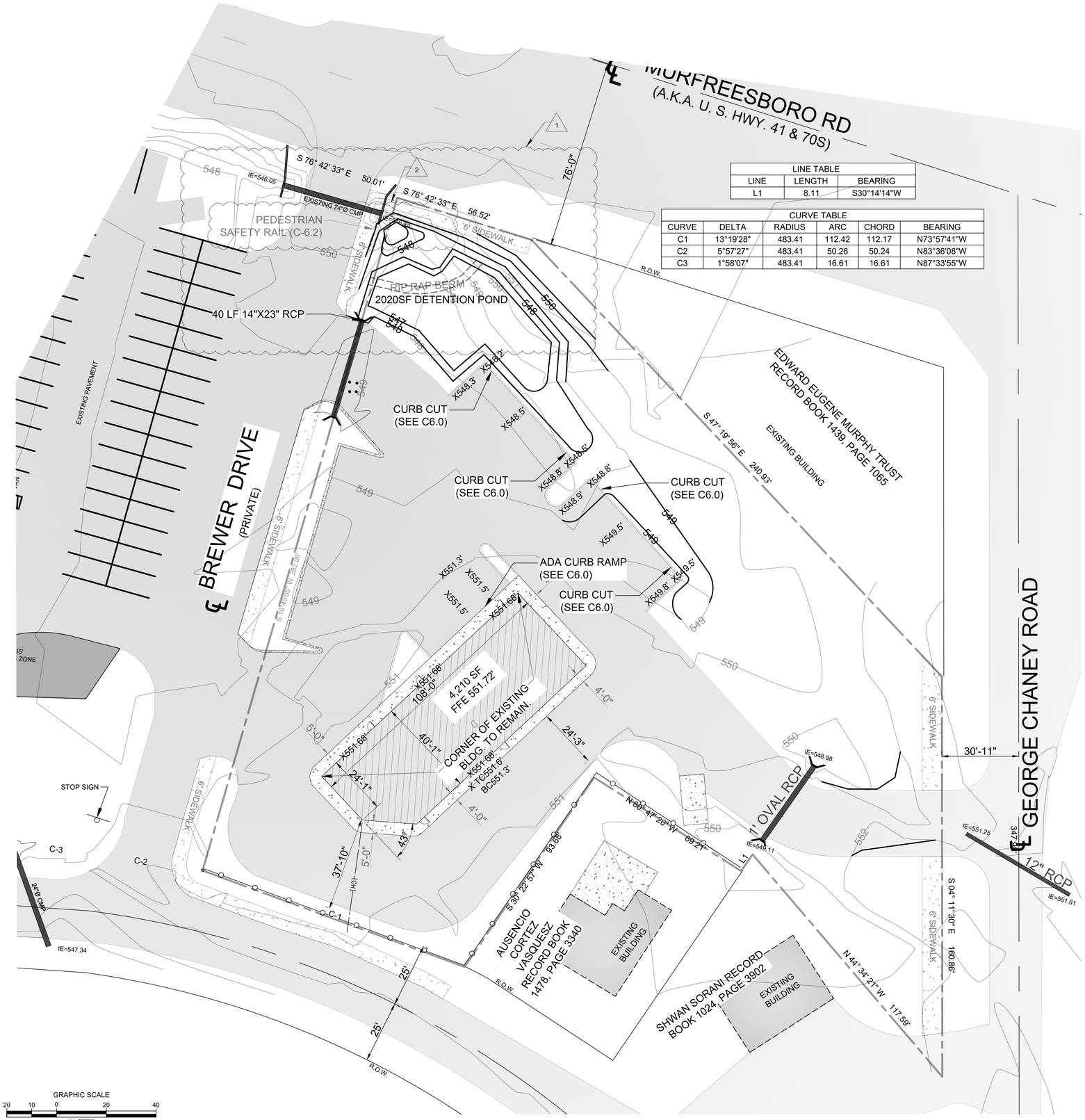
DWG. No.
C-2.1b

SCALE: NOTED
CADFILE:
JOB No.
REV. 2

GRADING & DRAINAGE PLAN

NOTED

CALL BEFORE YOU DIG!




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 8.11 | S30°14'14"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | ARC | CHORD | BEARING |
| C1 | 13°19'28" | 483.41 | 112.42 | 112.17 | N73°57'41"W |
| C2 | 5°57'27" | 483.41 | 50.26 | 50.24 | N83°36'08"W |
| C3 | 1°58'07" | 483.41 | 16.61 | 16.61 | N87°33'55"W |

GRADING PLAN

---

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 ENGINEER
AGRICULTURE
DATE
OCT. 23, 2018
STATE OF TENNESSEE

11/18/2025


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GRADING PLAN

DWG. No.
C-3,0

SCALE: NOTED

CADFILE: C:\1-Rhodes\Osama Dous_1-18-25

JOB No.

REV. 2

811
CALL BEFORE YOU DIG!

STORMFILTER
1200 CF CAPACITY
8" HDPE 20LF
IE 546.5

8" DIP WATER
LINE (EXISTING)

¾" WM

PROPOSED
PUBLIC HYDRANT

HEADWALL
IE 546.45

EXISTING 24"Ø CMP

EMERGENCY SPILLWAY
IE 548.15

RIP RAP BERM
2020SF DETENTION POND

40 LF 14"X23" RCP

CURB CUT
(SEE C6.0)

CURB CUT
(SEE C6.0)

CURB CUT
(SEE C6.0)

ADA CURB RAMP
(SEE C6.0)

EXISTING PIPES
(TO BE CAPPED)

50'-1"
100' TVA TRANSMISSION LINE EASEMENT

TO TVA TOWER NO. 85

TO TVA TOWER NO. 84

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

GEORGE CHANEY ROAD

OLD NASHVILLE HIGHWAY

BREWER DRIVE
(PRIVATE)

PHASE I
1.46± ACRES

PHASE II
1.61± ACRES
(INCLUDES UNDEDICATED PORTION OF BREWER DRIVE)

0.33± ACRES
(UNDEDICATED)
(PART OF TRACT 2)

0.66
TOTAL
ACRES

1.34
ACRES

EXISTING BUILDING
(11,257 SQ.FT.)

EXISTING
CONCRETE PAD

EXISTING
DRIVE THRU
WINDOW

EXISTING
GAS
METERS

ASPHALT PAVEMENT

EDGE OF EXISTING PAVEMENT

12'X65'
LOADING ZONE

MINIMUM BUILDING SETBACK LINE

35' BLDG.
SETBACK
LINE

EXISTING 15-FT PUBLIC UTILITY EASEMENT (RB339 PG214)

EXISTING 18" PUBLIC GRAVITY

EXISTING 2" LOW PRESSURE PVC SEWER

35'-4"

IE=545.99

24"Ø CMP

IE=547.34

6" WATER LINE
(EXISTING)

C.O. 550.587

EXISTING 18" PUBLIC GRAVITY

EXISTING 15-FT PUBLIC UTILITY EASEMENT (RB339 PG214)

11' OVAL RCP

IE=548.98

IE=548.11

HEADWALL
IE 550.5

IE=551.25

12" RCP

IE=551.61

SANITARY
SEWER
EASEMENTS

10'-0"

10'-0"

AUSENCIO
CORTEZ-VASQUEZ
RECORD BOOK
1478, PAGE 3340

EDWARD EUGENE MURPHY TRUST
RECORD BOOK 1439, PAGE 1065

SHWAN SORAYA RECORD
BOOK 1024, PAGE 3902

EXISTING BUILDING

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

N

UTILITY PLAN

---

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RETAIL CENTER
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UTILITY PLAN

DWG. No.
C-4.0

SCALE: NOTED

CADFILE: X:\2-Site Development Projects\...\C-4.0.dwg

JOB No.

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CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURE — DATE — No. 023 — STATE OF TENNESSEE

11/18/2025

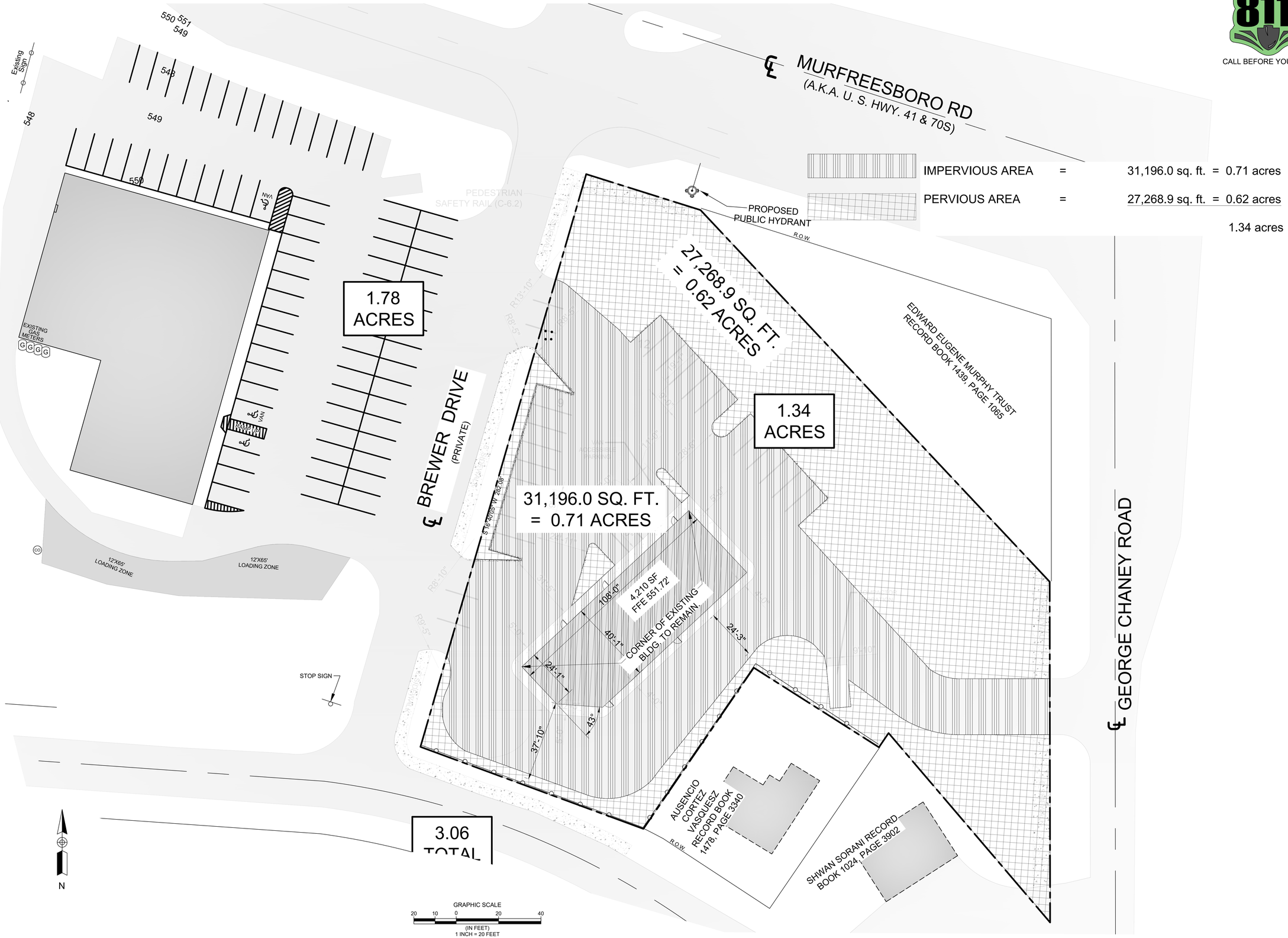

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| CHECKED | CAR | 00/00/00 |
| APPROVED | CAR | 00/00/00 |
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| | | |
|---|---|---|
| IMPERVIOUS AREA | = | 31,196.0 sq. ft. = 0.71 acres |
| PERVIOUS AREA | = | 27,268.9 sq. ft. = 0.62 acres |
| | | 1.34 acres |

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

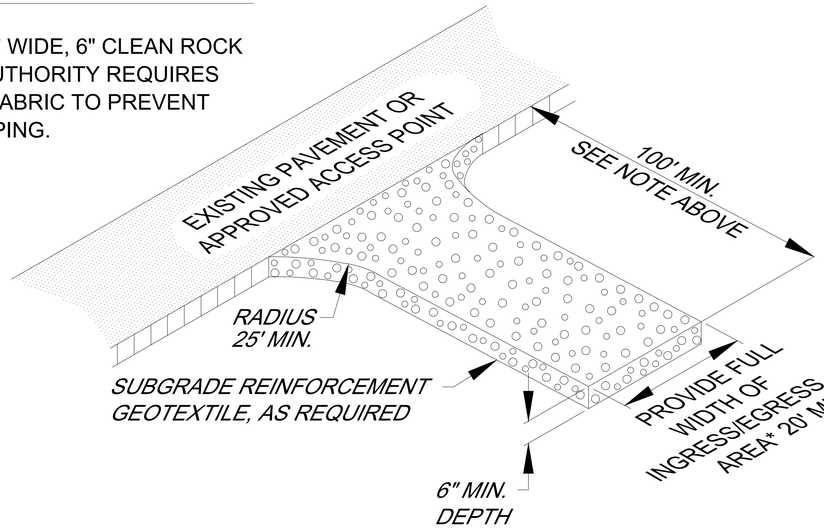
DWG. No.
C-5.0

SCALE: NOTED
CADFILE:
JOB No.
REV.

PERVIOUS & IMPERVIOUS — --- — NOTED

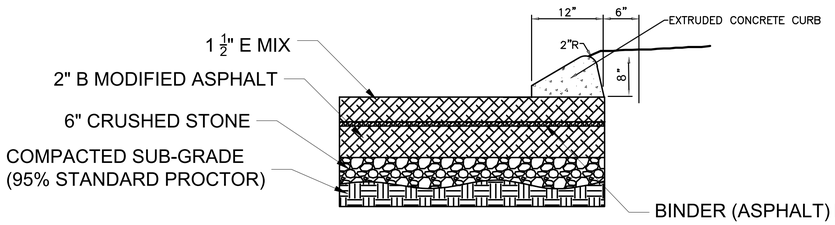
## NOTE:

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



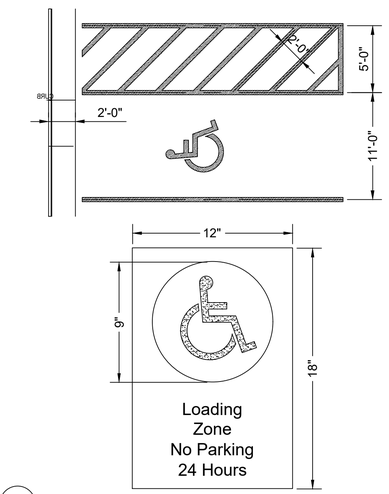

CONSTRUCTION ENTRANCE

### Parking Lot Paving Detail



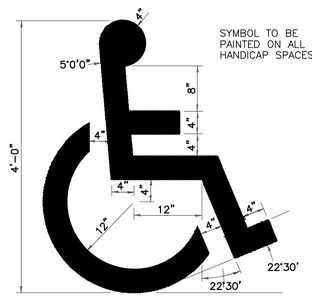

ASPHALT CROSS SECTION

ASPHALT DETIAL & CURB




13 Scale: N.T.S. AS DIMENSIONED

ADA PARKING SPACE & SIGN

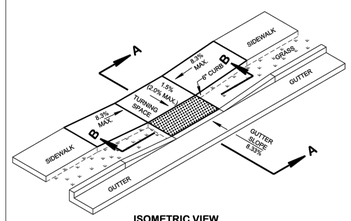



9 Scale: N.T.S. AS DIMENSIONED

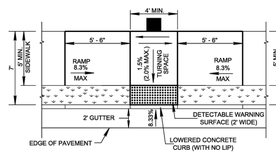
PAINTED ACCESSIBLE SYMBOL

### COMBINATION CURB RAMP

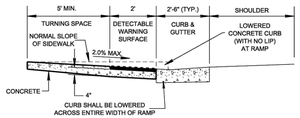
COMBINATION CURB RAMP COMBINE PARALLEL AND PERPENDICULAR CURB RAMPS INTO ONE.



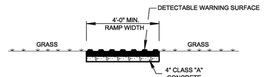

ISOMETRIC VIEW




PLAN VIEW

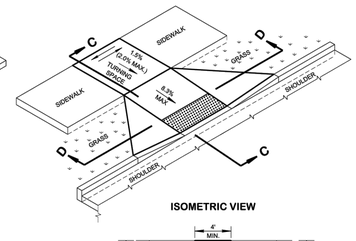



CROSS SECTION A-A

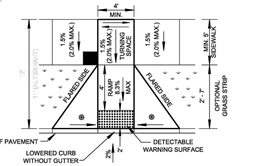



CROSS-SECTION B-B

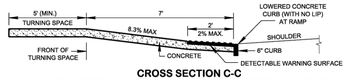
### PERPENDICULAR CURB RAMP WITHOUT GUTTER PAN




ISOMETRIC VIEW

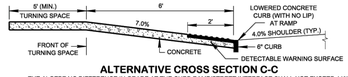



PLAN VIEW



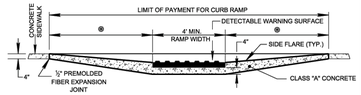

CROSS SECTION C-C

THE ALGEBRAIC DIFFERENCE IN GRADE AT THE CURB RAMP/STREET INTERFACE SHALL NOT EXCEED 11%.




ALTERNATIVE CROSS SECTION C-C

THE ALGEBRAIC DIFFERENCE IN GRADE AT THE CURB RAMP/STREET INTERFACE SHALL NOT EXCEED 11%.




CROSS-SECTION D-D

NOT TO SCALE

### LEGEND

- ◉ DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE, 8.3% DESIRABLE (10.0% MAX.)
- ■ DENOTES: APPROXIMATE PEDESTRIAN POLE/PUSHBUTTON LOCATION FOR SIGNALIZED INTERSECTIONS

(A) FOR DETECTABLE WARNING SURFACE DETAILS SEE STD. DWG. RP-H-5. FOR ADDITIONAL DETAILS AND OTHER INFORMATION FOR PERPENDICULAR CURB RAMPS NOT SHOWN ON THIS DRAWING SEE STD. DWG. RP-H-4 AND FOR PARALLEL CURB RAMPS SEE STD. DWG. RP-H-5. FOR CROSSWALK MARKING DETAILS SEE STD. DWG. T-M-4.

(B) IF PERPENDICULAR CURB RAMPS AND TURNING SPACE CANNOT BE CONSTRUCTED DUE TO LIMITED RIGHT-OF-WAY, USE PARALLEL OR COMBINATION CURB RAMP INSTEAD.

(C) CARE SHALL BE TAKEN ON ALL ROADWAY CURB RAMPS AT INTERSECTIONS WITH SIDEWALK AND CURB RAMPS TO ENSURE A UNIFORM GRADE AROUND THEM. THE ROADWAY CURB RAMP GRADE SHALL BE FREE OF SAGS AND SHORT GRADE CHANGES.

(D) SIDEWALK WIDTH SHALL NOT INCLUDE 6" CONCRETE CURB. THE DESIRABLE SIDEWALK CROSS SLOPE IS 1.5 %, ABSOLUTE MAXIMUM IS 2.0%.

(E) DRAINAGE STRUCTURES SHALL NOT BE PLACED IN THE CROSSWALK OR IN FRONT OF THE CURB RAMP.

(F) TURNING SPACE \ CLEAR SPACE:

CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.

TURNING SPACE MUST BE PROVIDED AT THE TOP OF PERPENDICULAR CURB RAMPS. THE TURNING SPACE MUST BE 4' (MIN.) BY 4' (MIN.), AND IS PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK, THE TURNING SPACE MUST BE 4' (MIN.) BY 5' (MIN.), WITH THE 5' DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.

FOR PARALLEL CURB RAMPS, A TURNING SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. IF THE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES, THE TURNING SPACE SHALL BE 4' (MIN.) BY 5' (MIN.). THE 5' DIMENSION SHALL BE PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

(G) GRADE BREAKS:

GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

WHERE THE END OF BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5' OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE CURB RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.

(H) PEDESTRIAN SIGNAL PUSHBUTTON:

WHERE PEDESTRIAN SIGNALS ARE PROVIDED AT PEDESTRIAN STREET CROSSINGS, THEY SHALL INCLUDE ACCESSIBLE PEDESTRIAN SIGNALS AND POLE/PEDESTRIAN PUSHBUTTONS COMPLYING WITH SECTIONS 4E.08 THROUGH 4E.13 OF THE MUTCD. FOR DETAILS OF THE PLACING OF PEDESTRIAN SIGNAL PUSHBUTTONS SEE TDOT TRAFFIC DESIGN MANUAL.

WHEN TWO PEDESTRIAN PUSHBUTTONS ARE ON ONE CORNER THEY WILL BE SEPARATED BY 10 FEET.

(I) PAYMENT:

COST OF CURB AND GUTTER TO BE INCLUDED IN THE PRICE OF ITEM NO. 702-01, CONCRETE CURB, PER C. Y. OR ITEM NO. 702-03, CONCRETE COMBINED CURB & GUTTER, PER C. Y.

NEW CURB RAMPS:
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN NEWLY CONSTRUCTED SIDEWALK AREAS, SHALL BE PAID BY ITEM NO. 701-02.03, CONCRETE CURB RAMP, PER SQUARE FOOT.

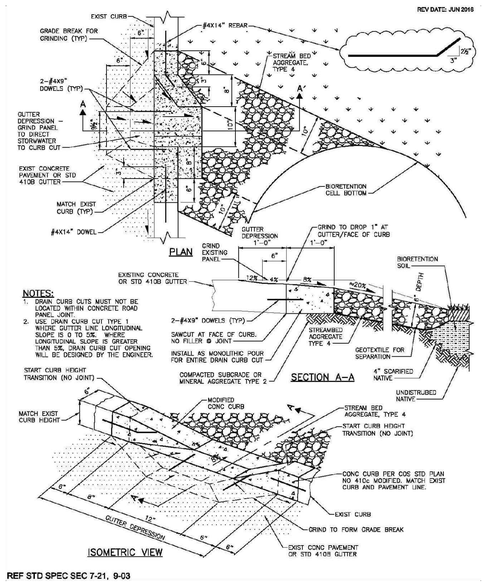
PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

CURB RAMPS (RETROFIT):
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN EXISTING SIDEWALK AREAS, REMOVAL OF THE EXISTING SIDEWALK, AND ADJUSTMENT OF GUTTER PAN SLOPE, SHALL BE PAID BY ITEM NO. 701-02.01, CONCRETE CURB RAMP (RETROFIT), PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR INSTALLATION OF CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

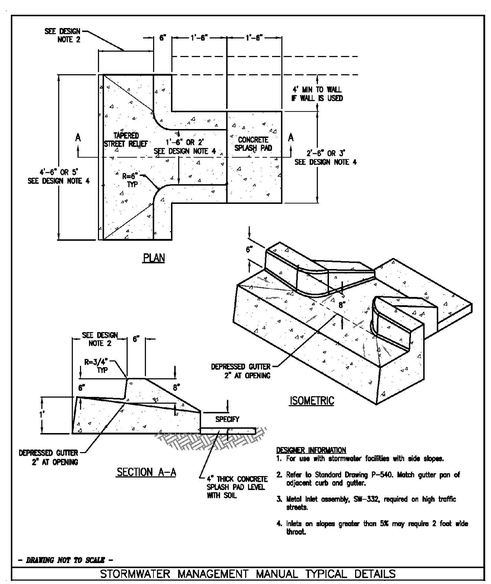
(J) TRANSITION GUTTER CROSS SLOPE FROM NORMAL SLOPE TO 5% SIMILAR TO SUPERELEVATION TRANSITION AREAS. MATCH GUTTER TRANSITION TO RAMP FLARES FOR PERPENDICULAR CURB RAMP (TYPICAL 8') OR RAMP AREA FOR COMBINATION CURB RAMP (TYPICAL 5'-8").

STANDARD CONCRETE SIDEWALK




REF STD SPEC SEC 7-21, 9-03

DRAIN CURB CUT TYPE 1




STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

DRAIN CURB CUT TYPE 2


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CALL BEFORE YOU DIG!

CHESTER A. RHODES — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — STATE OF TENNESSEE

11/18/2025


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| APPROVED | CAR | 00/00/00 |
| SAVED DATE: | 11/18/2025 2:57:37 PM | jbrad |

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

DWG. No.
C-6.0

SCALE: NOTED
CADFILE:
JOB No.
REV.

SITE DETAILS

NOTED




TYPICAL ADA PARKING SPACE SIGNAGE

SCALE: N.T.S.



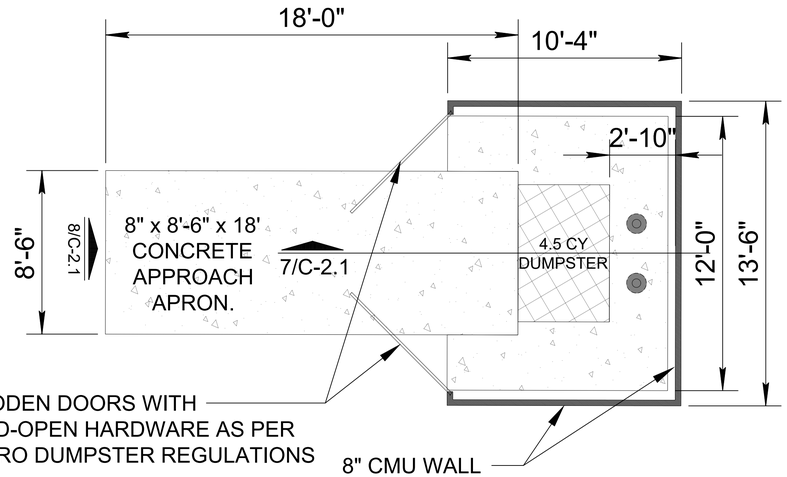

ADA PARKING SPACE SIGNAGE

SCALE: N.T.S.



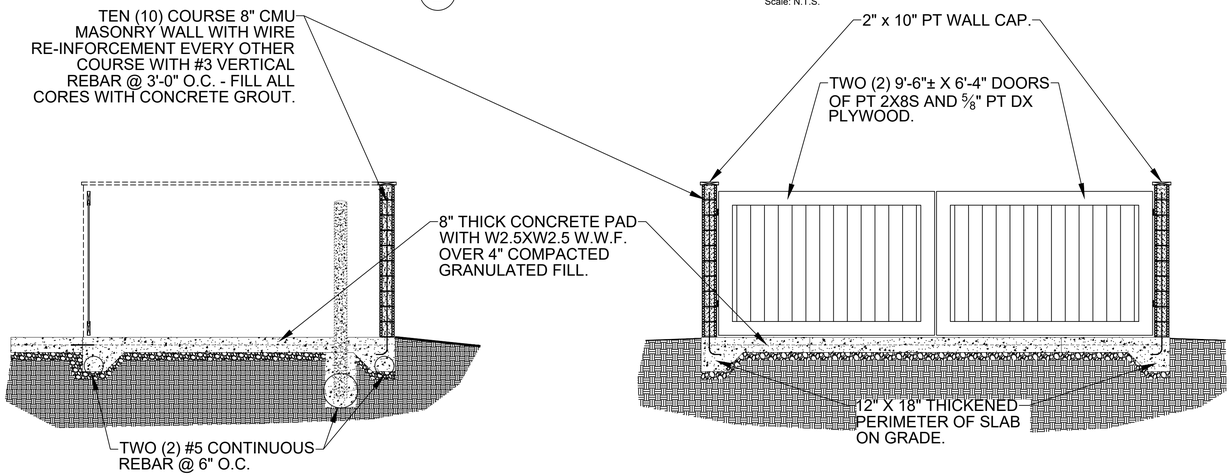

ADA PARKING SPACE SIGNAGE

SCALE: N.T.S.




2 DUMPSTER & DUMPSTER APPROACH

Scale: N.T.S.




3 DUMPSTER ENCLOSURE SECTION

Scale: N.T.S.




4 DUMPSTER FRONT ELEVATION / SECTION

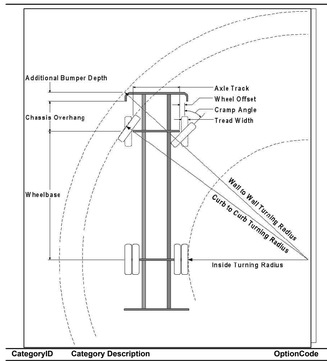
Scale: N.T.S.

Pierce

**Turning Performance Analysis** 5/3/2011

**Bid Number:** 253
**Department:**

**Chassis:** Velocity Chassis, Aerials, Tandem 48K, PUC (Big Block), 2010
**Body:** Aerial, HD Ladder 105', PUC, Alum Body




**Parameters:**

| | |
|---|---|
| Inside Cramp Angle: | 45° |
| Axle Track: | 82.92 in. |
| Wheel Offset: | 5.3 in. |
| Tread Width: | 17.4 in. |
| Chassis Overhang: | 78 in. |
| Additional Bumper Depth: | 7 in. |
| Front Overhang: | 85 in. |
| Wheelbase: | 256.5 in. |

**Calculated Turning Radii:**

| | |
|---|---|
| Inside Turn: | 20 ft. 2 in. |
| Curb to curb: | 36 ft. 7 in. |
| Wall to wall: | 40 ft. 11 in. |

**Comments:**

Note: Truck Length is 42'

| CategoryID | Category Description | OptionCode | OptionDescription |
|---|---|---|---|
| 6 | Axle, Front, Custom | 0508849 | Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel/Dash CF |
| 30 | Wheels, Front | 0019618 | Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot |
| 31 | Tires, Front | 0594821 | Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply |
| 38 | Bumpers | 0123628 | Bumper, Non-extended, Imp/Vel |
| 437 | Aerial Devices | 0592925 | Aerial, 105' Heavy Duty Ladder |

**Notes:**

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

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

1 AUTOTURN DETAIL

Scale: N.T.S.

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*SITE DETAILS*

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C-6.1

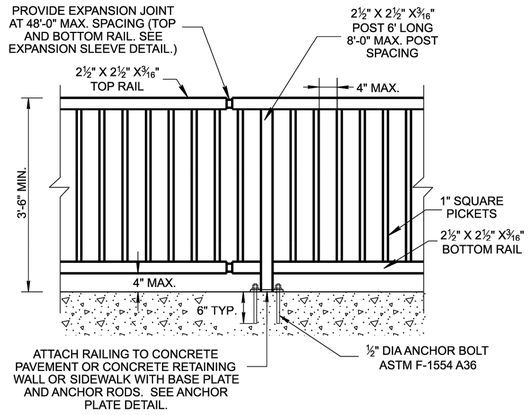
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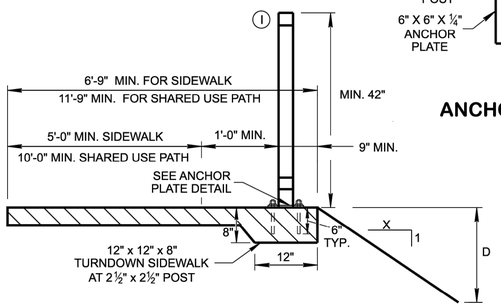
SITE DETAILS

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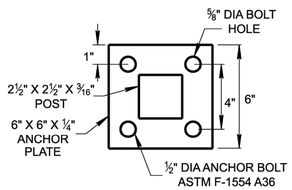
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## SAFETY RAIL POST BOLTED TO CONCRETE ITEM NO. 707-16.01

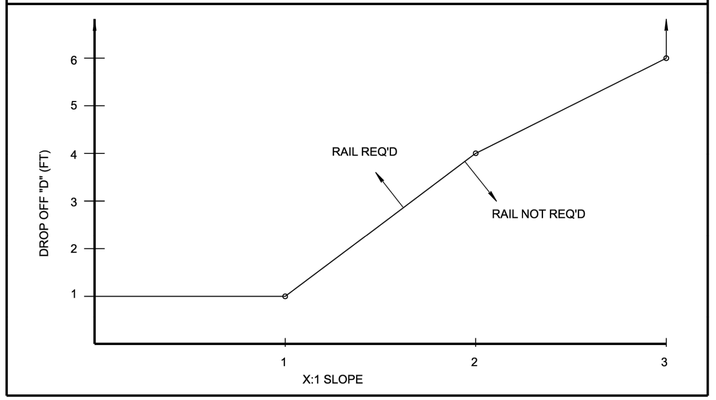



### SECTION VIEW FOR POST SET IN SIDEWALK



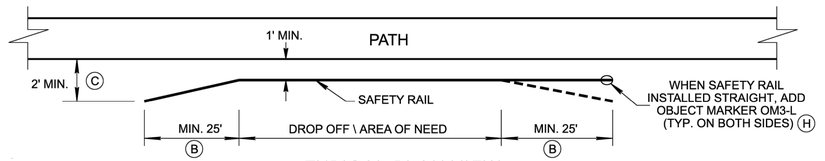

### ANCHOR PLATE DETAIL

## DETERMINATION OF NEED BASED ON SLOPE AND DROP OFF

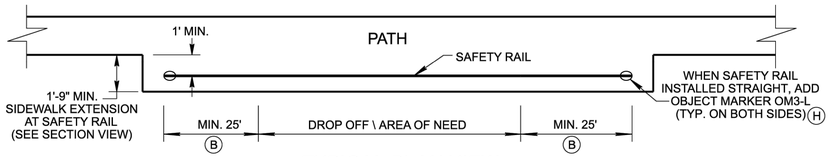



### FIGURE 1

BASED ON AASHTO BIKE GUIDE (CONSIDER PEDESTRIAN SAFETY RAIL AT LOCATIONS MORE THAN 30" DROP OFF (1:1 OR 2:1 SLOPE)




### TYPICAL PLAN VIEW SIDEWALK OR SHARED USED PATH




### TYPICAL PLAN VIEW FOR SIDEWALK OR SHARED USED PATH EXTENSION AT SAFETY RAIL

1 TDOT SAFETY RAIL (MM-BPR-1)
SCALE: N.T.S.

REV. 10-16-20: REVISED ANCHOR BOLTS SIZE. UPDATED GENERAL NOTE D

REV. 01-28-2022: ADDED SECTION VIEW FOR POST SET IN SIDEWALK, TYPICAL PLAN VIEW FOR SIDEWALK EXTENSION AT SAFETY RAIL, AND SAFETY RAIL INSTALLATION ON BIKE/PED 32" CONCRETE MEDIAN BARRIER RAIL OR PARAPET DRAWINGS. REMOVED ALTERNATE PLAN VIEW AND ALTERNATE INSTALLATION DRAWINGS. GENERAL NOTE J WAS ADDED. ADDED NOTE UNDER FIGURE 1.

REV. 07-30-2024: REVISED GENERAL NOTE H, AND ADDED NEW ITEM NUMBER 707-16.01. CHAIN-LINK ITEM NUMBERS WERE MOVED TO GENERAL NOTE H.

REV. 04-01-2025: ADDED MOUNTING PLATE DETAIL. REVISED NOTE D.

REV. 06-12-2025: ADDED ITEM NUMBERS TO THE ELEVATION VIEWS.

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STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

BIKE AND PEDESTRIAN SAFETY RAIL

01-07-2019 | MM-BPR-1

## GENERAL NOTES

A. TO DETERMINE IF SAFETY RAIL IS REQUIRED, REFER TO FIGURE 1 WHEN SHARED USE PATH OR SIDEWALK EDGE DROP OFF IS WITHIN 5'. INFORMATION IS PROVIDED FOR GUIDANCE ONLY, SOME SITES MAY REQUIRE A RAIL PER ENGINEERING JUDGEMENT. IF SIDEWALK IS ALONG A ROADWAY, SEE STANDARD DRAWING S-PL-6 FOR SAFETY HARDWARE PLACEMENT.

B. SAFETY RAIL SHALL BEGIN 25' BEFORE AND EXTEND 25' BEYOND AREA OF NEED.

C. SAFETY RAIL ENDS SHALL BE FLARED TO BEYOND 2' OF THE EDGE OF THE PATH OR MARKED WITH OBJECT MARKERS.

D. STEEL (INCLUDING ANCHOR BLOTS, NUTS, AND WASHERS) SHALL CONFORM TO ASTM A36 AND SHALL BE GALVANIZED. WELD ALL COMPONENTS USE 3/16" FILLET WELDS. GRIND WELDS AND CONNECTIONS AS REQUIRED TO PROVIDE A SMOOTH SURFACE, FREE OF BURRS.

E. FIELD PAINT SAFETY RAIL AFTER INSTALLATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

F. DETAIL SHOWN IS FOR TOP RAIL. EXPANSION JOINT FOR BOTTOM RAIL IS SIMILAR.

G. SYSTEM REPLACEMENTS MAY BE ALLOWED PROVIDING THAT THE HEIGHT AND SPACING LIMITATIONS SHOWN ON THIS DRAWING ARE MET.

H. ALL COST ASSOCIATED WITH THE SAFETY RAIL INCLUDING BUT NOT LIMITED, FURNISHING, INSTALLING, PAINTING, AND THE OBJECT MARKERS WILL BE INCLUDED IN THE FOLLOWING ITEM NUMBERS.

WHEN BIKE/PED BOX TUBE SAFETY RAIL IS MOUNTED ON THE TOP OF CONCRETE BARRIER RAIL.

| | | |
|---|---|---|
| 604-01.20 | BOX TUBE SAFETY RAIL | PER LINEAR FOOT. |

WHEN BIKE/PED BOX TUBE SAFETY RAIL IS ATTACHED ON SURFACE OR SET IN GROUND.

| | | |
|---|---|---|
| 707-16.01 | BIKE/PEDESTRIAN BOX TUBE SAFETY RAIL | PER LINEAR FOOT. |

AS AN ALTERNATIVE, STANDARD RIGHT-OF-WAY CHAIN LINK FENCE, 4' HEIGHT MAY BE USED IN LIEU OF THE BOX TUBE SAFETY RAIL. SEE STANDARD DRAWING S-F-10B FOR CHAIN LINK FENCE DETAILS. ALL COST OF THE OBJECT MARKERS WILL BE INCLUDES IN ITEM NO. 707-01.01. CHAIN LINK FENCE IS TO BE PAID FOR UNDER ITEM NUMBERS:

| | | |
|---|---|---|
| 707-01.01 | CHAIN-LINK FENCE (4-FOOT) | PER L.F. |
| 707-01.02 | END & CORNER POST ASSEMBLY(CHAIN-LINK FENCE 4') | PER EACH |
| 707-01.04 | GATE - CHAIN-LINK FENCE-4 FOOT (DESCRIPTION) | PER EACH |

J. COMBINATION BRIDGE SEPARATION BARRIER WITH BICYCLE RAILING HAS BEEN EVALUATED BY THE MIDWEST ROADSIDE SAFETY FACILITY AND MEETS MASH TL-2 STANDARDS. THE EVALUATION HAS BEEN DOCUMENTED IN REPORT NUMBER TRP-03-408-20.


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# EROSION CONTROL NOTES

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

## INITIAL EROSION CONTROL MEASURES

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


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INITIAL EPSC

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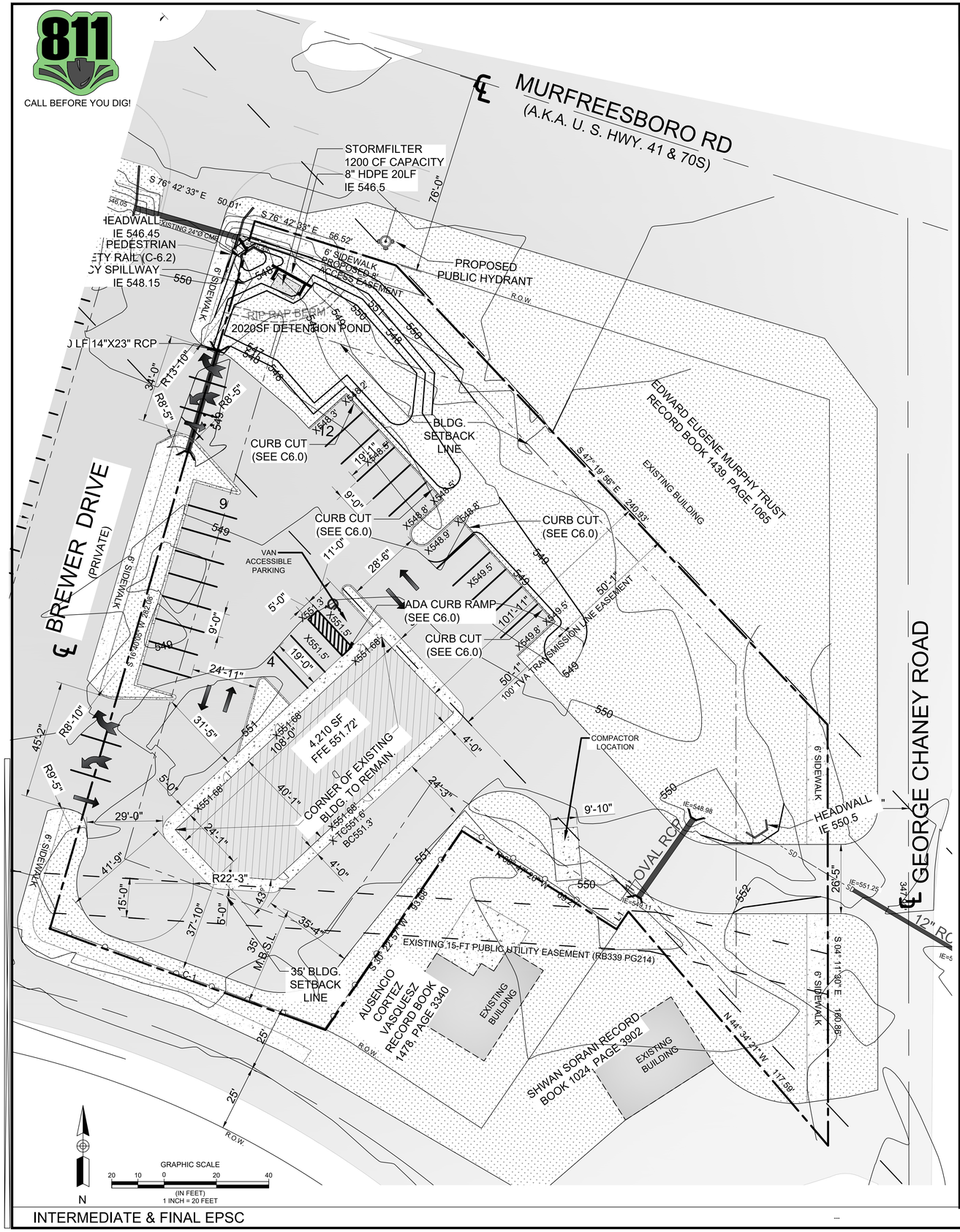
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INTERMEDIATE & FINAL EPSC

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

## INTERMEDIATE EROSION CONTROL MEASURES

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

## FINAL EROSION CONTROL MEASURES

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


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INTERMEDIATE & FINAL EPSC

DWG. No.
C-7.1

SCALE: NOTED
CADFILE: C1 Site Modifications Dwg - C1.dwg
JOB No.
REV.

NOTED

## Construction Notes

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

2. Staple the 4" overlap in the channel center using an 18" spacing between staples.

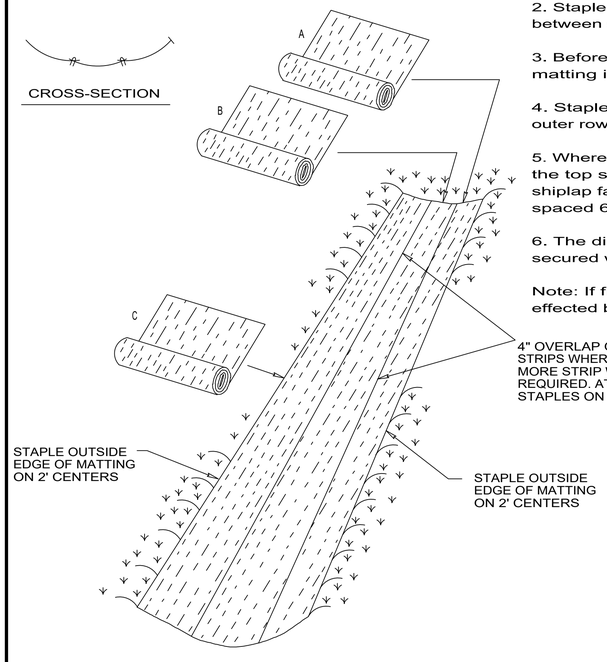
3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.

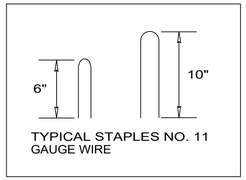
4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.

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

6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

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



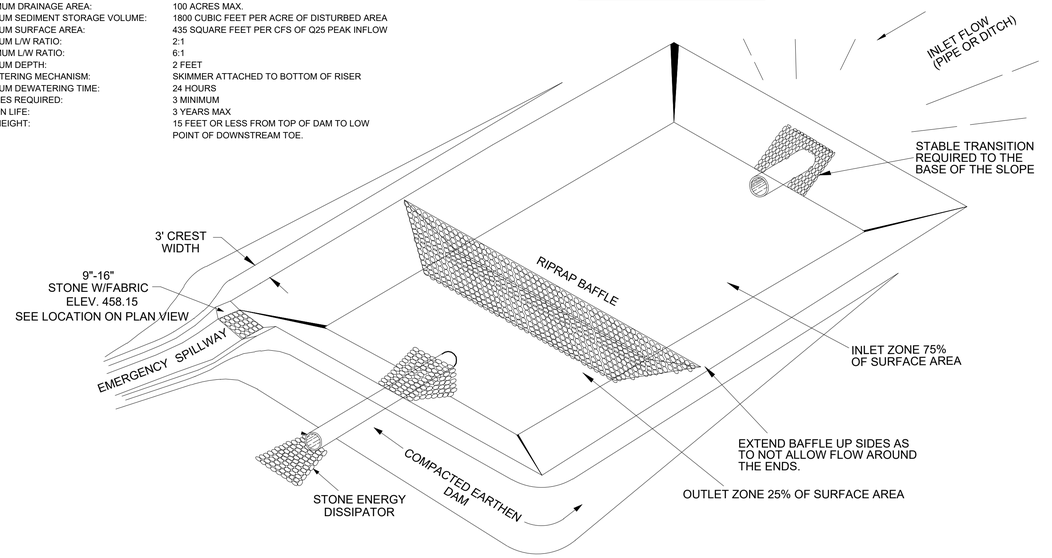




## 1 EROSION CONTROL MATTING
SCALE: N.T.S.

## DESIGN CRITERIA

| SUMMARY: | TEMPORARY SEDIMENT BASIN |
|---|---|
| PRIMARY SPILLWAY: | RISER / BARREL PIPE |
| MAXIMUM DRAINAGE AREA: | 100 ACRES MAX. |
| MINIMUM SEDIMENT STORAGE VOLUME: | 1800 CUBIC FEET PER ACRE OF DISTURBED AREA |
| MINIMUM SURFACE AREA: | 435 SQUARE FEET PER CFS OF Q25 PEAK INFLOW |
| MINIMUM L/W RATIO: | 2:1 |
| MAXIMUM L/W RATIO: | 6:1 |
| MINIMUM DEPTH: | 2 FEET |
| DEWATERING MECHANISM: | SKIMMER ATTACHED TO BOTTOM OF RISER |
| MINIMUM DEWATERING TIME: | 24 HOURS |
| BAFFLES REQUIRED: | 3 MINIMUM |
| DESIGN LIFE: | 3 YEARS MAX |
| DAM HEIGHT: | 15 FEET OR LESS FROM TOP OF DAM TO LOW POINT OF DOWNSTREAM TOE. |

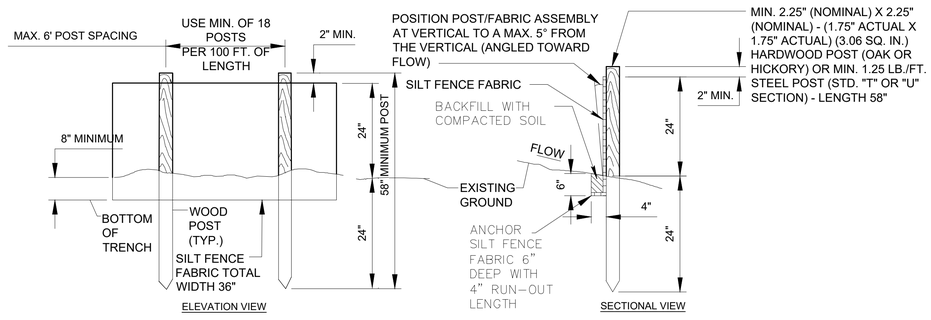
PERSPECTIVE VIEW

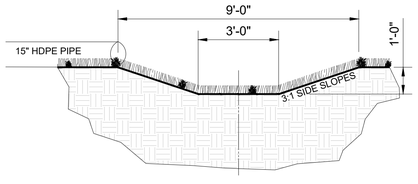



NOTES:
1. LOCATE SEDIMENT INFLOW TO THE BASIN AWAY FROM THE DAM TO PREVENT SHORT CIRCUITS FROM INLETS TO OUTLETS

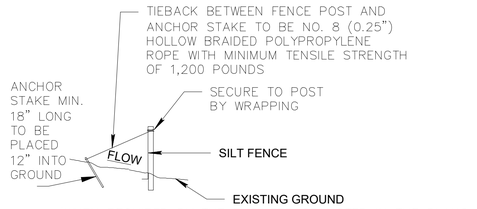
2. BASINS MUST BE STABILIZED IMMEDIATELY UPON CONSTRUCTION AND PRIOR TO SITE INSPECTION APPROVAL

## 2 DETENTION AREA & SEDIMENT BASIN
SCALE: N.T.S.




GRASS FOREBAY SWALE
22 LF LONG




SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

## 3 SILT FENCE
SCALE: N.T.S.

EPSC DETAILS

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C-7.2

SCALE: NOTED

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JOB No.

