AGENDA

La Vergne Planning Commission
February 24, 2026 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: November 25, 2025 Regular Meeting and January 13, 2026 Workshop.

2. Public Comment Period.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 13.17 Acres. Property located on Sanford Road (Tax Map 28, Parcels 2 and 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.

4. 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.

NEW BUSINESS

5. Site Plan - 1370 Heil Quaker Boulevard - Proposed Truck Parking on 2.51 Acres. Property located at 1370 Heil Quaker Blvd. (Tax Map 17, Parcel 28.01). ID (Interchange District) Zoning District. Property owned by Harsimranjeet Kaur. Requested by Huddleston Steele, Inc. **(DEFERRED)**

6. Site Plan - The Mayfield by Broadstone - 252 Residential Units on 9.33 Acres. Property located at 31 Lillian Buchanan Drive (Tax Map 14, Parcel 72). DD (Downtown District) Zoning District. Property owned by Alliance Residential Company. Requested by Catalyst Design Group.

7. Site Plan - 272 Old Nashville Highway - Existing Home Totaling 2,350 Square Feet on 0.62 Acres. Property located at 272 Old Nashville Highway (Tax Map 17D, Group B, Parcel 11). NCD (Neighborhood Commercial) Zoning District. Property owned by Janet Ibrahim. Requested by Huddleston Steele, Inc.

8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - South Waldron Road Mixed Use Development. 101 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3, 3.03, 3.04 and 3.05 and Tax Map 29, Parcels 36, 37, 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne, B & F Ventures, Michaels Homes, LLC, Randall W. Thomas Etux Amanda H. Requested by Equitable Property Company, LLC.

9. Preliminary Plat - The Villages at Woodland Hills, Phases 1 through 4 - 85 Lots on Approximately 48 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, Parcel 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by M/I Homes of Nashville, LLC.

10. Final Plat - Arbor Ridge, Section 4 - 47 Lots on 9.10 Acres. Requested by SEC, Inc. Property located at 927 Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes, LLC.

11. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON NOVEMBER 25, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on November 25, 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, Alderman/Secretary Graeme Coates, Jim Hesemann, Mark Molnar, Tabatha Howard and Justin Greer.

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

A motion, made by Mayor Cole, seconded by Secretary Coates, to approve the minutes of September 30, 2025 Regular Meeting, October 14, 2025 Workshop, October 28, 2025 Regular Meeting, and November 13, 2025 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

Mayor Cole wished City Engineer Gary Lide a Happy Birthday.

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.

Mayor Cole asked about the dumpster enclosure. Mr. Lide explained where the dumpster is located on the site plan.

Mr. Jonathan Bradshaw, a representative of Rhodes Engineering, approached the podium. A discussion ensued.

A motion, made by Mayor Cole, seconded by Secretary Coates, to accept the site plan as

submitted, 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.Requested by Last of the Loggers, LLC.

Mr. Logan gave his report.

Mr. Lide spoke about the Development Agreement. He stated that the City will not be paying for the roadway, offsite sewer, or offsite water for this project.

Fire Marshal Curtis Brinkley spoke about the egress and entrances required for the property.

Mr. Matt Taylor, SEC,Inc, approached the podium. Mr. Taylor stated they would add the language to the development agreement to reflect what the city stated about the roadway and sewer costs. He also stated they would add the necessary entrances and egresses per the Fire Marshal. A discussion ensued. Secretary Coates asked about the road. Mr. Taylor explained his concern with a cut-through road.

Mayor Cole made comments about the materials and the brick percentages. A discussion ensued. Mr. Taylor stated they would update the plan.

A motion, made by Mayor Cole, seconded by Secretary Coates, to defer the item, was adopted with all voting AYE.

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. Hunter Patton, a representative of Griggs and Maloney, approached the podium. Secretary Coates thanked the applicant for addressing the outstanding comments. Mr. Patton explained the reasoning of the curved layout. Secretary Coates asked Mr. Lide about semi-truck turning. Mr. Lide explained that this was the best option for a second exit. A discussion ensued. Mayor Coates spoke about his concerns with the entrance and exits and adding additional signage.

A motion, made by Secretary Coates, seconded by Mark Molnar, to approve the site plan as submitted, with additional signage requirements per staff, and understanding that the

city will not issue a land disturbance permit unless the signage is completed, was adopted with all voting AYE.

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. Alejandro Mojica, a representative of Morley Coro, approached the podium. Mayor Cole asked about the deceleration lane. The applicant explained it wasn't required. Secretary Coates asked about the turnaround. Mr. Brinkley stated that the distances did not require a turnaround. A discussion ensued.

Mr. Molnar spoke about his concerns with the congestion.

A motion, made by Secretary Coates, seconded by Mayor Cole, to deny the site plan as submitted due to the traffic concerns, was adopted with all voting AYE.

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.

This item was 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.

Mr. Logan gave his report.

Mr. Grant Chapman, 2115 NW Broad St, Murfreesboro, TN approached the podium. He explained the lots and moving the property lines. Mr. Greer asked about the property. Mr. Chapman explained.

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

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 spoke about the outstanding comments.

Mr. Danny Wamble, 216 Centerview Dr, approached the podium. Mr. Wamble explained the project and the codes violation.

Mr. Molnar spoke about his concerns. Secretary Coates stated his want for sidewalks. A discussion ensued.

Mr. Eric Mestner approached the podium.

A motion, made by Mayor Cole, seconded by Secretary Coates, to defer the item, was adopted with all voting AYE.

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.

Ms. Abigail Overstreet, 108 Beasley Dr, Wilson and Associates, approached the podium.

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

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

Ms. Williams updated the board.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:57 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JANUARY 13, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on January 13, 2026, 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, Vice-Chairman/Mayor Jason Cole, Alderman/Secretary Graeme Coates, Jim Hesemann, Mark Molnar, and Tabatha Howard. Justin Greer was absent.

ORDER OF BUSINESS

1. Approve Minutes: November 25, 2025 Regular Meeting and January 13, 2026 Workshop,

This item will be approved at the regular meeting on January 27, 2026.

2. Public Comment Period.

Ms. Janet Ibraham, 4409 Smokey Mountain Place, Antioch, wanted to address the site plan for 272 Old Nashville Highway. Chairman Gavin stated that it could be addressed when the item was called on the agenda.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 13.17 Acres. Property located on Sanford Road (Tax Map 28, Parcels 2 and 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.

Mr. Logan reminded members of the annual training on February 7th, 2026.

Mr. Logan gave his report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC Inc., addressed questions regarding the availability of a draft HOA and the additional street connectivity provided by the property that was gained. Discussion ensued about concerns regarding the property line, traffic relating to the 4-way intersection, the need for a traffic study, the setback footage, offsite sewer, and the properties not being rentals.

No action was taken.

4. 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. Chandler Floyd, 216 Centerview Dr, Brentwood, Wamble & Associates, PLLC, approached the podium. He addressed questions regarding the facing of the proposed building, painting the existing building, concerns regarding emergency services access with the distance between the two buildings, the visibility of handicap parking spots, parking in front of the bay doors, and crape myrtle plants not hanging over the sidewalk.

Mr. Eric Metzger, 5382 Murfreesboro Road, Good L Corporation, presented samples of the building materials being used.

No action was taken.

NEW BUSINESS

5. Site Plan - 1370 Heil Quaker Boulevard - Proposed Truck Parking on 2.51 Acres. Property located at 1370 Heil Quaker Blvd. (Tax Map 17, Parcel 28.01). ID (Interchange District) Zoning District. Property owned by Harsimranjeet Kaur. Requested by Huddleston Steele, Inc.

Mr. Logan gave his report.

Mr. Lide explained the roadway and stormwater concerns he had and his desire for a traffic study to be completed.

Mr. Bill Huddleston, 2115 Northwest Broad Street, Murfreesboro, Huddleston-Steele Engineering, Inc. approached the podium. He explained the project and addressed concerns regarding the size of the driveway, long term truck parking, and fence material.

No action was taken.

6. Site Plan - The Mayfield by Broadstone - 252 Residential Units on 9.33 Acres. Property located at 31 Lillian Buchanan Drive (Tax Map 14, Parcel 72). DD (Downtown District) Zoning District. Property owned by Alliance Residential Company. Requested by Catalyst Design Group.

Mr. Logan gave his report.

Mr. Lide explained the need for the developer to seek a new plat, which will address sewer concerns with the proposed buildings on the property, he addressed drainage and stormwater concerns.

Mr. Steven Keller and Mr. Andrew Wolthers, 1524 Williams Drive, Ste. 201, Murfreesboro, Catalyst Design Group, answered questions regarding managed gated parking, fire hydrant access, sidewalk connectivity, and the property buffer.

No action was taken.

7. Site Plan - 272 Old Nashville Highway - Existing Home Totaling 2,350 Square Feet on 0.62 Acres. Property located at 272 Old Nashville Highway (Tax Map 17D, Group B, Parcel 11). NCD (Neighborhood Commercial) Zoning District. Property owned by Janet Ibrahim. Requested by Huddleston Steele, Inc.

Mr. Logan gave his report.

Mr. Lide stated addressed the stormwater right of way that would take a big section out of this project.

Mr. Bill Huddleston, Broad Street, Murfreesboro, approached the podium. He explained the project's intended use, addressed concerns regarding the size of the driveway due to the City's right-of-way, additional parking, and water detention.

Ms. Christine Eldahaby, architect on the project, asked questions regarding materials that could be used on the project. Chairman Gavin asked that a sample board be provided.

No action was taken.

8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - South Waldron Road Mixed Use Development. 101 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3, 3.03, 3.04 and 3.05 and Tax Map 29, Parcels 36, 37, 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne, B & F Ventures, Michaels Homes, LLC, Randall W. Thomas Etux Amanda H. Requested by Equitable Property Company, LLC.

Mr. Logan gave his report.

Mr. Lide stated he would have his comments to the developer by the end of the week.

Mr. Land Deleot and Mr. Giles Ward, 3201 Trevor Street, STE. 200, Nashville, Equitable Property Company, approached the podium and explained what amenities the project would bring to the residents of the property, addressed the ordinance variance that will be needed for parking.

A discussion ensued regarding this project addressing a community need for senior housing, road connectivity in the project and signalization going onto South Waldron Road.

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 7:02 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: February 24, 2026

City of La Vergne

Item #: 3. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 13.17 Acres. Property located on Sanford Road (Tax Map 28, Parcels 2 and 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

Summary:
The applicant has acquired approximately 4 acres since last year. Now, the applicant is requesting to rezone approximately 13.2 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)
No comments.

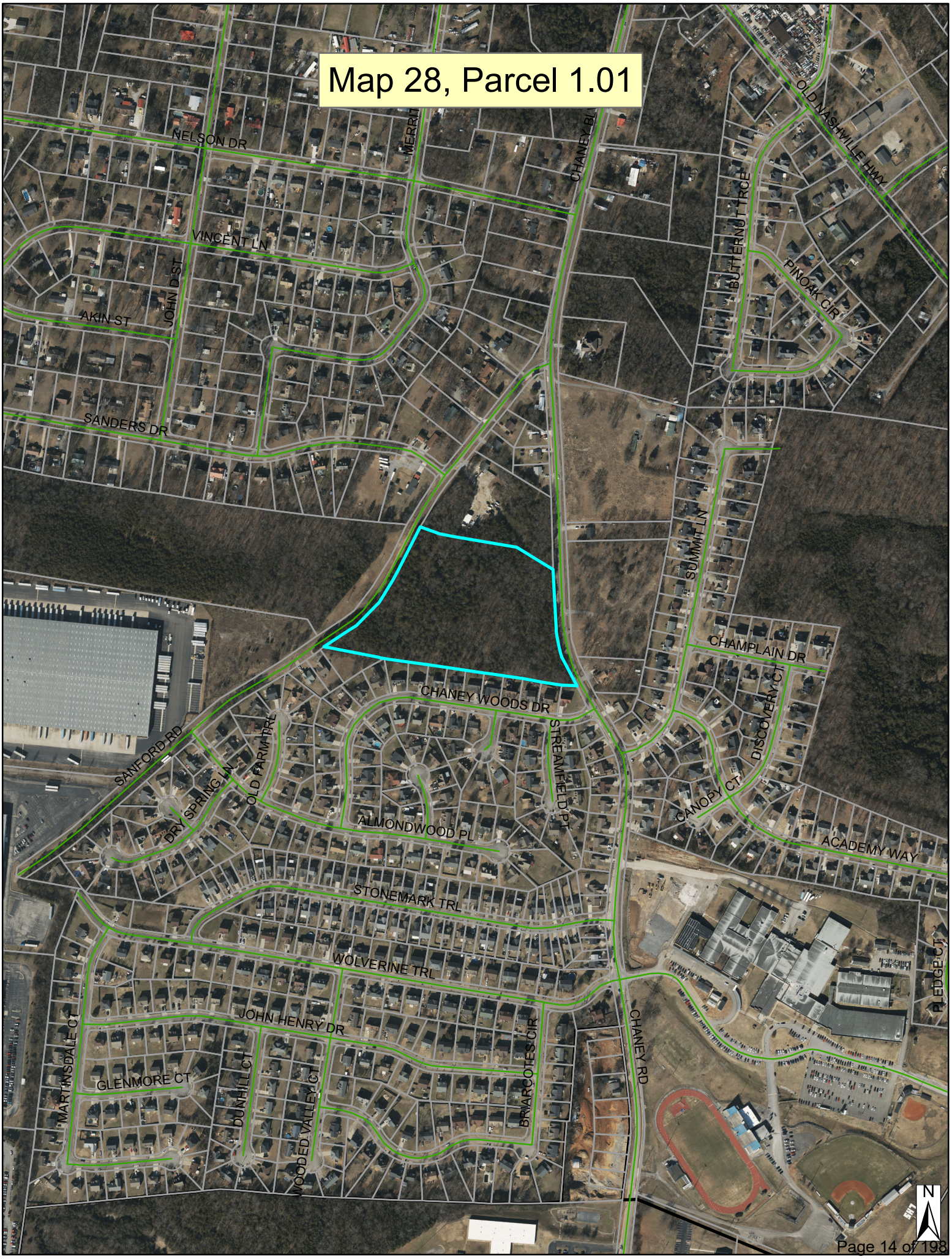
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Informational Comment: Per sewer availability letter provided 2/16/2026, City will require a 20' public utility easement through development property in southwest quadrant for future 8" public sewer extension to Sanford Rd to serve the 43-acre parcel to the west of this development.

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

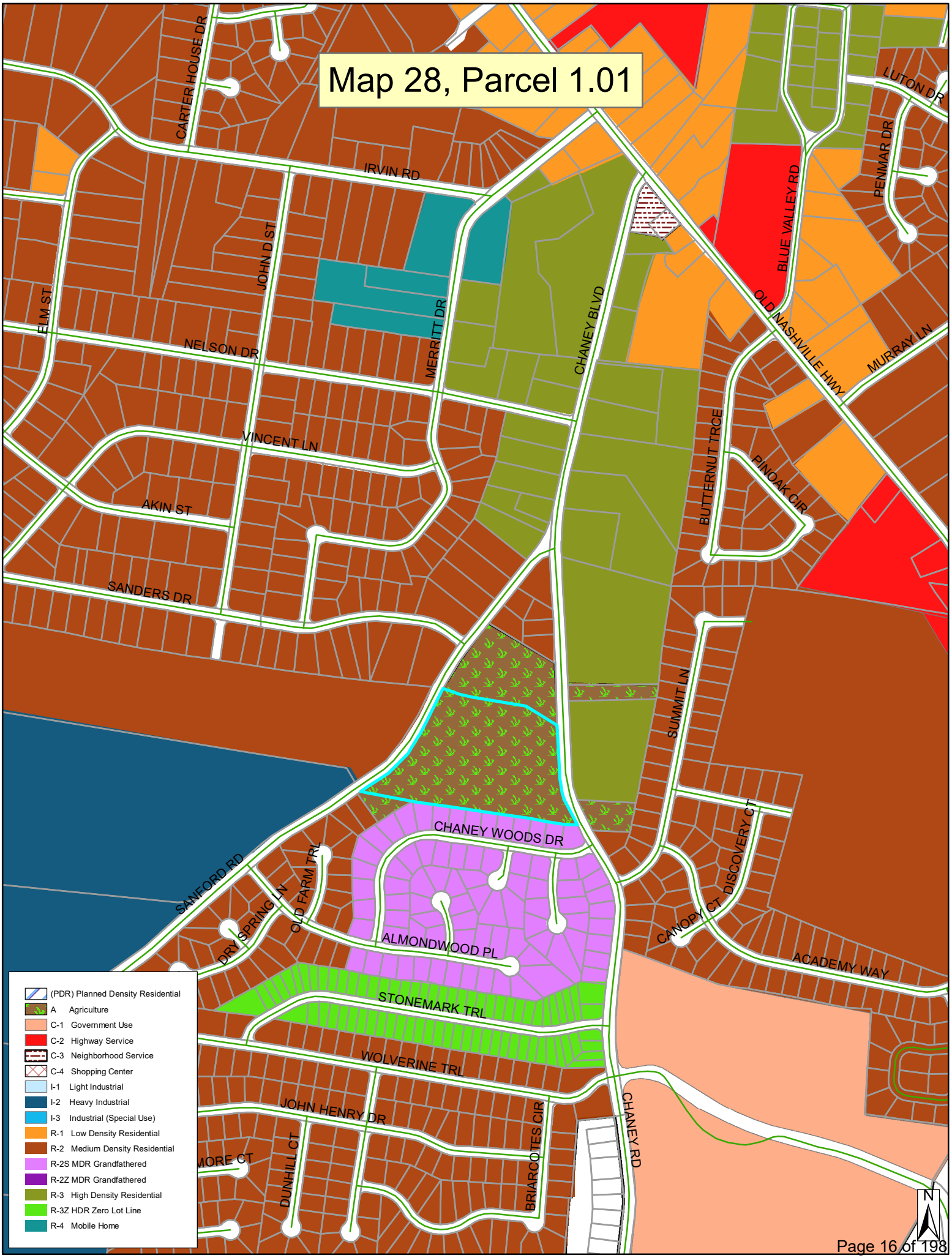
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

<u>*Note:</u> 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
CANOPY CT
ACADEMY WAY
CHANEY WOODS DR
STREAMFIELD PT
SANFORD RD
DRY SPRING LN
OLD FARM TRL
ALMONDWOOD PL
STONEMARK TRL
WOLVERINE TRL
JOHN HENRY DR
CHANEY RD
PLEDGE CT
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
SANFORD RD
OLD FARM TRL
DRY SPRING LN
DISCOVERY CT
CANOPY CT
ALMONDWOOD PL
ACADEMY WAY
STONEMARK TRL
WOLVERINE TRL
JOHN HENRY DR
DUNHILL CT
BRIARCOTES CIR
CHANEY RD
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N


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



SANFORD RIDGE

PLANNED DENSITY RESIDENTIAL DISTRICT(PDR)

Initial Submittal October 31, 2025

A REQUEST FOR REZONING FROM LOW DENSITY RESIDENTIAL (R-2) TO R3 PLANNED DENSITY RESIDENTIAL DISTRICT (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: [redacted]
Email: [redacted]
Web: [redacted]
850 Middle Tennessee Blvd.
Murfreesboro, Tennessee 37129

Company Name: KMC Land, LLC
Attn: Mark Hanson
[redacted]

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 Parcels 028-002.00-00 and 028-001.01-00, with approximately 13.17 acres.

The request for rezoning to PDR is to create Sanford Ridge. The development will consist of 62 new residential units and one existing home on 13.17 acres, or a density of approximately 4.78 dwelling units per acre including existing home. The existing home shall be exempt from the PDR standards since it is a previously constructed home. 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. Decorative 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.

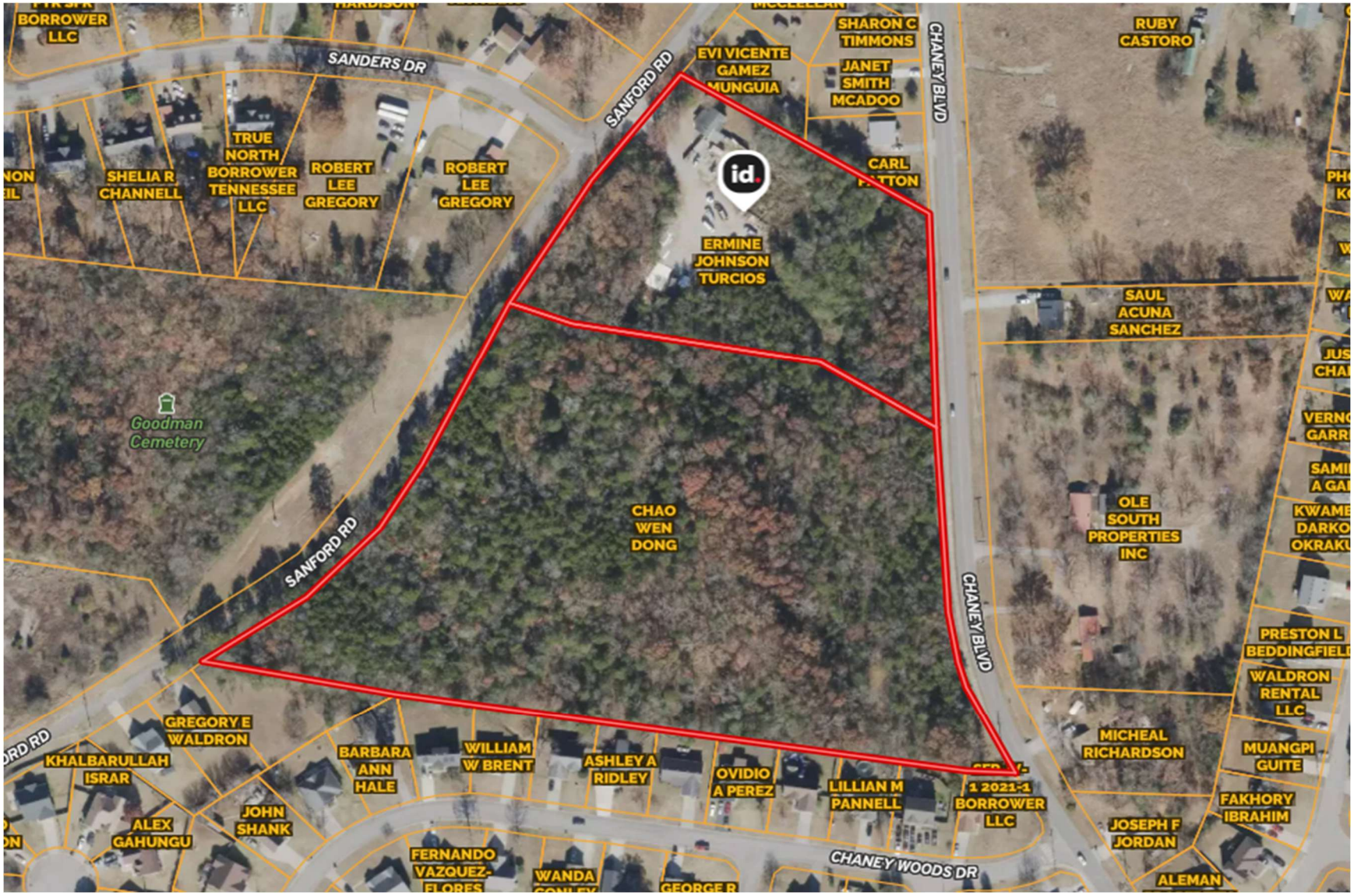
ACCESS AND CIRCULATION PLAN

Sanford Ridge will have access to the existing public right-of-way of Chaney Blvd. The project is also proposing a connection to the existing intersection of Sanders Drive and Sanford Road for a second point of access to the development from existing roadways around the development. 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-1 and R-3 to the east, R-2 to the north and south, and R-2 to the west.

LOCATION AND SURROUNDING LAND USES



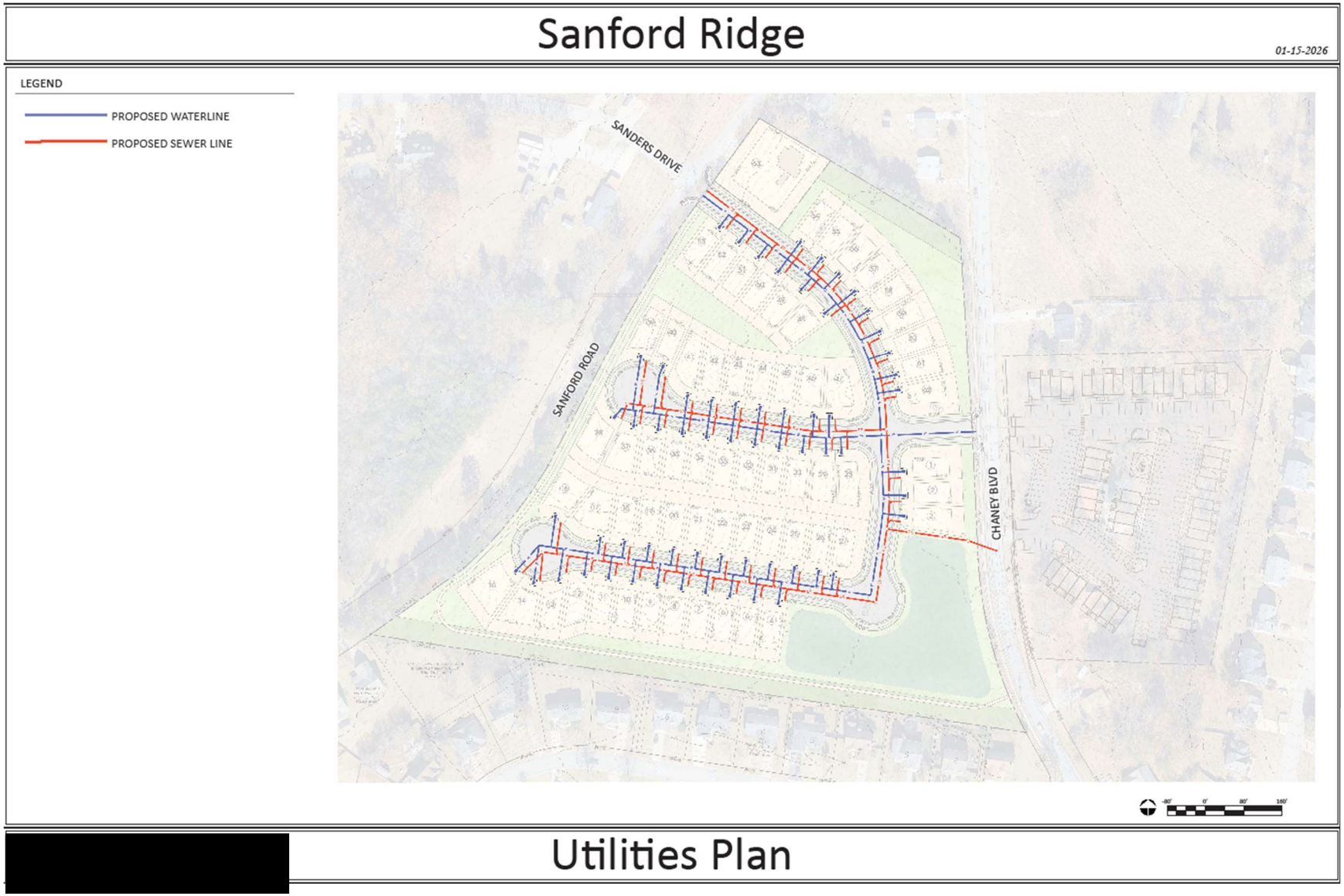
WATER, SEWER, DRAINAGE, ELECTRIC

Electric service will be provided by 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 sewer from Chaney Boulevard into the site, and the developer will be responsible for extending the sewer into this property.

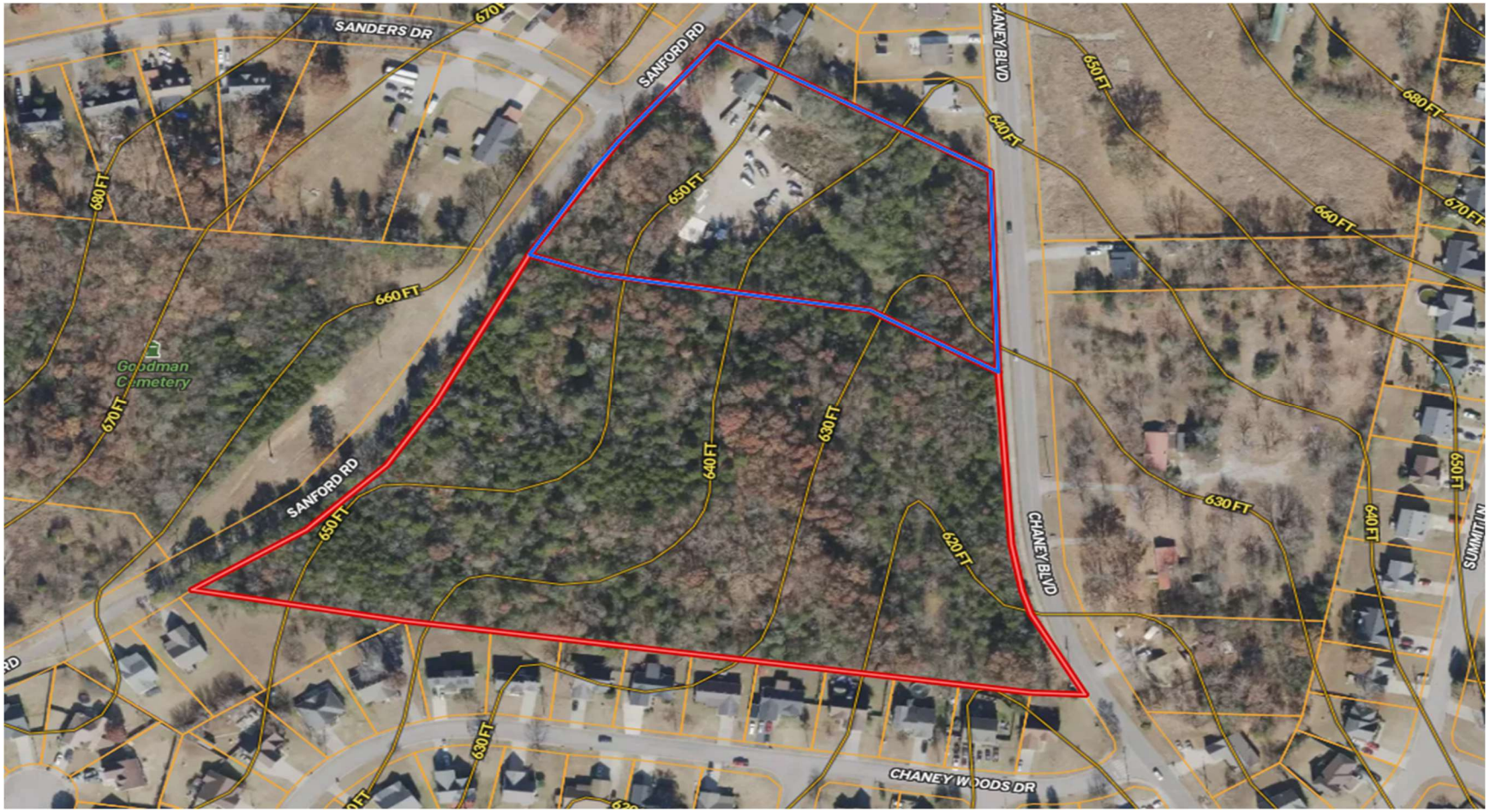
UTILITY MAP



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 62 new homes with at least 3 bedrooms per house. Each house shall be on its own lot of record and sold fee simple. All homes will be for sale and not built to rent.

• 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.

- A minimum of 60% of the front house façade shall be brick or stone.

• All mechanical equipment (i.e. HVAC and transformers) to be screened and located at the rear or side of all homes.

- The existing home lot 63 shall be exempt from PDR standards.

• 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

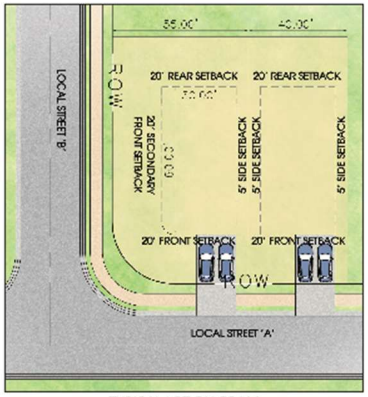
Sanford Ridge

01-15-2026

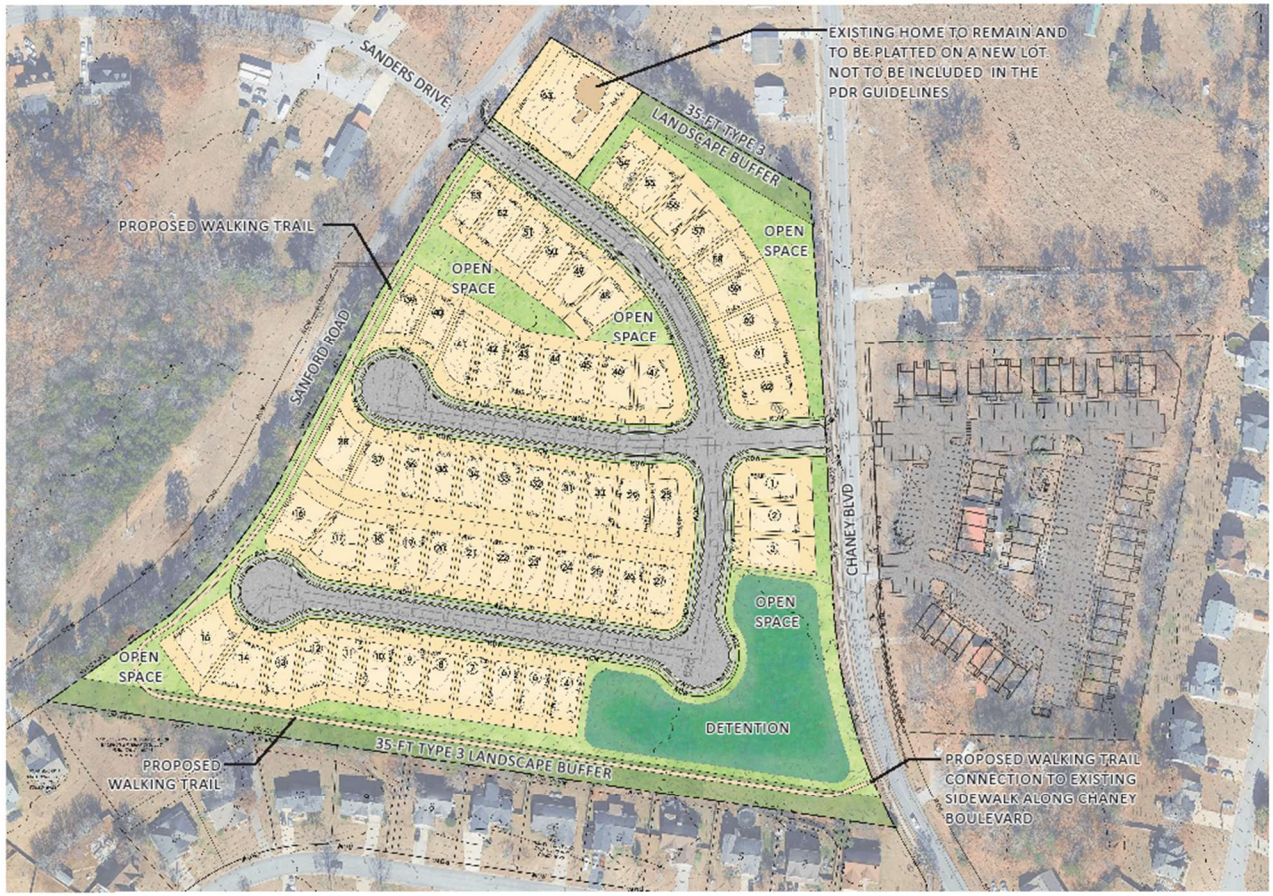
SITE DATA:

EXISTING ZONING:	AG & R-2
PROPOSED ZONING:	R-3/PDR
TOTAL LAND AREA:	±13.17 ACRES
PROPOSED RESIDENTIAL LOTS:	62 UNITS
EXISTING HOME TO REMAIN:	1 UNIT
DENSITY: 62 UNITS/13.17 ACRES=	±4.71 UNITS/AC
STORMWATER:	±1.04 ACRES

- PROPOSED LOTS
- PUBLIC ROADWAY
- DETENTION
- OPEN SPACE



TYPICAL LOT DIAGRAM



Concept Plan

Sanford Ridge

01-15-2026

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: (13.17 ACRES x 15%)	±1.98 ACRES (15%)
OPEN SPACE PROVIDED:	±3.88 ACRES (29.46%)
USABLE OPEN SPACE REQUIRED: (1.98 ACRES x 50%)	±0.99 ACRES (50%)
USABLE OPEN SPACE PROVIDED:	±1.12 ACRES (56.56%)

LEGEND

PROPOSED OPEN SPACE AREA

PROPOSED USABLE OPEN SPACE AREA



Open Space Plan

14

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 existing home lot 63 shall be exempt from PDR standards.

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 (+5-ft)
- Side Setback: Min 5 ft
- Rear Setback: Min 20 ft (+5-ft)

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% (1.98 Acres) 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 required open space (0.99 Acres) must be suitably improved to be usable open space 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 construction documents 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 ±13.17-acre parcel of property located along Sanford Road in La Vergne, Tennessee, more particularly shown as Parcels 028-002.00-00 and 028-001.01-00, (“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. All homes will be for sale and not built to rent.

4. 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).

5. 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.

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

7. 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.

8. 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.

9. 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, [redacted]

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:

Joshua Miller, City Recorder

Date: _____

Planning Commission Report
Meeting: February 24, 2026

City of La Vergne

Item #: 4. **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.

This particular site is contained in the overlay district, and the site must comply with all overlay regulations. There are two one-story buildings indicated on the plan. The total lot size is 4.60 acres.

The proposed building addition is 1,200 sq feet for a total of 3310 sq. ft. A total of 17 parking spaces are being provided where 14 are required. That includes 1 ADA parking space.

This parcel is contained within the Murfreesboro Road/Waldron Overlay Streetscape District. The applicant has submitted architectural elevations that show all sides of the buildings, plus they have submitted the old building as well since January. So the planning commission can now see both old and new buildings on the site.

Staff Comments / Technical Items:

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

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

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

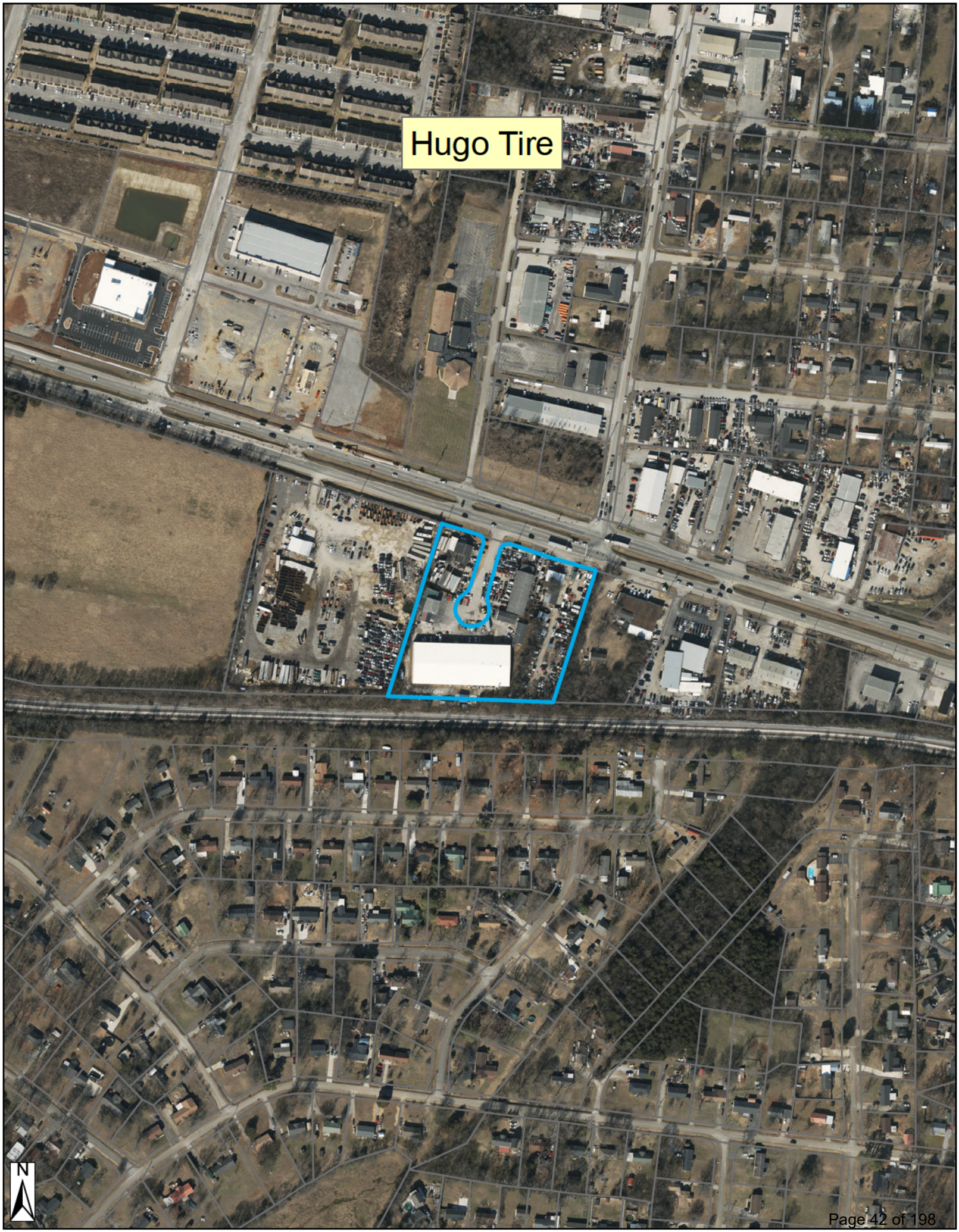
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

Police
No comments.

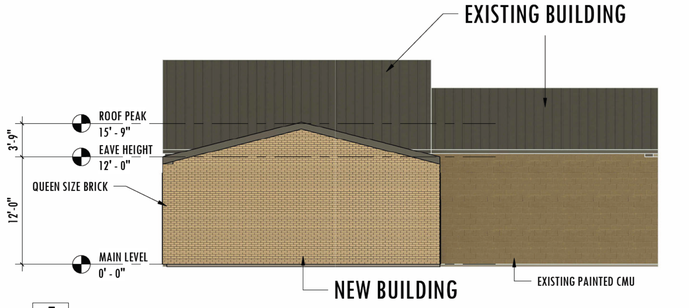
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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


Hugo Tire
N

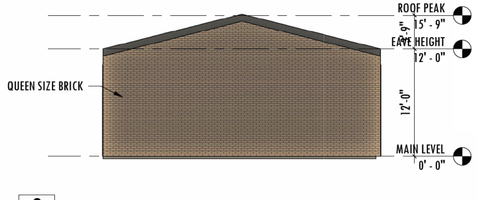

Hugo Tire
N


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

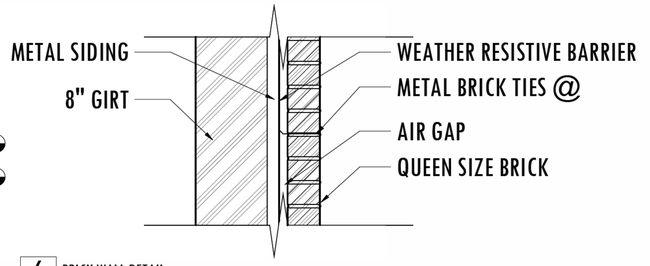

OIL CHANGE
TUNE UP
BRAKE
5378



5 LEFT ELEVATION
A2-0 1/8" = 1'-0"

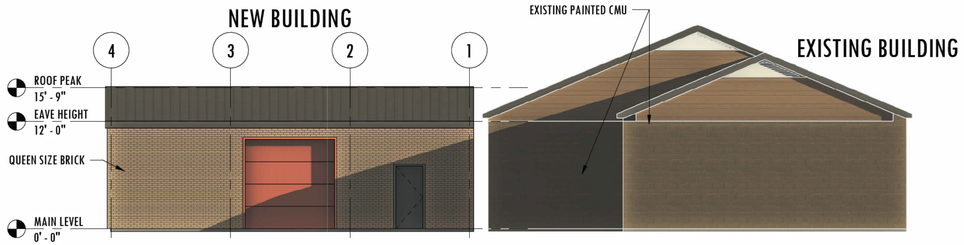


3 RIGHT ELEVATION
A2-0 1/8" = 1'-0"

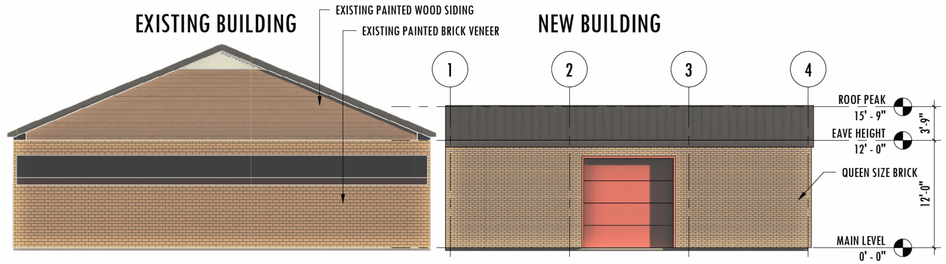


6 BRICK WALL DETAIL
A2-0 1 1/2" = 1'-0"

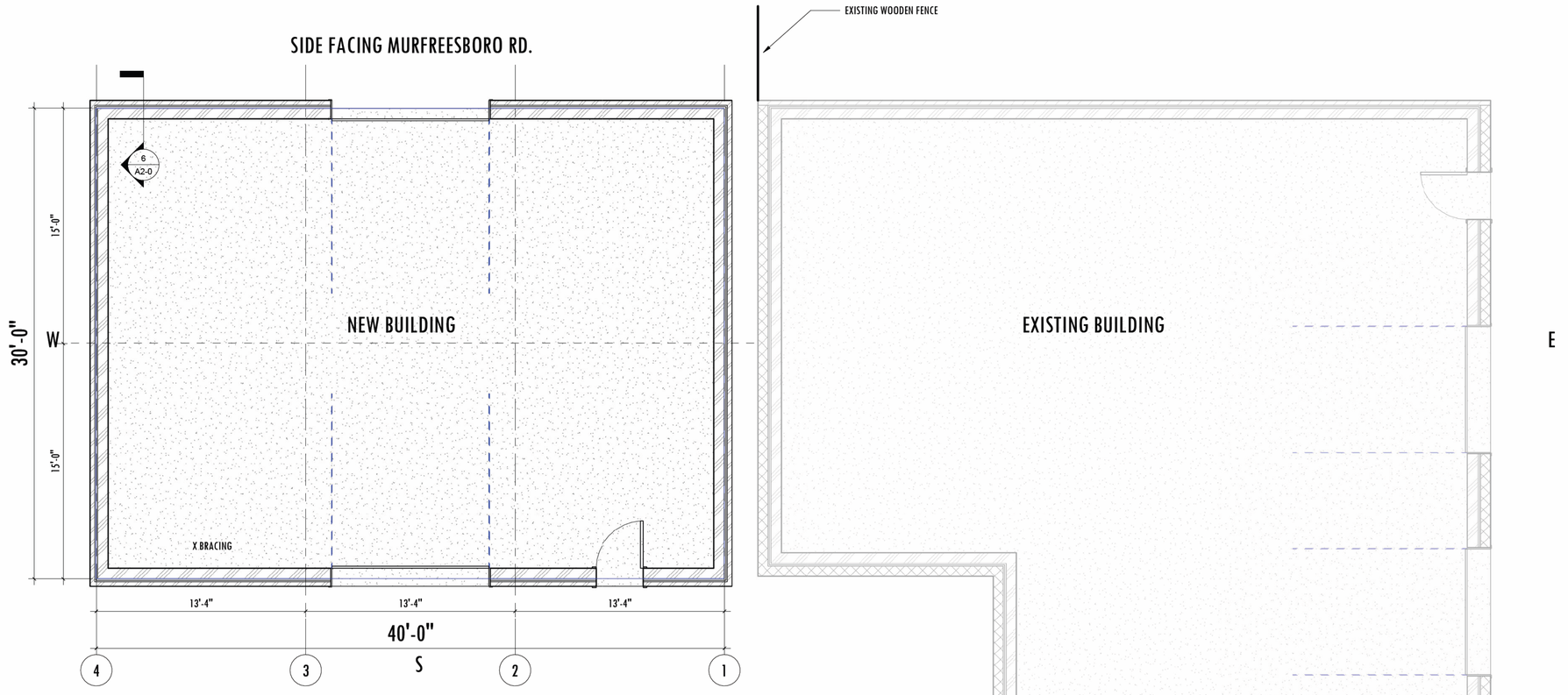
	BRICK	COATED EIFS	FENESTRATIONS	TOTAL FACADE
FRONT (NORTH) ELEVATION	350 SF 100%	0	107 SF	457 SF
REAR (SOUTH) ELEVATION	325 SF 100%	0	132 SF	457 SF
RIGHT (WEST) ELEVATION	406 SF 100%	0	0	406 SF
LEFT (EAST) ELEVATION	406 SF 100%	0	0	406 SF



4 REAR ELEVATION
A2-0 1/8" = 1'-0"



2 FRONT - FACING MURFREESBORO ROAD
A2-0 1/8" = 1'-0"



1 MAIN LEVEL
A2-0 1/4" = 1'-0"

N
PLAN NORTH

ANDERSON ARCHITECTS

HUGO TIRE FACADE

5378 MURFREESBORO ROAD
LAVERGNE, TN 37086

COPYRIGHT 2026 ANDERSON ARCHITECTS

REVISIONS

NO.	DESCRIPTION	DATE

FLOOR PLAN & ELEVATIONS

A2-0

HUGO TIRE FACADE

PROJ. NO. 25175 DATE 01-19-2026

NOT ISSUED FOR CONSTRUCTION

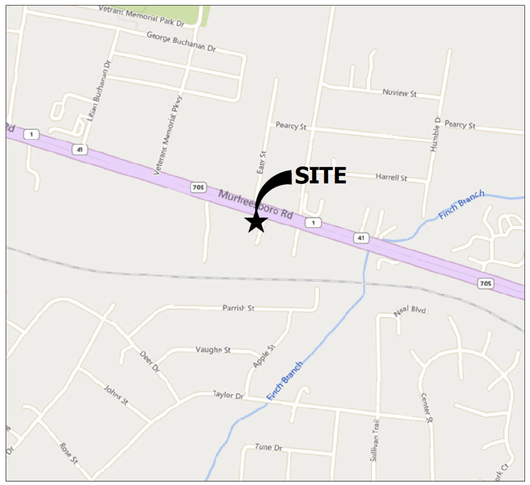
NOTE: WRITTEN SCALE ON DRAWINGS IS CORRECT WHEN DRAWINGS ARE PLOTTED FULL SIZE ON 24" X 36" SHEETS - SEE GRAPHIC SCALE WHEN DRAWINGS ARE PLOTTED ON ANY SHEET SIZE OTHER THAN 24" X 36" - DIMENSIONS TAKE PRECEDENCE OVER GRAPHICAL INFORMATION - IF A CONFLICT IS NOTICED, CONTACT ARCHITECT FOR RESOLUTION

S:\ua\2025\25175 Hugo Tire Facade Drawings\revit\25175 Hugo Tire Facade Drawings - Full Queen Brick.rvt

Site Construction Plans

Hugo Tire

La Vergne, Rutherford County, Tennessee



SITE LOCATION MAP

NOT TO SCALE

Owner/Developer:

PHIL GOODELL

[redacted]

Civil Engineering & Land Surveying:

Wamble & Associates, PLLC

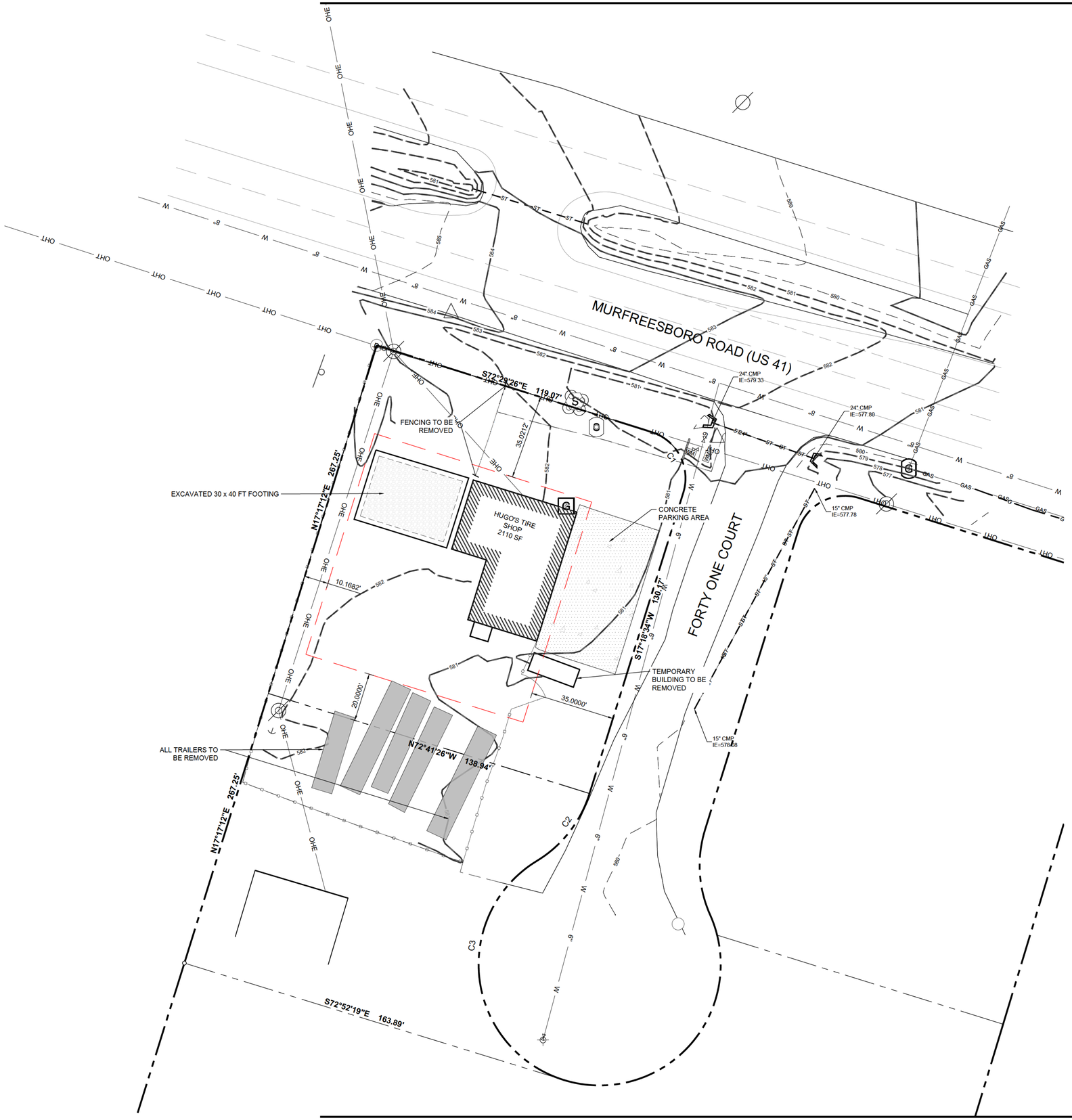
[redacted]

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

JAMES D. WAMBLE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 014236
STATE OF TENNESSEE
01/20/2026

2025-11-19 CHANGES PER CITY COMMENTS
2025-12-24 CHANGES PER CITY COMMENTS No. 2
2026-01-20 CHANGES PER CITY COMMENTS No. 3

C-0.0



UTILITY DISCLAIMER

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

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

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

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

WAMBLE & ASSOCIATES PLLC
Civil Engineering
Land Surveying
Land Planning

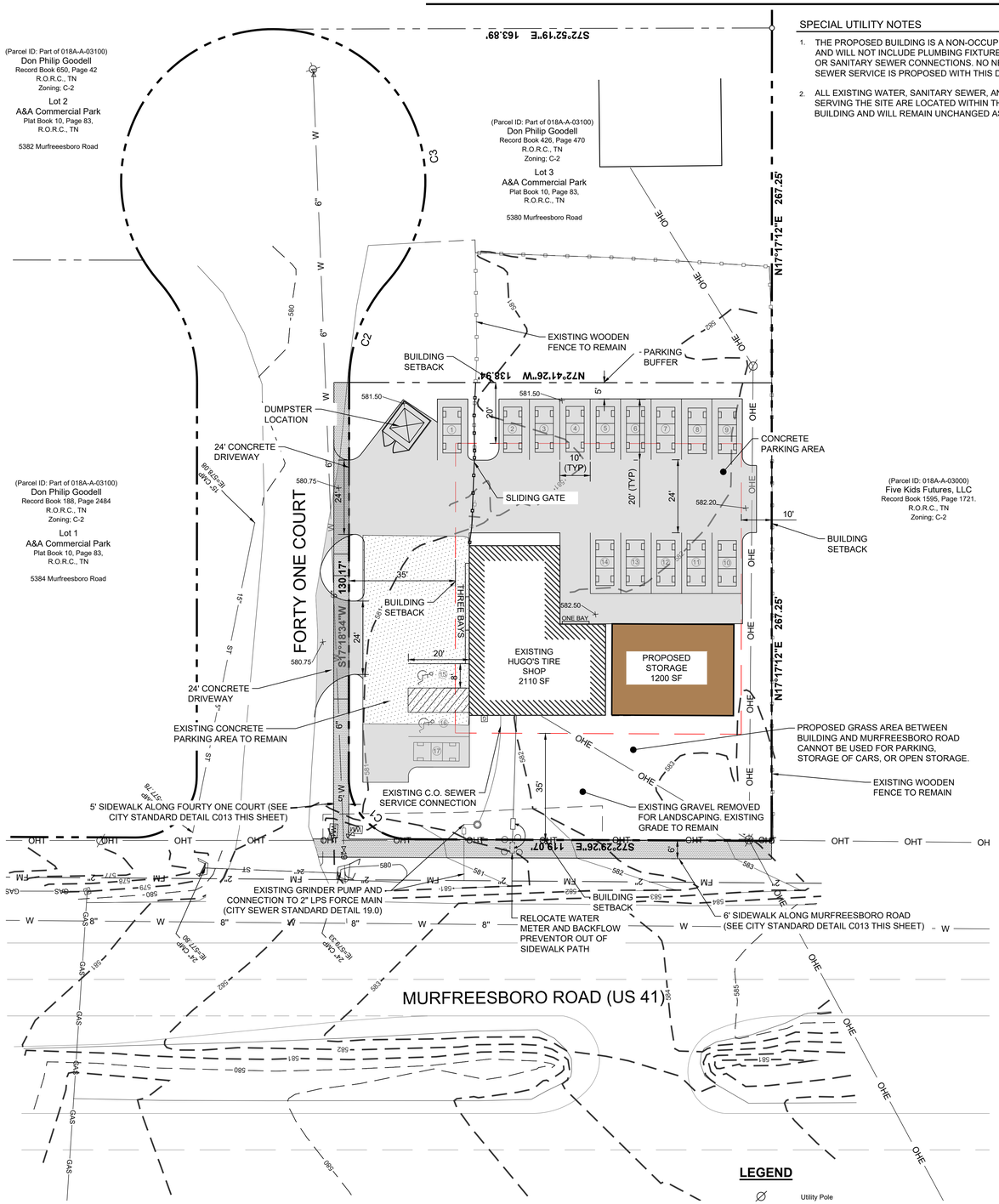
EXISTING CONDITIONS

HUGO'S TIRE SHOP
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

JAMES D. WAMBLE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 014236
STATE OF TENNESSEE
01/20/2026

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS
2025-12-24 CHANGES PER CITY COMMENTS No. 2
2026-01-20 CHANGES PER CITY COMMENTS No. 3

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



SPECIAL UTILITY NOTES

1. THE PROPOSED BUILDING IS A NON-OCCUPIED STORAGE STRUCTURE AND WILL NOT INCLUDE PLUMBING FIXTURES, RESTROOMS, OR WATER OR SANITARY SEWER CONNECTIONS. NO NEW WATER OR SANITARY SEWER SERVICE IS PROPOSED WITH THIS DEVELOPMENT.
2. ALL EXISTING WATER, SANITARY SEWER, AND RESTROOM FACILITIES SERVING THE SITE ARE LOCATED WITHIN THE EXISTING HUGO TIRE BUILDING AND WILL REMAIN UNCHANGED AS PART OF THIS PROJECT.