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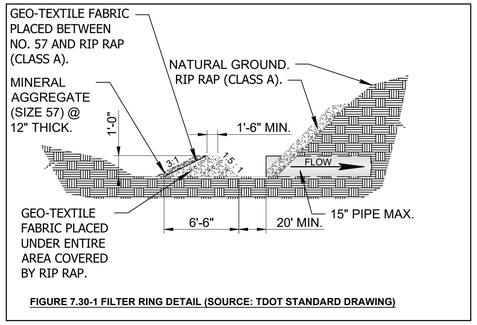
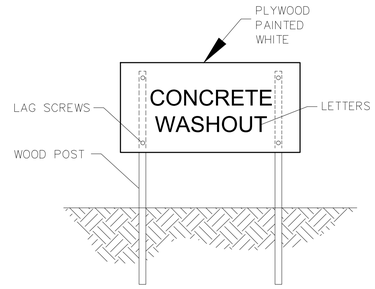
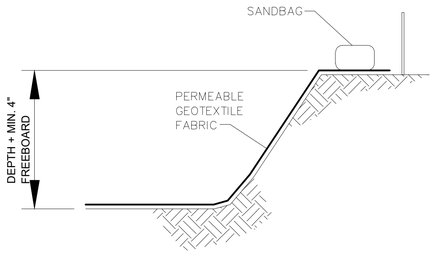



**FIGURE 7.30-1 FILTER RING DETAIL (SOURCE: TDOT STANDARD DRAWING)**



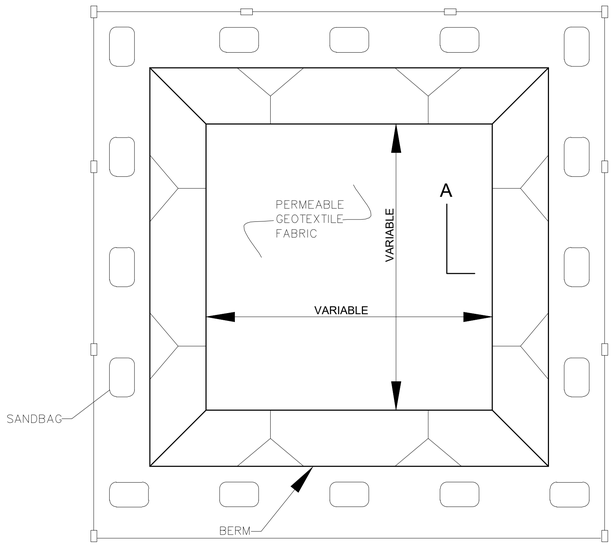

CONCRETE WASHOUT SIGN (OR EQUIVALENT)



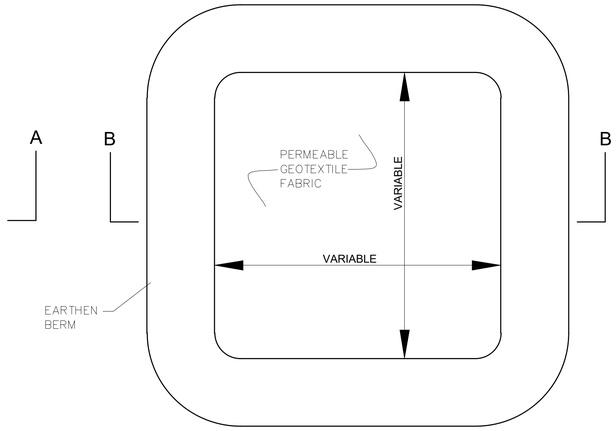

SECTION A-A




SECTION B-B




PLAN VIEW
TYPE "BELOW GRADE"



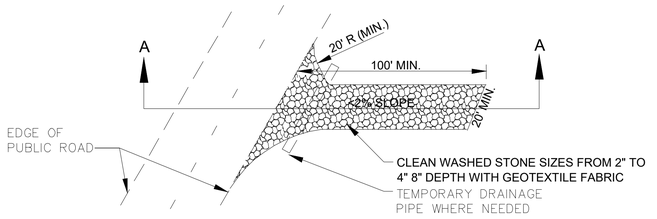

PLAN VIEW
TYPE "ABOVE GRADE"
WITH EATHERN BERMS

NOTES:

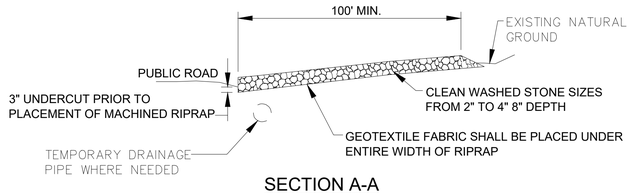
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

1 CONCRETE WASHOUT
SCALE: N.T.S.

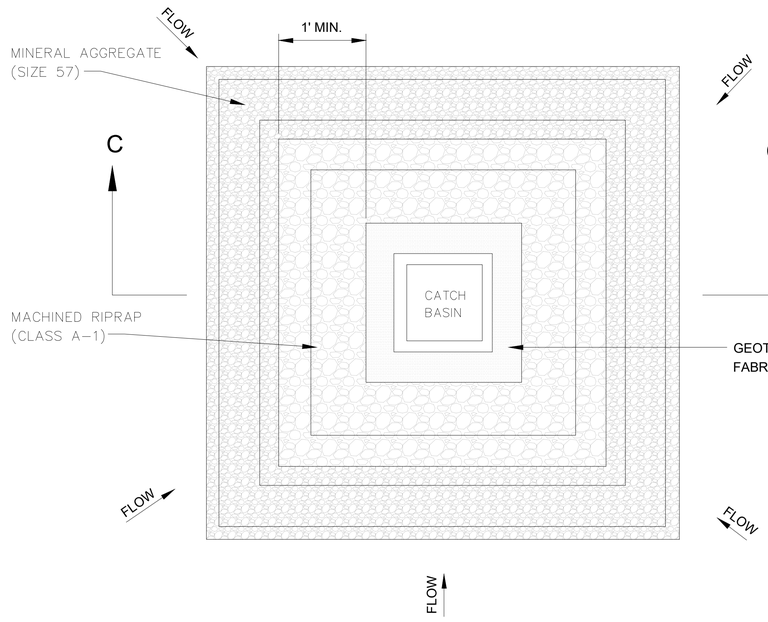



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

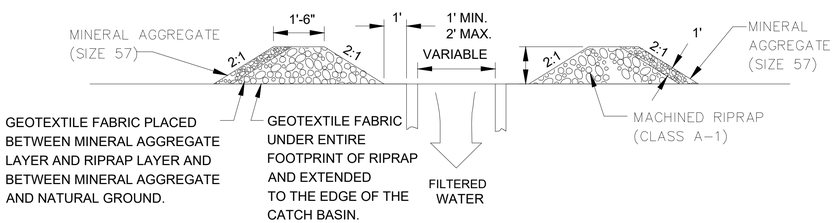



SECTION A-A

2 CONSTRUCTION ENTRANCE
SCALE: N.T.S.




CATCH BASIN PROTECTION




SECTION C-C

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


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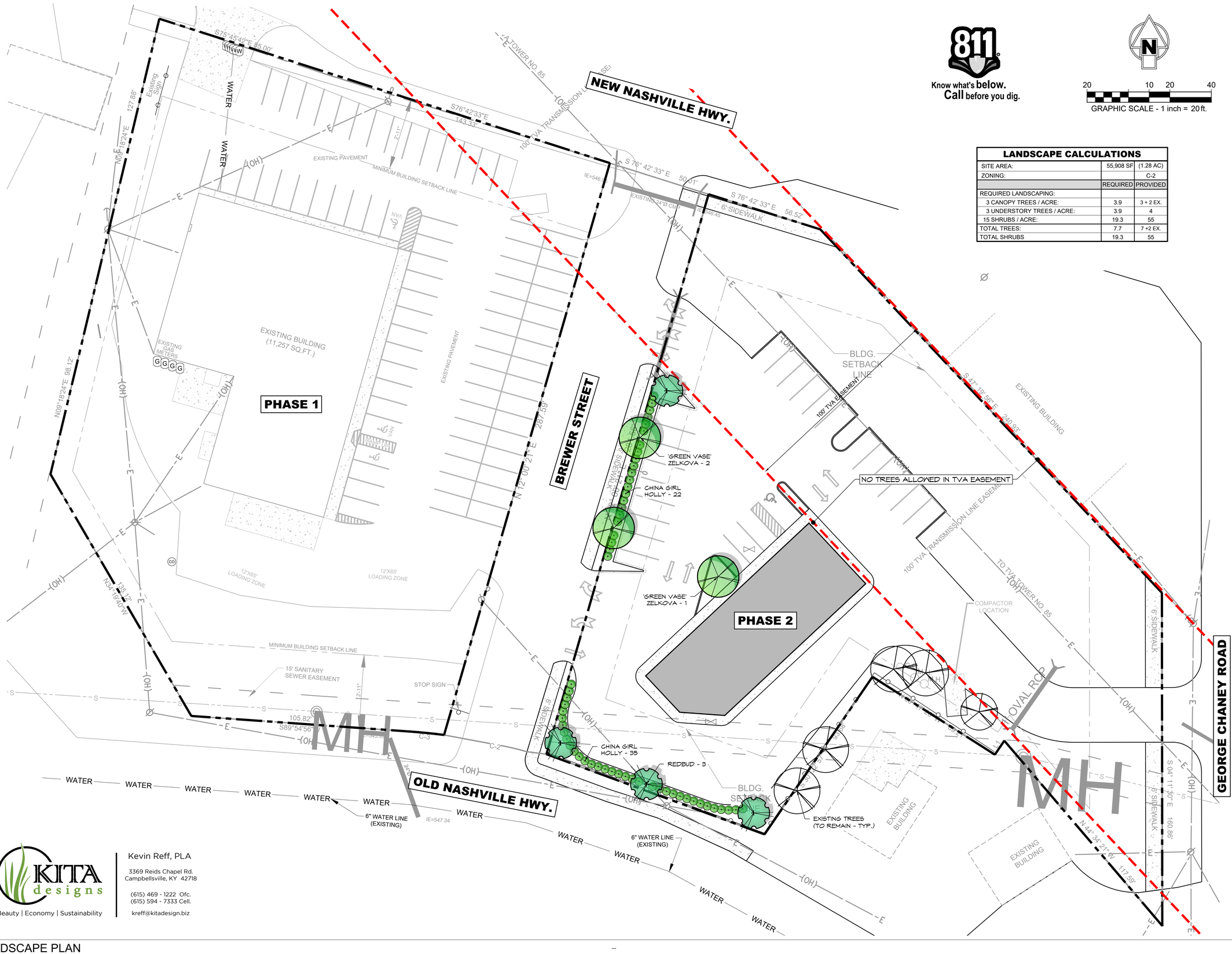
DWG. No.
C-7.3

SCALE: NOTED

CADFILE:

JOB No.

REV.




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


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LANDSCAPE PLAN

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KITA designs
Beauty | Economy | Sustainability
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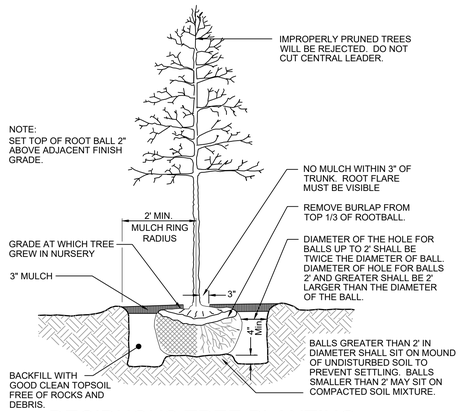

LANDSCAPE PLAN

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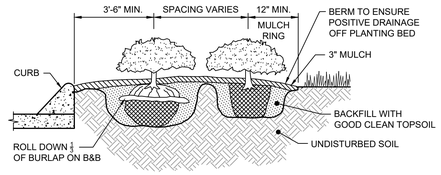
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## LANDSCAPE NOTES:

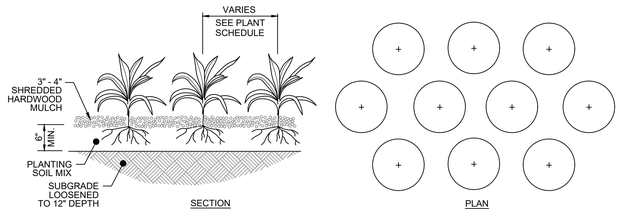
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT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




DECIDUOUS TREE PLANTING
NOT TO SCALE




SHRUB / GROUND COVER PLANTING
NOT TO SCALE




GROUND COVER / PERENNIAL PLANTING
NOT TO SCALE

## PLANT SCHEDULE

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


KITA designs
Beauty | Economy | Sustainability

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3-18-24


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SITE DEVELOPMENT WATER/WASTEWATER



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*LANDSCAPE PLAN*

DWG. No.
L-1.2

SCALE: NOTED
CADFILE: I:\TN\Murfreesboro Road - LDSC
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REV.

LANDSCAPE PLAN | --- | NOTED

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PHOTOMETRIC SITE PLAN

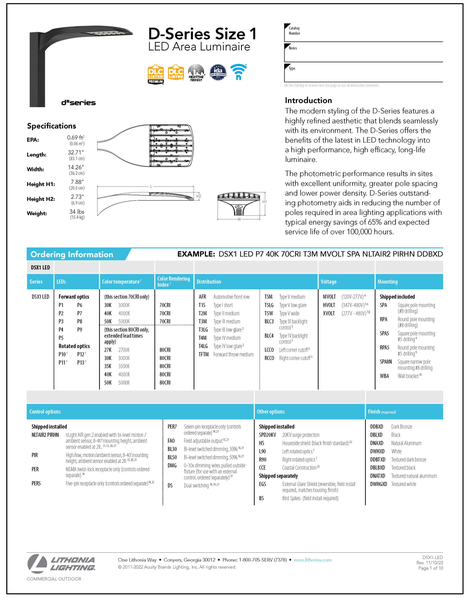
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## LIGHTING FIXTURE SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER MODEL | NO. LAMPS | LAMP OUTPUT | MOUNTING | INPUT POWER |
|---|---|---|---|---|---|---|
| P1 | D-SERIES SIZE 1 AREA LUMINAIRE P4 PERFORMANCE PACKAGE 3000K CCT 80CRI FORWAD THROW | LITHONIA LIGHTING DSX1 LED P4 30K 80CRI TFTM | 1 | 14272 | 20' POLE | 123.94 |
| WP | WDGE2 LED WITH P4 - PERFORMANCE PACKAGE,3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC | LITHONIA LIGHTING WDGE2 LED P4 30K 80CRI TFTM | 1 | 4002 | WALL 10.5' | 46.6589 |

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



D-Series Size 1
LED Area Luminaire

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications
EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

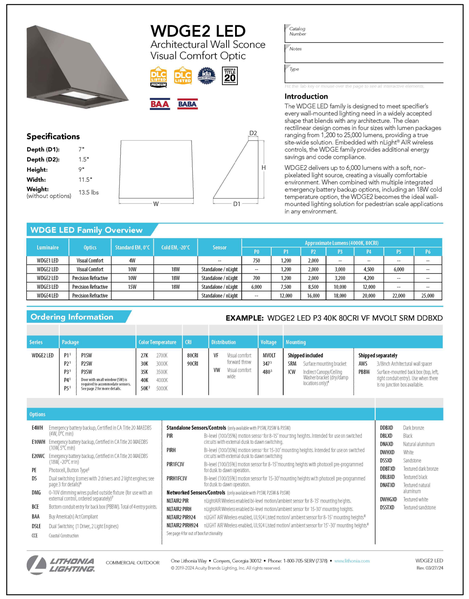
Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

| Series | LEDs | Color temperature* | Color Rendering (min.) | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|---|
| DSX1 LED | Forward optics: P1 P6 P2 P7 P3 P8 P4 P9 P5 | (Only on select 70CRI only) 30K 3000K 40K 4000K 50K 5000K | 70CRI 70CRI 70CRI | AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4FT Type IV low-glare T4M Type IV medium T4FG Type IV low-glare T5FTM Forward throw medium | T5M Type V medium T5GG Type V low-glare T5W Type V wide BLC3 Type III backlight control BLC4 Type IV backlight control LCCO Left corner cutoff RCCO Right corner cutoff | MVOLT (120V-277V) HVOLT (347V - 480V) VHVOLT (277V - 480V) | Shipped included: SPA Square pole mounting (4ft drilling) RPA Round pole mounting (4ft drilling) SPA5 Square pole mounting (5" drilling) RPA5 Round pole mounting (5" drilling) SPABK Square narrow pole mounting (4ft drilling) WBA Wall bracket |
| | Rotated optics: P10 P12 P11 P13 | (Only on select 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K | 80CRI 80CRI 80CRI 80CRI 80CRI | | | |

| Control options | Other options | Finish (required) |
|---|---|---|
| Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with 5a-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [4,5,6,20,21] | Shipped installed: SPD10KV 10kV surge protection HS Houseside shield (black finish standard) [8] LWR Left-rotated optics [1] RWR Right-rotated optics [1] CCE Coastal Construction [9] | DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone |
| PIR High/low, motion/ambient sensor, 8-40'mounting height, ambient sensor enabled at 2fc [4,6,21] | Shipped separately: BSG External Glare Shield (reversible, field install required, matches housing finish) BS Bird Spikes (field install required) | |
| PIRH NLIGHT AIR enabled high/low motion/ambient sensor for 15-30' mounting heights. Includes integral photocell. Ordering Note: Must be ordered with fixture for factory pairing. Requires (1) nLight AIR node (sold separately). [4,6,21] | | |
| PER Photocell, Button Type [4] | | |
| PER5 Five-pin receptacle only (controls ordered separately) [4,7] | | |
| PER7 Seven-pin receptacle only (controls ordered separately) [4,7] | | |
| FAO Field adjustable output [4,7] | | |
| BL30 Bi-level switched dimming, 30% [4,7] | | |
| BL50 Bi-level switched dimming, 50% [4,7] | | |
| DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [4] | | |
| DS Dual switching [4,10,11] | | |

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DSX1 LED Rev. 11/17/22 Page 1 of 10



WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

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

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs

WDGE LED Family Overview

| Luminaire | Optics | Standard Eff. 0°C | Cold Eff. -20°C | Sensor | Approximate Lumens (4000K, 80CRI) P1 | P2 | P3 | P4 | P5 | P6 | P8 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| WDGE1 LED | Visual Comfort | 4W | | -- | 250 | 1,200 | 2,000 | -- | -- | -- | -- |
| WDGE2 LED | Visual Comfort | 14W | 18W | Standalone / nLight | -- | 1,200 | 2,000 | 3,000 | 4,500 | 6,000 | -- |
| WDGE2 LED | Precision Refractor | 14W | 18W | Standalone / nLight | 390 | 1,200 | 2,000 | 3,200 | 4,200 | -- | -- |
| WDGE3 LED | Precision Refractor | 15W | 18W | Standalone / nLight | 6,000 | 7,500 | 8,500 | 10,000 | 12,000 | -- | -- |
| WDGE4 LED | Precision Refractor | | | Standalone / nLight | -- | 12,000 | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

| Series | Package | Color Temperature | CRI | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|---|
| WDGE2 LED | P1* P5W P2* P25W P3* P35W P4* Drive with wall switches CWS in series. Not available with nLight. See page 2 for more details. P5* | 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K* 5000K | 80CRI 90CRI | VF Visual comfort forward throw VW Visual comfort wide | MVOLT 347* 480* | Shipped included: SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (pre-factory locations only)* Shipped separately: AWS 3-Direct Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when three is no junction box available. |

Options

| | | |
|---|---|---|
| E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) | Standalone Sensors/Controls (only available with P15W, P25W & P35W): PIR Bi-level (1000/250lx) motion sensor. For 8-15' mount ing heights. Intended for use on switched circuits with external dusk to dawn switching. | DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum |
| EWHH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min) | PIRH Bi-level (1000/250lx) motion sensor. For 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. | DWHXD Textured white DSSTXD Textured sandstone |
| E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) | PIR1FC3V Bi-level (1000/250lx) motion sensor for 8-15' mounting heights with photocell pre-programmed for Dusk to Dawn operation. | |
| PE Photocell, Button Type* | PIRH1FC3V Bi-level (1000/250lx) motion sensor for 15-30' mounting heights with photocell pre-programmed for Dusk to Dawn operation. | |
| DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)* | Networked Sensors/Controls (only available with P15W, P25W & P35W): NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. | |
| DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)* | NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. | |
| BCE Bottom-conduit entry for back box (PBBW). Total # if entry points. | NLTAIR2 PIRH24 nLight AIR Wireless enabled, (2) 0/10 volt closed motion/ ambient sensor for 8-15' mounting heights* | |
| BAA Buy American Act compliant | NLTAIR2 PIRH24 nLight AIR Wireless enabled, (2) 0/10 volt closed motion/ ambient sensor for 15-30' mounting heights* | |
| DS&D Dual Switching (1 Driver, 2 Light Engines) | See page 4 for set of backs for drawing. | |
| CCE Coastal Construction | | |

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WDGE2 LED Rev. 03/07/24


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Sheet Title:
PHOTOMETRIC SITE PLAN

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PH-1.0

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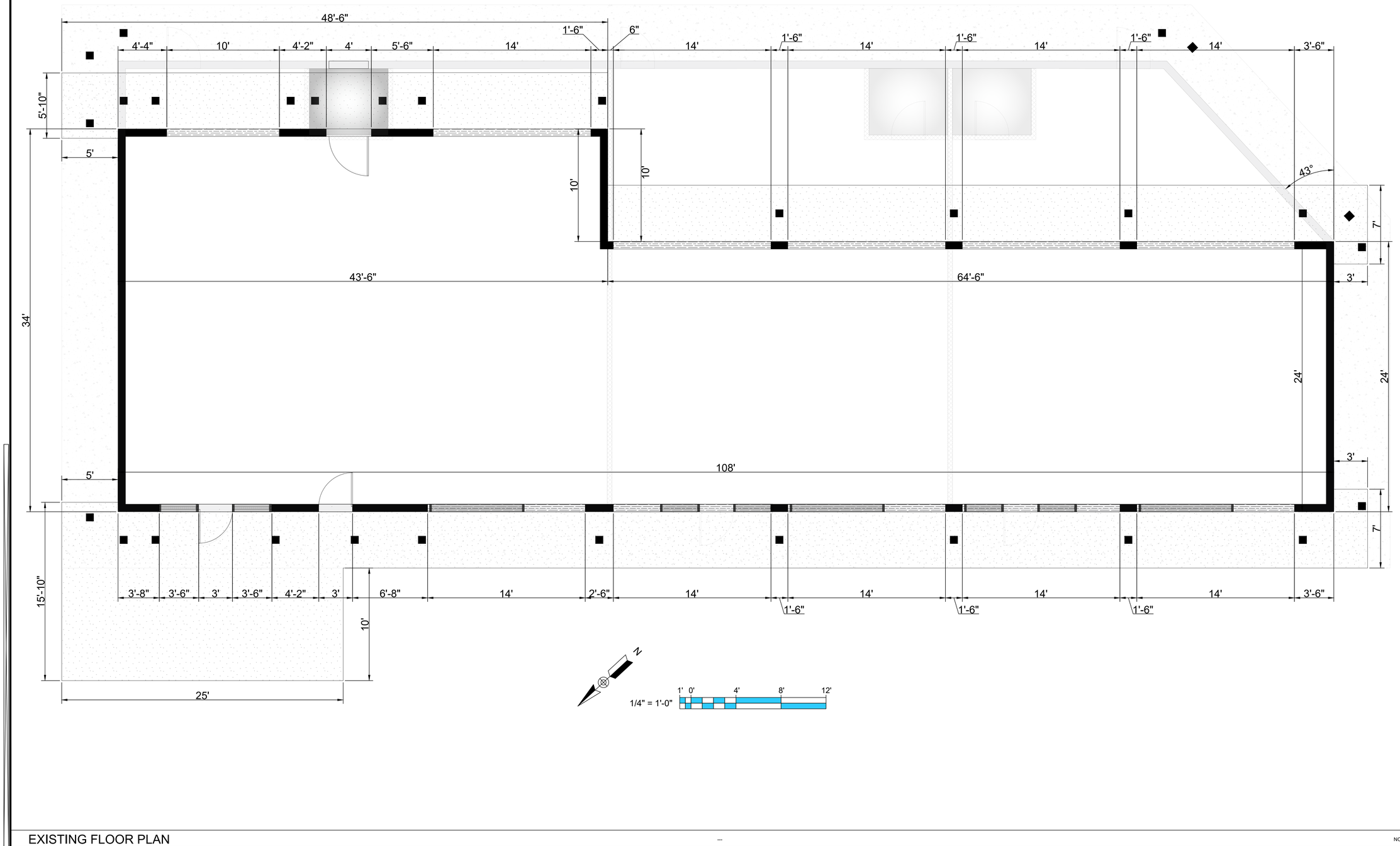

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11/18/2025


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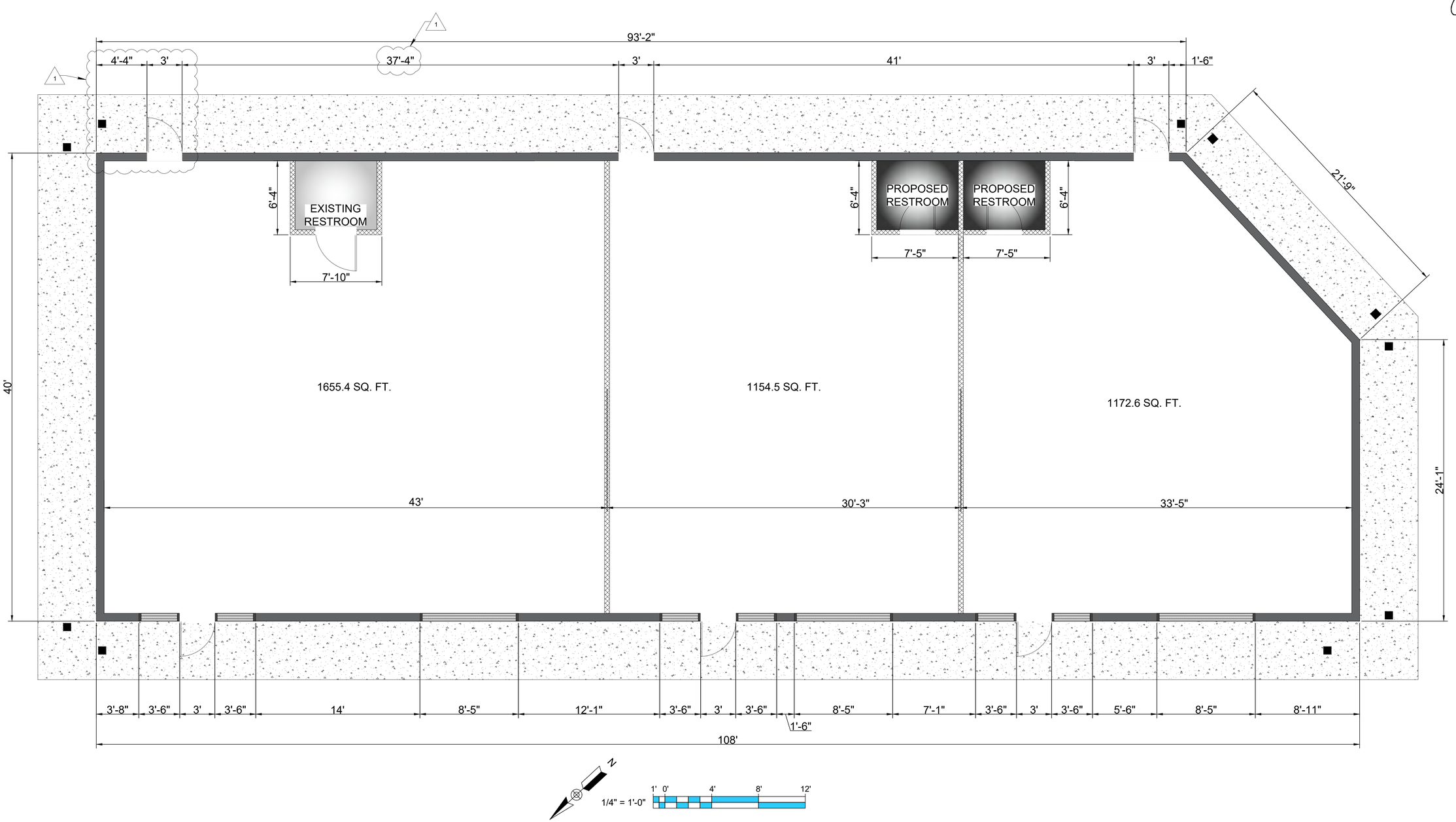
# *EXISING FLOOR PLAN*

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# PROPOSED NEW BUILDING LAYOUT

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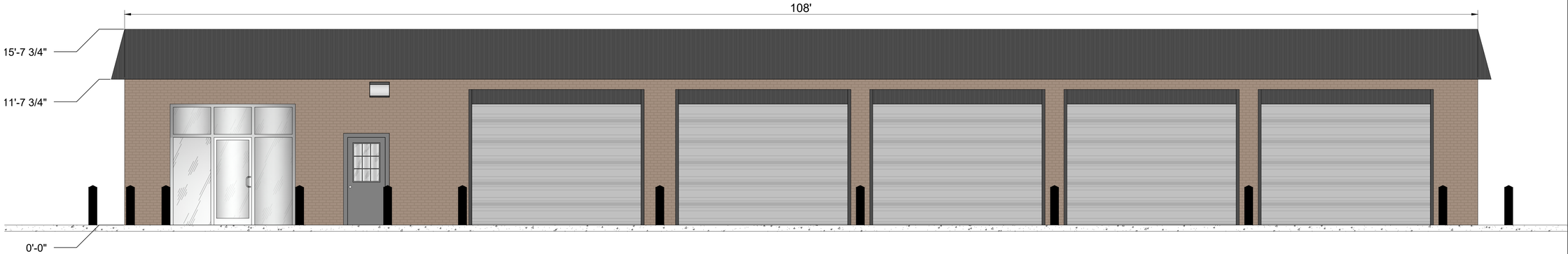
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CADFILE: 5130 Murfreesboro Road, LA Ver.dwt

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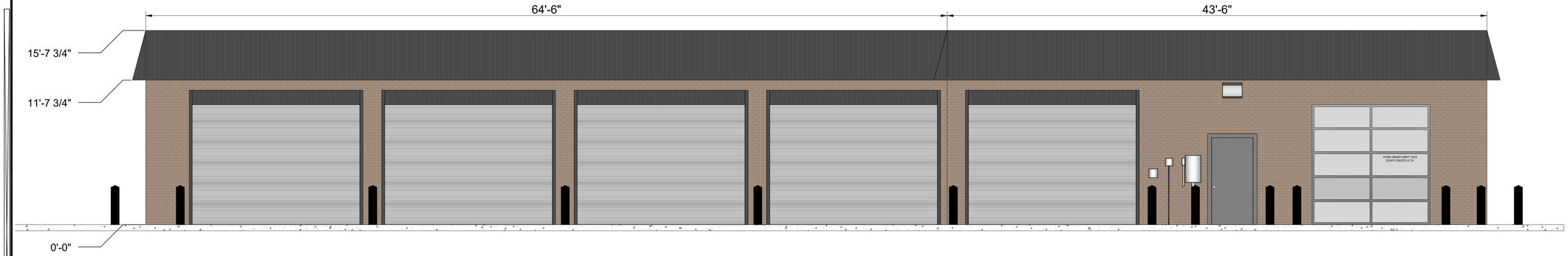
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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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')

EXISTING 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 — AGRICULTURE — STATE OF TENNESSEE

11/18/2025


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

EXISTING FRONT & REAR ELEVATIONS

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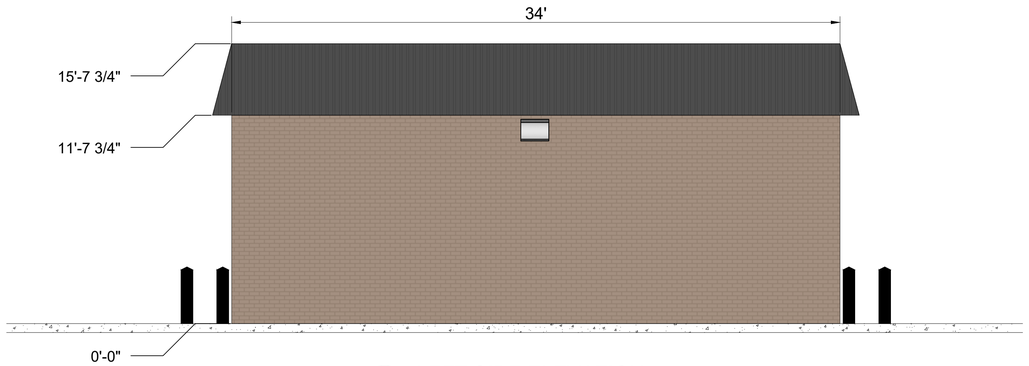
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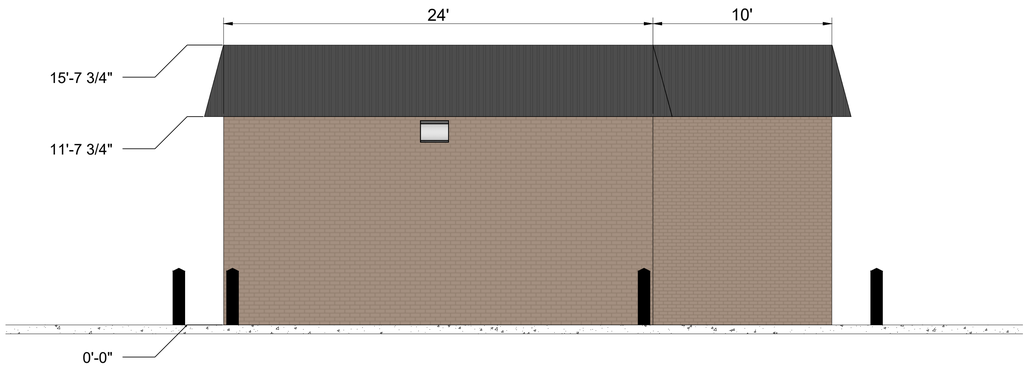
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CALL BEFORE YOU DIG!




1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

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

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS --- 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 — AGRICULTURE — 102311 — STATE OF TENNESSEE

11/18/2025


ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

DWG. No.
A-2.1

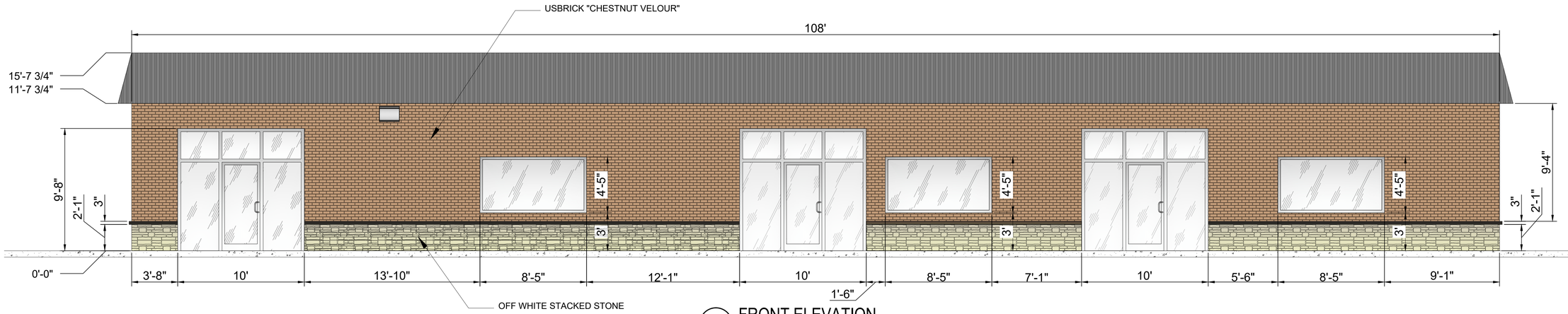
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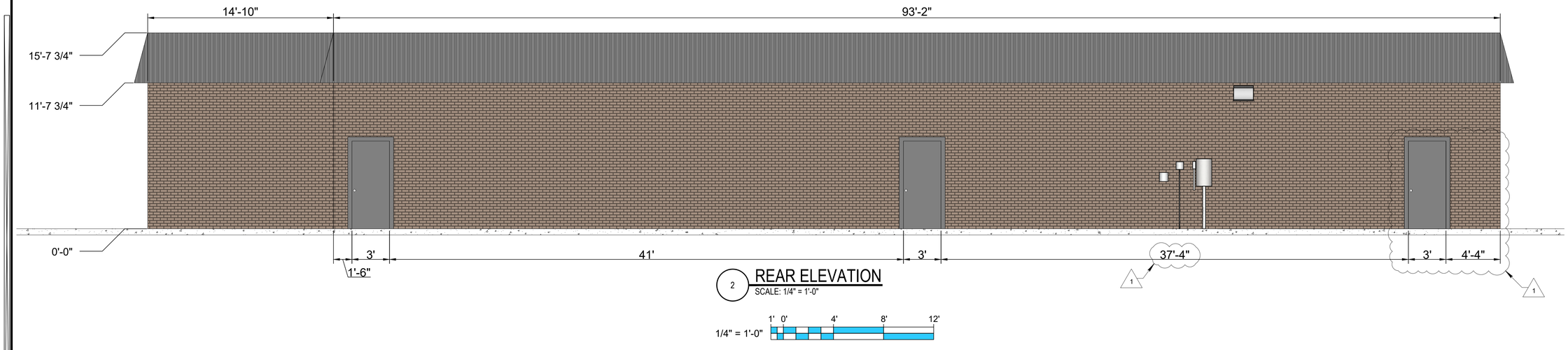
REV.

CALL BEFORE YOU DIG!




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2 REAR ELEVATION
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PROPOSED FRONT & REAR ELEVATION

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NOTED


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BRENTWOOD, TN 37027
Ph # 615-423-4519
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TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027


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

Chester A. Rhodes

11/18/2025


ENGINEER:
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PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
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5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PROPOSED FRONT & REAR ELEVATIONS

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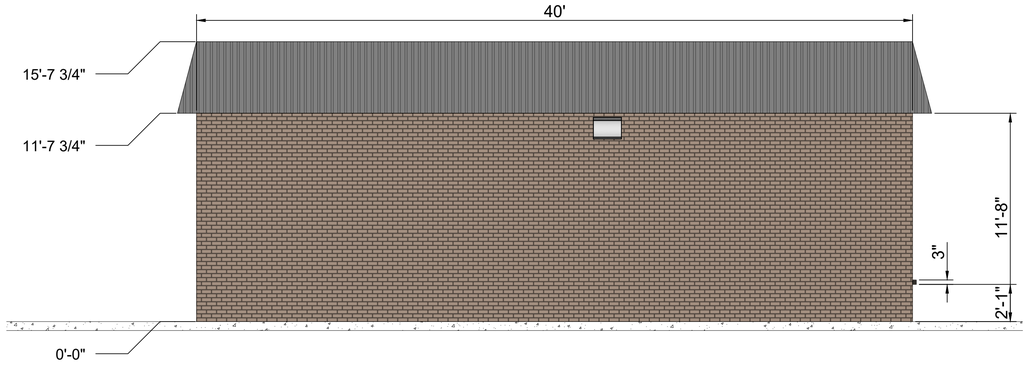
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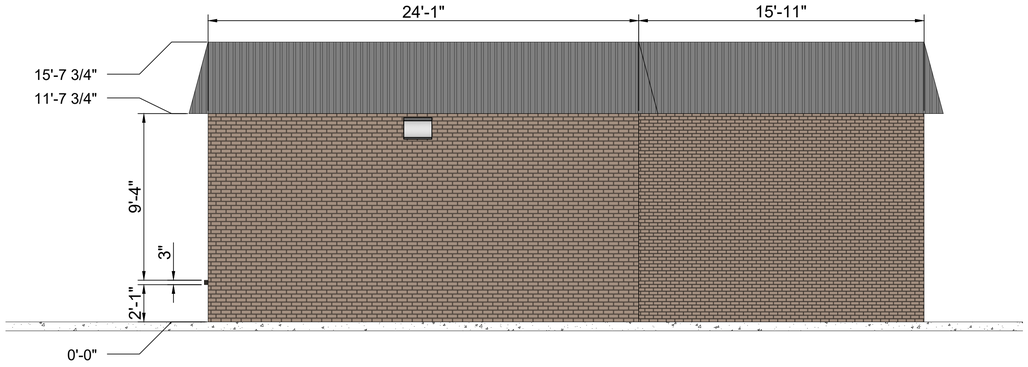
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CALL BEFORE YOU DIG!




1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

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PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

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NOTED


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

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027


CHESTER A. RHODES — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — CIVIL — No. 102511 — STATE OF TENNESSEE

11/18/2025


ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
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PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

DWG. No.
A-3.1

SCALE: NOTED

CADFILE: X:\06-Murfreesboro Road, TN-06-05

JOB No.

REV.

# Planning Commission Report
# Meeting: November 25, 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: PDR R-3 (Planned Density Residential with High Density R-3 Base) Zoning District. Property owned by Chao Wen Dong. Requested by Last of the Loggers, LLC.**

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

**Summary:**
The applicant is requesting to rezone approximately 9 acres from Ag to PDR with an R-3 base. The property is located between Chaney and Sanders Roads.

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)

1. Please provide a notation and/or amend the Development Agreement such that the developer agrees that public roadway improvements may be required by the city due to the increase in density requested with this rezoning. Such improvements will be done at the expense of the developer. These will be determined during the Concept Plan phase of the subdivision process where a traffic study will be required to be provided at the expense of the developer.
2. Please provide a notation such that the developer agrees that offsite public water and sewer improvements may be required by the city due to the increase in density requested with this rezoning. Such improvements will be done at the expense of the developer.

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

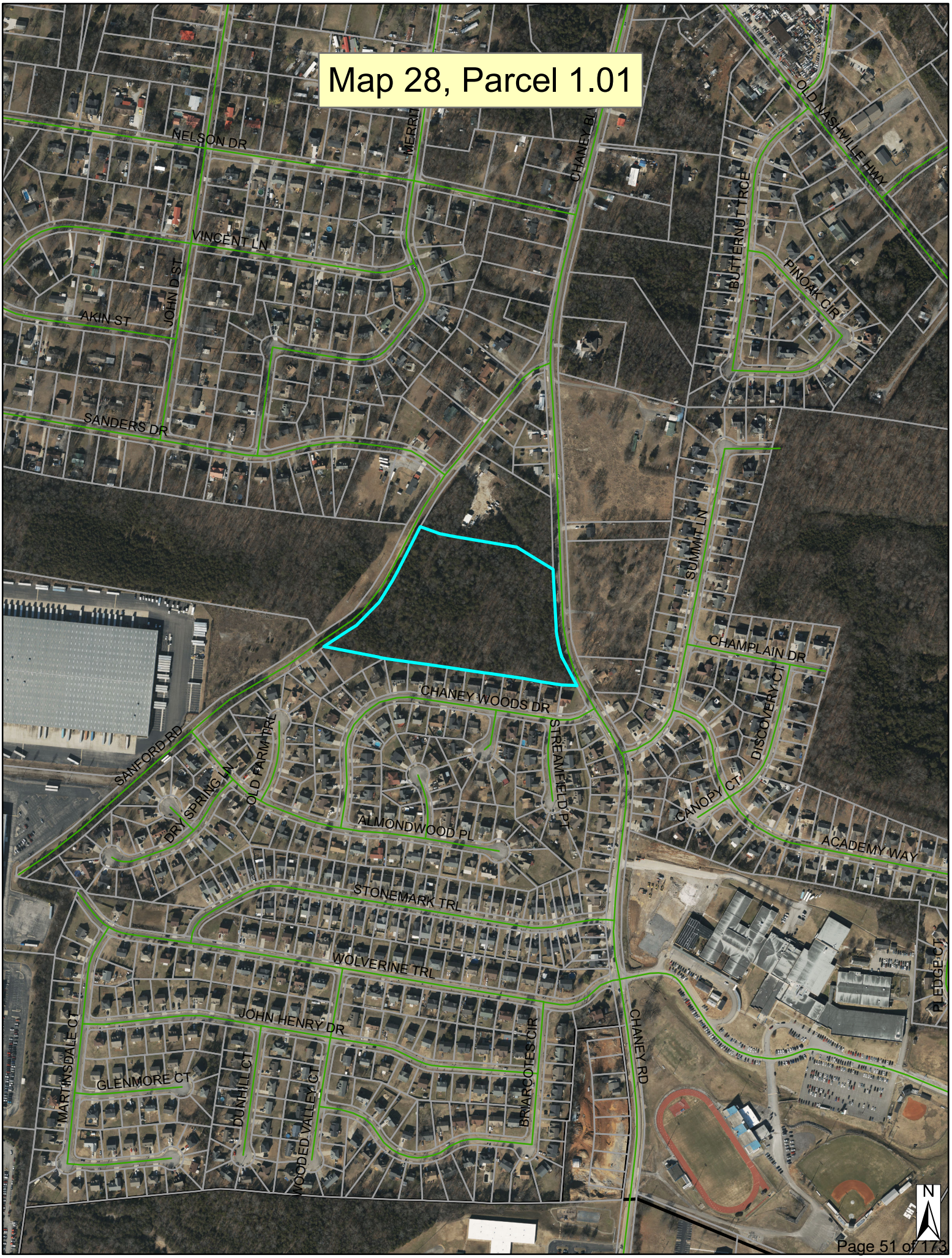
1. Informational Comment: Utility Engineer has water and sewer availability letter request on file. Public water is available at this time. Public sewer is not available at this time.

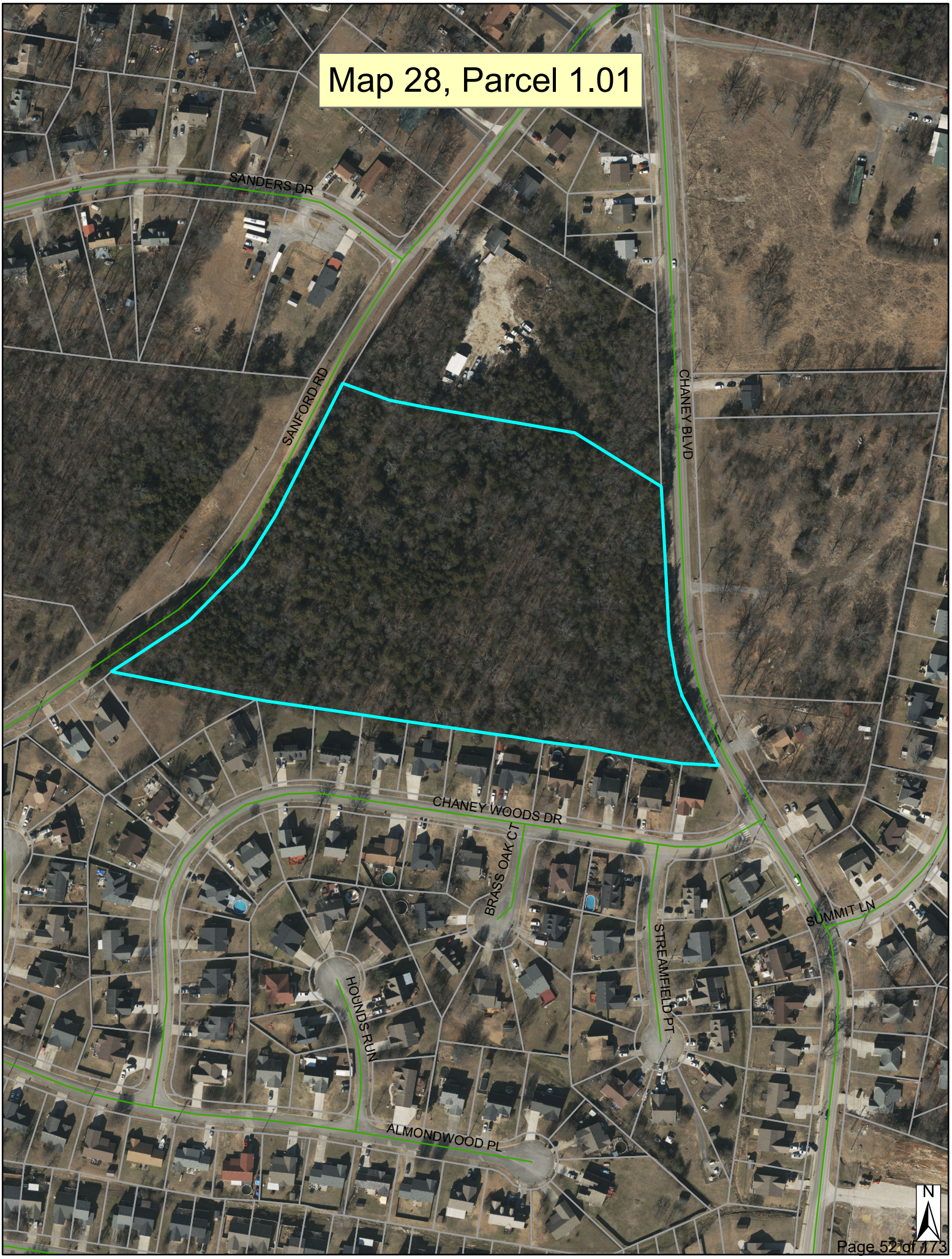
**Codes** (**Joe White** - jwhite@lavergnetn.gov)
No comments.