GRAPHIC SCALE

(IN FEET)

20 0 10 20 40 80

1 inch = **20** ft.

UNDERGROUND UTILITY NOTE

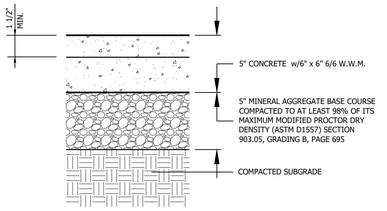
THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA,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

LEGEND

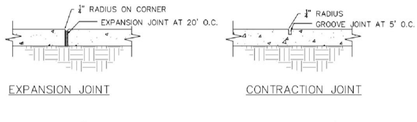
- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Sewer Grinder Pump
- Water Valve
- WM — Water Meter
- Fence Line
- OH — Overhead Utility Line
- FM — Sanitary Sewer Force Main
- W — Water Line
- IR (O) — Iron Rod (Old) U.N.O.
- IR (N) — Iron Rod (New) w/ "Wamble" Cap

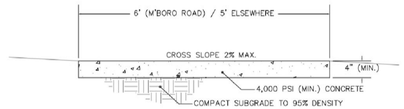
DRAINAGE NOTES:

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 REMOVAL OF GRAVEL IMPERVIOUS AREA ALONG THE MURFREESBORO ROAD FRONTAGE WILL PROVIDE ADDITIONAL PERVIOUS AREA FOR FILTRATION.
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.



CONCRETE PAVEMENT 1





NOTE: ALL PUBLIC SIDEWALKS IN THE CITY OF LA VERGNE MUST COMPLY WITH THE LATEST "PUBLIC R.O.W. ACCESSIBILITY GUIDELINES (PROWAG)"(36 CFR 1190) INCLUDING PLACEMENT OF OBSTRUCTIONS SUCH AS SIGNS, POLES, AND MAILBOXES.

NOTE: PUBLIC WALKS MUST BE COMPLETELY INSIDE THE PUBLIC RIGHT-OF-WAY. IN THE EVENT THAT THE LANDOWNER CHOOSES TO PLACE ALL OR ANY PORTION OF THE WALK OUTSIDE OF THE PUBLIC RIGHT-OF-WAY FOR THE PURPOSES IN SUPPORT OF THEIR DEVELOPMENT, THEN SAID LANDOWNER MUST VOLUNTARILY DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT IN PERPETUITY TO THE CITY COVERING THE FULL EXTEND OF THE WALK. THIS DEDICATION WILL NOT BE CONSIDERED A PUBLIC 'TAKING'.

PUBLIC CONCRETE WALKS

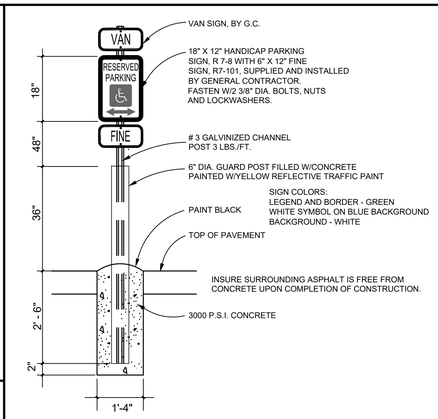
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE TENNESSEE Engineering Department

Revised November 2024

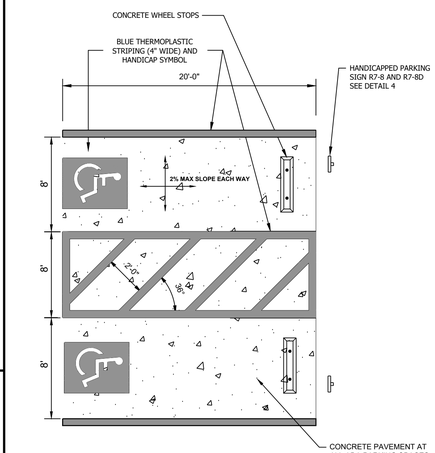
STANDARD DETAIL C013

CITY OF LA VERGNE, TENNESSEE



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

ADA PARKING SIGN 2



ADA PARKING AREA 3

SITE DATA TABLE

ADDRESS	5378 MURFREESBORO ROAD, LA VERGNE, TN 37086
PARCEL NO.	PART OF (018A-A-03100)
LOT OF A&A COMMERCIAL PARK	LOT 4 OF 4
TOTAL PARCEL AREA	4.6 AC.
LOT AREA	0.478 AC.
BUILDING AREA	EXISTING BUILDING 2110 SF PROPOSED STORAGE 1200 SF **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 + (1 SPACE PER 1000 SF OF STORAGE)=(1200SF)/(1000SF)=2 **TOTAL REQUIRED = 16** PROVIDED = ON SITE STANDARD PARKING 15 ADA PARKING 2 **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 EMAIL: EMETZGER@BIGBASKETCO.COM
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC. 216 Centerview Dr., #180 Brentwood, TN, 37027 PHONE: (615) 251-9555 EMAIL:jdwamble@wambleassociates.com

WAMBLE & ASSOCIATES, PLLC
Civil Engineering
Land Surveying
Land Planning

SITE PLAN

HUGO'S TIRE SHOP
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

JAMES D. WAMBLE REGISTERED ENGINEER No. 114836 STATE OF TENNESSEE
01/20/2026

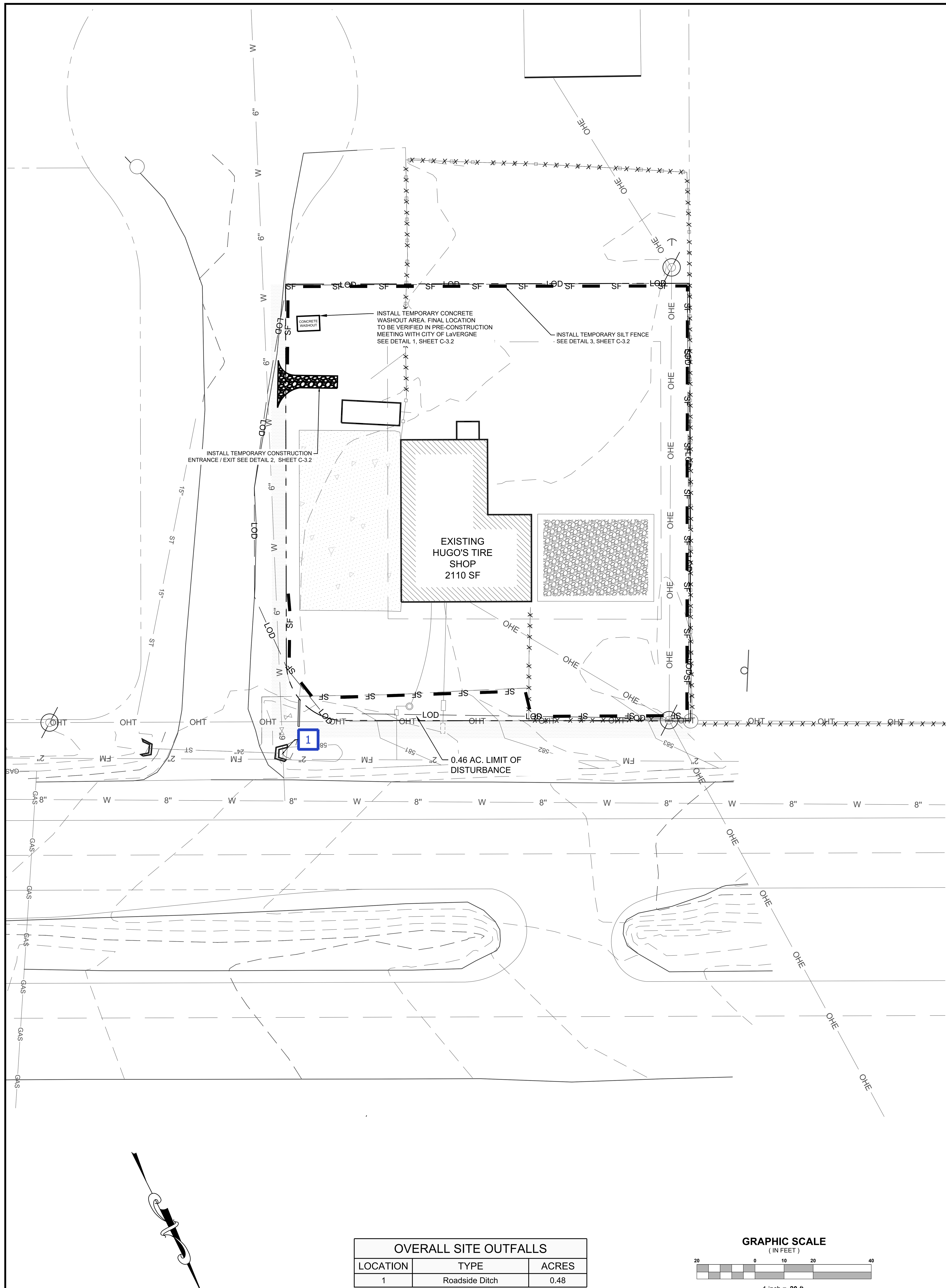
REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS
2025-12-24 CHANGES PER CITY COMMENTS No. 2
2026-01-20 CHANGES PER CITY COMMENTS No. 3

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 PLLC
Civil Engineering
Land Surveying
Land Planning

[redacted]

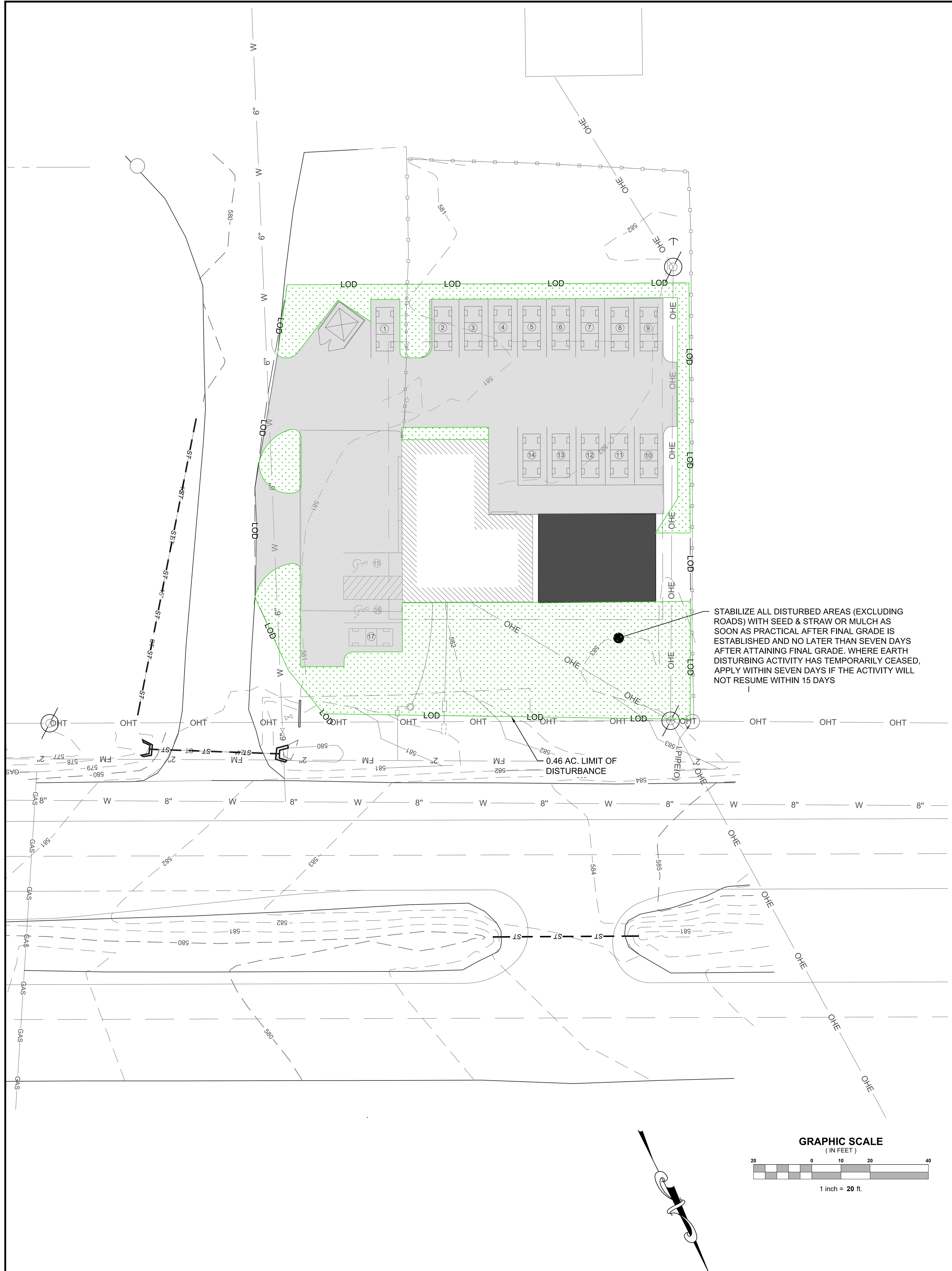
INITIAL SWPPP

HUGO'S TIRE SHOP [redacted]
LaVERGNE, RUTHERFORD COUNTY, [redacted]
[redacted] LaVERGNE, TENNESSEE 37086

JAMES D. WAMBLE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 014236
STATE OF TENNESSEE
01/20/2026

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS
2025-12-24 CHANGES PER CITY COMMENTS No. 2
2026-01-20 CHANGES PER CITY COMMENTS No. 3

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.

Tennessee 811
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.

WAMBLE & ASSOCIATES PLLC
Civil Engineering
Land Surveying
Land Planning

[redacted]

FINAL SWPPP

HUGO'S TIRE SHOP
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
PREPARED FOR
PHIL GOODELL [redacted]

JAMES D. WAMBLE
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 014236
STATE OF TENNESSEE
01/20/2026

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS
2025-12-24 CHANGES PER CITY COMMENTS No. 2
2026-01-20 CHANGES PER CITY COMMENTS No. 3

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

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

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.

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.

WAMBLE & ASSOCIATES PLLC
Civil Engineering
Land Surveying
Land Planning
[redacted]

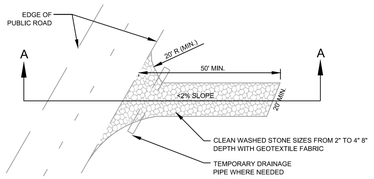
NOTES

HUGO'S TIRE SHOP
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
PREPARED FOR
PHIL GOODELL [redacted]

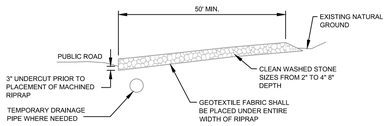
JAMES D. WAMBLE
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 014236
STATE OF TENNESSEE
01/20/2026

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS
2025-12-24 CHANGES PER CITY COMMENTS No. 2
2026-01-20 CHANGES PER CITY COMMENTS No. 3

DATE: October 27, 2025
W&A NO.: 1102-0125
SHEET NUMBER:
C-1.1



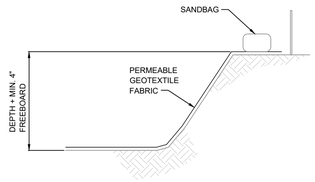
PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION A-A

CE CONSTRUCTION ENTRANCE/EXIT

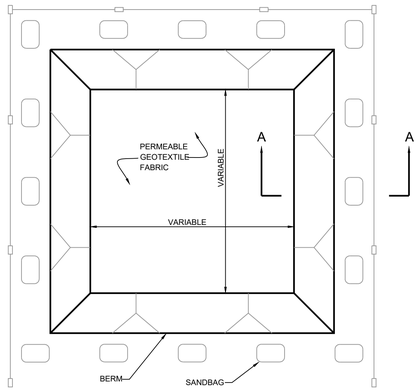
1



SECTION A-A
NOT TO SCALE

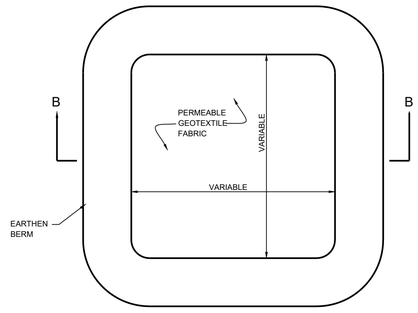


SECTION B-B
NOT TO SCALE



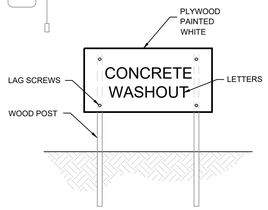
PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE"
WITH EATHERN BERMS



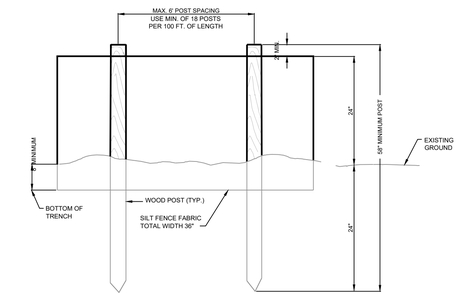
CONCRETE WASHOUT
SIGN (OR EQUIVALENT)

NOTES:

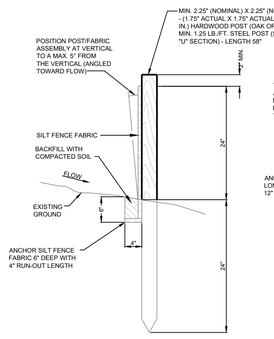
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

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

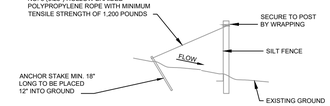
CONCRETE WASHOUT 5



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
Civil Engineering
Land Surveying
Land Planning

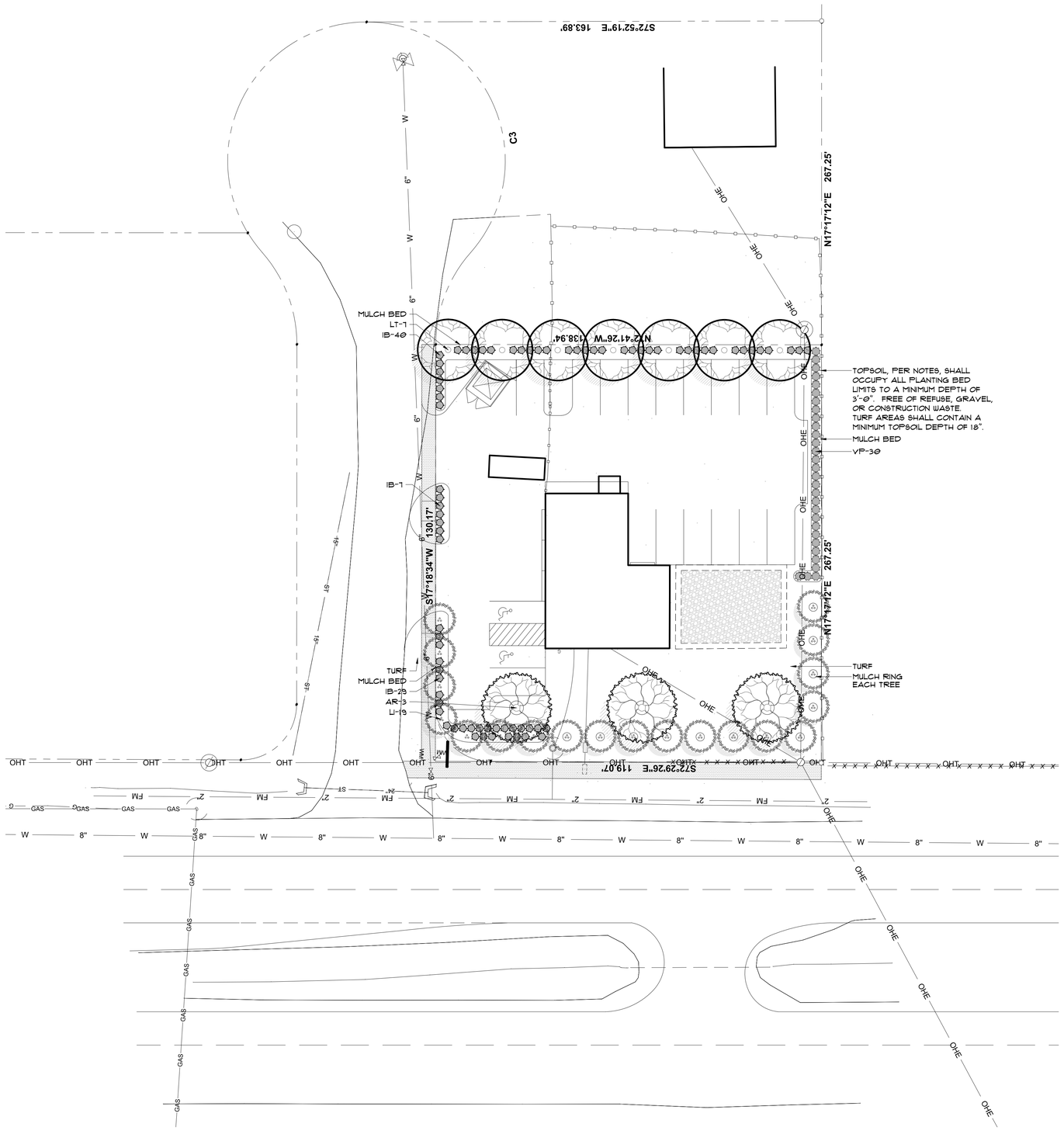
SWPPP DETAILS

HUGO'S TIRE SHOP
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
PREPARED FOR
PHIL GOODELL

JAMES D. WAMBLE
REGISTERED ENGINEER
No. 101936
01/20/2026
STATE OF TENNESSEE

REVISIONS:
2025-11-19 CHANGES PER CITY COMMENTS
2025-12-24 CHANGES PER CITY COMMENTS No. 2
2026-01-20 CHANGES PER CITY COMMENTS No. 3

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


S72°52'19"E 163.89'
C3
W
9'
W
9'
W
9'
MULCH BED
LT-1
IB-40
N72°41'26"W 138.94'
N17°17'12"E 267.25'
OHE
OHE
OHE

Planning Commission Report
Meeting: February 24, 2026

City of La Vergne

Item #: 5. **Site Plan - 1370 Heil Quaker Boulevard - Proposed Truck Parking on 2.51 Acres. Property located at 1370 Heil Quaker Blvd. (Tax Map 17, Parcel 28.01). ID (Interchange District) Zoning District. Property owned by Harsimranjeet Kaur. Requested by Huddleston Steele, Inc. (DEFERRED)**

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

Summary:
This site plan is for the property located at 1370 Heil Quaker Boulevard. Proposed is heavy truck parking on 2.51 acres. The address of the property is 1370 Heil Quaker Blvd. (Tax Map 17, Parcel 28.01). The property is zoned ID (Interchange District). Property is owned by Harsimranjeet Kaur.

This site plan must comply with all of the following: Section 5.2.76 Vehicle Storage Areas - All Vehicle storage areas and parking lots shall provide the following improvements:

A. An opaque privacy fence of at least 6 feet in height. The fence shall completely surround the property on all sides.
B. Full-service restroom facilities located inside a building that is stick-built and constructed using traditionally accepted and Code-compliant construction techniques.
C. Bathrooms must be hooked up to public water and public sewer service. No portalets, Porta-johns, or similar temporary bathroom facilities will be considered as meeting the intent of this ordinance.
D. Adequate fire protection which may include new fire hydrants, new water lines, upgraded water lines, etc.
E. Vehicle storage areas will not be allowed in any overlay district.

Staff Comments / Technical Items:
Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
Section 5.2.76 Vehicle Storage Areas - All Vehicle storage areas and parking lots shall provide the following improvements:

A. An opaque privacy fence of at least 6 feet in height. The fence shall completely surround the property on all sides.
B. Full-service restroom facilities located inside a building that is stick-built and constructed using traditionally accepted and Code-compliant construction techniques.

C. Bathrooms must be hooked up to public water and public sewer service. No portalets, Porta-johns, or similar temporary bathroom facilities will be considered as meeting the intent of this ordinance.
D. Adequate fire protection which may include new fire hydrants, new water lines, upgraded water lines, etc.
E. Vehicle storage areas will not be allowed in any overlay district.

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

1. Provide a draft Longterm Maintenance Agreement (LTMA) which is completely filled out. Include the Longterm Maintenance Plan (LTMP).
2. Provide a traffic study showing the impact of the truck traffic on Heil Quaker Boulevard during the AM and PM peaks.
3. (Sheet 3 of 5) In the existing condition, this site sheet flows to the east into the Colonial Pipeline Easement. The present plan calls for the runoff to be concentrated and released at a single point at the northern tip of the site. There is no ditch at that location. A standard energy dissipator at the end of the pipe will not change this from a concentrated flow. Some form of spreader which spread the flow out so that it leaves the site more as sheet flow will be required. Stormwater detention will be required in addition to this.
4. (Stormwater Calculations) The water quality calculations provide the calculation for the Water Quality Treatment Volume but do not provide the calculations which demonstrate an 80% reduction in total suspended solids (TSS). Provide these required calculations.
5. (Sheet 2 of 5) A 125-foor wide driveway ramp appears excessive. 48-foot striped with four 12-foot lanes would seem more reasonable for this use. If turning radii are a concern, then islands or some form of channelization to make this entrance less confusing should be added.
6. Provide pavement section for asphalt pavement.
7. (Sheet 3 of 5) More detail is needed to prove that the entire paved area will flow into the detention pond as shown in the calculations.
8. (Sheet 3 of 5) The runoff from the paved area is shown to flow directly from the asphalt to unpaved area and then immediately down a 2:1 slope. This entire area (Including the 2:1 slope to the bottom) will need significant protection. Riprap is considered a minimum.
9. For this project, Initial, Intermediate, and final erosion controls are required. The intermediate should cover how the site outfall will be protected from a major storm event after the topsoil has been stripped and mass grading is underway.
10. (Sheet 2 of 5) Please define and label the groundcover for the areas are that are neither described as "Asphalt Pavement" or "Landscape Area".
11. (Sheet 3.1 of 5) Show EPSC details.
12. (Sheet 2 of 5) Provide a five-foot wide public sidewalk along the road frontage of Heil Quaker Blvd.

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

1. Informational Comment: If a restroom and/or FH is required, such work shall be designed per City Standards.

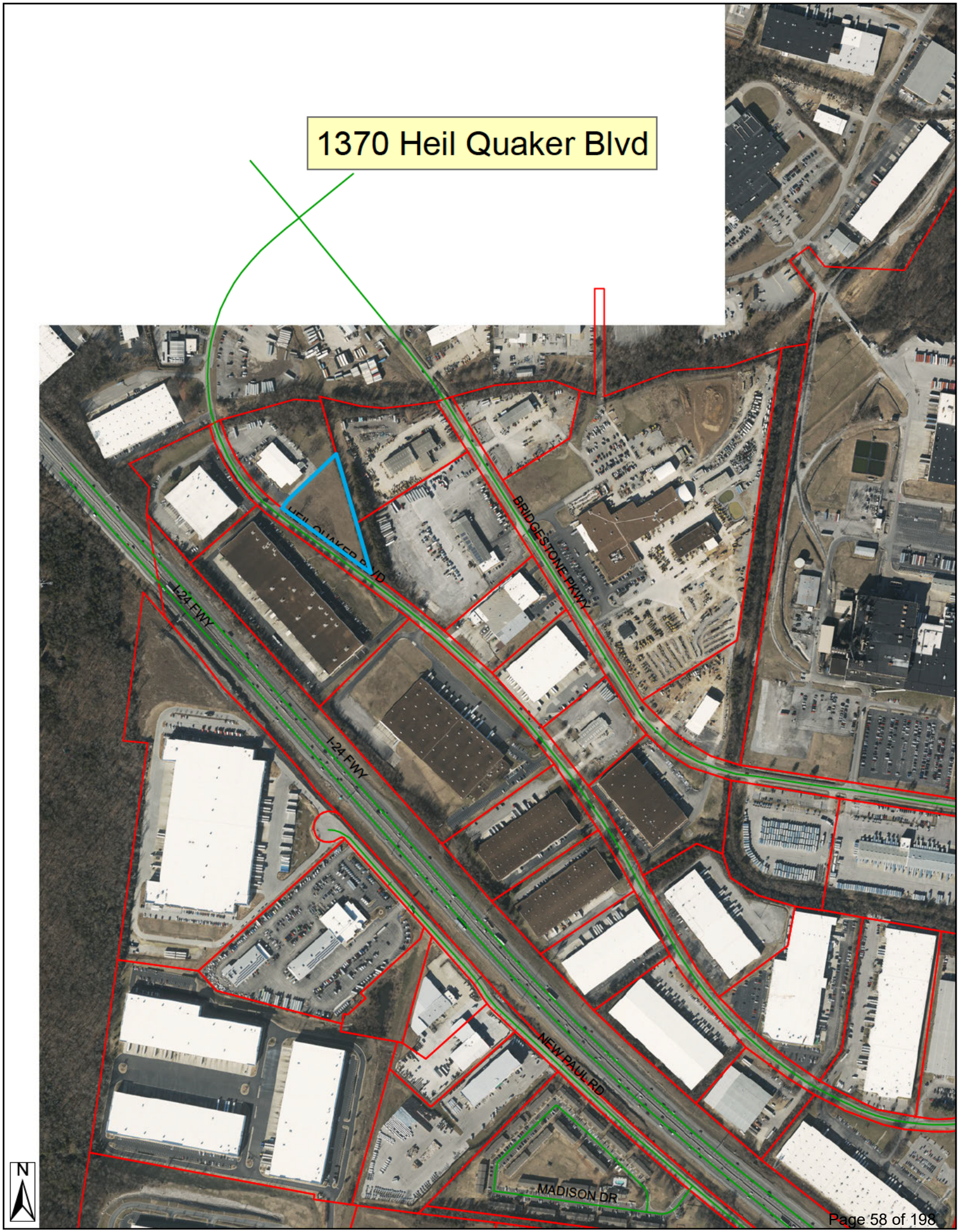
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

Police
No comments.

<u>*Note:</u> 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.


1370 Heil Quaker Blvd
HEIL QUAKER BLVD
BRIDGESTONE PKWY
I-24 FWY
I-24 FWY
NEW PAUL RD
N


1370 Heil Quaker Blvd
HEIL QUAKER BLVD
BRIDGESTONE PKWY
I-24 FWY
I-24 FWY
NEW PAUL RD
MADISON DR
N





NOTES

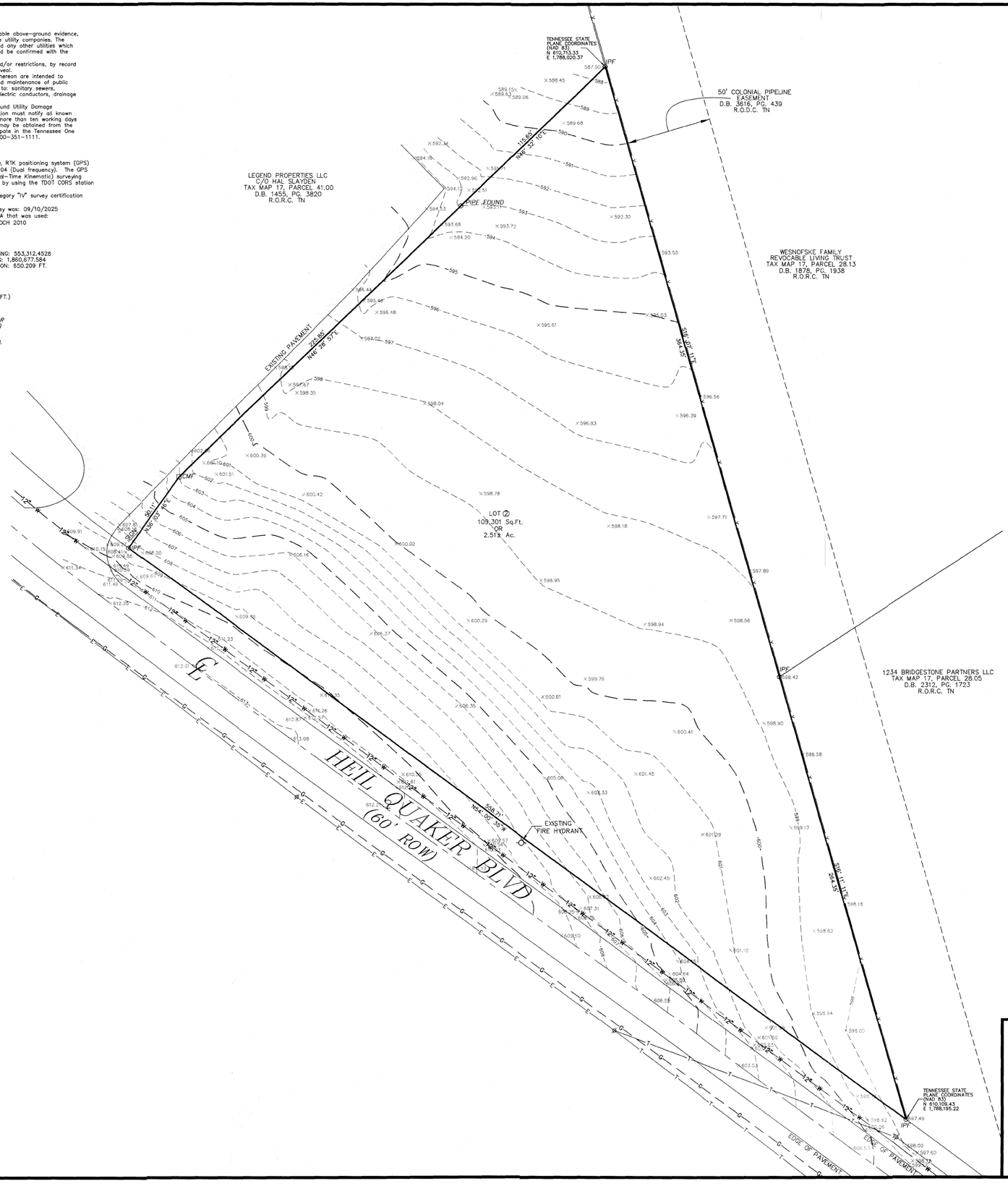
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existance of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

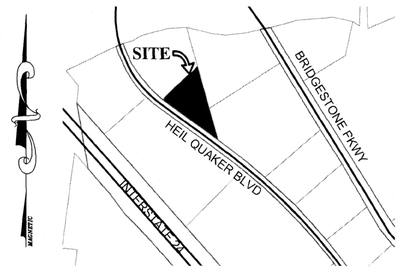
GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the 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 date that fieldwork was performed for this survey was: 09/10/2025
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. 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.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- CMF □ CONCRETE MONUMENT FND.
- —X—X— EXISTING FENCE LINE
- —E—E— EXISTING ELECTRIC LINE
- —T—T— EXISTING TELEPHONE LINE
- —G—G— EXISTING GAS LINE





LOCATION MAP

N.T.S.

LEGEND

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

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

N / W STATE PLANE E / S

1 LOT – 2.51 Ac.±

0 30 60

OWNER: HARSIMRANJEET KAUR
BALDEV SINGH
OWNER ADDRESS: [redacted]

PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD
LA VERGNE, TN 37086

TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
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.

WILLIAM H. HUDDLESTON
REGISTERED LAND SURVEYOR
TENNESSEE No. 1630

HUDDLESTON-STEELE ENGINEERING, INC.

EXISTING CONDITIONS

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: December, 2025	SCALE: 1"=30'	SH 1 OF 6

C:\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 12/3/2025 11:20:23 AM, KIP 7970X No. 2

NOTES

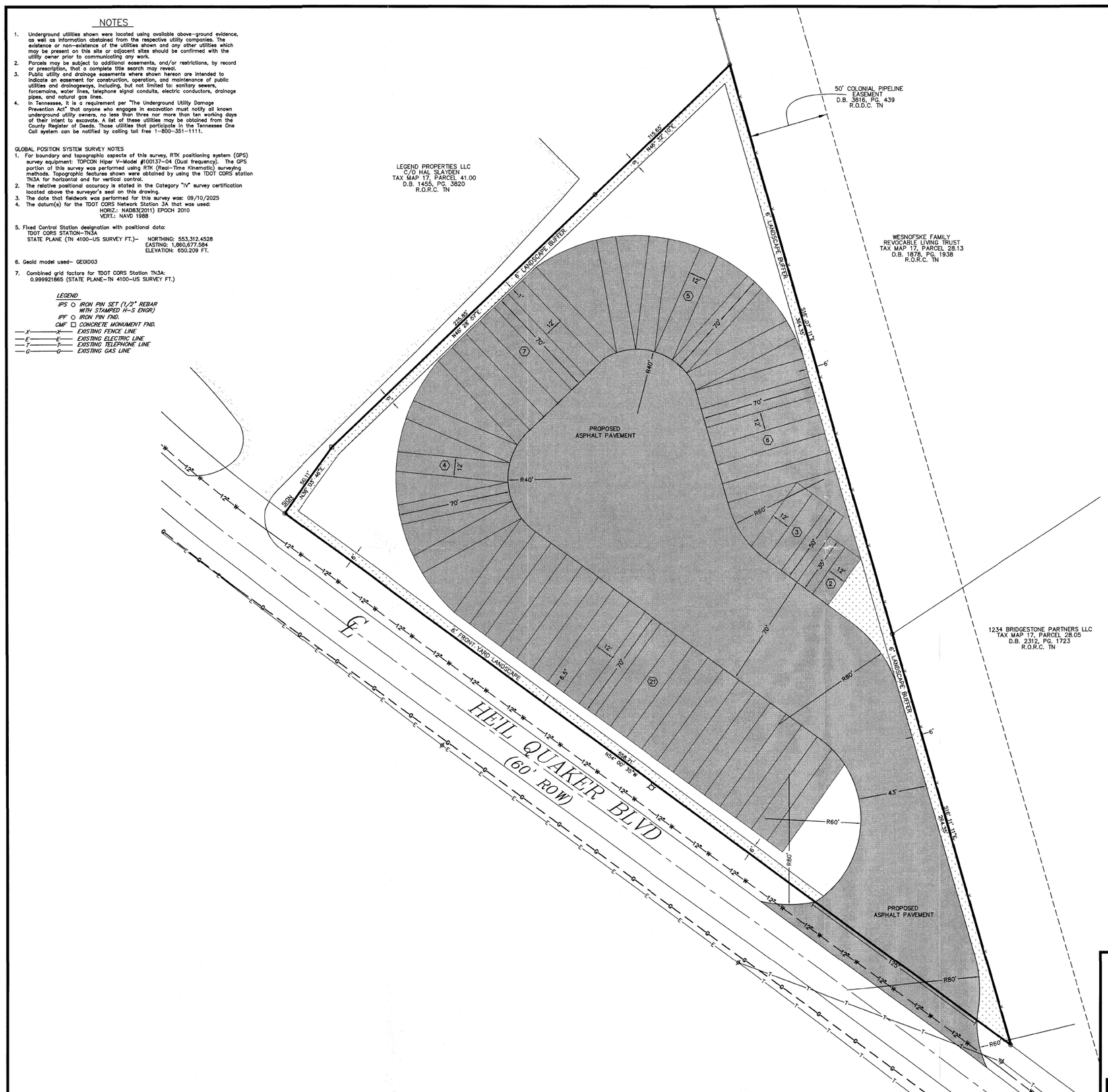
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the 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 date that fieldwork was performed for this survey was: 09/10/2025
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. 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.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

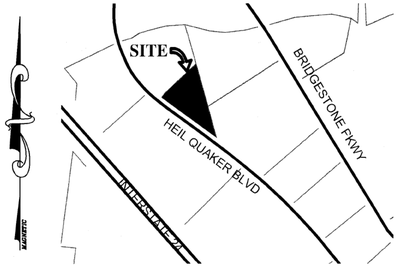
LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- CMF □ CONCRETE MONUMENT FND.
- —X—X— EXISTING FENCE LINE
- —E—E— EXISTING ELECTRIC LINE
- —T—T— EXISTING TELEPHONE LINE
- —G—G— EXISTING GAS LINE



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.



LOCATION MAP
N.T.S.

Site Data Chart

Zoning District: Interchange-District
Existing Use: Vacant
Proposed Use: Parking Lot
Existing Building: N/A
Acreage/square footage of lot: 2.51 Ac./109,301± SF.

Parking:

See Chart

Landscaping & Buffering:
Impervious surface area: 83,704 SF.
Pervious surface area: 25,597 SF.
Landscaping area: 9,510 SF.

TRUCK PARKING STALLS	
# OF STALLS	SIZE
43	70'X12'
3	50'X12'
2	35'X12'
TOTAL: 48	

HATCH LEGEND

- ASPHALT PAVEMENT
- LANDSCAPE AREA

LEGEND

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

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

N
W STATE PLANE E
S

1 LOT - 2.51 Ac.±

0 30 60

OWNER: HARSIMRANJEET KAUR
BALDEV SINGH
OWNER ADDRESS: [redacted]

PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD
LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
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.

WILLIAM H. HUDDLESTON IV REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE No. 1630 STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

SITE LAYOUT PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: December, 2025 | SCALE: 1"=30' | SH. 2 OF 5

338Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, SITE LAYOUT PLAN, ACAD2026,

NOTES

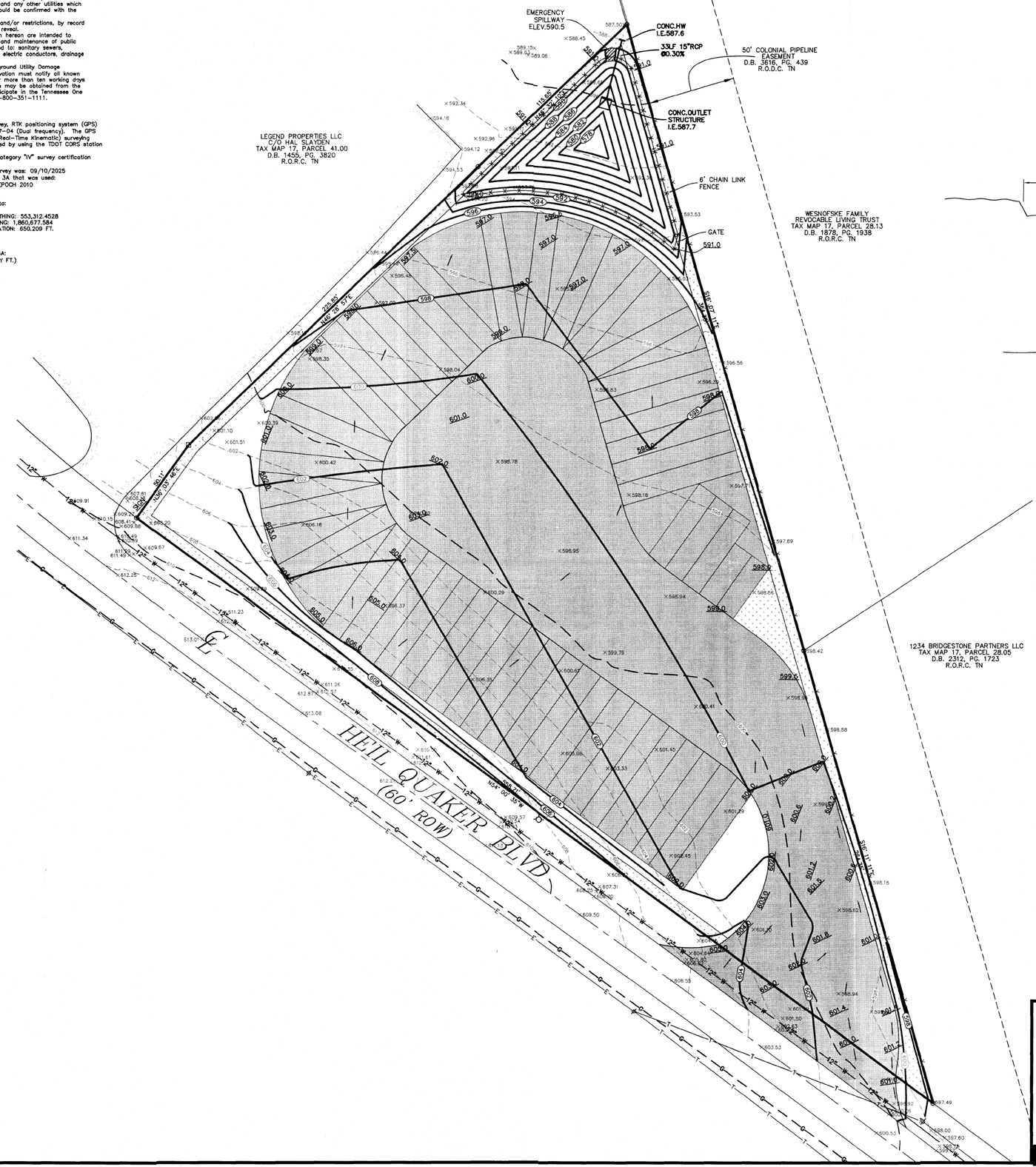
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

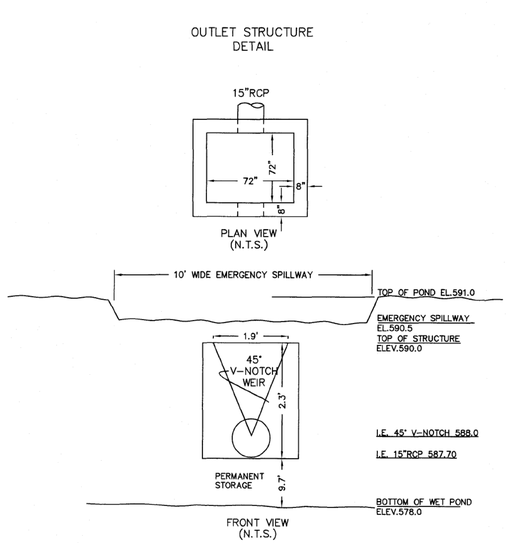
1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the 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 date that fieldwork was performed for this survey was: 09/10/2025
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. 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.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

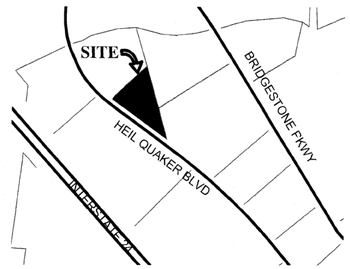
LEGEND

IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
IPF ○ *IRON PIN FND.*
CMF □ *CONCRETE MONUMENT FND.*
—X—X— *EXISTING FENCE LINE*
—E—E— *EXISTING ELECTRIC LINE*
—T—T— *EXISTING TELEPHONE LINE*
—G—G— *EXISTING GAS LINE*



OUTLET STRUCTURE DETAIL





LOCATION MAP
N.T.S.

HATCH LEGEND

ASPHALT PAVEMENT
LANDSCAPE AREA

LEGEND

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

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

N
W STATE PLANE E
S

1 LOT – 2.51 Ac.±
0 30 60

OWNER: HARSIMRANJEET KAUR BALDEV SINGH
OWNER ADDRESS: [redacted]
PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
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.

WILLIAM H. HUDDLESTON III REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE No. 1630 12/17/25
WILLIAM H. HUDDLESTON III REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

GRADING AND DRAINAGE

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

Date: December, 2025	SCALE: 1"=30'	SH. 3 OF 5

G:\SWCivil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD PONO CALCULATIONS (RCBOX).dwg, GRADING AND DRAINAGE, ACAD2018

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the 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 date that fieldwork was performed for this survey was: 09/10/2025
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988

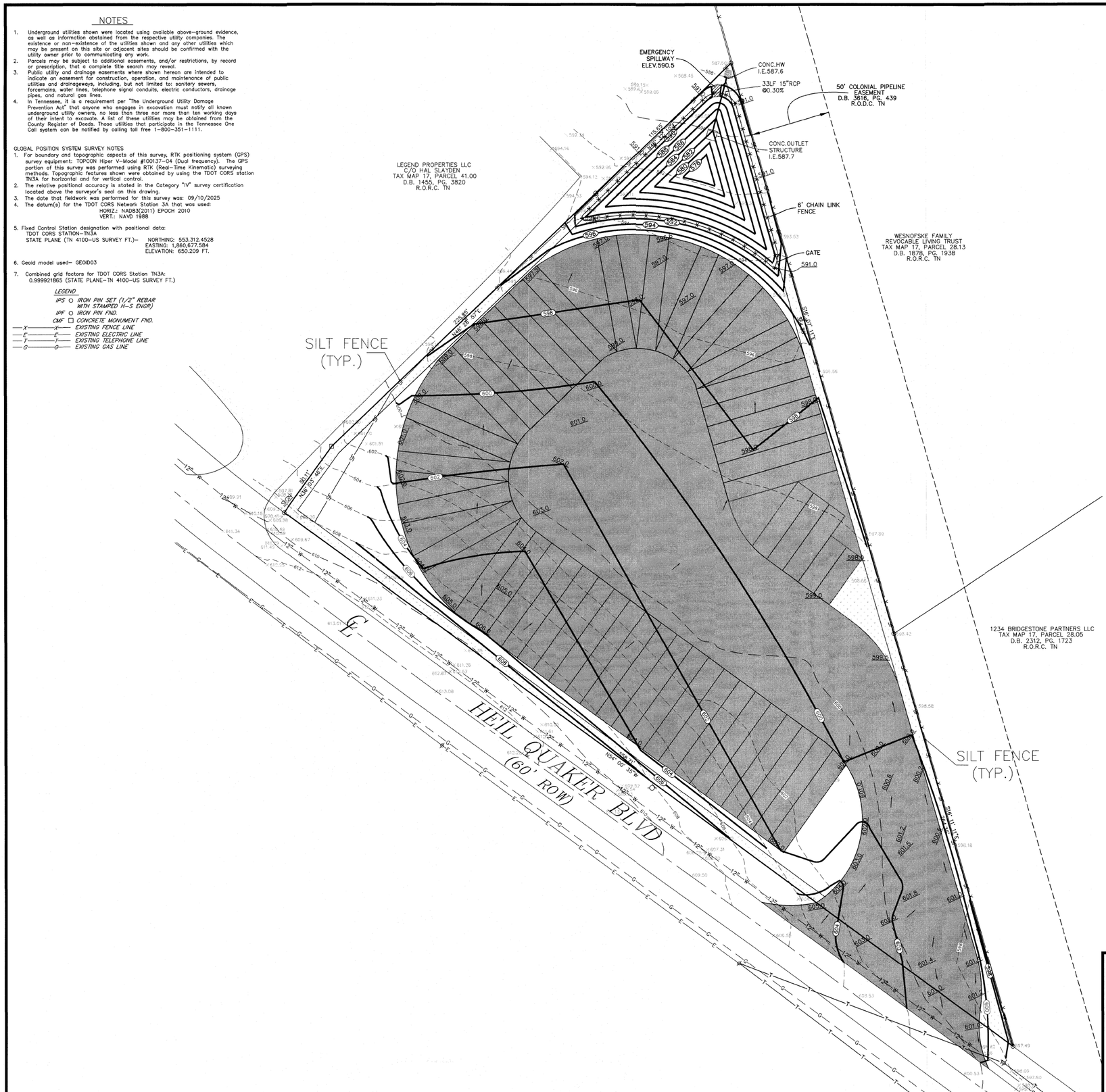
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.