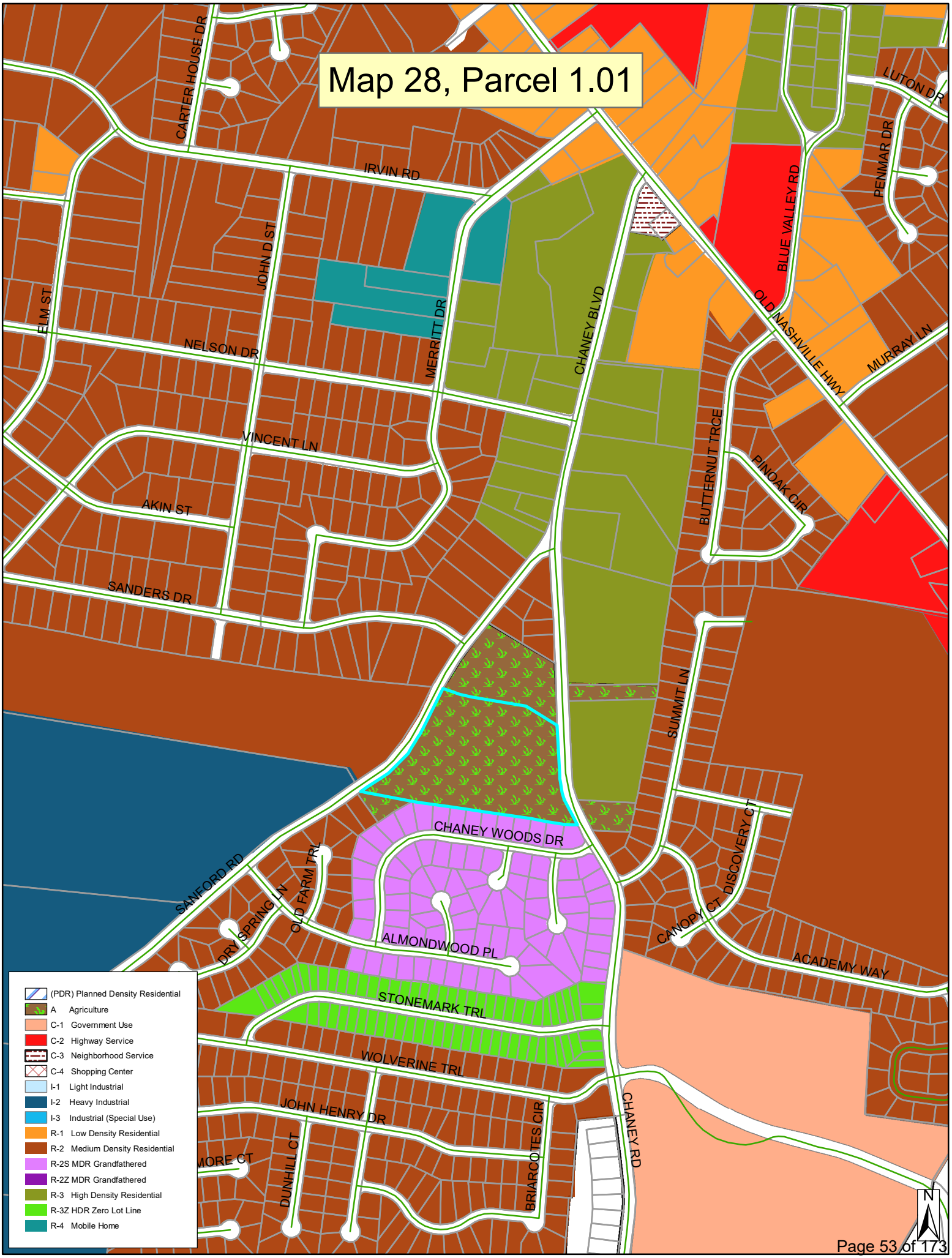
**Fire** (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

**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.


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
DRY SPRING LN
OLD FARM TRL
CANOPY CT
ACADEMY WAY
ALMONDWOOD PL
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

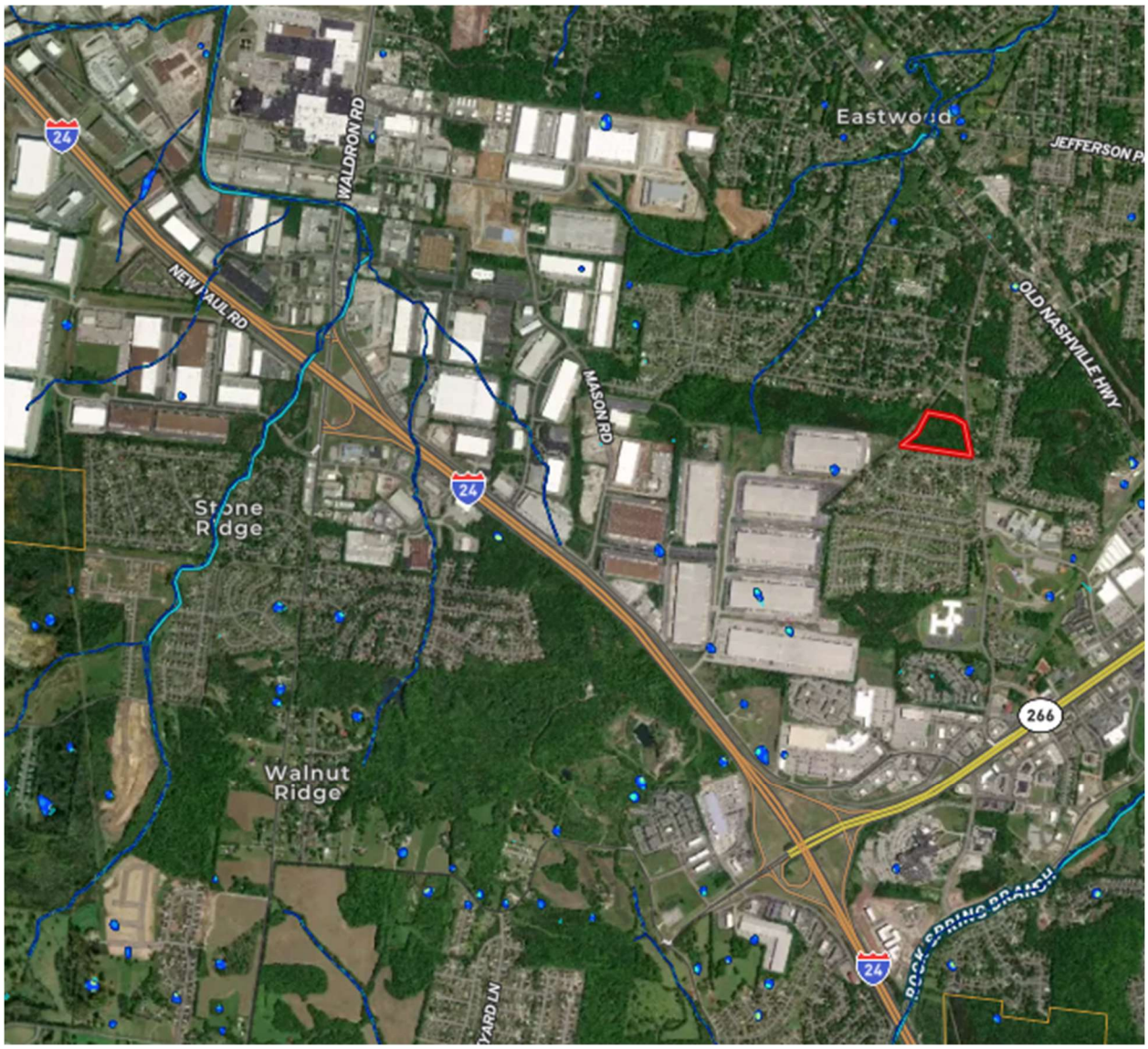

PROPERTY
RE-ZONING
REQUESTED
FOR INFO CALL
615-287-3702



**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

# City of La Vergne, Tennessee

5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

## REZONING REQUEST APPLICATION

For a Rezoning Request, the City of La Vergne **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property. (See Zoning Ordinance for Specific Details.)
3. A label matrix with a list of Names **and** addresses of all adjacent property owners within 500 feet.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the applicant the authority to request rezoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable $300.00 application fee. (Checks should be made payable to "City of La Vergne")

**Request No.** _____ **Date Submitted:** 8-25-25
(Assigned by the City Recorder)

### SECTION 1 - Applicant Information (Any Correspondence from the City will be addressed to the applicant.)

☐ Property Owner ☒ Purchaser of Property ☐ Engineer ☐ Trustee
☐ Architect ☐ Other: _____

Name: Last of the Loggers, LLC Phone #: 615-663-7345

Business: Last of the Loggers, LLC E-Mail: mark@clqland.com

Address: 4000 Rush Street #1003 Best Way to Contact: email
(Mail, E-Mail, Phone)

City: Franklin State: TN Zip: 37014

### SECTION 2 - Property Information for the Rezoning Request

| Tax Map | Parcel(s) | Current Zoning District | Requested Zoning District | # of Acres | Property Owner |
|---|---|---|---|---|---|
| | 028-001-01-000 | Agriculture | R3-PDR | 9.67 | Chao Wen Dong |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

*** Reason for Rezoning must be included on an attached sheet.

**Project Name:** La Vergne 9

**Project Address:** Sanford Road La Vergne, TN

**Existing Land Use:** Vacant land

**Proposed Land Use:** Single Family Residential

**Total Acreage of Project / Rezoning:** 9.67

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to the Board of Mayor and Aldermen. The Board of Mayor and Aldermen must approve a Rezoning Ordinance on two readings and hold a public hearing before the rezoning request is considered approved.

**Applicant's Signature:** Mark Hanson **Date:** 8-25-25

Chao Wen Dong
417 Liberty
Smyrna, TN 37167-7204

August 17, 2025

City of La Vergne Planning Department
5093 Murfreesboro Road
La Vergne, TN 37086

Re: Authorization for Rezoning Application and Agreement to Restrictive Covenant – Property at Sanford Road, La Vergne, TN (Parcel 001.01, ±9.67 Acres)

Dear Planning Department Officials:

I am the current owner of the property located at Sanford Road, La Vergne, TN, further identified as Parcel 001.01 and consisting of approximately 9.67 acres (the "Property"), as described in the attached Exhibit A from the Contract for Purchase and Sale of Real Estate dated July 23, 2025, between myself as Seller and Last of the Loggers, LLC as Buyer (the "Contract").

Pursuant to Paragraph 11(c) of the Contract, which obligates me to cooperate with the Buyer in rezoning efforts, including signing an application authorization form, I hereby authorize Last of the Loggers, LLC (the "Buyer") to submit an application to the City of La Vergne for rezoning of the Property to allow for single-family residential lots. This authorization includes permission for the Buyer to act on my behalf in all matters related to the rezoning application process, such as submitting documents, attending meetings, and providing necessary information to the City.

Additionally, in furtherance of the intended use of the Property, I hereby agree to the imposition of a restrictive covenant on the Property that limits its use exclusively to single-family homes. This restrictive covenant shall preclude any development or use of the Property for townhomes, duplexes, multi-family dwellings, or any other non-single-family residential purposes. I consent to the Buyer preparing and recording such a restrictive covenant at or prior to closing under the Contract, and I agree to execute any necessary documents to effectuate this covenant.

This authorization and agreement are provided in accordance with the terms of the Contract and shall remain in effect until the earlier of the closing of the sale or the termination of the Contract.

Sincerely,

Chao Wen Dong

cc: Last of the Loggers, LLC

**Contact Person** Print Name Mark Hanson

Address 4000 Rush Street #1003 Franklin, TN Zip Code 37014

Daytime Phone 615-663-7345 Fax _____ E-mail mark@clqland.com

The undersigned has read the application associated with the above listed review request and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned warrants their authority to bind the owner and to subject the property to restrictions and conditions that may be attached to the proposed development.

**Applicant (if other than owner)**

Print Name Mark Hanson Signature Mark Hanson

Address 4000 Rush Street #1003 Franklin, TN Zip Code 37014

Daytime Phone 615-663-7345

**Owner(s)**

Print Name Chao Wen Dong Signature _____

Address 417 Liberty Symrna, TN Zip Code 37167

Daytime Phone 615-768-0694

Print Name _____ Signature _____

Address _____ Zip Code _____

Daytime Phone _____

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

# Certification Statement

I hereby certify that Chao Wen Dong is the owner of the property located at Sanford Road La Vergne, TN which is the subject of this application, and that I, Mark Hanson, in my capacity as Purchaser of the Property, am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

Signature

8/23/25
Date

CHAO WEN DONG
Printed Name and Title

**Note**: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.

Notary Signature

8/23/25
Date

TAMMY MCCAULEY RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

6/16/29

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

# SANFORD RIDGE

# PLANED RESIDENTIAL DISTRICT

# (PDR)

Initial Submittal October 31, 2025

A REQUEST FOR REZONING FROM LOW DENSITY RESIDENTIAL (R-1) TO PLANNED DENSITY RESIDENTIAL (PDR).

City of La Vergne, Tennessee

SEC Project #25736

---

**PROLOGUE**

APPLICANT INFORMATION

SEC, Inc.
Land Planning, Civil Engineering, Surveying and Landscape Architecture
Attn: Rob Molchan / Matt Taylor
Phone: (615) 890-7901
Email: rmolchan@sec-civil.com / mtaylor@sec-civil.com
Web: www.sec-civil.com
850 Middle Tennessee Blvd.
Murfreesboro, Tennessee 37129

Company Name: KMC Land, LLC
Attn: Mark Hanson
6700 Tower Circle Franklin, TN 37067
mark@clqland.com
615-663-7345

---

**TABLE OF CONTENTS**

PROJECT
SYNOPSIS.....03
ACCESS AND CIRCULATION
PLAN..... 03
LOCATION AND SURROUNDING
USES.....05
UTILITY
MAP.....07
HYDROLOGY AND
TOPOGRAPHY.....08
ON-SITE
PHOTOS.....9-10
RESIDENTIAL DEVELOPMENT
STANDARDS.....11-12
CONCEPTUAL MASTER
PLAN.....13
ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY
HOMES..... 14
AMENITIES.....15
DEVELOPMENT
AGREEMENT.....15-20

APPENDIX A - ELEVATIONS

## PROJECT SYNOPSIS

Sanford Road

Site Boundary La Vergne City Limits

KMC Land, LLC respectfully requests rezoning of the property from Low Density Residential (R-2) to (R-3) with a Planned Density Residential (PDR) to create Sanford Ridge. The property is located along Sanford Road in La Vergne, Tennessee, identified as Parcel 1.01 on Tax Map 28, with approximately 9.67 acres.

The request for rezoning to PDR is to create Sanford Ridge. The development will consist of 49 residential units on 9.67 acres, for a density of approximately 5.07 dwelling units per acre. The development will have one type of residential dwelling: single-family detached homes. Single-family detached homes will have a minimum of three bedrooms and a minimum two-car front-entry garage. All homes shall have a minimum of 16-foot-wide driveways to allow for two cars to park in the driveways. The home elevations will be constructed of brick, masonry, fiber cement board siding, or other masonry, composite, or engineered material on all sides to add quality and character to the community. All homes shall have foundation landscaping and sod along the primary and secondary front yards along ROW's. All homes will be for purchase. Streetlights will add character, continuity, and safety to the neighborhood. The H.O.A. shall maintain all common areas. The development will dedicate land as needed for ROW improvements. No commercial components are proposed.

## ACCESS AND CIRCULATION PLAN

Sanford Ridge will have access to the existing public right-of-way of Chaney Blvd. No roads around this property are slated for improvements in the City of La Vergne transportation plans.

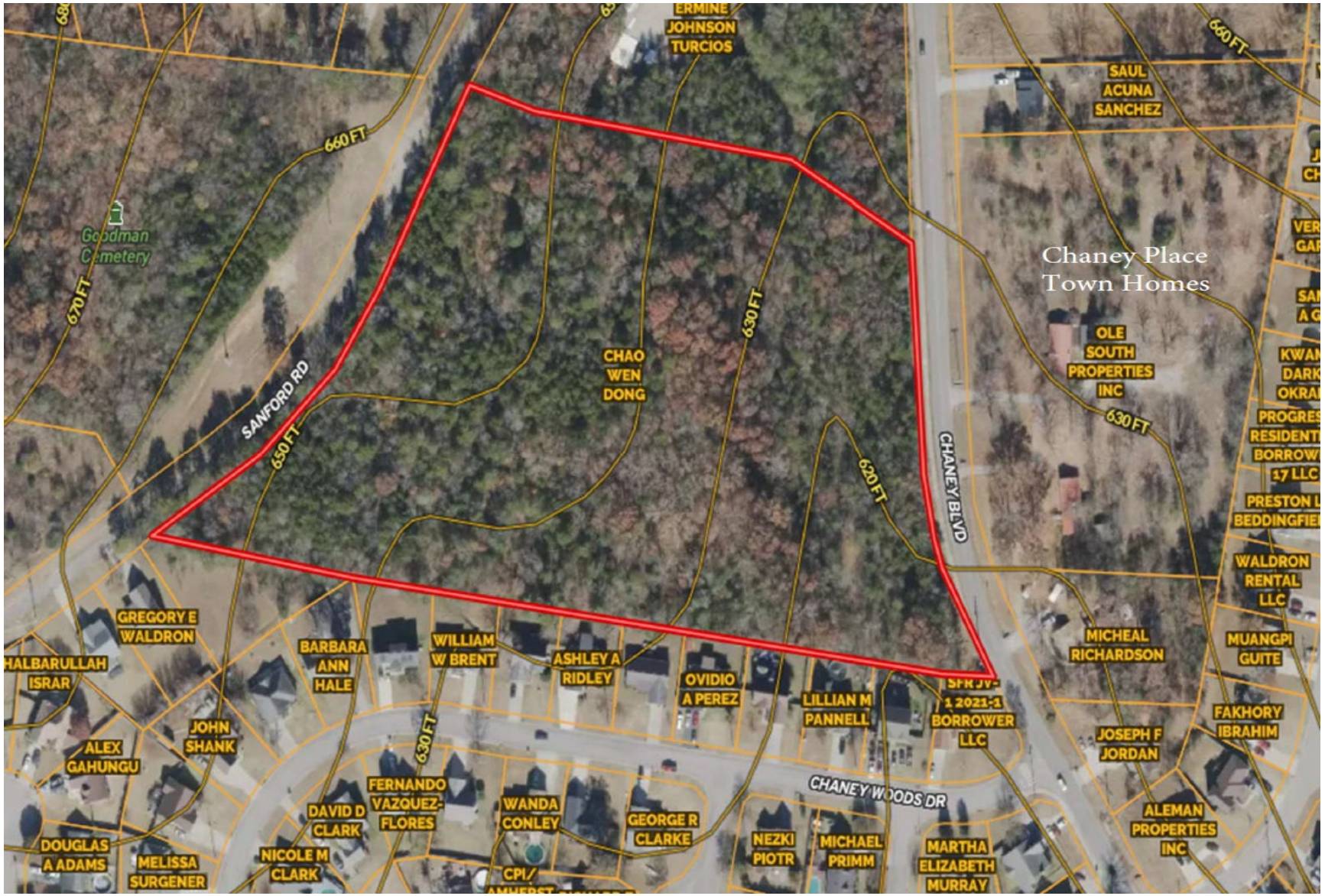
## ZONING AND SURROUNDING LAND USES

Sanford Ridge is surrounded by a mixture of residential subdivisions. Adjacent properties include single-family detached homes to the south and town homes to the east. This proposal is fully consistent with the City of La Vergne's 2040 Future Land Use Plan, which

designates the site for Single-Family Residential use. The 2024 Future Land Use Plan emphasizes that "New dwellings and structures should be compatible with the established character of the area." The proposed residential development is adjacent to existing single-family homes (Chaney Woods & Hailey Hills) to the west and townhomes (Chaney Place) to the east. The proposed single-family lots are compatible with the established single-family residential character of the surrounding area, providing a natural transition between the lower-density homes to the west and the higher-density townhomes to the east, while maintaining the overall residential fabric of the neighborhood. The surrounding area consists of a mixture of zoning types and uses. Adjacent to the site is R-3 to the east, R-2 to the south, AG to the north, and R-1 to the west.

---

## LOCATION AND SURROUNDING LAND USES



## WATER, SEWER, DRAINAGE, ELECTRIC

Electric service will be provided by the Middle Tennessee Electric. Service will be extended from either Chaney Boulevard or Sanford Road. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.

Water service will be provided by the City of La Vergne Public Utilities Department. Water services shall extend from Chaney Boulevard into the site. Developer will be responsible for extending the water service into the site.

Sanitary sewer service will be provided by the City of La Vergne Public Utilities Department. Construction will extend from Chaney Boulevard into the site, and the developer will be responsible for extending the sewer into this property.

**UTILITY MAP**

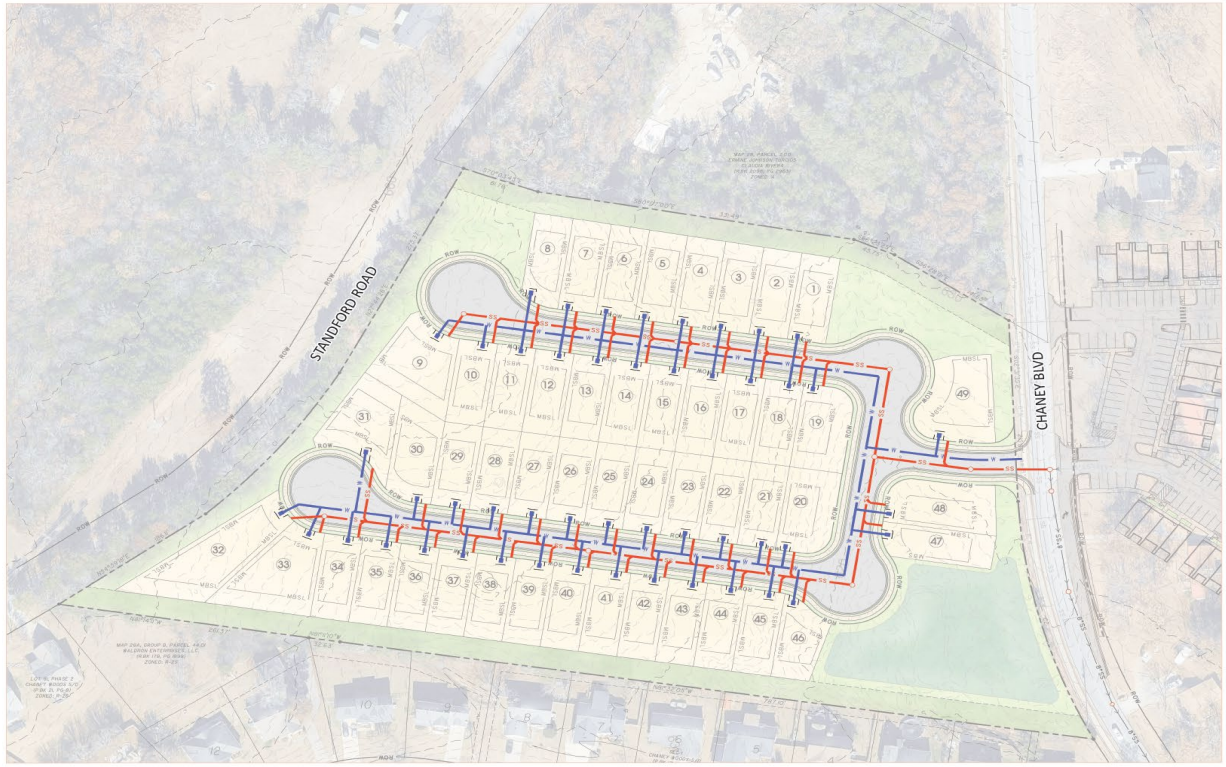
# Sanford Road

10-29-2025

LEGEND

PROPOSED WATERLINE

PROPOSED SEWER LINE



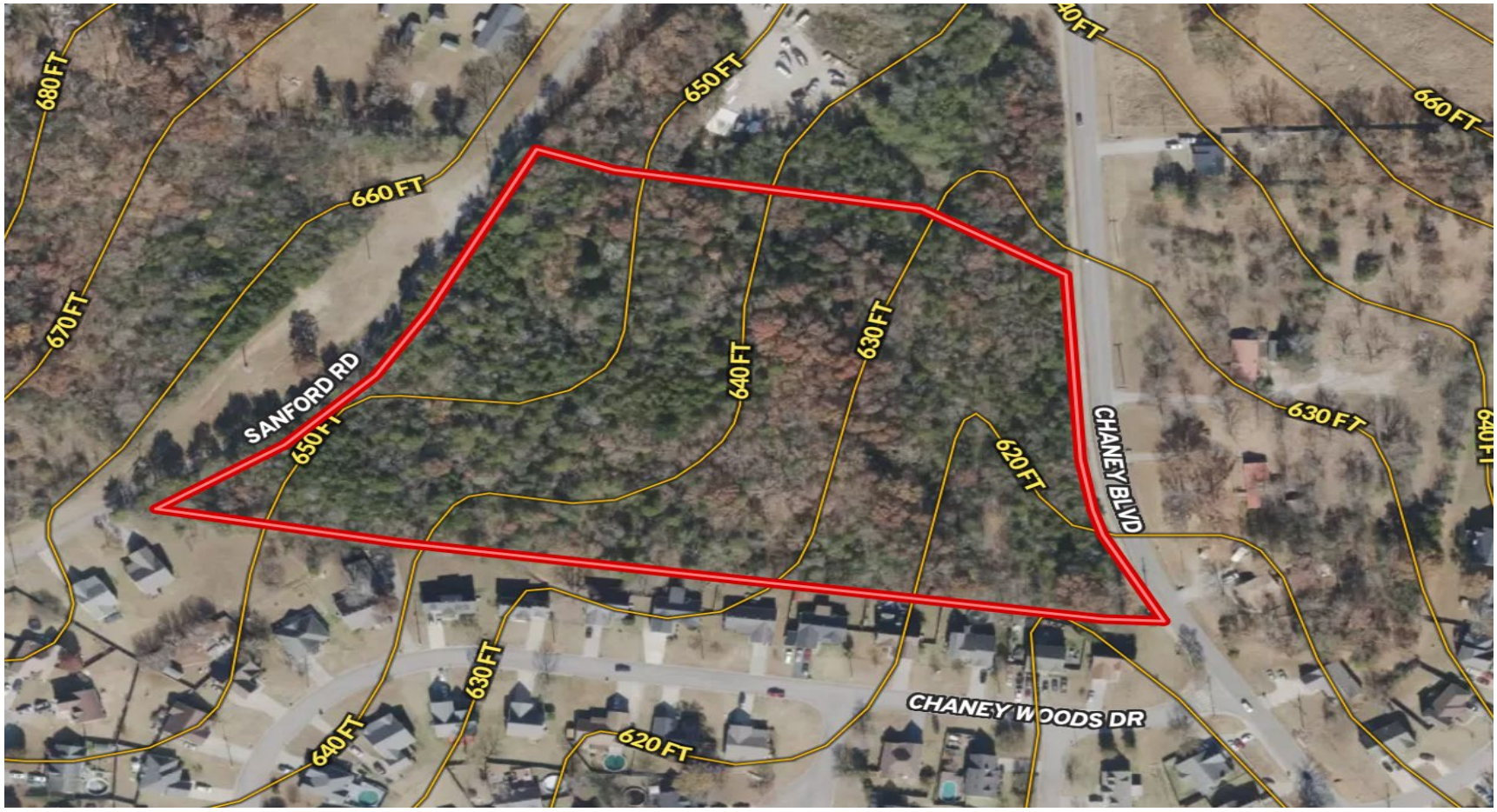

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WEB: WWW.SEC-CIVIL.COM FAX: (615) 895-2567

## Utilities Plan

7

## HYDROLOGY AND TOPOGRAPHY

The topographic map above shows the site's topographic high point of 650' along Sanford Road to a low point of 610' in the southeast corner of the property. The property has slopes ranging from 5% to 7%. This property does not lie within any floodplain areas.



**ON-SITE PHOTOS**

Project frontage along Chaney Blvd.






Project frontage along Sanford.







10

**RESIDENTIAL DEVELOPMENT STANDARDS**

Residential Development Standards:

- A total of 49 homes with at least 3 bedrooms per house. Each house shall be on its own lot of record and sold fee simple.

• Builders shall install landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Seed/Straw will be installed in all yards.
• All mechanical equipment (i.e. HVAC and transformers) to be screened and located at the rear or side of all homes.
• All on-site utilities shall be underground.
• All homes will be serviced by a 3rd party trash company.
• Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
• Parking for homes will comply with the City of La Vergne requirements.
• All homes will provide at least three (3) off-street parking spaces; two in the driveway and one in the garage.
• Homes shall have concrete driveways wide enough for 2 vehicles with a minimum width of 16-ft.
• All streets will be classified as public rights-of-way.
• All streets have been designed to comply with City of La Vergne Streets Standards.
• Public sidewalks will be provided on both sides of all public streets throughout the development to create a pedestrian friendly community.
• Mail service will be provided via CBU.
• Decorative streetlights will be coordinated with MTE.
• All homeowners shall be required to be a member of the H.O.A.
• As a member of the H.O.A., the residents shall be subject to restrictive covenants and be required to pay membership dues as determined by a 3rd party management company.

- HOA will be managed by independent 3rd party management company.
- The common areas will be owned and maintained by an H.O.A.

• All infrastructure shall comply with City of La Vergne Standards. Any exceptions must be approved by the City Engineer.

- Fencing shall be constructed of durable materials, and chain-link fences are prohibited.
- Lot Product Guidelines: The purpose of these guidelines is to allow the developer to modify the approved lot mix within the PDR, without having to make application to amend the approved PDR. Any requested modification to the approved PDR for purpose of swapping lot products shall be conducted through administrative review and

approved by City Staff. These guidelines shall only relate to the swapping lots within approved residential blocks.

---

## CONCEPTUAL MASTER PLAN

# Sanford Road

10-29-2025

SITE DATA:

| | |
|---|---|
| EXISTING ZONING: | R-2 |
| PROPOSED ZONING: | R-3/PDR |
| TOTAL LAND AREA: | ±9.67 ACRES |
| TOTAL NUMBER OF LOTS: | 49 UNITS |
| DENSITY: 49 UNITS/9.67 ACRES= | ±5.07 UNITS/AC |
| STORMWATER: | ±0.58 ACRES |

- PROPOSED LOTS
- PUBLIC ROADWAY
- DETENTION
- OPEN SPACE




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

# Concept Plan

**ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY HOMES**

Architectural Characteristics - Single Family Homes:

- 4,000 Sf. Minimum Lot Size (40' wide x 100' deep approx.)
- Buildings shall range from 1,650-2,460 SF
- Building heights shall not exceed 35 feet.
- Buildings shall be a mix of 1 and 2 stories.
- All homes will have at least 3 bedrooms.
- All the homes shall have eaves.
- All homes will have a patio located at the back of the home.
- All homes will be located on individual lots of record.
- All homes will have a 2-car front entry garage.
- Garage door color and style shall be consistent with architecture.
- Homes will be comprised of alternating styles and colors.
- Building Materials: Front Elevations: All Masonry (Brick, Stone, LP, Fiber-Cement Board Siding) Side Elevations: All Masonry (Brick, Stone, LP, Fiber Cement Board Siding) Rear Elevations: All Masonry (Brick, Stone, LP, Fiber Cement Board Siding) All Elevations: Vinyl Only Permitted in Trim & Soffit Areas

*The elevations of the homes will vary across the development. The images in* ***Appendix A*** *are meant to convey the general appearance and functionality of the homes.*

MINIMUM LOT DIMENSIONS AND SETBACKS DIAGRAM

- Front Setback: Min 20 ft
- Side Setback: Min 5 ft
- Rear Setback: Min 20 ft

PDR ordinance requires all PDR projects to provide a 35' wide transitional buffer with any residential properties. Due to the smaller size of the site and accommodating two east-west streets the PDR provides a variance to the buffer from 35' to 25'. The reduced buffer includes 6'-high opaque PVC fence in addition to standard landscape planting requirements.

FACADE VARIETY DIAGRAM In order to avoid monotony of architectural design, no approval shall be issued for the construction of a house if it is substantially like any proposed neighboring house for which an approval has already been issued or is being concurrently considered. A house shall be considered neighboring if it fronts on the same street as the house under construction or an intersecting street. Building facade colors and design

elements should vary between each lot with a variation of massing and architectural details on each block.

---

**THOROUGHFARES AND INGRESS/EGRESS**

All proposed streets will comply with City standards.

---

**AMENITIES AND OPEN SPACE**

A minimum of 15% of the gross acreage of the site shall be set aside as common open space. This space may be unimproved and passive in nature and could include steep slopes, floodplains, other natural features, or stormwater management areas.

A minimum of 50% of the gross acreage set aside as common open space must be suitably improved to be usable by the residents in the area. These improvements could be walking trails, small playground, level open play fields, or other amenities that are appropriate for the proposed development. The proposed amenities shall be reviewed in detail as a part of the planned development submittal.

---

**DEVELOPMENT AGREEMENT**

AGREEMENT

This Agreement (“Agreement”) is made and entered into as of the Effective Date as defined herein by and between the City of La Vergne, Tennessee (“City”), and KMC Land, LLC and its successors and assigns ("Developer").

WHEREAS, the Developer shall be the owner of the ±9.67-acre parcel of property located along Sanford Road in La Vergne, Tennessee, more particularly shown as Parcel R0014716 (“Property”); and

WHEREAS, incorporated herein by reference is City Ordinance #2023-XX as it exists on the date the PDR is adopted by the City; and

WHEREAS, the Developer desires to develop the Property into a residential development (“Development”) pursuant to a Planned Density Residential Rezoning Request approved by the City's Board of Mayor and Aldermen on _____ with Ordinance #2025-XX ("PDR"), subject to the City and the Developer entering into this Agreement; and

WHEREAS, development of the Development will increase traffic in and around the same; and

WHEREAS, to facilitate any necessary improvements, in addition to all other rules, regulations ordinances and law with which the Developer must comply, and as an additional condition for obtaining certificates of occupancy as described herein, the Developer agrees to comply with the requirements set forth herein.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, the receipt and sufficiency of which the parties' contract, covenant, and agree as follows:

1. Dedication of Right-of-Way.

1.1 On the applicable final plat for the Development, the Developer shall dedicate to the City (a) on a temporary basis those temporary easements as necessary to construct any improvements and (b) on a permanent basis that land as permanent right-of-way, which land shall be conveyed to the City in fee simple and free and clear of all liens and encumbrances.

2. Phases. The Development may be phased as needed. No specific financial contributions are required beyond standard fees.

3. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. The Developer shall have the independent right in its sole judgment to sell, assign or transfer their rights and obligations under Agreement, in whole or in part, to a related or unrelated third-party without the City's consent. If the Developer sells, assigns or transfers all or any portion of its rights, remedies, covenants, and obligations under this Agreement, (a) all such rights, remedies, covenants and obligations of that Developer, whether arising before or after such sale, assignment or transfer, shall be fully binding upon and inure to the benefit of such Developer's buyer(s), assignee(s), or transferee(s) and (b) that Developer shall be released and discharged from all covenants and obligation under this Agreement and the remaining parties shall look solely to that Developer's buyer(s), assignee(s), or transferee(s) for the performance thereof. If the Developer sells, assigns or transfers all or any portion of their rights, remedies, covenants, and obligations under this Agreement, that Developer shall provide City written notice of the same within 10 days of the closing of the sale, assignment or transfer, and said notice shall include the name(s) and address(es) of the buyer(s), assignee(s), or transferee(s).

4. No Government Limitation. This Agreement between Developer and the City shall not be construed to bind any agency or instrumentality of federal, state, county or municipal government in the enforcement of any regulation, code or law under its jurisdiction.

5. Federal, State and Local Requirements. Developer is responsible for full compliance with all applicable federal, state, county and municipal laws, rules and regulations.

6. Non-Reliance of Parties. The parties hereto explicitly agree that they have not relied upon any earlier or outside representations other than what has been included in this Agreement. Furthermore, neither party has been induced to enter into this Agreement by anything other than the specific written terms set forth herein.

7. Distinction from Regulatory Authority of the City. The parties understand and agree that this Agreement does not and shall not be construed to indicate or imply that the City, acting as regulatory or permitting authority, has hereby granted or is obligated to grant any approval or permit required by law for the Development.

8. Indemnification and Hold Harmless. Pursuant to Tennessee Attorney General Opinion 93-01, the City will not indemnify, defend or hold harmless in any fashion the Developer. Developer shall indemnify and hold harmless the City, its officers, agents and employees from:

8.1. Any claims, damages, costs and attorney fees for injuries or damages arising, in part or in whole, from the negligent or intentional acts or omissions of Developer, its officers, employees and/or agents, including sub or independent contractors, in connection with the performance of the Agreement.

8.2. Any claims, damages, penalties, costs and attorney fees arising from any failure of Developer, its officers, employees and/or agents, including sub or independent contractors, to observe applicable laws, including, but not limited to, labor laws and minimum wage laws; and

8.3. Developer shall pay the City any expenses incurred as a result of Developer’s failure to fulfill any obligation in a professional and timely manner under this Agreement.

9. Incorporation of Agreement in PDR. The Developer shall amend the concept plan for the PDR to include compliance with this Agreement as a condition pursuant to Section 5.052.6 of the City's zoning ordinance.

10. Force Majeure. In the event any unforeseen matter or condition beyond the reasonable control of a party, such as, but not limited to war, public emergency or

calamity, fire, earthquake, flood, severe weather conditions, act of God, strikes or labor disturbances, civil disturbances or riots, pandemic, or any governmental restriction, prevent or delay performance of this Agreement, in whole or part, after the employment of all reasonably available and economically feasible means to overcome such condition, avoid delay and mitigate the effects thereof, performance of this Agreement by the party affected thereby shall be suspended or excused to the extent commensurate with such interfering occurrence; provided that the party whose performance is affected shall notify the other party within ten (10) days after its actual knowledge of commencement of such occurrence of the event.

11. Remedies. In the event of a default in the performance of this Agreement by any party, the other parties shall have all rights, remedies, and obligations available under applicable law. Provided, however, notwithstanding anything in this Agreement or the PDR to the contrary: (a) no default in the performance of this Agreement by any party will rescind or repeal the City's approval of the PDR, and (b) this Agreement does not obligate the City to grant any approval or permit for the Development that it otherwise would not be required by law to grant, nor does this Agreement excuse or waive the Developer obligation to comply with applicable law. In the event the PDR or this Agreement is held to be invalid by a trial court of competent jurisdiction, the City shall appeal the trial court's judgment to the state or federal (as applicable) court of appeals, but the City is not obligated to seek a stay of the trial court's judgment, and the Developer agrees that they will not take any action in furtherance of developing the Development pending the decision of the court of appeals. If the aforementioned trial court judgment is affirmed by the court of appeals, this Agreement and the PDR shall be deemed null and void ab initio.

12. Notice. Any notice to be given hereunder by any party to any other party shall be in writing and shall be delivered by personal delivery, including messenger service or overnight courier, or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed delivered upon receipt or refusal to accept delivery at the address specified below, but each party may change its address by written notice given to the other in accordance with this paragraph.

To the City: City of La Vergne c/o City Administrator 5093 Murfreesboro Road La Vergne, TN 37086

To the Developer: KMC Land, LLC 6700 Tower Circle Franklin, TN 37067

13. Choice of Law, Choice of Venue. This Agreement shall be interpreted in accordance with the laws of the state of Tennessee. In the event of litigation arising out of or relating to this Agreement, the exclusive forum for such litigation shall be in the Chancery or Circuit Court for Rutherford County, Tennessee or the United States District Court for the Middle District of Tennessee.

14. Non-Waiver. No course of dealing between the parties and no delay or omission of any party in exercising any right arising from another party's default shall impair such right or be construed to be a waiver of a default. No waiver of any provision of this Agreement shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any other default.

15. Signatures and Effective Date. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. A signed copy of this Agreement shall be deemed an original for all purposes. This Agreement shall be effective on the last date it is signed and delivered by the parties as reflected beneath their signatures below ("Effective Date").

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the date(s) set forth below:

KMC Land, LLC

By: _____

Printed Name: _____

Title: _____

Date: _____

CITY OF LA VERGNE

By: _____

Jason Cole, Mayor

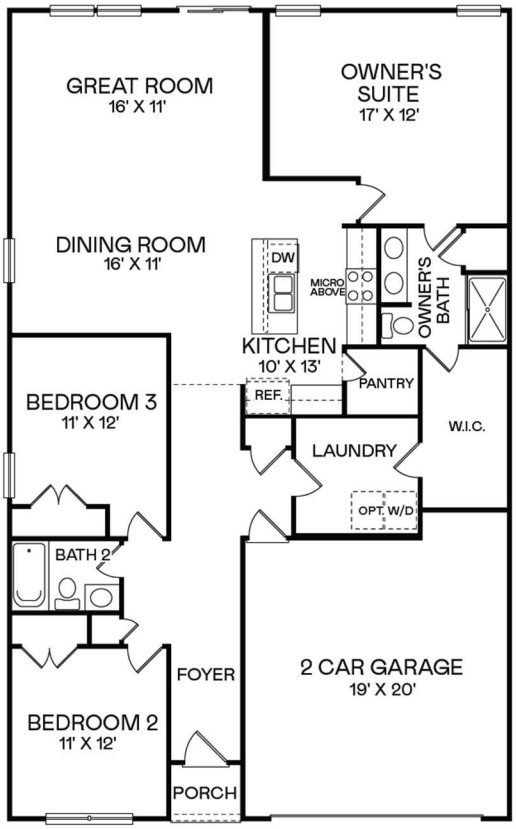
Date: _____

ATTEST:

Bruce Richardson, City Recorder

Date: _____

## APPENDIX A – ELEVATIONS




1-story



Exterior A



Exterior B

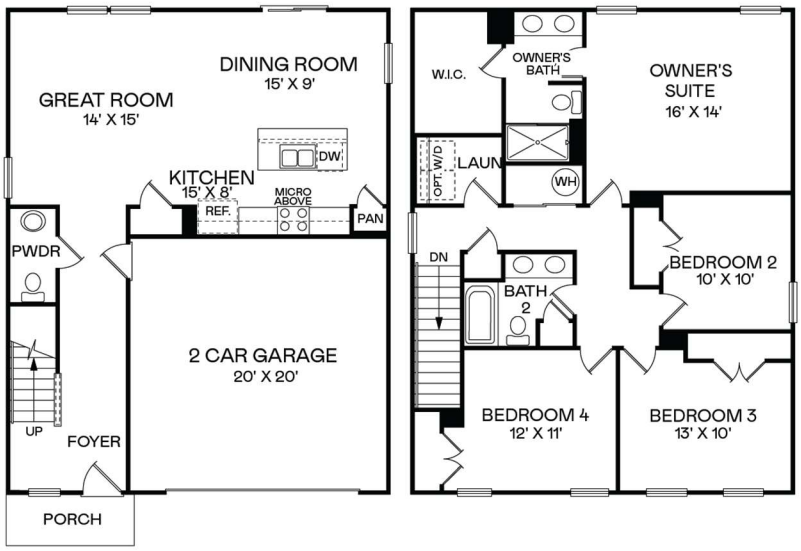


Exterior C



Exterior E

1,673 sq ft
1-story
3 beds
2 baths
2-car garage




1st floor

2nd floor



Exterior A



Exterior B

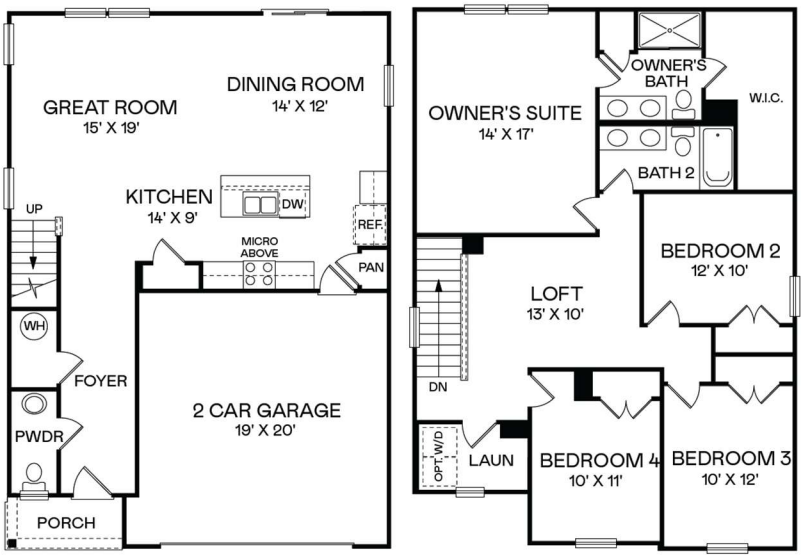


Exterior C



Exterior E

1,828 sq ft
2-story
4 beds
2.5 baths
2-car garage




1st floor

2nd floor



Exterior A



Exterior B

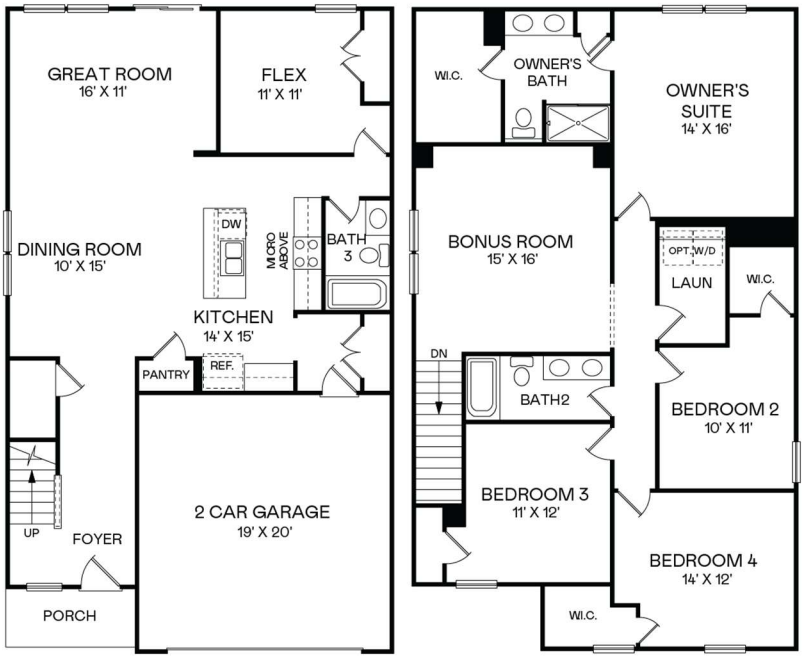


Exterior C



Exterior E

2,011 sq ft
2-story
4 beds
2.5 baths
2-car garage




1st floor

2nd floor



Exterior B



Exterior C



Exterior D



Exterior E

2,460 sq ft
2-story
4 beds
3 baths
2-car garage

Chao Wen Dong
417 Liberty
Smyrna, TN 37167-7204

August 17, 2025

City of La Vergne Planning Department
5093 Murfreesboro Road
La Vergne, TN 37086

Re: Authorization for Rezoning Application and Agreement to Restrictive Covenant – Property at Sanford Road, La Vergne, TN (Parcel 001.01, ±9.67 Acres)

Dear Planning Department Officials:

I am the current owner of the property located at Sanford Road, La Vergne, TN, further identified as Parcel 001.01 and consisting of approximately 9.67 acres (the "Property"), as described in the attached Exhibit A from the Contract for Purchase and Sale of Real Estate dated July 23, 2025, between myself as Seller and Last of the Loggers, LLC as Buyer (the "Contract").

Pursuant to Paragraph 11(c) of the Contract, which obligates me to cooperate with the Buyer in rezoning efforts, including signing an application authorization form, I hereby authorize Last of the Loggers, LLC (the "Buyer") to submit an application to the City of La Vergne for rezoning of the Property to allow for single-family residential lots. This authorization includes permission for the Buyer to act on my behalf in all matters related to the rezoning application process, such as submitting documents, attending meetings, and providing necessary information to the City.

Additionally, in furtherance of the intended use of the Property, I hereby agree to the imposition of a restrictive covenant on the Property that limits its use exclusively to single-family homes. This restrictive covenant shall preclude any development or use of the Property for townhomes, duplexes, multi-family dwellings, or any other non-single-family residential purposes. I consent to the Buyer preparing and recording such a restrictive covenant at or prior to closing under the Contract, and I agree to execute any necessary documents to effectuate this covenant.

This authorization and agreement are provided in accordance with the terms of the Contract and shall remain in effect until the earlier of the closing of the sale or the termination of the Contract.

Sincerely,

Chao Wen Dong

cc: Last of the Loggers, LLC

# CITY OF LA VERGNE
## PLAN REVIEW APPLICATION

For Staff Use Only

**Project Name:** _____ **Date:** _____ **Fee:** _____

**Please submit Application Forms in person to the City of La Vergne Codes Building Front Desk/City Planner**

Project Name: La Vergne 10

Project Address: Sanford Road La Vergne, TN

Land Use Existing: Vacant Land

Land Use Proposed: R3 Single Family Residential

Existing Zoning District Agriculture

Tax Map(s) & Parcel Number(s): 028-001-01-000

**Check one or more of the following:**

_____ Concept Plan for Major Subdivision
_____ Preliminary Subdivision Plat for Major Subdivision
_____ Final Subdivision Plat for Minor Subdivision
_____ Final Subdivision Plat for Major Subdivision
_____ Final Subdivision Plat for Condominium
Rezone request to R3 to allow single-family homes

_____ Site Plan
_____ Variance*
_____ Special Exception*
_____ Road or alley abandonment

*These requests require an additional application form.

******NOTE: A letter explaining the proposal must accompany all requests.******

**Environmental Constraints on Site?**

1. Are there slopes of 12-20% or greater on site? Yes (NO)
2. Is the development located in a local regulatory flood plain/zone? Yes (NO)

**Engineer/Designer (if applicable)** Print Name FCG Civil

Address _____ Zip Code _____

Daytime Phone 408-690-1467 Fax _____ E-mail: cole@fcgcivil.com

**Attorney (if applicable)** Print Name _____

Address _____ Zip Code _____

Daytime Phone _____ Fax _____ E-mail _____

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

Revised 8/18/10

**Contact Person** Print Name Mark Hanson

Address 4000 Rush Street #1003 Franklin, TN Zip Code 37014

Daytime Phone 615-663-7345 Fax _____ E-mail mark@clqland.com

The undersigned has read the application associated with the above listed review request and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned warrants their authority to bind the owner and to subject the property to restrictions and conditions that may be attached to the proposed development.

**Applicant (if other than owner)**

Print Name Mark Hanson Signature Mark Hanson

Address 4000 Rush Street #1003 Franklin, TN Zip Code 37014

Daytime Phone 615-663-7345

**Owner(s)**

Print Name Chao Wen Dong Signature _____

Address 417 Liberty Symrna, TN Zip Code 37167

Daytime Phone 615-768-0694

Print Name _____ Signature _____

Address _____ Zip Code _____

Daytime Phone _____

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

# Certification Statement

I hereby certify that Chao Wen Dong is the owner of the property located at Sanford Road La Vergne, TN which is the subject of this application, and that I, Mark Hanson, in my capacity as Purchaser of the Property, am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

Signature

8/23/25
Date

CHAO WEN DONG
Printed Name and Title

**Note**: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.

Notary Signature

8/23/25
Date

TAMMY MCCAULEY RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

6/16/29

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

Revised 8/18/10

# Planning Commission Report
# Meeting: November 25, 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)
All comments addressed.