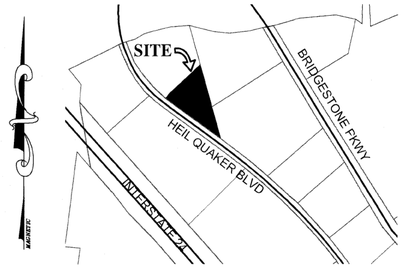
6. Geoid model used- GEOID03

7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- *IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- *IPF ○ IRON PIN FND.*
- *CMF □ CONCRETE MONUMENT FND.*
- *—X———X— EXISTING FENCE LINE*
- *—E———E— EXISTING ELECTRIC LINE*
- *—T———T— EXISTING TELEPHONE LINE*
- *—G———G— EXISTING GAS LINE*





LOCATION MAP

N.T.S.

HATCH LEGEND

- *ASPHALT PAVEMENT*
- *LANDSCAPE AREA*

LEGEND

- *Power Pole*
- *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- *Reducer*
- *Proposed Gate Valve & Box*
- *Concrete Thrust Block*
- *—W— Existing Water Line*
- *—W— Proposed Water Line*
- *—S— Existing Sanitary Sewer Line*
- *—S— Proposed Sanitary Sewer Line*
- *Existing Manhole*
- *Proposed Manhole*
- *Sewer Line Check Dam*
- *—00— Existing Contours*
- *—00— Proposed Contours*
- *00.0 Existing Spot Elevations*
- *00.0 Proposed Spot Elevations*
- *—SF— Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)*
- *Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05*

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

N / W STATE PLANE E / S

1 LOT – 2.51 Ac.±

0 30 60

OWNER: HARSIMRANJEET KAUR BALDEV SINGH
OWNER ADDRESS: [redacted]

PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
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.

WILLIAM H. HUDDLESTON IV REGISTERED LAND SURVEYOR AGRICULTURAL ENGINEER TENNESSEE No. 1630

WILLIAM H. HUDDLESTON IV REGISTERED ENGINEER AGRICULTURAL ENGINEER STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

EROSION CONTROL PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

Date: December, 2025	*SCALE: 1"=30'*	*SH. 3.1 OF 5*

6/Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD POND CALCULATIONS DEC2025.dwg, 12/29/2025 9:24:24 AM, KIP 7970N, No. 2

NOTES

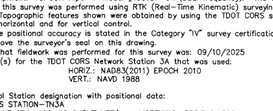
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the 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 date that fieldwork was performed for this survey was: 09/10/2025
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. 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.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

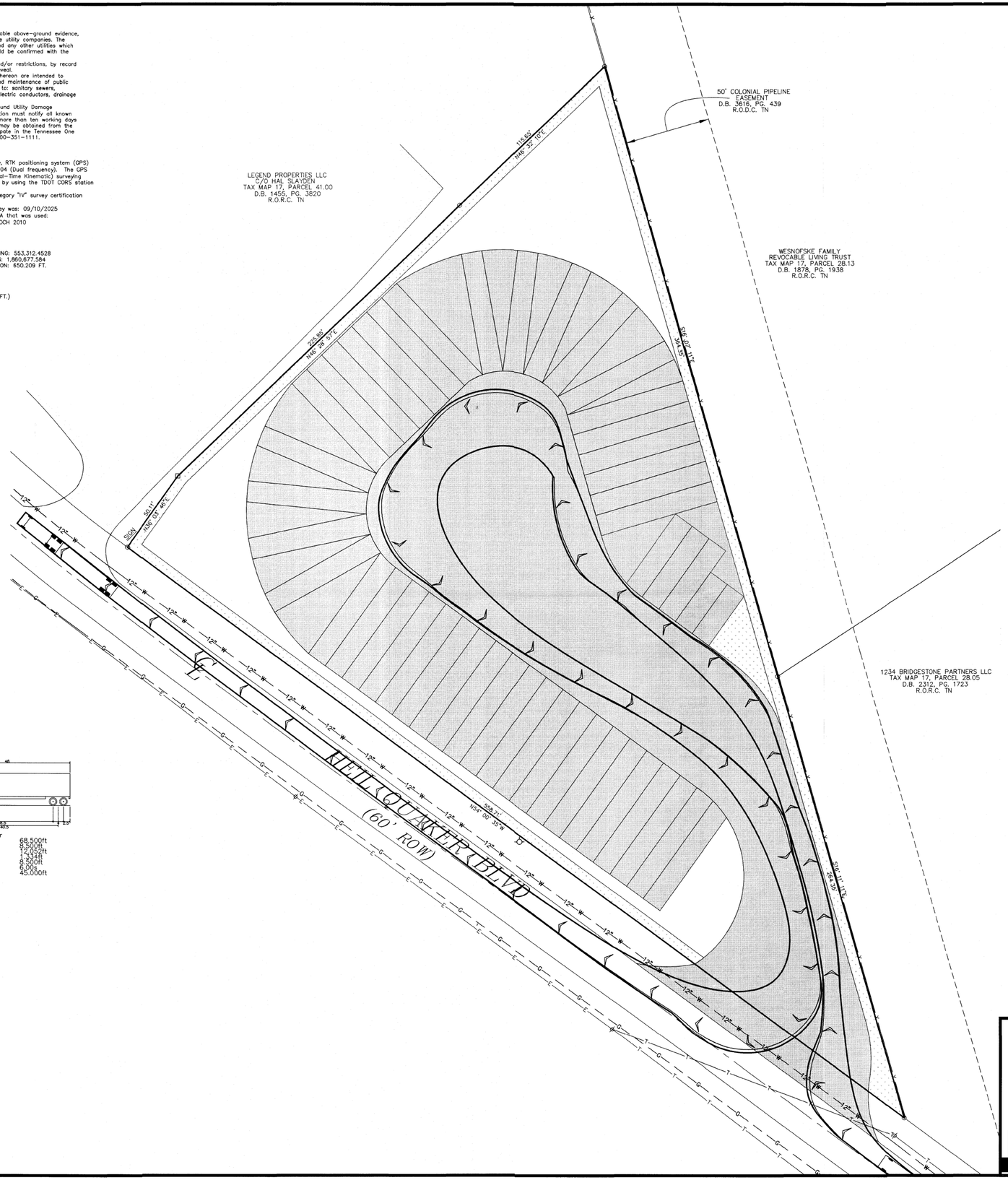
LEGEND

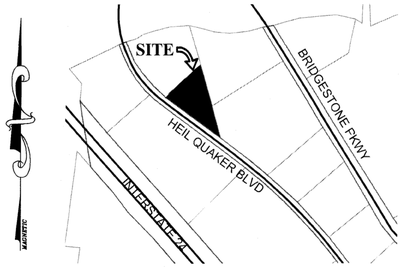
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- CMF □ CONCRETE MONUMENT FND.
- —X—X— EXISTING FENCE LINE
- —E—E— EXISTING ELECTRIC LINE
- —T—T— EXISTING TELEPHONE LINE
- —G—G— EXISTING GAS LINE



WB-62 - Interstate Semi-Trailer

Overall Length	68.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.000
Curb to Curb Turning Radius	45.000ft





LOCATION MAP

N.T.S.

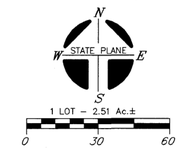
HATCH LEGEND

- ASPHALT PAVEMENT
- LANDSCAPE AREA

LEGEND

- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- —00— Existing Contours
- —00— Proposed Contours
- 000 Existing Spot Elevations
- 000 Proposed Spot Elevations
- —SF— Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

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



OWNER: HARSIMRANJEET KAUR
BALDEV SINGH
OWNER ADDRESS: [redacted]

PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD
LA VERGNE, TN 37086

TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
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% COMFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



HUDDLESTON-STEELE ENGINEERING, INC.

TRUCK TEMPLATE

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: December, 2025	SCALE: 1"=30'	SH. 4 OF 5

J:\Jobs\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD POND CALCULATIONS DEC2025.dwg, 12/29/2025 9:49:16 AM, KIP 7770 No. 1 Series K

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the 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 date that fieldwork was performed for this survey was: 09/10/2025
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. 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.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- CMF □ CONCRETE MONUMENT FND.
- —X—X— EXISTING FENCE LINE
- —E—E— EXISTING ELECTRIC LINE
- —T—T— EXISTING TELEPHONE LINE
- —G—G— EXISTING GAS LINE

LEGEND PROPERTIES, LLC
C/O HAL SLAYDEN
TAX MAP 17, PARCEL 41.00
D.B. 1455, PG. 3820
R.O.R.C. TN

50' COLONIAL PIPELINE EASEMENT
D.B. 3616, PG. 439
R.O.R.C. TN

WESNOFSKE FAMILY REVOCABLE LIVING TRUST
TAX MAP 17, PARCEL 28.13
D.B. 1878, PG. 1938
R.O.R.C. TN

1234 BRIDGESTONE PARTNERS LLC
TAX MAP 17, PARCEL 28.05
D.B. 2312, PG. 1723
R.O.R.C. TN

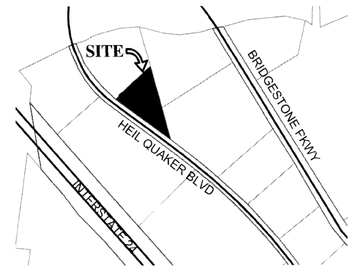
12" W

SIGN

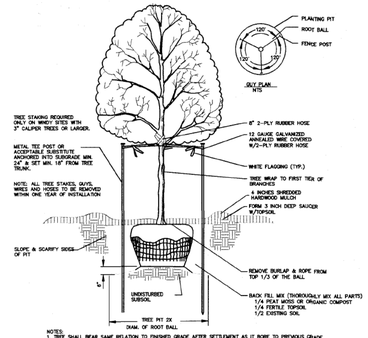
℄

HEIL QUAKER BLVD
(60' ROW)



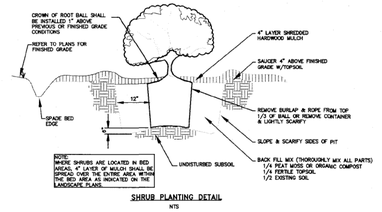


LOCATION MAP
N.T.S.



NOTES:
1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.
2. TREE SHALL STAND PLUMB.
3. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
4. STAKING GUY WIRE TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

PLANT MATERIALS SCHEDULE

KEY	QUANITY	SCIENTIFIC NAME/ COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
○	197	Buxus sempervirens/ Common Boxwood		30" MIN.		Double Staggered 3' on-center
○	21	Acer rubrum/ Red Maple	2.5" MIN.			

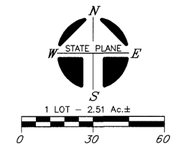
HATCH LEGEND

- ASPHALT PAVEMENT
- LANDSCAPE AREA

LEGEND

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

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



OWNER: HARSIMRANJEET KAUR BALDEV SINGH
OWNER ADDRESS: [redacted]
PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
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.

WILLIAM H. HUDDLESTON IV
REGISTERED LAND SURVEYOR
TENNESSEE No. 1630
9/29/25

WILLIAM H. HUDDLESTON IV
REGISTERED ENGINEER
STATE OF TENNESSEE
9/29/25

HUDDLESTON-STEELE ENGINEERING, INC.

LANDSCAPE PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

Date: December, 2025	SCALE: 1"=30'	SH. 5 OF 5

J:\336\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD POND CALCULATIONS DEC2025.dwg, 12/29/2025 9:51:58 AM, KIP 7770 No. 1 Series K

Planning Commission Report
Meeting: February 24, 2026

City of La Vergne

Item #: 6. **Site Plan - The Mayfield by Broadstone - 252 Residential Units on 9.33 Acres. Property located at 31 Lillian Buchanan Drive (Tax Map 14, Parcel 72). DD (Downtown District) Zoning District. Property owned by Alliance Residential Company. Requested by Catalyst Design Group.**

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

Summary:
On behalf of their client, Catalyst Design is requesting approval of the site plan for The Mayfield located on 9.3 ± acres. The purpose of the plan is to create new multifamily residential development. The property is currently zoned DD which allows high density.

The property is located near Murfreesboro Rd and the U.S. Post Office. The proposed layout shows 3 buildings plus a clubhouse and 252 units. Also shown are the layout of driveways and parking areas.

The exterior of all buildings show various percentages of brick and cementitious board. The highest amount of brick proposed is 55% which is indicated for the facades that face outward and toward the side street. The inside elevations have around 30 to 31% brick shown.

The clubhouse is one-story and proposed to be 89% brick (using average of all 4 elevations).

484 parking spaces are required for this development. The parking table on the cover indicates 490 are being provided.

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)

1. All comments addressed.

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

1. Utility comments made on one sheet apply to all sheets where such information appears.
2. Sht C7.0 – FDCs for Bldgs 1000 and 2000 are not 50' from building. These locations require City Fire Marshall Brinkley's approval.
3. Sht C7.0 – Per City Standard Sewer Specifications, Section 1.4.4, "Building sewer services shall not enter manholes except in terminal manholes." Redesign sewer services for Bldg 1000 and 2000, which shall be per City Std Dtl 1.0 and 2.0 - connection to public sewer with a public cleanout.

4. Sht C7.0 – Per City Municipal Code Section 18-304, each building's sewer shall be connected directly to public sewer. Pumphouse and Bldg 2000 sewer cannot be chained together before connecting to public sewer.
5. Sht C7.0 – Remove sewer manhole A4 – not required. Horizontal alignment between sewer manholes A3 and A5 is relatively straight without vertical grade change and distance between A3 and A5 is only approximately 160 feet, well short of maximum distance allowed by TDEC: 400' for sewers 15 inch and less.
6. Sht C7.0 - Show and label all public sewer cleanouts. The size of the cleanout symbol used on Sht C7.0 is smaller than shown in the legend, and very difficult to see on the plans. Labeling is most important (to the City) on Sheets C7.1 and C7.2, from which the public cleanouts will be constructed.
7. Sht C7.0 – Use two sewer cleanout notes rather than just one (U16): One note for cleanouts with traffic rated box (or traffic rated cleanout), and another note for non-traffic rated box.
8. Sht C7.0 – Regarding E4 SCO note to the Maint./Pet Wash Bldg – the whiteout background for the text notes is hiding important onsite utility information about the location of the ¾" water service to adjacent structure. Please be sure whiteout for notes does not block crucial plan information in next submittal.
9. Sht C7.1 - Symbol used for sewer cleanout box for clubhouse is not defined and unlabeled.
10. Sht C7.0 – Does the Pumphouse require a sewer line? Suggest remove this sewer lateral.
11. Sht C7.1 to C7.2 – Remove *public* sewer pipe invert elevation data from all plan views. It is redundant information and makes designs prone to error. All public sewer pipe *invert* information shall be shown on sewer profile only.
12. Sht C7.0 – The labeled 20' public utility easement scales as 10' wide on the drawing. It needs to be a 20' public utility easement for the public sewer.
13. Sht C7.2 – Label 20' public utility easement.
14. Informational Comment: When you apply for water service you will need to fill out the fixture count form for the buildings, as well as supply fire flow calc's and irrigation flowrate. The City will use the water service application information to size all water meters: fire, domestic, & irrigation. If water application form data suggests different meter sizes, then that is what will be installed, regardless of sizes noted on the drawings. Contact Scott Tatalovich, Utility Engineer with any questions about this comment, at statalovich@lavergnetn.gov or C: (615) 663-9683.

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.


The Mayfield at Broadstone
PATTYS CV
EVIE ANN LN
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
R G BUCHANAN DR
GEORGE BUCHANAN DR
LILLIAN BUCHANAN DR
MURFREESBORO RD
MURFREESBORO RD
N


The Mayfield at Broadstone
TAL LN
MASON CIR
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
RUTHERFORD POINT CIR
REBECCA WAY
FLOYD MAYFIELD DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
MALDRON CIR
SUNSET DR
SONRISE AVE
MBILL LN
DEER DR
PARRISH ST
N



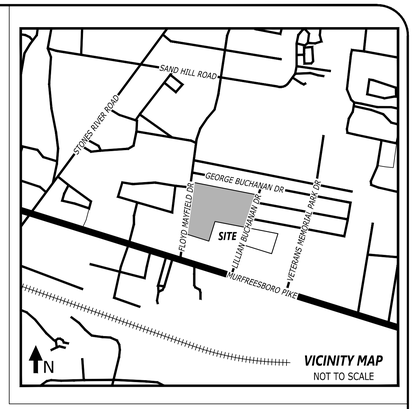


SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

CATALYST PROJECT NO. 20250029
FEBRUARY 16, 2026



VICINITY MAP
NOT TO SCALE



SITE DATA

TAX MAP:	MAP 14, PARCEL 72.00
PARCEL ID.:	014 07200
SITE ADDRESS:	31 LILLIAN BUCHANAN DRIVE LA VERGNE, TENNESSEE 37086
SITE ACREAGE:	9.33 AC. (406,241 FT²)
DISTURBED AREA:	9.82 AC. (427,565 FT²)
EXISTING ZONING:	DOWNTOWN DISTRICT (DD)
PROPOSED USE:	MULTI-FAMILY
PROPOSED UNITS:	
ONE BEDROOM:	159
TWO BEDROOM:	93
TOTAL UNITS:	252
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES
ALLOWED MAX. BUILDING HEIGHT:	4 STORIES

IMPERVIOUS SURFACE AREA

BUILDINGS:	1.83 AC. (79,588.61 FT²)
DRIVES/SIDEWALKS:	4.69 AC. (204,459.19 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	6.52 AC. (284,047.80 FT²)
REQUIRED OPEN SPACE:	20% (1.87 ACRES)
PROVIDED OPEN SPACE:	30% (2.81 ACRES)

PARKING SUMMARY

CODE REQUIRED	
1 BR (1.75 SP./BR. = 159 x 1.75)	279 SPACES
2 BR (2.2 SP./BR. = 93 x 2.2)	205 SPACES
PARKING REQUIRED:	484 SPACES REQUIRED
PARKING PROVIDED:	
STANDARD:	479 SPACES
ACCESSIBLE:	9 SPACES
TOTAL:	488 SPACES PROVIDED

OWNER:	ALLIANCE RESIDENTIAL COMPANY
ADDRESS:	[redacted]
	NASHVILLE, TN 37204
PHONE NO.:	[redacted]
CONTACT NAME:	STEPHEN KHEIR
CONTACT E-MAIL ADDRESS:	[redacted]
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	[redacted]
	NASHVILLE, TN 37209
PHONE NO.:	[redacted]
CONTACT NAME:	ANDREW WOLTHERS
CONTACT E-MAIL ADDRESS:	[redacted]

RECORDED DOCUMENTS: DEED BOOK 1346 PAGE 3700

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47149C0015J, 5/29/2023, COMMUNITY NAME: CITY OF LA VERGNE.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE SURVEY
C2.0	GENERAL NOTES
C3.0	INITIAL EROSION CONTROL PLAN
C3.1	INTERMEDIATE EROSION CONTROL PLAN
C3.2	FINAL EROSION CONTROL PLAN
C3.3	SEDIMENT AND EROSION CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	LAYOUT PLAN
C5.1	DETAILED LAYOUT PLAN
C5.2	DETAILED LAYOUT PLAN
C5.3	DETAILED LAYOUT PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	DETAILED GRADING & DRAINAGE PLAN
C6.2	DETAILED GRADING & DRAINAGE PLAN
C6.3	DETAILED GRADING & DRAINAGE PLAN
C6.5	AMENITY AREA GRADING AND DRAINAGE PLAN
C7.0	UTILITY PLAN
C7.1	PUBLIC SANITARY SEWER PLAN & PROFILE
C7.2	PUBLIC SANITARY SEWER PLAN & PROFILE
C8.0	SITE DETAILS
C8.1	SITE DETAILS
C8.2	SITE DETAILS
C8.3	SITE DETAILS
C8.4	SITE DETAILS
L1.0	LANDSCAPE SITE PLAN
L2.0	DETAILS

ARCHITECT
DYNAMIK DESIGN
[redacted]

PREPARED FOR
ALLIANCE RESIDENTIAL COMPANY
[redacted]

CIVIL ENGINEER
Catalyst DESIGN GROUP
[redacted]

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 14, RUTHERFORD COUNTY, TENNESSEE.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 5/02/2025 UTILIZING TRIMBLE R12I OR R12LT DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2'/V=0.2'. THE COMBINED GRID FACTOR OF 0.99992938 WAS CALCULATED AT SURVEY CONTROL POINT #400 AS SHOWN HEREON.

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47149C0015J, DATED MAY 9, 2023.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. 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 (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.

9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (RORC).

10. AT TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

11. AT TIME OF SURVEY, THERE WAS NO INFORMATION MADE AVAILABLE TO THE SURVEYOR CONCERNING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. AT TIME OF SURVEY, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

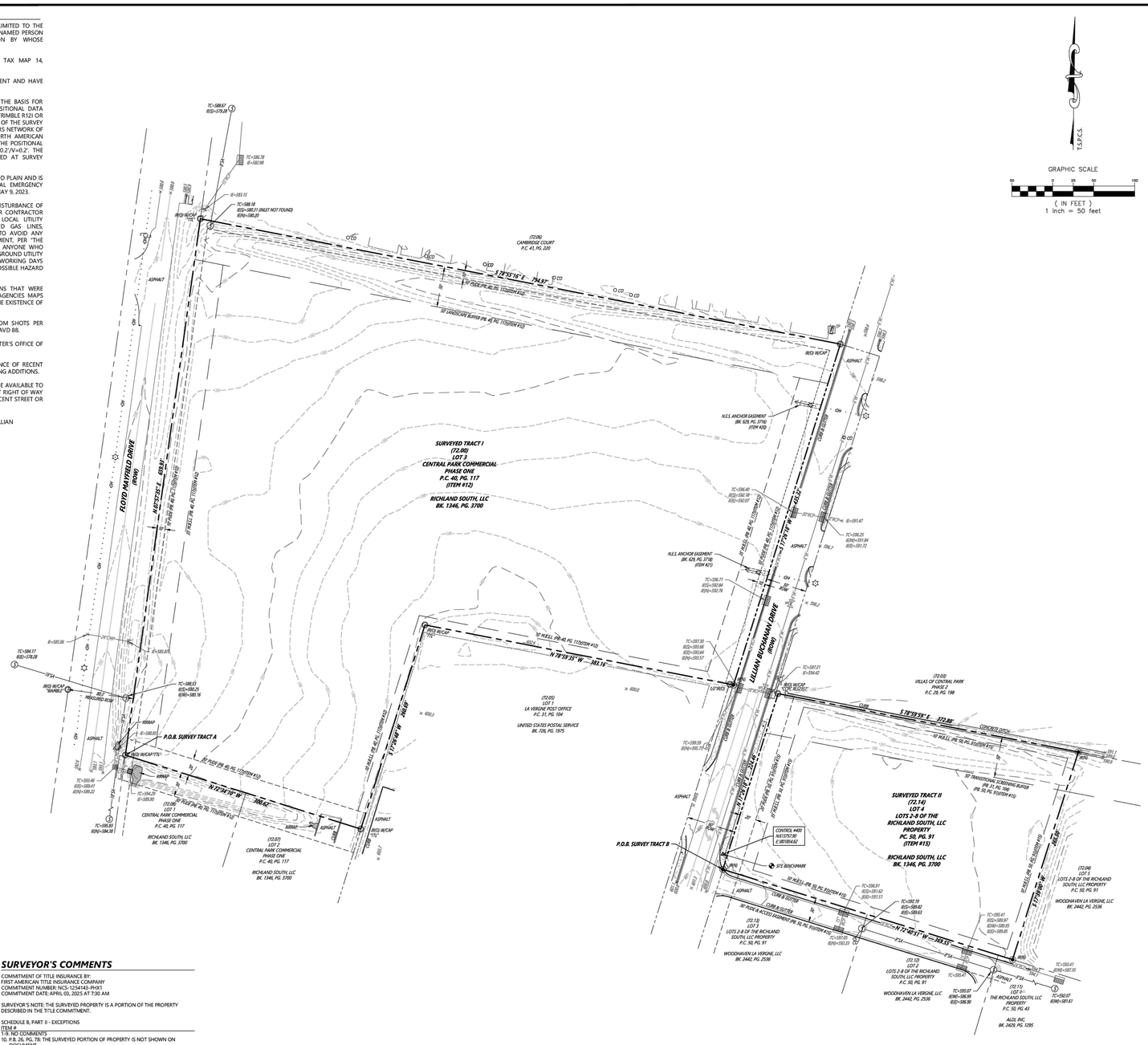
SITE BM: PKNAIL IN CONCRETE SIDEWALK, EAST SIDE OF LILLIAN BUCHANAN DRIVE
ELEV: 600.32'

PROJECT BM:
NAVD 88 (GPS DERIVED)

SITE DATA

PROPERTY LOCATED ON RUTHERFORD COUNTY TAX MAP
MAP 14, PARCELS 72.00 & 72.14

CITY:	LA VERGNE
COUNTY:	RUTHERFORD
STATE:	TENNESSEE
DISTRICT:	5TH
SITE ADDRESS:	31 LILLIAN BUCHANAN DRIVE LA VERGNE, TN
OWNER:	RICHLAND SOUTH, LLC [redacted] BRENTWOOD, TN 37027


FLOYD MAYFIELD DRIVE (ROW)
LILLIAN BUCHANAN DRIVE (ROW)
CAMBRIDGE COURT
P.C. 41, PG. 220
(72.06) LOT 1 LA VERGNE POST OFFICE P.C. 21, PG. 194 UNITED STATES POSTAL SERVICE BK. 726, PG. 1975
(72.08) VILLAS OF CENTRAL PARK PHASE 2 P.C. 29, PG. 198
(72.09) LOT 1 CENTRAL PARK COMMERCIAL PHASE ONE P.C. 40, PG. 117 RICHLAND SOUTH, LLC BK. 1346, PG. 3700
(72.07) LOT 2 CENTRAL PARK COMMERCIAL PHASE ONE P.C. 40, PG. 117 RICHLAND SOUTH, LLC BK. 1346, PG. 3700
SURVEYED TRACT I (72.00) LOT 3 CENTRAL PARK COMMERCIAL PHASE ONE P.C. 40, PG. 117 (ITEM #12) RICHLAND SOUTH, LLC BK. 1346, PG. 3700
SURVEYED TRACT II (72.14) LOT 4 LOTS 2-8 OF THE RICHLAND SOUTH, LLC PROPERTY P.C. 50, PG. 91 (ITEM #15) RICHLAND SOUTH, LLC BK. 1346, PG. 3700
(72.12) LOTS 2-8 OF THE RICHLAND SOUTH, LLC PROPERTY P.C. 50, PG. 91 WOODHAVEN LA VERGNE, LLC BK. 3442, PG. 2536
(72.13) LOT 1 THE RICHLAND SOUTH, LLC PROPERTY P.C. 50, PG. 43 ALDL INC. BK. 3409, PG. 1295
(72.04) LOTS 2-8 OF THE RICHLAND SOUTH, LLC PROPERTY P.C. 50, PG. 91 WOODHAVEN LA VERGNE, LLC BK. 3442, PG. 2536
(72.11) LOTS 2-8 OF THE RICHLAND SOUTH, LLC PROPERTY P.C. 50, PG. 91 WOODHAVEN LA VERGNE, LLC BK. 3442, PG. 2536
P.O.B. SURVEY TRACT A
P.O.B. SURVEY TRACT B
S 78°59'13" E 794.97'
N 78°59'13" W 383.16'
S 78°59'13" E 371.88'
N 17°26'18" W 335.62'
S 17°26'18" E 445.06'
N 17°26'18" W 335.62'
N 72°33'28" W 304.55'
N 72°33'28" W 304.55'
S 17°26'18" E 335.62'
N17°26'32"E 693.87'
CONTROL #400 N413379.98 E1811854.62
SITE BENCHMARK
N.E.S. ANCHOR EASEMENT (BK. 626, PG. 371) (ITEM #20)
N.E.S. ANCHOR EASEMENT (BK. 626, PG. 371) (ITEM #21)
50' TRANSITIONAL SCREENING BUFFER (PB. 31, PG. 104) (PB. 50, PG. 91)(ITEM #15)
50' W.E.S.L. (PB. 50, PG. 91)(ITEM #15)
50' W.E.S.L. (PB. 40, PG. 117)(ITEM #12)
30' PASS & ACCESS EASEMENT (PB. 50, PG. 91)(ITEM #15)
30' PASS & ACCESS EASEMENT (PB. 40, PG. 117)(ITEM #12)
30' W.E.S.L. (PB. 40, PG. 117)(ITEM #12)
30' W.E.S.L. (PB. 50, PG. 91)(ITEM #15)
30' W.E.S.L. (PB. 26, PG. 78)
30' PASS & ACCESS EASEMENT (PB. 40, PG. 117)(ITEM #12)
30' PASS & ACCESS EASEMENT (PB. 50, PG. 91)(ITEM #15)
CONCRETE DITCH
CURB & GUTTER
ASPHALT
RICH MUCK
RICH WCAP
RICH WCAP "TTL"
RICH WCAP "DIMPLE"
RICH WCAP "PK"
RICH MUCK "PK"
RICH MUCK "TTL"
RICH MUCK "DIMPLE"
RICH MUCK "X"
RICH MUCK "PK NAIL"
RICH MUCK "PK NAIL SHINER"
RICH MUCK "PK NAIL SHINER 0.5' DEEP"
RICH MUCK "PK NAIL SHINER 0.5' DEEP"
RICH MUCK "PK NAIL SHINER 0.5' DEEP

PROJECT NOTES

1. SUBJECT PROPERTY SHOWN ON TAX MAP MAP 14, PARCEL 72.00, AS PARCEL 014 07200 OF THE RUTHERFORD COUNTY, TENNESSEE, TAX MAPS.
2. SITE EXISTING CONDITIONS ARE TAKEN FROM SURVEY BY CHASTAIN-SKILLMAN DATED MAY 13, 2025. CATALYST DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF OR OMISSIONS FROM THE EXISTING CONDITIONS OR ERRORS RESULTING THEREFROM.
3. CATALYST DESIGN GROUP RECOMMENDS THAT CONSTRUCTION STAKING BE PROVIDED BY A SURVEYOR LICENSED IN THE STATE OF THE PROJECT.
4. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO CONSTRUCTION AND MAKE THE ENGINEER AWARE OF ANY INCONSISTENCIES BETWEEN THE SITE CONDITIONS AND EXISTING CONDITIONS PLAN.
5. DIMENSIONS PROVIDED ON THE PLAN ARE TAKEN TO THE FACE OF CURBS, EDGE OF CONCRETE OR EDGE OF BUILDING, UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO PERMIT REQUIREMENTS AS WORK PROCEEDS.
7. SITE CONTROL SHALL BE BASED OFF THE REFERENCE POINTS PROVIDED. SEE THE ARCHITECTURAL PLANS FOR LAYOUT CONTROL OF BUILDING ADDITIONS.
8. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR UTILITY LOCATION (CALL 811) AND HAVE THE UTILITIES MARKED BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE FAMILIAR WITH THE UTILITY LOCATIONS, PROTECT UTILITIES WHICH REMAIN IN SERVICE, AND REPAIR ANY DAMAGE TO UTILITY SYSTEMS PER THE UTILITY PROVIDER REQUIREMENTS.
9. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO PUBLIC ROADWAYS, CURBS AND SIDEWALKS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AT CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCIES AT CONTRACTOR'S EXPENSE.
11. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
12. ON SITE ASPHALT PAVEMENT MATERIALS SHALL BE PER LOCAL AUTHORITY SPECIFICATIONS, STATE SPECIFICATIONS, AND GEOTECHNICAL REPORT RECOMMENDATIONS.
13. THE CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND PRECAUTIONS.
14. UNLESS OTHERWISE NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW. DESIGN DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH LOCAL/STATE SPECIFICATIONS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE DEVIATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES AND/OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE MADE AS BASE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TENNESSEE, WHOSE SERVICES ARE ENGAGED AND PAID FOR BY THE CONTRACTOR.
16. ALL SPECIFICATIONS, DOCUMENTS, AND DETAILS REFERENCED SHALL BE THE LATEST REVISION AS APPLICABLE AT THE TIME OF PERMIT APPROVAL.
17. CONTRACTOR SHALL REPAIR ALL OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN AT THE START OF CONSTRUCTION.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL REQUEST UTILITY LOCATIONS (811) AND VERIFY LOCATIONS OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO ACCOMPLISH THE PROPOSED WORK.
3. THE CONTRACTOR SHALL PROTECT PROPERTY BOUNDARY PINS AND SURVEY CONTROL POINTS FROM DAMAGE.
4. THE CONTRACTOR SHALL COMPLY WITH EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS AND INSTALL NECESSARY EPSC MEASURES AND CONSTRUCTION ENTRANCE/ EXIT PRIOR TO DISTURBING EXISTING VEGETATION. THE CONTRACTOR SHALL ALSO USE WATER SPRINKLING OR OTHER MEASURES TO CONTROL DUST AND OTHER AIRBORNE DEBRIS RESULTING FROM DEMOLITION.
5. TREE PROTECTION MEASURES SPECIFIED IN THESE PLANS SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION OPERATIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION AND TREE REMOVAL.
7. THE CONTRACTOR MAY BE REQUIRED TO PHASE THE DEMOLITION TO MAINTAIN EXISTING UTILITY SERVICES, PROPER DRAINAGE OR ACCESS TO THE SITE OR ADJOINING SITES. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTION OF EXISTING ACTIVE UTILITIES AND TRAFFIC PATTERNS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE AND PROVIDE A DEMOLITION PHASING SCHEDULE WHERE REQUESTED.
8. WHERE ACTIVE UTILITIES OR STORM SEWERS ARE PROPOSED FOR RELOCATION, THESE FEATURES SHOULD NOT BE DEMOLISHED UNTIL NEW OR RELOCATED LINES HAVE BEEN INSTALLED AND ARE OPERATIONAL.
9. THE CONTRACTOR SHALL INCLUDE IN THEIR COST ANY ISOLATION VALVES OR TEMPORARY MEASURES REQUIRED TO ACCOMPLISH RELOCATIONS AND DEMOLITION OF UTILITIES.
10. PAVEMENTS, SIDEWALKS, CURBS AND OTHER HARD SURFACES SHALL BE EVENLY SAW CUT AT THE LIMITS OF REMOVAL TO PROVIDE A CLEAN EDGE. COORDINATE LIMITS OF REMOVAL WITH PROPOSED CONSTRUCTION INCLUDING GRADING, UTILITY INSTALLATION, PROPOSED LAYOUT, ETC.
11. EXISTING SITE FEATURES NOTED AS BEING ABANDONED MAY BE ABANDONED IN PLACE IF THE ITEMS ARE LOCATED MORE THAN 24" BELOW FINAL SUBGRADES (TO TOP OF PIPE OR OTHER FEATURE) AND NOT LOCATED WITHIN PROPOSED BUILDING FOOTPRINTS. ENDS OF PIPES ABANDONED SHALL BE SEALED WITH CONCRETE.
12. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S COST UNLESS NOTED TO BE PROVIDED TO THE OWNER.
13. CAVITIES LEFT BY DEMOLITION SHALL BE PROPERLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
14. WHERE EXISTING IRRIGATION LINES ARE LOCATED WITHIN THE AREA OF CONSTRUCTION, THEY SHALL BE PROTECTED OR RE-ROUTED AND CONNECTED TO MAINTAIN OPERATION IN LANDSCAPE AREAS WHICH REMAIN DURING CONSTRUCTION. COORDINATE TEMPORARY MEASURES WITH DESIGN OF NEW SYSTEM AND REMOVE TEMPORARY MEASURES WHEN NO LONGER NEEDED.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR ALL ON-SITE AND OFF-SITE DEWATERING REQUIREMENTS AND OBTAIN PERMITS THROUGH THE NECESSARY LOCAL AND STATE AGENCIES AS NEEDED.
16. IF AN EXISTING WELL IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, CONTRACTOR TO INFORM ENGINEER AND ABANDON/REMOVE ANY EXISTING WELLS PER LOCAL/STATE STANDARDS AND SPECIFICATIONS.

ADA ACCESSIBILITY NOTES

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY ARE TO BE CONSTRUCTED BASED ON LOCAL AUTHORITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS. WHERE THERE ARE NO LOCAL STANDARDS, THE CONTRACTOR SHALL CONSTRUCT CURB RAMPS ACCORDING TO THE CURRENT VERSION OF THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), PUBLISHED BY THE UNITED STATES ACCESS BOARD.
2. PRIVATE CURB RAMPS ON THE SITE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND/OR FAIR HOUSING ACT (FHA), WHERE APPLICABLE.
3. BEFORE PLACING PAVEMENT OR SIDEWALKS, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM ACCESSIBLE DOORS, ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. MAXIMUM GRADES WITHIN ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE 2% IN ANY DIRECTION. WITHIN ACCESSIBLE PATHS MAXIMUM SLOPES FOR SIDEWALKS SHALL BE LONGITUDINALLY MAXIMUM 5%, FOR RAMPS SHALL BE LONGITUDINALLY MAXIMUM 8.33% (1:12), AND CROSS SLOPES SHALL BE MAXIMUM 2%. TURNING MOVEMENTS SHALL BE 5'X5' MAXIMUM 2% IN ANY DIRECTION.
4. CURB RAMPS SHALL HAVE A LANDING AT THE TOP MATCHING THE WIDTH OF THE RAMP AND A MINIMUM DEPTH OF 48". RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP AND BOTTOM OF THE RAMP. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ACCESSIBLE STANDARDS OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
5. CONTRACTOR TO FIELD VERIFY SLOPE MEASUREMENTS ON FINISHED GRADE, SUBGRADE, AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY CONFORMANCE TO ADA SLOPES. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES. WHEN REQUESTED BY THE OWNER, THE ENGINEER WILL MEASURE FINISHED SLOPES IN ACCESSIBLE SPACES AND ALONG ACCESSIBLE ROUTES USING A 2' DIGITAL SLOPE LEVEL.
6. WHERE CONSTRUCTION IS TAKING PLACE WITHIN AN EXISTING DEVELOPMENT OR FACILITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AN ACCESSIBLE PATH PER ADA STANDARD SPECIFICATIONS THROUGHOUT THE CONSTRUCTION PROCESS AS NEEDED.

TREE PROTECTION NOTES

1. INSTALL TREE PROTECTION PRIOR TO DEMOLITION OR EARTH MOVING OPERATIONS ON SITE IN ACCORDANCE WITH THE DETAILS AND NOTES PROVIDED IN THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL STAKE THE LIMITS OF CONSTRUCTION TO ENSURE THE TREE PROTECTION MEASURES ARE INSTALLED IN THE PROPER LOCATIONS.
3. THE TREE PROTECTION MEASURES SHALL CONSIST OF 48" TALL CHAIN LINK FENCE WITH STEEL TEE POSTS OR ORANGE CONSTRUCTION BARRICADE FENCE. PRIOR TO CONSTRUCTION OPERATIONS, TREE PROTECTION FENCE INSTALLATION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND GOVERNING AUTHORITY IF REQUIRED.
4. ANY GRADING OR EXCAVATION WITHIN THE PROTECTED ROOT ZONE SHALL BE ACCOMPLISHED BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE DAMAGE.
5. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF CONSTRUCTION OPERATIONS WILL DELAY THE PLACEMENT OF BACKFILL THE ROOTS SHALL BE TEMPORARILY COVERED WITH MULCH AND WATERED UNTIL BACKFILL OPERATIONS CAN BE ACCOMPLISHED.
6. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.
7. WHEN GRADING OR TRENCHING OPERATIONS ARE DIRECTED WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, THE ROOTS SHALL FIRST BE CUT USING A "DITCH WITCH" OR SIMILAR EQUIPMENT TO PROVIDE A CLEAN CUT OF THE ROOTS AT THE LIMIT OF DISTURBANCE, PRIOR TO USE OF OTHER GRADING MACHINERY. ONCE THE ROOTS HAVE BEEN CUT AS NOTED ALL EQUIPMENT SHALL BE RESTRICTED FROM ENTERING THE AREA BETWEEN THE CUT LINE AND TREE TRUNK. TRENCHES SHALL BE BACKFILLED AND TAMPED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL BE INSTALLED WITHIN THE LIMITS OF PROPOSED PAVEMENTS WHEN EXTENDING UNDER THE DRIP LINE OF TREES TO BE PRESERVED UNTIL OPERATIONS TO CONSTRUCT THE PAVED AREAS ARE INITIATED. THEN THE BARRICADES CAN BE RELOCATED TO PROVIDE THE MINIMUM AREA NECESSARY FOR CONSTRUCTION OF THE PROPOSED WORK AND SHALL REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION DURING PERIODS OF DROUGHT EXCEEDING SEVEN DAYS. EVENLY DISTRIBUTE WATER OVER THE ENTIRE ROOT ZONE.
10. ROOT ZONE AREAS OF TREES THAT HAVE BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITIES SHALL BE AERATED AT THE DIRECTION OF A QUALIFIED ARBORIST.
11. HOSE DOWN FOLIAGE OF SPECIMEN TREES SUBJECT TO HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE GRASS TO LESS THAN 12" IN HEIGHT WITHIN THE AREAS OF TREE PROTECTION DURING THE CONSTRUCTION PERIOD. DO NOT USE HERBICIDES TO CONTROL VEGETATION WITHIN THE TREE PROTECTION AREA.
13. REMOVAL OF TREE PROTECTION FENCING SHALL NOT OCCUR UNTIL APPROVED BY THE GOVERNING AUTHORITY WHERE REQUIRED, OR THE OWNER'S REPRESENTATIVE. ALL REMNANTS OF THE FENCING SHALL BE REMOVED AND RESTORATION OF THE AREAS SHALL BE COMPLETED.

EROSION CONTROL NOTES

1. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES SHALL BE INSTALLED PER LOCAL AND STATE REQUIREMENTS PRIOR TO ANY EARTH MOVING ACTIVITIES.
2. PROVIDE CONSTRUCTION ENTRANCE/EXIT AS DETAILED ON THE PLANS AND PER LOCAL REQUIREMENTS. MAINTAIN ENTRANCE/EXIT THROUGHOUT CONSTRUCTION AND MAINTAIN THE PUBLIC ROADWAY FREE OF TRACKED MUD AND DIRT.
3. EPSC MEASURES SHALL BE INSTALLED AND INSPECTED BY LOCAL OFFICIALS (IF REQUIRED) PRIOR TO BEGINNING EARTH MOVING OPERATIONS. EPSC MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
4. LOCATION OF DIVERSION DITCHES, SILT FENCE, AND OTHER MEASURES MAY BE SLIGHTLY ADJUSTED IN THE FIELD TO AVOID TREES AND OTHER EXISTING FEATURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THE SITE, AS WELL AS LOCAL AND STATE REQUIREMENTS. THE CONTRACTOR SHALL ALSO PROVIDE THE CERTIFIED EROSION CONTROL INSPECTOR AND CONTINUAL MAINTENANCE OF THE EPSC MEASURES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, THEN ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. AS THE WORK PROGRESSES THE LOCATION AND TYPE OF MEASURES MAY REQUIRE ADJUSTMENTS. TEMPORARY MEASURES MAY BE REQUIRED IN CERTAIN AREAS THAT CAN BE REMOVED DURING THE WORK DAY AND RE-ESTABLISHED WHEN WORK CEASES FOR THE DAY OR PRIOR TO A DAYTIME RAIN EVENT.
7. SEDIMENT SHALL BE REMOVED FROM EROSION PREVENTION AND SEDIMENT CONTROL MEASURES WHEN THE DESIGN CAPACITIES HAVE BEEN REDUCED BY 50% OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCY. PROPERLY DISPOSE OF ACCUMULATED SEDIMENT.
8. THE CONTRACTOR SHALL PROVIDE A RAIN GAUGE AT THE SITE AND DOCUMENT RAINFALL EVENTS DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING RECORDS AT THE SITE: DATE WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON PORTIONS OF THE SITE, THE DATES WHEN STABILIZATION MEASURES ARE INITIATED, INSPECTION RECORDS, AND RAINFALL EVENTS.
10. EXISTING SITE VEGETATION SHALL REMAIN IN PLACE AS LONG AS POSSIBLE AND SHALL NOT BE REMOVED MORE THAN 10 DAYS PRIOR TO THE DATE AT WHICH EARTH MOVING OPERATIONS ARE TO BEGIN UNLESS TEMPORARY COVER IS INSTALLED. DO NOT REMOVE VEGETATION OR TREES UNLESS NECESSARY FOR GRADING OR OTHER PROJECT PURPOSES.
11. THE CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE LENGTH OF TIME THE SITE SOILS ARE EXPOSED TO EROSION. PROVIDE TEMPORARY COVER AS NECESSARY.
12. EPSC MEASURES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED AND WHEN DEEMED NO LONGER NEEDED BY THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCY.

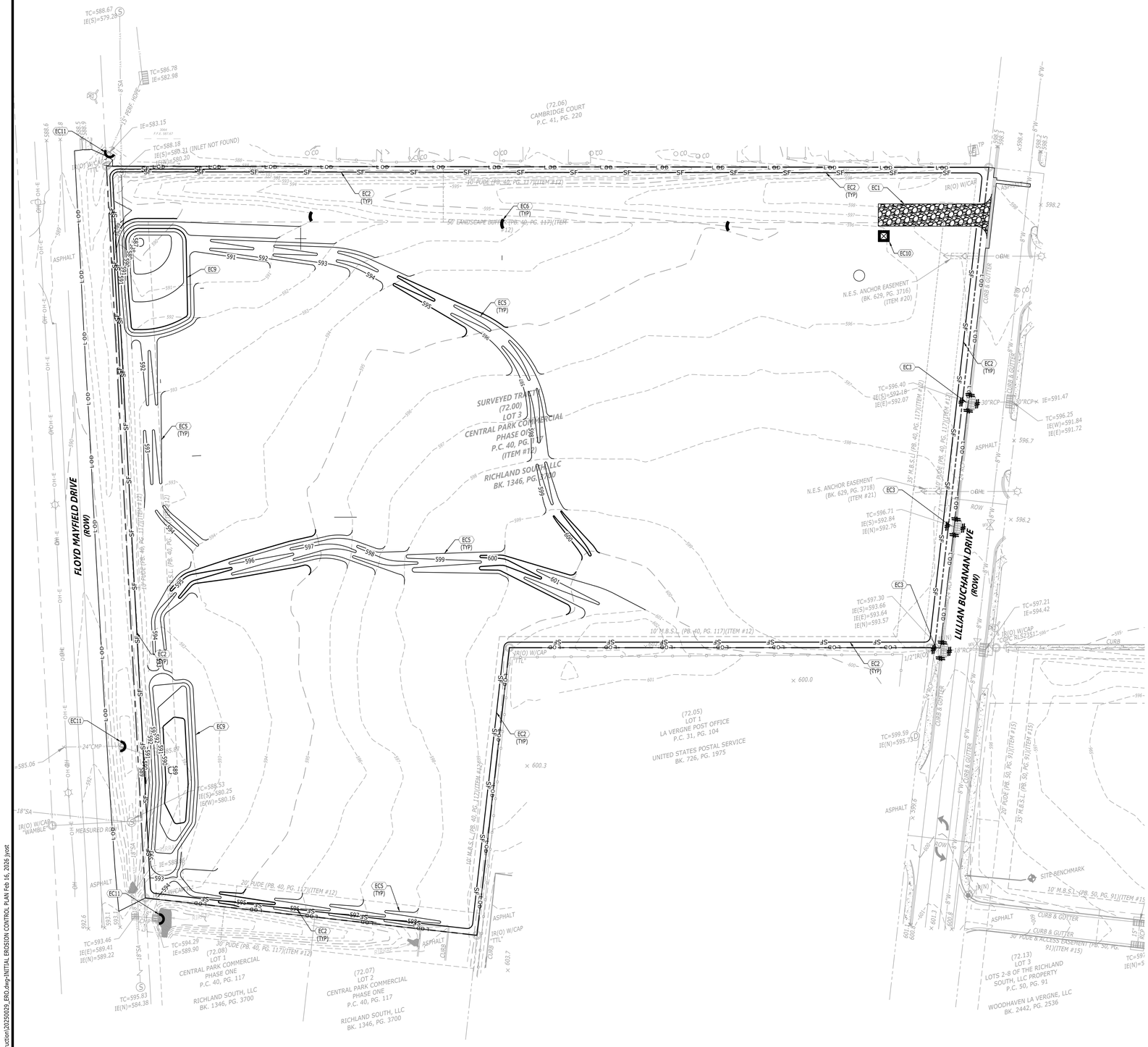
AS-BUILT REQUIREMENTS

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED SURVEYOR IN THE STATE OF TENNESSEE TO PROVIDE AS-BUILT SURVEY DATA FOR PUBLIC UTILITIES AND PUBLIC/PRIVATE STORMWATER MANAGEMENT INFRASTRUCTURE.
2. AS-BUILT SURVEYS SHOULD AT A MINIMUM PROVIDE THE FOLLOWING ITEMS:
   - 2.1. SPOT ELEVATIONS OF THE EXCAVATED BIORETENTION AND/OR PERMEABLE PAVER SUBGRADE PRIOR TO BACKFILLING WITH THE SPECIALTY SOIL AND GRAVEL LAYERS.
   - 2.2. SPOT ELEVATIONS OF SUBGRADE FOR UNDERGROUND DETENTION SYSTEMS.
   - 2.3. SPOT ELEVATIONS AND CONTOUR ELEVATIONS NOT TO EXCEED 1' MAX. INTERVAL FOR ALL PERMANENT STORMWATER QUALITY AREAS, DETENTION PONDS, AND ASSOCIATED EMBANKMENTS TO ENSURE PROPER SIZING OF THESE FEATURES.
   - 2.4. SIZE, MATERIAL, ELEVATION INFORMATION FOR ALL STORMWATER PIPES AND STRUCTURES WITHIN THE PUBLIC RIGHT OF WAY.
   - 2.5. SIZE, MATERIAL, ELEVATION INFORMATION FOR ALL PRIVATE STORMWATER QUALITY FEATURES, DETENTION STRUCTURES AND INFRASTRUCTURE DOWNSTREAM OF THESE FEATURES.
   - 2.6. DETAILED INFORMATION FOR ALL OUTLET CONTROL STRUCTURES WITHIN DETENTION PONDS, WATER QUALITY FEATURES, OR UNDERGROUND DETENTION SYSTEMS, INCLUDING ELEVATION AND SIZE INFORMATION FOR ORIFICES, PERFORATED RISERS, WEIRS, TOP OF CASTING, AND INVERTS ASSOCIATED WITH THE STRUCTURE.
   - 2.7. ALL OTHER AS-BUILT INFORMATION REQUIRED BY THE JURISDICTIONAL AUTHORITY OR NOTED ELSEWHERE IN THE PLANS.
3. THE CONTRACTOR SHALL REVIEW LOCAL AUTHORITY'S AS-BUILT REQUIREMENTS AND/OR CONTACT ENGINEER TO CONFIRM AS-BUILT INFORMATION. PHOTOGRAPHIC EVIDENCE OF PROPER INSTALLATION OF STORMWATER MANAGEMENT AND WATER QUALITY INFRASTRUCTURE AND/OR VIDEO INSPECTIONS OF STORMWATER PIPES MAY BE REQUIRED. THE CONTRACTOR SHALL CAPTURE AND RETAIN PHOTOGRAPHIC DOCUMENTATION OF KEY INSTALLATION MILESTONES AS NEEDED. FAILURE TO PROVIDE NECESSARY PHOTOGRAPHIC DOCUMENTATION PRIOR TO BACKFILLING MAY CAUSE DELAYS AND MAY REQUIRE SITE INVESTIGATION THAT COULD INCLUDE RE-EXCAVATION OF COMPLETED INFRASTRUCTURE AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR TO RETAIN AND PROVIDE RECEIPTS FOR ANY FABRICATED STORMWATER MANAGEMENT INFRASTRUCTURE SUCH AS PROPRIETARY WATER QUALITY UNITS, UNDERGROUND DETENTION STRUCTURES, PERMEABLE PAVERS, OR SPECIALTY SOIL MEDIA (WITH APPLICABLE TESTING IF REQUIRED).