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

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

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

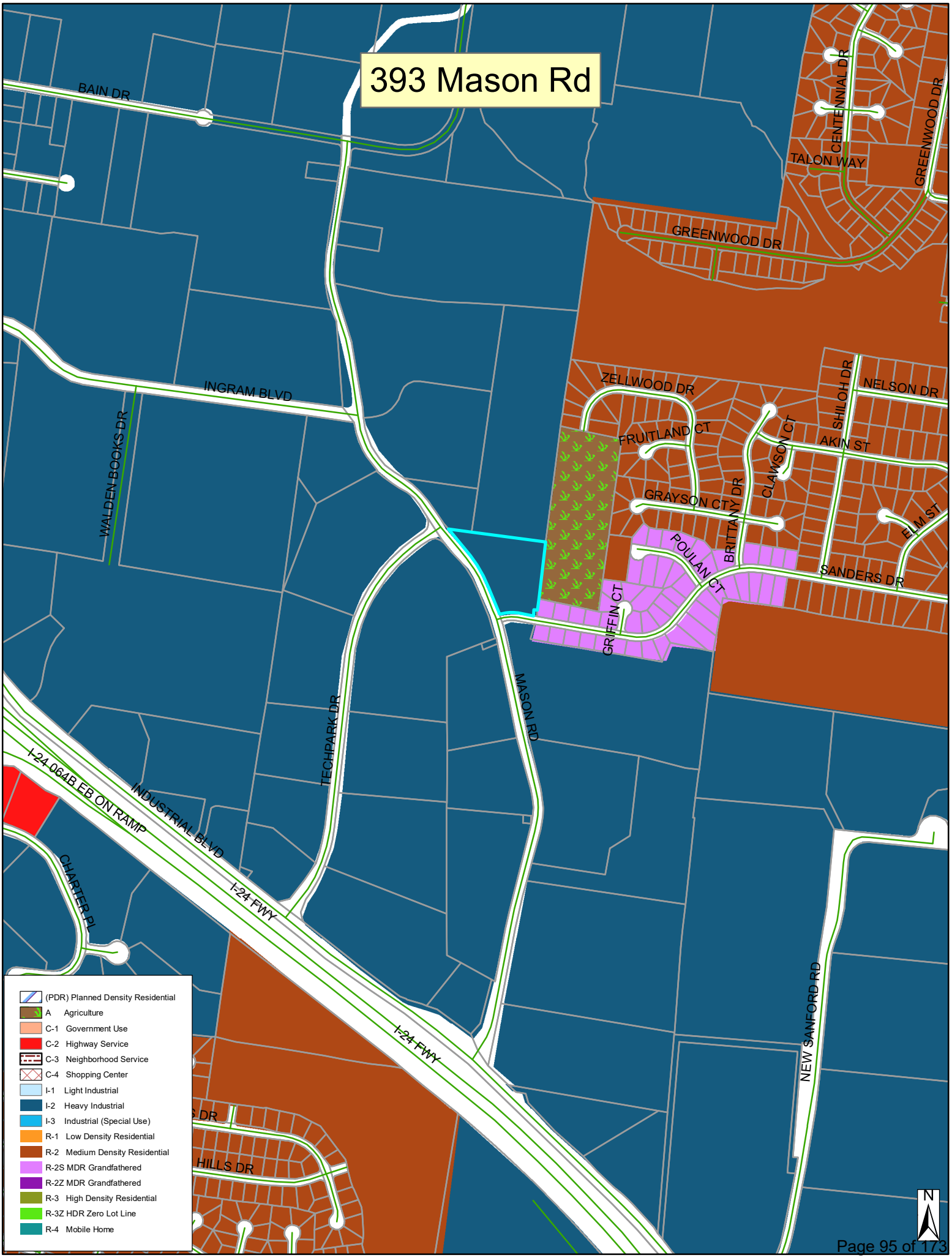
**Police**
No comments.

***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
SHILOH DR
NELSON DR
FRUITLAND CT
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

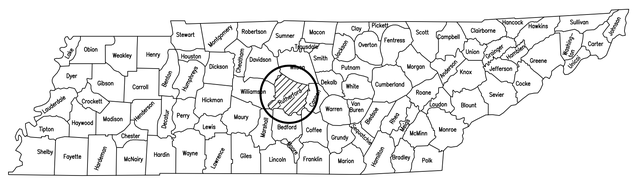

FedEx
FCR095
FedEx

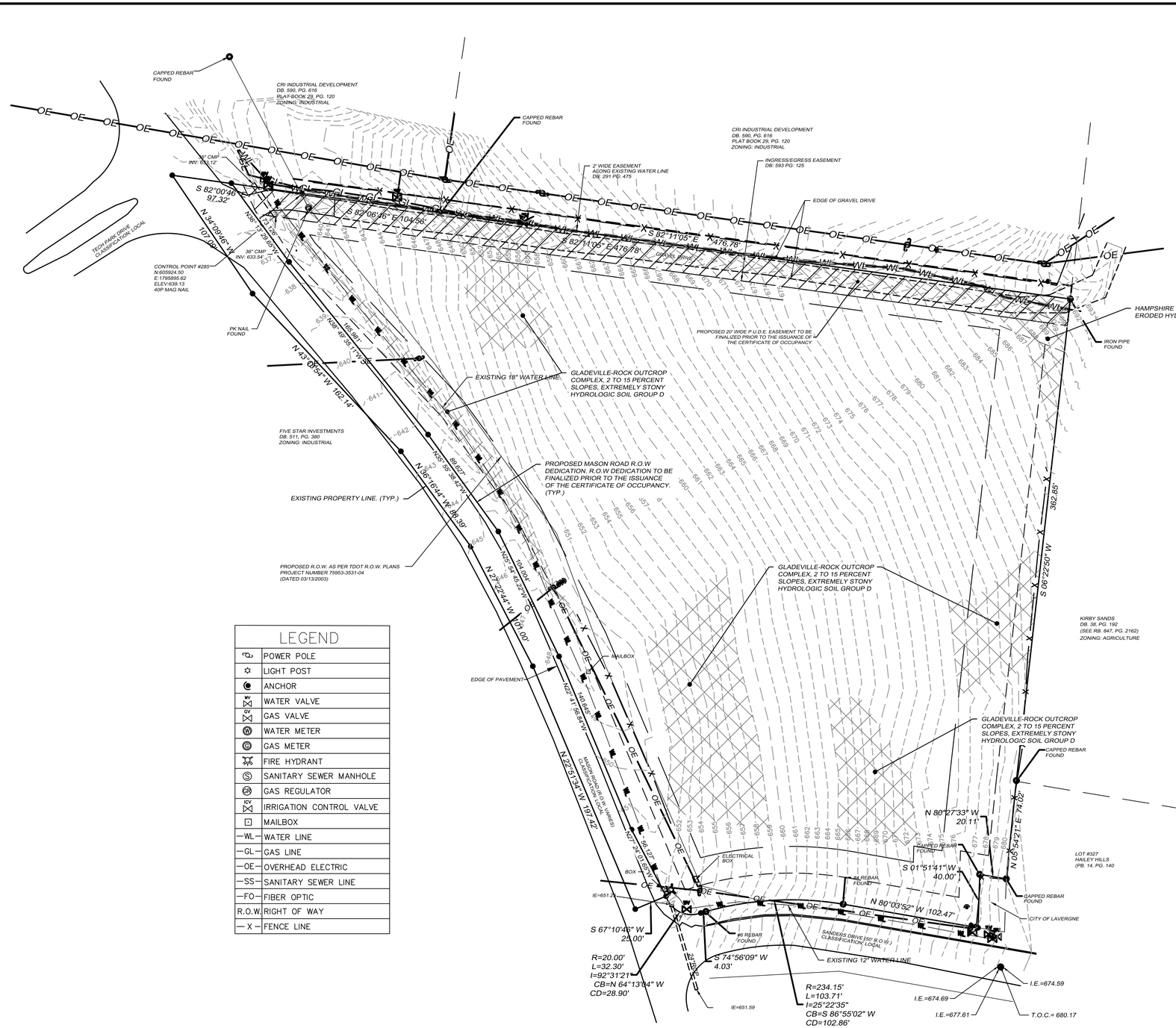


# MBI BUILDING
# GRAEFEN DEVELOPMNET
# 393 MASON ROAD
# LA VERGNE, TENNESSEE
# TAX MAP 17 PARCEL 15.01
# SITE PLAN

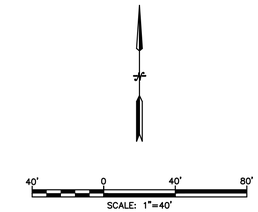
NOVEMBER 19, 2025

| SITE DATA TABLE | |
|---|---|
| PROPERTY OWNER | MR. BULTS INC. |
| PROPERTY OWNER ADDRESS | 2627 E 139TH ST BURNHAM, IL 60633 |
| TOTAL PROPERTY AREA | 4.99 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 | 24 SPACES + 32 SPACES FOR TRAILER STORAGE |


Stewart
Montgomery
Robertson
Sumner
Macon
Clay
Pickett
Scott
Campbell
Claiborne
Hancock
Hawkins
Sullivan
Carter
Johnson
Unicoi
Washington
Greene
Jefferson
Cocke
Sevier
Blount
Loudon
Monroe
Polk
McMinn
Meigs
Rhea
Roane
Knox
Union
Grainger
Hamblen
Morgan
Fentress
Overton
Putnam
Cumberland
Van Buren
Warren
White
DeKalb
Smith
Jackson
Davidson
Wilson
Trousdale
Sumner
Macon
Clay
Pickett
Fentress




| LEGEND | |
|---|---|
| | POWER POLE |
| | LIGHT POST |
| | ANCHOR |
| WV | 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 |




AREAS WHERE SLOPES EXCEED 12%

**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.

**CITY OF LA VERGNE GENERAL NOTES:**

1. A PRE-CONSTRUCTION CONFERENCE AND LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY REQUIRED OR REQUESTED INSPECTIONS.
3. CITY INSPECTORS ARE NOT QUALITY CONTROL. THE CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE MUST BE ONSITE DURING ALL REQUIRED INSPECTIONS. CONTRACTOR'S QUALITY CONTROL MUST SIGN-OFF OR APPROVE EACH INSPECTION. CITY INSPECTORS WILL CONFIRM THAT THIS IS DONE BUT WILL NOT PROVIDE APPROVALS.
4. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-351-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE DRAWINGS AT THE PROJECT SITE WHICH SHALL BE AVAILABLE FOR REVIEW BY CITY INSPECTORS. THESE REDLINE PLANS MUST BE UPDATED WEEKLY.
7. AS-BUILT PLANS (RECORD DRAWINGS) SHALL BE PROVIDED TO THE CITY WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE PROVIDED IN THREE FORMATS:
   A. PAPER (ONE SET)
   B. PDF (THUMB DRIVE OR E-MAIL)
   C. GIS-COMPATIBLE (ONE FILE)
8. 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.
9. IN RESIDENTIAL AREAS, NO CONSTRUCTION WORK CAN BE CONDUCTED OUTSIDE OF THE FOLLOWING HOURS WITHOUT A SPECIAL PERMIT:
   A. MONDAY-FRIDAY, 7:00 AM TO 6:00 PM
   B. SATURDAY-SUNDAY, 8:00 AM TO 6:00 PM
10. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO CITY OF LA VERGNE REQUIREMENTS.
11. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
12. 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.
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.
14. THE CONTRACTOR SHALL CONFINE ALL OF HIS ACTIVITIES TO THE AREAS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
15. SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION ACCEPTABLE TO THE CITY OF LA VERGNE AND THE STATE OF TENNESSEE. NO WASTE MATERIAL SHALL BE PLACE IN A SINKHOLE WITHIN THE CITY LIMITS OF LA VERGNE.
16. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME.
17. IF PUBLIC SIDEWALKS ARE TO BE CLOSED BY CONSTRUCTION FOR MORE THAN TWENTY-FOUR HOURS, THEN A PEDESTRIAN TRAFFIC RE-ROUTING PLAN WHICH PROVIDES AN ACCESSIBLE ROUTE OF TRAVEL FOR PEDESTRIANS MUST BE APPROVED AND IMPLEMENTED PRIOR TO CONSTRUCTION.


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


FILE NAME: FLENAME.DWG

REVISIONS

| DATE | BY | NO. | DESCRIPTION |
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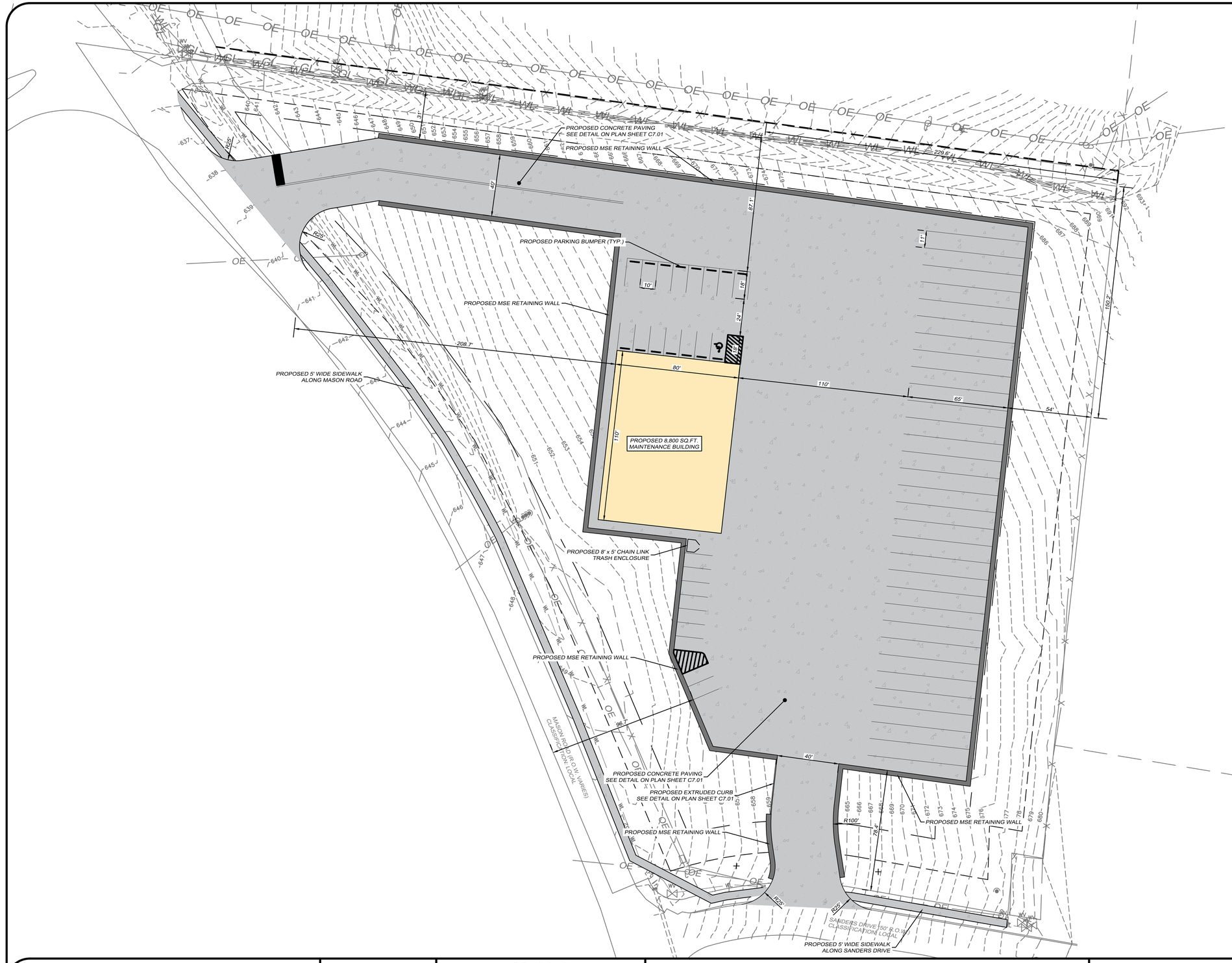
MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EXISITNG CONDITIONS

PROJECT NO. 1574-01

DATE: OCTOBER 2025
SCALE: 1"=40'
DRAWN BY: HLP
CHECKED BY:
APPROVED BY:

SHEET NO. C1.01




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. 47149C0105H EFFECTIVE DATE: 01/05/2007 SHOWS NO PART OF THIS PROPERTY TO BE WITHIN THE 500-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 LA VERGNE.*
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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FILE NAME: FLENAME.DWG

REVISIONS

| DATE | BY | NO. | DESCRIPTION |
|---|---|---|---|
| | | | |

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

SITE LAYOUT PLAN

PROJECT NO. 1574-01

DATE: OCTOBER 2025

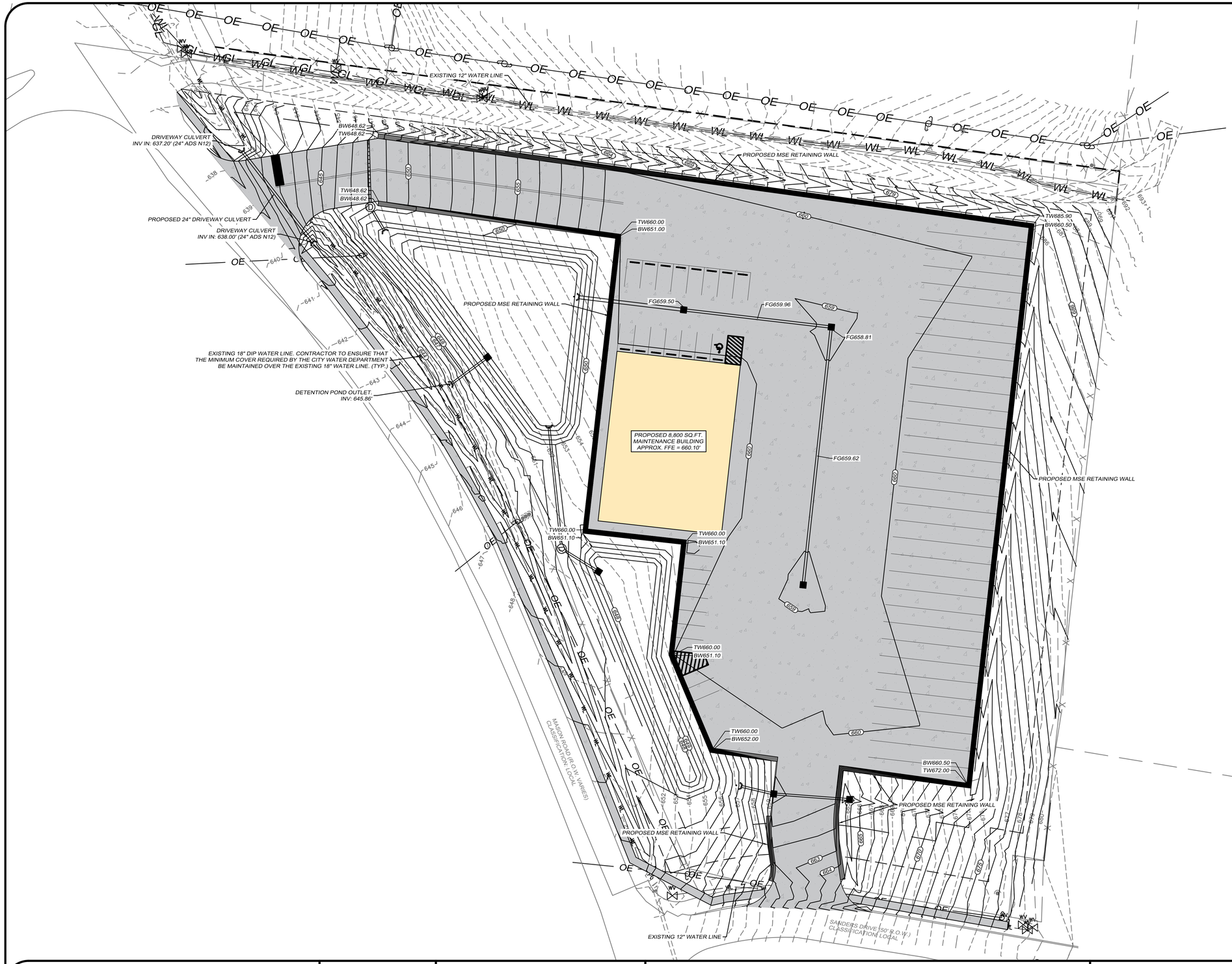
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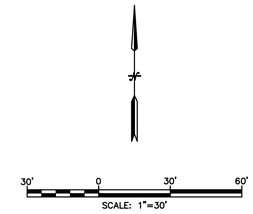
DRAWN BY: HLP

CHECKED BY:

APPROVED BY:

SHEET NO. C2.01




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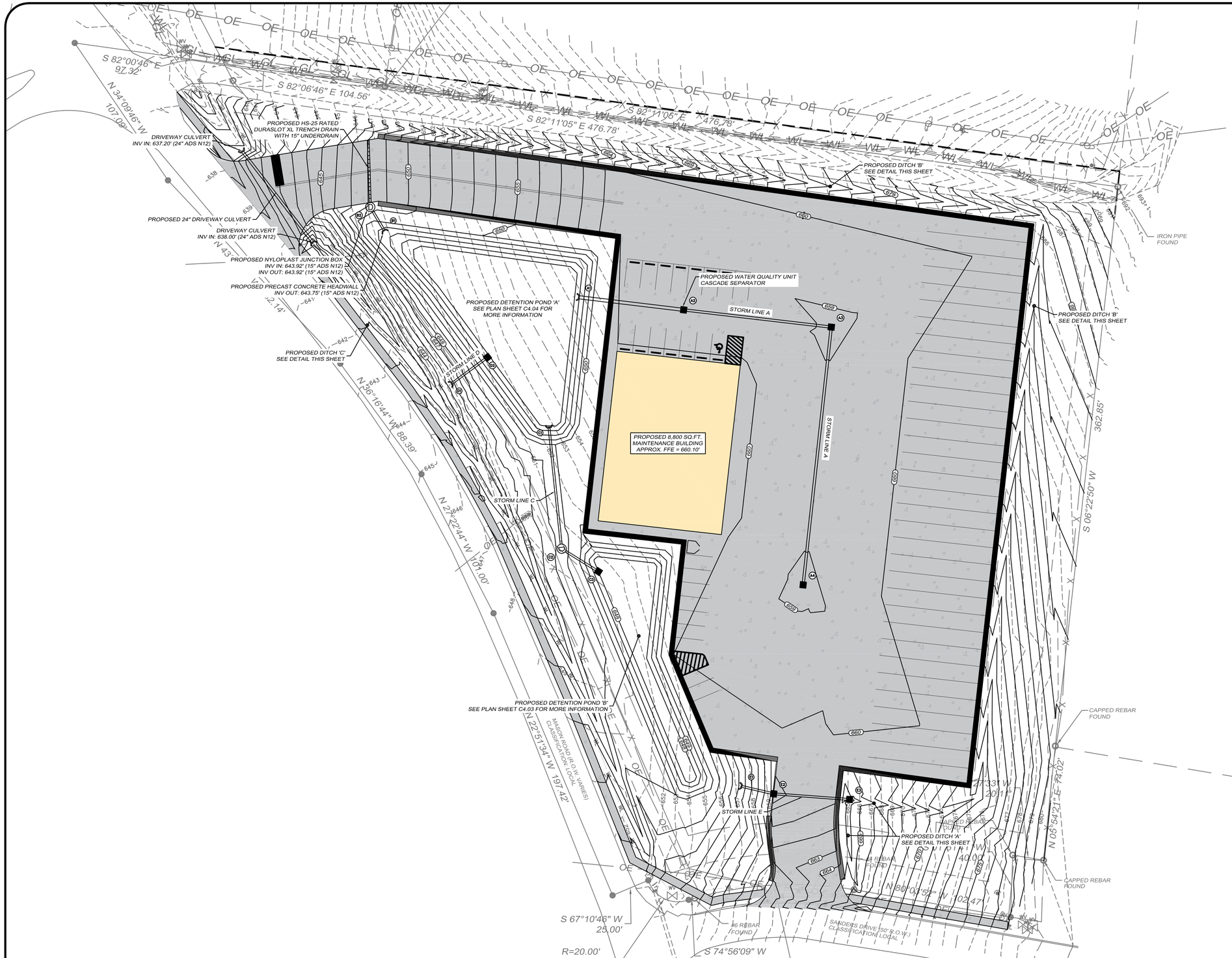
MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

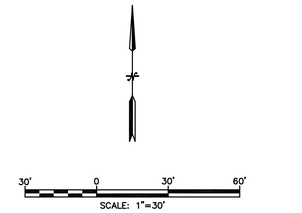
SITE GRADING PLAN

PROJECT NO. 1574-01

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

SHEET NO. C3.01




## ROADSIDE DITCH DETAIL

NOT TO SCALE

| ID | D, FT (MIN) | B, FT | S.S. | MIN. SLOPE | MAX SLOPE |
|---|---|---|---|---|---|
| DITCH A | 1 | 0 | 3:1 | 3.14% | 10.25% |
| DITCH B | 1 | 0 | 3:1 | 6.88% | 12.68% |
| DITCH C | 2 | 0 | 3:1 | 1.20% | 3.76% |

## PROPOSED DITCH SCHEDULE

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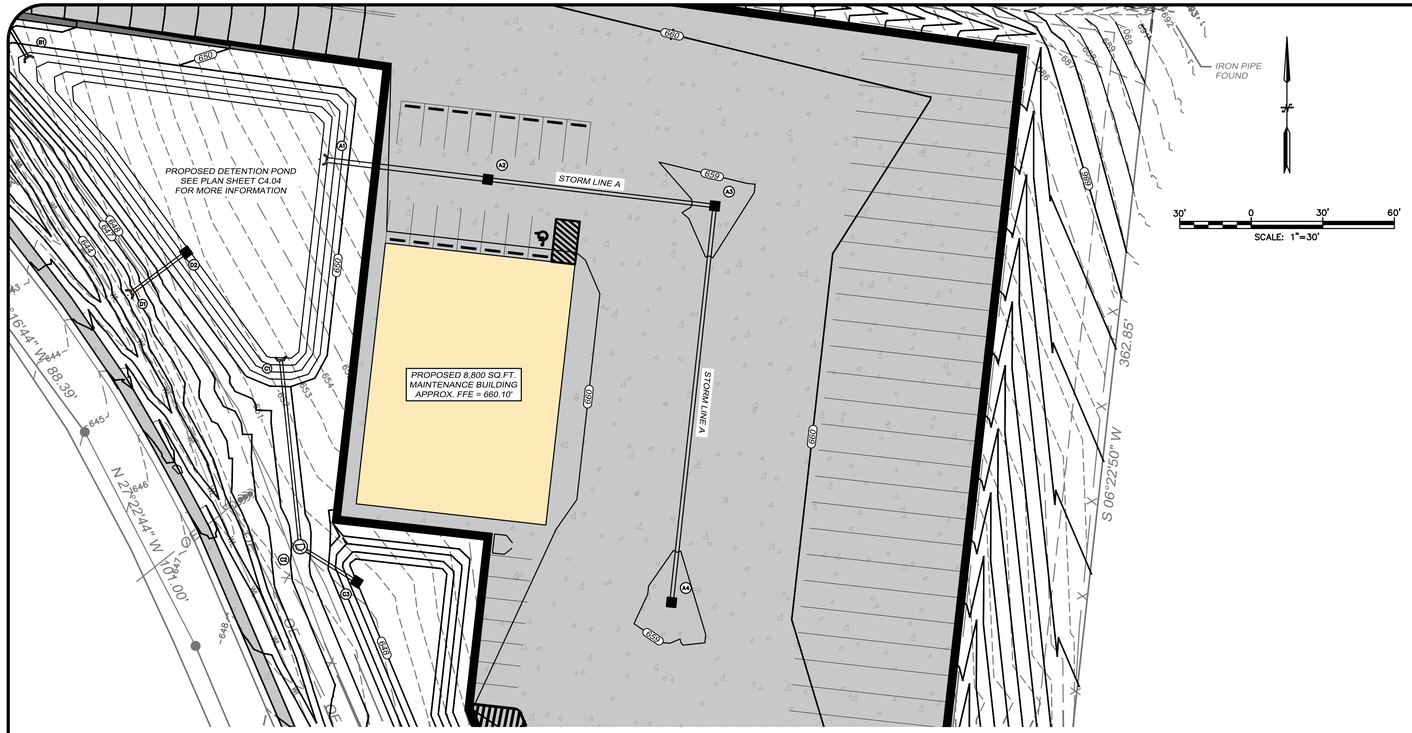
REVISIONS

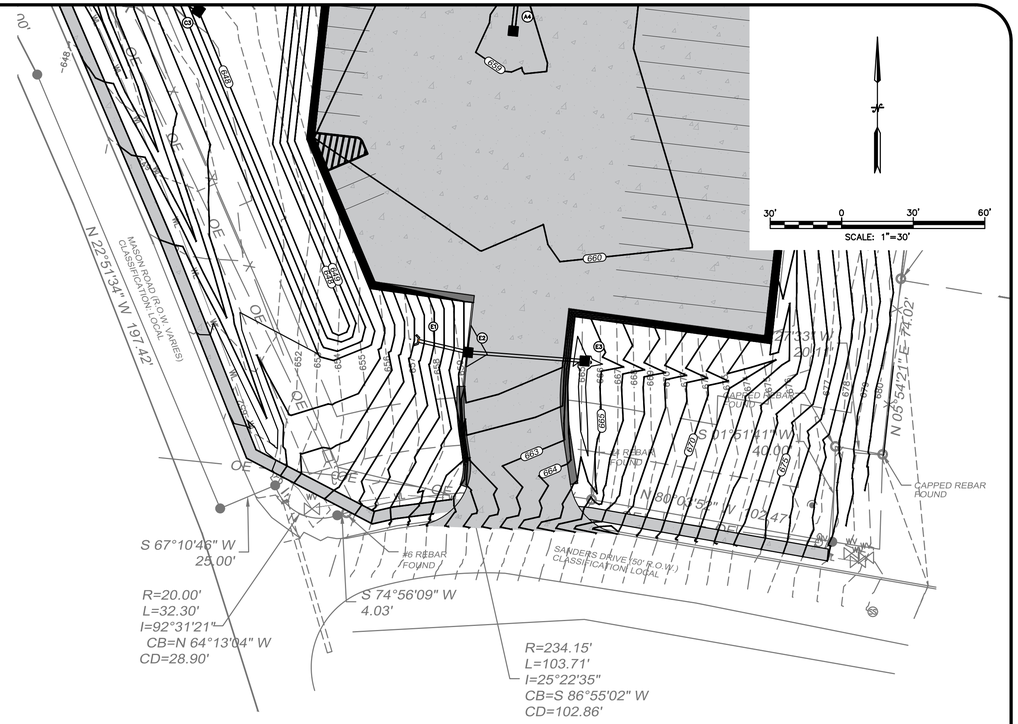
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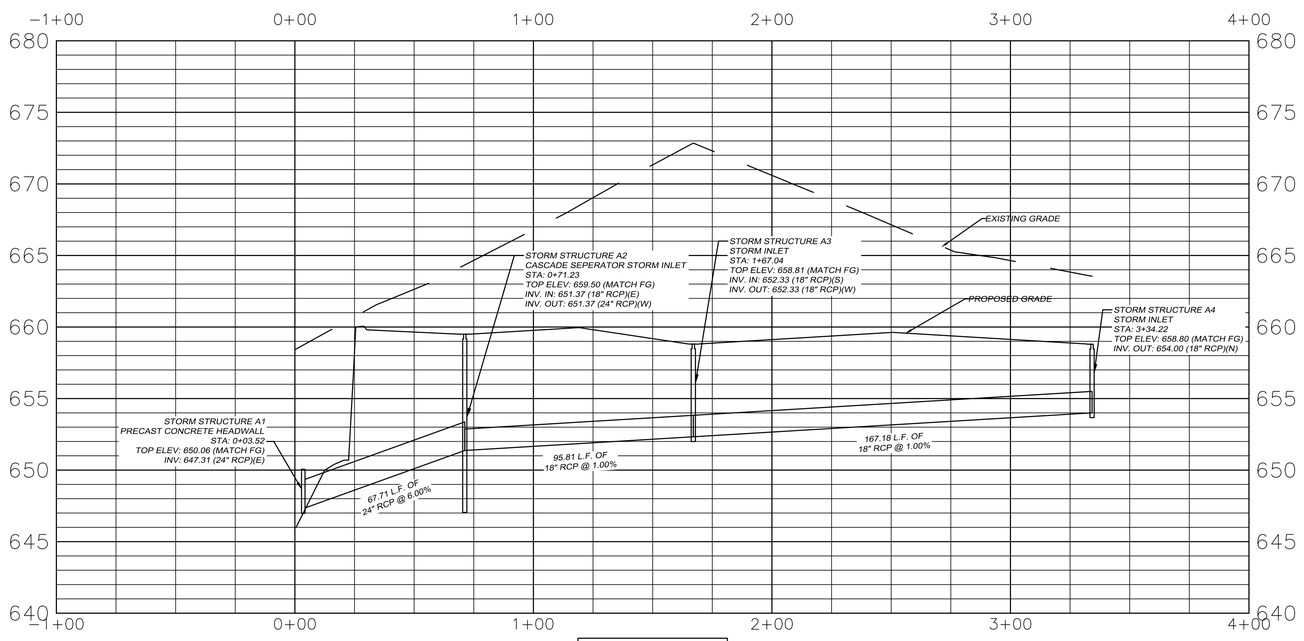
MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE DRAINAGE PLAN

PROJECT NO. 1574-01
DATE: OCTOBER 2025
DRAWN BY: HLP
CHECKED BY:
SCALE: 1"=30'
APPROVED BY:
SHEET NO. C4.01

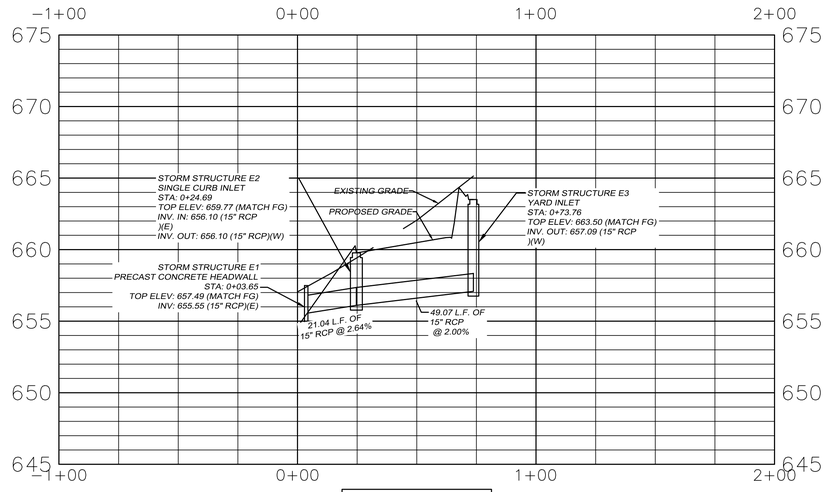



STORM LINE A PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'




STORM LINE E PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'


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| DATE | BY | NO. | DESCRIPTION |
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MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

STORM LINE A & E

PROJECT NO. 1574-01

DATE: OCTOBER 2025

SCALE: 1"=30'

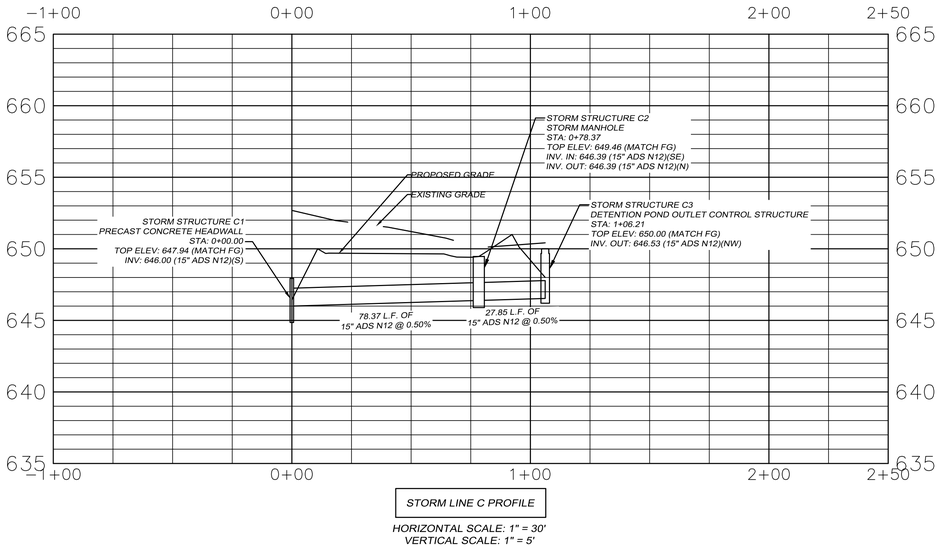
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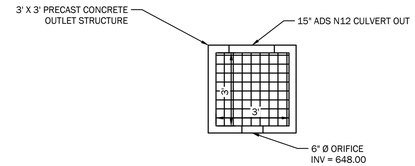
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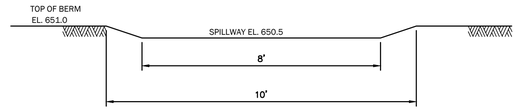




STORM LINE C PROFILE

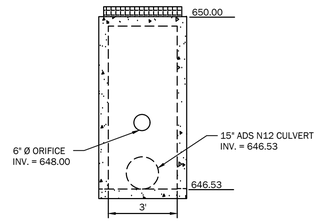
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VERTICAL SCALE: 1" = 5'



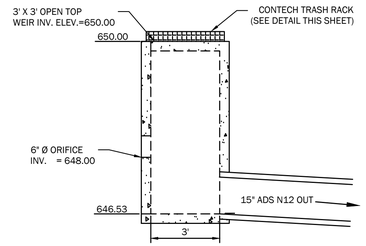

TOP VIEW




SPILLWAY DETAIL




FRONT VIEW

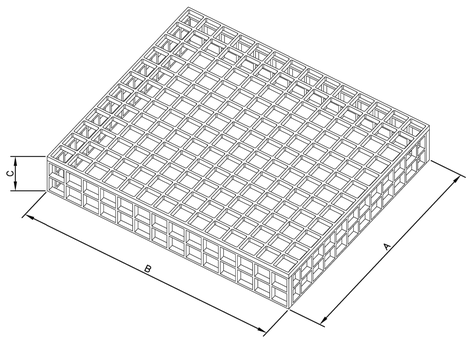



SIDE VIEW

## DETENTION POND 'B' OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

**FLAT ROOF RECTANGULAR RACKS/WEIRS**
(STANDARD SIZES)
DIMENSIONS IN INCHES TO THE NEAREST 1/4"




| HOST STRUCTURE INSIDE DIMENSIONS |
|---|
| _____ LENGTH _____ WALL THICKNESS (REQUIRED) |
| _____ WIDTH |
| |

*AS DISTRIBUTED BY CONTECH CONSTRUCTION PRODUCTS NATIONALLY*

| WIDTH (A) | 11 3/8 | 16 3/4 | 22 1/8 | 27 1/2 | 32 7/8 | 38 1/4 | 43 5/8 | 49 | 54 3/8 | 59 3/4 | 65 1/8 | 70 1/2 | 75 7/8 | 81 7/8 | 87 1/4 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CODE | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |

| LENGTH (B) | 11 3/8 | 16 3/4 | 22 1/8 | 27 1/2 | 32 7/8 | 38 1/4 | 43 5/8 | 49 | 54 3/8 | 59 3/4 | 65 1/8 | 70 1/2 | 75 7/8 | 81 7/8 | 87 1/4 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CODE | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |

| HEIGHT (C) | 7 1/2 | 12 7/8 |
|---|---|---|
| CODE | 01 | 02 |
| | 1 GRID HIGH | 2 GRID HIGH |

FLAT ROOF (FR) _____ WIDTH (A) _____ LENGTH (B) _____ HEIGHT (C)

CONTECH CONSTRUCTION PRODUCTS INC.
9025 CENTRE POINTE DRIVE, SUITE 400
WEST CHESTER, OHIO 45069
PH: 1.800.338.1122 FAX: 513.645.7399
© COPYRIGHT

| CUSTOMER: | DATE: |
|---|---|
| | DRAWN BY: |
| PROJECT: | APP'D BY: |
| | DETAIL: |

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

FILE NAME: FILENAME.DWG

REVISIONS

| DATE | BY | NO. | DESCRIPTION |
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# MBI BUILDING
# GRAEFEN DEVELOPMENT
## 393 MASON ROAD
## LA VERGNE, TENNESSEE

STORM LINE C

PROJECT NO. 1574-01

DATE: OCTOBER 2025

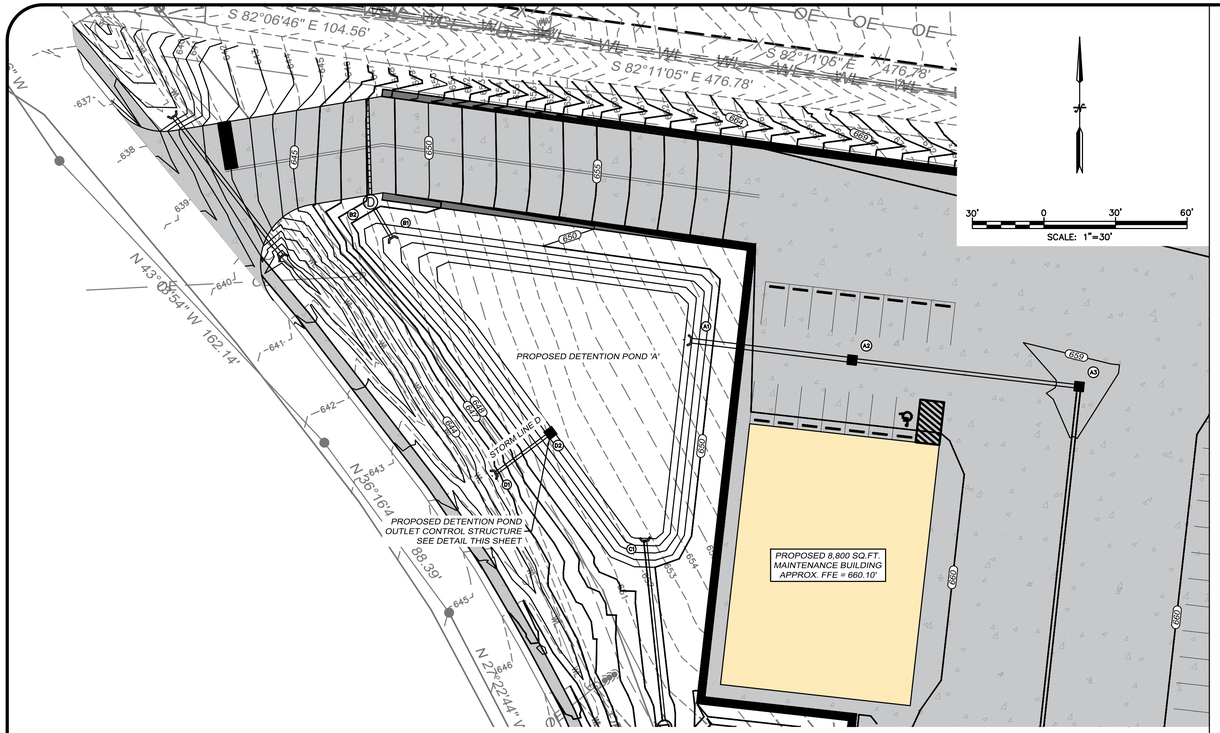
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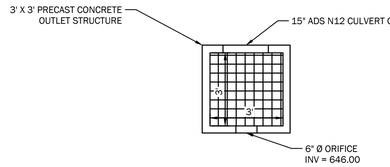
CHECKED BY: _____

SCALE: 1"=30'

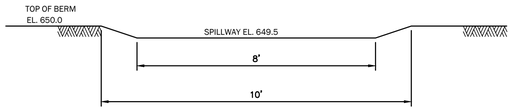
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SHEET NO. C4.03

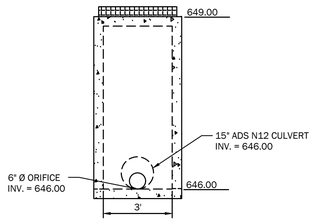


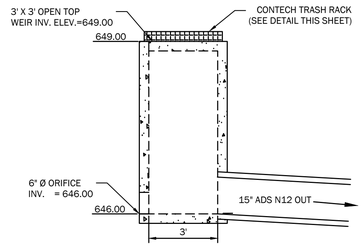

TOP VIEW




SPILLWAY DETAIL



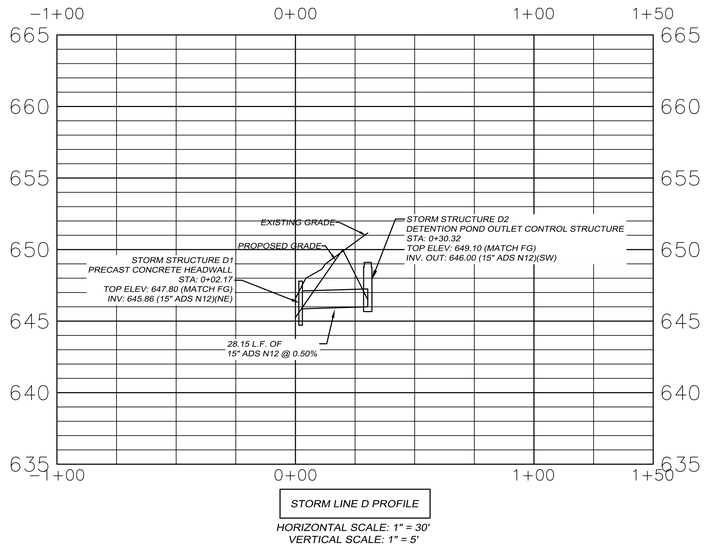

FRONT VIEW




SIDE VIEW

## DETENTION POND 'A' OUTLET CONTROL STRUCTURE DETAIL

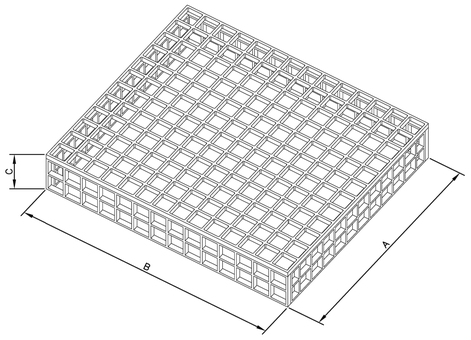
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STORM LINE D PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

**FLAT ROOF RECTANGULAR RACKS/WEIRS**
(STANDARD SIZES)
DIMENSIONS IN INCHES TO THE NEAREST 1/4"




| HOST STRUCTURE INSIDE DIMENSIONS |
|---|
| _____ LENGTH _____ WALL THICKNESS (REQUIRED) |
| _____ WIDTH |
| |

*AS DISTRIBUTED BY CONTECH CONSTRUCTION PRODUCTS NATIONALLY*

| WIDTH (A) | 11 3/8 | 16 3/4 | 22 1/8 | 27 1/2 | 32 7/8 | 38 1/4 | 43 5/8 | 49 | 54 3/8 | 59 3/4 | 65 1/8 | 70 1/2 | 75 7/8 | 81 7/8 | 87 1/4 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CODE | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |

| LENGTH (B) | 11 3/8 | 16 3/4 | 22 1/8 | 27 1/2 | 32 7/8 | 38 1/4 | 43 5/8 | 49 | 54 3/8 | 59 3/4 | 65 1/8 | 70 1/2 | 75 7/8 | 81 7/8 | 87 1/4 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CODE | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |

| HEIGHT (C) | 7 1/2 | 12 7/8 |
|---|---|---|
| CODE | 01 | 02 |
| | 1 GRID HIGH | 2 GRID HIGH |

FLAT ROOF (FR) _____ WIDTH (A) _____ LENGTH (B) _____ HEIGHT (C)

CONTECH CONSTRUCTION PRODUCTS INC.
9025 CENTRE POINTE DRIVE, SUITE 400
WEST CHESTER, OHIO 45069
PH: 1.800.338.1122 FAX: 513.645.7399
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| CUSTOMER: | DATE: |
|---|---|
| | DRAWN BY: |
| PROJECT: | APP'D BY: |
| | DETAIL: |

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

REVISIONS

| DATE | BY | NO. | DESCRIPTION |
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# MBI BUILDING
# GRAEFEN DEVELOPMENT
## 393 MASON ROAD
## LA VERGNE, TENNESSEE

STORM LINE D

PROJECT NO. 1574-01

DATE: OCTOBER 2025

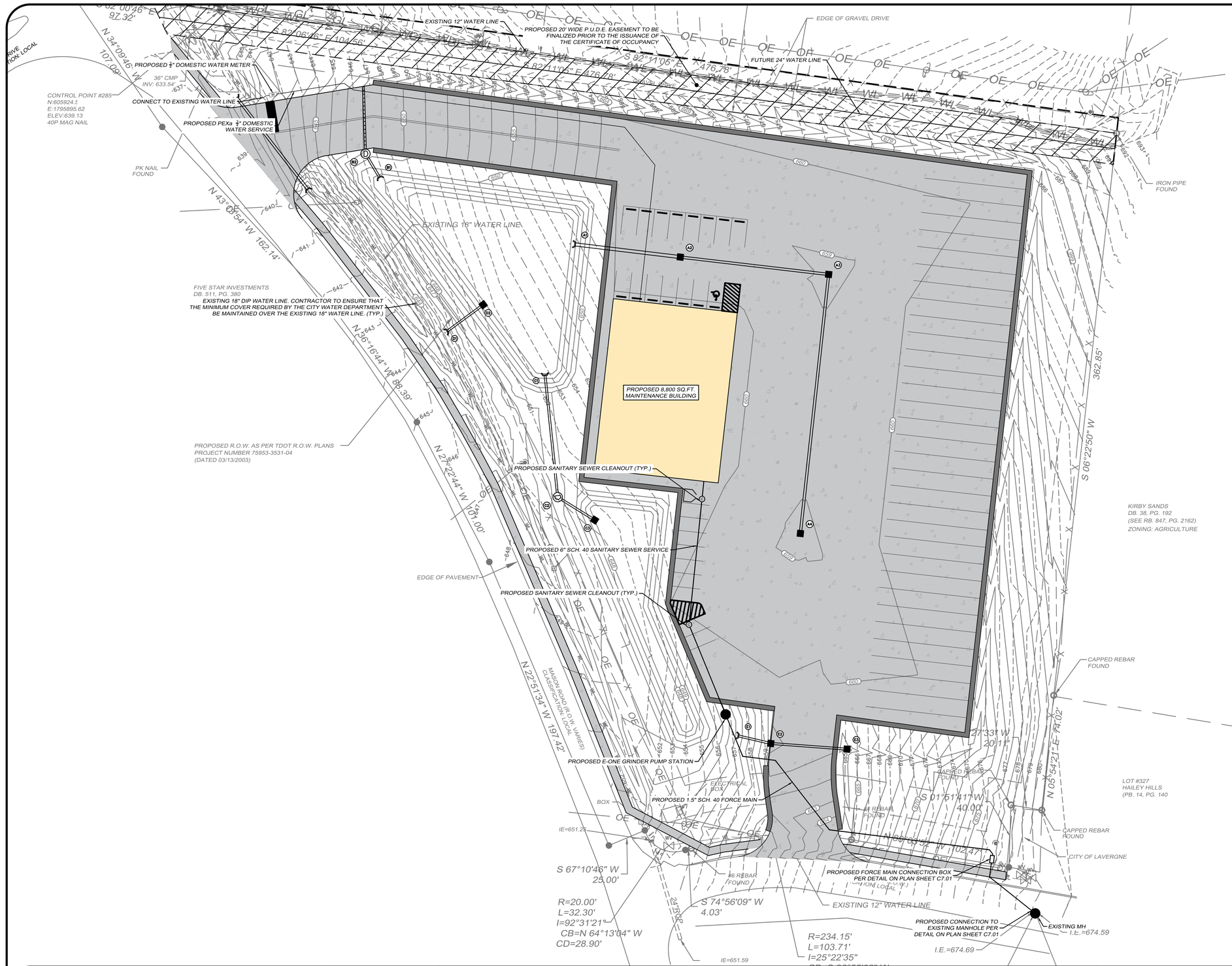
SCALE: 1"=30'

DRAWN BY: HLP

CHECKED BY:

APPROVED BY:

SHEET NO. C4.04




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 THE CITY OF LA VERGNE.
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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FILE NAME: FLEXAME.DWG

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| DATE | BY | NO. | DESCRIPTION |
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# MBI BUILDING
# GRAEFEN DEVELOPMENT
## 393 MASON ROAD
## LA VERGNE, TENNESSEE

SITE UTILITY PLAN

PROJECT NO. 1574-01

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

SHEET NO. C5.01




30' 0 30' 60'

SCALE: 1"=30'

## 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 LA VERGNE 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.