SITE GRADING NOTES

1. THE DISTURBED AREA FOR THIS PROJECT IS ESTIMATED TO BE ±9.82 ACRES.
2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47149C0015J OF THE FEMA FLOOD INSURANCE MAPS FOR RUTHERFORD COUNTY, TENNESSEE, DATED 5/29/2023.
3. FOLLOW THE DIRECTIVES OF THE EROSION CONTROL AND TREE PROTECTION NOTES INCLUDED ELSEWHERE IN THESE DOCUMENTS.
4. THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, IS INCORPORATED BY REFERENCE AND MADE A PART OF THE CONTRACT DOCUMENTS. IT IS INTENDED THAT THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT BE FOLLOWED. IN THE EVENT OF CONFLICTS BETWEEN THE CONSTRUCTION DRAWINGS AND THE GEOTECHNICAL REPORT, MAKE NO ASSUMPTIONS. THE ENGINEER SHALL BE IMMEDIATELY BE NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL REQUEST UTILITY LOCATIONS (811) AND VERIFY LOCATIONS OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER WITH ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO INITIATING GRADING OPERATIONS.
8. POSITIVE DRAINAGE SHALL BE ESTABLISHED INITIALLY AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS. CONTRACTOR SHALL REQUEST ADDITIONAL INFORMATION FROM THE ENGINEER WHERE INTENT IN THE PROPOSED GRADE IS UNCLEAR.
10. STRIP TOPSOIL FROM PROPOSED GRADING AREAS AND STOCKPILE FOR REUSE. PROVIDE TEMPORARY SEEDING FOR STOCKPILE AREAS DURING CONSTRUCTION. REDISTRIBUTE TOPSOIL AT A MINIMUM DEPTH OF 6" IN LAWN AREAS AND 18" IN LANDSCAPE BEDS. PROVIDE ADDITIONAL TOPSOIL WHEN ONSITE QUANTITIES ARE INSUFFICIENT.
11. CONTRACTOR WILL PROCURE THE SERVICES OF A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE WORK AND MAKE TESTS AS REQUIRED.
12. CONTRACTOR SHOULD COMPLETE GRADING ACTIVITIES WITHIN 10 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
13. FILL AREAS SHALL BE PROOF ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATIONS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED. COMPACTION OF BACKFILL MATERIALS SHALL BE 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR), UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL REPORT.
14. THE CONTRACTOR SHALL, AT THEIR COST, PROVIDE OFFSITE MATERIALS MEETING THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT WHERE ONSITE SOIL QUANTITIES ARE NOT SUFFICIENT. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL REPRESENTATIVE PRIOR TO BEING HAULED TO THE SITE. MATERIAL SHALL BE PLACED AND COMPACTED IN LIFT DEPTHS AS NOTED IN THE SPECIFICATIONS AND INSPECTED BY THE GEOTECHNICAL REPRESENTATIVE. SUBGRADES SHALL BE PROOF ROLLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND GEOTECHNICAL REPRESENTATIVE'S DIRECTIONS. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED AS DIRECTED.
15. CUT AREAS SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. THE CONTRACTOR SHALL EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED. COMPACTION OF BACKFILL MATERIALS SHALL BE 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR), UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL REPORT.
16. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
   - 16.1. C136/136M STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES
   - 16.2. D421-58 DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
   - 16.3. D422-63 STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
   - 16.4. D1150-54 METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO. 200 SIEVE.
   - 16.5. D698 METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
   - 16.6. D1557-78 STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL AGGREGATE MIXTURES USING 10LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.
   - 16.7. D2487 STANDARD PRACTICE FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES
   - 16.8. D4318 STANDARD TEST METHODS FOR LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX OF SOILS
   - 16.9. D6938 STANDARD TEST METHODS FOR IN-PLACE DENSITY AND WATER CONTENT OF SOIL AND SOIL-AGGREGATE BY NUCLEAR METHODS

   CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
17. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND SPOT ELEVATIONS AND REQUEST INFORMATION FROM THE ENGINEER FOR SPOTS OR CONTOURS THAT DO NOT APPEAR TO CORRESPOND WITH OTHER SURROUNDING GRADING. PROPOSED GRADES REFLECT AN INTENT FOR THE SLOPES AND DIRECTION OF DRAINAGE. THE CONTRACTOR SHALL REQUEST DIRECTION FOR AREAS WHERE THE INTENT IS NOT CLEAR.
18. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES GENERALLY REFLECT THE SURVEY DATA USED IN PREPARING THESE PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING SITE WORK.
   - 18.1. WHERE BUILDINGS (EXISTING OR PROPOSED) OR OTHER SITE ELEMENTS CLOSELY ABUT THE RIGHT-OF-WAY OR ACCESSIBLE PATH, THE CONTRACTOR SHALL CONFIRM STREET, CURB, AND SIDEWALK GRADES IN THESE AREAS ARE CONSISTENT WITH THE EXPECTED ELEVATIONS & HORIZONTAL LOCATIONS WITHIN THE PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
   - 18.2. WHERE PROPOSED NEW CURB AND SIDEWALK ARE ALONG EXISTING RIGHT-OF-WAY, THE CONTRACTOR SHALL CONFIRM CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS, AND PLACE NEW CURB SUCH THAT PROPER CROSS SLOPES ARE ACHIEVED PER THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN ELEVATIONS AND FIELD CONDITIONS.
19. MAXIMUM CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL UNLESS DIRECTLY NOTED OTHERWISE ON THE PLAN. FILL SLOPES SHALL BE CONSTRUCTED BY FILLING BEYOND THE DESIRED GRADES TO OBTAIN COMPACTION AND THEN CUT BACK TO THE DESIRED GRADES. WHERE GRADES ARE 3:1 AND STEEPER CONTRACTOR TO PROVIDE SLOPE STABILIZATION UTILIZING NORTH AMERICAN GREEN, SC-250 OR APPROVED EQUAL. IN AREAS THAT ARE NOTED TO REQUIRE STABILIZATION WHERE SLOPES ARE LESS THAN 3:1 CONTRACTOR TO USE NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL.
20. MINIMUM GRADES SHALL BE 1% IN PAVEMENT AREAS, AND A MINIMUM OF 2% IN LAWN AREAS UN



LEGEND

LIMITS OF DISTURBANCE	LOD
SILT FENCE	SF
TREE PROTECTION	TP
INLET PROTECTION	IP
ROCK CHECK DAM	
EROSION CONTROL MATTING	

EROSION CONTROL KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	1 / C3.2
EC2	SILT FENCE	3 / C3.2
EC3	INLET PROTECTION	4 / C3.2
EC4	TREE PROTECTION	2 / C3.2
EC5	DIVERSION DITCH	
EC6	ROCK CHECK DAM	
EC7	RIPRAP AT HEADWALL	
EC8	SEDIMENT BASIN OUTLET STRUCTURE	
EC9	SEDIMENT TRAP	
EC10	CONCRETE WASH-OUT	6 / C3.2
EC11	RIPRAP SPREADER WALL	

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP MAP 14, PARCEL 72.00, PARCEL 014 07200 IN LA VERGNE, RUTHERFORD COUNTY, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 9.82± ACRES TO CONSTRUCT MULITFAMILY RESIDENTIAL DEVELOPMENT.

1. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION - MAY 2026
   COMPLETE CONSTRUCTION - MAY 2027
2. CONSTRUCTION SEQUENCE:
   A. ATTEND CITY OF LAVERGNE PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
   C. CONTACT CITY OF LAVERGNE - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
   D. CLEAR AND GRUB THE REMAINING SITE.
   E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
   F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
   G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 406,241 SF (9.33± AC.)
   DISTURBED AREA = 427,565 S.F. (9.82± AC.)

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. AREAS NOTED FOR STABILIZATION WITH EROSION MATTING SHALL BE SEEDED WITH AN APPROVED SEED MIX PER THE REQUIREMENTS OF THE MANUFACTURER. AREAS INTENDED FOR MATTING MAT BE SUBSTITUTED FOR SOD WHERE DIRECTED BY THE LANDSCAPE ARCHITECTURAL PLANS, PROVIDED SLOPES ARE STABILIZED WITHIN THE TIMEFRAME NOTED ELSEWHERE IN THESE PLANS.
9. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
10. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.

NOTES:

"THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT TNR# XXXXXX. THE TOTAL DISTURBED AREA IS 9.33 ACRES."

THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS (CIRCLE ALL THAT APPLY):

IMPAIRED FOR SILTATION *IMPAIRED FOR HABITAT ALTERATION* *EXCEPTIONAL*

DECEMBER 19, 2025

TN REGISTERED ENGINEER DATE

I, ANDREW WOLTHERS, A REGISTERED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

DECEMBER 19, 2025

EROSION CONTROL SPECIALIST DATE

N

0' 20' 40' 80' 120'

DRAWING SCALE (1"=40')

[redacted]

[redacted]

ANDREW WOLTHERS — 2025 — STATE OF TENNESSEE

THE MAYFIELD BY BROADSTONE

SITE PLAN SUBMITTAL

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

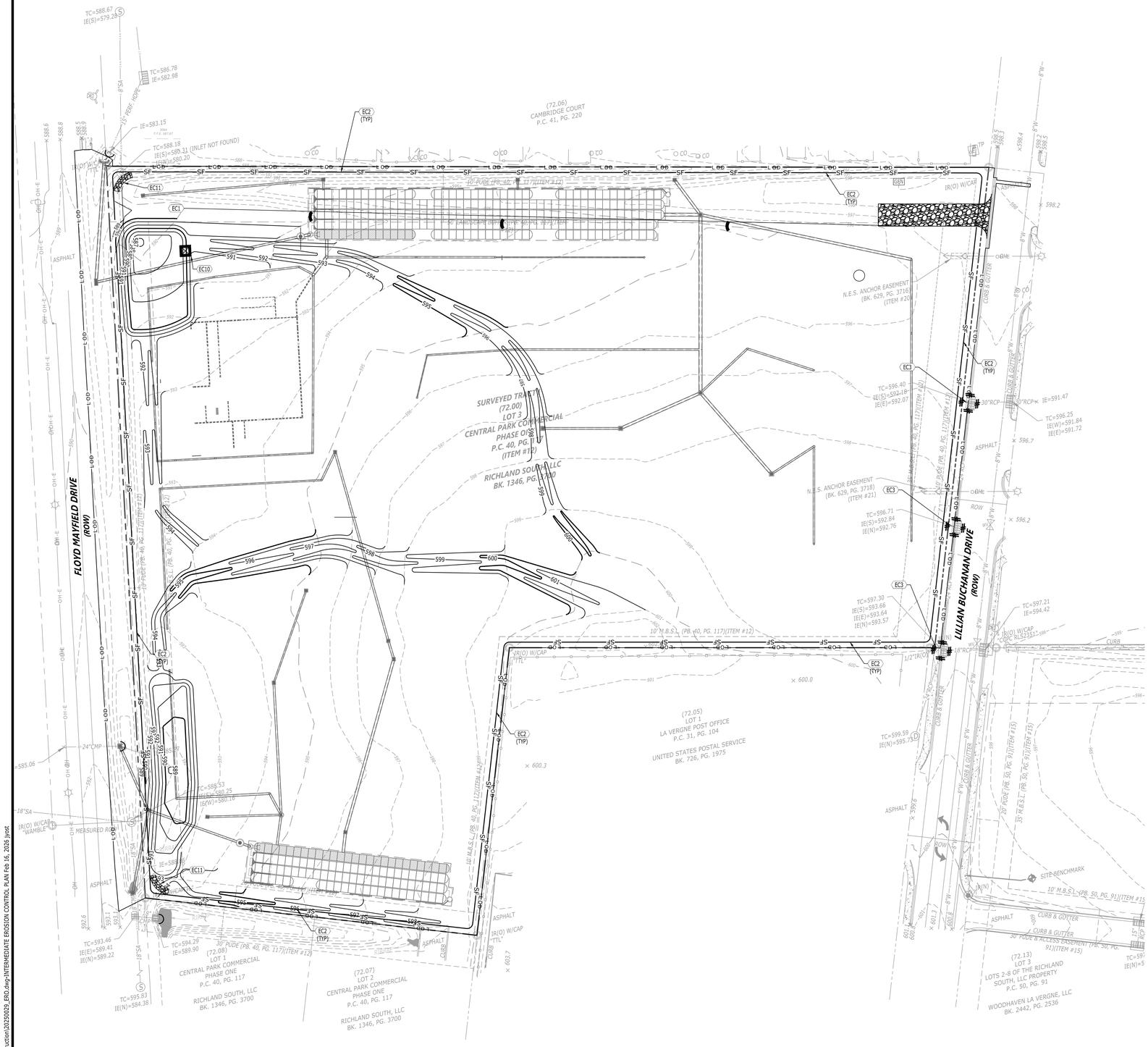
DRAWING TITLE

INITIAL EROSION CONTROL PLAN

PROJECT NUMBER 20250029

DRAWING NUMBER C3.0

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_ERO.dwg-INITIAL EROSION CONTROL PLAN Feb 16, 2026 jrost



LEGEND

LIMITS OF DISTURBANCE	LOD
SILT FENCE	SF
TREE PROTECTION	TP
INLET PROTECTION	IP
ROCK CHECK DAM	
EROSION CONTROL MATTING	

EROSION CONTROL KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	1 / C3.2
EC2	SILT FENCE	3 / C3.2
EC3	INLET PROTECTION	4 / C3.2
EC4	TREE PROTECTION	2 / C3.2
EC5	DIVERSION DITCH	
EC6	ROCK CHECK DAM	
EC7	RIPRAP AT HEADWALL	
EC8	SEDIMENT BASIN OUTLET STRUCTURE	
EC9	SEDIMENT TRAP	
EC10	CONCRETE WASH-OUT	6 / C3.2
EC11	RIPRAP SPREADER WALL	

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP MAP 14, PARCEL 72.00, PARCEL 014 07200 IN LA VERGNE, RUTHERFORD COUNTY, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 9.82± ACRES TO CONSTRUCT MULITFAMILY RESIDENTIAL DEVELOPMENT.

1. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION - MAY 2026
   COMPLETE CONSTRUCTION - MAY 2027
2. CONSTRUCTION SEQUENCE:
   A. ATTEND CITY OF LAVERGNE PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
   C. CONTACT CITY OF LAVERGNE - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
   D. CLEAR AND GRUB THE REMAINING SITE.
   E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
   F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
   G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 406,241 SF (9.33± AC.)
   DISTURBED AREA = 427,565 S.F. (9.82± AC.)

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. AREAS NOTED FOR STABILIZATION WITH EROSION MATTING SHALL BE SEEDED WITH AN APPROVED SEED MIX PER THE REQUIREMENTS OF THE MANUFACTURER. AREAS INTENDED FOR MATTING MAT BE SUBSTITUTED FOR SOD WHERE DIRECTED BY THE LANDSCAPE ARCHITECTURAL PLANS, PROVIDED SLOPES ARE STABILIZED WITHIN THE TIMEFRAME NOTED ELSEWHERE IN THESE PLANS.
9. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
10. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.

NOTES:

"THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT TNR# XXXXXX. THE TOTAL DISTURBED AREA IS 9.33 ACRES."

THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS (CIRCLE ALL THAT APPLY):

IMPAIRED FOR SILTATION *IMPAIRED FOR HABITAT ALTERATION* *EXCEPTIONAL*

DECEMBER 19, 2025
TN REGISTERED ENGINEER — DATE

I, ANDREW WOLTHERS, A REGISTERED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

DECEMBER 19, 2025
EROSION CONTROL SPECIALIST — DATE

N

0' 20' 40' 80' 120'
DRAWING SCALE (1"=40')

THE MAYFIELD BY BROADSTONE
SITE PLAN SUBMITTAL
31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

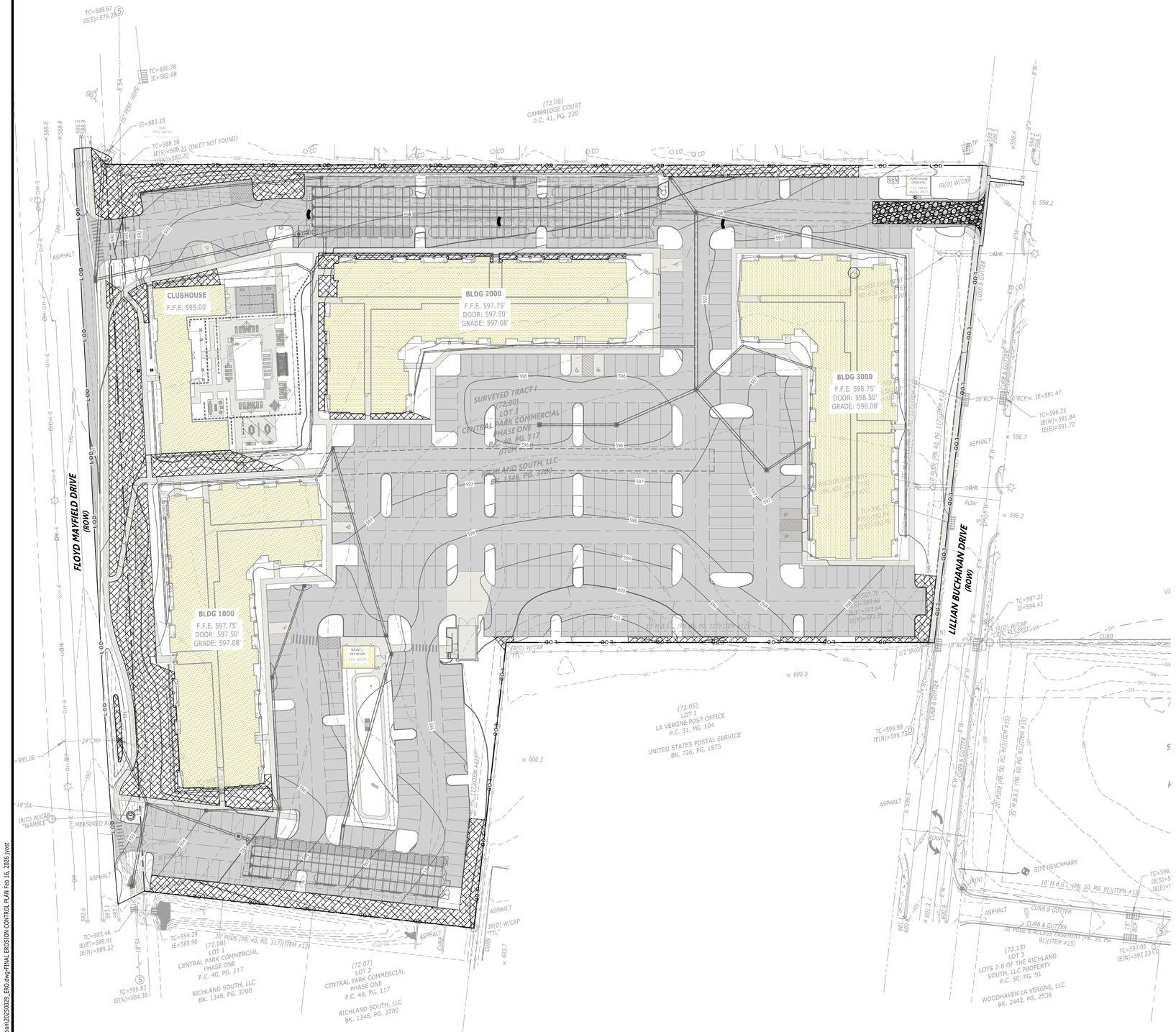
NO.	DATE	DESCRIPTION

DRAWING TITLE
INTERMEDIATE EROSION CONTROL PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER
C3.1

P:\2025\20250029_lalliance lavergne multifamily\dwg\construction\20250029_ERO.dwg-INTERMEDIATE EROSION CONTROL PLAN Feb 16, 2026 jyost



LEGEND

LIMITS OF DISTURBANCE	LOD
SILT FENCE	SF
TREE PROTECTION	TP
INLET PROTECTION	IP
ROCK CHECK DAM	
EROSION CONTROL MATTING	

EROSION CONTROL KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	1 / C3.2
EC2	SILT FENCE	3 / C3.2
EC3	INLET PROTECTION	4 / C3.2
EC4	TREE PROTECTION	2 / C3.2
EC5	DIVERSION DITCH	
EC6	ROCK CHECK DAM	
EC7	RIPRAP AT HEADWALL	
EC8	SEDIMENT BASIN OUTLET STRUCTURE	
EC9	SEDIMENT TRAP	
EC10	CONCRETE WASH-OUT	6 / C3.2
EC11	RIPRAP SPREADER WALL	

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP MAP 14, PARCEL 72.00, PARCEL 014 07200 IN LA VERGNE, RUTHERFORD COUNTY, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 9.82± ACRES TO CONSTRUCT MULITFAMILY RESIDENTIAL DEVELOPMENT.

1. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION - MAY 2026
   COMPLETE CONSTRUCTION - MAY 2027
2. CONSTRUCTION SEQUENCE:
   A. ATTEND CITY OF LAVERGNE PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
   C. CONTACT CITY OF LAVERGNE - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
   D. CLEAR AND GRUB THE REMAINING SITE.
   E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
   F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
   G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 406,241 SF (9.33± AC.)
   DISTURBED AREA = 427,565 S.F. (9.82± AC.)

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. AREAS NOTED FOR STABILIZATION WITH EROSION MATTING SHALL BE SEEDED WITH AN APPROVED SEED MIX PER THE REQUIREMENTS OF THE MANUFACTURER. AREAS INTEDNED FOR MATTING MAT BE SUBSTITUTED FOR SOD WHERE DIRECTED BY THE LANDSCAPE ARCHITECTURAL PLANS, PROVIDED SLOPES ARE STABILIZED WITHIN THE TIMEFRAME NOTED ELSEWHERE IN THESE PLANS.
9. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
10. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.

NOTES:

"THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT TNR# XXXXXX. THE TOTAL DISTURBED AREA IS 9.33 ACRES."

THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS (CIRCLE ALL THAT APPLY):

IMPAIRED FOR SILTATION *IMPAIRED FOR HABITAT ALTERATION* *EXCEPTIONAL*

DECEMBER 19, 2025
TN REGISTERED ENGINEER DATE

I, ANDREW WOLTHERS, A REGISTERED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

DECEMBER 19, 2025
EROSION CONTROL SPECIALIST DATE

0' 20' 40' 80' 120'
DRAWING SCALE (1"=40')

[redacted]

[redacted]

ANDREW W. OLTHERS — 129020 — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 10/31/2026

THE MAYFIELD BY BROADSTONE
SITE PLAN SUBMITTAL
31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
FINAL EROSION CONTROL PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER
C3.2

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_ERO.dwg-FINAL EROSION CONTROL PLAN Feb 16, 2026 jvost

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WHEN STIPULATED SPECIFICALLY IN THE CONTRACT DOCUMENTS OR SWPPP, WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST TO THE LOCAL ENVIRONMENTAL FIELD OFFICE MAY BE REQUIRED.

2. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.

3. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

4. OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE AND/OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

5. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.

6. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THIS SWPPP SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.

7. ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO STATE OR LOCAL NPDES STAFF UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO THE STATE AND/OR LOCAL NPDES OFFICE WITHIN 10 DAYS OF THE REQUEST. IF STATE OR LOCAL NPDES STAFF REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF STATE'S CONSTRUCTION GENERAL PERMIT (CGP).

8. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES.

9. SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE STATE'S CONSTRUCTION GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUILDER).

SITE ASSESSMENT NOTES

1. THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
   - 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 DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE, OR EQUIVALENT QUALIFYING TRAINING IN THE STATE OF THE PROJECT.

2. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS, WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE.

3. AS A MINIMUM, SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPSC MEASURES DESCRIBED IN THE SWPPP REPORT. THE SITE ASSESSMENT SHOULD BE PERFORMED WITH THE INSPECTOR, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP REPORT. MODIFICATIONS OF PLANS AND SPECIFICATIONS FOR ANY BUILDING OR STRUCTURE, INCLUDING THE DESIGN OF SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.

4. THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:

   "I CERTIFY UNDER PENALTY OF LAW THAT THIS REPORT AND ALL ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

5. THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.

6. STATE OR LOCAL NPDES AUTHORITIES MAY REQUIRE ADDITIONAL SITE ASSESSMENT(S) TO BE PERFORMED IF SITE INSPECTION BY NPDES PERSONNEL REVEALS SITE CONDITIONS THAT HAVE POTENTIAL OF CAUSING POLLUTION TO THE WATERS OF THE STATE.

NOTE:

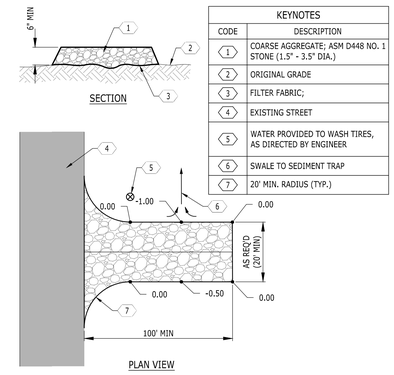
CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

1. A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
2. THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
3. DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).

4

5

6

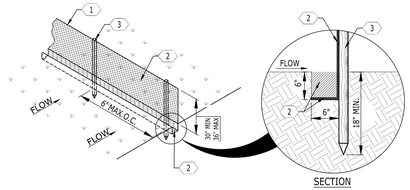


KEYNOTES	
CODE	DESCRIPTION
1	COARSE AGGREGATE; ASM D448 NO. 1 STONE (1.5" - 3.5" DIA.)
2	ORIGINAL GRADE
3	FILTER FABRIC;
4	EXISTING STREET
5	WATER PROVIDED TO WASH TIRES, AS DIRECTED BY ENGINEER
6	SWALE TO SEDIMENT TRAP
7	20' MIN. RADIUS (TYP.)

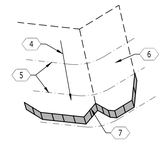
1 TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

2



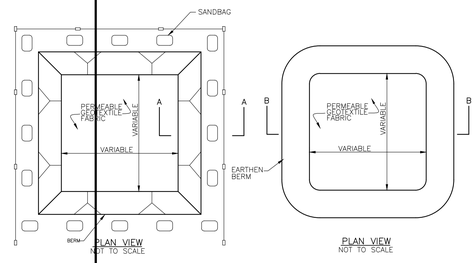
KEYNOTES	
CODE	DESCRIPTION
1	WOVEN WIRE FENCE BACKING FOR TYPE "B" SILT FENCE ONLY
2	ENGINEERING FILTER FABRIC*; BURY BOTTOM OF FABRIC IN 6"x6" TRENCH; BACKFILL TRENCH WITH SOIL AND COMPACT
3	POST; WOOD (2"x2" MIN.) OR STEEL T-POST (1.3 LB./FT. MIN.)
4	98' MAXIMUM RECOMMENDED SLOPE LENGTH
5	LEVEL CONTOUR; INSTALL SILT FENCE ALONG A LEVEL CONTOUR
6	MAX. TRIBUTARY AREA: 0.25 Ac. / 100 FT. OF FENCE
7	TURN LAST 6' OF FENCE UP SLOPE



SPECIFICATIONS		
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill -100	Warp-120 Fill -100
Elongation (%Max.) (ASTM D-4632)	40	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25	25
Ultraciolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphram Bursting Strength Tester)	175	175
Minimum Fabric Width (Inches)	36	22

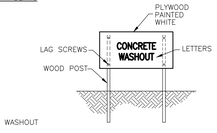
3 SILT FENCE - TYPES A & B

NOT TO SCALE



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

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT



CONCRETE WASHOUT SIGN (OR EQUIVALENT)

CONCRETE WASHOUT (CP-10)

NOT TO SCALE

Catalyst DESIGN GROUP

THE MAYFIELD BY BROADSTONE

SITE PLAN SUBMITTAL

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

SEDIMENT AND EROSION CONTROL DETAILS

PROJECT NUMBER
20250029

DRAWING NUMBER
C3.3

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_ERO.dwg-C3.2 SEDIMENT AND EROSION CONTROL DETAILS Feb 16, 2026 jvost

DEMOLITION KEYNOTES	
CODE	DESCRIPTION
D1	REMOVE EXISTING ASPHALT PAVEMENT
D2	REMOVE EXISTING CONCRETE PAVEMENT
D3	REMOVE EXISTING CONCRETE SIDEWALK
D4	REMOVE EXISTING CONCRETE CURB
D5	EVENLY SAWCUT
D6	REMOVE EXISTING BUILDING/STRUCTURE
D7	REMOVE EXISTING DRAINAGE STRUCTURE
D8	REMOVE EXISTING STORM LINE
D9	REMOVE EXISTING WATERLINE & APPURTENANCES
D10	REMOVE EXISTING SANITARY SEWER LINE
D11	REMOVE EXISTING UTILITY LINE & APPURTENANCES
D12	EXISTING UTILITY LINE TO BE ABANDONED IN PLACE
D13	EXISTING HYDRANT TO BE RELOCATED
D14	REMOVE EXISTING TREE

LEGEND	
BUILDING TO BE REMOVED	
CONCRETE TO REMOVE	
ASPHALT PAVEMENT TO REMOVE	
TREES TO BE REMOVED	

0' 20' 40' 80' 120'

DRAWING SCALE (1"=40')

ALLIANCE

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

DEMOLITION PLAN

PROJECT NUMBER
20250029

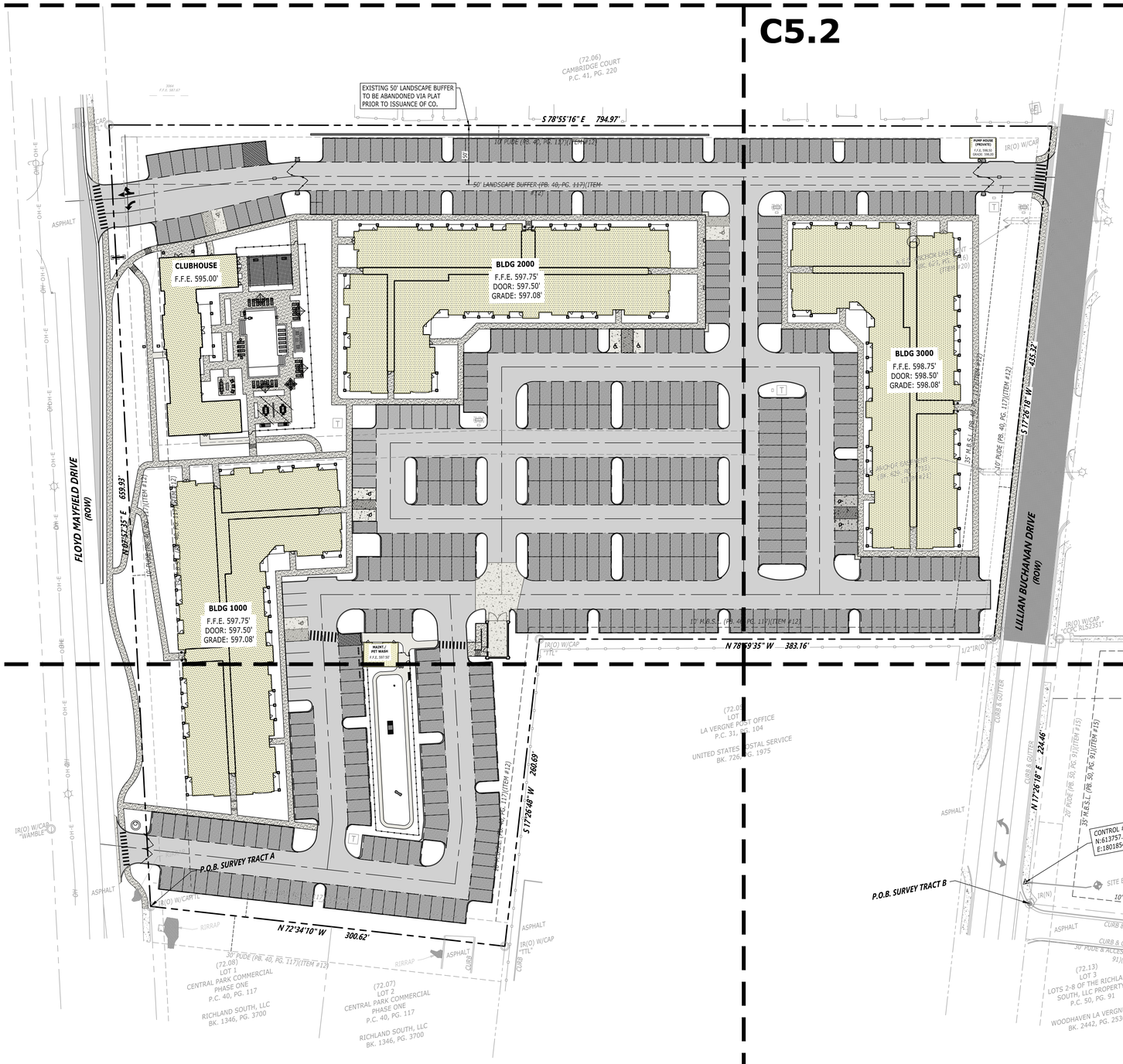
DRAWING NUMBER
C4.0

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DEM.dwg C4.0 DEMOLITION PLAN Feb 16, 2026 jnost

C5.1

C5.2

C5.3



SITE DATA

TAX MAP:	MAP 14, PARCEL 72.00
PARCEL ID.:	014 07200
SITE ADDRESS:	31 LILLIAN BUCHANAN DRIVE LA VERGNE, TENNESSEE 37086
SITE ACREAGE:	9.33 AC. (406,241 FT²)
DISTURBED AREA:	9.82 AC. (427,565 FT²)
EXISTING ZONING:	DOWNTOWN DISTRICT (DD)
PROPOSED USE:	MULTI-FAMILY
PROPOSED UNITS:	
ONE BEDROOM:	159
TWO BEDROOM:	93
TOTAL UNITS:	252
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES
ALLOWED MAX. BUILDING HEIGHT:	4 STORIES
IMPERVIOUS SURFACE AREA	
BUILDINGS:	1.83 AC. (79,588.61 FT²)
DRIVES/SIDEWALKS:	4.69 AC. (204,459.19 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	6.52 AC. (284,047.80 FT²)
REQUIRED OPEN SPACE:	20% (1.87 ACRES)
PROVIDED OPEN SPACE:	30% (2.81 ACRES)
PARKING SUMMARY	
CODE REQUIRED	
1 BR (1.75 SP./BR. = 159 x 1.75)	279 SPACES
2 BR (2.2 SP./BR. = 93 x 2.2)	205 SPACES
PARKING REQUIRED:	484 SPACES REQUIRED
PARKING PROVIDED:	
STANDARD:	479 SPACES
ACCESSIBLE:	9 SPACES
TOTAL:	488 SPACES PROVIDED

OWNER:	ALLIANCE RESIDENTIAL COMPANY
ADDRESS:	[redacted] NASHVILLE, TN 37204
PHONE NO.:	440.840.5676
CONTACT NAME:	STEPHEN KELLER
CONTACT E-MAIL ADDRESS:	[redacted]
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	[redacted] NASHVILLE, TN 37209
PHONE NO.:	615.622.7200
CONTACT NAME:	ANDREW WOLTHERS
CONTACT E-MAIL ADDRESS:	[redacted]

RECORDED DOCUMENTS: DEED BOOK 1346 PAGE 3700

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47149C0015J, 5/29/2023, COMMUNITY NAME: CITY OF LA VERGNE.

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	A P
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	

N

0' 20' 40' 80' 120'
DRAWING SCALE (1"=40')

[redacted]

[redacted]

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER
C5.0

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_LAY.dwg-LAYOUT PLAN Feb 16, 2026 jvost

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	5 / C8.0
S3A	CONCRETE POST CURB	7 / C8.0
S3B	CONCRETE CURB CUT	
S3C	CONCRETE CURB & GUTTER (PUBLIC)	3 / C8.0
S4A	CONCRETE SIDEWALK (PUBLIC)	4 / C8.0
S4B	CONCRETE SIDEWALK (PRIVATE)	11 / C8.0
S4C	CONCRETE SIDEWALK WITH TURN DOWN CURB	12 / C8.0
S5	SIDEWALK JOINTS	6 / C8.0
S6	CONCRETE STAIRS WITH HANDRAIL	13 / C8.0
S8	ACCESSIBLE SYMBOL	2 / C8.1
S9	ACCESSIBLE PARKING SPACE	1 / C8.1
S10A	ACCESSIBLE CURB RAMP	3 / C8.1
S10B	ACCESSIBLE RAMP - PARALLEL	4 / C8.1
S10C	ACCESSIBLE CURB RAMP (PUBLIC)	9 / C8.1
S11	TACTILE WARNING SURFACE	7 / C8.1
S13	RAMP WITH HANDRAIL	5 / C8.1
S14	BOLLARD	
S15	UTILITY PAD	14 / C8.0
S16	CONCRETE COMPACTOR PAD	
S17	DRIVEWAY RAMP	2 / C8.0
S18	DIRECTIONAL ARROWS	10 / C8.0
S19	PEDESTRIAN CROSSWALK	9 / C8.0
S20A	DECORATIVE SECURITY FENCE (SEE LANDSCAPE PLANS)	
S20B	SECURITY TRAFFIC GATE (SEE LANDSCAPE PLANS)	
S22	SEGMENTAL RETAINING WALL	8 / C8.1
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	AP
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	

CLUBHOUSE
F.F.E. 595.00'

BLDG 2000
F.F.E. 597.75'
DOOR: 597.50'
GRADE: 597.08'

BLDG 1000
F.F.E. 597.75'
DOOR: 597.50'
GRADE: 597.08'

MAINT./ PET WASH
F.F.E. 597.50'

EXISTING 50' LANDSCAPE BUFFER TO BE ABANDONED VIA PLAT PRIOR TO ISSUANCE OF CO.

CAMBRIDGE COURT
P.C. 41, PG. 220

50' LANDSCAPE BUFFER (PB. 40, PG. 117)(ITEM #12)

10' PUBE (PB. 40, PG. 117)(ITEM #12)

S 78°55'16" E 794.97'

N 07°57'35" E 659.93'

FLOYD MAYFIELD DRIVE (ROW)

ASPHALT

MATCH LINE

SEE SHEET C5.2

SEE ARCH. DETAILS FOR COMPACTOR SCREENING

N: 614404.59 E: 1801403.53
N: 614354.91 E: 1801663.95
N: 614404.97 E: 1801302.89
N: 614259.67 E: 1801441.97
N: 614265.07 E: 1801217.18
N: 614226.06 E: 1801216.98
N: 614057.24 E: 1801373.58
N: 614025.82 E: 1801463.20

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

ALLIANCE

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

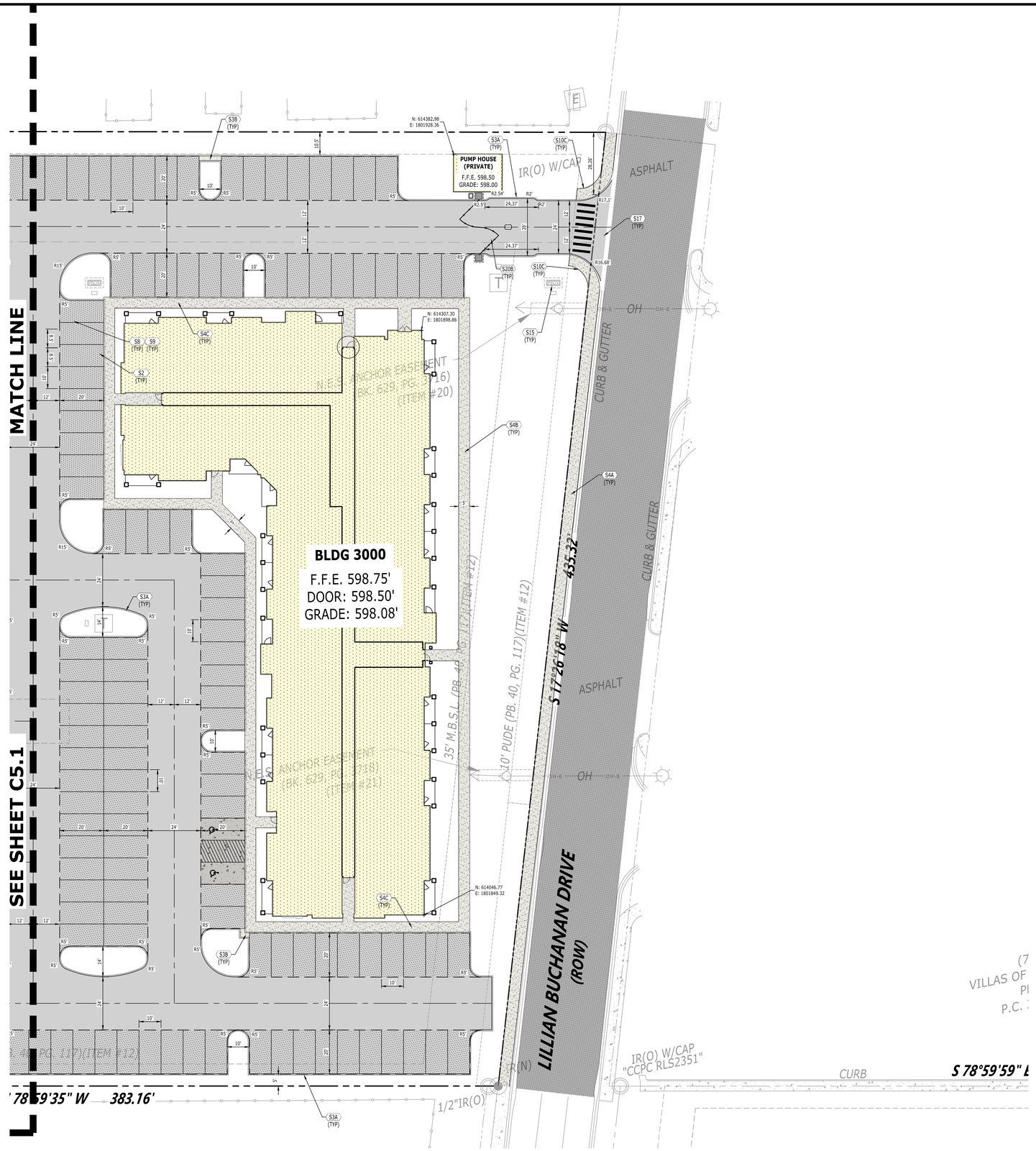
NO.	DESCRIPTION	DATE

DRAWING TITLE
DETAILED LAYOUT PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER
C5.1

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET_LAY.dwg-LAYOUT PLAN Feb 16, 2026 jlyost



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	5 / C8.0
S3A	CONCRETE POST CURB	7 / C8.0
S3B	CONCRETE CURB CUT	
S3C	CONCRETE CURB & GUTTER (PUBLIC)	3 / C8.0
S4A	CONCRETE SIDEWALK (PUBLIC)	4 / C8.0
S4B	CONCRETE SIDEWALK (PRIVATE)	11 / C8.0
S4C	CONCRETE SIDEWALK WITH TURN DOWN CURB	12 / C8.0
S5	SIDEWALK JOINTS	6 / C8.0
S6	CONCRETE STAIRS WITH HANDRAIL	13 / C8.0
S8	ACCESSIBLE SYMBOL	2 / C8.1
S9	ACCESSIBLE PARKING SPACE	1 / C8.1
S10A	ACCESSIBLE CURB RAMP	3 / C8.1
S10B	ACCESSIBLE RAMP - PARALLEL	4 / C8.1
S10C	ACCESSIBLE CURB RAMP (PUBLIC)	9 / C8.1
S11	TACTILE WARNING SURFACE	7 / C8.1
S13	RAMP WITH HANDRAIL	5 / C8.1
S14	BOLLARD	
S15	UTILITY PAD	14 / C8.0
S16	CONCRETE COMPACTOR PAD	
S17	DRIVEWAY RAMP	2 / C8.0
S18	DIRECTIONAL ARROWS	10 / C8.0
S19	PEDESTRIAN CROSSWALK	9 / C8.0
S20A	DECORATIVE SECURITY FENCE (SEE LANDSCAPE PLANS)	
S20B	SECURITY TRAFFIC GATE (SEE LANDSCAPE PLANS)	
S22	SEGMENTAL RETAINING WALL	8 / C8.1
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	A P
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	

N

0' 10' 20' 40' 60'

DRAWING SCALE (1"=20')

[redacted]

ALLIANCE

[redacted]

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

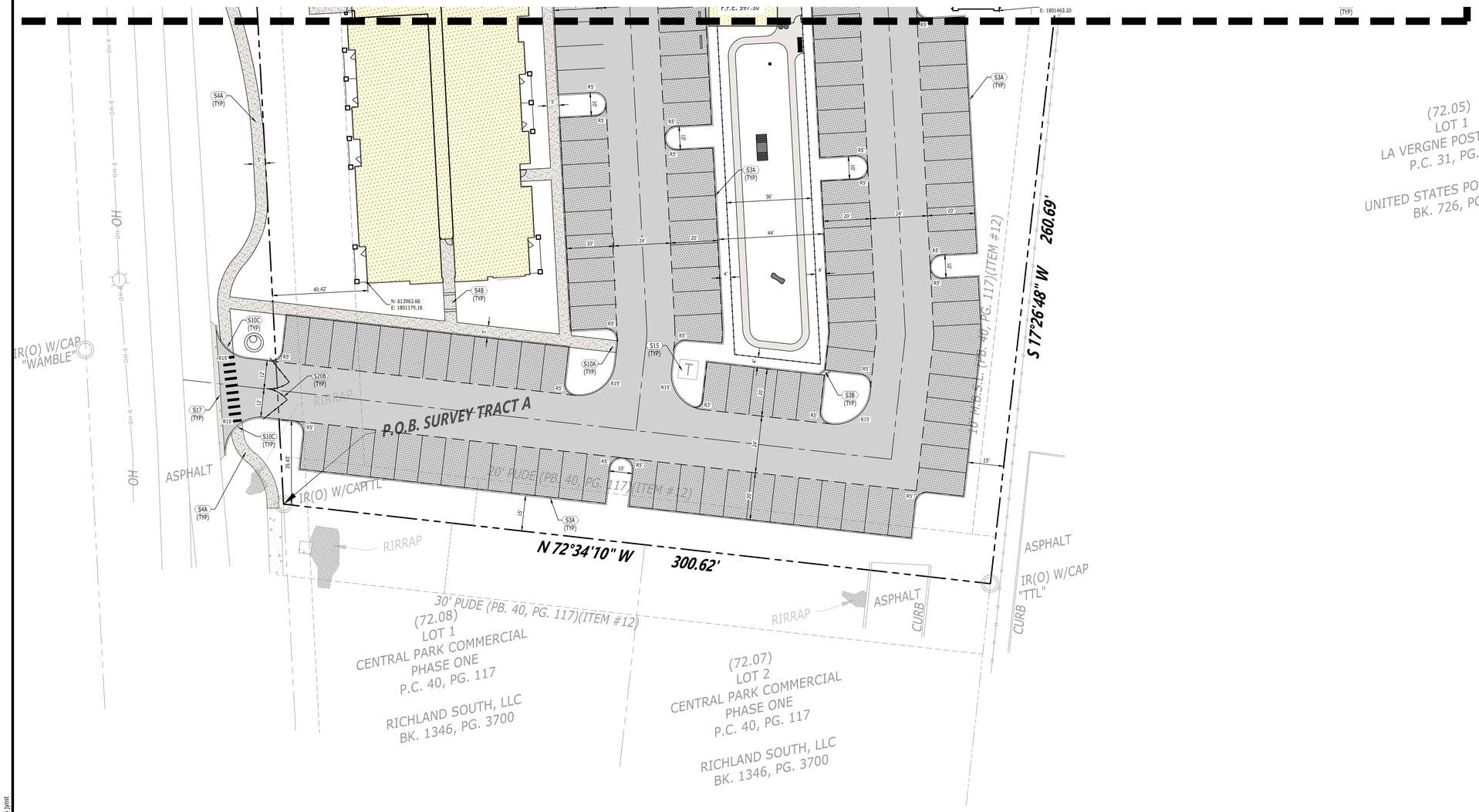
DRAWING TITLE

DETAILED LAYOUT PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER
C5.2

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET_LAY.dwg\LAYOUT PLAN (2) Feb 16, 2026 jyost



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	5 / C8.0
S3A	CONCRETE POST CURB	7 / C8.0
S3B	CONCRETE CURB CUT	
S3C	CONCRETE CURB & GUTTER (PUBLIC)	3 / C8.0
S4A	CONCRETE SIDEWALK (PUBLIC)	4 / C8.0
S4B	CONCRETE SIDEWALK (PRIVATE)	11 / C8.0
S4C	CONCRETE SIDEWALK WITH TURN DOWN CURB	12 / C8.0
S5	SIDEWALK JOINTS	6 / C8.0
S6	CONCRETE STAIRS WITH HANDRAIL	13 / C8.0
S8	ACCESSIBLE SYMBOL	2 / C8.1
S9	ACCESSIBLE PARKING SPACE	1 / C8.1
S10A	ACCESSIBLE CURB RAMP	3 / C8.1
S10B	ACCESSIBLE RAMP - PARALLEL	4 / C8.1
S10C	ACCESSIBLE CURB RAMP (PUBLIC)	9 / C8.1
S11	TACTILE WARNING SURFACE	7 / C8.1
S13	RAMP WITH HANDRAIL	5 / C8.1
S14	BOLLARD	
S15	UTILITY PAD	14 / C8.0
S16	CONCRETE COMPACTOR PAD	
S17	DRIVEWAY RAMP	2 / C8.0
S18	DIRECTIONAL ARROWS	10 / C8.0
S19	PEDESTRIAN CROSSWALK	9 / C8.0
S20A	DECORATIVE SECURITY FENCE (SEE LANDSCAPE PLANS)	
S20B	SECURITY TRAFFIC GATE (SEE LANDSCAPE PLANS)	
S22	SEGMENTAL RETAINING WALL	8 / C8.1
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	A P
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	

N

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

[redacted]

ALLIANCE

STATE OF TENNESSEE
No. 10003
2026

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

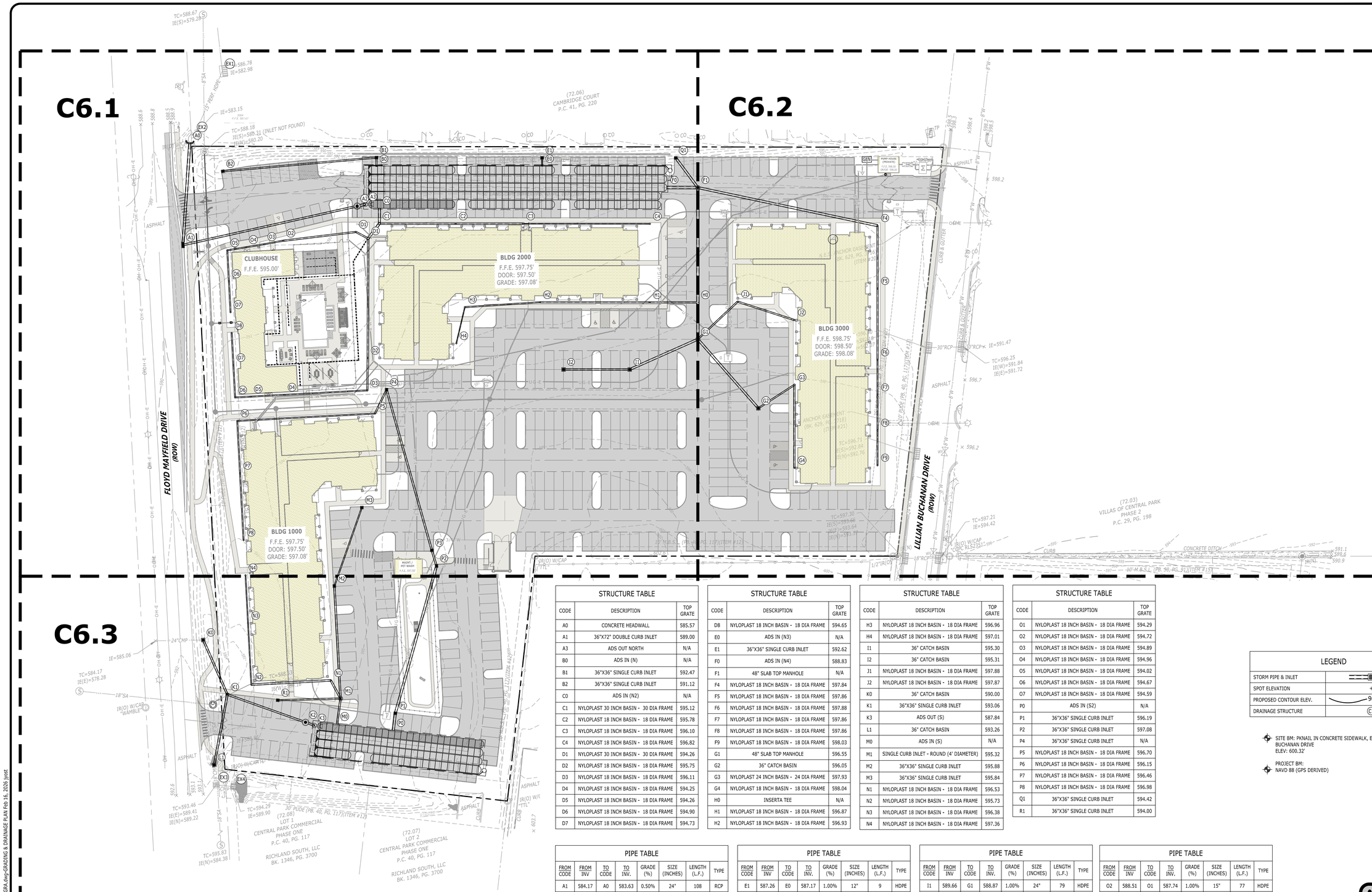
NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED LAYOUT PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER
C5.3

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET_LAY.dwg-LAYOUT PLAN (3) Feb 16, 2026 jyost



STRUCTURE TABLE		
CODE	DESCRIPTION	TOP GRATE
A0	CONCRETE HEADWALL	585.57
A1	36"X72" DOUBLE CURB INLET	589.00
A3	ADS OUT NORTH	N/A
B0	ADS IN (N)	N/A
B1	36"X36" SINGLE CURB INLET	592.47
B2	36"X36" SINGLE CURB INLET	591.12
C0	ADS IN (N2)	N/A
C1	NYLOPLAST 30 INCH BASIN - 30 DIA FRAME	595.12
C2	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	595.78
C3	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.10
C4	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.82
D1	NYLOPLAST 30 INCH BASIN - 30 DIA FRAME	594.26
D2	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	595.75
D3	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.11
D4	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.25
D5	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.26
D6	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.90
D7	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.73

STRUCTURE TABLE		
CODE	DESCRIPTION	TOP GRATE
D8	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.65
E0	ADS IN (N3)	N/A
E1	36"X36" SINGLE CURB INLET	592.62
F0	ADS IN (N4)	588.83
F1	48" SLAB TOP MANHOLE	N/A
F4	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.84
F5	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.86
F6	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.88
F7	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.86
F8	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.86
F9	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	598.03
G1	48" SLAB TOP MANHOLE	596.55
G2	36" CATCH BASIN	596.05
G3	NYLOPLAST 24 INCH BASIN - 24 DIA FRAME	597.93
G4	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	598.04
H0	INSERTA TEE	N/A
H1	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.87
H2	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.93

STRUCTURE TABLE		
CODE	DESCRIPTION	TOP GRATE
H3	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.96
H4	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.01
I1	36" CATCH BASIN	595.30
I2	36" CATCH BASIN	595.31
J1	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.88
J2	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.87
K0	36" CATCH BASIN	590.00
K1	36"X36" SINGLE CURB INLET	593.06
K3	ADS OUT (S)	587.84
L1	36" CATCH BASIN	593.26
M0	ADS IN (S)	N/A
M1	SINGLE CURB INLET - ROUND (4' DIAMETER)	595.32
M2	36"X36" SINGLE CURB INLET	595.88
M3	36"X36" SINGLE CURB INLET	595.84
N1	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.53
N2	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	595.73
N3	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.38
N4	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	597.36

STRUCTURE TABLE		
CODE	DESCRIPTION	TOP GRATE
O1	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.29
O2	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.72
O3	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.89
O4	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.96
O5	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.02
O6	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.67
O7	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	594.59
P0	ADS IN (S2)	N/A
P1	36"X36" SINGLE CURB INLET	596.19
P2	36"X36" SINGLE CURB INLET	597.08
P4	36"X36" SINGLE CURB INLET	N/A
P5	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.70
P6	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.15
P7	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.46
P8	NYLOPLAST 18 INCH BASIN - 18 DIA FRAME	596.98
Q1	36"X36" SINGLE CURB INLET	594.42
R1	36"X36" SINGLE CURB INLET	594.00

PIPE TABLE							
FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
A1	584.17	A0	583.63	0.50%	24"	108	RCP
A2	585.11	A1	584.17	0.50%	18"	189	RCP
B1	587.26	B0	587.16	1.00%	15"	9	HDPE
B2	588.89	B1	587.26	1.00%	15"	163	HDPE
C1	587.39	C0	587.23	1.00%	24"	16	HDPE
C2	588.20	C1	587.39	1.00%	15"	81	HDPE
C3	588.95	C2	588.20	1.05%	15"	71	HDPE
C4	590.25	C3	588.95	0.97%	8"	134	HDPE
D1	587.59	C1	587.39	1.00%	24"	20	HDPE
D2	588.85	D1	587.59	1.00%	15"	126	HDPE
D3	589.19	D2	588.85	1.00%	15"	34	HDPE
D4	590.07	D3	589.19	1.00%	12"	88	HDPE
D5	590.43	D4	590.07	1.00%	12"	36	HDPE
D6	590.60	D5	590.43	1.00%	12"	17	HDPE
D7	590.94	D6	590.60	1.00%	12"	34	HDPE
D8	591.28	D7	590.94	1.00%	12"	34	HDPE

PIPE TABLE							
FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
E1	587.26	E0	587.17	1.00%	12"	9	HDPE
F1	587.27	F0	587.10	0.50%	30"	33	HDPE
F4	589.21	F1	587.27	1.00%	24"	194	HDPE
F5	589.88	F4	589.21	1.00%	15"	67	HDPE
F6	590.63	F5	589.88	1.00%	15"	75	HDPE
F7	591.01	F6	590.63	1.00%	12"	37	HDPE
F8	591.38	F7	591.01	1.00%	12"	37	HDPE
F9	591.75	F8	591.38	1.00%	12"	37	HDPE
G1	588.87	H0	588.48	1.00%	30"	39	HDPE
G2	589.84	G1	588.87	1.00%	24"	97	HDPE
G3	590.30	G2	589.84	1.00%	15"	45	HDPE
G4	591.18	G3	590.30	1.00%	15"	88	HDPE
H1	589.16	H0	588.65	1.00%	15"	51	HDPE
H2	590.35	H1	589.19	1.00%	15"	116	HDPE
H3	591.15	H2	590.35	1.00%	12"	79	HDPE
H4	591.54	H3	591.15	1.00%	8"	39	HDPE

PIPE TABLE							
FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
I1	589.66	G1	588.87	1.00%	24"	79	HDPE
I2	590.36	I1	589.66	1.00%	18"	70	HDPE
J1	589.45	G1	588.87	1.00%	15"	58	HDPE
J2	590.08	J1	589.45	1.00%	15"	63	HDPE
K1	586.19	K0	585.87	0.50%	18"	63	RCP
K2	586.62	K1	586.19	0.50%	18"	88	HDPE
K3	586.67	K2	586.62	0.50%	18"	10	HDPE
L1	588.85	K1	586.19	3.51%	18"	76	RCP
M1	587.57	M0	587.43	0.50%	18"	27	HDPE
M2	588.76	M1	587.57	1.00%	18"	119	HDPE
M3	589.64	M2	588.76	1.00%	12"	88	HDPE
N1	587.79	M1	587.57	1.00%	18"	22	HDPE
N2	588.63	N1	587.79	1.00%	18"	84	HDPE
N3	589.28	N2	588.63	1.00%	10"	65	HDPE
N4	589.79	N3	589.28	1.00%	10"	51	HDPE
O1	587.74	D1	587.59	1.00%	15"	15	HDPE

PIPE TABLE							
FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
O2	588.51	O1	587.74	1.00%	15"	77	HDPE
O3	588.71	O2	588.51	1.00%	12"	20	HDPE
O4	588.91	O3	588.71	1.00%	12"	20	HDPE
O5	589.11	O4	588.91	1.00%	12"	20	HDPE
O6	589.44	O5	589.11	1.00%	12"	33	HDPE
O7	589.77	O6	589.44	1.00%	12"	33	HDPE
P1	587.63	P0	587.45	1.00%	24"	18	HDPE
P2	589.25	P1	587.63	1.00%	24"	162	HDPE
P4	591.19	P3	589.42	1.00%	18"	177	HDPE
P5	591.47	P4	591.19	1.00%	15"	28	HDPE
P6	592.93	P5	591.47	1.00%	12"	146	HDPE
P7	593.48	P6	592.93	1.00%	12"	56	HDPE
P8	594.19	P7	593.48	1.00%	12"	71	HDPE

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	+0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1

SITE BM: PKNAIL IN CONCRETE SIDEWALK, EAST SIDE OF LILLIAN BUCHANAN DRIVE
ELEV: 600.32'

PROJECT BM:
NAVD 88 (GPS DERIVED)

Know what's below. Call before you dig.