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

INITIAL EPSC PLAN

PROJECT NO. 1574-01

DATE: OCTOBER 2025

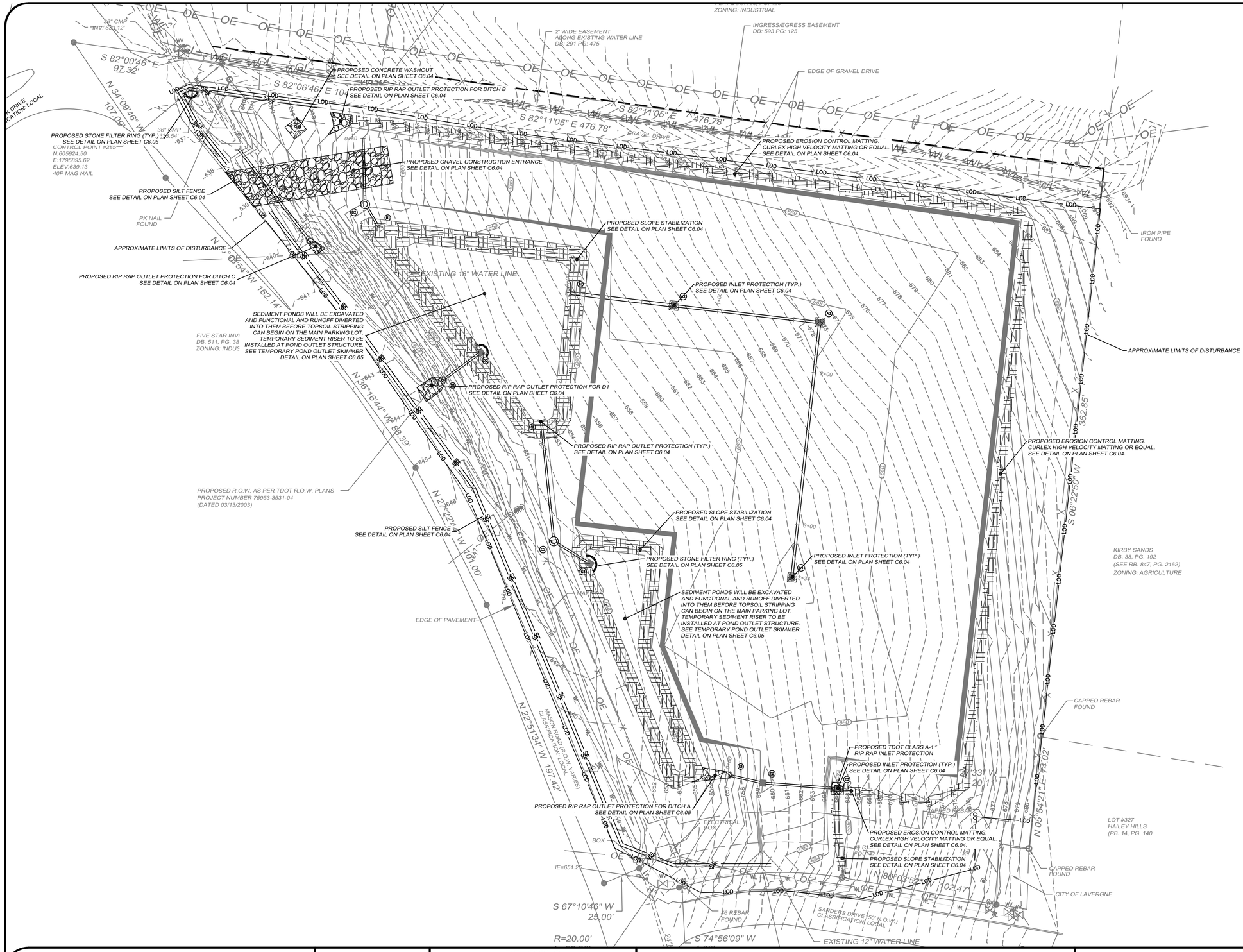
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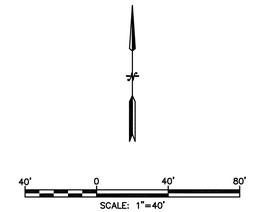
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SCALE: 1"=30'

APPROVED BY:

SHEET NO. C6.01




## EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

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

EPSC INTERMEDIATE PLAN NOTES:

1. THE CONTRACTOR SHALL SUPPLY THE CITY OF LA VERGNE WITH A DESIGNATED POINT OF CONTACT AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, AND THE APPROPRIATE CONTACT INFORMATION. THE CONTACT MUST HAVE AUTHORITY TO TAKE EMERGENCY RESPONSE MEASURES ON THE PROJECT AT ALL TIMES, INCLUDING AFTER HOURS, WEEKENDS, AND HOLIDAYS.
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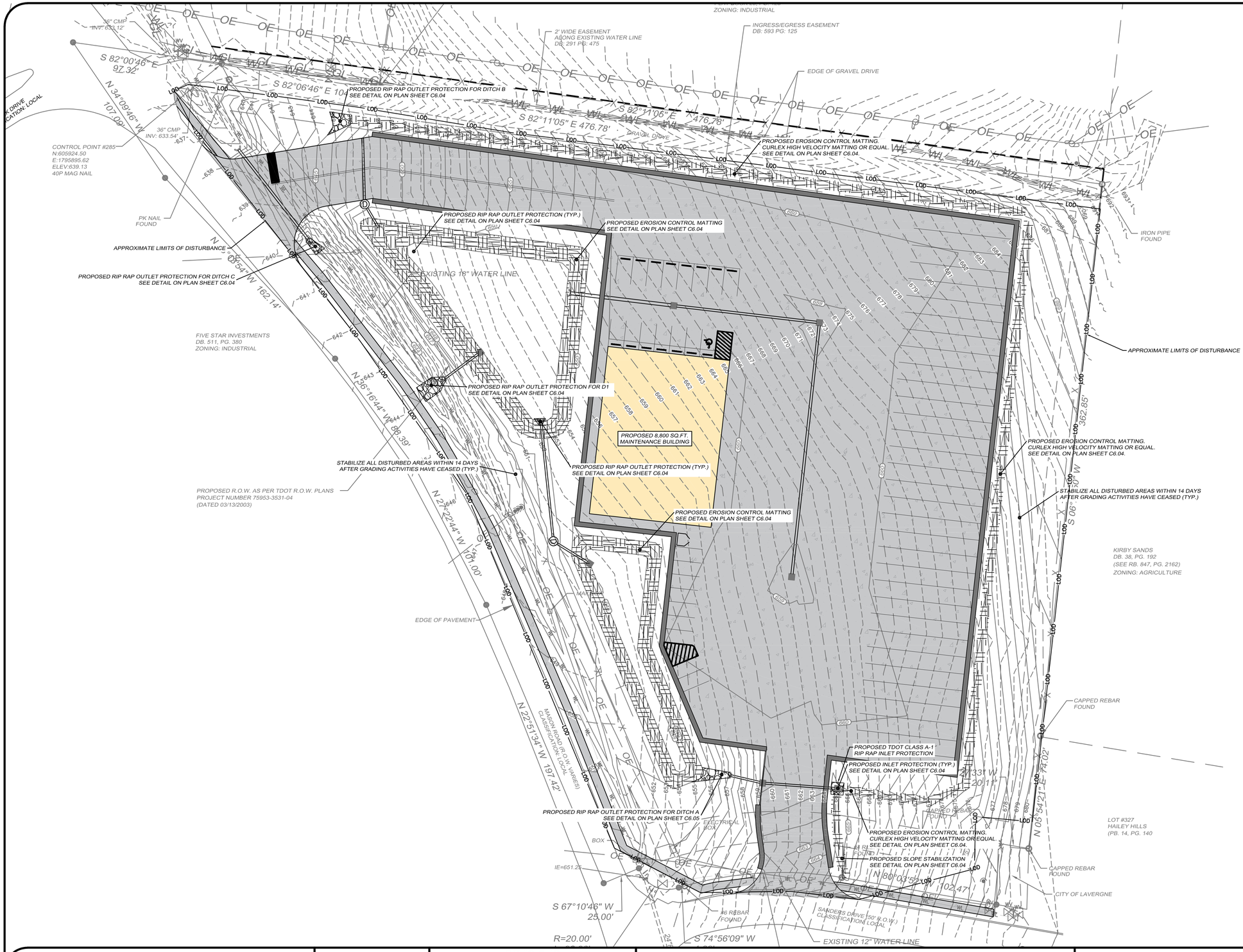
# MBI BUILDING
# GRAEFEN DEVELOPMENT
## 393 MASON ROAD
## LA VERGNE, TENNESSEE

INTERMEDIATE EPSC PLAN

PROJECT NO. 1574-01

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

SHEET NO. C6.02




## EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

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

EPSC FINAL PLAN NOTES:

1. THE CONTRACTOR SHALL SUPPLY THE CITY OF LA VERGNE WITH A DESIGNATED POINT OF CONTACT AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, AND THE APPROPRIATE CONTACT INFORMATION. THE CONTACT MUST HAVE AUTHORITY TO TAKE EMERGENCY RESPONSE MEASURES ON THE PROJECT AT ALL TIMES, INCLUDING AFTER HOURS, WEEKENDS, AND HOLIDAYS.
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9. SURVEY AND STAKE THE LOCATIONS OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND APPURTENANCES THERETO.
10. EROSION PREVENTION AND SEDIMENT CONTROLS (EPSC) WILL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS WITHIN THE PROPOSED PROJECT AREA.
11. ALL EPSC CONTROLS SHOWN ON THIS SHEET ARE TO REMAIN IN PLACE UPON COMPLETION OF CONSTRUCTION.


GRIGGS & MALONEY INCORPORATED
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(615) 895-8221 * FAX (615) 895-0632


FILE NAME: FLENAME.DWG

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

FINAL EPSC PLAN

PROJECT NO. 1574-01

DATE: OCTOBER 2025

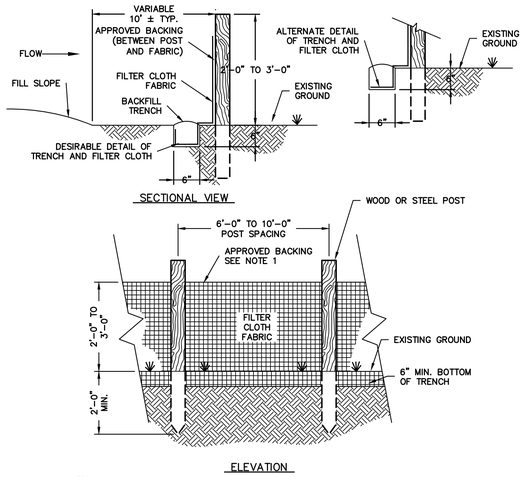
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DRAWN BY: HLP

CHECKED BY:

APPROVED BY:

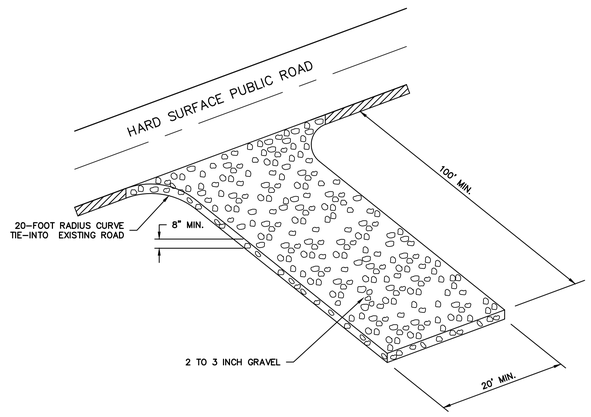
SHEET NO. C6.03



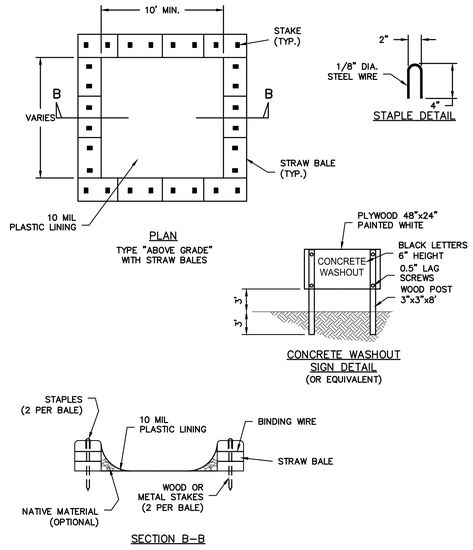

NOTES:

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

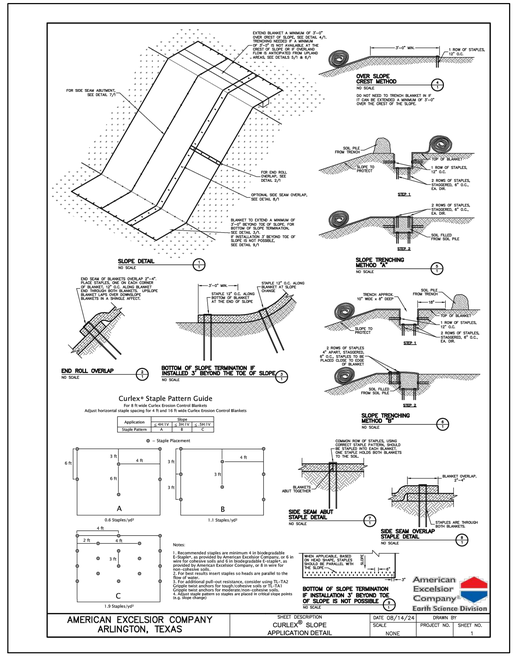
SILT FENCE CONSTRUCTION (1)
N.T.S.



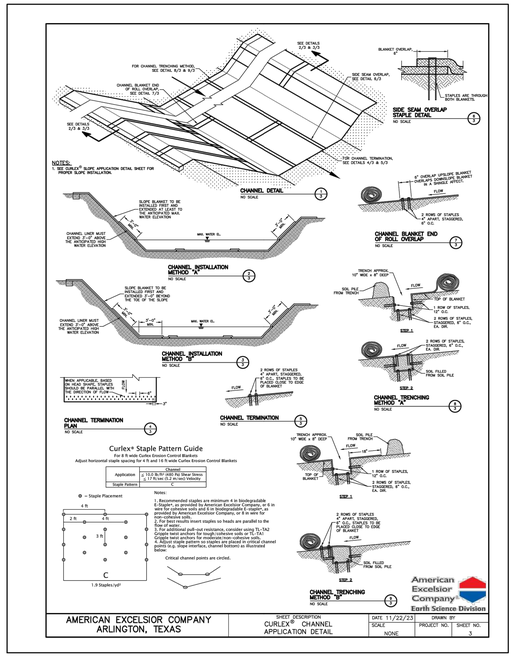

GRAVEL CONSTRUCTION ENTRANCE (2)
N.T.S.



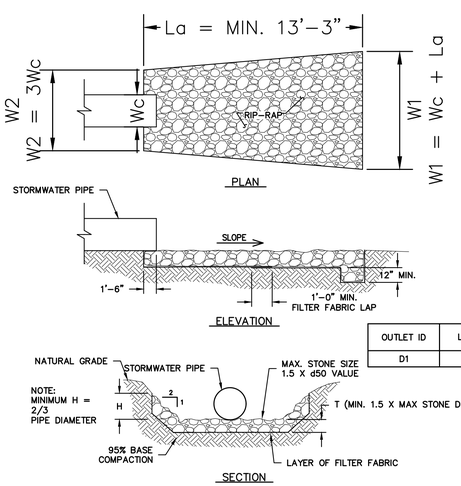

CONCRETE TRUCK WASHOUT FACILITY (3)
N.T.S.




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




HIGH VELOCITY SLOPE STABILIZATION DETAIL (5)
N.T.S.




| OUTLET ID | La (FT.) | D50 (IN.) | MAX STONE (IN.) | W1 (FT.) | MIN AREA (SF.) |
|---|---|---|---|---|---|
| D1 | 12 | 6 | 9 | 13.25 | 121 |

NOTES:
1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH.
2. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
3. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
4. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
5. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
6. THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
7. NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
8. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIPRAP.
9. ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

RIP-RAP APRON DETAIL FOR PIPES (6)
N.T.S.

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

FILE NAME: FILENAME.DWG

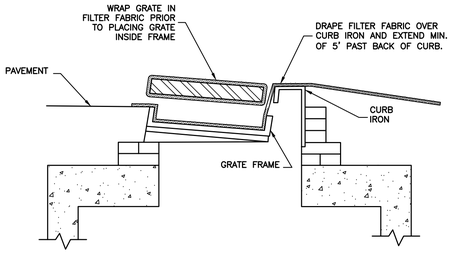
REVISIONS

| DATE | BY | NO. | DESCRIPTION |
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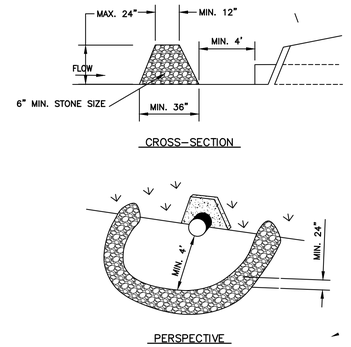
MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EPSC DETAILS

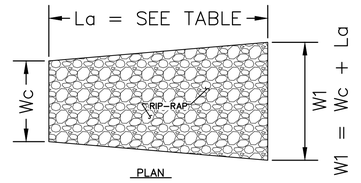
PROJECT NO. 1574-01
DATE: OCTOBER 2025
SCALE: 1"=30'
DRAWN BY: HLP
CHECKED BY:
APPROVED BY:
SHEET NO. C6.04

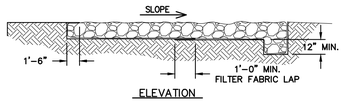


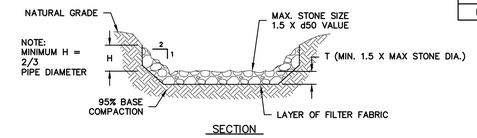

CURB INLET PROTECTION (1)
N.T.S.




CULVERT INLET PROTECTION (2)
N.T.S.



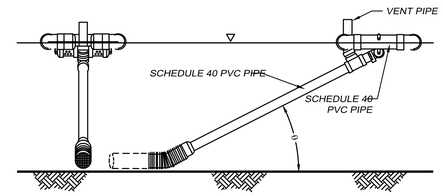



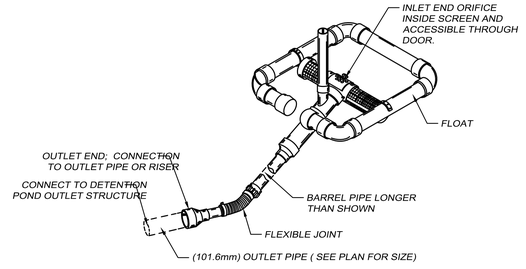




| OUTLET ID | La (FT.) | D50 (IN.) | MAX STONE (IN.) | Wc (FT.) | W1 (FT.) | MIN AREA (SF.) |
|---|---|---|---|---|---|---|
| DITCH A | 12 | 9 | 13.5 | 6 | 18 | 144 |
| DITCH B | 12 | 15 | 22.5 | 6 | 18 | 144 |
| DITCH C | 10 | 9 | 13.5 | 12 | 22 | 170 |

NOTES:
1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH.
2. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
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9. ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

RIP-RAP APRON DETAIL FOR DITCH OUTLETS (3)
N.T.S.




NOTES
1. DETENTION POND SHALL BE CLEANED PERIODICALLY TO PREVENT THE BUILD-UP OF SEDIMENT WHILE BEING USED AS SEDIMENT POND DURING CONSTRUCTION.
2. USE GROUT OR OTHER ACCEPTABLE MEANS TO ATTACH SKIMMER TO OUTLET CONTROL STRUCTURE.

TEMPORARY POND SKIMMER OUTLET DETAIL (4)
N.T.S.

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INCORPORATED
Engineering & Environmental Consulting
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(615) 895-8221 * FAX (615) 895-0632

FILE NAME: FILENAME.DWG

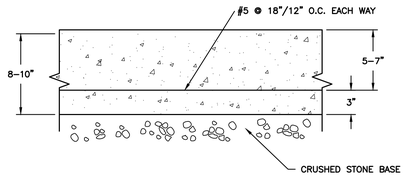
REVISIONS

| DATE | BY | NO. | DESCRIPTION |
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MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EPSC DETAILS

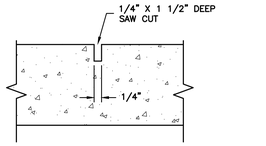
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DATE: OCTOBER 2025
DRAWN BY: HLP
CHECKED BY:
SCALE: 1"=30'
APPROVED BY:
SHEET NO. C6.05



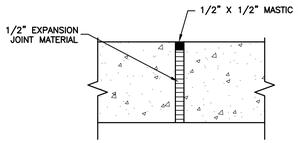

TYPICAL CONCRETE PAVEMENT SECTION
N.T.S.

NOTES:

1. CONTROL JOINTS SHALL BE PLACED NOMORE THAN 20' ON CENTER.
2. EXPANSION JOINTS SHALL BE PLACED EVERY 4TH CONTROL JOINT.
3. JOINT DETAILS APPLY TO ALL NEW CONCRETE PAVEMENT.
4. ADDITIONAL CONTROL JOINTS MAY BE REQUIRED DUE TO IRREGULAR CONFIGURATIONS.

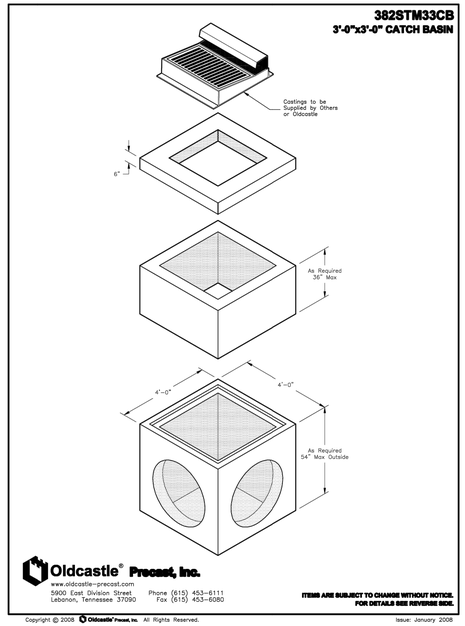


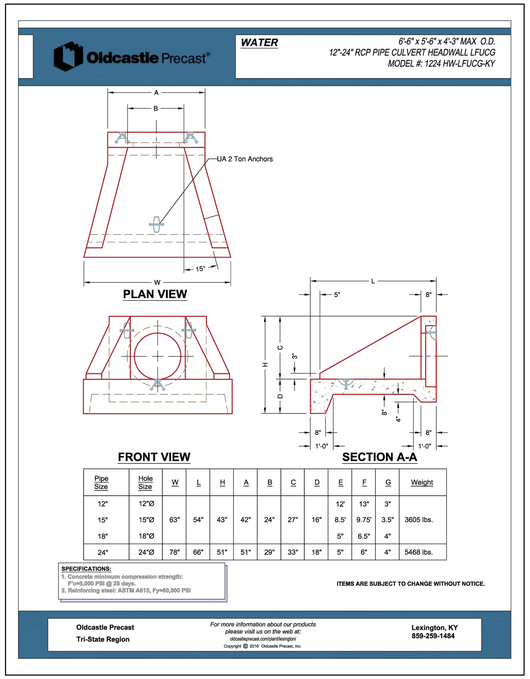

CONCRETE PAVEMENT CONTROL JOINT
N.T.S.




CONCRETE PAVEMENT EXPANSION JOINT
N.T.S.

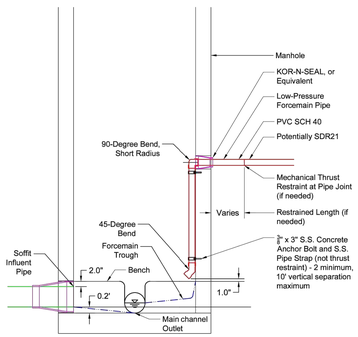
TYPICAL CONCRETE PAVEMENT SECTION (1)
N.T.S.



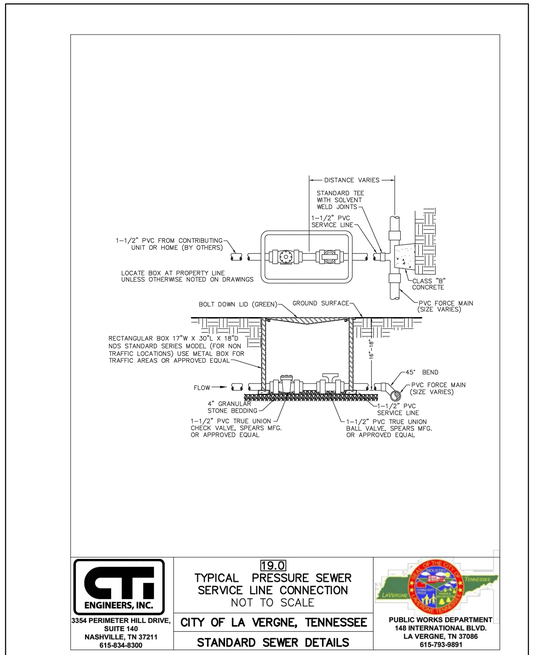




# Low-Pressure Forcemain Discharge to MH Detail

Date: 5/29/2024




Notes:
1) Size stainless steel pipe strap for pipe O.D. (not a thrust restraint)
2) Dicharge force main to trough formed to receive flow.
3) Forcemain trough to dicharge at 50% main channel depth.
4) Forcemain trough to have minimum slope of 1/8" per foot.
5) Forcemain trough to be curved into main channel, as needed.
6) Low-pressure FM in MH shall be Sch 40 PVC, solvent welded.




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

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891

FILE NAME: FILENAME.DWG

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

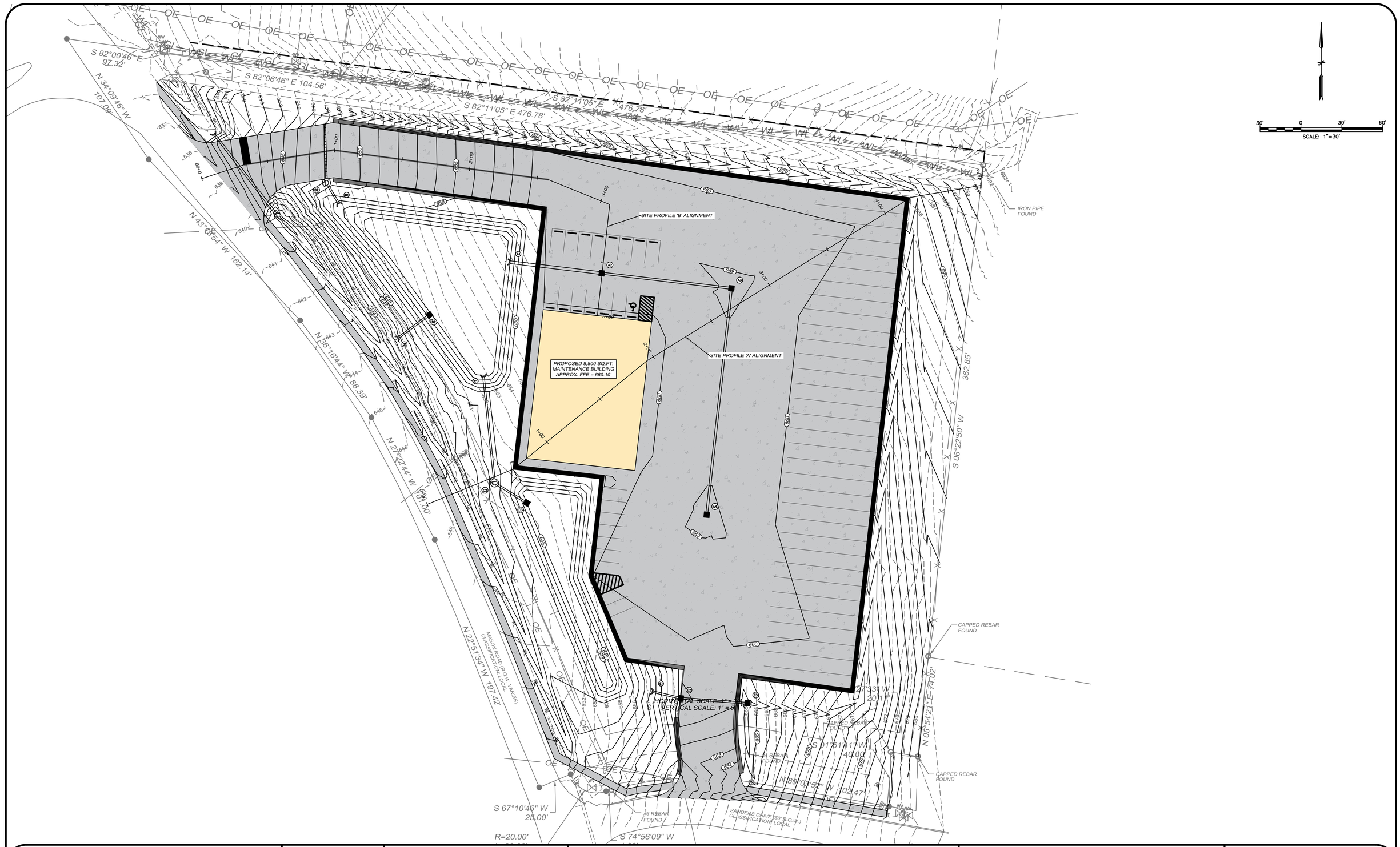
REVISIONS

| DATE | BY | NO. | DESCRIPTION |
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MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

CIVIL DETAILS

PROJECT NO. 1574–01
DATE: OCTOBER 2025
SCALE: 1"=30'
DRAWN BY: HLP
CHECKED BY:
APPROVED BY:
SHEET NO. C7.01




**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

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|---|---|---|---|
| DATE | BY | NO. | DESCRIPTION |
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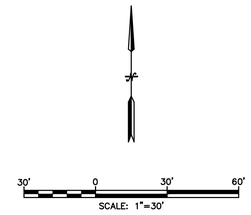
# MBI BUILDING
# GRAEFEN DEVELOPMENT
## 393 MASON ROAD
## LA VERGNE, TENNESSEE

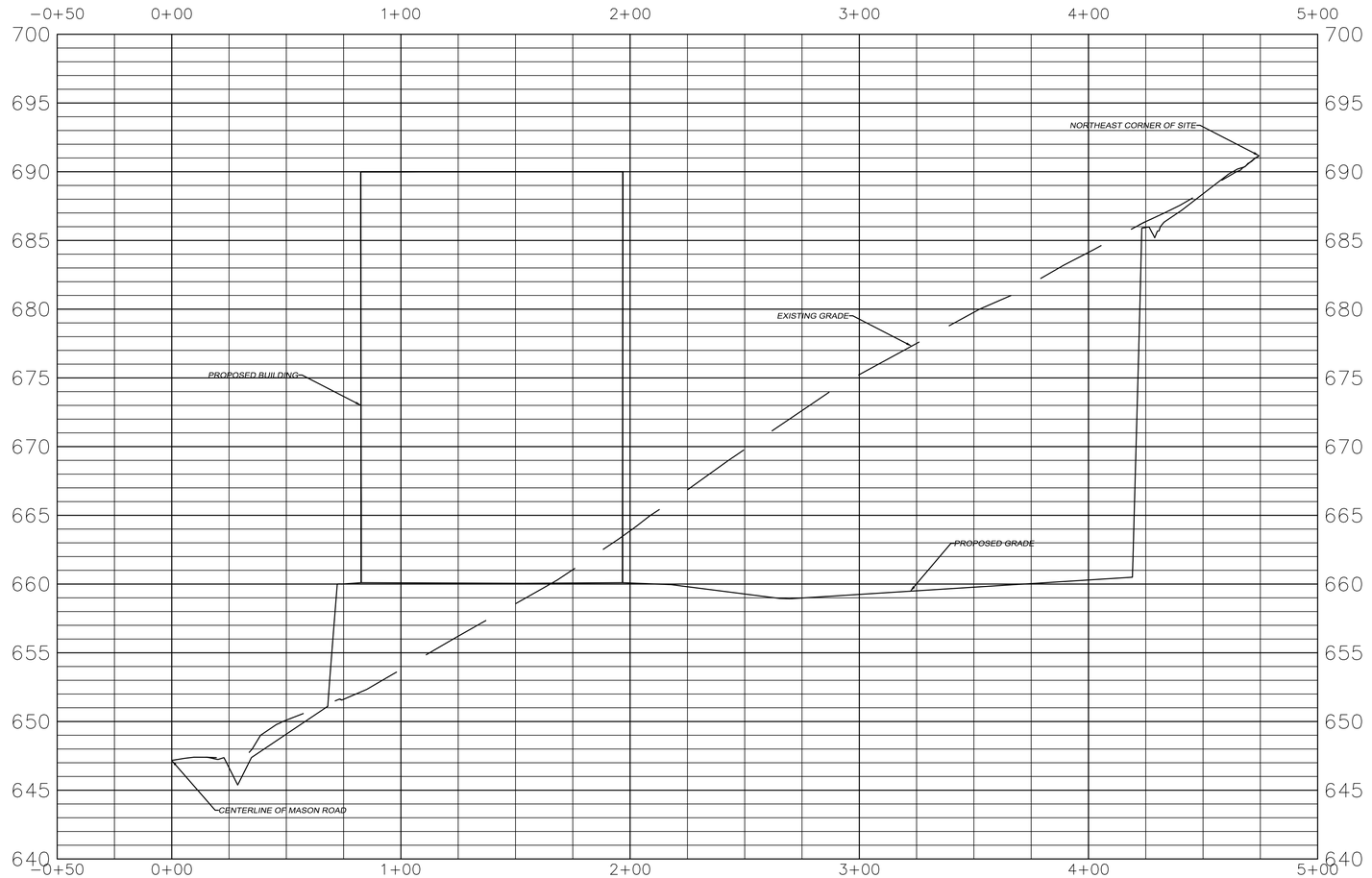
SITE PROFILE PLAN

PROJECT NO. 1574-01

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

SHEET NO. C8.01




SITE PROFILE A PROFILE

*HORIZONTAL SCALE: 1" = 30'*
*VERTICAL SCALE: 1" = 5'*

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

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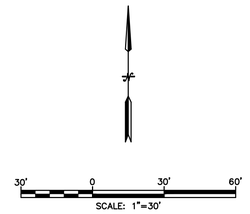
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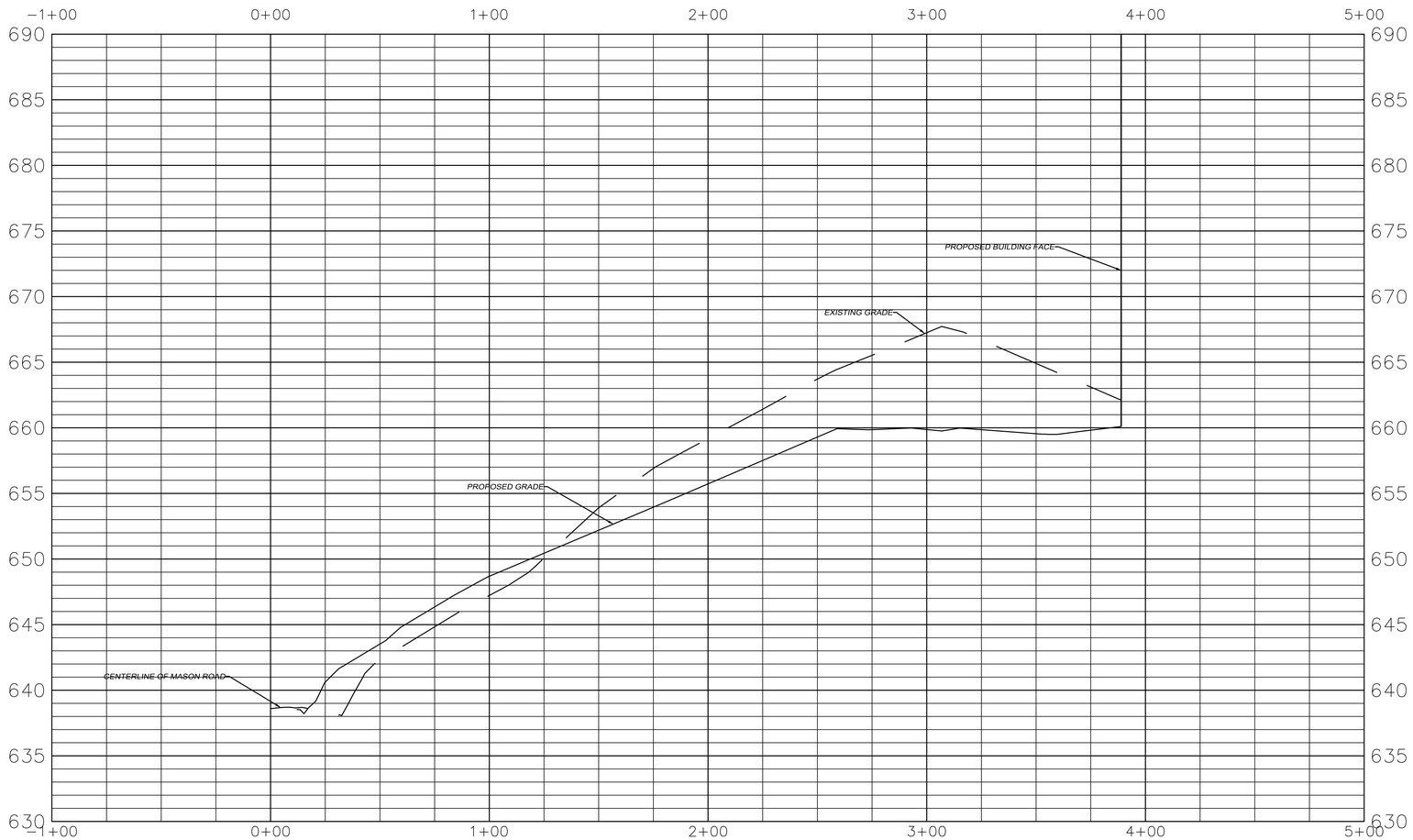
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MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE PROFILE A

PROJECT NO. 1574-01
DATE: OCTOBER 2025
SCALE: 1"=30'
DRAWN BY: HLP
CHECKED BY:
APPROVED BY:
SHEET NO. C8.02




SITE PROFILE B PROFILE

*HORIZONTAL SCALE: 1" = 30'*
*VERTICAL SCALE: 1" = 5'*

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Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
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FILE NAME: FILENAME.DWG

REVISIONS

| DATE | BY | NO. | DESCRIPTION |
|---|---|---|---|
| | | | |

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE PROFILE B

PROJECT NO. 1574-01

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

SHEET NO. C8.03

# 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.


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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BRIAN P. GROVER
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
TENNESSEE NO. 1851

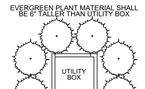
REVIEW SET
(NOT INTENDED FOR CONSTRUCTION)

393 Mason Road
LaVergne, Tennessee

Landscape Plan

| REVISED: | |
|---|---|
| 11-19-2025: Staff Comments | |
| DRAWN: KMG | |
| DATE: 09-02-2025 | |
| CHECKED: BPG | |
| FILE NAME: 25432project_LA | |
| SCALE: 1" = 30' | |
| JOB NO. 25432 | |
| SHEET: L1.0 | |

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX



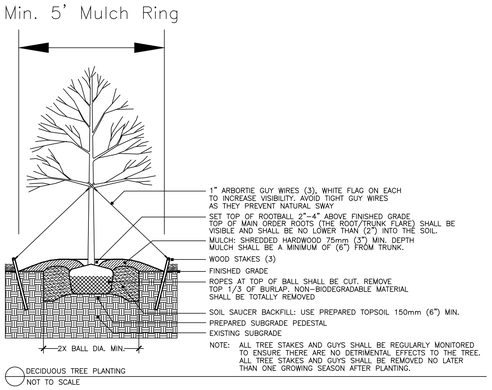

NOTE: UTILITY BOXES NOT SHOWN ON PLANS, SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

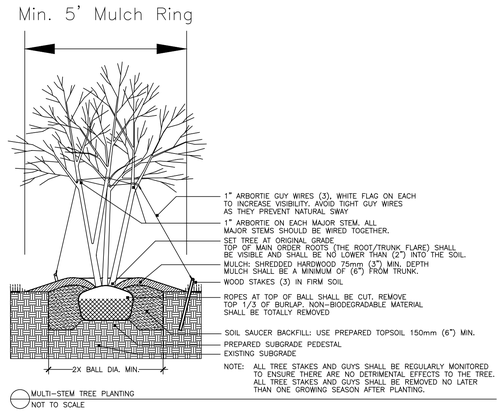
UTILITY BOX SCREENING
NOT TO SCALE

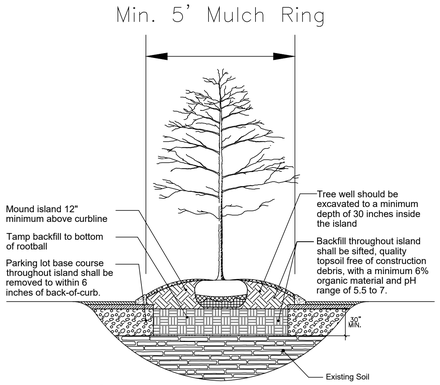
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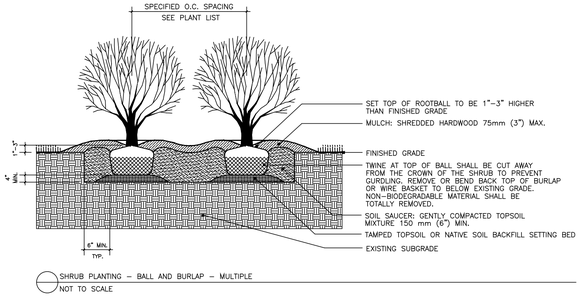
N

30' 0 30' 60'
SCALE: 1"= 30'



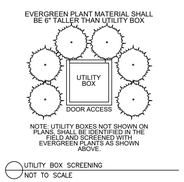

## PLANT SCHEDULE

| 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** | | | | | | | | | |
| | ICS | 15 | ILEX CRENATA `STEEDS` / STEEDS JAPANESE HOLLY | CONT. | | 30" | 18" | 5` O.C. | DENSE, FULL, MATCHED |
| | IM | 30 | ILEX X MESERVEAE `CHINA GIRL` TM / CHINA GIRL HOLLY | CONT. | | 36" | 36" | AS SHOWN | DENSE, FULL, MATCHED |
| | TD2 | 42 | TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW | CONT. | | 18" | 12" - 18" | 5` O.C. | DENSE, FULL, MATCHED |
| | VDT | 18 | VIBURNUM DAVIDII X TINUS 'SPG-3-024' PPAF / MOONLIT LACE® VIBURNUM | CONT. | | 18" | 12"-18" | 5` O.C. | DENSE, FULL, MATCHED |
| | VP | 17 | VIBURNUM X PRAGENSE / PRAGUE VIBURNUM | CONT. | | 36" | 36" | AS SHOWN | DENSE, FULL, MATCHED |

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

**LANDSCAPE NOTES**

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




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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 construction plans.

BRIAN P. GROVER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1551
REVIEW SET (NOT INTENDED FOR CONSTRUCTION)

# 393 Mason Road
LaVergne, Tennessee

# Landscape Details & Notes

| | |
|---|---|
| REVISED: 11-19-2025: Staff Comments | |
| DRAWN: KMG | |
| DATE: 09-02-2025 | |
| CHECKED: BPG | |
| FILE NAME: 25432project_LA | |
| SCALE: NA | |
| JOB NO. 25432 | |
| SHEET: L2.0 | |




1 **PLAN VIEW - RETAINING WALLS**
SCALE: 1" = 30'

THE PLAN VIEW OF THE RETAINING WALLS SHOWN HERE IS REPRODUCED FROM SHEET NO. C6.03 FURNISHED BY GRIGGS AND MALONEY INC. IN SEPTEMBER, 2025. THIS VIEW IS PROVIDED ONLY FOR IDENTIFICATION OF THE INDIVIDUAL RETAINING WALL STRUCTURES. HORIZONTAL LOCATION OF THE REDI-ROCK RETAINING WALLS SHALL BE AS SHOWN ABOVE.

**ADDITIONAL GEOTECHNICAL INFORMATION IS REQUIRED FOR THIS PROJECT**

PRIOR TO COMMENCEMENT OF THE FINAL DESIGN, SOIL BORINGS SHALL BE ADVANCED, AT THE LOCATIONS GIVEN, TO A DEPTH OF 1.5 TIMES THE WALL HEIGHT BELOW THE BOTTOM OF THE PROPOSED RETAINING WALL LEVELING PAD. FOR THIS PROJECT, THE BORINGS SHOULD BE DRILLED TO A DEPTH OF **30 FEET** OR TO REFUSAL IN COMPETENT BEDROCK. THE BORINGS SHOULD INCLUDE STANDARD PENETRATION TEST (SPT) DATA, GROUNDWATER DEPTH OBSERVATIONS, SOIL MOISTURE CONTENT AND ATTERBERG LIMITS OF THE MATERIAL PASSING THE NO. 40 SIEVE (LIQUID LIMIT AND PLASTIC LIMIT OF THE FINE-GRAINED SOIL). THE BORING LOGS SHOULD INCLUDE NORTHING AND EASTING COORDINATES FOR THE BORING LOCATION AND MSL ELEVATION FOR THE EXISTING GROUND SURFACE AT THE DRILLING LOCATION.

THE SUBSURFACE INVESTIGATION REPORT SHOULD INCLUDE THE FOLLOWING:

PARTICLE SIZE DISTRIBUTION (ASTM D6913) AND CLAY SIZE FRACTION (ASTM D7928) FOR THE REPRESENTATIVE SOILS ENCOUNTERED.

EFFECTIVE STRESS SHEAR STRENGTH RECOMMENDATIONS FOR THE SOIL TYPES ENCOUNTERED: INTERNAL FRICTION ANGLE, EFFECTIVE COHESION AND UNIT WEIGHT.

ALLOWABLE BEARING CAPACITY RECOMMENDATIONS FOR CONTINUOUS SHALLOW FOOTINGS FOUNDED IN THE NATIVE SOIL AND/OR PROPOSED SOIL FILL.

IDENTIFICATION OF SPECIFIC SOIL IRREGULARITIES SUCH AS SLICKENSIDED CLAYS, COLLUVIAL FORMATIONS, HIGHLY EXPANSIVE CLAY SOILS (SWELL INDEX), AND LACUSTRINE LAKEBED CLAYS THAT EXHIBIT LOW BEARING CAPACITY OR ABOVE AVERAGE SLIDE POTENTIAL.