0' 20' 40' 80' 120'
DRAWING SCALE (1"=40')

[redacted]

ALLIANCE [redacted]

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

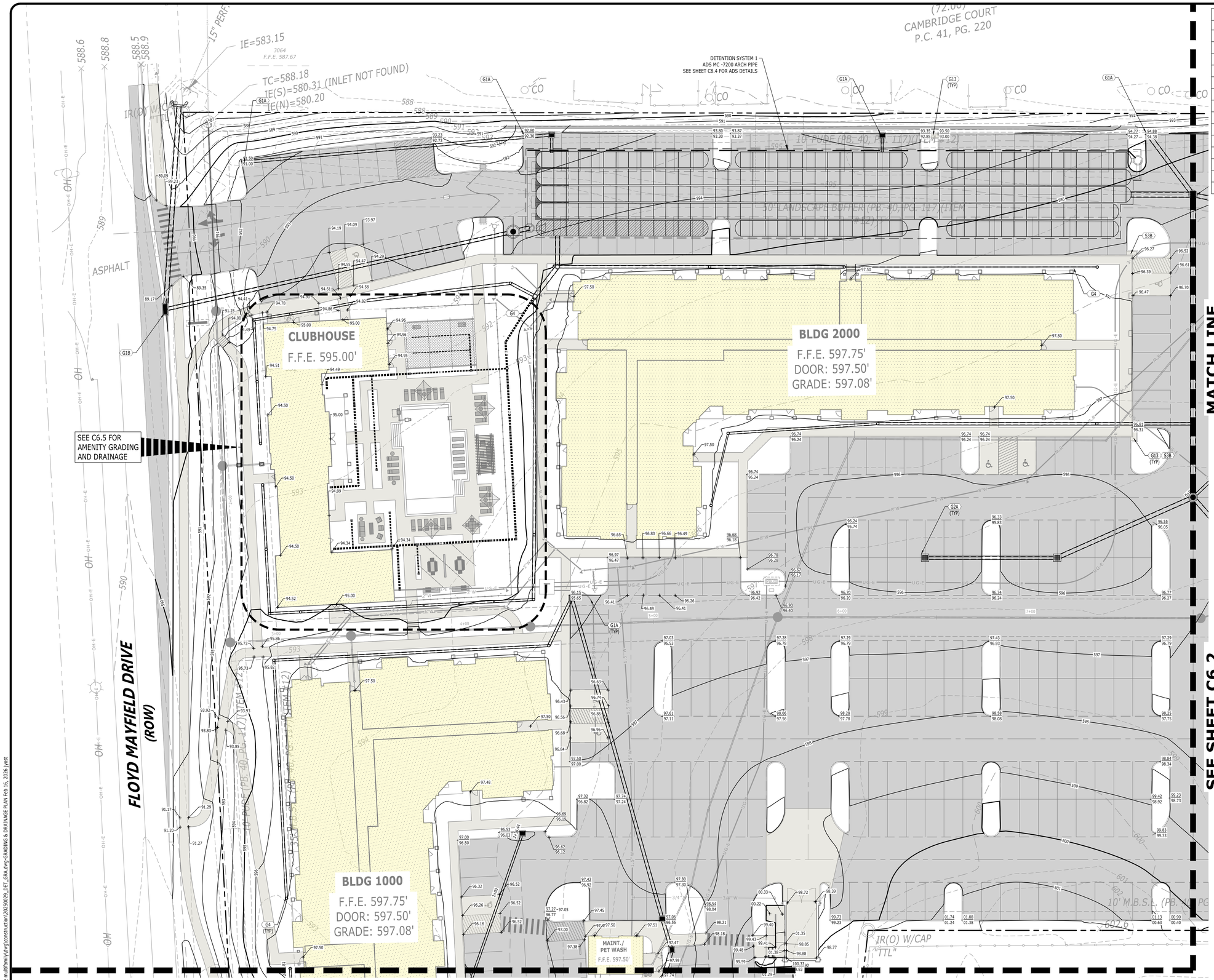
GRADING & DRAINAGE PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER

C6.0

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_GRA.dwg-GRADING & DRAINAGE PLAN Feb 15, 2026 jyost



GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	4 / C8.3
G1B	DOUBLE CURB INLET	7 / C8.3
G2A	CATCH BASIN	1 / C8.3
G3	JUNCTION MANHOLE	6 / C8.3
G4	NYLOPLAST BASIN	8 / C8.3
G5	CLEANOUT	
G6	DETENTION POND OUTLET STRUCTURE	
G8B	CONCRETE HEADWALL - WINGED	3 / C8.3
G11	BUILDING DOWNSPOUT CONNECTION	5 / C8.3
G13	CONCRETE FLUME	2 / C8.3
G16	SILT FENCE	
G18A	FILTER FABRIC INLET PROTECTION	
G18B	DANDY BAG INLET PROTECTION	
S3B	CONCRETE CURB CUT	

LEGEND

STORM PIPE & INLET	
SPOT ELEVATION	0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1

BMP WATER QUALITY STRUCTURE NOTES:

BMP STRUCTURE DETENTION SYSTEM 1:
1YR - 24HR PEAK:
Q= 18.72 CFS
WQv= 18,078 FT^3

BMP STRUCTURE DETENTION SYSTEM 2:
1YR - 24HR PEAK:
Q= 7.17 CFS
WQv= 6,934 FT^3

SITE BM: PKNAIL IN CONCRETE SIDEWALK, EAST SIDE OF LILLIAN BUCHANAN DRIVE
ELEV: 600.32'

PROJECT BM:
NAVD 88 (GPS DERIVED)

Know what's below. Call before you dig.

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

[redacted]

[redacted]

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

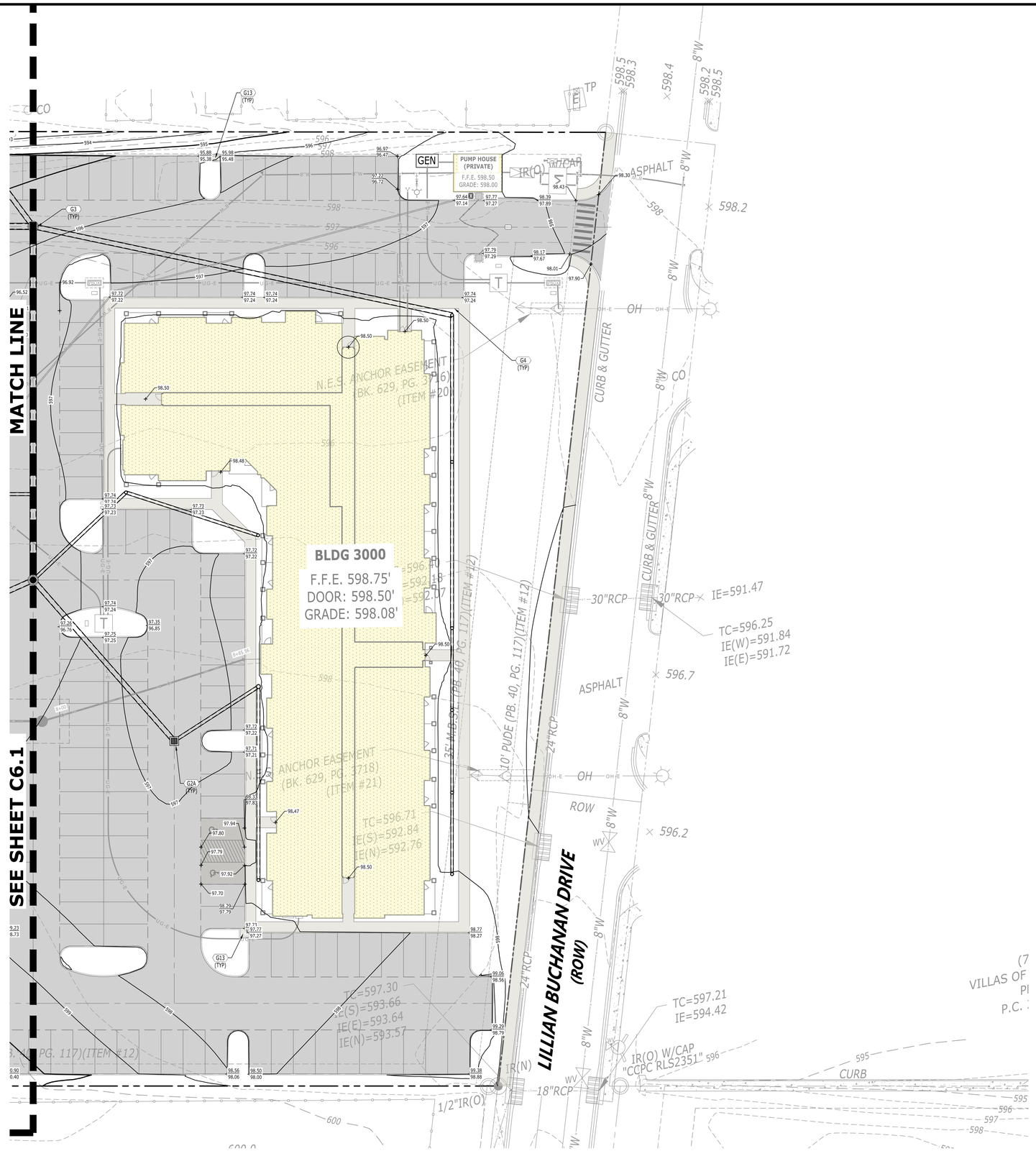
NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED GRADING & DRAINAGE PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER
C6.1

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET_GRA.dwg<GRADING & DRAINAGE PLAN Feb 16, 2026 jjyost



GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	4 / C8.3
G1B	DOUBLE CURB INLET	7 / C8.3
G2A	CATCH BASIN	1 / C8.3
G3	JUNCTION MANHOLE	6 / C8.3
G4	NYLOPLAST BASIN	8 / C8.3
G5	CLEANOUT	
G6	DETENTION POND OUTLET STRUCTURE	
G8B	CONCRETE HEADWALL - WINGED	3 / C8.3
G11	BUILDING DOWNSPOUT CONNECTION	5 / C8.3
G13	CONCRETE FLUME	2 / C8.3
G16	SILT FENCE	
G18A	FILTER FABRIC INLET PROTECTION	
G18B	DANDY BAG INLET PROTECTION	
S3B	CONCRETE CURB CUT	

LEGEND

STORM PIPE & INLET	
SPOT ELEVATION	0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1

SITE BM: PKNAIL IN CONCRETE SIDEWALK, EAST SIDE OF LILLIAN BUCHANAN DRIVE
ELEV: 600.32'

PROJECT BM:
NAVD 88 (GPS DERIVED)

Know what's below. Call before you dig.

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

[redacted]

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED GRADING & DRAINAGE PLAN

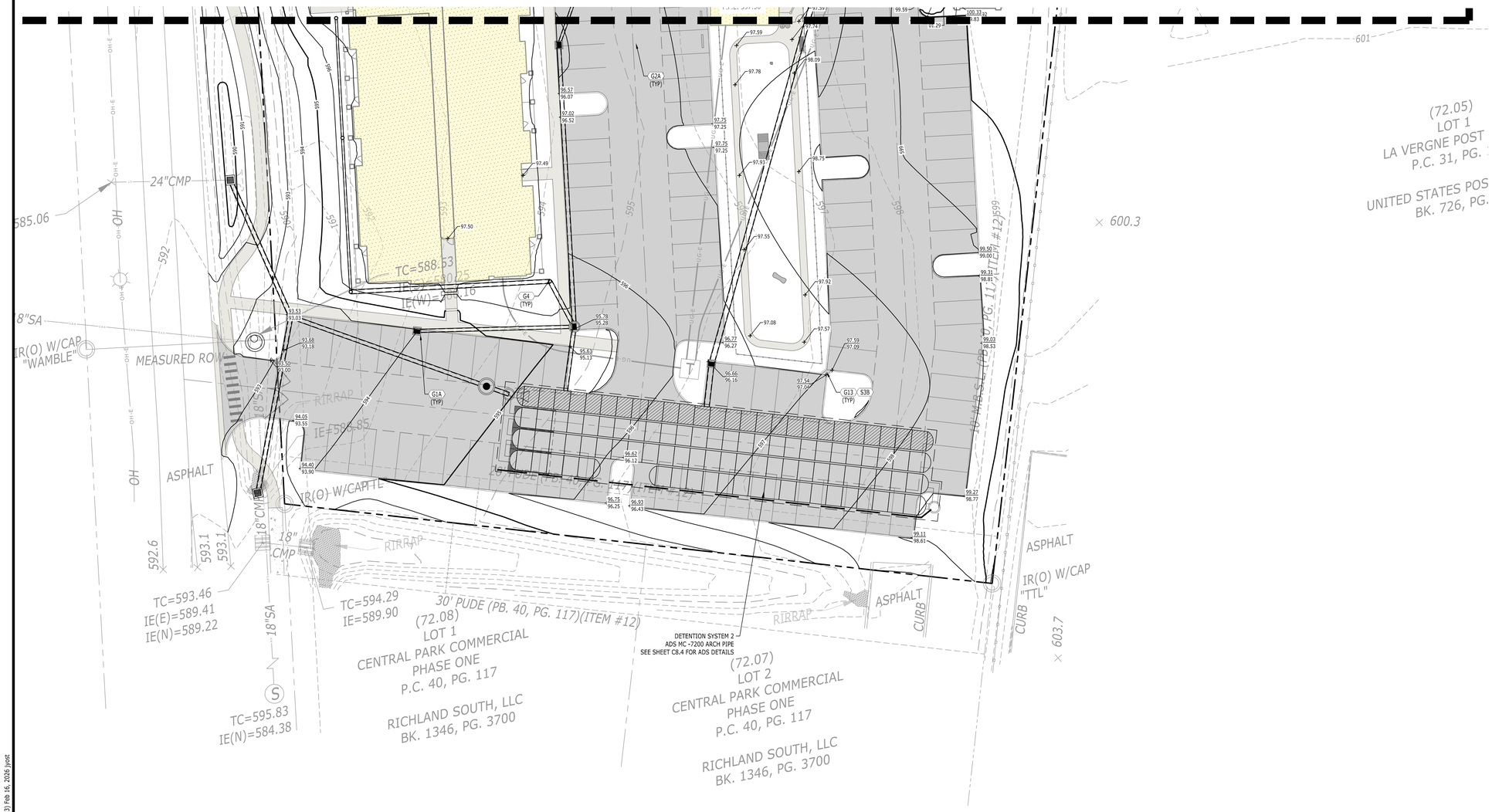
PROJECT NUMBER
20250029

DRAWING NUMBER
C6.2

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET_GRA.dwg-GRADING & DRAINAGE PLAN (2) Feb 16, 2026 jvyat

SEE SHEET C6.1

MATCH LINE



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	4 / C8.3
G1B	DOUBLE CURB INLET	7 / C8.3
G2A	CATCH BASIN	1 / C8.3
G3	JUNCTION MANHOLE	6 / C8.3
G4	NYLOPLAST BASIN	8 / C8.3
G5	CLEANOUT	
G6	DETENTION POND OUTLET STRUCTURE	
G8B	CONCRETE HEADWALL - WINGED	3 / C8.3
G11	BUILDING DOWNSPOUT CONNECTION	5 / C8.3
G13	CONCRETE FLUME	2 / C8.3
G16	SILT FENCE	
G18A	FILTER FABRIC INLET PROTECTION	
G18B	DANDY BAG INLET PROTECTION	
S3B	CONCRETE CURB CUT	

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1

BMP WATER QUALITY STRUCTURE NOTES:

BMP STRUCTURE DETENTION SYSTEM 1:
1YR - 24HR PEAK:
Q_P= 18.72 CFS
WQ_V= 18,078 FT^3

BMP STRUCTURE DETENTION SYSTEM 2:
1YR - 24HR PEAK:
Q_P= 7.17 CFS
WQ_V= 6,934 FT^3

SITE BM: PKNAIL IN CONCRETE SIDEWALK, EAST SIDE OF LILLIAN BUCHANAN DRIVE
ELEV: 600.32'

PROJECT BM:
NAVD 88 (GPS DERIVED)

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

N

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

[redacted]

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

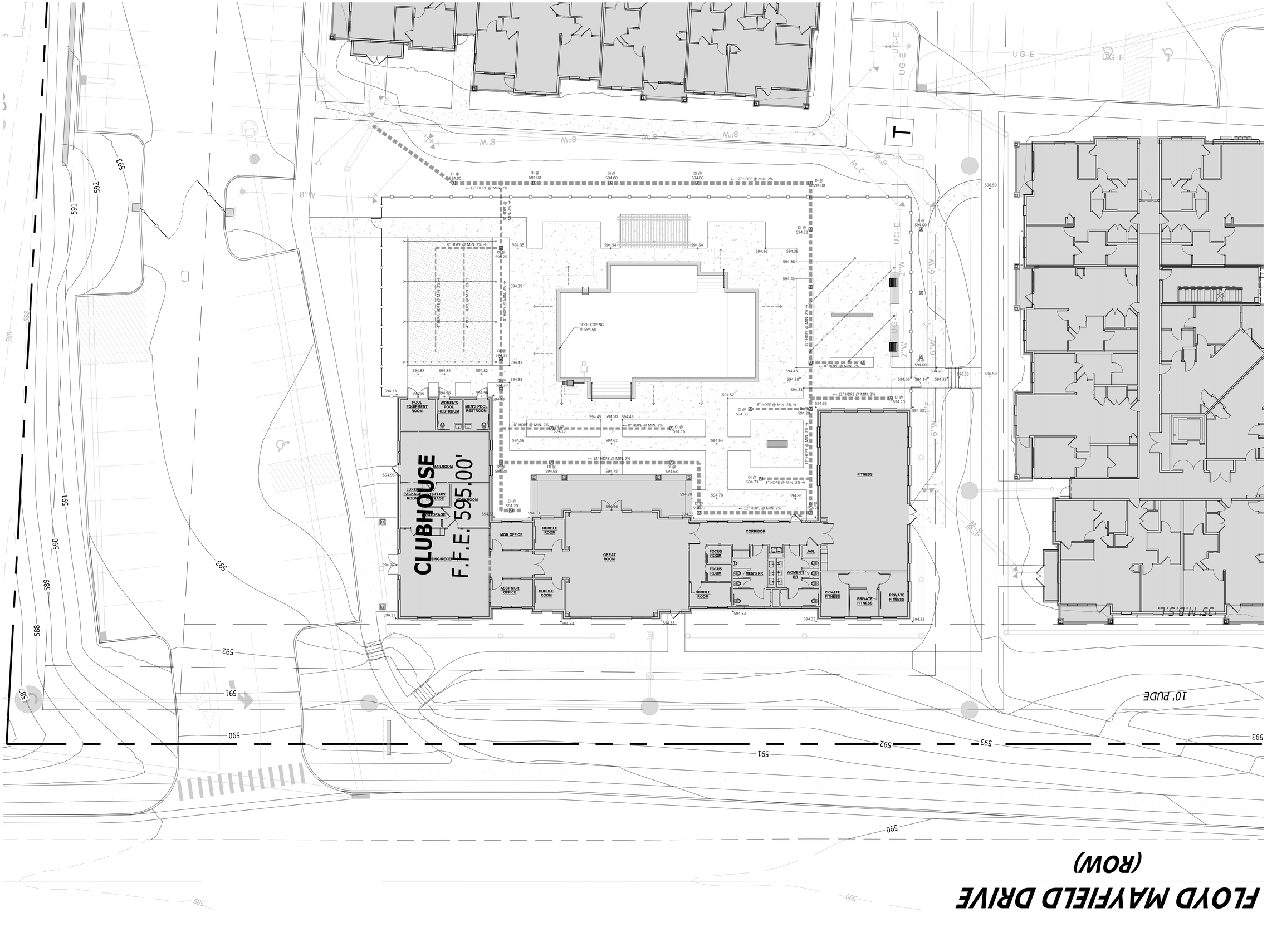
NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED GRADING & DRAINAGE PLAN

PROJECT NUMBER
20250029

DRAWING NUMBER
C6.3

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET_GRA.dwg-GRADING & DRAINAGE PLAN (3) Feb 16, 2026 jyost



THE MAYFIELD BY BROADSTONE
LA VERGNE, TN

DATE	RELEASE	NO.
12.19.25	1ST LDP SUBMITTAL	
1.29.26	2ND LDP SUBMITTAL	
2.6.26	3RD LDP SUBMITTAL	

NORTH

SCALE

0' 5' 10' 20'

SCALE: 1" = 10'

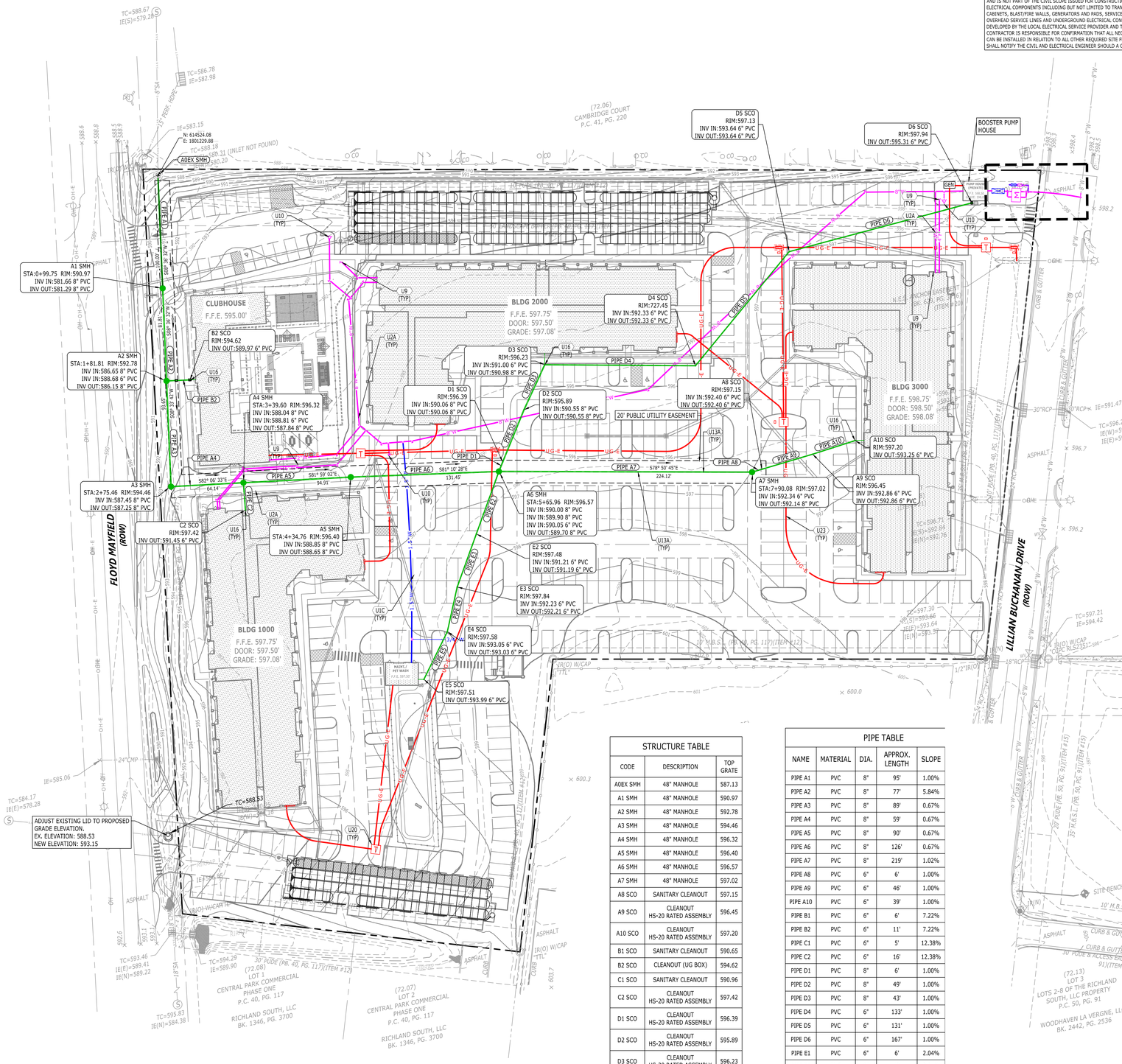
SHEET TITLE

AMENITY AREA GRADING AND DRAINAGE PLAN

SHEET NUMBER

C6.5

NOT ISSUED FOR CONSTRUCTION



SITE ELECTRICAL COORDINATION

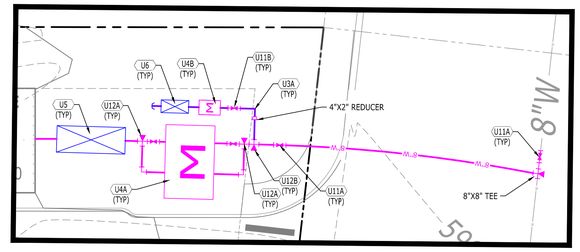
THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY THE LOCAL ELECTRICAL SERVICE PROVIDER AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.

UTILITY KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
U1A	WATER LINE (6")	
U1B	WATER LINE (4")	
U1C	WATER LINE (1.5")	
U2A	WATER LINE (8")	
U2B	FIRE LINE (6")	
U3A	IRRIGATION LINE (2")	
U4A	8" COMBINED FIRE AND DOMESTIC WATER METER (STD DTL 023)	3 / C8.2
U4B	WATER METER (2") (STD DTL W-040)	8 / C8.2
U5	8" REDUCED PRESSURE DETECTOR ASSEMBLY (STD DTL 070)	2 / C8.2
U6	2" REDUCED PRESSURE BACKFLOW PREVENTER (STD DTL 070)	2 / C8.2
U7	WATER BLOCKING/KICKERS	7 / C8.2
U8	POST INDICATOR VALVE	
U9	FIRE DEPARTMENT CONNECTION (SINGLE 5" STORTZ PER CTY OF LA VERGNE)	
U10	FIRE HYDRANT ASSEMBLY	4 / C8.2
U11A	WATER VALVE (8")	
U11B	WATER VALVE (2")	
U12A	TEE 8"X6"	
U12B	TEE 8"X4"	
U13A	SANITARY SEWER LINE (8" PVC SDR 26)	
U13B	SANITARY SEWER LINE (SPECIFY SIZE)	
U15	SANITARY SEWER MANHOLE	10/ C8.2
U16	SANITARY SEWER CLEANOUT	
U20	ELECTRIC TRANSFORMER	
U21	UNDERGROUND ELECTRIC LINE	
U22	OVERHEAD ELECTRIC LINE	
U23	UNDERGROUND COMMUNICATION LINE	
U24	OVERHEAD COMMUNICATION LINE	
U25	SITE LIGHTING	
U26	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	

LEGEND

WATER LINE	W
FIRE LINE	F
GAS LINE	GAS
MANHOLE & CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	
BEND WITH THRUST BLOCK	
WATER VALVE	
UNDERGROUND ELECTRIC	UG-E



IRRIGATION SCHEMATIC

SCALE: 1" = 10'

STRUCTURE TABLE

CODE	DESCRIPTION	TOP GRATE
A0EX SMH	48" MANHOLE	587.13
A1 SMH	48" MANHOLE	590.97
A2 SMH	48" MANHOLE	592.78
A3 SMH	48" MANHOLE	594.46
A4 SMH	48" MANHOLE	596.32
A5 SMH	48" MANHOLE	596.40
A6 SMH	48" MANHOLE	596.57
A7 SMH	48" MANHOLE	597.02
A8 SCO	SANITARY CLEANOUT	597.15
A9 SCO	CLEANOUT HS-20 RATED ASSEMBLY	596.45
A10 SCO	CLEANOUT HS-20 RATED ASSEMBLY	597.20
B1 SCO	SANITARY CLEANOUT	590.65
B2 SCO	CLEANOUT (UG BOX)	594.62
C1 SCO	SANITARY CLEANOUT	590.96
C2 SCO	CLEANOUT HS-20 RATED ASSEMBLY	597.42
D1 SCO	CLEANOUT HS-20 RATED ASSEMBLY	596.39
D2 SCO	CLEANOUT HS-20 RATED ASSEMBLY	595.89
D3 SCO	CLEANOUT HS-20 RATED ASSEMBLY	596.23
D4 SCO	SANITARY CLEANOUT	727.45
D5 SCO	SANITARY CLEANOUT	597.13
D6 SCO	SANITARY CLEANOUT	597.94
E1 SCO	SANITARY CLEANOUT	592.14
E2 SCO	CLEANOUT HS-20 RATED ASSEMBLY	597.48
E3 SCO	CLEANOUT HS-20 RATED ASSEMBLY	597.84
E4 SCO	CLEANOUT HS-20 RATED ASSEMBLY	597.58
E5 SCO	CLEANOUT HS-20 RATED ASSEMBLY	597.51

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
PIPE A1	PVC	8"	95'	1.00%
PIPE A2	PVC	8"	77'	5.84%
PIPE A3	PVC	8"	89'	0.67%
PIPE A4	PVC	8"	59'	0.67%
PIPE A5	PVC	8"	90'	0.67%
PIPE A6	PVC	8"	126'	0.67%
PIPE A7	PVC	8"	219'	1.02%
PIPE A8	PVC	6"	6'	1.00%
PIPE A9	PVC	6"	46'	1.00%
PIPE A10	PVC	6"	39'	1.00%
PIPE B1	PVC	6"	6'	7.22%
PIPE B2	PVC	6"	11'	7.22%
PIPE C1	PVC	6"	5'	12.38%
PIPE C2	PVC	6"	16'	12.38%
PIPE D1	PVC	8"	6'	1.00%
PIPE D2	PVC	8"	49'	1.00%
PIPE D3	PVC	8"	43'	1.00%
PIPE D4	PVC	6"	133'	1.00%
PIPE D5	PVC	6"	131'	1.00%
PIPE D6	PVC	6"	167'	1.00%
PIPE E1	PVC	6"	6'	2.04%
PIPE E2	PVC	6"	49'	2.04%
PIPE E3	PVC	6"	49'	2.04%
PIPE E4	PVC	6"	40'	2.04%
PIPE E5	PVC	6"	46'	2.04%

FIRE HYDRANT FLOW TEST RESULTS

MONITORING HYDRANT (FH: 1194):
STATIC PRESSURE: 68 PSI
RESIDUAL PRESSURE: 58 PSI
CALC'D FLOW RATE @ 20 PSI: 2,767 GPM
FLOWING HYDRANT (FH: 525):
FLOW RATE: 1,186 GPM
PERFORMED BY: CITY OF LA VERGNE
DATE: 06/20/2024
TIME: AM

0' 20' 40' 80' 120'
DRAWING SCALE (1"=40')

(615) 822-2200 | WWW.CRAIGTISDALE.COM

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DESCRIPTION	DATE

DRAWING TITLE

UTILITY PLAN

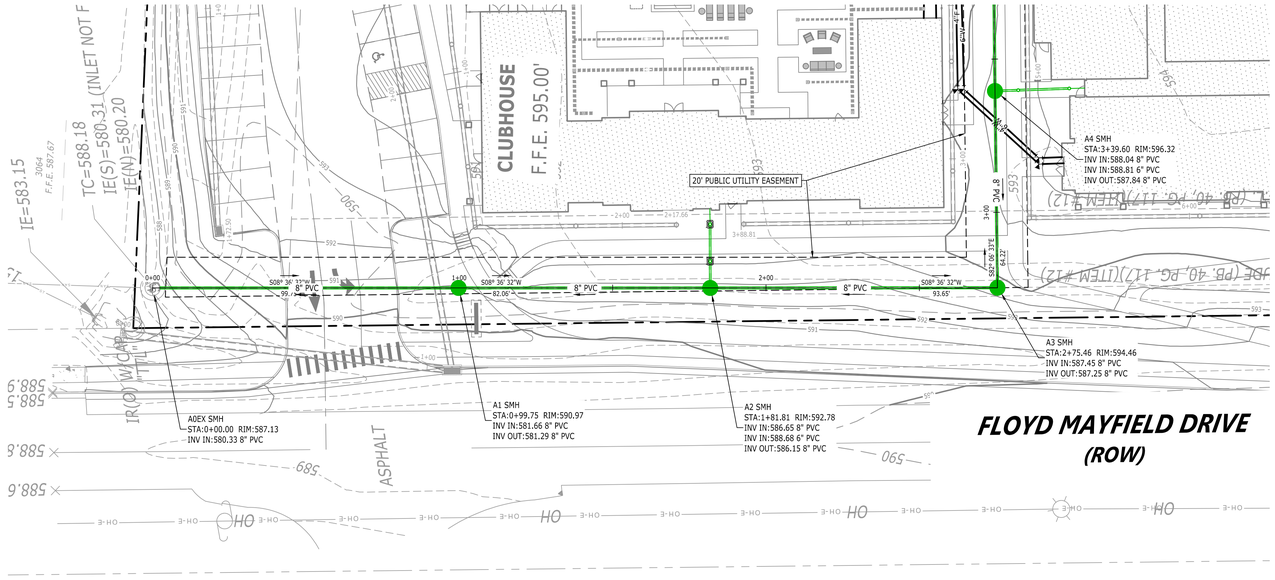
PROJECT NUMBER
20250029

DRAWING NUMBER
C7.0

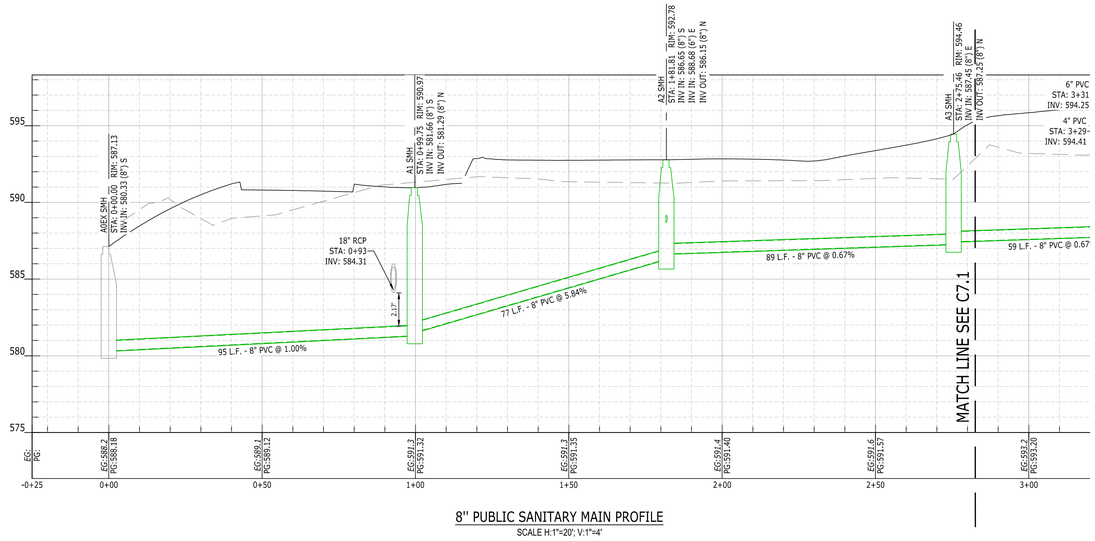
P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_UTL.dwg-C7.0 UTILITY PLAN Feb 16, 2026 jvost

SITE ELECTRICAL COORDINATION

THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY THE LOCAL ELECTRICAL SERVICE PROVIDER AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.



8" PUBLIC SANITARY - LINE A



8" PUBLIC SANITARY MAIN PROFILE

SCALE H:1"=20'; V:1"=4'

0' 10' 20' 40' 60'

DRAWING SCALE (1"=20')

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

PUBLIC SANITARY SEWER PLAN & PROFILE

PROJECT NUMBER
20250029

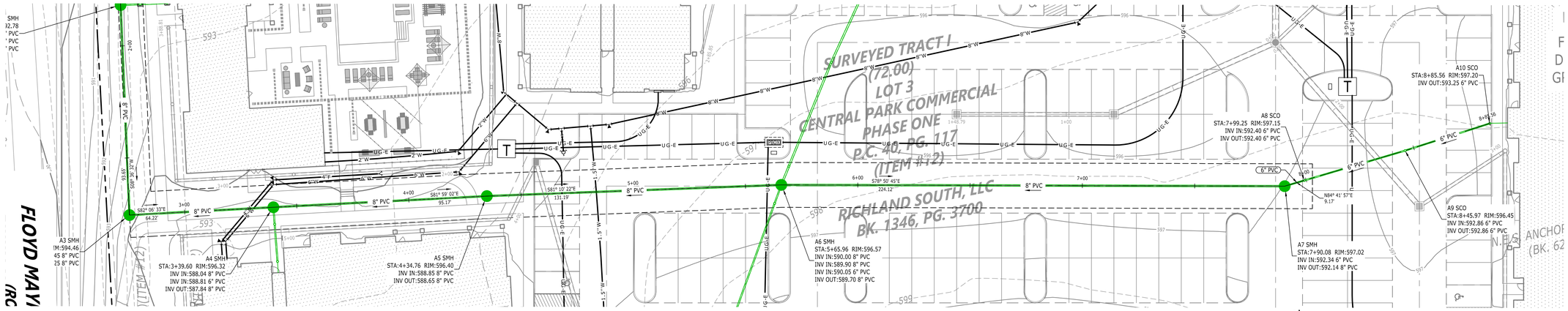
DRAWING NUMBER

C7.1

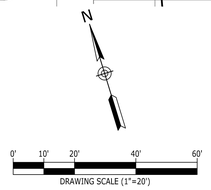
P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_SAN P & P.dwg-C7.1 PUBLIC SAN P AND P Feb 16, 2026 jyost

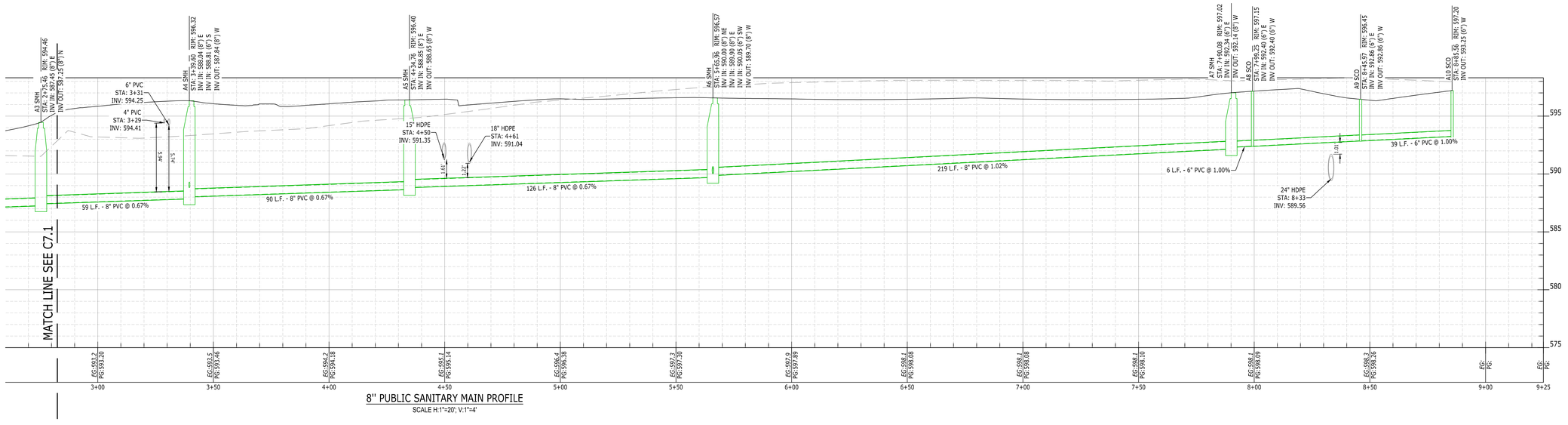
SITE ELECTRICAL COORDINATION

THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY THE LOCAL ELECTRICAL SERVICE PROVIDER AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.



8" PUBLIC SANITARY - LINE A





8'' PUBLIC SANITARY MAIN PROFILE

SCALE H:1"=20', V:1"=4'

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

SITE PLAN SUBMITTAL

NO.	DATE	DESCRIPTION

DRAWING TITLE

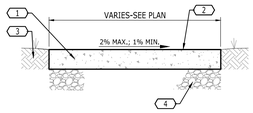
PUBLIC SANITARY SEWER PLAN & PROFILE

PROJECT NUMBER
20250029

DRAWING NUMBER
C7.2

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_SAN P & P.dwg-C7.1 PUBLIC SAN P AND P (2) Feb 16, 2026 yost

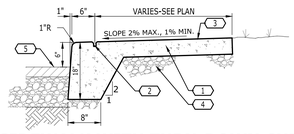
KEYNOTES	
CODE	DESCRIPTION
1	3500 PSI CONCRETE, 4" THICK WITH FIBERFORCE 350 FIBER REINFORCEMENT AT A DOSING RATE OF 1.0 LBS/CY., BROOM FINISH; CROSS SLOPE 2% MAX., 1% MIN.
2	PROVIDE CONTRACTION AND EXPANSION JOINTS AT SPECIFIED INTERVALS. SEE SIDEWALK JOINTING DETAILS AND PROJECT SPECIFICATIONS.
3	TOPSOIL; PLACE WITHIN ½" OF WALKWAY SURFACE
4	4" MINERAL AGGREGATE BASE



11 **CONCRETE SIDEWALK**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	3500 PSI CONCRETE, 4" THICK WITH FIBERFORCE 350 FIBER REINFORCEMENT AT A DOSING RATE OF 1.0 LBS/CY.; USE 8" THICKNESS WHERE HS-20-44 LOADING IS REQUIRED (SEE PLANS); BROOM FINISH
2	SCORE JOINT; REFER TO DETAIL
3	PROVIDE CONTRACTION AND EXPANSION JOINTS AT SPECIFIED INTERVALS. SEE SIDEWALK JOINTING DETAILS AND PROJECT SPECIFICATIONS.
4	4" MINERAL AGGREGATE OR SAND BASE; USE 6" AGGREGATE BASE WHERE HS-20-44 LOADING IS REQUIRED (SEE PLANS)
5	PAVEMENT; REFER TO DETAIL

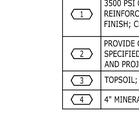


12 **SIDEWALK WITH TURN-DOWN CURB**

NOT TO SCALE

NOTES:
1. SLOPE STEPS 1/8" TO FRONT FOR DRAINAGE.
2. USE 3500 PSI CONCRETE AND ASTM GRADE 60 STEEL.

KEYNOTES	
CODE	DESCRIPTION
1	1-1/2" O.D. STEEL PIPE RAIL (TYP). GRIND WELDS SMOOTH, PRIME WITH 2 COATS OF RUST RESISTANT PRIMER AND PAINT WITH TWO COATS OF ENAMEL. COLOR TO BE SELECTED BY THE ARCHITECT.
2	1/2" SQ. 14 GA. TUBULAR STEEL PICKETS 4" O.C.
3	1-1/2" O.D. TUBULAR STEEL POST
4	CONCRETE SIDEWALK; REFER TO DETAIL
5	2" SQ. TUBULAR STEEL SLEEVE FOR POST. GROUT POST IN PLACE WITH NON-SHRINK GROUT. 4" DEEP, CAST IN PLACE.
6	No. 3 BARS 8" APART EACH WAY
7	4" MINERAL AGGREGATE BASE



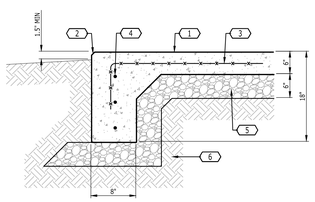
TREADS

13 **CONCRETE STAIRS WITH HANDRAIL**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	4000 P.S.I. CONCRETE PAD WITH SMOOTH TROWELLED FINISH
2	1" CHAMFER ALL AROUND
3	6X6 x W29 x W2.9 W.W.F.
4	3 No. 4 BARS, CONTINUOUS
5	CRUSHED AGGREGATE BASE
6	COMPACTED SUBGRADE

NOTES:
1. REFER TO PLANS FOR SLAB SIZE.
2. PROVIDE 1/2" EXPANSION JOINT WHERE ADJACENT TO RIGID MATERIAL.
3. SLOPE SLAB 1% MIN, 2% MAX.

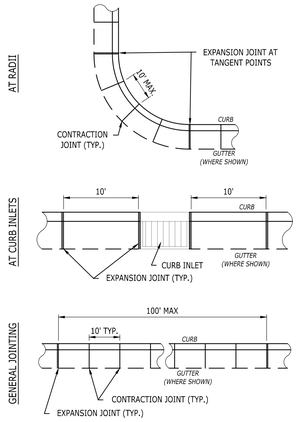


14 **HEAVY DUTY UTILITY PAD**

NOT TO SCALE

NOTES:

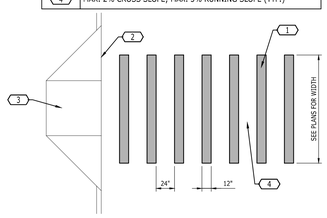
1. PROVIDE JOINTS MEETING THE FOLLOWING REQUIREMENTS:
   - **1.1. CONTRACTION (CONTROL) JOINTS**: SAW CUT JOINTS TO ONE-QUARTER THE DEPTH OF THE CURB OR CURB/GUTTER SECTION.
   - **1.2. EXPANSION JOINTS:** INSTALL ½" PREFORMED EXPANSION JOINT MATERIAL TO FULL DEPTH OF CURB OR CURB/GUTTER SECTION. CUT TO ½" INSET FROM TOP SURFACE OF CURB.
2. PROVIDE JOINTING AT INTERVALS AS NOTED HEREIN, ON THE PLANS, AND/OR IN THE SPECIFICATIONS. JOINTING INTERVALS MAY BE REDUCED BASED ON SITE GEOMETRY, LOCATION OF OBSTRUCTIONS, ALIGNMENT WITH CURB/SIDEWALK JOINTING, AND OTHER FACTORS.
3. ALL CURB JOINTS SHALL BE INSTALLED PERPENDICULAR TO THE FACE OF THE CURB.
4. REFER TO CURB RAMP DETAIL(S) FOR EXPANSION JOINT REQUIREMENTS AT ACCESSIBLE PATHS AND CURB RAMPS.
5. ALIGN CURB JOINTS WITH JOINTS OF CORRESPONDING TYPES (CONTRACTION OR EXPANSION) IN ADJOINING SIDEWALKS OR CONCRETE PAVEMENT. SEE DETAILS ELSEWHERE FOR SIDEWALK AND CONCRETE PAVEMENT JOINTING, WHERE APPLICABLE.
6. ADDITIONAL JOINTING REQUIREMENTS MAY APPLY BETWEEN SEPARATE CURB OR CURB/GUTTER AND CONCRETE PAVEMENT. SEE CONCRETE PAVEMENT JOINTING DETAILS ELSEWHERE, WHERE APPLICABLE.



8 **CONCRETE CURB JOINTS**

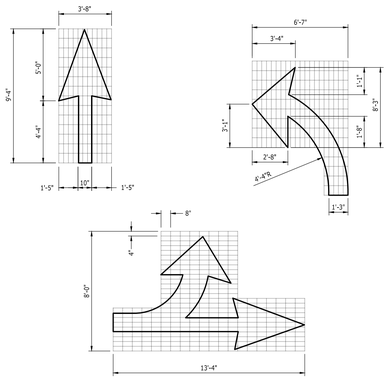
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	PEDESTRIAN CROSSWALK; MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT; PAINT 12" WIDE STRIPES AS INDICATED WITH PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL; CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
2	FACE OF CURB
3	ACCESSIBLE RAMP; SEE DETAIL
4	MAX. 2% CROSS SLOPE; MAX. 5% RUNNING SLOPE (TYP.)



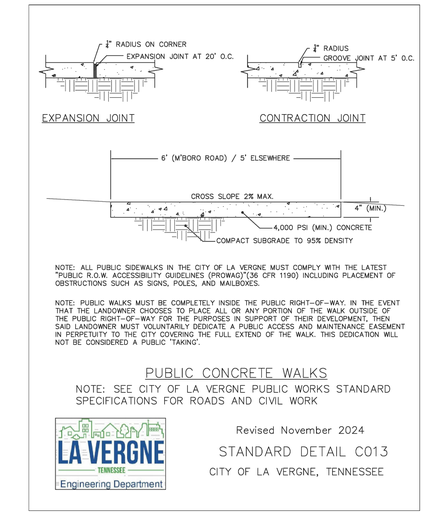
9 **PEDESTRIAN CROSSWALK**

NOT TO SCALE



10 **PAINTED DIRECTIONAL ARROWS**

NOT TO SCALE



NOTE: ALL PUBLIC SIDEWALKS IN THE CITY OF LA VERGNE MUST COMPLY WITH THE LATEST "PUBLIC R.O.W. ACCESSIBILITY GUIDELINES (PROWAG)"(36 CFR 1190) INCLUDING PLACEMENT OF OBSTRUCTIONS SUCH AS SIGNS, POLES, AND MAILBOXES.

NOTE: PUBLIC WALKS MUST BE COMPLETELY INSIDE THE PUBLIC RIGHT-OF-WAY. IN THE EVENT THAT THE LANDOWNER CHOOSES TO PLACE ALL OR ANY PORTION OF THE WALK OUTSIDE OF THE PUBLIC RIGHT-OF-WAY FOR THE PURPOSES IN SUPPORT OF THEIR DEVELOPMENT, THEN SAID LANDOWNER MUST VOLUNTARILY DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT IN PERPETUITY TO THE CITY COVERING THE FULL EXTEND OF THE WALK. THIS DEDICATION WILL NOT BE CONSIDERED A PUBLIC 'TAKING'.

PUBLIC CONCRETE WALKS

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

Revised November 2024

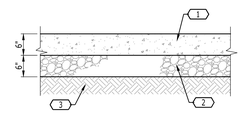
STANDARD DETAIL C013

CITY OF LA VERGNE, TENNESSEE

4 **PUBLIC CONCRETE WALK (C013)**

NOT TO SCALE

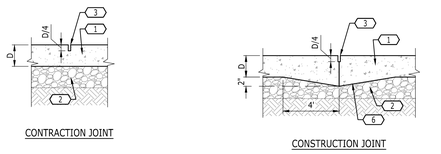
KEYNOTES	
CODE	DESCRIPTION
1	4000 PSI CONCRETE WITH FIBERFORCE 350 FIBER REINFORCEMENT AT A DOSING RATE OF 1.0 LBS/CY.
2	COMPACTED MINERAL AGGREGATE BASE
3	COMPACTED SUBGRADE



NOTE: REFER TO DETAILS ELSEWHERE FOR JOINTING OF CONCRETE PAVEMENT.

5 **CONCRETE PAVEMENT**

NOT TO SCALE



CONTRACTION JOINT

CONSTRUCTION JOINT

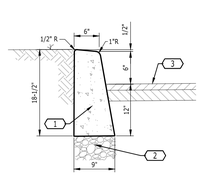
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE PAVEMENT; THICKNESS, STRENGTH & REINFORCEMENT PER DETAIL ELSEWHERE
2	CRUSHED STONE BASE PER DETAIL ELSEWHERE
3	SAW CUT JOINT; DEPTH AS SHOWN
4	EPOXY-COATED NO. 4 DEFORMED STEEL BARS @ 30" O.C.; 24" LENGTH; PLACE AT MID-DEPTH OF SLAB
5	½" EXPANSION JOINT MATERIAL WITH SEALANT POCKET. APPLY ½" MIN. DEPTH SIKAFLEX 2c-SL ELASTOMERIC SEALANT; RECESS SEALANT ½" MIN. BELOW CONCRETE SURFACE
6	THICKENED EDGE; DEPTH AS SHOWN

NOTES:

1. CONTRACTOR SHALL SUBMIT A SITE-SPECIFIC CONCRETE JOINTING DIAGRAM FOR REVIEW BY THE ENGINEER, AS WELL AS ALL JOINTING MATERIALS.
2. REFER TO PLANS AND/OR SPECIFICATIONS FOR ADDITIONAL CONCRETE JOINTING INSTRUCTIONS.
3. PROVIDE JOINTING AT INTERVALS AS NOTED HEREIN, ON THE PLANS, AND/OR IN THE SPECIFICATIONS. JOINTING INTERVALS MAY BE REDUCED BASED ON SITE GEOMETRY, LOCATION OF OBSTRUCTIONS, ALIGNMENT WITH CURB/SIDEWALK JOINTING, AND OTHER FACTORS. INDIVIDUAL PANELS SHALL NOT EXCEED A LENGTH-TO-WIDTH RATIO OF 1.5 TO 1.
4. WHEN A NEW CONCRETE SLAB ABUTS AN EXISTING OR PROPOSED CONCRETE SLAB OF GREATER THICKNESS, PROVIDE AN ISOLATION JOINT WITH A THICKENED EDGE EQUAL TO THE DEPTH OF THE ADJOINING SLAB.
5. SEALED JOINTS SHALL BE FREE FROM DUST AND DEBRIS PRIOR TO APPLYING SEALANT. IF NECESSARY, RE-SAW JOINTS TO ACHIEVE A CLEAN JOINT SURFACE FOR ADHESION.
6. SUBMIT ALTERNATE SEALANT PRODUCTS TO THE ENGINEER FOR REVIEW PRIOR TO APPLICATION. ISOLATION JOINT CAPS (PLASTIC OR OTHERWISE) SHALL NOT BE CONSIDERED A SUBSTITUTE FOR ELASTOMERIC SEALANT.
7. THICKENED EDGES ARE NOT REQUIRED AT ISOLATION JOINTS WHICH ABUT ONLY DRAINAGE CASTINGS.
8. WHEREVER POSSIBLE, PAVEMENT JOINTS SHOULD ALIGN WITH CORRESPONDING JOINTS IN ADJOINING SLABS, CURBS, AND SIDEWALKS. WHEN THIS IS NOT POSSIBLE, PROVIDE AN ISOLATION JOINT BETWEEN INCOMPATIBLE FEATURES (IF ONE IS NOT OTHERWISE REQUIRED) TO SCALE
9. WHERE SLAB JOINTS INTERSECT WITH ADJOINING CURBS AT AN ANGLE, THE JOINT SHALL EXTEND PERPENDICULAR THROUGH THE CURB.
10. PROVIDE TIE-BAR REINFORCED JOINTS AT THE FOLLOWING LOCATIONS, OR WHERE OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS:
    - 10.1. AT THE FIRST JOINT INSET FROM AN UNRESTRAINED EDGE OF THE SLAB;
    - 10.2. AT THE CENTERLINE JOINT OF DRIVEWAYS AND ACCESS ROADS;
    - 10.3. AT ADJOINING CONCRETE GUTTERS WHEN POURED SEPARATELY.

6 **CONCRETE PAVEMENT JOINTS**

NOT TO SCALE



KEYNOTES	
CODE	DESCRIPTION
1	3500 PSI CONCRETE REINFORCED WITH FIBERFORCE 350 FIBER REINFORCEMENT AT A DOSING RATE OF 1.0 LBS/CY.
2	4" MINERAL AGGREGATE BASE - EXTEND FROM PAVEMENT SECTION
3	FINISHED PAVEMENT GRADE

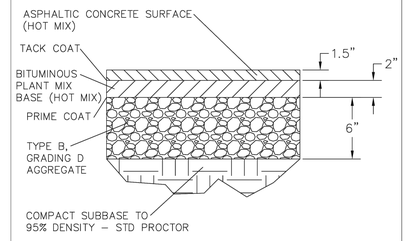
NOTE: REFER TO SEPARATE DETAIL & SPECIFICATIONS FOR JOINTING REQUIREMENTS.

7 **CONCRETE POST CURB**

NOT TO SCALE

THIS IS THE MINIMUM SECTION TO BE USED IN COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PROJECTS. IT MUST ALSO BE USED IN INDUSTRIAL ZONES FOR CUSTOMER AND EMPLOYEE PARKING LOTS.

HEAVY-DUTY PAVING SECTIONS ARE TO BE DESIGNED BY THE DEVELOPER'S ENGINEER SPECIFIC TO THE LOADS AND TRAFFIC OF THE PROJECT.



STD. PAVEMENT SECTION - PRIVATE PARKING

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

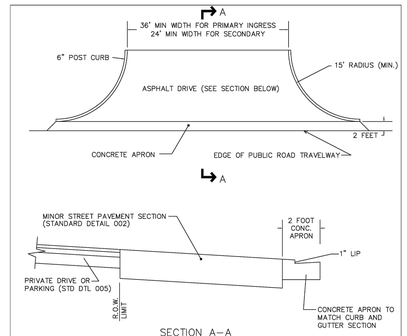
Revised November 2024

STANDARD DETAIL C005

CITY OF LA VERGNE, TENNESSEE

1 **STANDARD PAVEMENT SECTION - PRIVATE PARKING(C005)**

NOT TO SCALE



SECTION A-A

MULTI-FAMILY DRIVEWAY RAMP

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

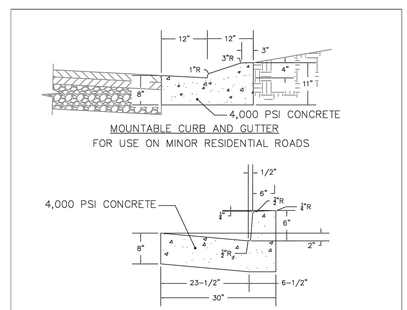
Revised November 2024

STANDARD DETAIL C009

CITY OF LA VERGNE, TENNESSEE

2 **MULTI-FAMILY DRIVEWAY RAMP (C009)**

NOT TO SCALE



MOUNTABLE CURB AND GUTTER FOR USE ON MINOR RESIDENTIAL ROADS

6" POST CURB AND GUTTER FOR ALL ROADS OTHER THAN MINOR RESIDENTIAL

CURB SECTIONS

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

Revised November 2024

STANDARD DETAIL C010

CITY OF LA VERGNE, TENNESSEE

3 **CURB SECTIONS (C010)**

NOT TO SCALE

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

SITE PLAN SUBMITTAL

NO.	DESCRIPTION	DATE

DRAWING TITLE

SITE DETAILS

PROJECT NUMBER 20250029

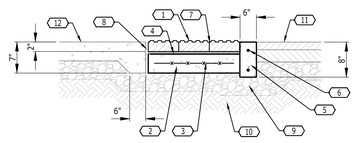
DRAWING NUMBER C8.0

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250929_DET.dwg-SITE DETAILS Feb 16, 2026 jyost

10 **RESERVED**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE PAVERS; MANUFACTURED BY WAUSAU TILE CO.; ADA2 STYLE WITH FDX-5008 COLOR; OR APPROVED EQUAL
2	4" THICK CONCRETE PAD; PROVIDE WEEP HOLES AT LOW POINT OF PAD
3	6"x6"xW2.9xW2.9 W.W.F. CONCRETE REINFORCEMENT
4	1" MORTAR SETTING BED
5	TEXTURED CONCRETE BAND
6	NO. 4 BAR CONTINUOUS (2 TYP.)
7	MORTAR JOINT; ½" MIN. WIDTH; (TYP.)
8	EXPANSION JOINT
9	6" MINERAL AGGREGATE BASE
10	COMPACTED SUBGRADE
11	VEHICULAR TRAVEL-WAY
12	PEDESTRIAN WALKWAY

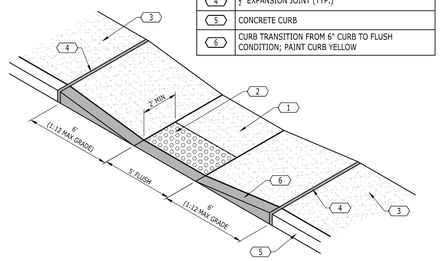


SECTION "A - A"

7 **TACTILE WARNING**

NOT TO SCALE

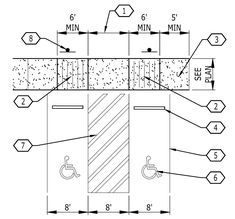
KEYNOTES	
CODE	DESCRIPTION
1	LANDING; MAX. 2% SLOPE IN ANY DIRECTION
2	TACTILE WARNING; OPTIONAL WHERE SIDEWALK ABUTS A PUBLIC STREET
3	5' LANDING; MAX. 2% SLOPE IN ANY DIRECTION (TYP.)
4	¼" EXPANSION JOINT (TYP.)
5	CONCRETE CURB
6	CURB TRANSITION FROM 6" CURB TO FLUSH CONDITION; PAINT CURB YELLOW



4 **ACCESSIBLE RAMP - PARALLEL**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	LANDING; MAX. 2% SLOPE IN ANY DIRECTION; SIDEWALK FLUSH WITH PAVEMENT
2	RAMP; 1:12 MAX. SLOPE; TACTILE WARNING OPTIONAL
3	5' LANDING AREA WITH MAX. 2% SLOPE IN ANY DIRECTION; TYP. AT TOP OF ALL RAMPS
4	PRECAST CONCRETE WHEELSTOP; REFER TO DETAIL
5	PAINTED SPACE LINES TO BE SOLID WHITE LINES, 4" WIDE; MAX. 2% SLOPE IN ANY DIRECTION FOR PARKING SPACES AND ACCESS ISLES
6	PAINTED SCCESSIBLE SYMBOL; REFER TO DETAIL
7	8' WIDE VAN ACCESSIBLE ACCESS AISLE; REFER TO PLAN FOR LOCATIONS
8	ACCESSIBLE PARKING SIGN (TYP.); ADD VAN ACCESS SIGNS FOR SPACES EACH SIDE OF 8' ACCESS AISLES; REFER TO DETAIL



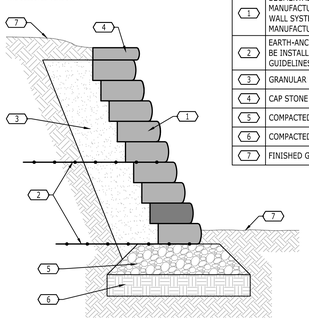
1 **ACCESSIBLE PARKING AREA**

NOT TO SCALE

11 **RESERVED**

NOT TO SCALE

NOTE:
THIS DIAGRAM IS SCHEMATIC AND BASED ON ASSUMED SITE CONDITIONS. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS PREPARED BY A QUALIFIED ENGINEER AND SHALL SPECIFY THE SELECTED VENDOR.



KEYNOTES	
CODE	DESCRIPTION
1	SEGMENTAL RETAINING WALL SYSTEM; MANUFACTURED BY KEYSTONE RETAINING WALL SYSTEMS OR OTHER APPROVED MANUFACTURER
2	EARTH-ANCHORED RESTRAINING GRID TO BE INSTALLED PER MANUFACTURER GUIDELINES
3	GRANULAR BACKFILL
4	CAP STONE FOR WALL SYSTEM
5	COMPACTED AGGREGATE BASE
6	COMPACTED SUBGRADE
7	FINISHED GRADE

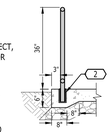
8 **SEGMENTAL RETAINING WALL**

NOT TO SCALE

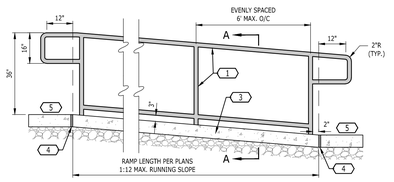
KEYNOTES	
CODE	DESCRIPTION
1	1-1/2" O.D. STEEL PIPE, OR 1-1/2" SQUARE STEEL TUBE
2	2-1/2" I.D. PIPE SLEEVE CAST 4" DEEP; FILL WITH EPOXY GROUT; ROUND TOP OF GROUT TO PREVENT TRAPPING WATER
3	CONCRETE RAMP; MATCH SIDEWALK DETAIL ELSEWHERE; MAX. 2% CROSS-SLOPE
4	1/2" SEALED EXPANSION JOINT; SEE SIDEWALK JOINT DETAILS ELSEWHERE
5	LANDING; MAX. 2% SLOPE

NOTES:

1. ADJUSTMENTS TO HANDRAIL STYLE MAY BE MADE IN COORDINATION WITH THE PROJECT ARCHITECT, PROVIDED MINIMUM STANDARDS SHOWN HEREIN ARE MAINTAINED. SUBMIT SHOP DRAWINGS FOR ALL RAILINGS TO THE ENGINEER FOR REVIEW.
2. PROVIDE HANDRAIL ON BOTH SIDES OF RAMP.
3. VARIATIONS IN HANDRAIL HEIGHT ARE NOT ALLOWED.
4. RAMP SHALL HAVE A MINIMUM WIDTH OF 5' UNLESS OTHERWISE NOTED ON PLANS. CLEAR SPACE BETWEEN HANDRAILS SHALL BE NO LESS THAN 36".
5. LANDINGS AT CHANGES IN DIRECTION SHALL BE 5'x5' MIN. CLEAR DIMENSION.
6. HANDRAIL SHALL HAVE A SMOOTH FINISH AT ALL WELDED SURFACES AND BE PAINTED WITH TWO COATS RUST-RESISTANT PRIMER AND 2 COATS EXTERIOR ENAMEL; COLOR TO BE SELECTED BY THE ARCHITECT.
7. PROVIDE FALL PROTECTION RAIL WHERE RAMP ABUTS DROP OF 30" OR MORE.
8. PROVIDE CONTROL JOINTS AT INTERVALS MATCHING SIDEWALK DETAILS ELSEWHERE.



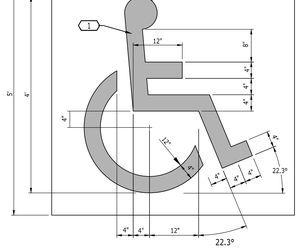
SECTION A-A



5 **RAMP WITH HANDRAIL**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	ACCESSIBLE SYMBOL; PAINT ON ALL ACCESSIBLE SPACES; SYMBOL SHALL BE PAINTED WHITE ON A BLUE BACKGROUND

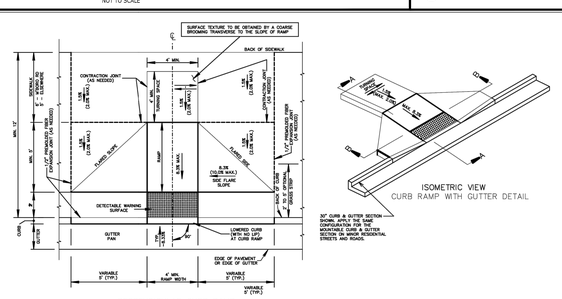


2 **HANDICAP SYMBOL**

NOT TO SCALE

9 **PUBLIC ACCESSIBILE RAMPS (C014)**

NOT TO SCALE



PERPENDICULAR CURB RAMP
PLAN VIEW

CURB RAMP WITH
RETURNED CURB

ISOMETRIC VIEW
CURB RAMP WITH GUTTER DETAIL

CROSS SECTION B–B

CROSS SECTION A–A
(SHOWN 30" CURB AND GUTTER TRANSITION)
WHEN MOUNTABLE CURB & GUTTER SECTION FOR MINOR SUBDIVISION ROADS IS USED MODIFY CONFIGURATION ACCORDINGLY

ADA ACCESS RAMP (H/C RAMP)

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

NOTE: IF ADDITIONAL INFORMATION IS NEEDED, REFERENCE TDOT STANDARD DRAWING MM-CR-2. IGNORE GENERAL NOTE D.

Revised November 2024

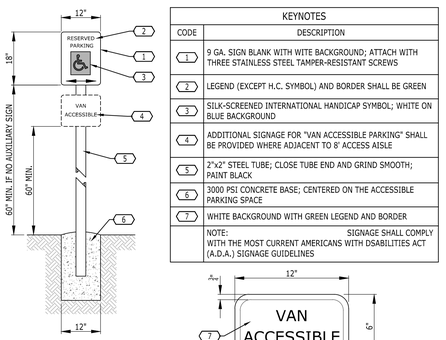
STANDARD DETAIL C014

CITY OF LA VERGNE, TENNESSEE

LA VERGNE
TENNESSEE
Engineering Department

6 **ACCESSIBLE PARKING SIGN**

NOT TO SCALE



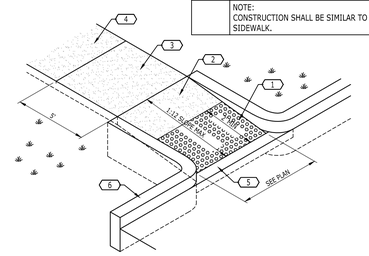
KEYNOTES	
CODE	DESCRIPTION
1	9 GA. SIGN BLANK WITH WITE BACKGROUND; ATTACH WITH THREE STAINLESS STEEL TAMPER-RESISTANT SCREWS
2	LEGEND (EXCEPT H.C. SYMBOL) AND BORDER SHALL BE GREEN
3	SILK-SCREENED INTERNATIONAL HANDICAP SYMBOL; WHITE ON BLUE BACKGROUND
4	ADDITIONAL SIGNAGE FOR "VAN ACCESSIBLE PARKING" SHALL BE PROVIDED WHERE ADJACENT TO 8' ACCESS AISLE
5	2"x2" STEEL TUBE; CLOSE TUBE END AND GRIND SMOOTH; PAINT BLACK
6	3000 PSI CONCRETE BASE; CENTERED ON THE ACCESSIBLE PARKING SPACE
7	WHITE BACKGROUND WITH GREEN LEGEND AND BORDER
	NOTE: SIGNAGE SHALL COMPLY WITH THE MOST CURRENT AMERICANS WITH DSABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

VAN ACCESS PLATE

3 **ACCESSIBLE RAMP**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	TACTILE WARNING; INSTALL WHERE RAMP ABUTS PUBLIC STREET
2	CONCRETE RAMP
3	AREA OF MAX. 2% SLOPE IN ANY DIRECTION
4	CONCRETE SIDEWALK (5% MAX. GRADE, 2% MAX. CROSS-SLOPE)
5	MIN. 4" CONCRETE BAND
6	CONCRETE CURB
	NOTE: RAMP CONSTRUCTION SHALL BE SIMILAR TO 4" CONCRETE SIDEWALK.



[redacted]

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

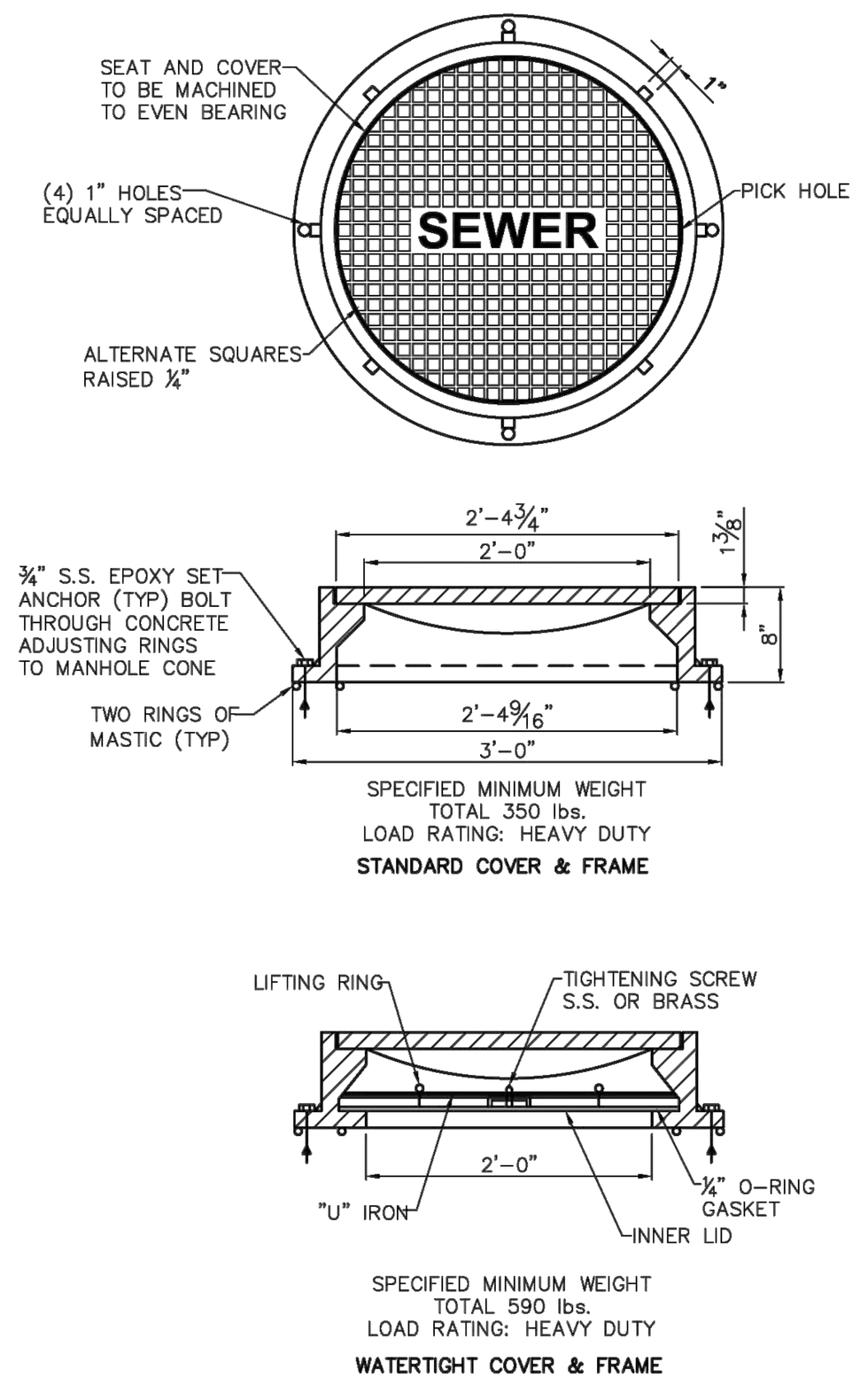
SITE DETAILS

PROJECT NUMBER
20250029

DRAWING NUMBER
C8.1

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250929_DET.dwg-C8.1 SITE DETAILS Feb 16, 2026 jyost

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET.dwg-C8.2 SITE DETAILS Feb 16, 2026 jyost



STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

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

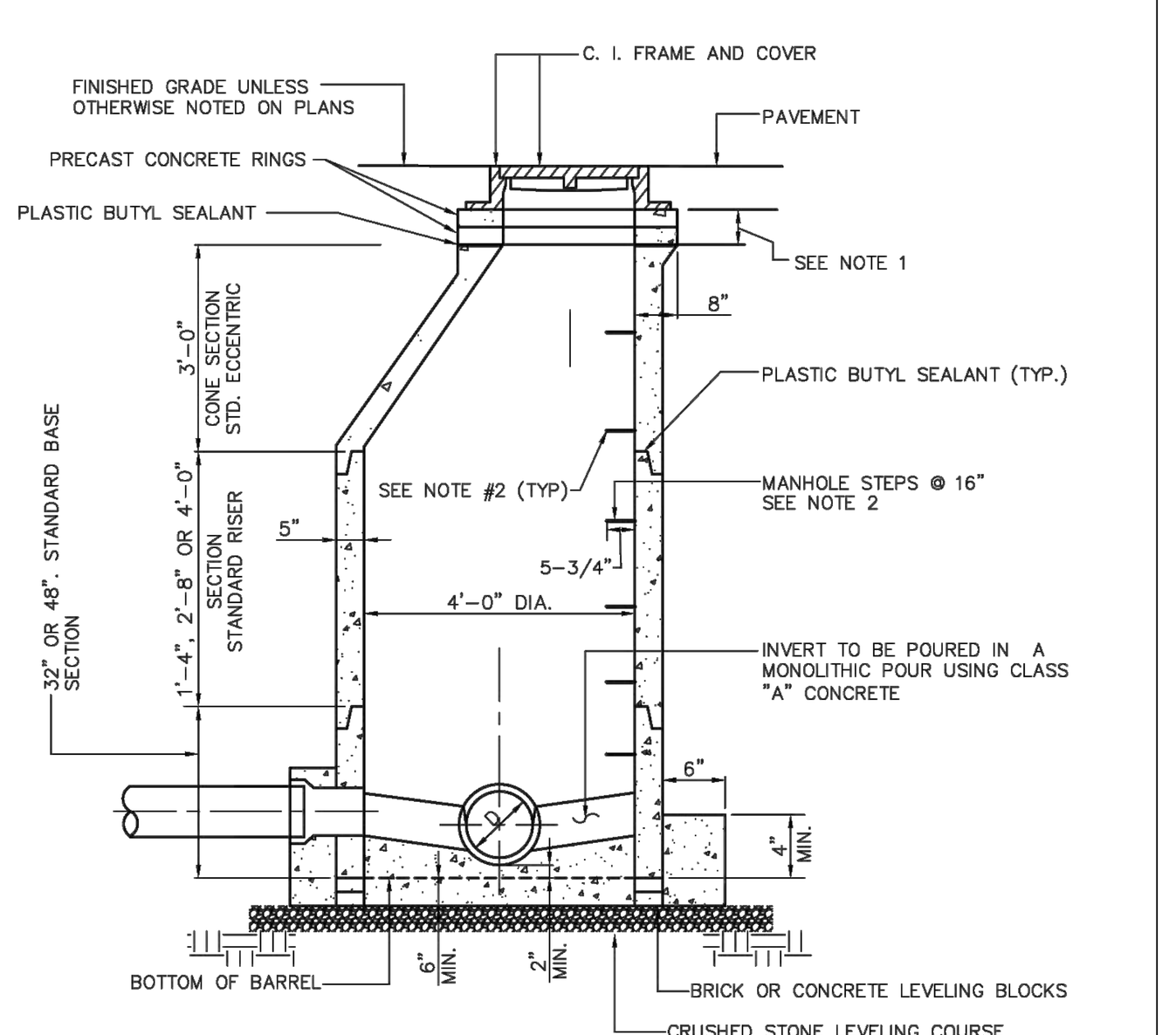
10.0 MANHOLE FRAME AND COVER NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE — STANDARD SEWER DETAILS

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

9 MANHOLE FRAME AND COVER

NOT TO SCALE



NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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

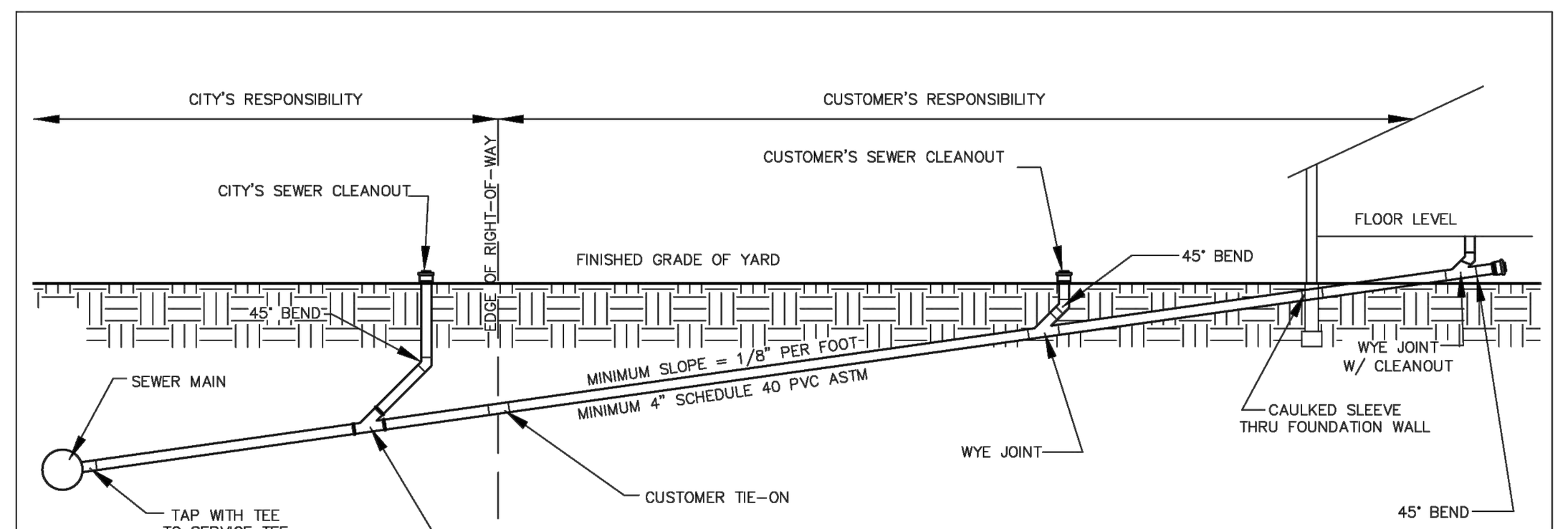
3.0 PRECAST CONCRETE MANHOLE NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE — STANDARD SEWER DETAILS

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

10 PRECAST CONCRETE MANHOLE

NOT TO SCALE



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

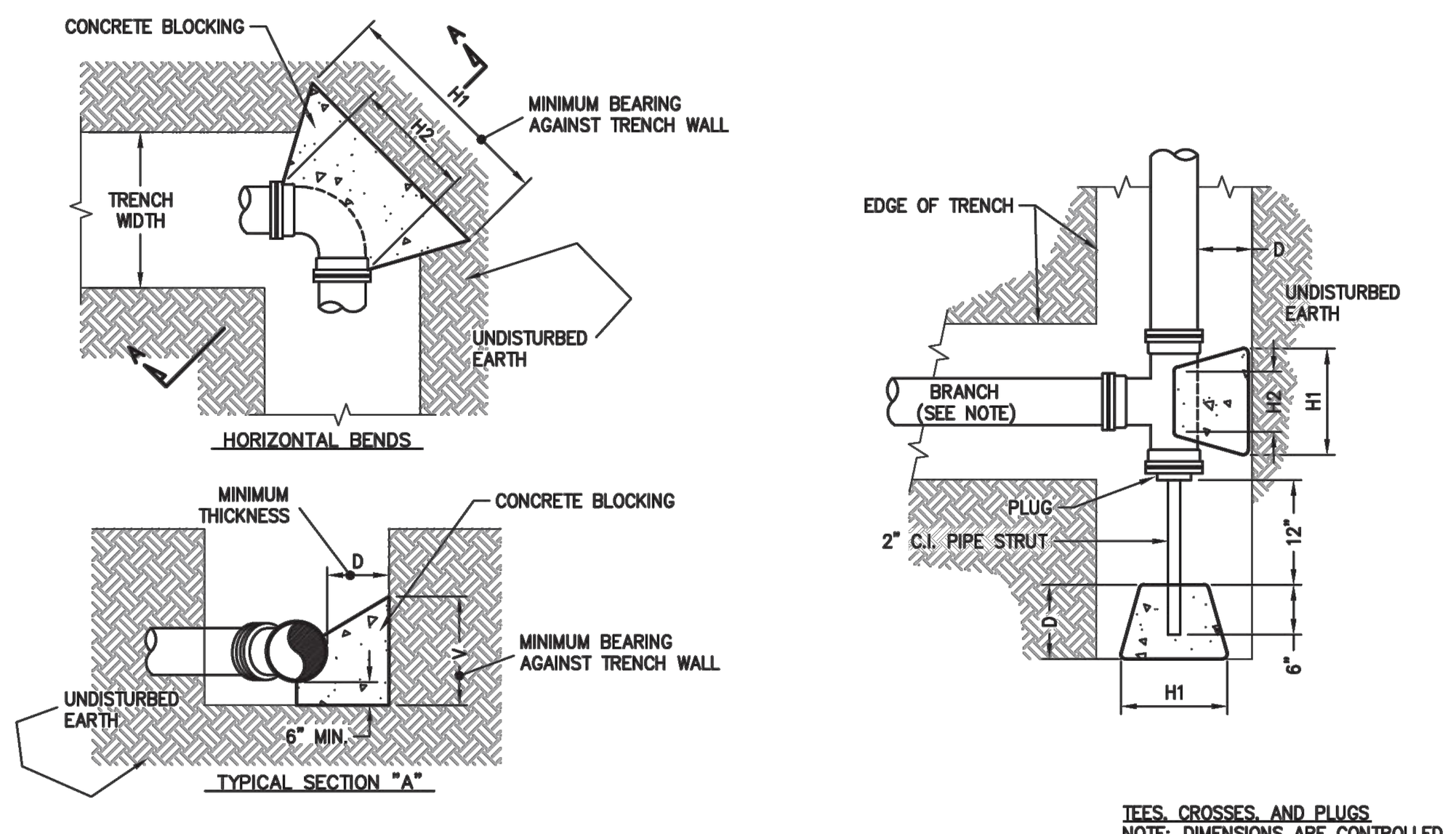
1.0 TYPICAL GRAVITY SEWER INSTALLATION NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE — STANDARD SEWER DETAILS

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

11 TYPICAL GRAVITY SEWER INSTALLATION

NOT TO SCALE



TYPICAL CONCRETE KICKERS
N.T.S.

NOTE: SEE SHEET 2 FOR TABLE OF DIMENSIONS FOR CONCRETE BLOCKERS.

© 2015 Griggs & Maloney, Inc.
GRIGGS & MALONEY INCORPORATED Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968 (615) 895-8221 * FAX (615) 895-0632
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\081 Typical Concrete Kickers.dwg

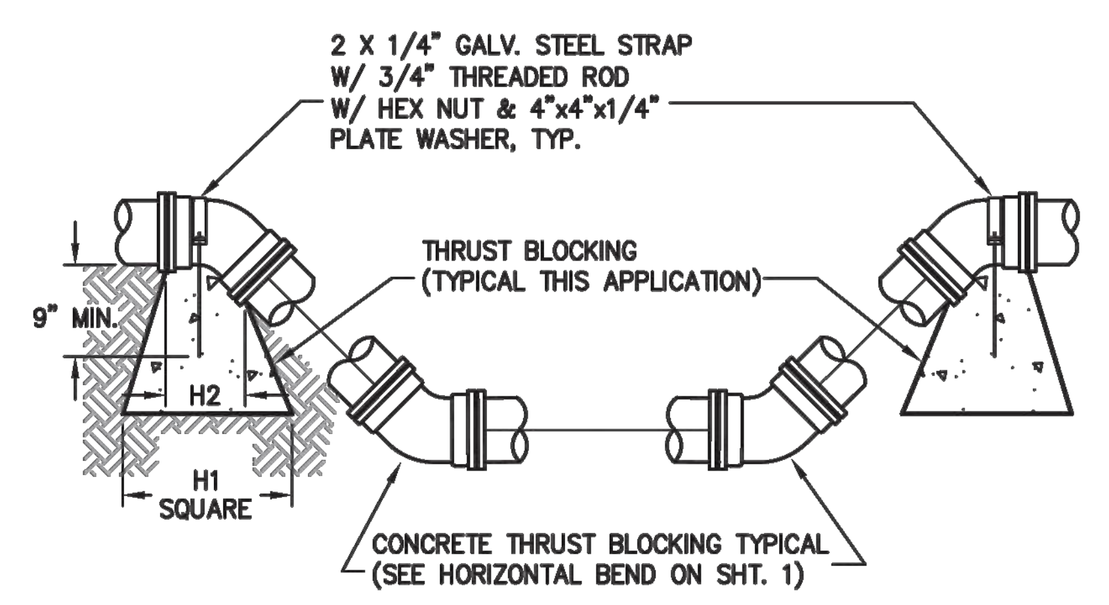
Revised September, 2015
STANDARD DETAIL 081
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

Sheet 1 of 2

TABLE BASED ON 4,000 PSF SOIL CAPACITY AND 150 PSI WORKING PRESSURES + 50%. DESIGN ENGINEER SHALL SIZE FOR SPECIFIC SITE CONDITIONS AND PRESSURES.

TABLE OF DIMENSIONS FOR CONCRETE BLOCKERS

TEES, CROSSES, & PLUGS					90° BENDS					45° BENDS					22-1/2° BENDS					11-1/4° BENDS					PIPE SIZE
H1	H2	V	D	C.F.	H1	H2	V	D	C.F.	H1	H2	V	D	C.F.	H1	H2	V	D	C.F.	H1	H2	V	D	C.F.	
18"	10"	12"	18"	1.90	18"	41"	45"	18"	1.90	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50	2"&2-1/4"
24"	12"	12"	18"	2.25	24"	12"	12"	18"	2.25	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60	3" & 4"
24"	16"	18"	18"	3.50	30"	16"	18"	18"	4.05	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20	6"
36"	18"	18"	18"	5.05	39"	18"	24"	18"	7.30	30"	11"	18"	18"	3.95	30"	11"	18"	18"	3.95	24"	11"	16"	18"	3.40	8"
48"	24"	18"	24"	7.15	54"	32"	24"	18"	10.25	24"	18"	21"	18"	4.60	24"	18"	21"	18"	4.60	24"	18"	21"	18"	4.60	10"
54"	30"	24"	24"	13.4	54"	32"	36"	24"	18.15	42"	18"	24"	24"	9.60	24"	18"	24"	24"	6.60	24"	18"	21"	24"	6.10	12"
60"	32"	30"	24"	17.9	60"	40"	42"	24"	25.0	44"	24"	30"	24"	13.2	30"	24"	24"	24"	9.20	27"	21"	24"	24"	7.90	14"
66"	34"	36"	24"	22.5	69"	48"	48"	24"	29.0	48"	30"	36"	24"	17.0	36"	30"	27"	24"	11.8	27"	24"	27"	24"	9.10	16"
66"	36"	40"	24"	27.5	69"	48"	48"	24"	33.0	48"	30"	36"	24"	17.0	36"	30"	29"	24"	13.0	27"	30"	29"	24"	11.0	18"
	38"		24"			48"		24"			40"		24"			36"		24"		30"	40"		28"		20"
	42"		24"			60"		24"			48"		24"			42"		24"			42"		32"		24"
	58"		24"			96"		24"			72"		24"			72"		24"			48"		36"		36"



NOTES:
1. IF EXACT SIZE PIPE BLOCKING IS NOT SHOWN, USE NEXT LARGER SIZE.
2. THRUST BLOCKING TO BE POURED-IN-PLACE 3000 psi (MIN.) CONCRETE.

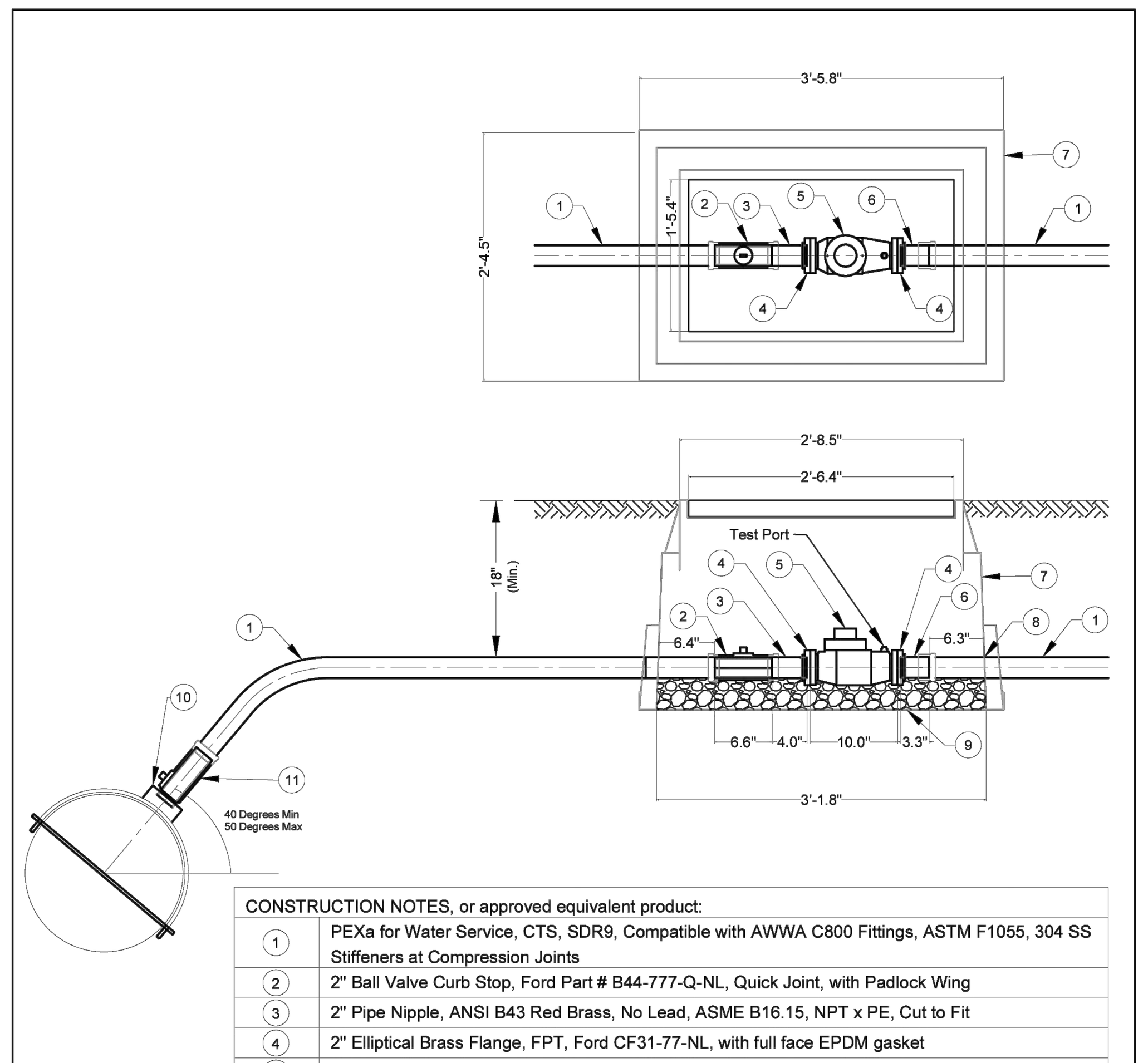
TYPICAL CONCRETE KICKERS
N.T.S.

Revised September, 2015
STANDARD DETAIL 081
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
© 2015 Griggs & Maloney, Inc.
GRIGGS & MALONEY INCORPORATED Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968 (615) 895-8221 * FAX (615) 895-0632
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\081 Typical Concrete Kickers.dwg

Sheet 2 of 2

7 TYPICAL CONCRETE KICKERS (081)

NOT TO SCALE



	CONSTRUCTION NOTES, or approved equivalent product:
1	PEXa for Water Service, CTS, SDR9, Compatible with AWWA C800 Fittings, ASTM F1055, 304 SS Stiffeners at Compression Joints
2	2" Ball Valve Curb Stop, Ford Part # B44-777-Q-NL, Quick Joint, with Padlock Wing
3	2" Pipe Nipple, ANSI B43 Red Brass, No Lead, ASME B16.15, NPT x PE, Cut to Fit
4	2" Elliptical Brass Flange, FPT, Ford CF31-77-NL, with full face EPDM gasket
5	2" Turbo Meter, Badger Meter (Recordall) T-200, Elliptical Flange, No Strainer
6	2" Adapter Coupling, MIP x Compression, Ford Quick Joint, ASTM B584, No Lead, ASTM B62, Ford C84-77-Q-NL
7	Meter Box - Carson Spec Grade 1730-24, All Black, HDPE Lid with Flush C.I. Reader Door, and Touch Read Hole
8	Seal Pipe Penetration with filter fabric and rock on the outside of box.
9	3/4" Stone (No. 57) to support bottom of pipe and appurtenances
10	2" Double Strap Saddle, Ford F202 Style
11	2" Ball Corportation Stop, Ford FB-1000-7-Q-NL

LA VERGNE TENNESSEE PUBLIC WORKS

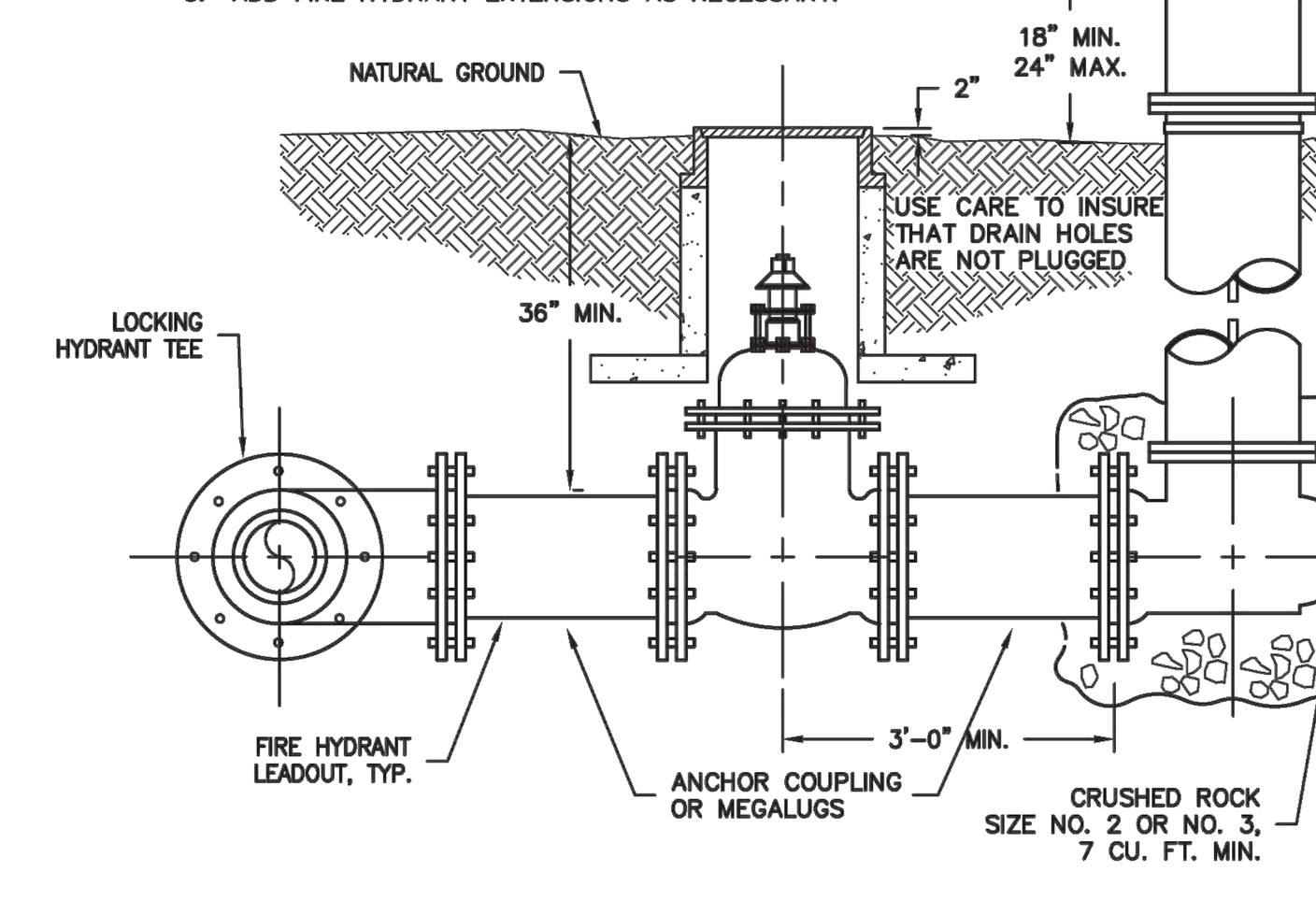
2" Water Service Turbo Meter — Std Dtl W-040

Scale: N.T.S. | Designed: S. Tatalovich | Checked By: J. Adams | Rev: 06-04-2025

8 2" IRRIGATION METER (W-040)

NOT TO SCALE

NOTES:
1. OPERATION NUT, DIRECTION OF OPENING, CAP NUT AND THREAD AND CONNECTIONS MUST BE APPROVED IN WRITING BY THE CITY AS CONFORMING TO THEIR STANDARDS.
2. CAST AROUND THE TOP OF EACH VALVE BOX A CONCRETE DISK 2'-0" X 2'-0" SQUARE AND 8" THK. WHEN VALVES ARE LOCATED IN UNPAVED AREAS. NOT REQUIRED IN PAVED AREAS.
3. ADD FIRE HYDRANT EXTENSIONS AS NECESSARY.

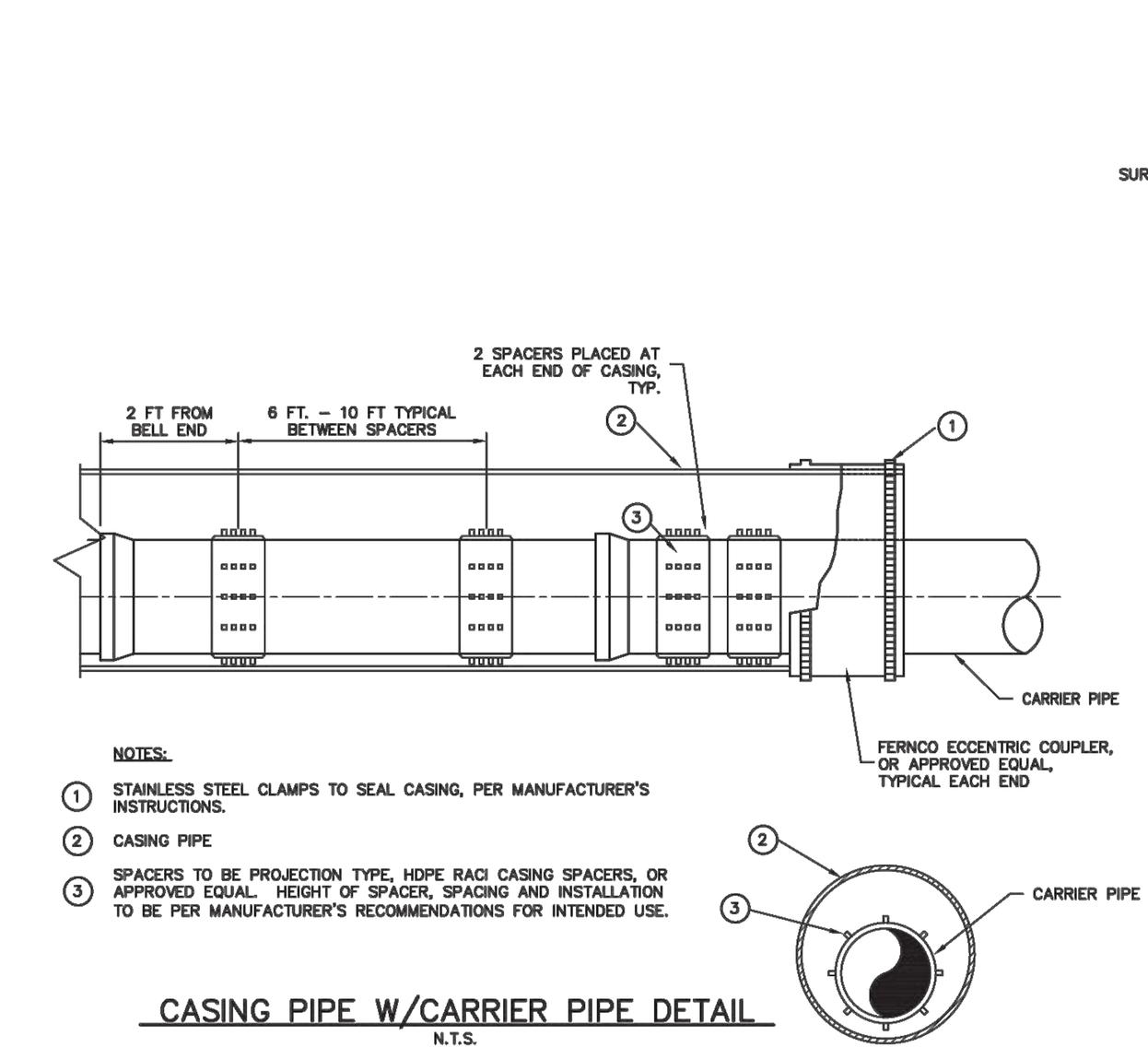


TYPICAL FIRE HYDRANT SETTING
N.T.S.

Revised September, 2015
STANDARD DETAIL 040
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
© 2015 Griggs & Maloney, Inc.
GRIGGS & MALONEY INCORPORATED Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968 (615) 895-8221 * FAX (615) 895-0632
FILE NAME: L: \Engineering\442-56\2015 Updates\040 Drawings\Fire Hydrant Setting.dwg

4 TYPICAL FIRE HYDRANT (040)

NOT TO SCALE



NOTES:
1. STAINLESS STEEL CLAMPS TO SEAL CASING, PER MANUFACTURER'S INSTRUCTIONS.
2. CASING PIPE
3. SPACERS TO BE PROJECTION TYPE, HDPE RACI CASING SPACERS, OR APPROVED EQUAL. HEIGHT OF SPACER, SPACING AND INSTALLATION TO BE PER MANUFACTURER'S RECOMMENDATIONS FOR INTENDED USE.

CASING PIPE W/CARRIER PIPE DETAIL
N.T.S.

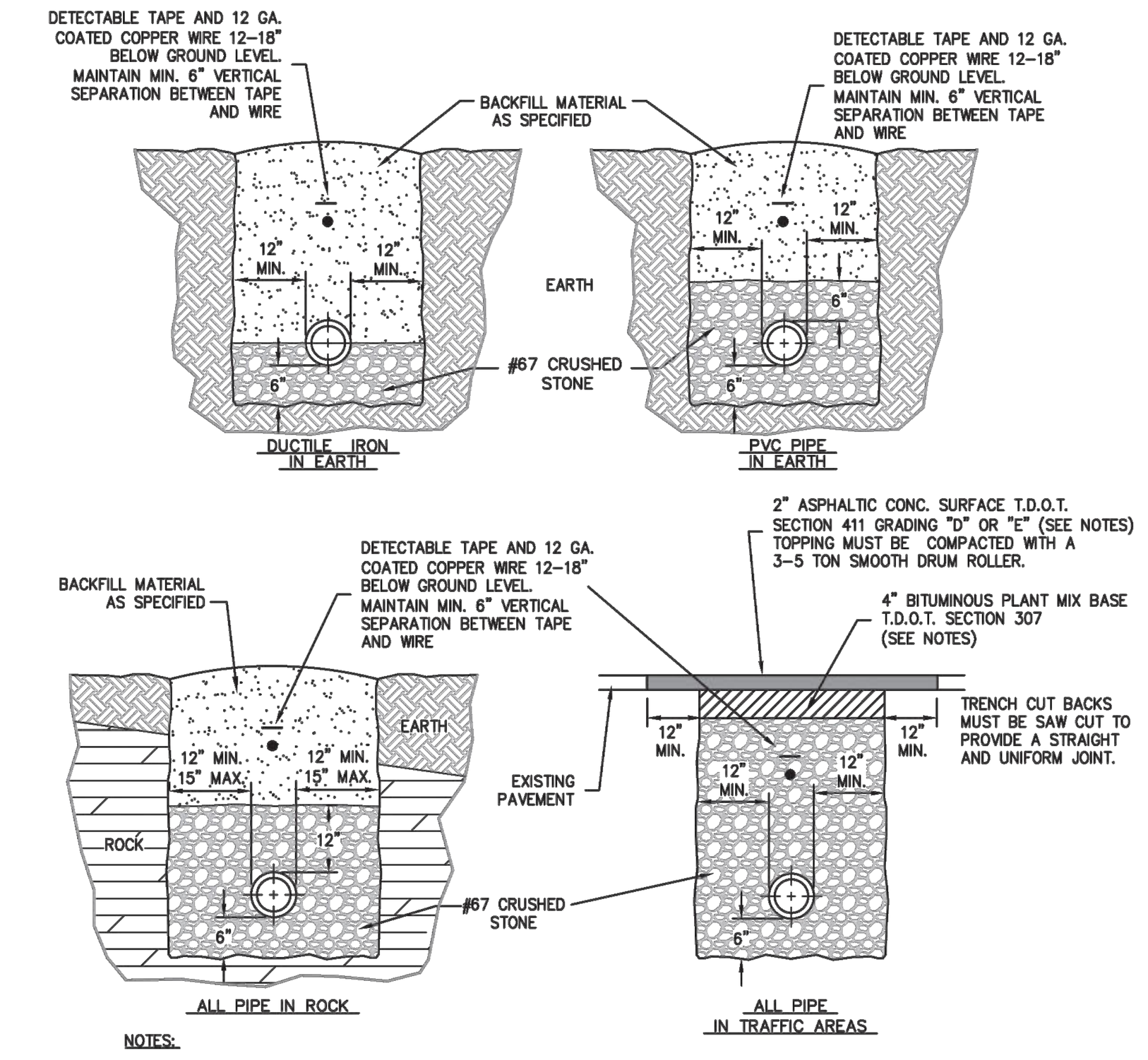
NOTES:
1. CASING SHALL EXTEND TO THE GREATER OF THE FOLLOWING DISTANCES:
   1.1. 2' BEYOND TOE OF SLOPE
   1.2. 3' BEYOND DITCH LINE
   1.3. MIN. OF 25' WHEN CASING IS SEALED AT BOTH ENDS
2. SIGN TO INDICATE LOCATION OF PIPE LINE AT R.O.W. LINE, KIND, OWNERSHIP, AND DEPTH OF PIPE LINE.
3. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE AT LEAST TWO INCHES GREATER THAN LARGEST OUTSIDE DIAMETER OF CARRIER PIPE, JOINTS OR COUPLINGS FOR CARRIER PIPES LESS THAN 6" IN DIAMETER AND AT LEAST 4" GREATER FOR CARRIER PIPES 6" AND OVER IN DIAMETER.
4. FOR RAILROAD CROSSINGS, THE REQUIREMENTS OF THE RAILROAD COMPANY SHALL DICTATE THE SIZE AND MATERIAL OF THE CASING PIPE.
5. FOR ANY TDOT HIGHWAY CROSSINGS, THE DESIGN AND INSTALLATION OF THE CROSSING SHALL CONFORM TO TDOT REQUIREMENTS.
6. FOR ANY HIGH PRESSURE TRANSMISSION GAS LINE CROSSINGS, THE REQUIREMENTS BY THE GAS LINE COMPANY SHALL BE MET.