**CONSTRUCTION INSPECTION SERVICES WILL BE REQUIRED FOR THIS PROJECT**

FIELD INSPECTION BY A LOCAL GEOTECHNICAL TESTING FIRM WILL BE REQUIRED TO VERIFY THE RECOMMENDATIONS OF THE GEOTECHNICAL SUBSURFACE INVESTIGATION. THESE SERVICES MAY BE PROVIDED BY THE SAME OR A DIFFERENT GEOTECHNICAL FIRM THAN THE GEOTECHNICAL FIRM THAT PROVIDED THE SUBSURFACE INVESTIGATION, BUT THE COST OF THESE SERVICES MUST BE INCLUDED IN THE OVERALL PROJECT BUDGET.

THE SCOPE OF THESE SERVICES WILL BE SPECIFIED IN DETAIL IN THE FINAL CONSTRUCTION DOCUMENTS, BUT WILL GENERALLY INCLUDE THE FOLLOWING:

FOUNDATION SOILS INSPECTION FOR VERIFICATION OF BEARING CAPACITY REQUIREMENTS, BEDROCK ROCK AND GROUNDWATER ELEVATION AND CONCURRENCE WITH THE FOUNDATION SOIL SHEAR STRENGTH ASSUMPTIONS OF THE DESIGN.

REVIEW AND VERIFICATION OF SPECIFIED STRUCTURAL BACKFILL MATERIAL AND RETAINING WALL COMPONENTS.

STRUCTURAL BACKFILL PLACEMENT AND DENSITY TESTING.

CONCURENCE REVIEW AND VERIFICATION OF UNDISTURBED NATIVE RETAINED SOIL FOR RETAINING WALLS THAT SUPPORT CUT EXCAVATIONS.

*RW #*
**REQUESTED BORING LOCATION**

**EFFECTIVE STRESS SOIL SHEAR STRENGTH PARAMETERS - ASSUMED FOR PRELIMINARY DESIGN**

**ALL WALLS**

| SOIL NAME | INTERNAL ANGLE OF FRICTION, Φ° | EFFECTIVE COHESION, c', psf | UNIT WEIGHT γ (pcf) |
|---|---|---|---|
| NATIVE STIFF CLAY RESIDUUM (N>12) | 24 | 150 | 120 |
| NEW CLAY FILL | 27 | 50 | 125 |
| CRUSHED #57 STONE | 40 | 0 | 110 |
| WEATHERED LIMESTONE BEDROCK (WITHIN 6') | 36 | 1000 | 140 |
| NET ALLOWABLE BEARING PRESSURE FOR FOUNDATIONS ON SOIL q = 2,500 psf | | | |
| NET ALLOWABLE BEARING PRESSURE FOR FOUNDATIONS ON ROCK q = 5,000 psf | | | |

THE ABOVE SHEAR STRENGTH PARAMETERS SHALL BE REVIEWED AND CONFIRMED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO FINAL DESIGN.

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

| DATE | REVISION |
|---|---|
| | |

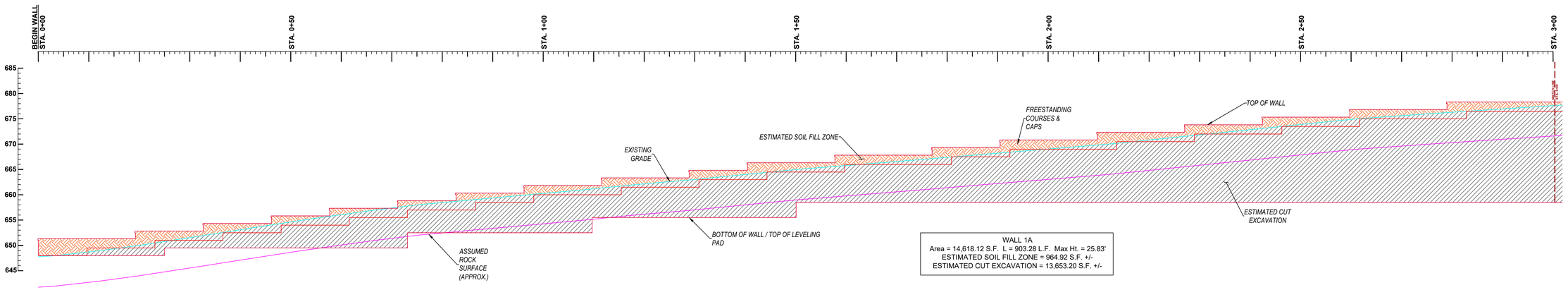
JC HINES & ASSOCIATES LLC
Geotechnical Design Consultants
4030 Mt. Carmel-Tobasco Rd., Suite 319
Cincinnati, OH 45255
ph 513-843-6570
www.JCHines.com
Prepared By:
Innovation Optimization. Focus.

REDI-ROCK KIT
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850 Landis Lane
Mt. Washington, KY 40047
800-467-8707
www.kyredirock.com
4200 South Harding St.
Indianapolis, IN 46217
502-538-6834 fax
For:

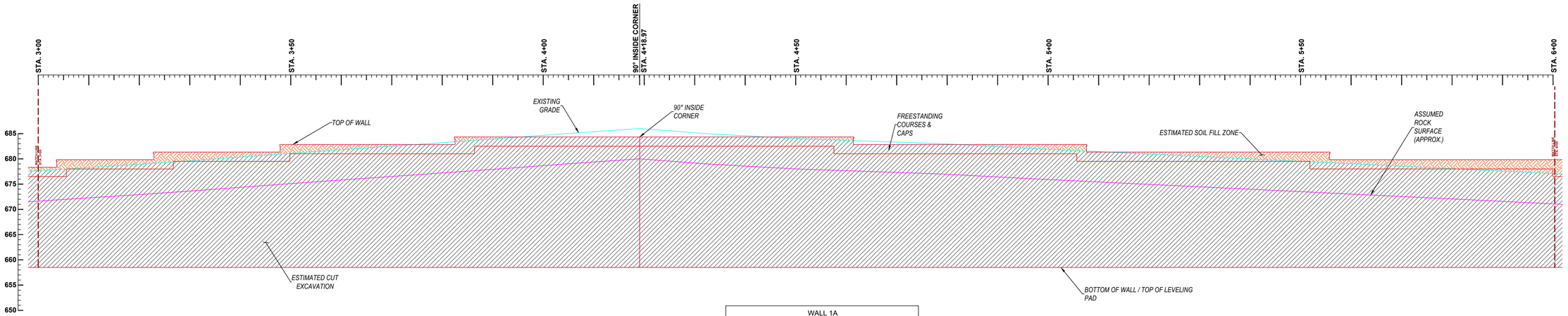
**PLAN VIEW**
*Retaining Wall Construction Plans For*
**MBI BUILDING GRAEFEN DEVELOPMENT**
**LA VERGNE, TENNESSEE**

| | |
|---|---|
| Designed By: | B.J.R. |
| Checked By: | J.C.H. |
| Project No.: | 25208 |
| Date: | 10/27/25 |
| Scale: | As Shown |

**PD 1.01**




**2** **RETAINING WALL NO. 1A - WALL STA. 0+00.00 - WALL STA. 3+00.00**
SCALE: 1" = 10'




**3** **RETAINING WALL NO. 1A - WALL STA. 3+00.00 - WALL STA. 6+00.00**
SCALE: 1" = 10'

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

| DATE | REVISION |
|---|---|
| | |


Prepared By:
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Indianapolis, IN 46217


# ELEVATION VIEW

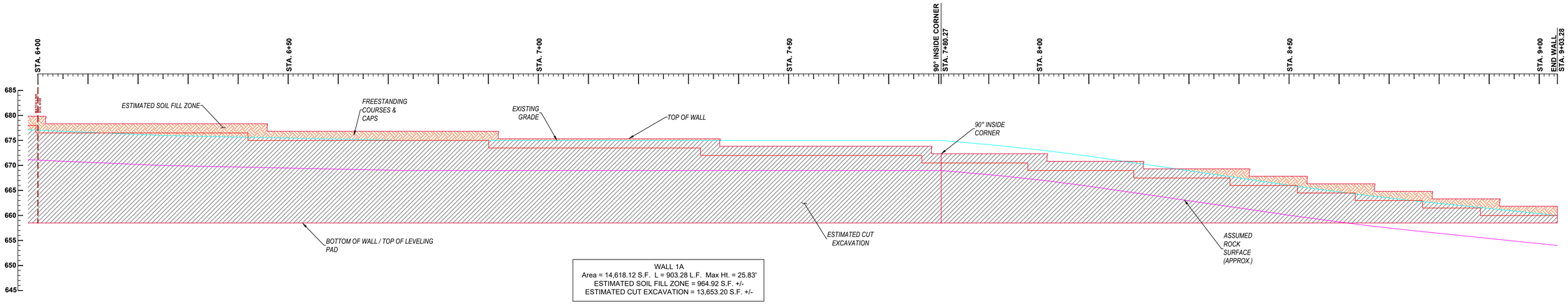
*Retaining Wall Construction Plans For*

## MBI BUILDING GRAEFEN DEVELOPMENT

LA VERGNE, TENNESSEE

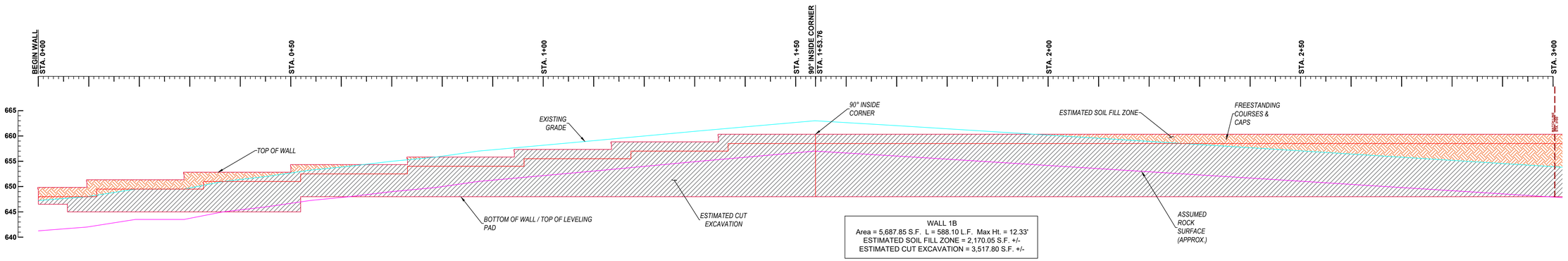
| | |
|---|---|
| Designed By: | B.J.R. |
| Checked By: | J.C.H. |
| Project No.: | 25208 |
| Date: | 10/27/25 |
| Scale: | As Shown |

**PD 2.01**




WALL 1A
Area = 14,618.12 S.F. L = 903.28 L.F. Max Ht. = 25.83'
ESTIMATED SOIL FILL ZONE = 964.92 S.F. +/-
ESTIMATED CUT EXCAVATION = 13,653.20 S.F. +/-

**4** **RETAINING WALL NO. 1A - WALL STA. 6+00.00 - WALL STA. 9+03.28**
SCALE: 1" = 10'




WALL 1B
Area = 5,687.85 S.F. L = 588.10 L.F. Max Ht. = 12.33'
ESTIMATED SOIL FILL ZONE = 2,170.05 S.F. +/-
ESTIMATED CUT EXCAVATION = 3,517.80 S.F. +/-

**5** **RETAINING WALL NO. 1B - WALL STA. 0+00.00 - WALL STA. 3+00.00**
SCALE: 1" = 10'

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

| DATE | REVISION |
|---|---|
| | |


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Prepared By:

*Innovation Optimization. Focus.*

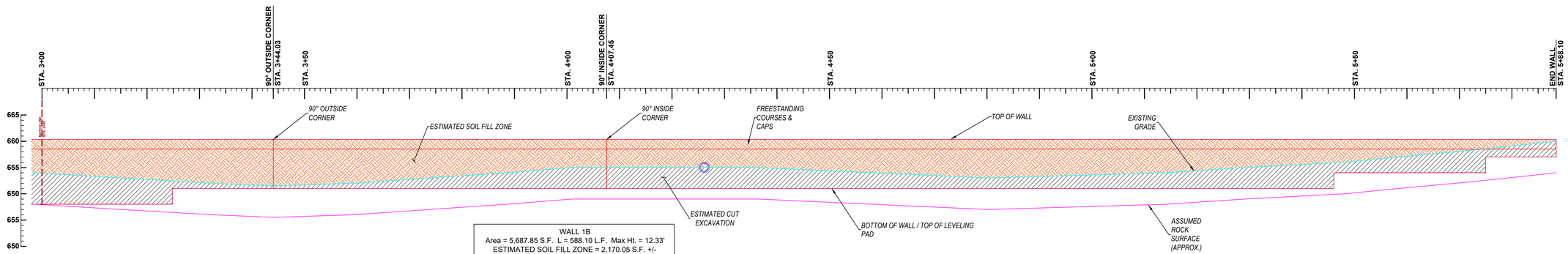
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**ELEVATION VIEW**
*Retaining Wall Construction Plans For*
**MBI BUILDING GRAEFEN DEVELOPMENT**
**LA VERGNE, TENNESSEE**

| | |
|---|---|
| Designed By: | B.J.R. |
| Checked By: | J.C.H. |
| Project No.: | 25208 |
| Date: | 10/27/25 |
| Scale: | As Shown |

**PD 2.02**




WALL 1B
Area = 5,687.85 S.F. L = 588.10 L.F. Max Ht. = 12.33'
ESTIMATED SOIL FILL ZONE = 2,170.05 S.F. +/-
ESTIMATED CUT EXCAVATION = 3,517.80 S.F. +/-

**6 RETAINING WALL NO. 1B - WALL STA. 3+00.00 - WALL STA. 5+88.10**
SCALE: 1" = 10'

PRELIMINARY
FOR REVIEW
NOT FOR CONSTRUCTION

| DATE | REVISION |
|---|---|
| | |


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Indianapolis, IN 46217
502-538-6324 fax


# ELEVATION VIEW

*Retaining Wall Construction Plans For*

**MBI BUILDING GRAEFEN DEVELOPMENT**

**LA VERGNE, TENNESSEE**

| | |
|---|---|
| Designed By: | B.J.R. |
| Checked By: | J.C.H. |
| Project No.: | 25208 |
| Date: | 10/27/25 |
| Scale: | As Shown |

**PD 2.03**

# Planning Commission Report
# Meeting: November 25, 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)
Engineering comments addressed.

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

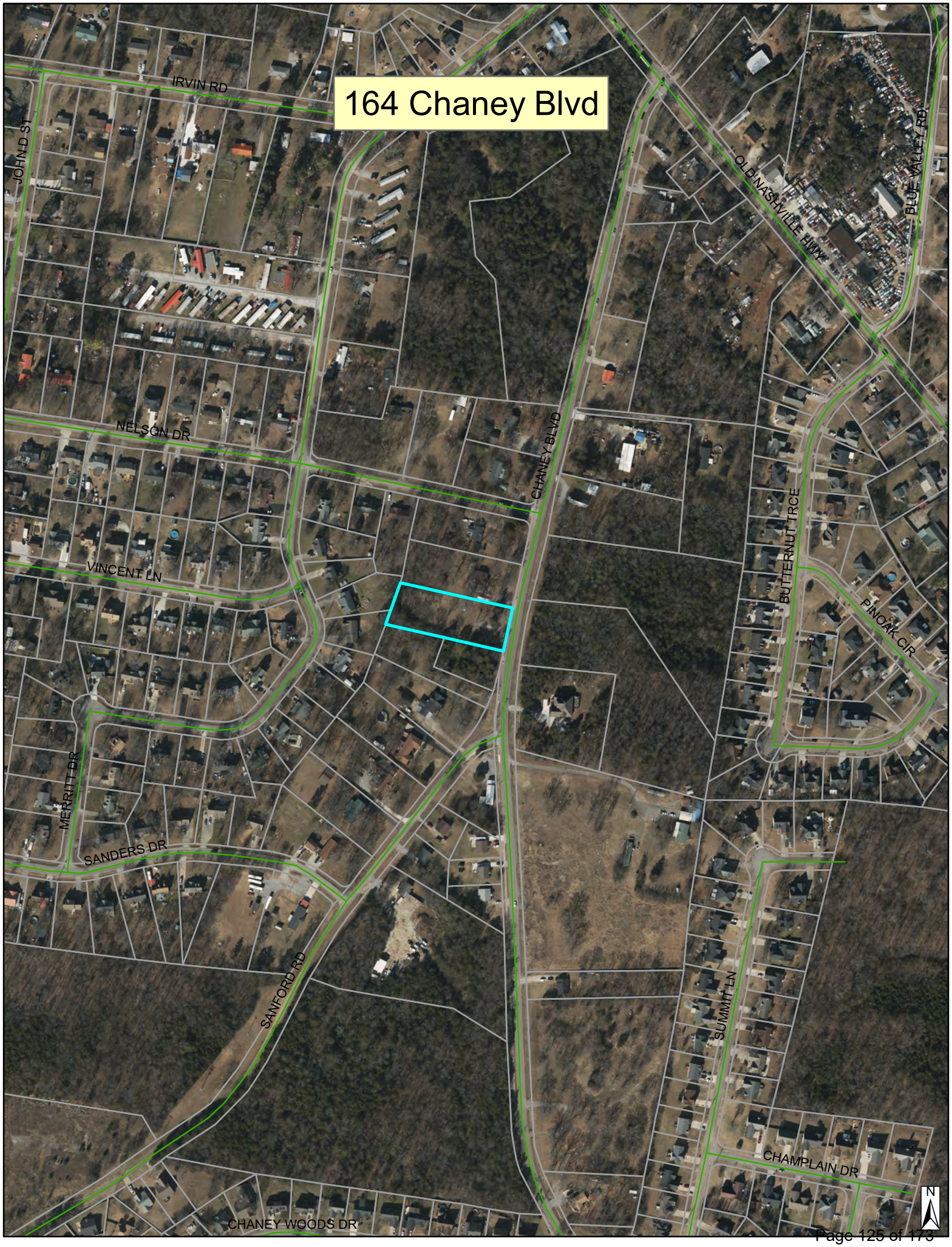
**Codes** (**Joe White** - jwhite@lavergnetn.gov)
No comments.

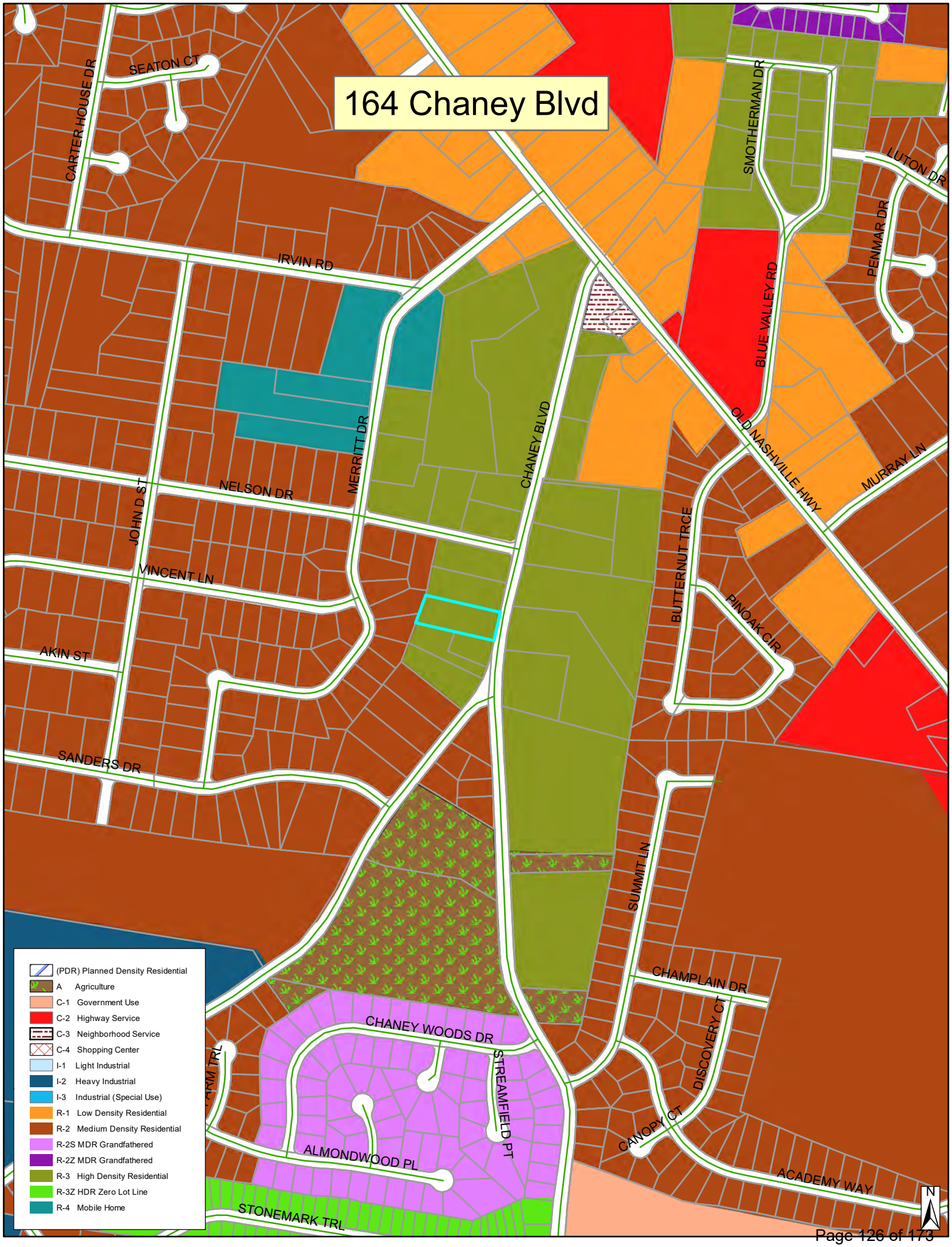
**Fire** (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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


164 Chaney Blvd
IRVIN RD
JOHN D ST
OLD NASHVILLE HWY
BLUE VALLEY RD
NELSON DR
CHANEY BLVD
BUTTERNUT TRCE
PINOAK CIR
VINCENT LN
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

13233.1.001-A 164 Chaney Blvd.

### Sheet List Table


| Sheet | Title |
|---|---|
| G100 | Cover Sheet |
| C100 | Existing Conditions / Erosion Control Plan |
| C101 | Site Plan |
| C102 | Grading, Drainage and Final Erosion Control Plan |
| C103 | Utility Plan |
| C104 | Landscape Plan |
| C301 | Truck Turn Analysis |
| C501 | Site Details |
| C502 | Grading and Drainage Details |
| C503 | Utility Details |


### *City General Notes:*

1. A pre-construction conference and land disturbance permit is required prior to commencing a work.
2. The contractor shall notify the city inspector at least 48 hrs. prior to any required or requested inspections.
3. City inspections are not quality control. The contractor's quality control representative must be onsite during all required inspections. Contractor's quality control must sign-off or approve each inspection. City inspectors will confirm that this is done but will not provide approvals.
4. Depth and location of existing underground facilities shall be determined by the contractor prior to excavation or trenching. Contact the Tennessee Utility Location Service at 811 or 800-351-1111, 3-10 days before you dig, no exceptions.
5. All construction and operations b the contractor shall be in accordance with OSHA.
6. The contractors shall maintain a set of redline drawings at the project site which shall be available for review by city inspectors. these redline plans must be updated weekly.
7. As-built plans (record drawings) shall be provided to the city within 30-days of substantial competition of the project. Record drawings shall be provided in three formats:
   a. Paper (on set)
   b. PDF (thumb drive or e-mail)
   c. GIS-compatible (one file)
8. Traffic control, signage, and construction related barriers are the responsibility of the contractor, and no trenches shall be left open overnight without prior safety measures such as barricades, plating, or other as agreed by the city.
9. In residential areas, no construction work can be conducted outside of the following hours without a special permit:
   a. Monday-Friday 7:00 am to 6:00 pm
   b. Saturday - Sunday, 8:00 am to 6:00 pm
10. Surface improvements damaged or removed as a result of the contractor's operations shall be reconstructed by the contractor to City of LaVergne requirements.
11. All revisions to these drawings must be approved by the City Engineer.
12. It is the contractor's responsibility to protect any monuments 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.
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 prior cross connection control per the governing authority.
14. The contractor shall confine all of his activities to the areas as shown on these plans unless written consent is provided in advance by the effected property owner.
15. Surplus and all material removed which is not suitable for use in this project shall be disposed f away from the job site in a manner or at a location acceptable to the City of LaVergne anf the State of Tennessee. No waste material shall be place in a sinkhole within the city limits of LaVergne.
16. No more than 500 feet of utility and drainage pipe trench will be allowed at to be open at one time.
17. If public sidewalks are to be closed by construction for more than twenty-four hours, then a pedestrian traffic re-routing plan which provides an accessible route of travel for pedestrian must be approved and implemented prior to construction.




Site Location Map

Scale 1" = 500'

### 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 72 hours before any excavation to request exact field location of utilities.
3. Tennessee Underground Utility Locate Service Phone: 811. Call shall be made 3 days before digging.
4. 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.
5. 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.
6. Material specifications shall be in conformance with applicable portions of the City of LaVergne Standard Specifications, (latest edition), memorandums and supplements unless specifically stated otherwise on these plans, contract documents or local code.
7. 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.
8. Bearings shown are based on the Tennessee State Plane Zone, US Foot Coordinate System (NAD83). Elevations are based on NAVD-1998.

### *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 | = 36' |
| Proposed Building Stories | = 2 |
| 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) |
| Total Available Parking Spaces | = 30 |
| Required ADA Parking Spaces | = 2 (1 Van-Accessible) |
| Total Provided ADA Parking Spaces | = 2 (1 Van-Accessible) |
| 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 | = 24 canopy trees |
| | = 13 understory trees |
| | = 116 shrubs |




### Surveyor

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

### Owner/Developer

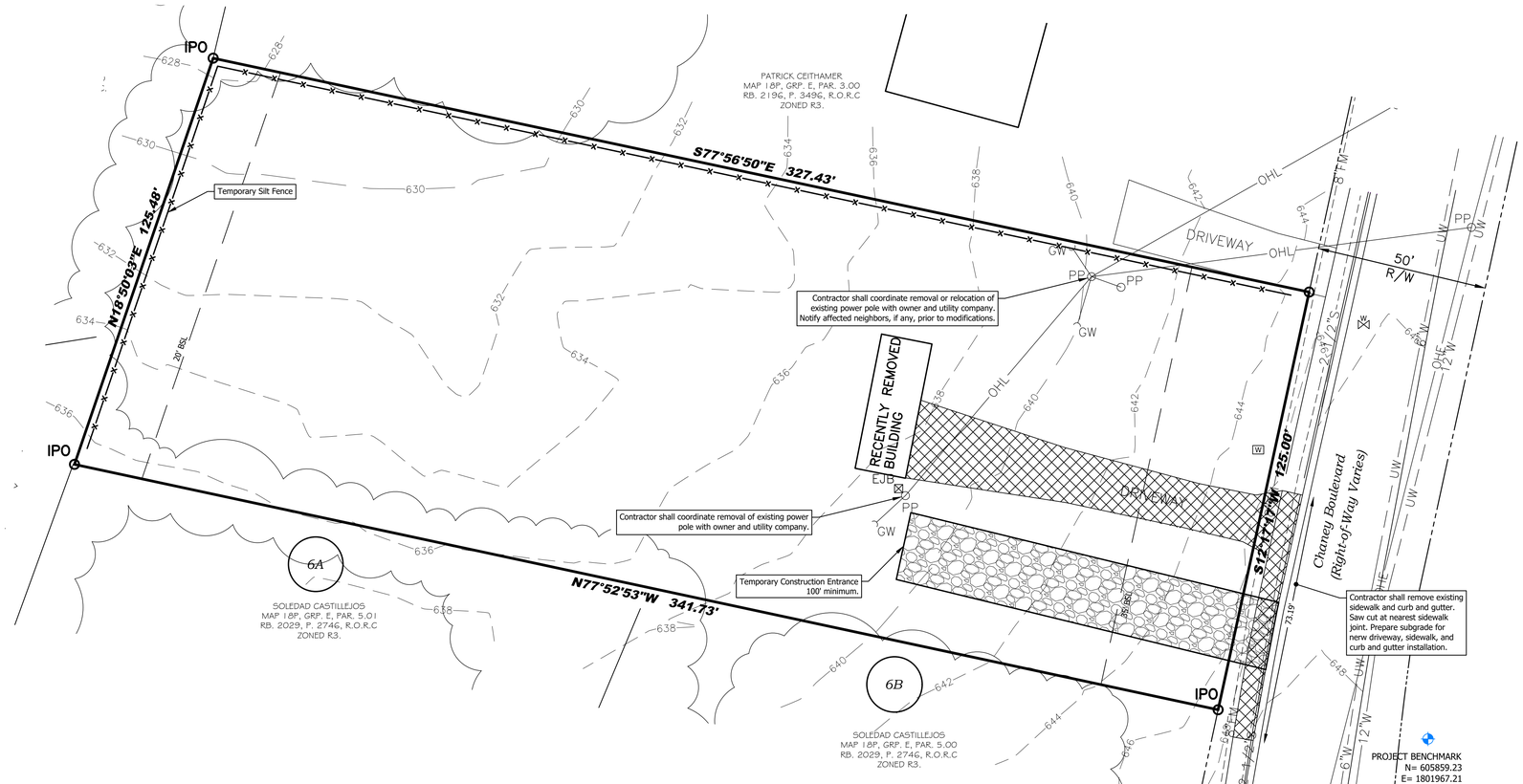
Fahim Eryan
franksabry@yahoo.com
615-305-3766
2089 Brookstone Drive
Mount Juliet, TN 37211

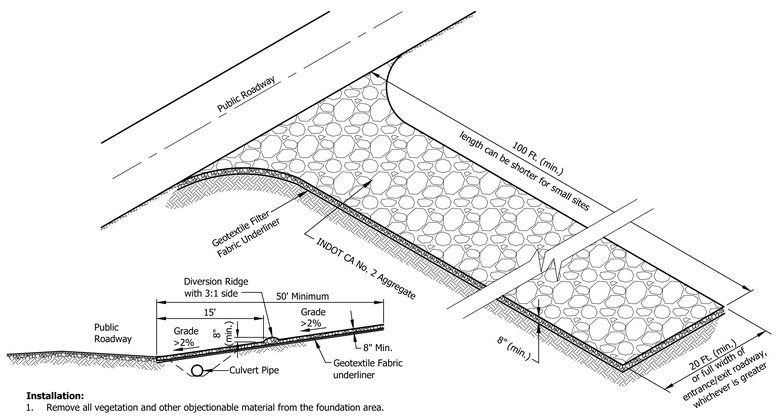
### Civil Engineer

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



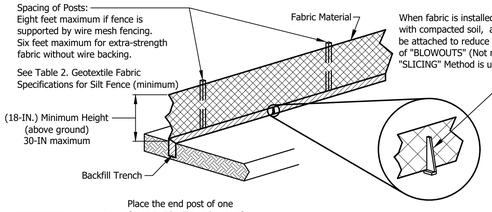



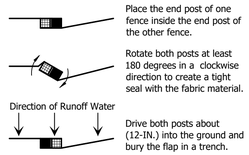

**Installation:**

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**

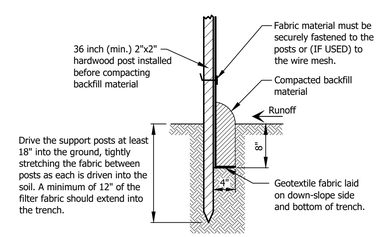
| Percent Slope | | Maximum Distance |
|---|---|---|
| <2% | <50:1 | 100 feet |
| 2%-5% | 50:1 to 20:1 | 75 feet |
| 5%-10%[1] | 20:1 to 10:1 | 50 feet |
| 10%-20%[1] | 10:1 to 5:1 | 25 feet |
| >20%[1] | >5:1 | 15 feet |

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

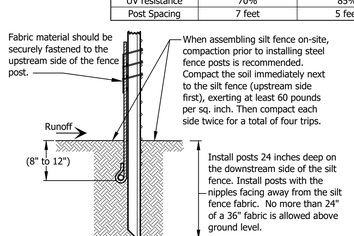
**Table 2: Geotextile Fabric Specifications for Silt Fence (Minimum)**

| Physical Property | Woven Geotextile Fabric | Non-Woven Geotextile Fabric |
|---|---|---|
| Filtering efficiency | 85% | 85% |
| Textile strength at 20% elongation<br>Standard strength<br>Extra strength | <br>30 lbs. per linear inch<br>50 lbs. per linear inch | <br>50 lbs. per linear inch<br>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

## Proposed Legend

- Temporary Construction Ingress / Egress Pad
- Demolition Area
- 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 |
| Handicap Parking Space | Right-of-way Line |
| | 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.

SCALE 1" = 20'

20 0 20 40

ALEJANDRO MOJICA CADARSO
REGISTERED ENGINEER
No. 125554
STATE OF TENNESSE
11-18-25

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

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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.

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

164 Chaney Blvd. LaVergne, TN 37086

# Existing Conditions / Erosion Control Plan

| No. | By | Date |
|---|---|---|
| | | |

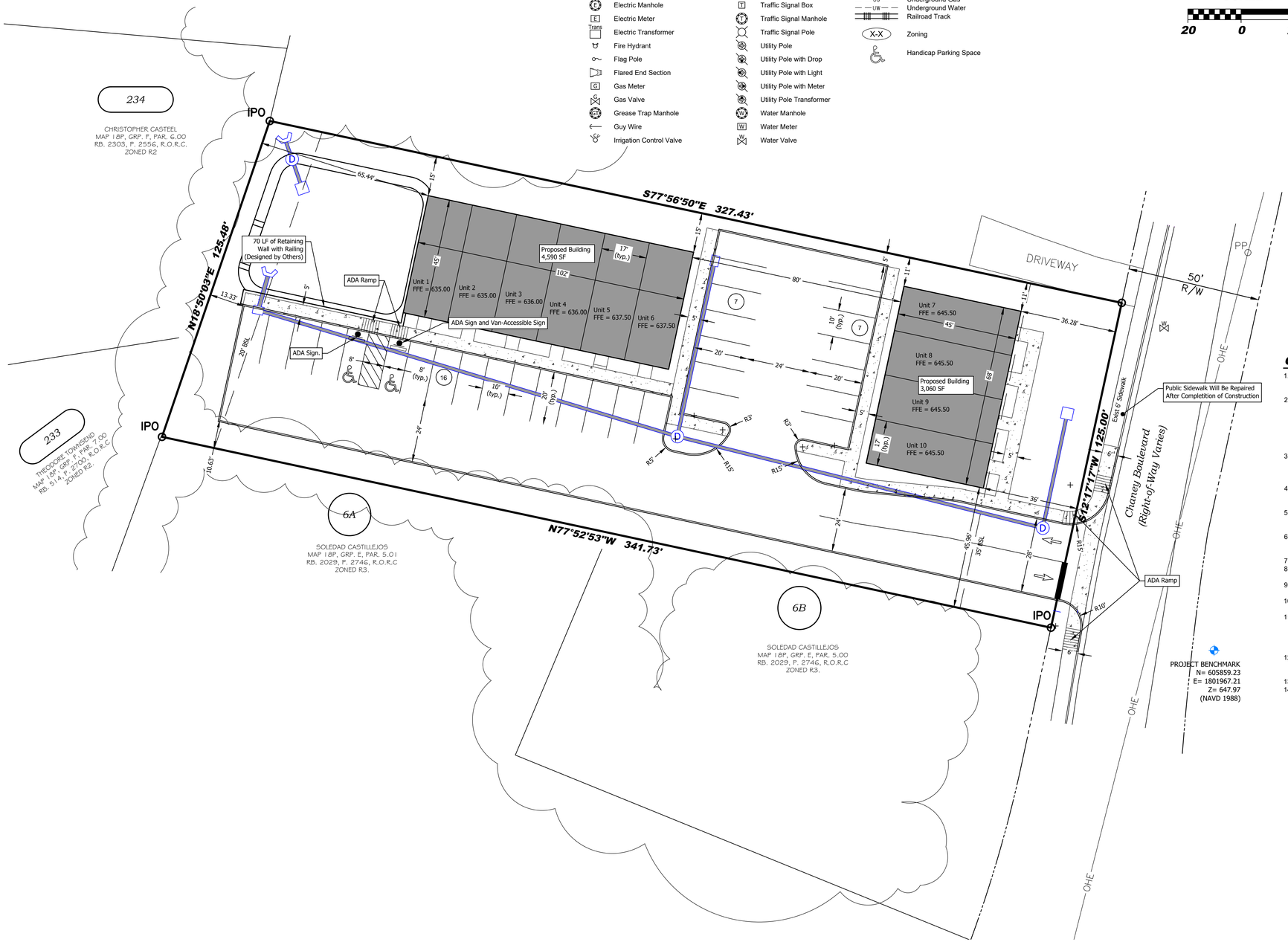
**Revisions**

**Scale:** 1" = 20'

| | |
|---|---|
| Designed By: AMC | Job Number: 13233.1.001-A |
| Drawn By: KPR | Date: 11/18/2025 |
| Filename: 13233 Civil Base | |
| Sheet Number: **C100** | |

## Existing Legend

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










Location Map
Scale" 1" = 250'

## Proposed Legend

- Building Footprint
- Concrete Pavement / Sidewalk
- Number of Parking in Row
- Thermoplastic
- Pavement Striping
- 6" Curb
- ADA Parking Space
- Wheel Stop
- Sign

## 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.

ALEJANDRO MOJICA CADARRA
REGISTERED ENGINEER
No. 125554
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

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

164 Chaney Blvd. LaVergne, TN 37086

# Site Plan

| No. | By | Date |
|---|---|---|
| | | |

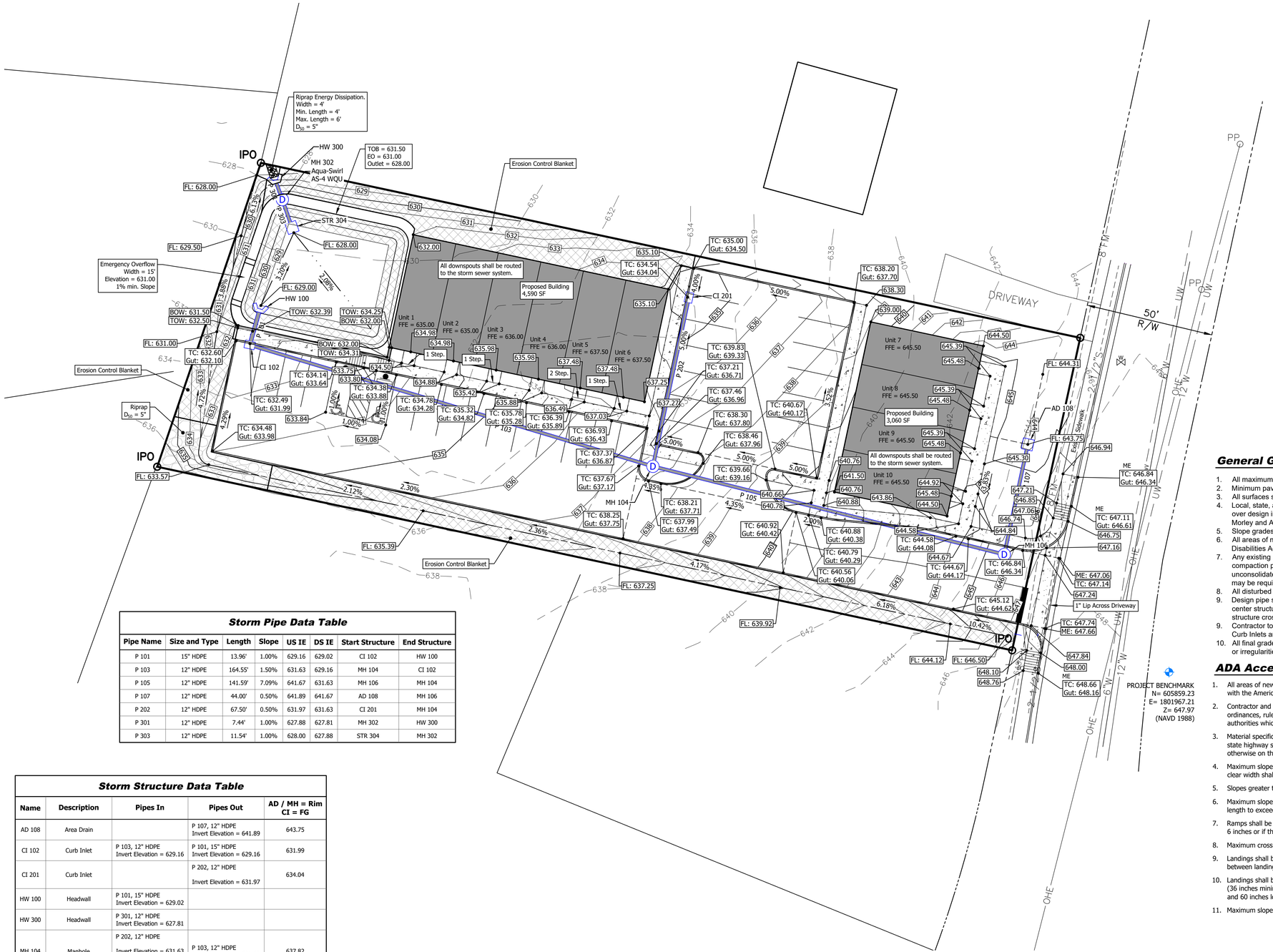
**Revisions**

**Scale:** 1" = 20'

| Designed By: | Job Number: |
|---|---|
| AMC | 13233.1.001-A |
| Drawn By: | Date: |
| KPR | 11/18/2025 |

Filename: 13233 Civil Base

Sheet Number: **C101**




SCALE 1" = 20'

20 0 20 40

## Proposed Legend

- XXX — Spot Elevation
  - Gut: Gutter
  - ME: Match Existing
  - TC: Top of Curb
  - FL: Flowline
  - TOW: Top of Wall
  - BOW: 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%).

### *Storm Pipe Data Table*

| Pipe Name | Size and Type | Length | Slope | US IE | DS IE | Start Structure | End Structure |
|---|---|---|---|---|---|---|---|
| P 101 | 15" HDPE | 13.96' | 1.00% | 629.16 | 629.02 | CI 102 | HW 100 |
| P 103 | 12" HDPE | 164.55' | 1.50% | 631.63 | 629.16 | MH 104 | CI 102 |
| P 105 | 12" HDPE | 141.59' | 7.09% | 641.67 | 631.63 | MH 106 | MH 104 |
| P 107 | 12" HDPE | 44.00' | 0.50% | 641.89 | 641.67 | AD 108 | MH 106 |
| P 202 | 12" HDPE | 67.50' | 0.50% | 631.97 | 631.63 | CI 201 | MH 104 |
| P 301 | 12" HDPE | 7.44' | 1.00% | 627.88 | 627.81 | 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 = 641.89 | 643.75 |
| CI 102 | Curb Inlet | P 103, 12" HDPE Invert Elevation = 629.16 | P 101, 15" HDPE Invert Elevation = 629.16 | 631.99 |
| CI 201 | Curb Inlet | | P 202, 12" HDPE Invert Elevation = 631.97 | 634.04 |
| HW 100 | Headwall | P 101, 15" HDPE Invert Elevation = 629.02 | | |
| HW 300 | Headwall | P 301, 12" HDPE Invert Elevation = 627.81 | | |
| MH 104 | Manhole | P 202, 12" HDPE Invert Elevation = 631.63<br>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 = 641.67 | P 105, 12" HDPE Invert Elevation = 641.67 | 645.61 |
| MH 302 | Aqua-Swirl AS-4 WQU | P 303, 12" HDPE Invert Elevation = 627.88 | P 301, 12" HDPE Invert Elevation = 627.88 | 631.50 |
| STR 304 | See Sheet C502 | | P 303, 12" HDPE Invert Elevation = 628.00 | 630.60 |


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# Grading, Drainage and Final Erosion Control Plan

| No. | By | Date |
|---|---|---|
| | | |

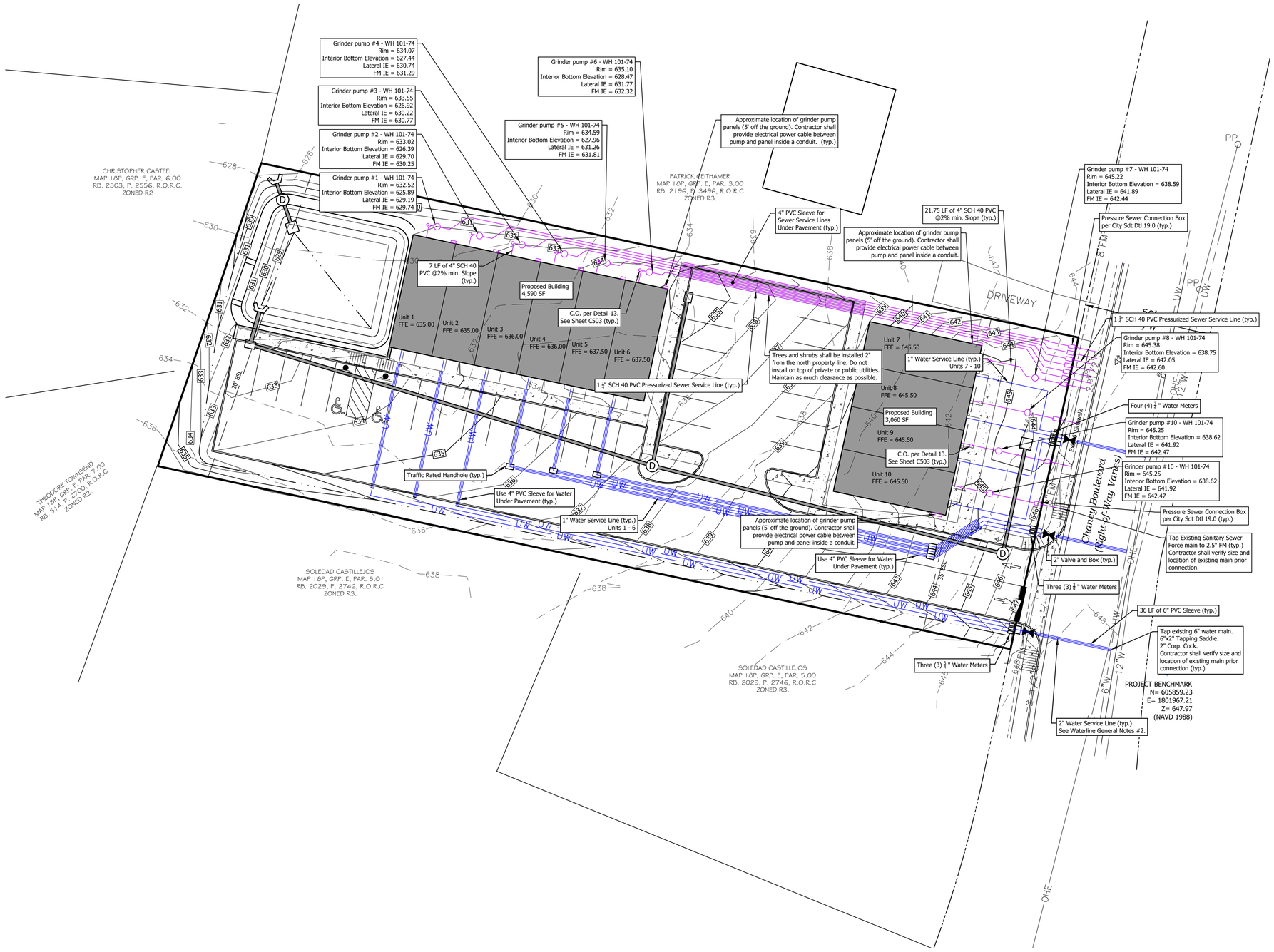
**Revisions**

**Scale:** 1" = 20'

| Designed By: | Job Number: |
|---|---|
| AMC | 13233.1.001-A |
| Drawn By: | Date: |
| KPR | 11/18/2025 |

Filename: 13233 Civil Base

Sheet Number: **C102**




## Proposed Legend

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

## 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. Minimum of 18" vertical and 10' horizontal clearance between potable waterlines and proposed sanitary and storm sewers.
3. All lateral services must have a cleanout installed within 5' of the exterior of the building being serviced.
4. All sanitary sewer cleanouts in concrete or pavement areas shall be in compliance with City of La Vergne requirements.
5. Contractor shall notify City of La Vergne 48 hours prior to starting construction.
6. 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. Public waterlines less than 3" shall be PVC, SDR 21.
3. Contractor shall coordinate location of tap with City of La Vergne.
4. Use fittings as necessary to prevent over-deflection of pipe.
5. Separation between potable waterlines and sewer lines shall be 10' horizontally and 18" vertically measured from outside edge of pipe.
6. Tracer wire shall be installed along all water services and mains.
7. See building plumbing plans for exact location of water services entering the building.