WATER MAIN ROAD CROSSING UNDER PAVED ROADS AND RAILROADS
N.T.S.
Revised September, 2015
STANDARD DETAIL 082
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
© 2015 Griggs & Maloney, Inc.
GRIGGS & MALONEY INCORPORATED Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968 (615) 895-8221 * FAX (615) 895-0632
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\082 Water Main Crossing Under Paved Roads.dwg

5 WATER MAIN ROAD CROSSING (082)

NOT TO SCALE

6



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 2" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION AND INSTALL 2" OF NEW SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 6" T.D.O.T. ITEM NO. 701-02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

© 2015 Griggs & Maloney, Inc.
GRIGGS & MALONEY INCORPORATED Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968 (615) 895-8221 * FAX (615) 895-0632
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

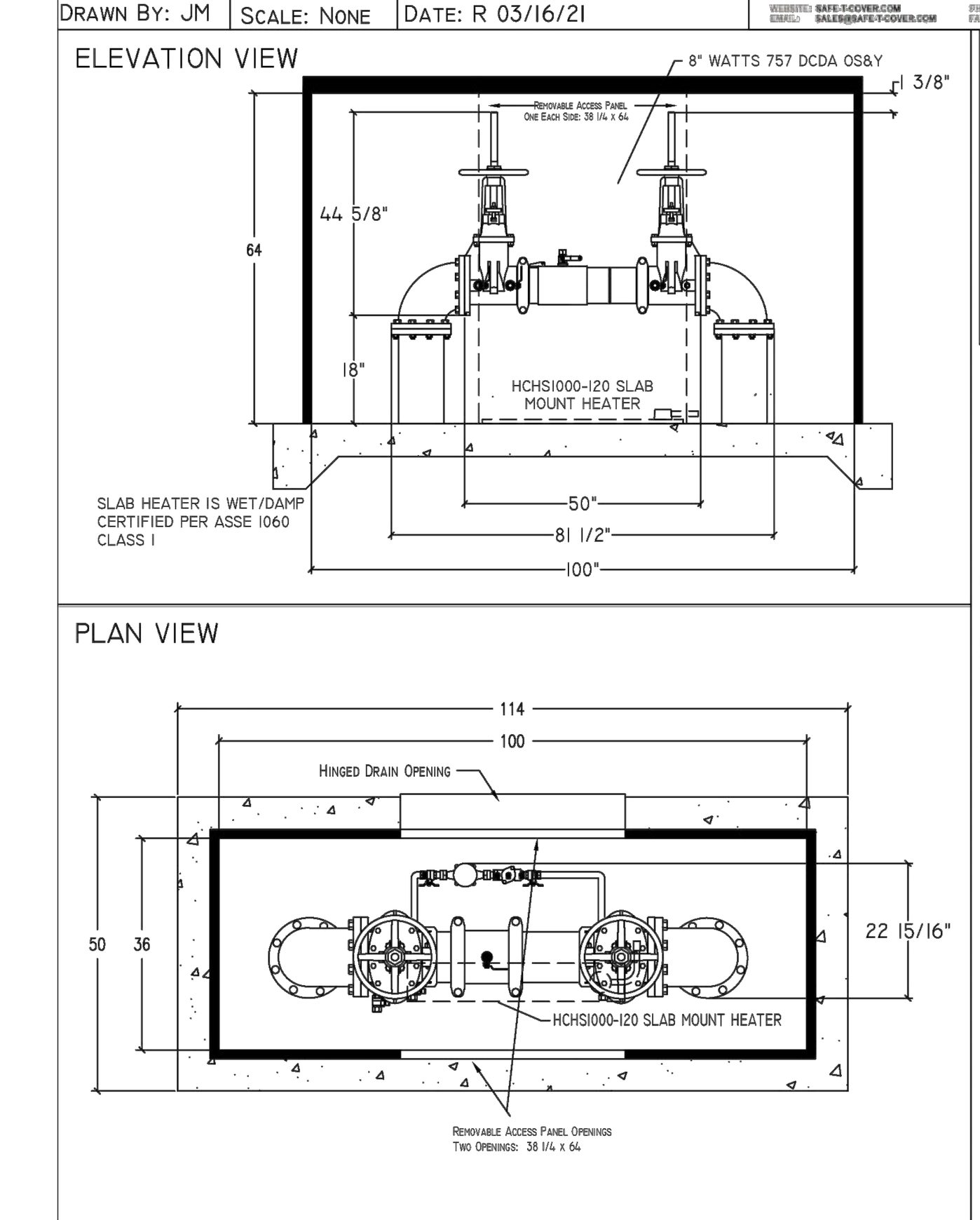
STANDARD WATERLINE BEDDING & BACKFILLING
N.T.S.
Revised September, 2015
STANDARD DETAIL 010
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

1 WATERLINE BEDDING & BACKFILLING (010)

NOT TO SCALE

ENCLOSURE MODEL: 600T-AL
JOB:
DRAWN BY: JM | SCALE: NONE | DATE: R 03/16/21

SAFE-T-COVER ENCLOSURES DESIGNED FOR THE WORLD'S WATER SYSTEMS



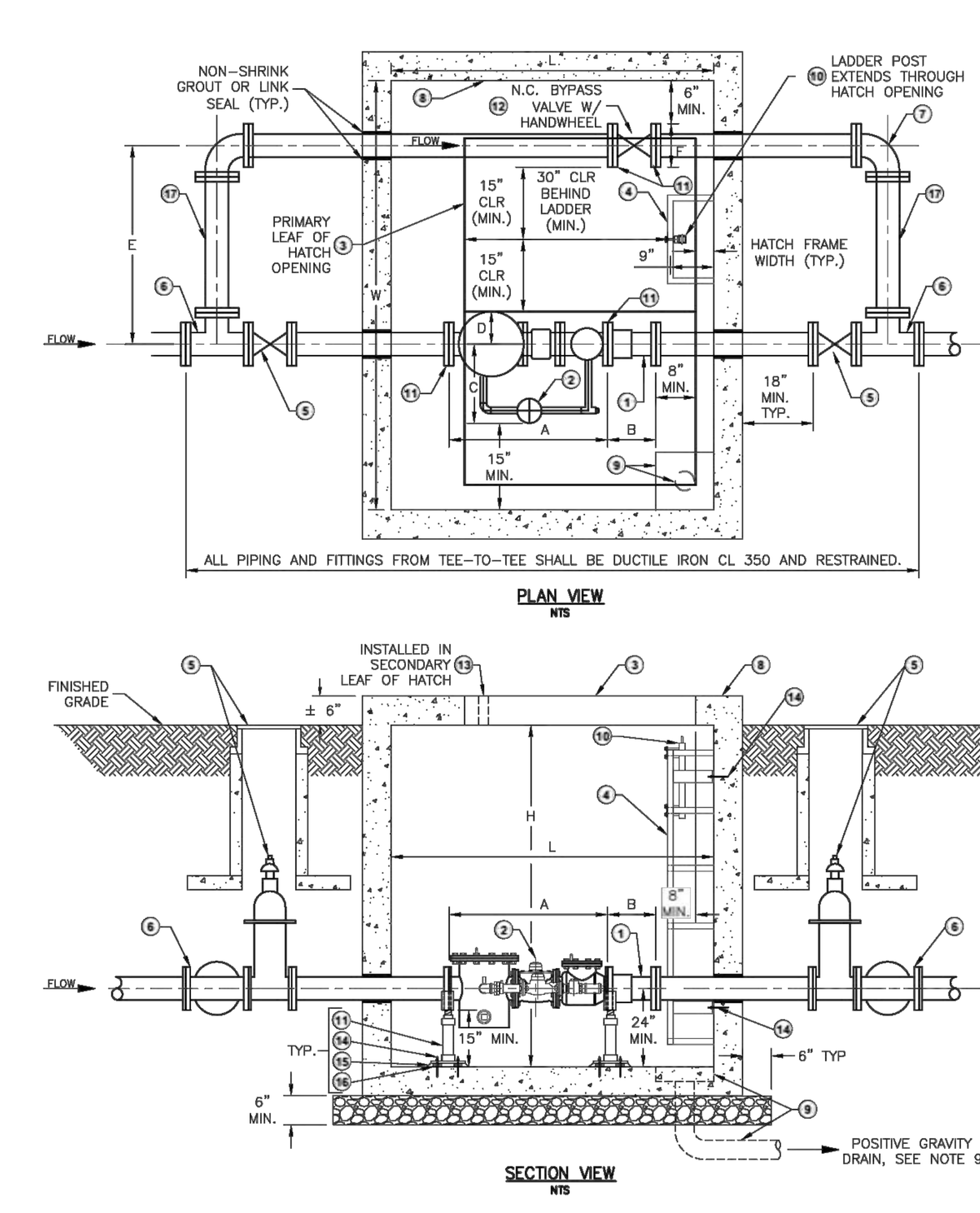
600T-AL SHEET 1 OF 1

1. DRAWING NOT TO SCALE.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL AND INSULATION THICKNESS IS 1-1/2".
4. ROOF AND INSULATION THICKNESS IS 3".
5. MODEL 600T-AL ENCLOSURE
6. ENCLOSURE INSIDE DIMENSIONS: 36"W X 100"L X 64"H
7. CONCRETE PAD IS 50"W x 114"L x 6"H
8. 8" WATTS 757DCDA

CONFIDENTIAL: THIS DRAWING IS INTENDED FOR USE ONLY BY THOSE AUTHORIZED TO RECEIVE IT. DISSEMINATION, DISTRIBUTION OR COPY OF THIS INFORMATION IS STRICTLY PROHIBITED. US PATENT 5,609,784

2 REDUCED PRESSURE BACKFLOW PREVENTER (071)

NOT TO SCALE



MTR SIZE	METER LENGTH A	RFCA LENGTH B	METER BYPASS WIDTH C	METER WIDTH D	PIPE SEPARATION E	FLANGE O.D. F	PRECAST VAULT W	PRECAST VAULT L	PRECAST VAULT H	ACCESS HATCH WIDTH	ACCESS HATCH LENGTH
4"	33"	9"	17"	7"	42"	9"	8'	6'	6'	72"	48"
6"	45"	10"	25"	10"	46"	11"	8'	6'	6'	72"	48"
8"	53"	10"	23"	13"	50"	14"	8'	7'	6'	72"	48"

MIN. INTERNAL DIMENSIONS (I.D.)

NOTE: DIMENSIONS TO 1 INCH, FRACTIONS ROUNDED UP. CENTERLINE OF VAULT PIPING 24" ABOVE VAULT FLOOR.

NOTES:
1. ROMAC RFCA, OR APPROVED EQUIVALENT.
2. BADGER METER'S RECORDALL FIRE SERIES COMBINED FIRE AND DOMESTIC WATER METER ASSEMBLY, PER CITY. FIXTURE COUNT AND WATER APPLICATION SHALL BE SUPPLIED TO CITY WATER METER DEPT. AND CITY SHALL DETERMINE AND SELECT THE APPROPRIATE METER SIZE AND METER TYPE.
3. ACCESS HATCH: DOUBLE LEAF AL FRAME WITH SS COMPONENTS: HALLIDAY W2S; HALLIDAY H2W H20 RATED LID FOR OFF-STREET/INDIRECT TRAFFIC AREAS*; DIMENSIONS AS SHOWN, OR APPROVED EQUALS. *DO NOT INSTALL IN DIRECT TRAFFIC; DESIGNED FOR OFF-STREET LOCATIONS NOT SUBJECTED TO HIGH DENSITY TRAFFIC. PRIMARY LEAF OF HATCH SHALL BE POSITIONED OVER THE ACCESS LADDER OF THE VAULT.
4. ALUMINUM FIXED LADDER: RUNGS 9" OFF VAULT WALL. 12" VERTICAL SPACING, (FIRST RUNG >7" AND < 12" FROM FLOOR), LADDER FRAME STOPS 2" FROM CEILING (MINIMUM). ANCHOR LADDER EVERY 4 FEET (MIN.).
5. GATE VALVE WITH VALVE BOX PER CITY STD. DTL. 030, "TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT". VALVE SHALL BE FL (TEE SIDE) x MJ (VAULT SIDE) STYLE.
6. DUCTILE IRON TEE (AWWA FLANGED TYP.) W/ BURIED SERVICE RATED GASKETS & 304 SS BOLTS, NUTS, & LOCKING WASHERS TORQUED TO AWWA SPEC FOR FLANGED FITTINGS.
7. DUCTILE IRON 90-DEGREE BEND (MECHANICAL JOINT WITH MEGALUG EA. END).
8. PRECAST CONCRETE VAULT, 5,000 PSI (DIMENSIONS AS SHOWN).
9. SUMP DRAIN: POSITIVE GRAVITY DRAIN WITH 4" SCH 40 PVC WHERE POSSIBLE, ELSE 3" DEEP SUMP, FLOOR SLOPED 2% TO DRAIN/SUMP.
10. LADDER POST TO EXTEND ABOVE HATCH TO FACILITATE VAULT ACCESS; BILCO LU-4, JL LP-4, OR APPROVED EQUIVALENT.
11. ADJUSTABLE PIPE SUPPORT SADDLE ASTM 304 S.S., TRUMBULL ITEM NO. 364-583X OR ENGINEER APPROVED EQUAL WITH 2" SCH 40 EXTENSION PIPE 304 S.S. ADJUSTABLE PIPE SUPPORTS SHALL BE SIZED TO FIT PIPE/METER FLANGES. 15" CLEAR SPACE BETWEEN PIPE FLANGE AND VAULT FLOOR, VAULT CEILING HEIGHT SHALL CONSIDER RISING STEM AND YOKE GATE VALVE OPERATION HEIGHT.
12. BYPASS GATE VALVE (UL LISTED & FM APPROVED, FL.xFL.) WITH HANDWHEEL OPERATOR (N.C.)
13. METER TRANSPONDER: CORE 2" HOLE IN SECONDARY LEAF OF THE HATCH FOR ATTACHING METER TRANSPONDER, AND SUPPLY SUFFICIENT CORD LENGTH SO HATCH LID CAN BE OPENED.
14. (4) 5/8" REDHEAD S.S. CONCRETE ANCHOR BOLTS WITH 5/8"ø S.S HEX HEAD ANCHOR NUT AND 1"X 5/8"ø HEAVY S.S. WASHER DRILL AND MOUNT INTO CONCRETE WITH 3" MINIMUM EMBEDMENT.
15. 1" THICK NON-SHRINK GROUT LEVELING COURSE.
16. 1" STAINLESS STEEL SPACER UNDER BASEPLATE.
17. PIPE SPOOL SHALL BE DIP FACTORY FLANGE (NO BOLT-ON OR SCREW-ON) BY PLAIN END.

4"-8" FIRE & DOMESTIC METER AND VAULT ASSEMBLY
N.T.S.
Revised January 2023
STANDARD DETAIL 023
CITY OF LA VERGNE, TENNESSEE
G & M File No. 442-56
© 2023 Griggs & Maloney, Inc.
GRIGGS & MALONEY INCORPORATED Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968 (615) 895-8221 * FAX (615) 895-0632

3 4" TO 8" FIRE & DOMESTIC METER & VAULT ASSEMBLY (023)

NOT TO SCALE

[redacted]

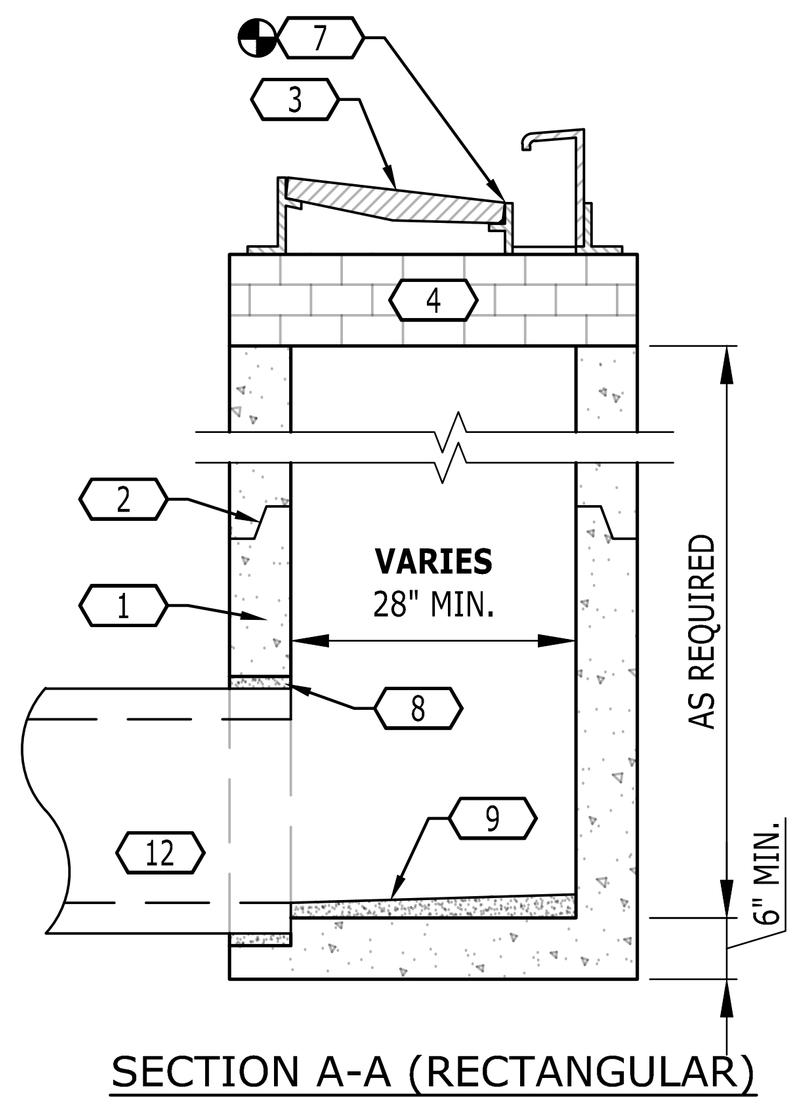
SITE PLAN SUBMITTAL
THE MAYFIELD BY BROADSTONE
31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

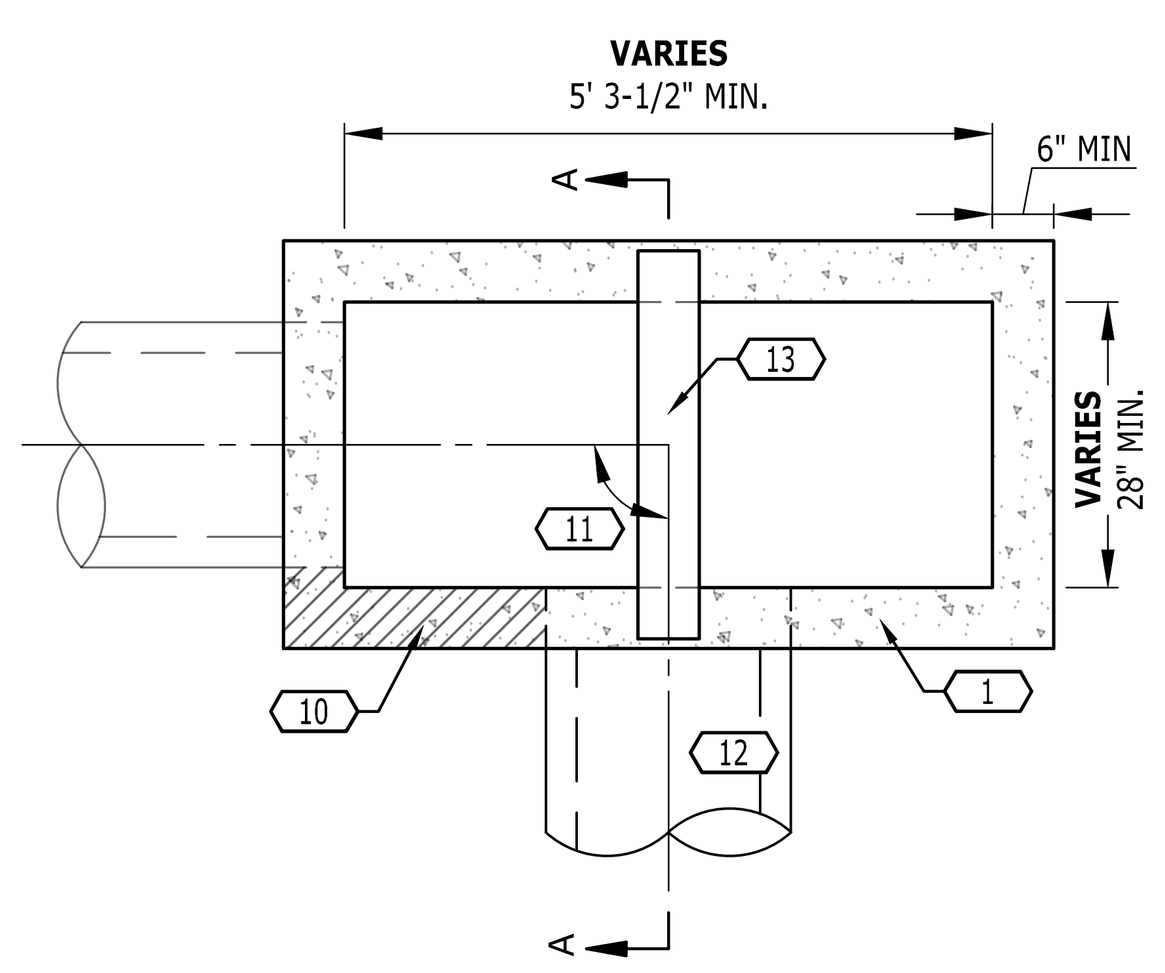
DRAWING TITLE
SITE DETAILS

PROJECT NUMBER
20250029

DRAWING NUMBER
C8.2



SECTION A-A (RECTANGULAR)



PLAN (RECTANGULAR)

KEYNOTES	
CODE	DESCRIPTION
1	PRECAST CONCRETE STRUCTURE WITH REINFORCEMENT PER ASTM C913 (RECTANGULAR) OR ASTM C478 (ROUND)
2	PRECAST RISER SECTIONS AS REQUIRED; PROVIDE JOINT SEALANT PER ASTM C990
3	FRAME AND GRATE MODEL PER DRAINAGE TABLES (CASTING FOR CURB/GUTTER SHOWN); PROVIDE REDUCER RINGS AS REQUIRED
4	BRICK ADJUSTMENT COURSES AS REQUIRED (MINIMUM OF 3 COURSES WHERE USED)
5	PRECAST GRADE RINGS AS REQUIRED
6	PRECAST CONCRETE LID; REINFORCE PER PRECASTER REQUIREMENTS FOR H20 LOADING
7	REFERENCE POINT FOR RIM ELEVATION (REFER TO DRAINAGE TABLES)
8	SEAL PIPE CONNECTIONS WITH NON-SHRINK GROUT PER ASTM C1107
9	GROUTED INVERT; MIN. SLOPE 1:24 TO OUTLET
10	MAINTAIN MINIMUM 6" STRUCTURAL LEG
11	ALLOWABLE INCOMING/OUTGOING PIPE ANGLES PER NPCA STANDARDS OR PRECASTER REQUIREMENTS
12	PIPE CONNECTIONS (TYP.); REFER TO DRAINAGE TABLES FOR SIZES AND ELEVATIONS
13	CAST IRON LINTEL BAR (1"x6"x38"); FOR RECTANGULAR STRUCTURES, PROVIDE WHEN TOP SLAB OPENING(S) INCLUDE NO CENTRAL SUPPORT

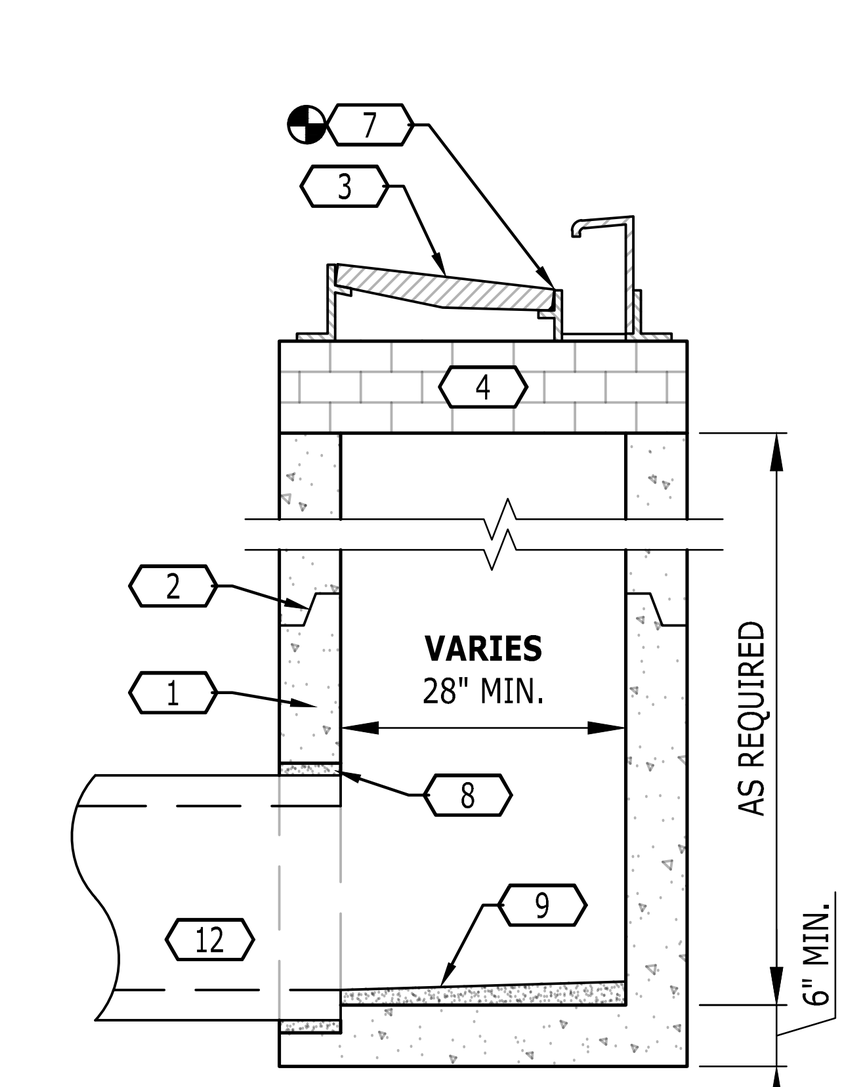
NOTES

1. STRUCTURE SIZES WILL VARY BASED ON SELECTED VENDOR AND SIZE/ANGLE/ELEVATION OF CONNECTING PIPE(S). CONTRACTOR SHALL CONFIRM ACTUAL STRUCTURES CAN BE INSTALLED PRIOR TO ORDERING MATERIALS, AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS WITH PROPOSED OR EXISTING SITE FEATURES.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL CONCRETE DRAINAGE STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS.
3. WHERE WATERTIGHT PIPE CONNECTIONS ARE REQUIRED PER THE DRAWINGS OR SPECIFICATIONS, PROVIDE RESILIENT BOOTED CONNECTIONS COMPLYING WITH ASTM C923.

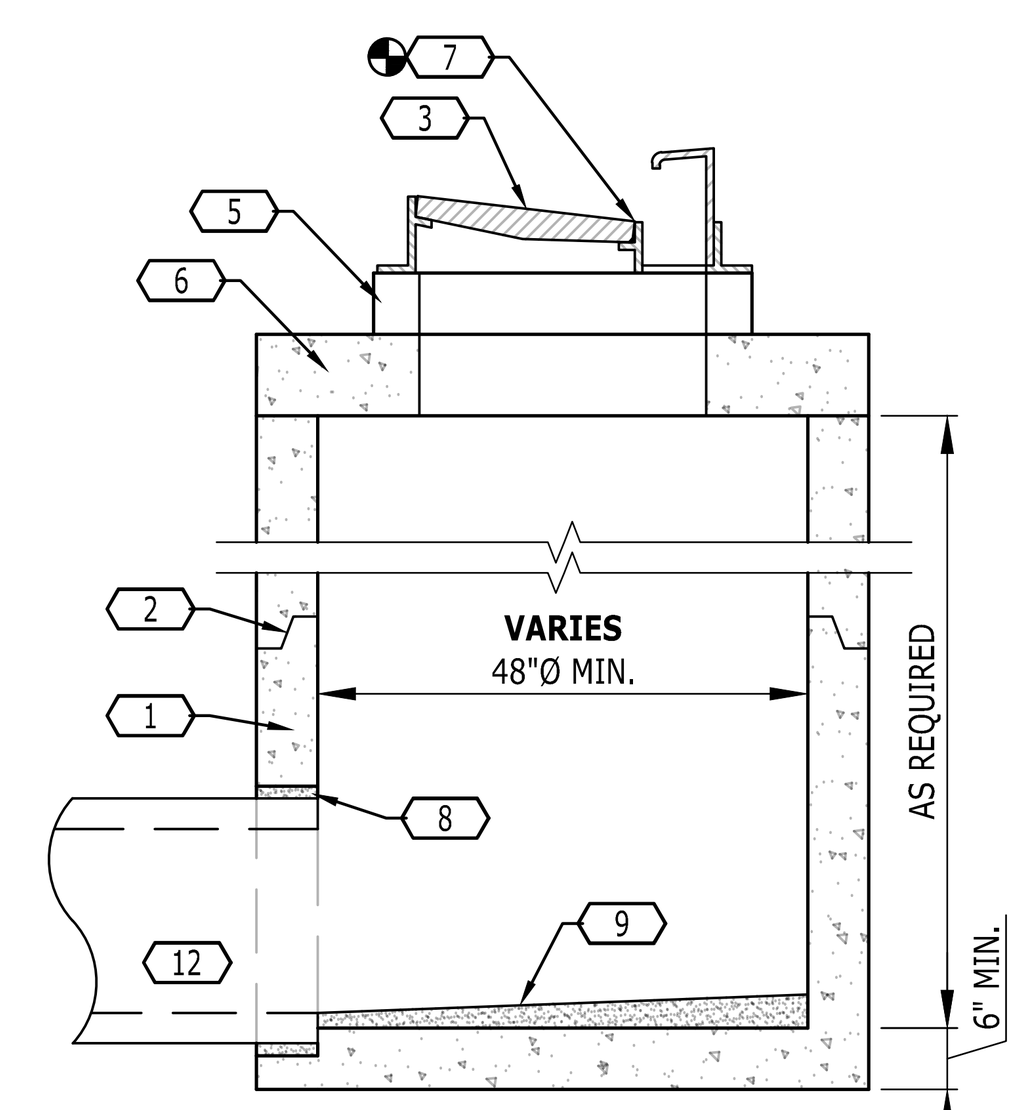
7

DOUBLE CURB INLET (PRECAST)

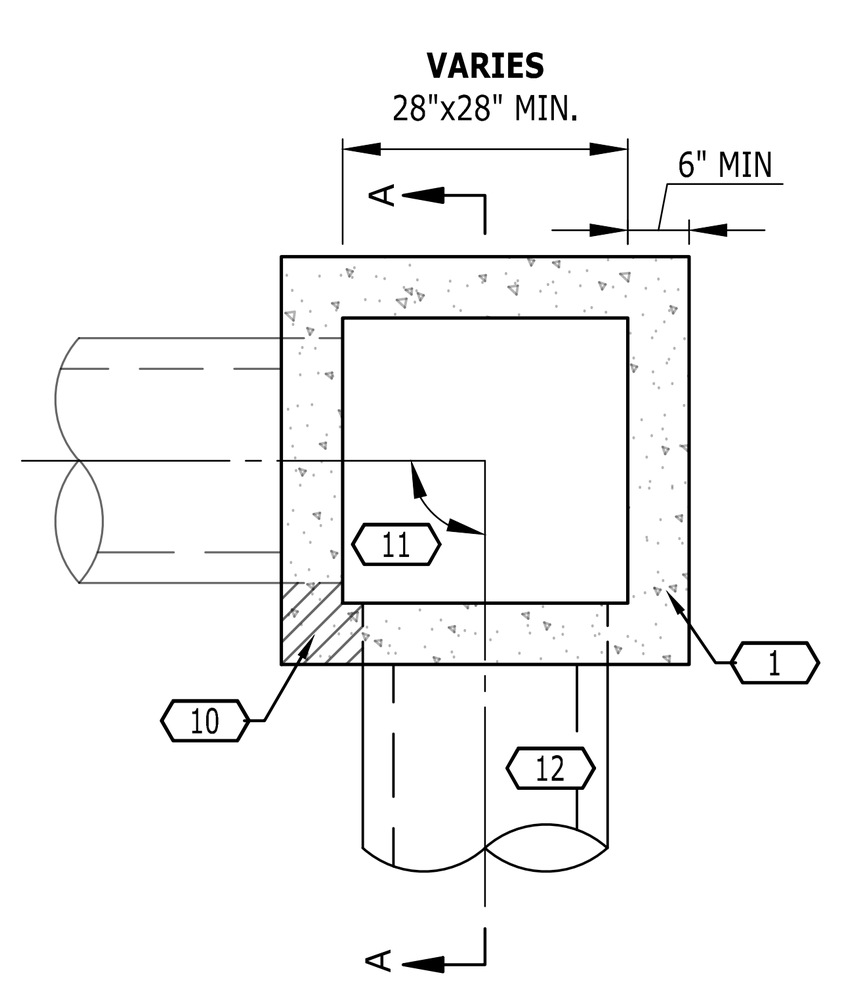
NOT TO SCALE



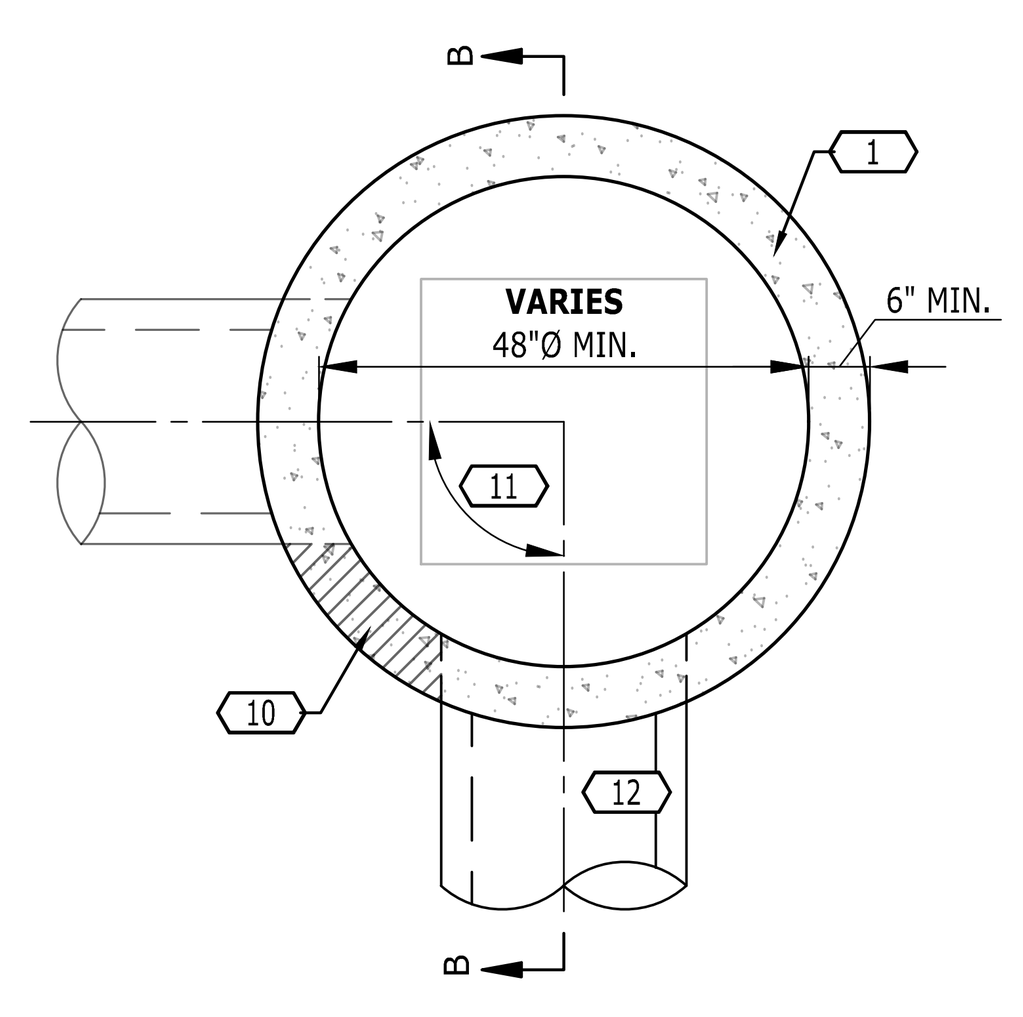
SECTION A-A (RECTANGULAR)



SECTION B-B (ROUND)



PLAN (RECTANGULAR)



PLAN (ROUND)

KEYNOTES	
CODE	DESCRIPTION
1	PRECAST CONCRETE STRUCTURE WITH REINFORCEMENT PER ASTM C913 (RECTANGULAR) OR ASTM C478 (ROUND)
2	PRECAST RISER SECTIONS AS REQUIRED; PROVIDE JOINT SEALANT PER ASTM C990
3	FRAME AND GRATE MODEL PER DRAINAGE TABLES (CASTING FOR CURB/GUTTER SHOWN); PROVIDE REDUCER RINGS AS REQUIRED
4	BRICK ADJUSTMENT COURSES AS REQUIRED (MINIMUM OF 3 COURSES WHERE USED)
5	PRECAST GRADE RINGS AS REQUIRED
6	PRECAST CONCRETE LID; REINFORCE PER PRECASTER REQUIREMENTS FOR H20 LOADING
7	REFERENCE POINT FOR RIM ELEVATION (REFER TO DRAINAGE TABLES)
8	SEAL PIPE CONNECTIONS WITH NON-SHRINK GROUT PER ASTM C1107
9	GROUTED INVERT; MIN. SLOPE 1:24 TO OUTLET
10	MAINTAIN MINIMUM 6" STRUCTURAL LEG
11	ALLOWABLE INCOMING/OUTGOING PIPE ANGLES PER NPCA STANDARDS OR PRECASTER REQUIREMENTS
12	PIPE CONNECTIONS (TYP.); REFER TO DRAINAGE TABLES FOR SIZES AND ELEVATIONS

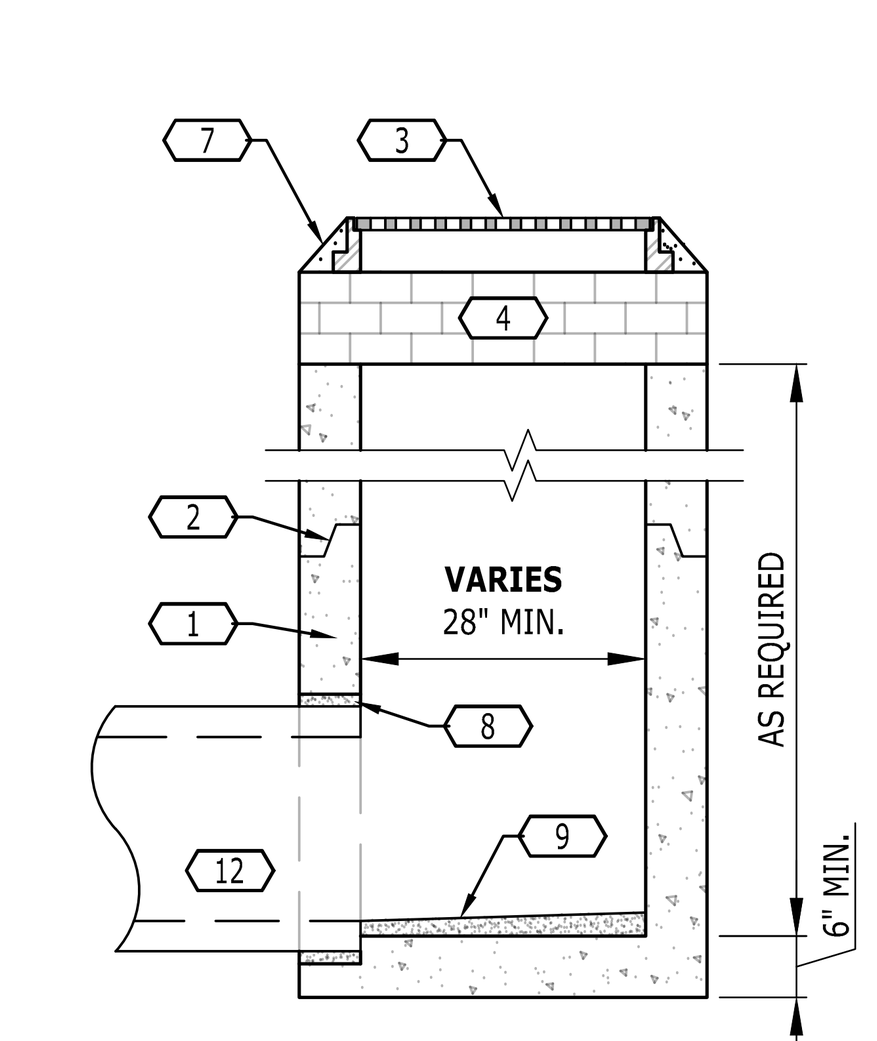
NOTES

1. STRUCTURE SIZES WILL VARY BASED ON SELECTED VENDOR AND SIZE/ANGLE/ELEVATION OF CONNECTING PIPE(S). CONTRACTOR SHALL CONFIRM ACTUAL STRUCTURES CAN BE INSTALLED PRIOR TO ORDERING MATERIALS, AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS WITH PROPOSED OR EXISTING SITE FEATURES.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL CONCRETE DRAINAGE STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS.
3. WHERE WATERTIGHT PIPE CONNECTIONS ARE REQUIRED PER THE DRAWINGS OR SPECIFICATIONS, PROVIDE RESILIENT BOOTED CONNECTIONS COMPLYING WITH ASTM C923.

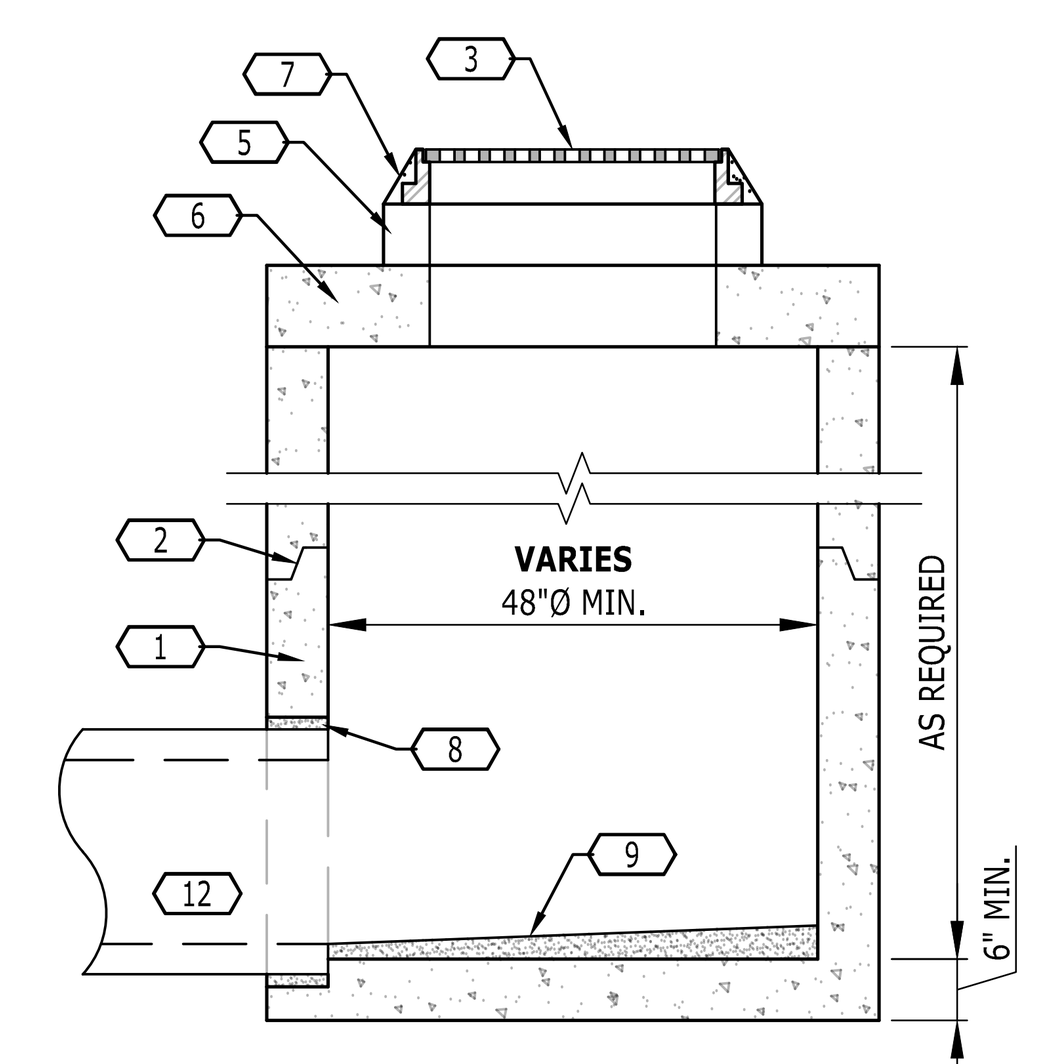
4

SINGLE CURB INLET (PRECAST)

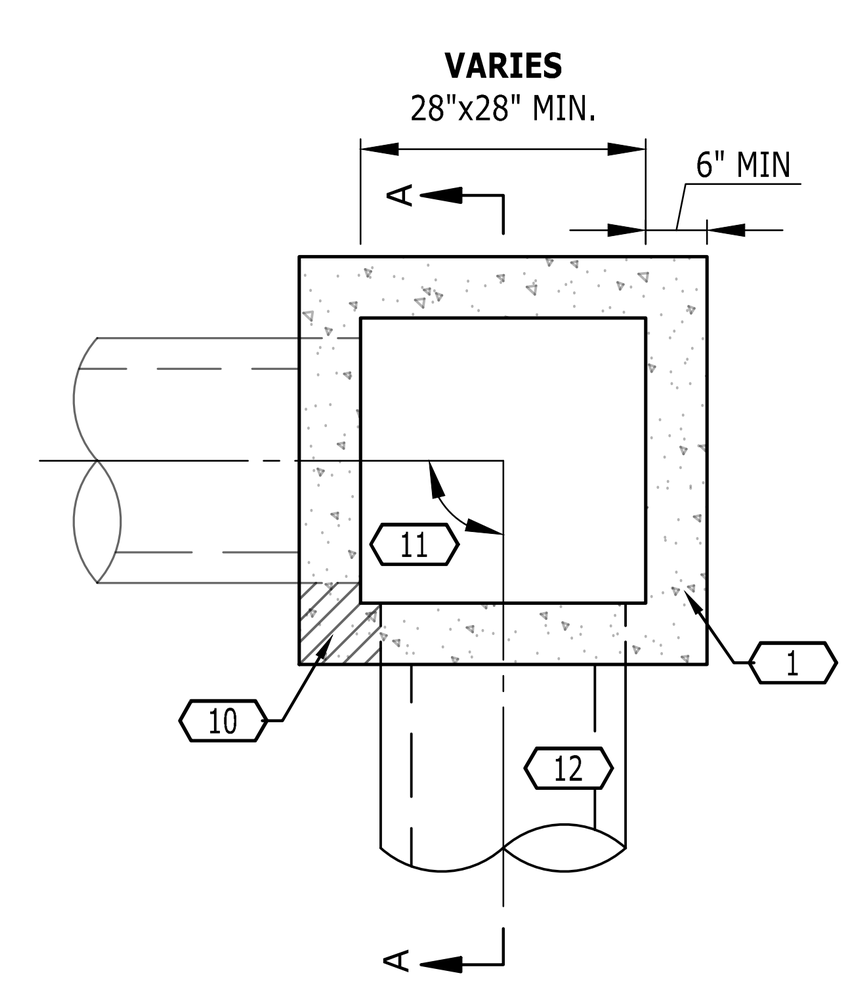
NOT TO SCALE



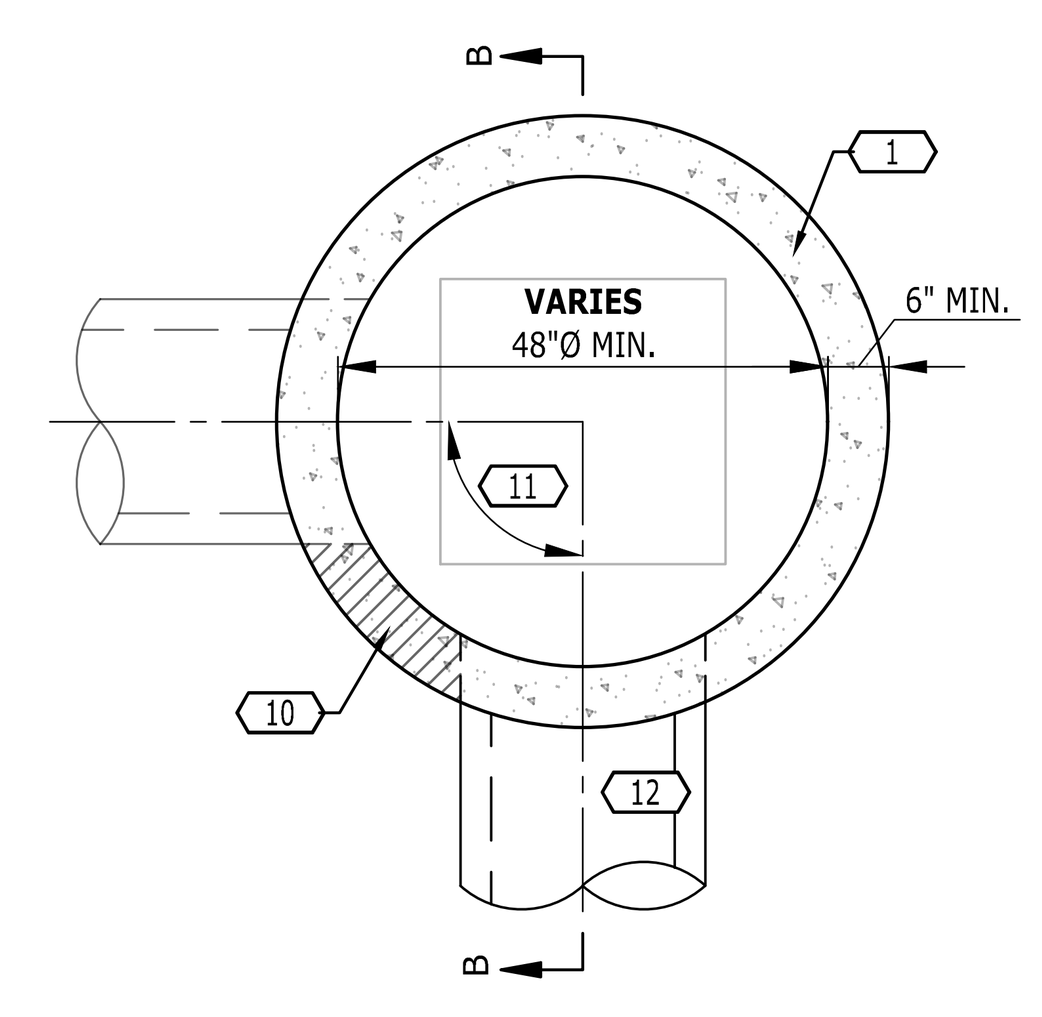
SECTION A-A (RECTANGULAR)



SECTION B-B (ROUND)



PLAN (RECTANGULAR)



PLAN (ROUND)

KEYNOTES	
CODE	DESCRIPTION
1	PRECAST CONCRETE STRUCTURE WITH REINFORCEMENT PER ASTM C913 (RECTANGULAR) OR ASTM C478 (ROUND)
2	PRECAST RISER SECTIONS AS REQUIRED; PROVIDE JOINT SEALANT PER ASTM C990
3	FRAME AND GRATE MODEL PER DRAINAGE TABLES; PROVIDE REDUCER RINGS AS REQUIRED
4	BRICK ADJUSTMENT COURSES AS REQUIRED (MINIMUM OF 3 COURSES WHERE USED)
5	PRECAST GRADE RINGS AS REQUIRED
6	PRECAST CONCRETE LID; REINFORCE PER PRECASTER REQUIREMENTS FOR H20 LOADING
7	GROUT AROUND EDGE OF FRAME
8	SEAL PIPE CONNECTIONS WITH NON-SHRINK GROUT PER ASTM C1107
9	GROUTED INVERT; MIN. SLOPE 1:24 TO OUTLET
10	MAINTAIN MINIMUM 6" STRUCTURAL LEG
11	ALLOWABLE INCOMING/OUTGOING PIPE ANGLES PER NPCA STANDARDS OR PRECASTER REQUIREMENTS
12	PIPE CONNECTIONS (TYP.); REFER TO DRAINAGE TABLES FOR SIZES AND ELEVATIONS

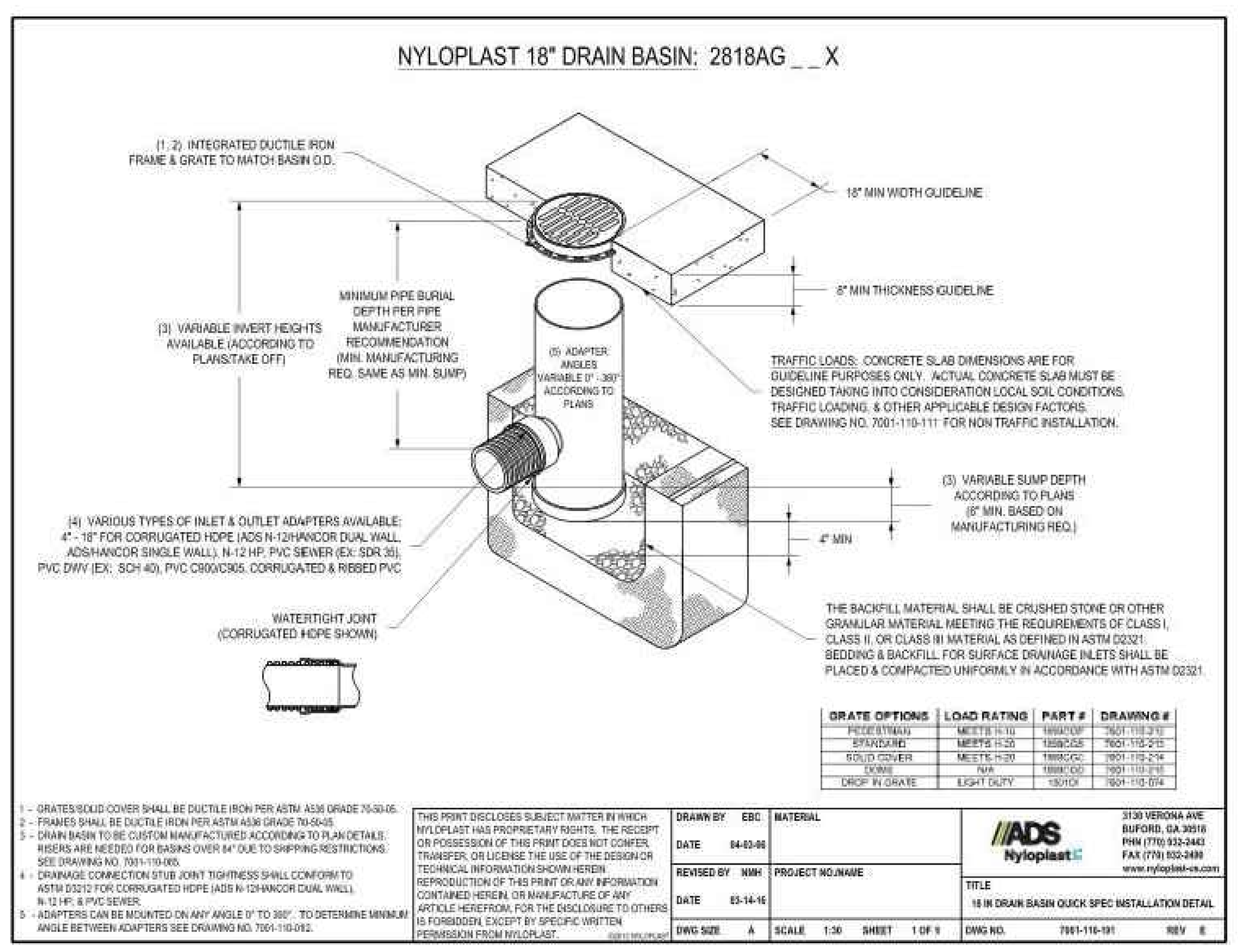
NOTES

1. STRUCTURE SIZES WILL VARY BASED ON SELECTED VENDOR AND SIZE/ANGLE/ELEVATION OF CONNECTING PIPE(S). CONTRACTOR SHALL CONFIRM ACTUAL STRUCTURES CAN BE INSTALLED PRIOR TO ORDERING MATERIALS, AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS WITH PROPOSED OR EXISTING SITE FEATURES.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL CONCRETE DRAINAGE STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING MATERIALS.
3. WHERE WATERTIGHT PIPE CONNECTIONS ARE REQUIRED PER THE DRAWINGS OR SPECIFICATIONS, PROVIDE RESILIENT BOOTED CONNECTIONS COMPLYING WITH ASTM C923.