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Alejandro Mojica 11-18-25

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# Utility Plan

| No. | By | Date |
|---|---|---|
| | | |

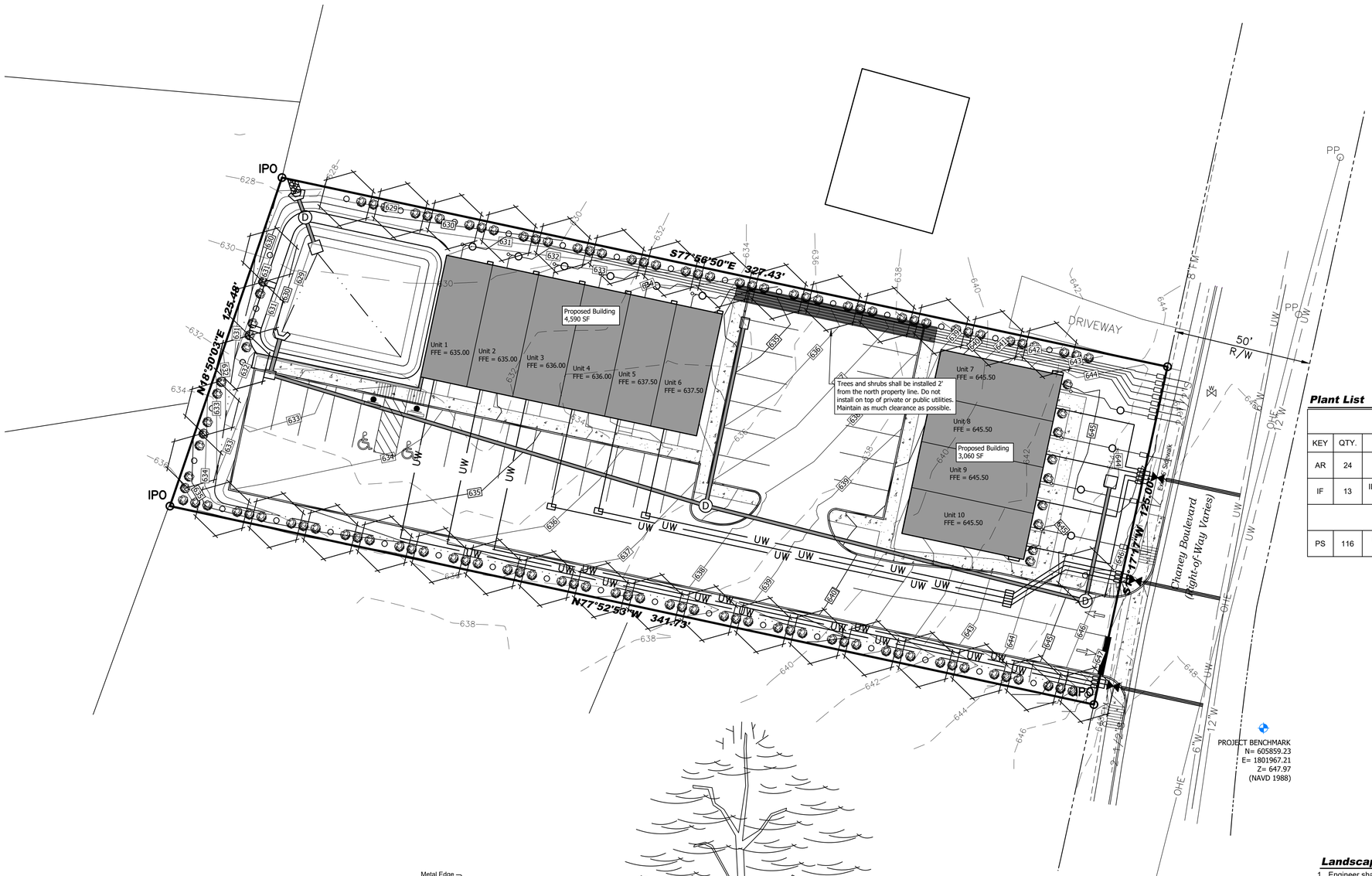
**Revisions**

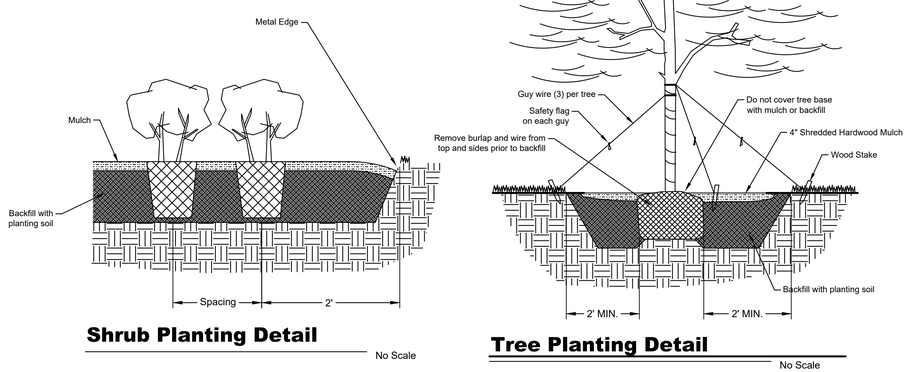
**Scale:** 1" = 20'

| Designed By: | Job Number: |
|---|---|
| AMC | 13233.1.001-A |
| Drawn By: | Date: |
| KPR | 11/18/2025 |

Filename: 13233 Civil Base

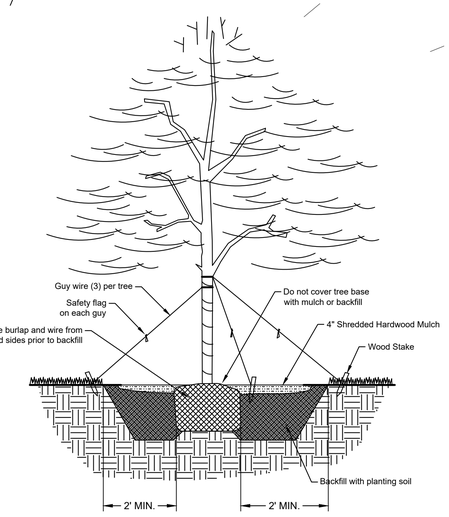
Sheet Number: **C103**




## 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 | 24 | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 2.5" CAL. | B&B |
| IF | 13 | ILEX X ATTENAUTA 'FOSTER NO. 2' | FOSTER HOLLY | 1-1/2" CAL. | B&B |
| SHRUBS | | | | | |
| PS | 116 | 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<br>= 3 understory (1.5" caliper) per acre = 3<br>= 15 shrubs (18" high) per acre = 15 |
| Proposed Landscape | = 24 canopy trees<br>= 13 understory trees<br>= 116 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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# Landscape Plan

| No. | By | Date |
|---|---|---|
| | | |

**Revisions**

**Scale:** 1" = 20'

| Designed By: | Job Number: |
|---|---|
| AMC | 13233.1.001-A |
| Drawn By: | Date: |
| KPR | 11/18/2025 |

Filename: 13233 Civil Base

Sheet Number: **C104**

## Existing Legend

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

SCALE 1" = 20'

20 0 20 40

## Proposed Legend

- Building Footprint
- Concrete Pavement / Sidewalk

234
CHRISTOPHER CASTEEL
MAP 18P, GRP. F, PAR. 6.00
RB. 2303, P. 2556, R.O.R.C.
ZONED R2

233
THEODORE TOWNSEND
MAP 18P, GRP. F, PAR. 7.00
RB. 514, P. 2752, R.O.R.C
ZONED R2

6A
SOLEDAD CASTILLEJOS
MAP 18P, GRP. E, PAR. 5.01
RB. 2029, P. 2746, R.O.R.C
ZONED R3.

6B
SOLEDAD CASTILLEJOS
MAP 18P, GRP. E, PAR. 5.00
RB. 2029, P. 2746, R.O.R.C
ZONED R3.

IPO
S77°56'50"E 327.43'
N18°50'03"E 125.48'
N77°52'53"W 341.73'
S12°17'17"W 125.00'

Proposed Building
4,590 SF

Unit 1
FFE = 635.00

Unit 2
FFE = 635.00

Unit 3
FFE = 636.00

Unit 4
FFE = 636.00

Unit 5
FFE = 637.50

Unit 6
FFE = 637.50

Unit 7
FFE = 645.50

Unit 8
FFE = 645.50

Proposed Building
3,060 SF

Unit 9
FFE = 645.50

Unit 10
FFE = 645.50

20' BSL

DRIVEWAY

50' R/W

PP

OHE

Exist 6' Sidewalk

Chaney Boulevard
(Right-of-Way Varies)

PROJECT BENCHMARK
N= 605859.23
E= 1801967.21
Z= 647.97
(NAVD 1988)

30

4 20

SU-30 - Single Unit Truck

| | |
|---|---|
| Overall Length | 30.000ft |
| Overall Width | 8.000ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.367ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 5.0s |
| Curb to Curb Turning Radius | 41.800ft |

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Alejandro Mojica 11-18-25

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# Truck Turn Analysis

| No. | By | Date |
|---|---|---|
| | | |

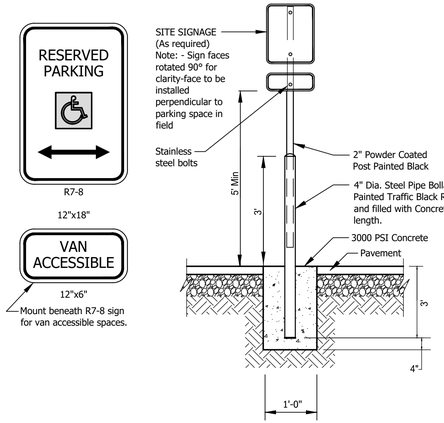
**Revisions**

**Scale:** 1" = 20'

| | |
|---|---|
| Designed By: AMC | Job Number: 13233.1.001-A |
| Drawn By: KPR | Date: 11/18/2025 |

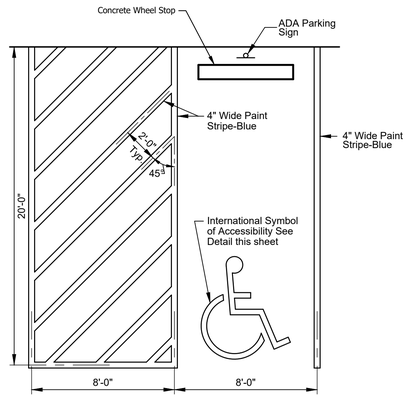
Filename: 13233 Civil Base

Sheet Number: **C301**



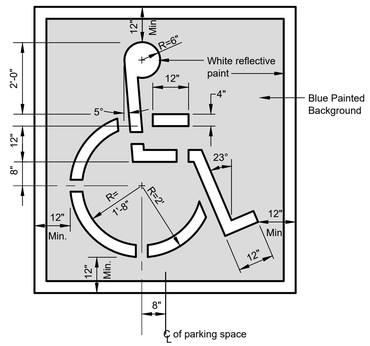

## ADA Signage w/ Pipe Bollard

No Scale



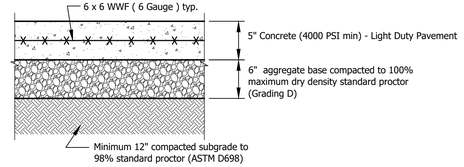

## Standard ADA Parking Space

No Scale



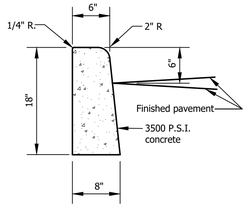

## ADA Symbol

No Scale




## Concrete Pavement Section

No Scale

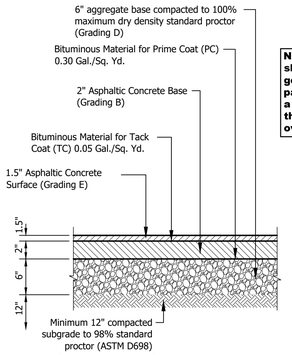



**Notes:**

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

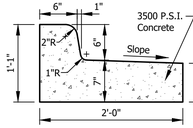
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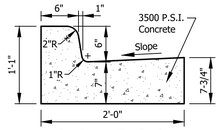

**NOTE: Pavement sections shown shall be reviewed and approved by the geotechnical engineer for this site. If pavement sections were provided per a geotechnical investigation then those sections shall have precedence over those shown on this plan.**

## Standard Pavement

No Scale




**Drainage Away From Curb**

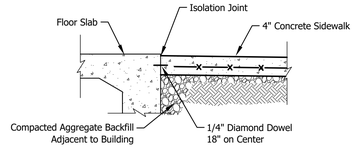



**Drainage To Curb**

**Notes:**
1. 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

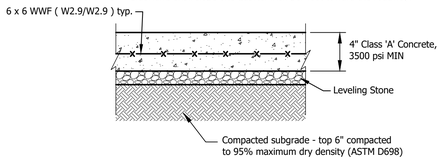
No Scale




## Concrete Sidewalk at Door

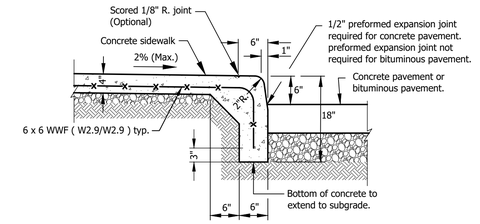
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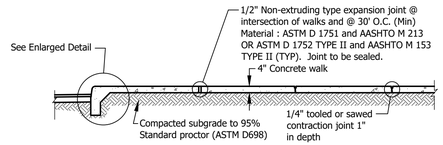
**Notes:**
1. Sidewalks shall conform to Tennessee Department of Transportation.
2. Expansion joint material shall conform to the requirements of the Tennessee Department of Transportation specifications.
3. Concrete materials and placement methods shall be in accordance with the materials and methods 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

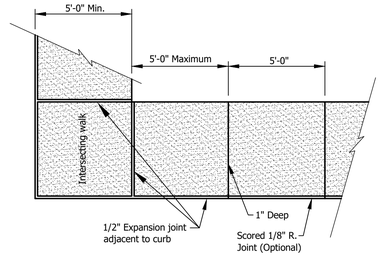
No Scale




**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


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11-18-25

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164 Chaney Blvd. LaVergne, TN 37086


# Site Details

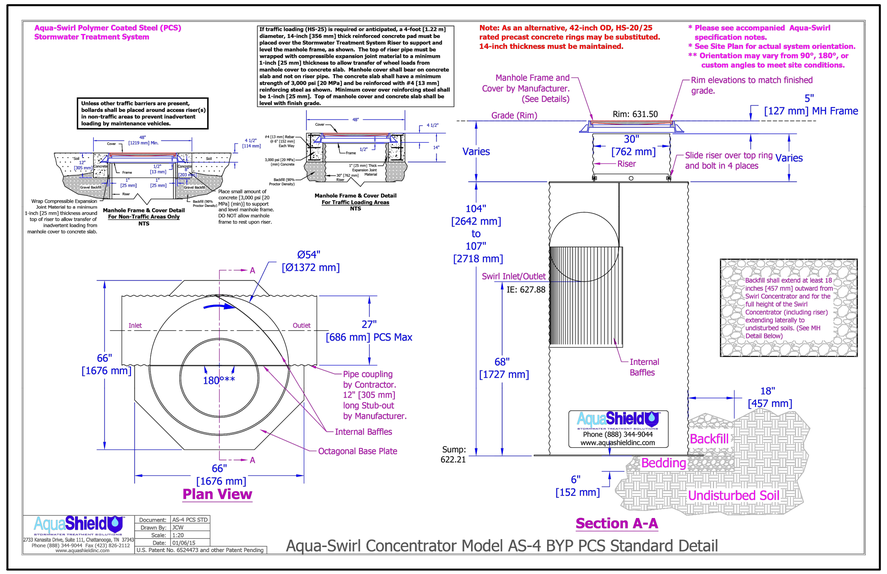
| No. | By | Date |
|---|---|---|
| | | |

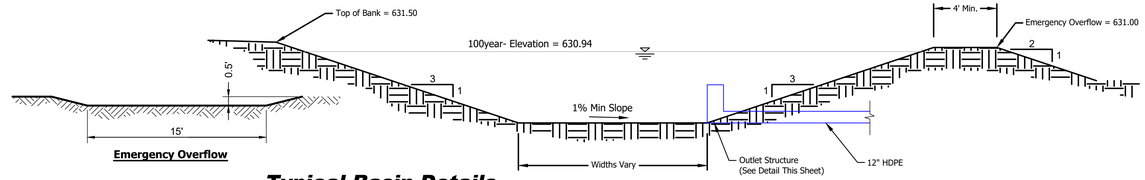
**Revisions**

**Scale:** As Shown

| Designed By: | Job Number: |
|---|---|
| AMC | 13233.1.001-A |
| Drawn By: KPR | Date: 11/18/2025 |
| Filename: 13233 Civil Base | |
| Sheet Number: | |

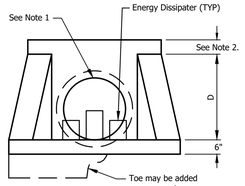
**C501**



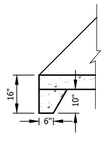




# Typical Basin Details

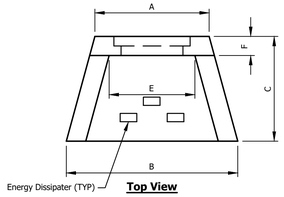
No Scale




End View



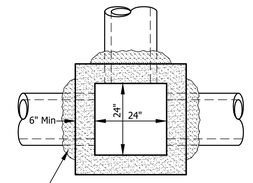

Toe Detail




Top View

| 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.

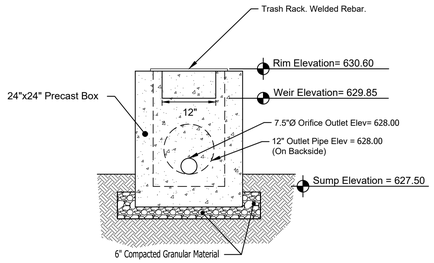



Plan View

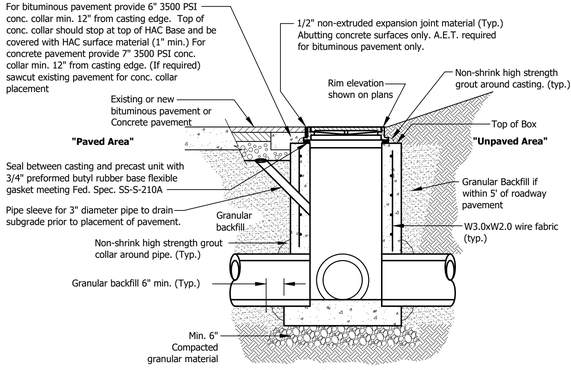
**Notes:**
1. For Area Inlet in pavement East Jordan #8306 casting or equal with Type M grate. For Area Inlet in non-paved areas: East Jordan #6500 casting, or equal, with adapter ring.
2. For Manhole East Jordan #8306 casting with Type A solid cover or equal. Contractor may substitute East Jordan #1022-1 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.

# Precast Concrete Headwall

No Scale



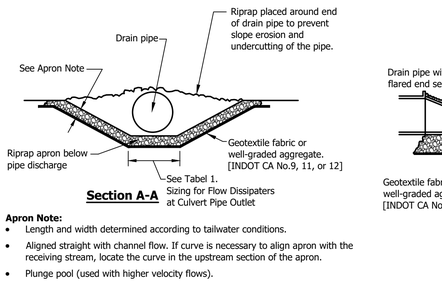

Front View




Section

# 24" x 24" Precast Box

No Scale




Section A-A

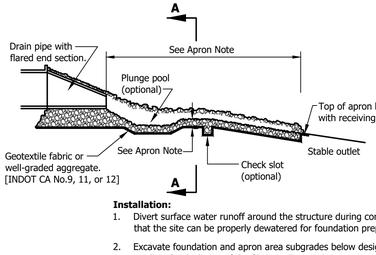
**Apron Note:**
- Length and width determined according to tailwater conditions.
- Aligned straight with channel flow. If curve is necessary to align apron with the receiving stream, locate the curve in the upstream section of the apron.
- Plunge pool (used with higher velocity flows).
- Thickness
  1.2 times the maximum stone diameter for a $d_{90}$ stone size of 15 inches or larger.
  1.5 times the maximum stone diameter for a $d_{50}$ stone size of 15 inches or less.

**Table 1. Sizing for Flow Dissipaters at Culvert Pipe Outlets**

| Pipe Size | Average Riprap Diameter | Apron Width[2] | Apron Length[3] |
|---|---|---|---|
| 8 in. | 3 in. | 2 to 3 ft. | 5 to 7 ft. |
| 12 in. | 5 in. | 3 to 4 ft. | 6 to 12 ft. |
| 18 in. | 8 in. | 4 to 6 ft. | 8 to 18 ft. |
| 24 in. | 10 in. | 6 to 8 ft. | 12 to 22 ft. |
| 30 in. | 12 in. | 8 to 10 ft. | 14 to 28 ft. |
| 36 in. | 14 in. | 10 to 12 ft. | 16 to 32 ft. |

1 - For larger or higher flows consult a registered engineer.
2 - Apron width at the narrow end of apron (pipe or channel outlet).
3 - Select length taking into consideration the low flow (no pressure head) or high flow ( pressure head) conditions of the culvert pipe.

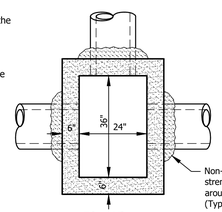
**Riprap**
- Hard, angular, highly weather resistant.
- Specific gravity of at least 2.5.
- Size and gradation that will withstand velocities of storm water discharge flow design.
- Well-graded mixture of stone with 50 percent of the stone pieces, by weight, larger than the $d_{50}$ size and diameter of the largest stone equal to 1.5 times the $d_{50}$ size.




**Installation:**
1. Divert surface water runoff around the structure during construction so that the site can be properly dewatered for foundation preparation.
2. Excavate foundation and apron area subgrades below design elevation to allow for thickness of the filter medium and riprap.
3. Compact any fill used in subgrade preparation to the density of surrounding undisturbed soil material.
4. Smooth subgrade enough to protect geotextile fabric from tearing.
5. Place geotextile fabric or aggregate bedding material (for stabilization and filtration) on the compacted and smoothed foundation.
6. Blend riprap smoothly to surrounding grade. If the channel is well defined, extend the apron across the channel bottom and up the channel banks to an elevation of six inches above the maximum tailwater depth or the top of the bank, whichever is less.
7. If geotextile fabric tears when placing riprap, repair immediately by laying and stapling a piece of fabric over damaged area, overlapping the undamaged areas be at least 12 inches.
8. Construct a small plunge pool within the outlet apron. (Riprap aprons must be level with or slightly lower than the receiving channel and should not produce an overfall or restrict flow of the water conveyance structure.)

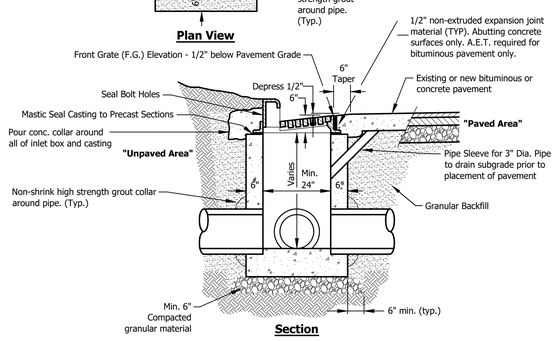
# Outlet Protection and Grade Stablilization

No Scale




Plan View

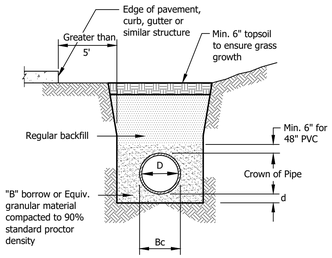
**Notes:**
1. East Jordan Iron Works, Inc. (or approved equal) #7030 catch basin curb inlet, with M4 grate.
2. All connecting pipe shall be grouted with a high strength non-shrink grout.
3. Precast units shall conform to ASTM C-478.
4. The inlet shall be backfilled with Granular and mechanically compacted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




Section

# 24" x 36" Curb Inlet

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.

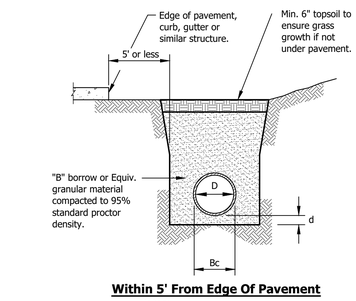
**Legend**

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.

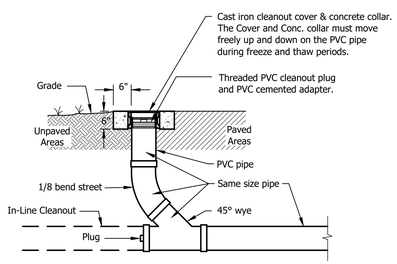
**Legend**

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

ALEJANDRO MOJICA CADARSO
REGISTERED ENGINEER
No. 125854
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

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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.

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

164 Chaney Blvd. LaVergne, TN 37086

# Grading and Drainage Details

| No. | By | Date |
|---|---|---|
| | | |

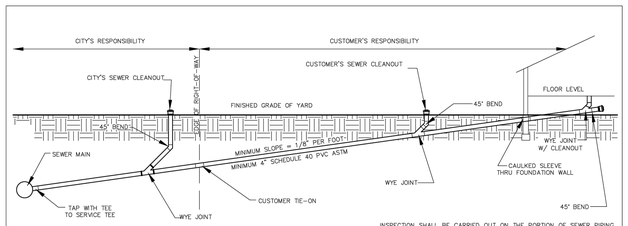
**Revisions**

**Scale:** As Shown

| Designed By: | Job Number: |
|---|---|
| AMC | 13233.1.001-A |
| Drawn By: | Date: |
| KPR | 11/18/2025 |

Filename: 13233 Civil Base

Sheet Number: **C502**




OBJECTIVE:
AS PROVIDED IN THE CITY OF LA VERGNE MUNICIPAL CODE AND THE SEWER USE ORDINANCE, NEW BUILDING SEWER PIPING REQUIRES INSPECTION AND TESTING PRIOR TO COMMENCEMENT OF SANITARY SEWER SERVICE. THIS POLICY ESTABLISHES LA VERGNE SEWER DEPARTMENT MINIMUM INSPECTION AND TESTING REQUIREMENTS TO SAFEGUARD HEALTH, PUBLIC WELFARE, AND PROTECTION OF PROPERTY.

REQUIREMENTS:
NEW SEWER SERVICE PIPING (BUILDING SEWER) SHALL BE WATER TESTED WITH NOT LESS THAN 10 FT HEAD OF WATER AND SHALL PROVE TIGHT. THE WATER SHALL BE KEPT IN THE SYSTEM FOR AT LEAST 15 MINUTES BEFORE INSPECTION STARTS AND UPON INSPECTION SHALL REMAIN AT CONSTANT ELEVATION FOR 15 MINUTES. ALTERNATIVELY, AN AIR TEST OF 5 PSI GAUGE PRESSURE CAN BE HELD FOR A PERIOD OF 15 MINUTES WITHOUT INTRODUCTION OF ADDITIONAL AIR.

INSPECTION SHALL BE CARRIED OUT ON THE PORTION OF SEWER PIPING FROM THE BUILDING TO THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER.

INSPECTION AND TESTING OF UNDERGROUND PIPING SHALL BE MADE AFTER THE TRENCHES ARE EXCAVATED, PIPING IS INSTALLED, AND PRIOR TO ANY BACKFILL PUT INTO PLACE.

ADVANCE NOTICE OF AT LEAST 24 HOURS IS REQUIRED FOR INSPECTIONS AND RE-INSPECTIONS AND SHALL BE PREFORMED DURING NORMAL WORKING HOURS.

THE INSPECTION SHALL INCLUDE VISUAL REVIEW OF MATERIAL AND WORKMANSHIP TO ASSURE CODE CONFORMANCE.

A RECORD OF INSPECTION DETAILS SHALL BE KEPT BY THE LA VERGNE PUBLIC WORKS DEPARTMENT.

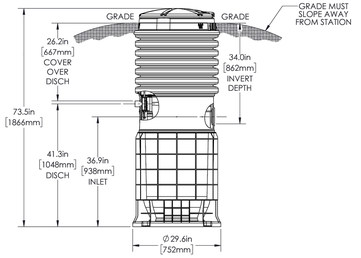
CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

1.0
TYPICAL GRAVITY SEWER INSTALLATION
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8891

NA0057P04

# WH101-74

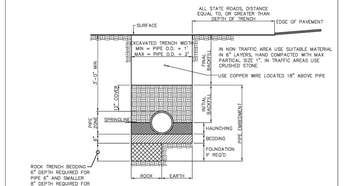



| JVL | JG | 9/14/2023 | F | 1:16 |
|---|---|---|---|---|
| DR BY | CHK'D | DATE | ISSUE | SCALE |

NOTE: DIMENSIONS ARE FOR REF ONLY
CONCRETE BALLAST NOT REQUIRED
DISCHARGE: 1-1/4in FEMALE SOCKET (STANDARD)
INLET: EPDM GROMMET FOR 4in DWV PIPE (STANDARD)

e one
SEWER SYSTEMS

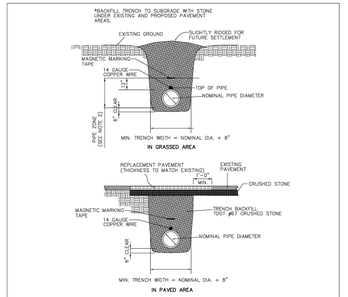
MODEL WH101-74
CUT SHEET
NA0057P04




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

CTI ENGINEERS, INC.
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NASHVILLE, TN 37211
615-834-8300

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8891

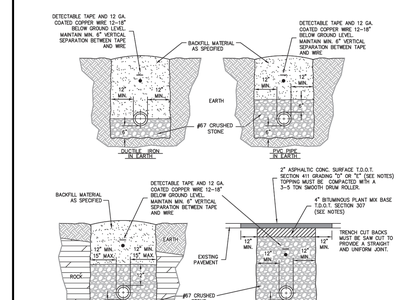



NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS 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 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

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NASHVILLE, TN 37211
615-834-8300

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148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8891

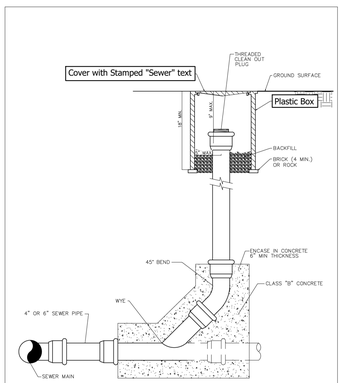



NOTES:
1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 3" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN ALONG EACH DIRECTION AND REPLACE WITH SURFACE AND 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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GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2988, MURFREESBORO, TN 37133-2988
(615) 895-8221 * FAX (615) 895-0632
FILE NAME: L: \Engineering\LHG-WP\2015 Updates\Drawings\205 Water Line Bedding and Backfilling Detail.dwg

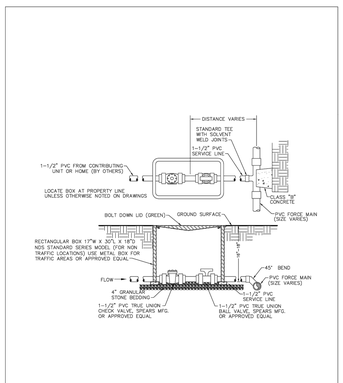
STANDARD WATERLINE BEDDING & BACKFILLING
N.T.S.
Revised September, 2015
STANDARD DETAIL 010
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56




13.0
CLEAN OUT WITH NON-TRAFFIC BOX
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

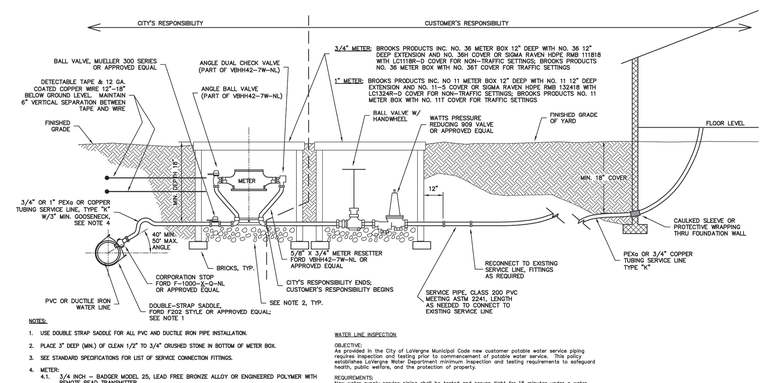
PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8891




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

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148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8891




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 MAIN 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 of the system, whichever 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 inspection shall include visual review of material and workmanship to assure code conformance. 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 2988, MURFREESBORO, TN 37133-2988
(615) 895-8221 * FAX (615) 895-0632
FILE NAME: L: \Engineering\LHG-WP\2015 Updates\Drawings\205 Typical Water Service Installation.dwg

ALEJANDRO MOJICA CADARSO
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125554
STATE OF TENNESSEE
11-18-25

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

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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.

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

164 Chaney Blvd. LaVergne, TN 37086

# Utility Details

| No. | By | Date |
|---|---|---|
| | | |

**Revisions**

**Scale:** As Shown

| Designed By: | Job Number: |
|---|---|
| AMC | 13233.1.001-A |
| Drawn By: | Date: |
| KPR | 11/18/2025 |

Filename:
13233 Civil Base

Sheet Number:
**C503**

# Planning Commission Report
# Meeting: November 25, 2025

# City of La Vergne

**Item #: 7.** **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 2.25 Acres. Property located at each corner of Dobson Knob Trail and Lake Road in The Ridge. Addresses are 100 and 101 Dobson Knob Trail. (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. (WITHDRAWN)**

**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.

The applicant has withdrawn the application.

**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.

# City of La Vergne, Tennessee

5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

## REZONING REQUEST APPLICATION

For a Rezoning Request, the City of La Vergne **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property. (See Zoning Ordinance for Specific Details.)
3. A label matrix with a list of Names **and** addresses of all adjacent property owners within 500 feet.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the applicant the authority to request rezoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable $300.00 application fee. (Checks should be made payable to "City of La Vergne")

**Request No.** _____ **Date Submitted:** 11/6/2025
(Assigned by the City Recorder)

### SECTION 1 - Applicant Information (Any Correspondence from the City will be addressed to the applicant.)

☐ Property Owner ☐ Purchaser of Property ☐ Engineer ☐ Trustee
☐ Architect ☒ Other: Developer

Name: Mitchell Bowman Phone #: 615-300-7600

Business: Band F Development E-Mail: mitchell.bowman59@gmail.com

Address: 234 W. Northfield Blvd Best Way to Contact: Email
(Mail, E-Mail, Phone)

City: Murfreesboro State: TN Zip: 37129

### SECTION 2 - Property Information for the Rezoning Request

| Tax Map | Parcel(s) | Current Zoning District | Requested Zoning District | # of Acres | Property Owner |
|---|---|---|---|---|---|
| 032A-A | 001.00-000 | R-1 | C-2 | 0.68 | Bowman J Mitchell Jr. |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

*** Reason for Rezoning must be included on an attached sheet.

**Project Name:** N/A

**Project Address:** 100 Dobson Knob Trail, LaVergne, TN 37135

**Existing Land Use:** Residential Home

**Proposed Land Use:** Commercial

**Total Acreage of Project / Rezoning:** 0.68

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to the Board of Mayor and Aldermen. The Board of Mayor and Aldermen must approve a Rezoning Ordinance on two readings and hold a public hearing before the rezoning request is considered approved.

**Applicant's Signature:** _____ **Date:** 11/4/2025

# Certification Statement

I hereby certify that Mitchell J Bowman Jr. is the owner of the property located at 100 Dobson Knob Trail, LaVergne, TN 37135 which is the subject of this application, and that I, Mitchell Bowman, in my capacity as Developer, am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

Signature

11/4/2025
Date

Mitchell Bowman
Printed Name and Title

**Note**: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.

Notary Signature

MICHELE L. CASHION
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

11/4/25
Date

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

# City of La Vergne, Tennessee

5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

## REZONING REQUEST APPLICATION

For a Rezoning Request, the City of La Vergne **requires** the following:

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2. A map of the property. (See Zoning Ordinance for Specific Details.)
3. A label matrix with a list of Names **and** addresses of all adjacent property owners within 500 feet.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the applicant the authority to request rezoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable $300.00 application fee. (Checks should be made payable to "City of La Vergne")

**Request No.** _____ (Assigned by the City Recorder)

**Date Submitted:** 11/6/2025

### SECTION 1 - Applicant Information

(Any Correspondence from the City will be addressed to the applicant.)

☐ Property Owner ☐ Purchaser of Property ☐ Engineer ☐ Trustee

☐ Architect ☒ Other: Developer

Name: Mitchell Bowman Phone #: 615-300-7600

Business: Band F Development E-Mail: mitchell.bowman59@gmail.com

Address: 234 W. Northfield Blvd Best Way to Contact: Email (Mail, E-Mail, Phone)

City: Murfreesboro State: TN Zip: 37129

### SECTION 2 - Property Information for the Rezoning Request

| Tax Map | Parcel(s) | Current Zoning District | Requested Zoning District | # of Acres | Property Owner |
|---|---|---|---|---|---|
| 032A-A | 037.00-000 | R-1 | C-2 | 1.57 | Fox Harding L |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

*** Reason for Rezoning must be included on an attached sheet.

**Project Name:** N/A

**Project Address:** 101 Dobson Knob Trail, LaVergne, TN 37086

**Existing Land Use:** Vacant Lot

**Proposed Land Use:** Commercial

**Total Acreage of Project / Rezoning:** 1.57

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to the Board of Mayor and Aldermen. The Board of Mayor and Aldermen must approve a Rezoning Ordinance on two readings and hold a public hearing before the rezoning request is considered approved.

**Applicant's Signature:** M. Bau **Date:** 11/4/2025

# Certification Statement

I hereby certify that Harding L Fox is the owner of the property located at 101 Dobson Knob Trail, LaVergne, TN 37086 which is the subject of this application, and that I, Mitchell Bowman, in my capacity as Developer, am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

Signature

11/4/2025
Date

Mitchell Bowman
Printed Name and Title

**Note**: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.

Notary Signature

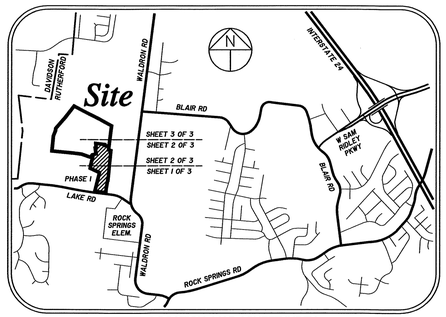
MICHELE L. CASHION
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

11/4/2025
Date

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692




PROPERTY
RE-ZONING
REQUESTED
FOR INFO CALL




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 |

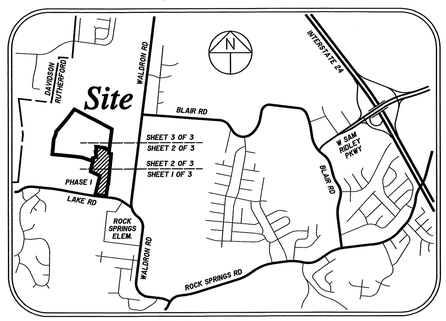
## CURVE DATA

| 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' | N39°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-011 (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 1 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.


MAP 32, PARCEL 2.01
POLLY DOBSON DAVIDSON-PEWITT ET VIR ARNOLD GLANE PEWITT
R.BK. 642, PG. 3771
ZONED R-1
8.703 ACRES
MAP 32, PARCEL 2.02
WILL DARROW DOBSON
D.BK. 621, PG. 299
4.843 ACRES (CURRENT)
ZONED R-1
(EXCLUDED FROM THE RESUBDIVISION PLAT)
MAP 32, PARCEL 2.02
WILL DARROW DOBSON
D.BK. 621, PG. 299
4.843 ACRES (CURRENT)
ZONED R-1
(EXCLUDED FROM THE RESUBDIVISION PLAT)
MAP 32, PARCEL 2.04
ARNOLD PEWITT AND
POLLY DOBSON DAVIDSON-PEWITT
R.BK. 1309, PG. 1285
ZONED R-1
2.207 ACRES
MAP 32, PARCEL 3.00
RANDALL THOMAS ET UX
R.BK. 858, PG. 2143
ZONED R-1
DOBSON KNOB TRAIL
50' R/W
LAKE ROAD
60 FT. R-O-W
30 FT. ROAD, UTILITY, AND DRAIN. RIGHT OF WAY AND ESMT. FROM CL OF ROAD CONVEYED FROM DOBSON TO CITY OF LAVERGNE D.BK. 442, PG. 343
1,150± L.F. TO WALDRON RD.
BENCHMARK
TOP OF FIRE HYDRANT
ELEV=806.25
30' SAN. SEWER ESMT. D.BK. 607, PG. 393
20' DRAIN. ESMT.
40 FT. M.T.E.M.C. ESMT.
40' MBSL
ENTRANCE SIGN & LANDSCAPING ESMT.
5' CONC. SIDEWALK w/2' GRASS STRIP (TYP)
NEW SAN. SEWER ESMT.
BARN
GAR.
HOUSE
SHED
CPORT.
S07°42'39"W 111.92'
N63°45'48"W 349.23'
S06°57'57"W 696.66'
N83°06'00"W 74.49'
S83°06'00"E 160.52'
S83°06'00"E 160.41'
S83°06'00"E 160.29'
S80°12'12"E 161.69'
S78°34'14"E 169.28'
S84°45'39"E 13.01'
N09°59'50"E 168.01'
N84°00'10"W 323.37'
N78°34'14"W 215.92'
N78°34'14"W 222.76'
N78°34'14"W 229.71'
N80°33'23"W 206.60'
N83°06'00"W 146.24'
S78°34'14"E 160.00'
S78°34'14"E 160.00'
S78°34'14"E 160.00'
S80°22'01"E 159.60'
N11°23'46"E 100.24'
N11°24'05"E 683.14'
N11°25'46"E 266.17'
N10°23'46"E 100.24'
S10°25'46"W 100.24'
N11°23'46"E 100.24'
N11°25'46"E 100.29'
S53°30'44"W 203.71'
S53°26'18"W 185.59'
S48°44'38"W 76.47'
S39°30'10"W 98.84'
153.74' N80°44'32"W
88.37'
135.00'
100.00'
147.07'
202.16'
90.61'
90.61'
90.61'
90.61'
23.83'
68.09'
287.90'
126.46'
68.50'
39.53'
39.21'
44.85'
57.18'
74.73'
30.57'
43.28'
24.06'
33.79'
35.91'
46.17'
51.82'
28.21'
69.65'
46.97'
51.77'
13.01'
13.01'
104.34'
68.87'
100.00'
100.00'
100.00




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

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| 12 | 16,173 | 0.371 |
| 13 | 17,586 | 0.404 |
| 14 | 26,637 | 0.612 |
| 15 | 19,807 | 0.455 |
| 16 | 19,311 | 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' | N39°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 | 73°39'55" | 25.00' | 19.41' | 30.67' | 18.43' | 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 |
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## 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-011 (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 1 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.




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

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 12-5-15 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

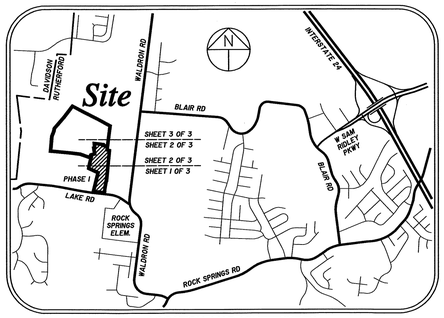
# FINAL PLAT

## 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 |
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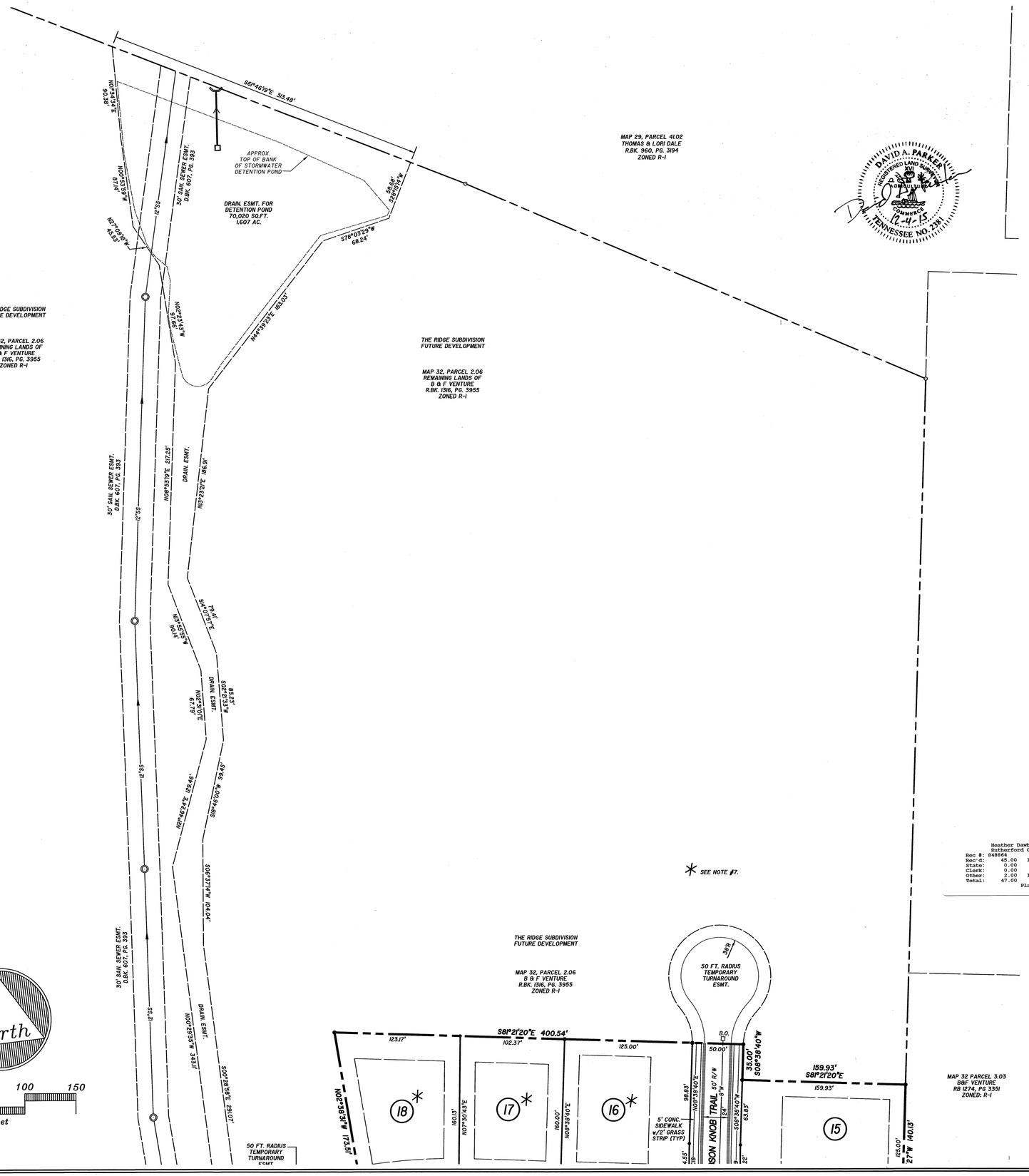
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DATE 12-4-15 NAME Mitchell Bowman
MITCHELL BOWMAN, MEMBER
B & F DEVELOPMENT, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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DATE 12-4-15 David A. Parker
TENN. R.L.S. NO. 2381 REGISTERED LAND SURVEYOR

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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DATE 12/8/15 NAME Kyle Brown
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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DATE 12/8/15 NAME Kyle Brown
AUTHORIZED APPROVING AGENT

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DATE 12/8/15 NAME Kyle Brown

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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:**

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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 25, 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.go
All comments addressed.

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

**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

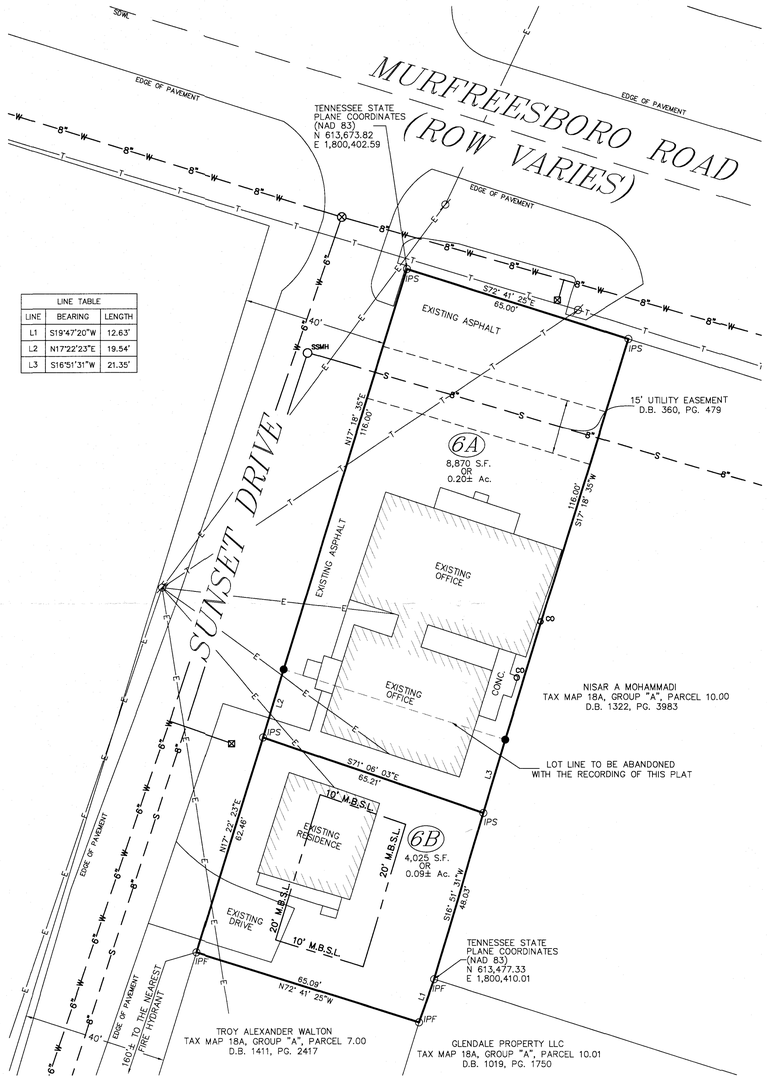

The Webb Pickard Group
(615) 793-9000
Insurance | Retirement | Financial
An Independent Agency Representing

NOTES

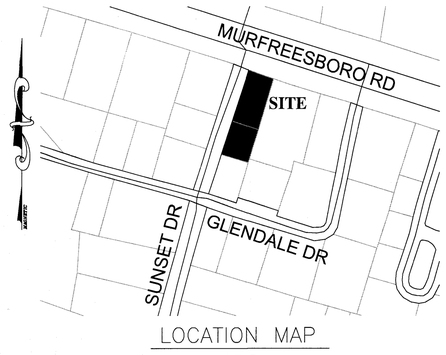
1. The purpose of this plat is to resubdivide Lots 6A and 6B (Tax Map 18A, Group "A", Parcels 9.00 and 8.00) of the Glendale Subdivision (Not Recorded).
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known 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 (#1001138-06) (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.

11/18/2025
Date

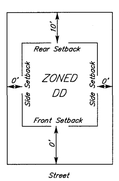
Phillip G. Chapman
Tenn. RLS No. 2007

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.

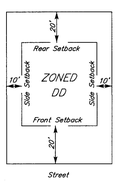
Date — SECRETARY, PLANNING COMMISSION

ZONED: DD
FRONT SETBACK: 0'
SIDE SETBACK: 0'
REAR SETBACK: 10'



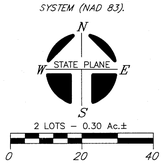

TYPICAL BUILDING SETBACK DETAIL
FOR "WORKPLACE"
N.T.S.

ZONED: DD
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'




TYPICAL BUILDING SETBACK DETAIL
FOR "ATTACHED HOUSE"
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
- C.O. 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.

PHILLIP G. CHAPMAN
2007
REGISTERED
LAND SURVEYOR
STATE OF
TENNESSEE
No.
11/18/2025

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: November, 2025 | SCALE: 1"=30' | SH. 1 OF 1

# Planning Commission Report
# Meeting: November 25, 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
Gary Lide, City Engineer

**Summary:**
On behalf of their client, Danny Wamble, PLLC is requesting site plan approval for an addition at Hugo Tire on Murfreesboro 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. 6 - foot wide sidewalk is required on Murfreesboro Road.

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

1. (For information) Note #4 on C-2.0 is incorrect and is not in compliance with the Stormwater Management Ordinance. By the ordinance, there is NO direct relationship between pre- versus post- calculations or the existing versus proposed impervious area relationship and water quality compliance. **However**, the plan shown includes their removal of an area along the Murfreesboro Road frontage which is presently used for car parking and replacing that area with grass. Staff believes that the filtration properties of that area are sufficient to meet the requirements of the ordinance for a lot of this size.
2. Add a note that the proposed grass area between the building and Murfreesboro Road cannot be used for parking, storage of cars, or open storage.
3. Provide erosion and sediment control plans.
4. Show sidewalks along both roadway frontages per Zoning Ordinance Section 6.3.1 H. and City Standard Detail C013
5. Parking space widths are shown correctly but the lengthy should be called out at 20' on both the plan and the ADA space detail.

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

1. If this becomes a separate parcel – it shall have it's own water and sewer connections to the public lines.
2. City Code requires all commercial and industrial properties to apply for water and sewer availability. You may initiate that process by going to the Public Works counter at 1500 E. Nir Shreibman Blvd or by emailing Scott Tatalovich, Utility Engineer, at statalovich@lavergnetn.gov. C: 615-663-9683.
3. Existing 3/4-inch water meter service to 5378 Murfreesboro Rd (Hugo Tire) was discontinued by owner on April 9, 2024. 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.
4. A functional toilet will be required at this business address and shall be plumbed to a grinder tank to be located onsite that discharges through a pressure sewer connection per City Standards to the adjacent public low-pressure sewer line.

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

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

**Police**
No comments.

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AUTO SERVICE
HUGO'S
TIRE SHOP
615.399.8293
NEW & USED
FIVE STAR
5378
HUGO'S


OIL CHANGE
TUNE UP
BRAKE
5378

Site Construction Plans

# Hugo Tire

La Vergne, Rutherford County, Tennessee




**SITE LOCATION MAP**

NOT TO SCALE


Owner/Developer:

***PHIL GOODELL***

*P.O. Box 377, LaVergne, Tennessee 37086*

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


| 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 |
| C-3.0 | Initial SWPPP |
| C-3.1 | Final SWPPP |
| C-3.2 | SWPPP Details |
| L-1.0 | Landscape Plan |


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 ENGINEER
11/19/2025
NO. 014258
STATE OF TENNESSEE

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS

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' |

MURFREESBORO ROAD (US 41)

S72°29'26"E 119.07'

24" CMP
IE=579.33

24" CMP
IE=577.80

15" CMP
IE=577.78

15" CMP
IE=578.08

FENCING TO BE REMOVED

EXCAVATED 30 x 40 FT FOOTING

HUGO'S TIRE SHOP
2110 SF

CONCRETE PARKING AREA

TEMPORARY BUILDING TO BE REMOVED

TRAILERS TO BE REMOVED

35.0212'

N17°17'12"E 267.25'

10.1682'

20.0000'

35.0000'

N72°41'26"W 138.94'

S17°18'34"W 130.47'

S72°52'19"E 163.89'

FORTY ONE COURT

C1

C2

C3

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
LICENSED
NO. 0140396
STATE OF TENNESSEE
11/19/2025

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS

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, PLLC
Civil Engineering
Land Surveying
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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

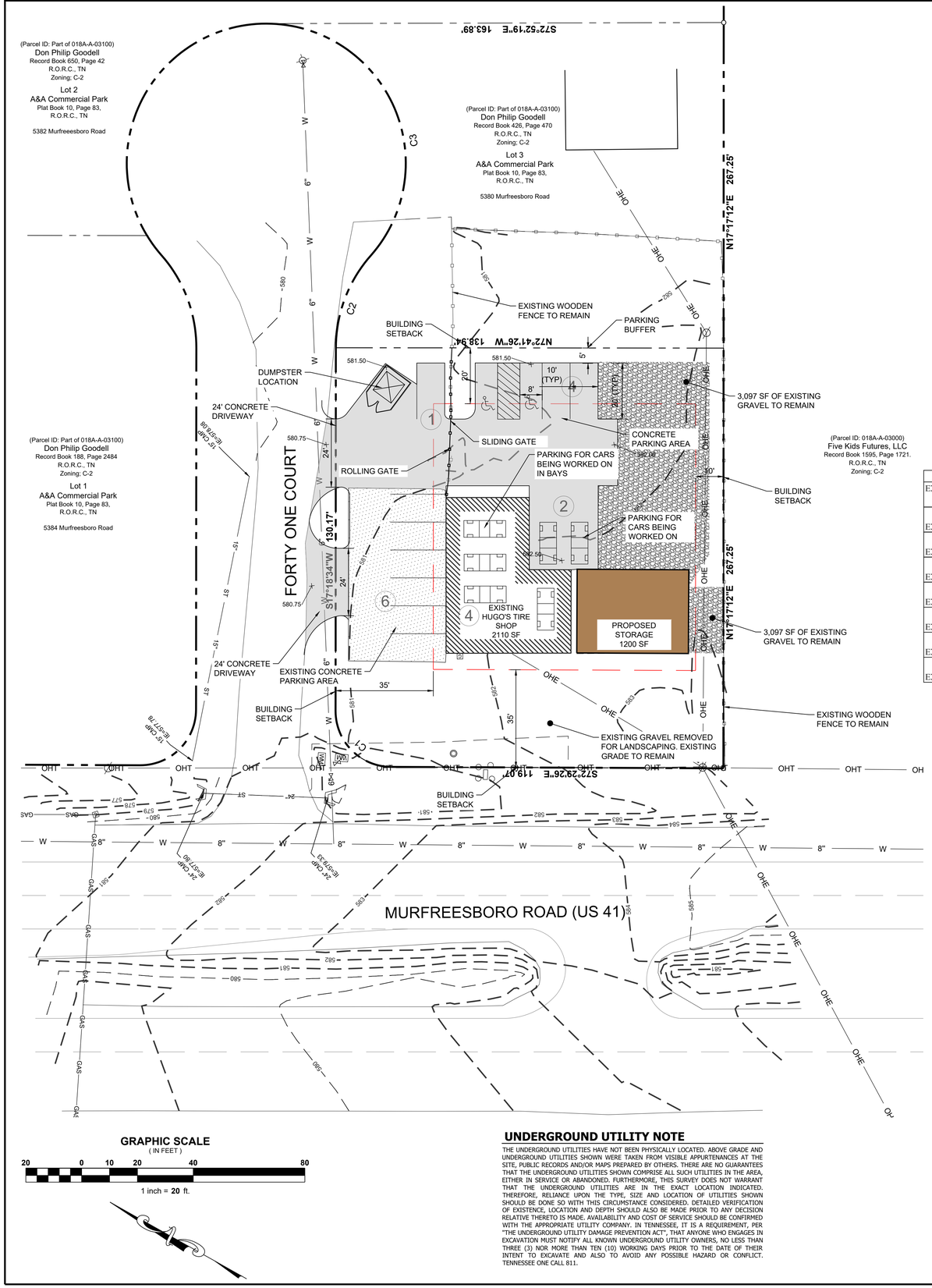
JAMES D. WAMBLE — REGISTERED — 11/19/2025 — NO. 0140296 — STATE OF TENNESSEE

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS

DATE: October 27, 2025

W&A NO.: 1102-0125

SHEET NUMBER:
**C-1.1**



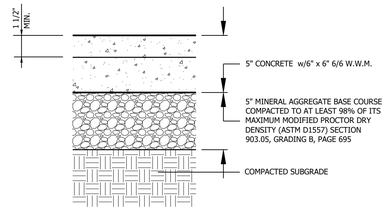

## GRAPHIC SCALE
( IN FEET )

20 0 10 20 40 80

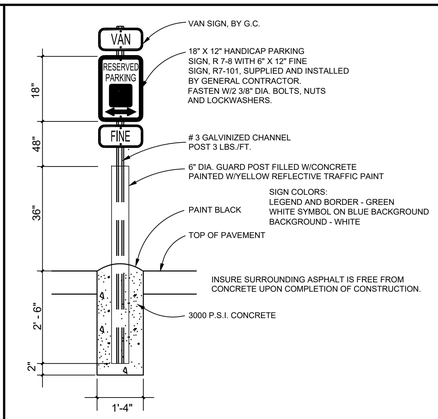
1 inch = **20** ft.

## 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.




## 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

| DRAINAGE INFORMATION | |
|---|---|
| EXISTING IMPERVIOUS PAVEMNT AREA: 4,264 SF | PROPOSED IMPERVIOUS PAVEMENT AREA: 10,076 SF |
| EXISTING GRAVEL AREA: 15,690 SF | PROPOSED GRAVEL AREA: 3,097 SF |
| EXISTING PERVIOUS AREA: 747 SF | PROPOSED PERVIOUS AREA: 7,528 SF |
| EXISTING Q 2-YEAR STORM: 2.35 CFS | PROPOSED Q 2-YEAR STORM: 1.92 CFS |
| EXISTING Q 5-YEAR STORM: 3.13 CFS | PROPOSED Q 5-YEAR STORM: 2.74 CFS |
| EXISTING Q 10-YEAR STORM: 3.64 CFS | PROPOSED Q 10-YEAR STORM: 3.27 CFS |
| EXISTING Q 25-YEAR STORM: 4.30 CFS | PROPOSED Q 25-YEAR STORM: 3.96 CFS |
| EXISTING Q 100-YEAR STORM: 5.26 CFS | PROPOSED Q 100-YEAR STORM: 4.95 CFS |

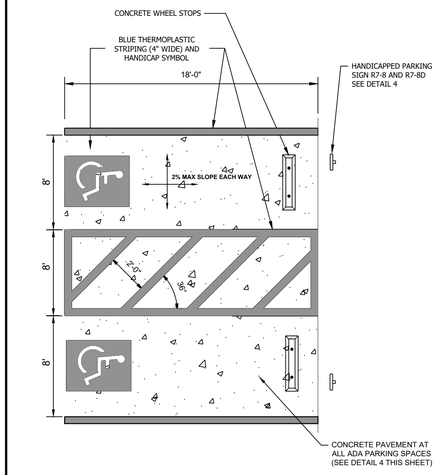
| DRAINAGE CALCULATIONS | |
|---|---|
| EXISTING IMPERVIOUS AREA | 19,954 SF |
| PROPOSED IMPERVIOUS AREA | 13,173 SF |
| TOTAL CHANGE IN IMPERVIOUS AREA | **- 6,801 SF** |
| | |
| **PRE DEVELOPMENT TO POST DEVELOPMENT CHANGE IN Q** | |
| 2-YEAR Q = -0.43 CFS | |
| 5-YEAR Q = -0.39 CFS | |
| 10-YEAR Q = -0.37 CFS | |
| 25-YEAR Q = -0.34 CFS | |
| 100-YEAR Q = -0.31 CFS | |

DRAINAGE NOTES:

1. THE PROPOSED SITE IMPROVEMENTS RESULT IN AN OVERALL REDUCTION OF 6,801SF OF IMPERVIOUS SURFACE AREA COMPARED TO EXISTING CONDITIONS.
2. HYDROLOGIC CALCULATIONS INDICATE THAT POST-DEVELOPMENT PEAK DISCHARGE RATES AND RUNOFF VOLUMES ARE LESS THAN EXISTING CONDITIONS FOR ALL EVALUATED STORM EVENTS.
3. BECAUSE POST-DEVELOPMENT RUNOFF CHARACTERISTICS ARE EQUAL TO OR LESS THAN EXISTING CONDITIONS, NO STORMWATER QUANTITY CONTROL (DETENTION) MEASURES ARE PROPOSED AS PART OF THIS DESIGN.
4. NO STORMWATER QUALITY TREATMENT PRACTICES ARE PROPOSED, AS THE REDUCTION IN IMPERVIOUS AREA RESULTS IN DECREASED POLLUTANT-LOADING POTENTIAL COMPARED TO EXISTING SITE CONDITIONS.
5. ALL EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED TO THE EXTENT PRACTICABLE, AND PROPOSED GRADING WILL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
6. ANY EXISTING STORMWATER STRUCTURES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION AND RESTORED AS NECESSARY.

## LEGEND

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




## ADA PARKING AREA 3

## 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<br>PROPOSED STORAGE 1200 SF<br>**TOTAL BUILDING SQUARE FOOTAGE 3310 SF** | | |
| PARKING (ARTICLE IV SECTION 4.010 LAVERGNE ZONING ORDINANCE) | REQUIRED =(1 SPACE PER 150 SF OF COMMERCIAL) = (2110SF)/(150SF) =14<br>+ (1 SPACE PER 1000 SF OF STORAGE)=( 1200SF)/(1000SF)=2<br>**TOTAL REQUIRED = 16**<br>PROVIDED = IN BAYS 4<br>ON SITE STANDARD PARKING 11<br>ADA PARKING 2<br>**TOTAL PROVIDED = 17** | | |
| ZONING | CC (CENTRAL COMMERCIAL) | | |
| SETBACKS FOR CC | | REQUIRED | PROVIDED |
| | FRONT BUILDING FROM MUFREESBORO RD | 35 | 40 |
| | SIDE BUILDING | 10 | 12 |
| | SIDE BUILDING WITH STREET | 35 | 39 |
| | REAR BUILDING | 20 | 53 |
| OWNER / DEVELOPER | PHIL GOODELL P.O. BOX 377 LAVERGNE, TENNESSEE, 37086 PHONE: (615) 478-3909<br>EMAIL: EMETZGER@BIGBASKETCO.COM | | |
| DESIGN ENGINEER | JAMES D. WAMBLE, P.E., R.L.S.<br>WAMBLE & ASSOCIATES, PLLC.<br>216 Centerview Dr., #180<br>Brentwood, TN, 37027<br>PHONE: (615) 251-9555<br>EMAIL:jdwamble@wambleassociates.com | | |

Note: 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.


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

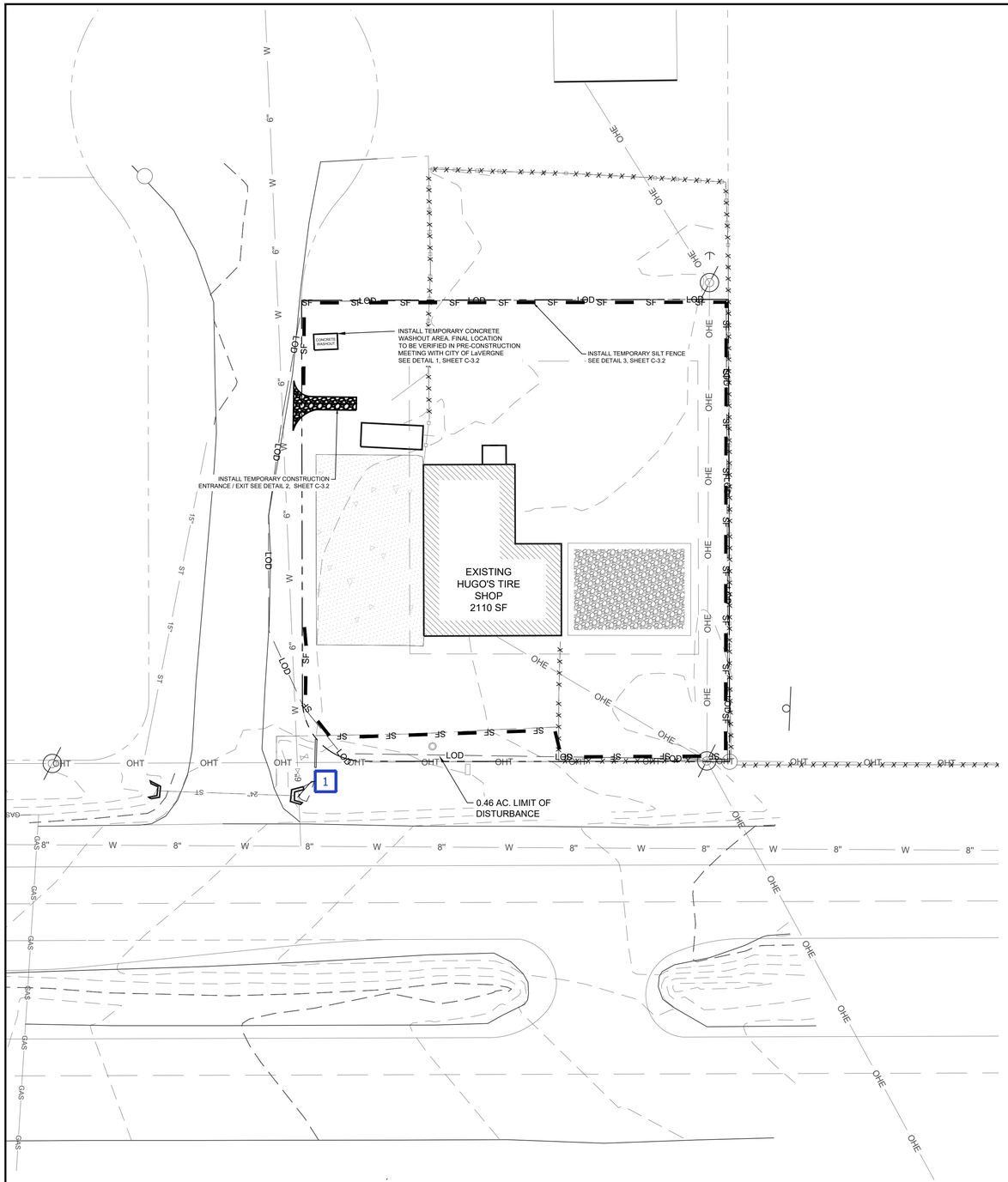
JAMES D. WAMBLE
REGISTERED ENGINEER
No. 102836
STATE OF TENNESSEE
11/19/2025

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS

DATE: October 27, 2025

W&A NO.: 1102-0125

SHEET NUMBER:
**C-2.0**




| OVERALL SITE OUTFALLS | | |
|---|---|---|
| LOCATION | TYPE | ACRES |
| 1 | Roadside Ditch | 0.48 |

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

EROSION CONTROL LEGEND

| CODE | PRACTICE | |
|---|---|---|
| CE | CONSTRUCTION EXIT | |
| SF | SILT FENCE | —SF— |
| LOD | LIMITS OF DISTURBANCE | —LOD— |

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF LAVERGNE, CURRENT EDITION.

## Vegetative Controls:

a. Pre-Construction Vegetative Ground Cover Shall Not Be Destroyed, Removed Or Disturbed More Than 20 Calendar Days Prior To Grading Or Earth Moving.
b. As Specified In The NPDES General Permit In Section 3.5.7 And 3.5.8.2.a, Vegetation, EPSC And Other Protective Measures Are Repaired, Replaced, Or Modified Within 7 Days.
c. Permanent Soil Stabilization With Perennial Vegetation Shall Be Applied As Soon As Practical After Final Grading.

## Structural Controls:

d. All Surface Water Flowing Toward The Construction Area Shall Be Diverted By Using Berms, (j) Channels, Or Sediment Traps, As Necessary.
e. Erosion And Sediment Control Measures Shall Be Designed According To The Size And Slope (k) Of Disturbed Or Drainage Areas, To Detain Runoff And Trap Sediment.
f. Discharges From Sediment Basins And Traps Must Be Through A Pipe Or Lined Channel So The Discharge Does Not Cause Erosion.
g. Muddy Water To Be Pumped From Excavation And Work Areas Must Be Held In Settling Basins (m) Or Treated By Filtration Prior To Its Discharge Into Surface Waters. Water Must Be Discharged Through A Pipe Or Lined Channel So That The Discharge Does Not Cause Erosion And Sedimentation.

## Discharge Quality:

h. There Shall Be No Distinctly Visible Floating Scum, Oil Or Other Matter Contained In The Stormwater Discharge.
i. The Stormwater Discharge Must Not Cause An Objectionable Color Contrast In The Receiving Stream.
j. The Stormwater Discharge Must Result In No Materials In Concentrations Sufficient To Be Hazardous Or Otherwise Detrimental To Humans, Livestock, Wildlife, Plant Life, Or Fish And Aquatic Life In The Receiving Stream.
k. Reporting And Record Keeping Requirements.
l. The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office.
m. Records And Information Resulting From The Monitoring Activities Required By This Rule Shall Be Retained For A Minimum Of Three (3) Years, Or Longer If Requested By The Division Of Water Pollution Control.
n. Knowingly Making Any False Statement On Any Report Required By This Rule May Result In (t) The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act.

## The Design Storm:

As Specified In the General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

## GENERAL NOTES:

1. All Erosion Prevention And Sediment Control Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The City of LaVergne Engineering and Stormwater Department, And The Tennessee Department of Environment and Conservation General NPDES Permit No. TNR 100000 issued on May 23, 2011.
2. All Erosion Prevention And Sediment Control Measures Shall Be Removed Prior To As-Built Approvals.

NOTE: STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

## 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.

Tennessee811 Know what's below. Call before you dig.

## CONTRACTOR MANAGEMENT PRACTICE NOTES:

1. Contractor Shall Perform All Work Shown On Plans In Accordance With Metro Nashville, Stormwater Management Manual, Section 2 Entitled "Contractor Management Practices".
2. Contractor Shall Schedule Construction Activities In A Manner That Will Minimize The Exposure Of Disturbed Soils To Wind, Rain, Run-On And Run-Off To Reduce The Discharge Of Pollutants To The Storm Drain System Or Watercourses As Defined In More Detail In CP-01.
3. Contractor Shall Perform Dewatering Operation By Using Sediment Controls To Prevent Or Reduce The Discharge Of Pollutants To Stormwater And Test The Groundwater For Pollutant Accumulation As Defined In More Detail In CP-02.
4. Contractor Shall Perform Paving Operation In A Manner That Will Prevent Or Reduce The Of Pollutants From Paving Operation As Defined In More Detail In CP-03.
5. Contractor Shall Perform Structure Construction And Painting In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-04.
6. Contractor Shall Deliver, Store And Use Materials In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-05.
7. Contractor Shall Prevent And Control Construction Spills In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-06.
8. Contractor Shall Manage Solid Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-07.
9. Contractor Shall Manage Hazardous Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-08.
10. Contractor Shall Manage Contaminated Soil In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-09.
11. Contractor Shall Manage Concrete Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-10.
12. Contractor shall manage sanitary and/or septic waste in a manner that will prevent or reduce the discharge of pollutants to stormwater as defined in more detail in CP-11.
13. Contractor Shall Manage Vehicle And Equipment Cleaning, Fueling And Maintenance In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-12, CP-13 And CP-14.
14. Contractor Shall Manage His Employees And Subcontractors In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-15.
15. Contractor Shall Manage Pesticides, Herbicides And Fertilizer Use In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-16.
16. Contractor Shall Use Dust Control Measures To Stabilize Soil From Wind And Stormwater Run-Off Erosion And Reduce Dust Generated By Construction Activities As Defined In More Detail In CP-17.
17. Contractor Shall Maintain Collection Facilities And Appurtenances On A Regular Basis To Remove Pollutants As Defined In More Detail In CP-18.
18. Contractor Shall Practice Preservation And Maintenance Of Existing Vegetation To Prevent Or Reduce Erosion Of Soil As Defined In More Detail In CP-19.
19. Contractor Shall Manage System Flushing In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-20.

## T.D.E.C. NOTES:

### Construction Management Techniques:

a. Clearing And Grubbing Must Be Held To The Minimum Necessary For Grading And Equipment Operation.
b. Construction Must Be Sequenced To Minimize The Exposure Time Of Cleared Surface Area.
c. Construction Must Be Staged Or Phased For Large Projects. Areas Of One Phase Must Be Stabilized Before Another Phase Can Be Initiated. Stabilization Shall Be Accomplished By Temporarily Or Permanently Protecting The Disturbed Soil Surface From Rainfall Impacts And Run-Off.
d. Erosion And Sediment Control Measures Must Be In Place And Functional Before Earth Moving Operations Begin, And Must Be Constructed And Maintained Throughout The Construction Period. Temporary Measures May Be Removed At The Beginning Of The Work Day, But Must Be Replaced At The End Of The Work Day.
e. All Control Measures Shall Be Checked, And Repaired As Necessary, Weekly In Dry Periods And Within 24 Hours After Any Rainfall Of 0.5 Inches Within A 24 Hour Period. During Prolonged Rainfall, Daily Checking And Repairing Is Necessary. The Permittee Shall Maintain Records Of Checks And Repairs.
f. A Specific Individual Shall Be Designated To Be Responsible For Erosion And Sediment Controls on each project site.
g. As Specified In The NPDES General Permit In Section 3.5.3.1.e, Sediment Shall Be Removed From Sediment Traps, Silt Fence, Sediment Ponds, When Design Capacity Has Benn Reduced By 50 Percent.
h. As Specified In The NPDES General Permit In Section 3.5.8.2.a, Inspections Of The Outfall And EPSC Measures Shall Be Performed At Least Twice Every Week And At Least 72 Hours Apart.

### Site Assessment Assurance Criteria:

Quality Assurance Of Erosion Prevention And Sediment Controls Shall Be Done By Performing Site Assessment At The Construction Site. The Site Assessment Shall Be Conducted At Each Outfall Within A Month Of Construction Commencing. The Site Assessment Shall Be Performed By One Of The Following Individuals:

- A Licensed Professional Engineer or Landscape Architect
- A Certified Professional In Erosion And Sediment Control (CPESC); Or
- A Person That Successfully Completed The "Level II Desing Principles For Erosion Prevention And Sediment Control For Construction Sites" Course.

Site Assessment Should Be Performed To Verify The Installation, Functionality And Performance Of The EPSC Measures Described In The SWPPP, And Should Include A Review And Update (If Applicable) Of The SWPPP.

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

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

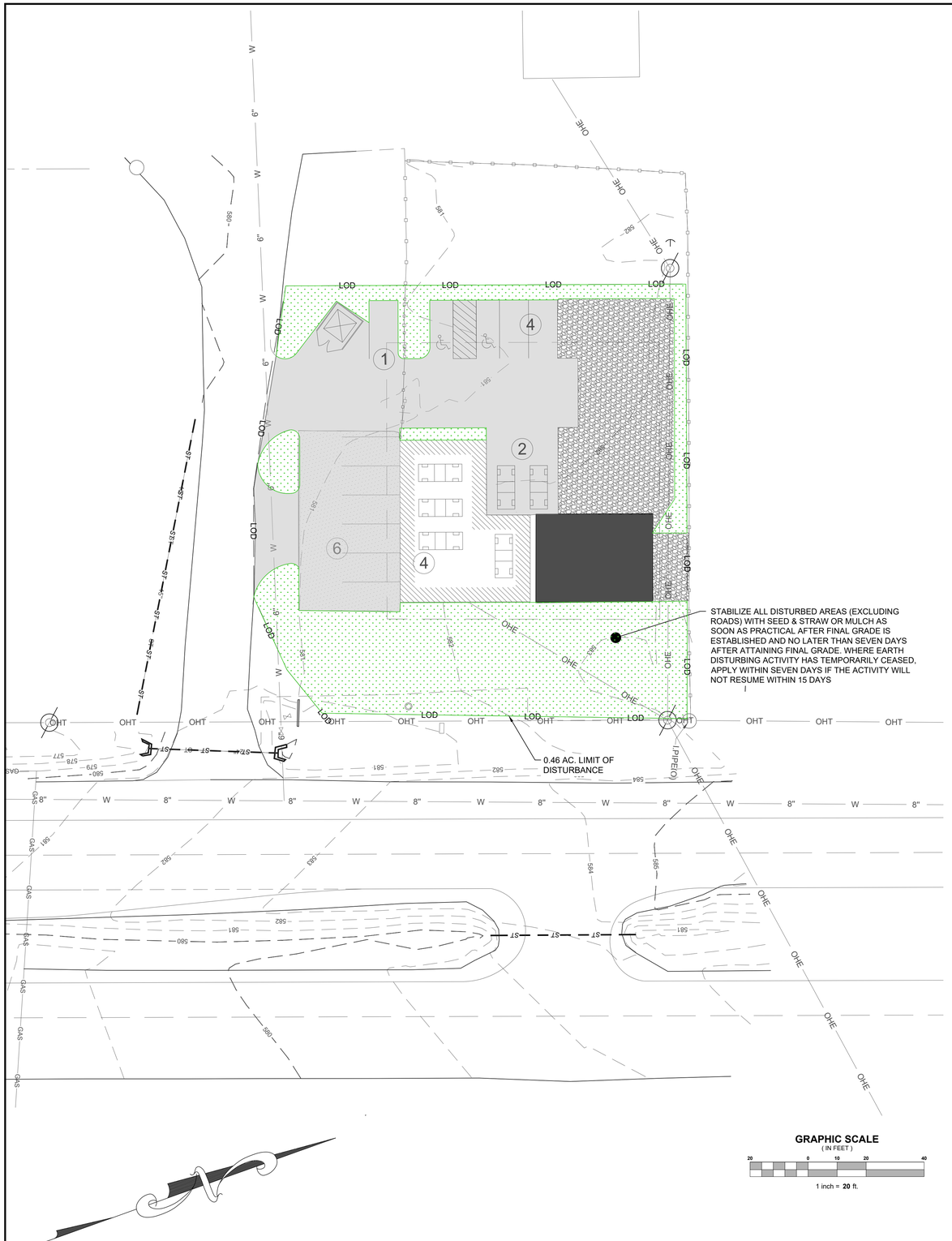
INITIAL SWPPP

**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
NO. 014036
STATE OF TENNESSEE
11/19/2025

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS

DATE: October 27, 2025
W&A NO.: 1102-0125
SHEET NUMBER:
**C-3.0**




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

FINAL SURFACE LEGEND

CONCRETE PAVEMENT

VEGETATIVE GROUND COVER

## T.D.E.C. NOTES:

### Construction Management Techniques:

a. Clearing And Grubbing Must Be Held To The Minimum Necessary For Grading And Equipment Operation.
b. Construction Must Be Sequenced To Minimize The Exposure Time Of Cleared Surface Area.
c. Construction Must Be Staged Or Phased For Large Projects. Areas Of One Phase Must Be Stabilized Before Another Phase Can Be Initiated. Stabilization Shall Be Accomplished By Temporarily Or Permanently Protecting The Disturbed Soil Surface From Rainfall Impacts And Run-Off.
d. Erosion And Sediment Control Measures Must Be In Place And Functional Before Earth Moving Operations Begin, And Must Be Constructed And Maintained Throughout The Construction Period. Temporary Measures May Be Removed At The Beginning Of The Work Day, But Must Be Replaced At The End Of The Work Day.
e. All Control Measures Shall Be Checked, And Repaired As Necessary, Weekly In Dry Periods And Within 24 Hours After Any Rainfall Of 0.5 Inches Within A 24 Hour Period. During Prolonged Rainfall, Daily Checking And Repairing Is Necessary. The Permittee Shall Maintain Records Of Checks And Repairs.
f. A Specific Individual Shall Be Designated To Be Responsible For Erosion And Sediment Controls on each project site.
g. As Specified In The NPDES General Permit In Section 3.5.3.1.e, Sediment Shall Be Removed From Sediment Traps, Silt Fence, Sediment Ponds, When Design Capacity Has Benn Reduced By 50 Percent.
h. As Specified In The NPDES General Permit In Section 3.5.8.2.a, Inspections Of The Outfall And EPSC Measures Shall Be Performed At Least Twice Every Week And At Least 72 Hours Apart.

### Vegetative Controls:

a. Pre-Construction Vegetative Ground Cover Shall Not Be Destroyed, Removed Or Disturbed More Than 20 Calendar Days Prior To Grading Or Earth Moving.
b. As Specified In The NPDES General Permit In Section 3.5.7 And 3.5.8.2.a, Vegetation, EPSC And Other Protective Measures Are Repaired, Replaced, Or Modified Within 7 Days.
c. Permanent Soil Stabilization With Perennial Vegetation Shall Be Applied As Soon As Practical After Final Grading.

### Structural Controls:

d. All Surface Water Flowing Toward The Construction Area Shall Be Diverted By Using Berms, (j) Channels, Or Sediment Traps, As Necessary.
e. Erosion And Sediment Control Measures Shall Be Designed According To The Size And Slope (k) Of Disturbed Or Drainage Areas, To Detain Runoff And Trap Sediment.
f. Discharges From Sediment Basins And Traps Must Be Through A Pipe Or Lined Channel So The Discharge Does Not Cause Erosion.
g. Muddy Water To Be Pumped From Excavation And Work Areas Must Be Held In Settling Basins (m) Or Treated By Filtration Prior To Its Discharge Into Surface Waters. Water Must Be Discharged Through A Pipe Or Lined Channel So That The Discharge Does Not Cause Erosion And Sedimentation.

### Discharge Quality:

h. There Shall Be No Distinctly Visible Floating Scum, Oil Or Other Matter Contained In The Stormwater Discharge.
i. The Stormwater Discharge Must Not Cause An Objectionable Color Contrast In The Receiving Stream.
j. The Stormwater Discharge Must Result In No Materials In Concentrations Sufficient To Be Hazardous Or Otherwise Detrimental To Humans, Livestock, Wildlife, Plant Life, Or Fish And Aquatic Life In The Receiving Stream.
k. Reporting And Record Keeping Requirements.
l. The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office.
m. Records And Information Resulting From The Monitoring Activities Required By This Rule Shall Be Retained For A Minimum Of Three (3) Years, Or Longer If Requested By The Division Of Water Pollution Control.
n. Knowingly Making Any False Statement On Any Report Required By This Rule May Result In (t) The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act.

### Site Assessment Assurance Criteria:

Quality Assurance Of Erosion Prevention And Sediment Controls Shall Be Done By Performing Site Assessment At The Construction Site. The Site Assessment Shall Be Conducted At Each Outfall Within A Month Of Construction Commencing. The Site Assessment Shall Be Performed By One Of The Following Individuals:

- A Licensed Professional Engineer or Landscape Architect
- A Certified Professional In Erosion And Sediment Control (CPESC); Or
- A Person That Successfully Completed The "Level II Desing Principles For Erosion Prevention And Sediment Control For Construction Sites" Course.

Site Assessment Should Be Performed To Verify The Installation, Functionality And Performance Of The EPSC Measures Described In The SWPPP, And Should Include A Review And Update (If Applicable) Of The SWPPP.

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

## 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.

Tennessee811 Know what's below. Call before you dig.

### The Design Storm:

As Specified In the General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

## GENERAL NOTES:

1. All Erosion Prevention And Sediment Control Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The City of LaVergne Engineering and Stormwater Department, And The Tennessee Department of Environment and Conservation General NPDES Permit No. TNR 100000 issued on May 23, 2011.
2. All Erosion Prevention And Sediment Control Measures Shall Be Removed Prior To As-Built Approvals.

## CONTRACTOR MANAGEMENT PRACTICE NOTES:

1. Contractor Shall Perform All Work Shown On Plans In Accordance With Metro Nashville, Stormwater Management Manual, Section 2 Entitled "Contractor Management Practices".
2. Contractor Shall Schedule Construction Activities In A Manner That Will Minimize The Exposure Of Disturbed Soils To Wind, Rain, Run-On And Run-Off To Reduce The Discharge Of Pollutants To The Storm Drain System Or Watercourses As Defined In More Detail In CP-01.
3. Contractor Shall Perform Dewatering Operation By Using Sediment Controls To Prevent Or Reduce The Discharge Of Pollutants To Stormwater And Test The Groundwater For Pollutant Accumulation As Defined In More Detail In CP-02.
4. Contractor Shall Perform Paving Operation In A Manner That Will Prevent Or Reduce The Of Pollutants From Paving Operation As Defined In More Detail In CP-03.
5. Contractor Shall Perform Structure Construction And Painting In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-04.
6. Contractor Shall Deliver, Store And Use Materials In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-05.
7. Contractor Shall Prevent And Control Construction Spills In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-06.
8. Contractor Shall Manage Solid Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-07.
9. Contractor Shall Manage Hazardous Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-08.
10. Contractor Shall Manage Contaminated Soil In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-09.
11. Contractor Shall Manage Concrete Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-10.
12. Contractor shall manage sanitary and/or septic waste in a manner that will prevent or reduce the discharge of pollutants to stormwater as defined in more detail in CP-11.
13. Contractor Shall Manage Vehicle And Equipment Cleaning, Fueling And Maintenance In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-12, CP-13 And CP-14.
14. Contractor Shall Manage His Employees And Subcontractors In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-15.
15. Contractor Shall Manage Pesticides, Herbicides And Fertilizer Use In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-16.
16. Contractor Shall Use Dust Control Measures To Stabilize Soil From Wind And Stormwater Run-Off Erosion And Reduce Dust Generated By Construction Activities As Defined In More Detail In CP-17.
17. Contractor Shall Maintain Collection Facilities And Appurtenances On A Regular Basis To Remove Pollutants As Defined In More Detail In CP-18.
18. Contractor Shall Practice Preservation And Maintenance Of Existing Vegetation To Prevent Or Reduce Erosion Of Soil As Defined In More Detail In CP-19.
19. Contractor Shall Manage System Flushing In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-20.


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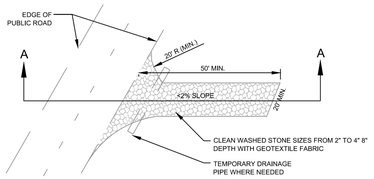

FINAL SWPPP

**HUGO'S TIRE SHOP**
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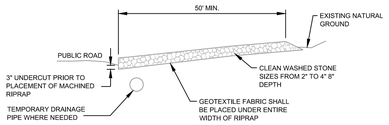
JAMES D. WAMBLE
REGISTERED ENGINEER
No. 014836
11/19/2025
STATE OF TENNESSEE

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS

DATE: October 27, 2025
W&A NO.: 1102-0125
SHEET NUMBER:
**C-3.1**

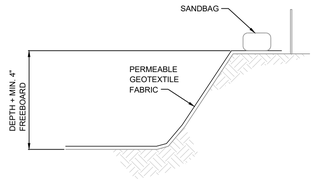



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD




SECTION A-A

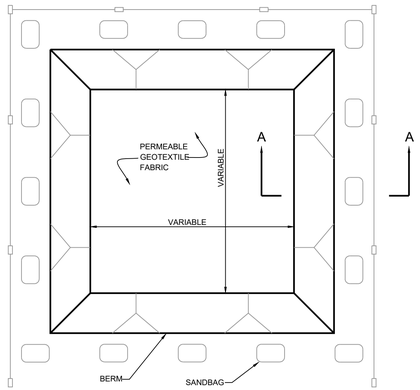
CE CONSTRUCTION ENTRANCE/EXIT 1




SECTION A-A
NOT TO SCALE

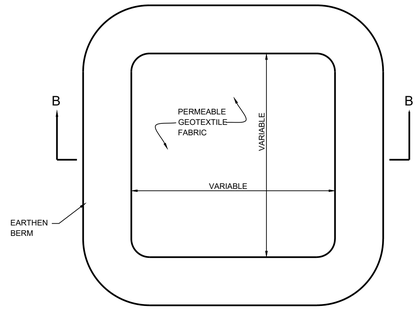



SECTION B-B
NOT TO SCALE




PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



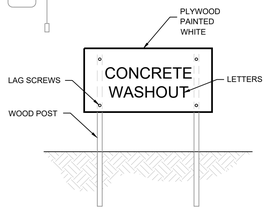

PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE"
WITH EATHERN BERMS

NOTES:

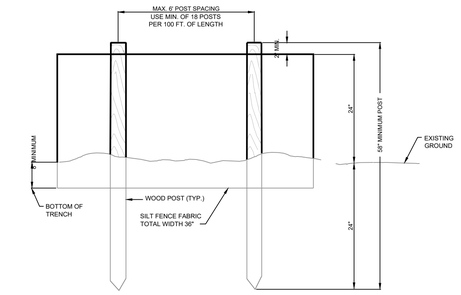
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

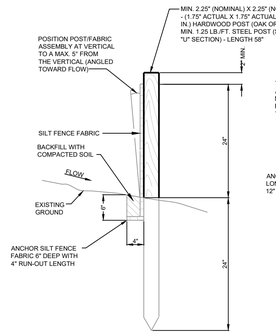



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)

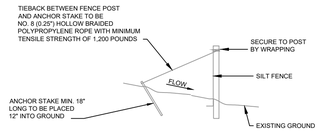
CONCRETE WASHOUT 5




ELEVATION VIEW




SECTIONAL VIEW




SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS.
COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

SF SILT FENCE 7

WAMBLE & ASSOCIATES, PLLC
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Land Surveying
Land Planning
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615.251.9555

SWPPP DETAILS

**HUGO'S TIRE SHOP**
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JAMES D. WAMBLE
REGISTERED ENGINEER
PRINCIPAL
NO. 01429
STATE OF TENNESSEE
11/19/2025

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS

DATE: October 27, 2025
W&A NO.: 1102-0125
SHEET NUMBER:
**C-3.2**

# Planning Commission Report
# Meeting: November 25, 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)
All comments addressed.

**Utilities** (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Utility easements require description.

**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 | |

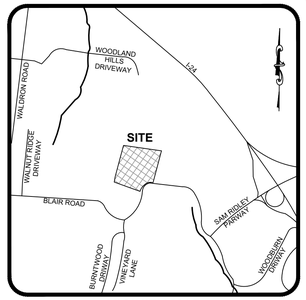
| | |
|---|---|
| FENCE | X |
| WATER FEATURE | |
| TREE LINE | |

## 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

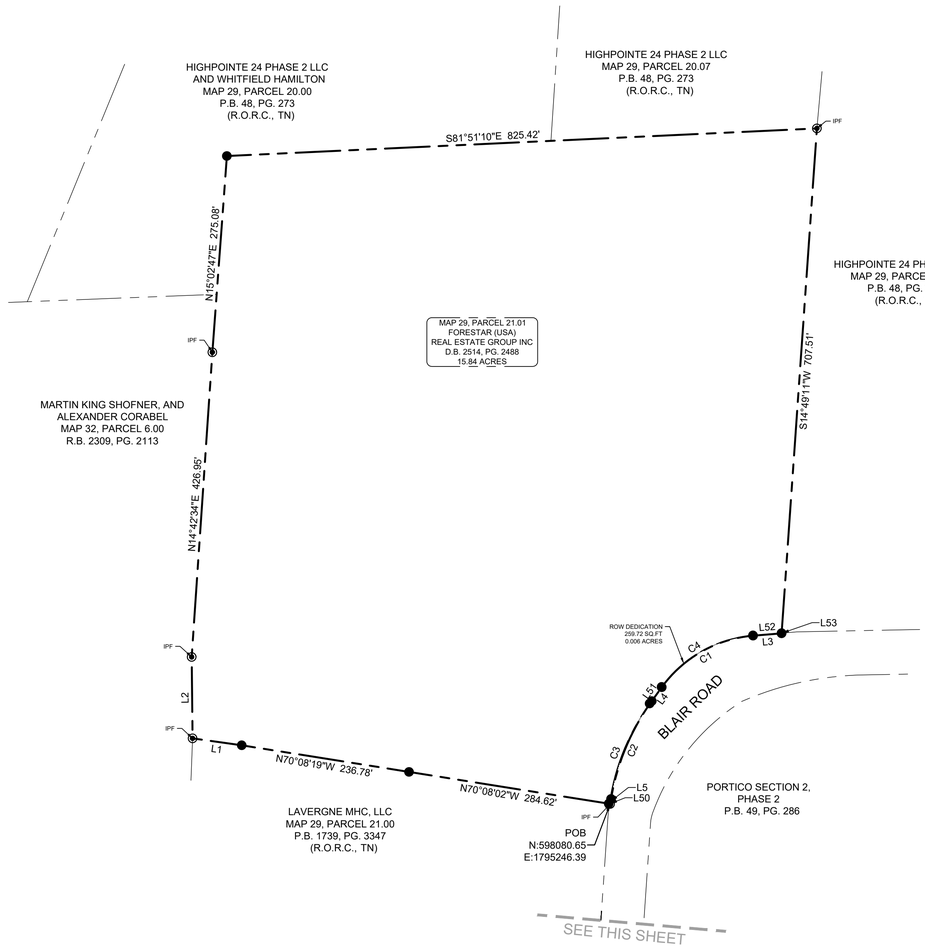
## GENERAL NOTES:

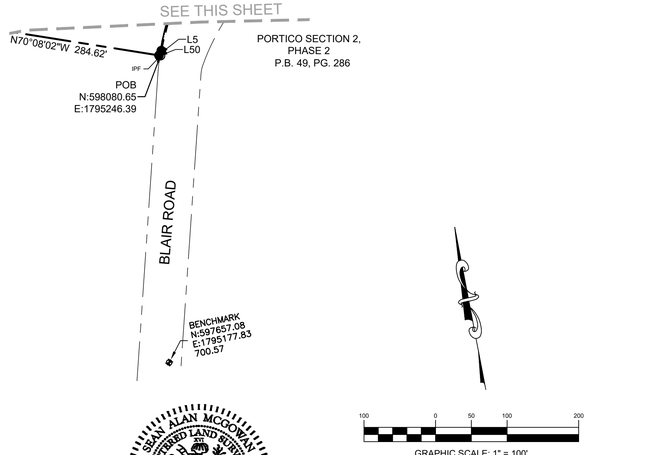
1. THE PURPOSE OF THIS HORIZONTAL PROPERTY REGIME PLAT IS TO ESTABLISH EASEMENTS AND CREATE 141 TOWNHOUSE UNITS IN ACCORDANCE WITH THE TENNESSEE HORIZONTAL PROPERTY ACT. THESE UNITS MAY BE CONVEYED IN FEE SIMPLE TITLE TO THE REAL ESTATE UNDER THE FOOTPRINT OF THEIR RESPECTIVE UNIT, OR RETAINED FOR RENTAL 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.
16. 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.
17. THE LONG TERM MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES SERVING THE PROJECT AS SHOWN HEREON HAS BE RECORDED IN RECORD BOOK ____, PAGE ___.


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


| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 69.37' | N71°08'52"W |
| L2 | 113.75' | N10°11'45"E |
| L3 | 40.02' | N83°52'35"W |
| L4 | 23.80' | S46°35'41"W |
| L5 | 7.03' | S20°29'37"W |
| 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 |




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




GRAPHIC SCALE: 1" = 100'

# *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:<br>(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<br>(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 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. | 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.<br>"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<br>DIRECTOR OF UTILITIES TOWN OF SMYRNA _____ DATE | _____ SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516<br>WILSON & ASSOCIATES, P.C.<br>108 BEASLEY DRIVE, FRANKLIN, TN 37064<br>(615) 794-2176<br>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: | 11/18/2025 |

WA PROJECT NO. 25-2332

SHEET 1 OF 2

## LEGEND

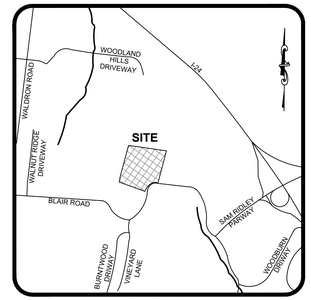
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | FIRE HYDRANT | UTILITY POLE | HANDICAP SPACE | FENCE |
| IRON PIN SET | SANITARY SEWER MH (SS) | GUY ANCHOR | SANITARY SEWER — 8" SA | WATER FEATURE |
| CONC. MON. FOUND | SANITARY SEWER CO (CO) | COMMUNICATION BOX (C) | WATER — 4" W | TREE LINE |
| CONC. MON. SET | AREA DRAIN | COMMUNICATION MH (C) | UNDERGROUND ELEC — UGE | TIE-LINE |
| 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 | |

## 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

HIGHPOINTE 24 PHASE 2 LLC
MAP 29, PARCEL 20.07
P.B. 48, PG. 273
(R.O.R.C., TN)

HIGHPOINTE 24 PHASE 2 LLC AND WHITFIELD HAMILTON
MAP 29, PARCEL 20.00
P.B. 48, PG. 273
(R.O.R.C., TN)

HIGHPOINTE 24 PHASE 2 LLC
MAP 29, PARCEL 20.06
P.B. 48, PG. 273
(R.O.R.C., TN)

MAP 29, PARCEL 21.01
FORESTAR (USA) REAL ESTATE GROUP INC
D.B. 2514, PG. 2488
15.84 ACRES

MARTIN KING SHOFNER, AND ALEXANDER CORABEL
MAP 32, PARCEL 6.00
R.B. 2309, PG. 2113

LAVERGNE MHC, LLC
MAP 29, PARCEL 21.00
P.B. 1739, PG. 3347
(R.O.R.C., TN)

PORTICO SECTION 2, PHASE 2
P.B. 49, PG. 286

BLAIR ROAD (R.O.W. VARIES)

S81°51'10"E 825.42'
N15°02'47"E 275.08'
N14°42'34"E 426.95'
N70°08'19"W 236.78'
N70°08'02"W 284.62'
S14°49'11"W 707.51'

| Parcel Line Table | | |
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| 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' |

| 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 — AGRICULTURE — TENNESSEE NO. 3516

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

# BLAIR RIDGE

## HPR FINAL PLAT

RECORDING STAMP HERE

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FINAL PLAT

LA VERGNE - RUTHERFORD COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
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| 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: | 11/18/2025 |

WA PROJECT NO. 25-2332 — SHEET 2 OF 2