1

CATCH BASIN (PRECAST)

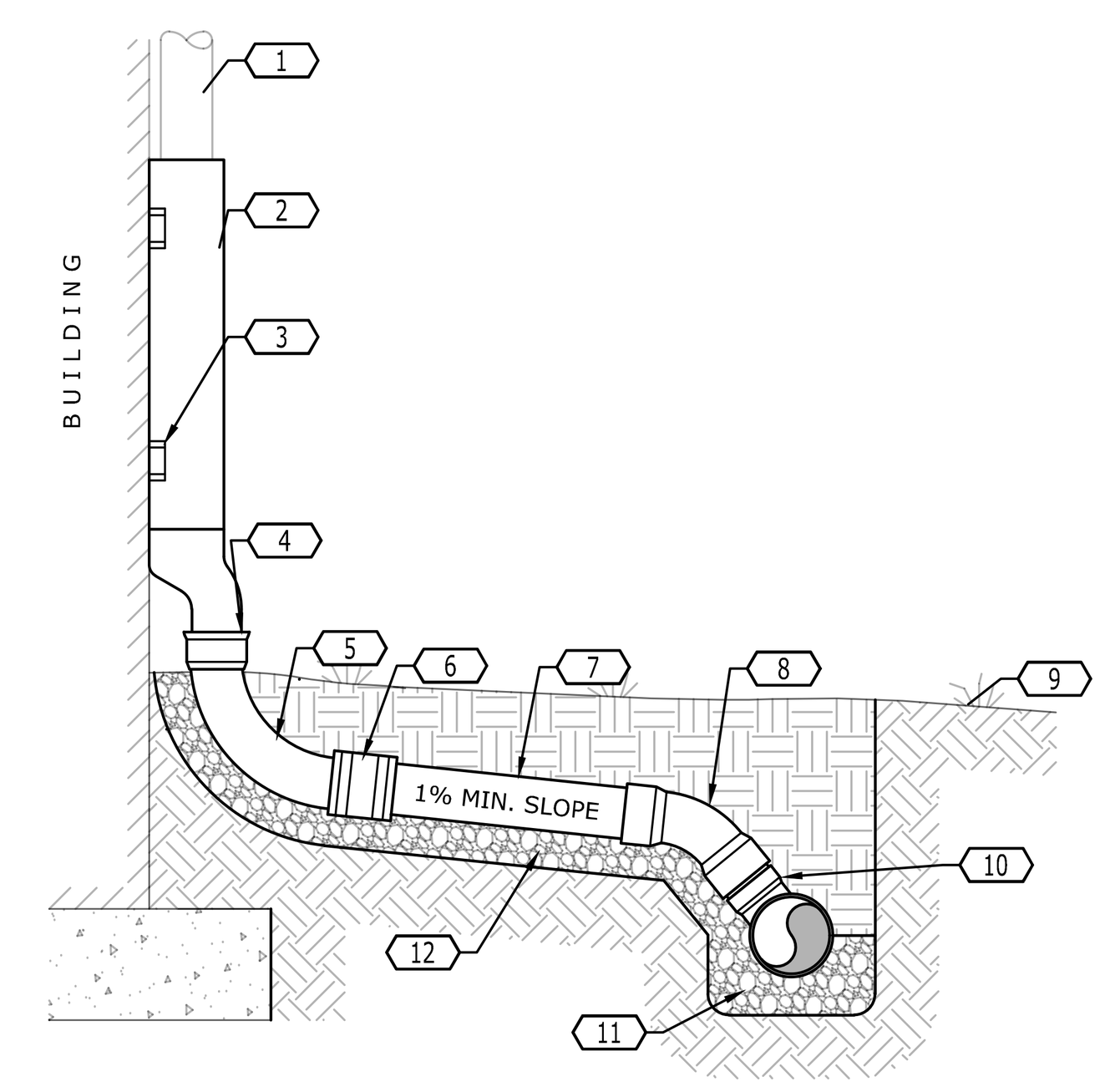
NOT TO SCALE



8

18" NYLOPLAST DRAIN BASIN

NOT TO SCALE



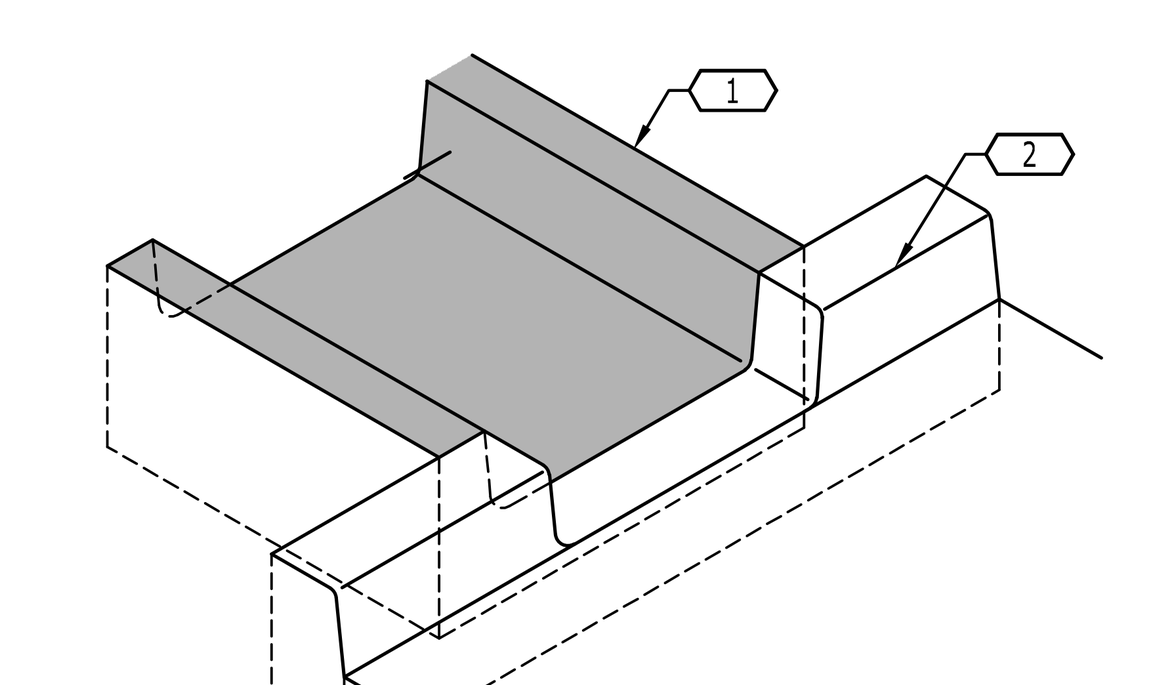
KEYNOTES	
CODE	DESCRIPTION
1	DOWNSPOUT
2	CAST IRON DOWNSPOUT SHOE NEENAH R-4929-O12 OR APPROVED EQUAL, WITH ADAPTER IF REQUIRED.
3	BOLT DOWNSPOUT SHOE TO BUILDING
4	MAKE JOINT WITH OAKUM AND HOT LEAD. CONCRETE WILL NOT BE ALLOWED.
5	6" CAST IRON BEND
6	6" NEOPRENE COMPRESSION CONNECTOR
7	6" PVC ROOF LEADER
8	6" PVC 1/8 BEND
9	FINISH GRADE
10	SANITARY WYE IN EXIST. STORM LINE
11	CAREFULLY AND THOROUGHLY COMPACT PIPE BEDDING UNDER FITTING
12	PIPE BEDDING

5

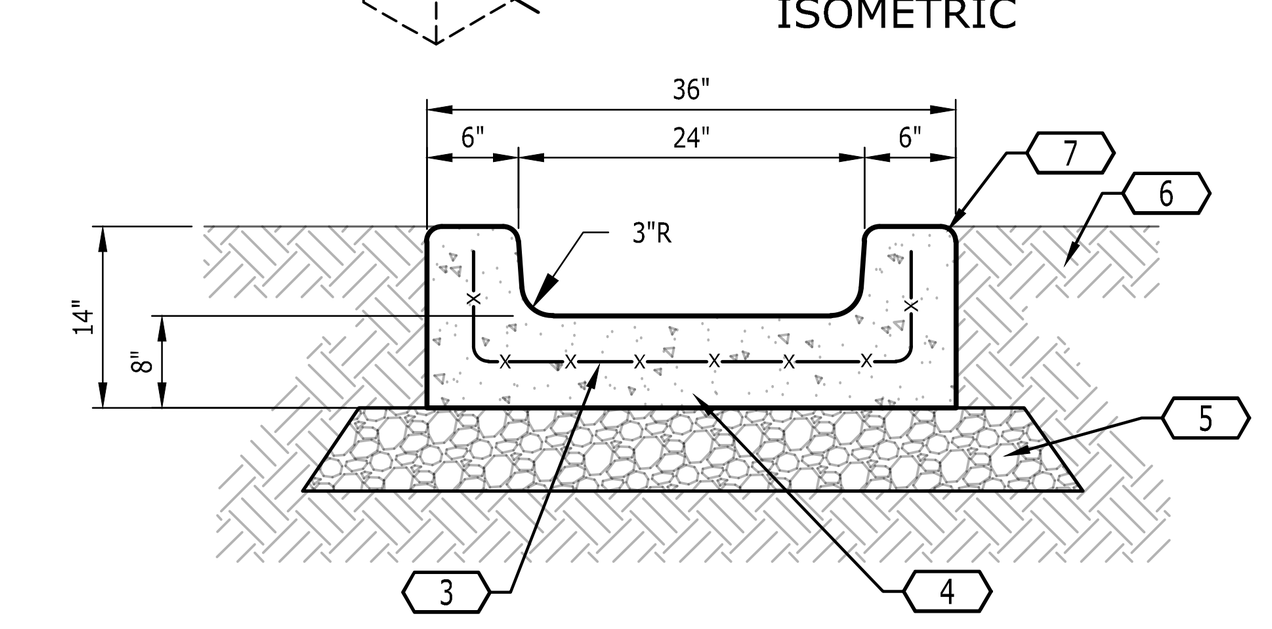
DOWNSPOUT COLLECTOR

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	FLUME
2	CURB
3	6"X6" W2.9 X W2.9 W.W.F.
4	3500 PSI CONCRETE
5	4" MINERAL AGGREGATE BASE
6	BACKFILL
7	3/4" RADIUS, TYP



ISOMETRIC



SECTION

2

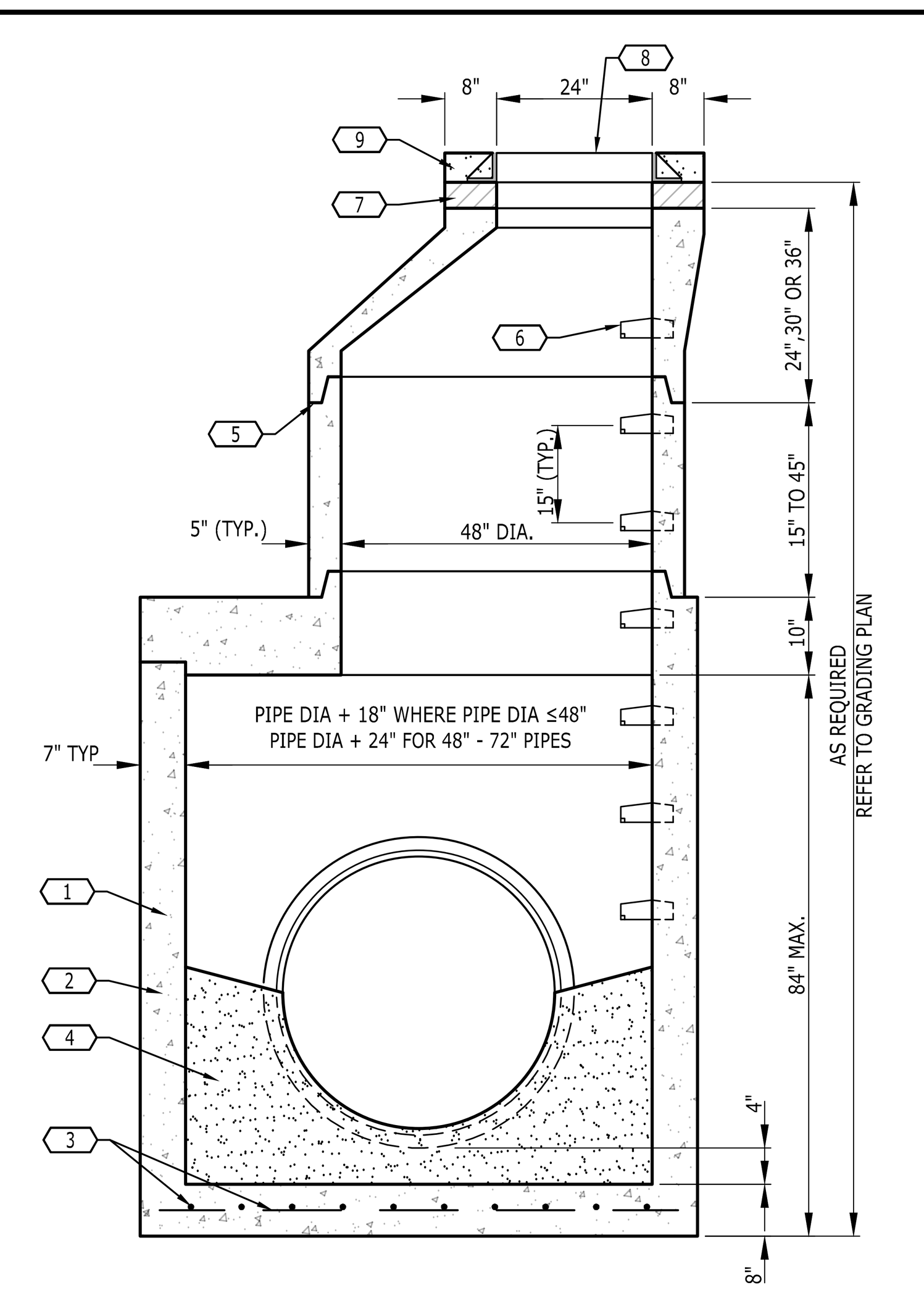
CONCRETE FLUME

NOT TO SCALE

9

RESERVED

NOT TO SCALE



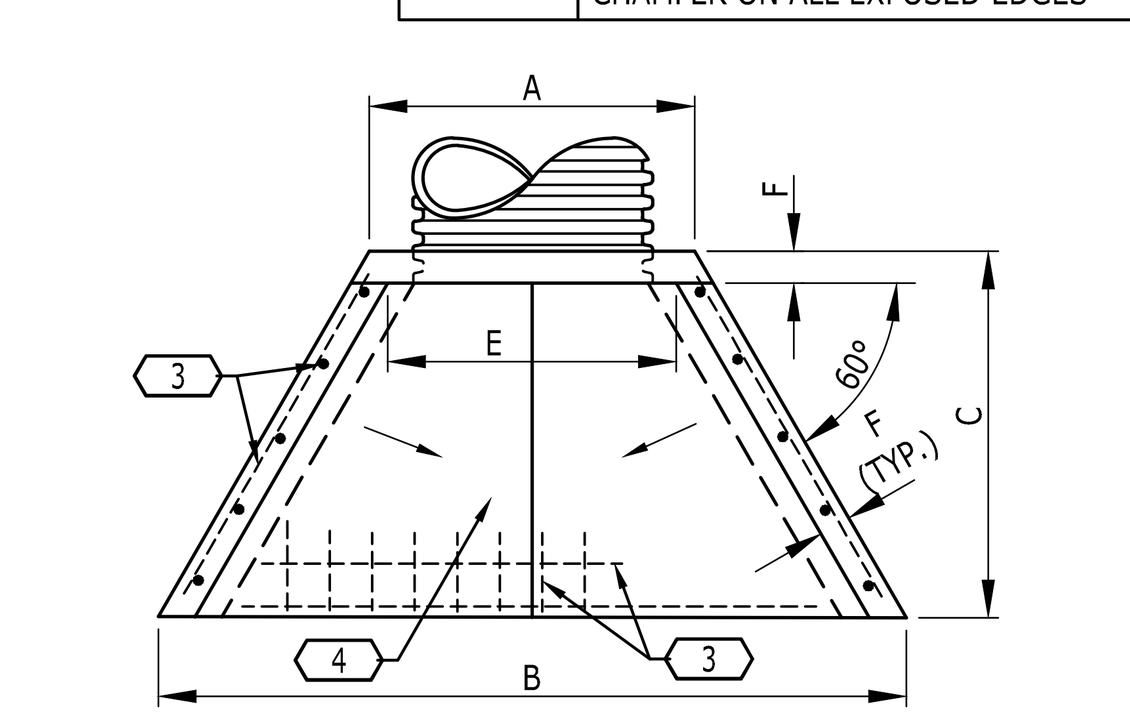
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE MANHOLE; CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS CURE
2	REINFORCING STEEL; SHALL CONFORM TO THE SPECIFICATIONS CONTAINED IN ASTM C478
3	REINFORCING STEEL; NO. 4 BARS, 8" O.C. EACH WAY
4	GROUT INVERT TO PIPE MID-LINE
5	SEALANT; PROVIDE IN ALL JOINTS
6	STEPS; 12" WIDE; CAST IRON OR POLYPROPYLENE (TYP.)
7	GRADE RINGS; AS REQUIRED
8	MANHOLE FRAME AND COVER; _____________ NO. ____
9	GROUT FRAME IN PLACE

6

STORM JUNCTION MANHOLE

NOT TO SCALE

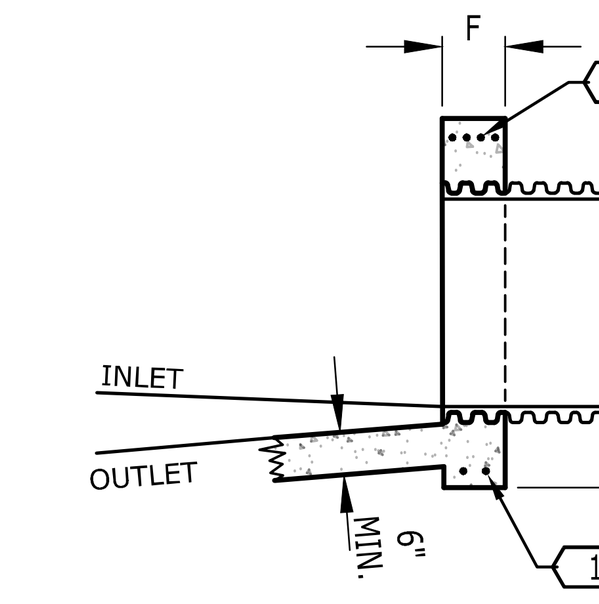
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE REINFORCEMENT; TWO, NO. 2 BARS
2	CONCRETE REINFORCEMENT; FOUR, NO. 4 BARS
3	CONCRETE REINFORCEMENT; NO. 4 BARS AT 12" O.C. EACH WAY IN FLOOR AND WALLS
4	SLOPE APRON TO DRAIN
	NOTE: 1" CHAMFER ON ALL EXPOSED EDGES



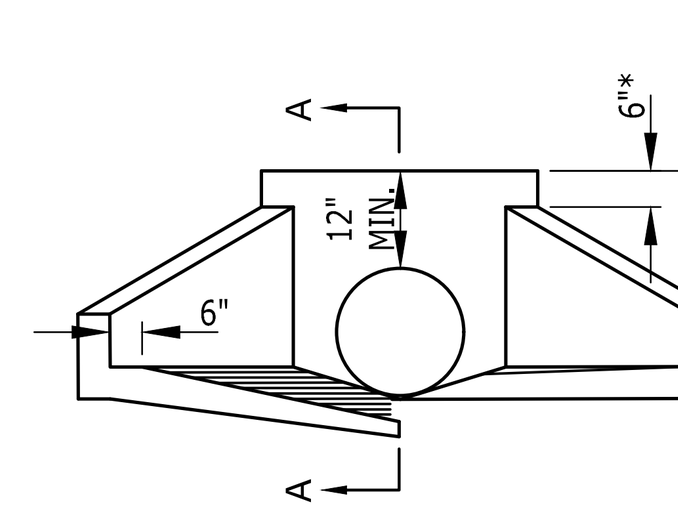
PLAN

TABLE OF DIMENSIONS				
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	N/A	8"	8"	8"
MAX. OPG.	18"	26"	40"	
WT. (LB)	1090	3130	5625	8575

* 0" ON 4' WINGED HEADWALL



SECTION A-A



ELEVATION

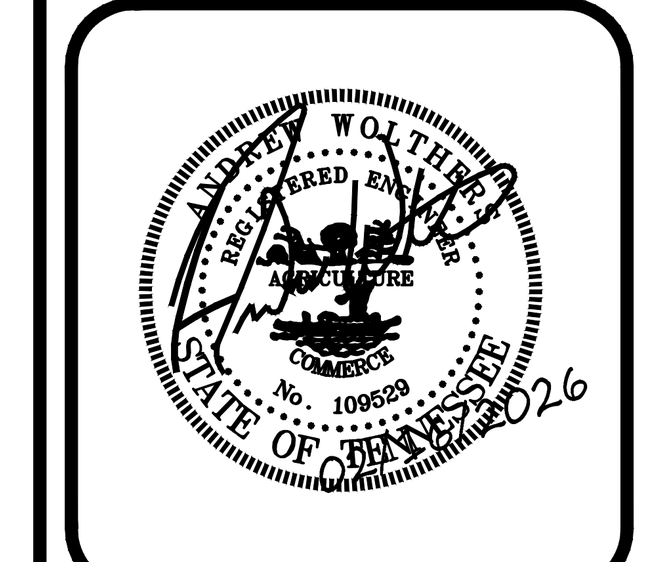
3

WINGED HEADWALL

NOT TO SCALE

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET.dwg-C8.3 SITE DETAILS Feb 16, 2026 jyost

[redacted]



SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

SITE DETAILS

PROJECT NUMBER
20250029

DRAWING NUMBER

C8.3

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist® FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

MAYFILED MULTIFAMILY

LAVERGNE, TN, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN.) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% . THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTION 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.33 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, AASHTO MA3 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-7200 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

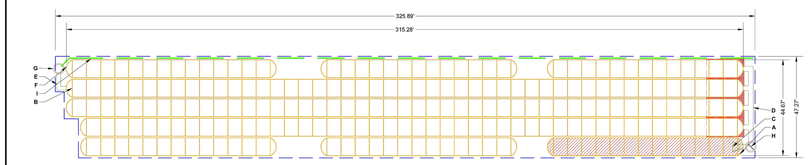
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

©2025 ADS, INC.

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
219	STORMTECH MC-7200 CHAMBERS:	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	599.75
18	STORMTECH MC-7200 END CAPS:	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	599.25
12	STONE ABOVE (in):	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	594.75
9	STONE BELOW (in):	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	594.75
40	STONE VOID:	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	594.75
64464	SYSTEM VOLUME (CF) INSTALLED STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	599.75
		TOP OF MC-7200 CHAMBER:	593.25
		24" BOTTOM MANIFOLD INVERT:	592.25
		24" ISOLATOR ROW PLUS INVERT:	587.92
15157	SYSTEM AREA (SF):	18" x 18" BOTTOM MANIFOLD INVERT:	587.81
746.3	SYSTEM PERIMETER (ft)	18" BOTTOM CONNECTION INVERT:	587.75
		BOTTOM OF MC-7200 CHAMBER:	587.75
		UNDERDRAIN INVERT:	587.00
		BOTTOM OF STONE:	587.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
PREFABRICATED END CAP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP	1.97"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	D	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.26"	
MANIFOLD	E	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.97"	
PIPE CONNECTION	F	18" BOTTOM CONNECTION	1.97"	
CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.0 CFS OUT
CONCRETE STRUCTURE	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		38.0 CFS IN
DIVERTER	I	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
UNDERDRAIN				



DETENTION SYSTEM 1

ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

MAYFIELD MULTIFAMILY — LAVERGNE, TN, USA — DRAWN: AD — CHECKED: N/A — DATE: 12/19/2025 — PROJECT #

StormTech® Chamber System

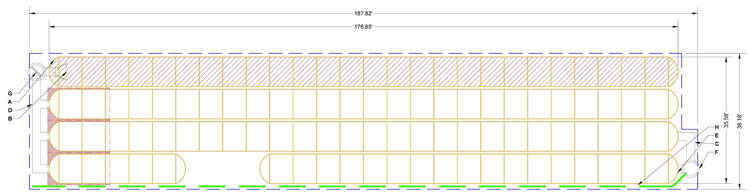
4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

SHEET 2 OF 6

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
100	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	599.25
10	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	594.75
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	594.25
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	594.25
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	594.25
29896	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	599.25
		TOP OF MC-7200 CHAMBER:	593.25
		24" x 24" BOTTOM MANIFOLD INVERT:	592.25
		24" ISOLATOR ROW PLUS INVERT:	587.92
7076	SYSTEM AREA (SF)	24" BOTTOM CONNECTION INVERT:	587.81
462.0	SYSTEM PERIMETER (ft)	BOTTOM OF MC-7200 CHAMBER:	587.75
		UNDERDRAIN INVERT:	586.92
		BOTTOM OF STONE:	586.92

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500EPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP	2.26"	
MANIFOLD	D	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.26"	
PIPE CONNECTION	F	24" BOTTOM CONNECTION	2.26"	
CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		14.0 CFS OUT
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		28.5 CFS IN
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



DETENTION SYSTEM 2

ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

MAYFIELD MULTIFAMILY — LAVERGNE, TN, USA — DRAWN: AD — CHECKED: N/A — DATE: 12/19/2025 — PROJECT #

StormTech® Chamber System

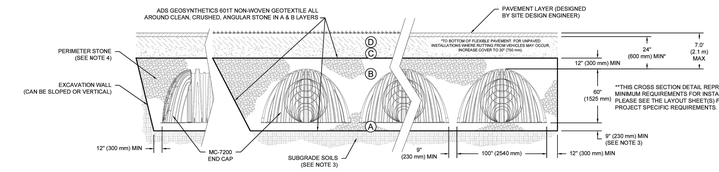
4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

SHEET 3 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (9" LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
		MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER		
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/% . THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MAYFIELD MULTIFAMILY — LAVERGNE, TN, USA — DRAWN: AD — CHECKED: N/A — DATE: 12/19/2025 — PROJECT #

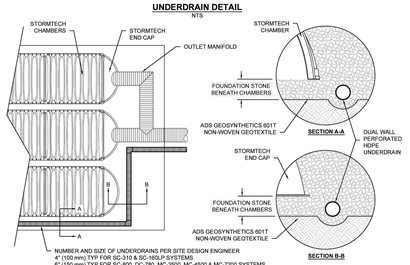
StormTech® Chamber System

4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

SHEET 4 OF 6

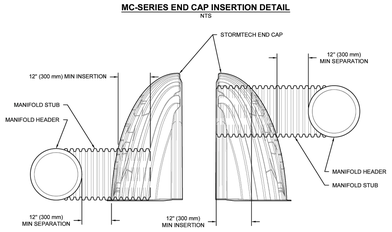
UNDERDRAIN DETAIL

NTS



MC-SERIES END CAP INSERTION DETAIL

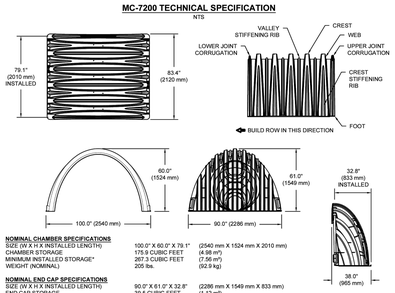
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

MC-7200 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

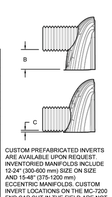
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500EPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500EPP06B		---	0.86" (22 mm)
MC4500EPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500EPP08B		---	1.01" (26 mm)
MC4500EPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500EPP10B		---	1.33" (34 mm)
MC4500EPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500EPP12B		---	1.55" (39 mm)
MC4500EPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500EPP15B		---	1.70" (43 mm)
MC4500EPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500EPP18TW		---	1.97" (50 mm)
MC4500EPP18B		---	
MC4500EPP18BW			
MC4500EPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500EPP24TW		---	2.26" (57 mm)
MC4500EPP24B			
MC4500EPP24BW			
MC4500EPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500EPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500EPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



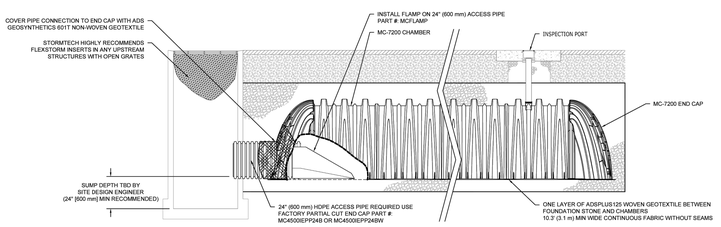
CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MAYFIELD MULTIFAMILY — LAVERGNE, TN, USA — DRAWN: AD — CHECKED: N/A — DATE: 12/19/2025 — PROJECT #

StormTech® Chamber System

4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

SHEET 5 OF 6



MC-7200 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1 REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND L

7 **RESERVED**
NOT TO SCALE

3 **RESERVED**
NOT TO SCALE

8 **RESERVED**
NOT TO SCALE

4 **RESERVED**
NOT TO SCALE

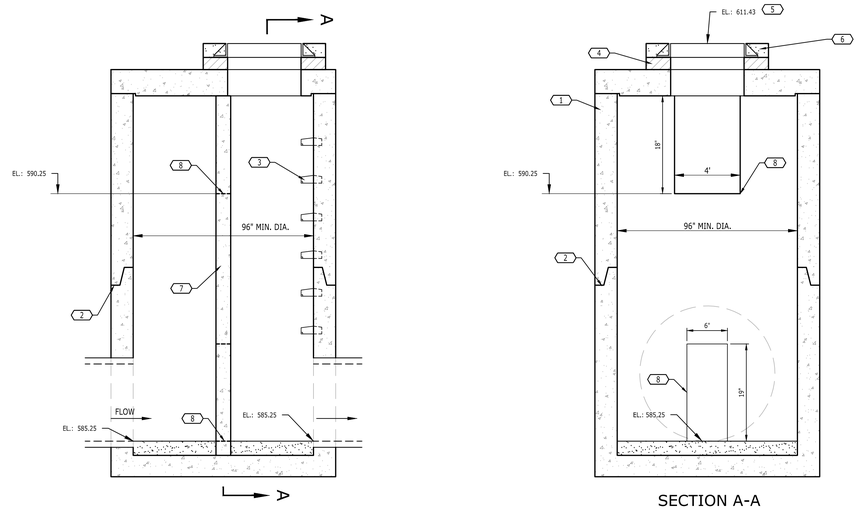
9 **RESERVED**
NOT TO SCALE

5 **RESERVED**
NOT TO SCALE

10 **RESERVED**
NOT TO SCALE

6 **RESERVED**
NOT TO SCALE

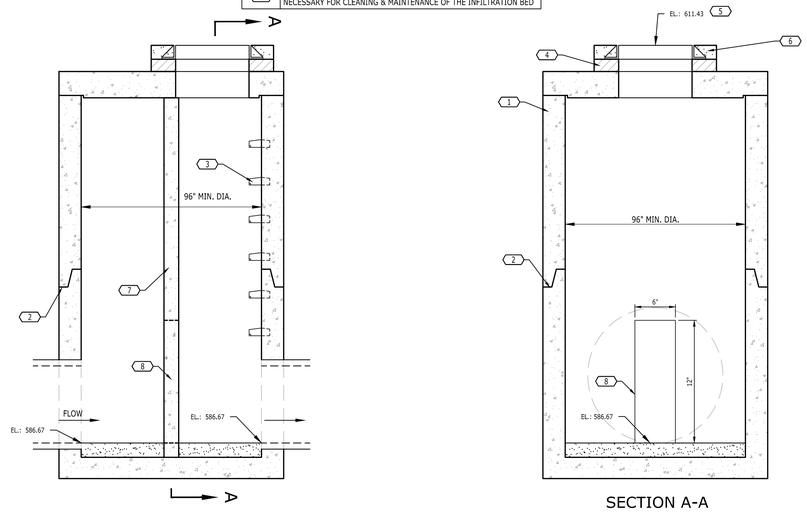
KEYNOTES	
CODE	DESCRIPTION
1	SLAB TOP OR ECCENTRIC CONCRETE MANHOLE; REFER TO TDOT STANDARD DMH-2 OR EQUAL FOR REINFORCEMENT SCHEDULE AND CONCRETE SPECIFICATIONS
2	SEALANT; PROVIDE IN ALL JOINTS
3	STEPS; 12" WIDE; CAST IRON OR POLYPROPYLENE (TYP.)
4	GRADE RINGS; AS REQUIRED
5	MANHOLE FRAME AND COVER
6	GROUT FRAME IN PLACE
7	CONCRETE OUTLET CONTROL WALL. DOWEL INTO STRUCTURE WALLS
8	RECTANGULAR ORIFICE (WIDTH SHOWN)



SECTION A-A

1 **OUTLET CONTROL MANHOLE (NORTH DETENTION SYSTEM)**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	SLAB TOP OR ECCENTRIC CONCRETE MANHOLE; REFER TO TDOT STANDARD DMH-2 OR EQUAL FOR REINFORCEMENT SCHEDULE AND CONCRETE SPECIFICATIONS
2	SEALANT; PROVIDE IN ALL JOINTS
3	STEPS; 12" WIDE; CAST IRON OR POLYPROPYLENE (TYP.)
4	GRADE RINGS; AS REQUIRED
5	MANHOLE FRAME AND COVER
6	GROUT FRAME IN PLACE
7	CONCRETE OUTLET CONTROL WALL. DOWEL INTO STRUCTURE WALLS
8	RECTANGULAR WEIR (WIDTH SHOWN)
9	24" ROUND ORIFICE
10	6" ORIFICE WITH THREADED CAP. TO REMAIN CLOSED EXCEPT WHEN NECESSARY FOR CLEANING & MAINTENANCE OF THE INFILTRATION BED



SECTION A-A

2 **OUTLET CONTROL MANHOLE (SOUTH DETENTION SYSTEM)**
NOT TO SCALE

[redacted]

SITE PLAN SUBMITTAL

THE MAYFIELD BY BROADSTONE

31 LILLIAN BUCHANAN DRIVE
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

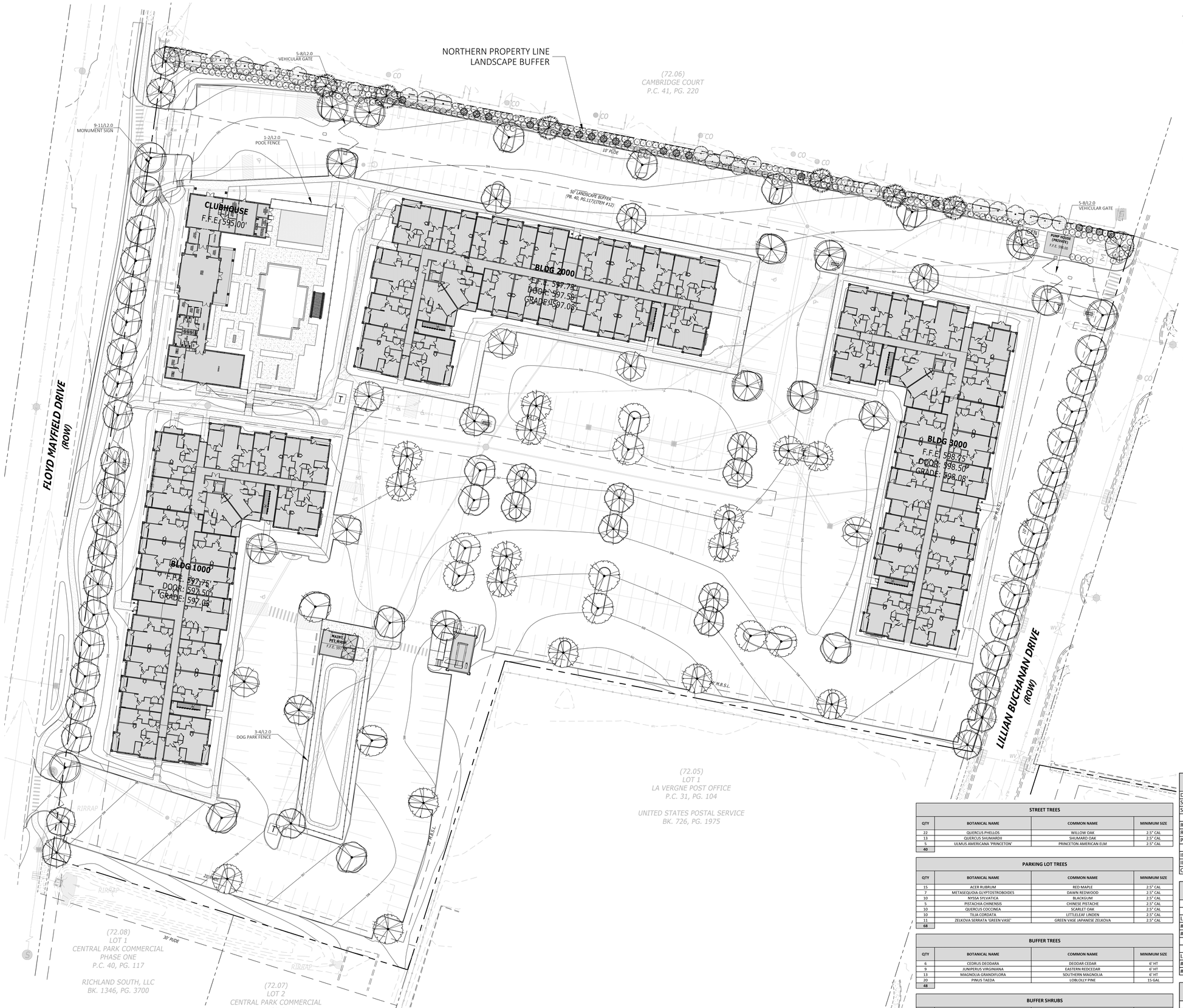
NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE DETAILS

PROJECT NUMBER
20250029

DRAWING NUMBER
C8.5

P:\2025\20250029_alliance lavergne multifamily\dwg\construction\20250029_DET.dwg-C8.5 SITE DETAILS Feb 16, 2026 jyost



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
BUFFER TREES	
	CEDRUS DEODARA / DEODAR CEDAR
	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
	PINUS TAEDA / LOBLOLLY PINE
PARKING LOT TREES	
	ACER RUBRUM / RED MAPLE
	METASEQUOIA GLYPTOSTROBOIDES / DAWN REDWOOD
	NYSSA SYLVATICA / BLACKGUM
	PISTACIA CHINENSIS / CHINESE PISTACHE
	QUERCUS COCCINEA / SCARLET OAK
	TILIA CORDATA / LITTLELEAF LINDEN
	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA
STREET TREES	
	QUERCUS PHELLOS / WILLOW OAK
	QUERCUS SHUMARDII / SHUMARD OAK
	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM
BUFFER SHRUBS	
	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY
	ILLICIUM PARVIFLORUM / ANISE
	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM' / RECURVE LIGUSTRUM
	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY' / LOROPETALUM

STREET TREES

QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
22	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL
13	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL
5	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2.5" CAL
40			

PARKING LOT TREES

QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
15	ACER RUBRUM	RED MAPLE	2.5" CAL
7	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	2.5" CAL
10	NYSSA SYLVATICA	BLACKGUM	2.5" CAL
5	PISTACHIA CHINENSIS	CHINESE PISTACHE	2.5" CAL
10	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL
10	TILIA CORDATA	LITTLELEAF LINDEN	2.5" CAL
11	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL
68			

BUFFER TREES

QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
6	CEDRUS DEODARA	DEODAR CEDAR	6' HT
9	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' HT
13	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6' HT
20	PINUS TAEDA	LOBLOLLY PINE	15 GAL
48			

BUFFER SHRUBS

QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
96	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	3 GAL
76	ILLICIUM PARVIFLORUM	ANISE	3 GAL
61	LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	RECURVE LIGUSTRUM	3 GAL
83	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	LOROPETALUM	3 GAL
316			

SITE PLAN DATA TABLE

DISTRICT	DOWNTOWN DISTRICT (DD)
SITE AREA (ACRES)	9.33
SITE AREA (SF)	406,415
REQUIRED MINIMUM LANDSCAPE SURFACE AREA (LSA)	20%
REQUIRED MINIMUM LSA (SF)	81,283
PRPOSED LSA (SF)	102,500
IMPERVIOUS SURFACE AREA (SF)	301,329
ILA EXISTING (LANDSCAPE ISLANDS)	
OPEN SPACE PROVIDED (SF)	53,947.0

STREET YARD REQUIREMENTS

1 TREE PER 25' OF ROAD FRONTAGE	
FLOYD MAYFIELD DR	
LF OF ROAD FRONTAGE	598
# OF TREES REQUIRED	24
# OF TREES PROVIDED	24
LILLIAN BUCHANAN DR	
LF OF ROAD FRONTAGE	406
# OF TREES REQUIRED	16
# OF TREES PROVIDED	16

BUFFER REQUIREMENTS

6 TREES PER 100' OF BUFFER	
40 SHRUBS PER 100' OF BUFFER	
NORTHERN PROPERTY LINE BUFFER	
LF OF BUFFER	795
# OF TREES REQUIRED	48
# OF SHRUBS REQUIRED	318
# OF TREES PROVIDED	48

MSD
LANDSCAPE ARCHITECTURE

[redacted]

THE MAYFIELD BY BROADSTONE
LA VERGNE, TN

DATE	RELEASE	NO.
12.19.25	1ST LDP SUBMITTAL	
1.29.26	2ND LDP SUBMITTAL	
2.6.26	3RD LDP SUBMITTAL	

NORTH

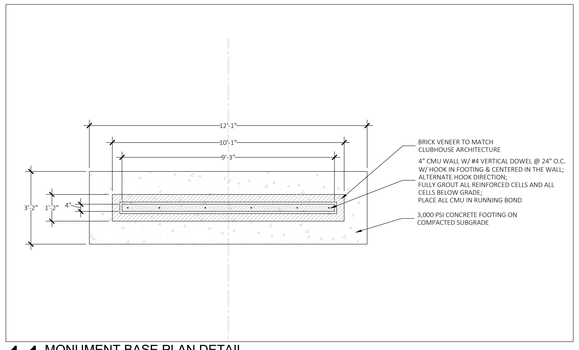
SCALE

0' 20' 40' 80'
SCALE: 1" = 40'

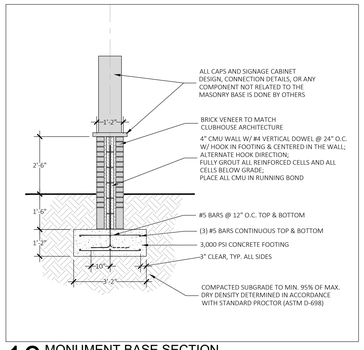
SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NUMBER
L1.0

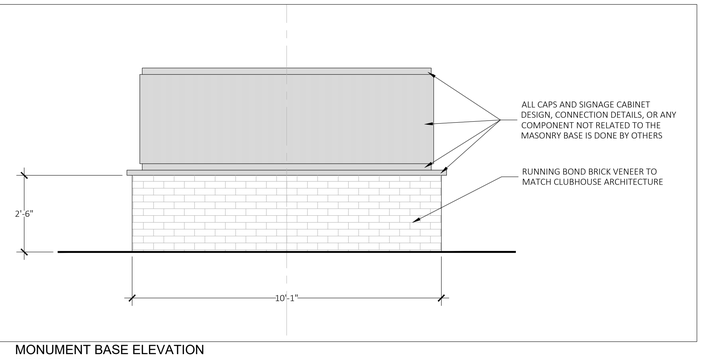
NOT ISSUED FOR CONSTRUCTION



11 MONUMENT BASE PLAN DETAIL
SCALE: 3/8" = 1'



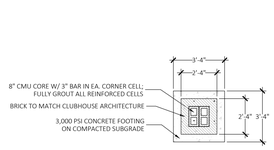
10 MONUMENT BASE SECTION
SCALE: 3/8" = 1'



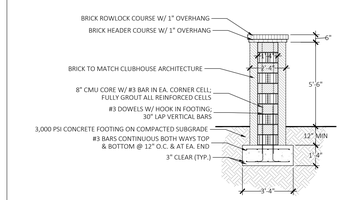
9 MONUMENT BASE ELEVATION
SCALE: 3/8" = 1'

1. COMPONENTS OF ALL ELEMENTS RELATED TO THE VEHICULAR GATE ONLY ARE SHOWN FOR DESIGN INTENT ONLY.
2. CONTRACTOR IS RESPONSIBLE TO SPECIFY ALL ELEMENTS RELATED TO SWING MECHANICS AND CONFIRM OPERATORS CAN FIT IN SPACE ADJACENT TO GATE.
3. CONTRACTOR IS REQUIRED TO FIELD VERIFY DIMENSIONS PRIOR TO MANUFACTURING OF GATE AND CONSTRUCTION OF COLUMNS.
4. CONTRACTOR IS REQUIRED TO PROVIDE SHOP DRAWINGS OF VEHICULAR GATE TO LANDSCAPE ARCHITECT FOR APPROVAL.
5. ACCESS CONTROL IS TO BE BY OWNER/CONTRACTOR
6. ALL ENTRANCE GATES MUST HAVE A KNOX KEY SWITCH INSTALLED THAT IS KEYED FOR LOCAL MUNICIPALITY
7. ALL GATE MATERIALS TO BE PAINTED METAL, COLOR TBD.

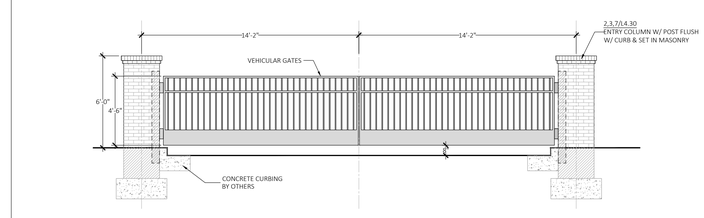
8 VEHICULAR GATE NOTES



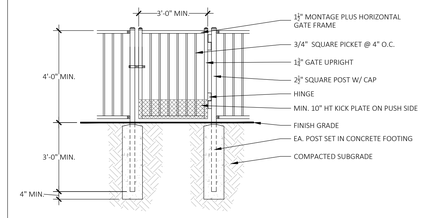
7 VEHICULAR GATE COLUMN PLAN DETAIL
SCALE: 1/4" = 1'



6 VEHICULAR GATE COLUMN SECTION
SCALE: 1/4" = 1'



5 VEHICULAR GATE ELEVATION
SCALE: 1/4" = 1'

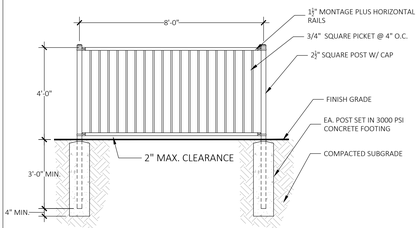


MANUFACTURER INFORMATION:
NAME: AMERISTAR
WEB: WWW.AMERISTARPERIMETER.COM

PRODUCT NAME & INFORMATION:
GATE: MONTAGE PLUS MAJESTIC 2-RAIL SINGLE GATE W/ FLUSH BOTTOM

NOTES:
1. ELEVATION SHOWN FOR DESIGN INTENT ONLY; FENCE SHALL MATCH SPECIFICATION ABOVE.
2. OR EQUAL. CONTRACTOR TO PROVIDE ALTERNATE FOR LANDSCAPE ARCHITECT APPROVAL.
3. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
4. ALL GATE MATERIALS TO BE PAINTED BLACK.
5. GATE LATCH/LOCK TO BE PULL SAFETY GATE LATCH TYPE. CONTRACTOR TO PROVIDE SPEC TO LANDSCAPE ARCHITECT FOR APPROVAL.
6. CONTRACTOR TO ENSURE GATE CONTROLS ARE OPERABLE WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
7. ALL OPERABLE COMPONENTS OF GATE CONTROLS TO BE MOUNTED NO HIGHER THAN 48" AFF TO THE TOP OF THE HIGHEST OPERABLE PART.
8. GATE TO INCLUDE SELF SOFT CLOSING BARREL HINGE TBD BY CONTRACTOR. CONTRACTOR TO PROVIDE SPEC TO LANDSCAPE ARCHITECT FOR APPROVAL.
9. ACCESS CONTROL TBD BY OWNER/CONTRACTOR. CONTRACTOR TO PROVIDE SPEC TO LANDSCAPE ARCHITECT FOR APPROVAL.
10. CONTRACTOR TO CONFIRM ALL POST, RAIL, PICKET SIZE & SPACINGS AND LEAF WIDTH WITH MANUFACTURER PRIOR TO PURCHASING AND INSTALLATION.
11. IF ACCESS CONTROL IS DETERMINED TO BE PROVIDED BY OWNER, PUSH BUTTON EXIT TO BE LOCATED MIN. 3' HORIZONTAL FROM GATE; CONTRACTOR TO CONFIRM.
12. EMERGENCY PUSH BAR BY CONTRACTOR IF REQUIRED BY CODE.

4 DOG PARK FENCE GATE
SCALE: 3/8" = 1'

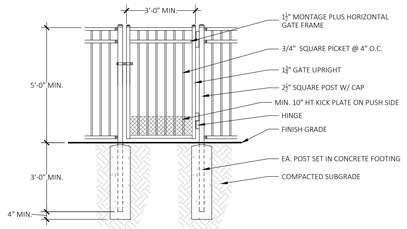


MANUFACTURER INFORMATION:
NAME: AMERISTAR
WEB: WWW.AMERISTARPERIMETER.COM

PRODUCT NAME & INFORMATION:
FENCE: MONTAGE PLUS MAJESTIC 2-RAIL W/ FLUSH BOTTOM

NOTES:
1. ELEVATION SHOWN FOR DESIGN INTENT ONLY; FENCE SHALL MATCH SPECIFICATION ABOVE.
2. OR EQUAL. CONTRACTOR TO PROVIDE ALTERNATE FOR LANDSCAPE ARCHITECT APPROVAL.
3. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
4. ALL FENCE MATERIALS TO BE PAINTED BLACK.
5. CONTRACTOR TO CONFIRM ALL POST, RAIL, PICKET SIZE & SPACINGS AND LEAF WIDTH WITH MANUFACTURER PRIOR TO PURCHASING AND INSTALLATION.

3 DOG PARK FENCE
SCALE: 3/8" = 1'

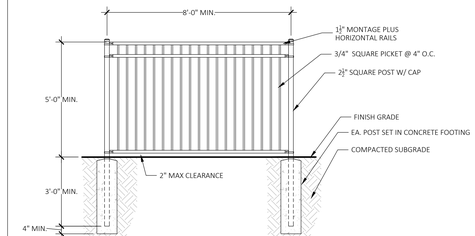


MANUFACTURER INFORMATION:
NAME: AMERISTAR
WEB: WWW.AMERISTARPERIMETER.COM

PRODUCT NAME & INFORMATION:
GATE: MONTAGE PLUS MAJESTIC 3-RAIL SINGLE GATE W/ STANDARD BOTTOM

NOTES:
1. ELEVATION SHOWN FOR DESIGN INTENT ONLY; GATE SHALL MATCH SPECIFICATION ABOVE.
2. OR EQUAL. CONTRACTOR TO PROVIDE ALTERNATE FOR LANDSCAPE ARCHITECT APPROVAL.
3. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
4. ALL GATE MATERIALS TO BE PAINTED BLACK.
5. GATE LATCH/LOCK TO BE MAGNETIC TYPE MOUNTED TO GATE/POST. CONTRACTOR TO PROVICE SPEC TO LANDSCAPE ARCHITECT FOR APPROVAL.
6. GATE TO INCLUDE SELF SOFT CLOSING BARREL HINGE TBD BY CONTRACTOR. CONTRACTOR TO PROVIDE SPEC TO LANDSCAPE ARCHITECT FOR APPROVAL.
7. ACCESS CONTROL TBD BY OWNER/CONTRACTOR. CONTRACTOR TO PROVIDE SPEC TO LANDSCAPE ARCHITECT FOR APPROVAL.
8. CONTRACTOR TO CONFIRM ALL POST, RAIL, PICKET SIZE & SPACINGS AND LEAF WIDTH WITH MANUFACTURER PRIOR TO PURCHASING AND INSTALLATION.
9. NO PUSH BUTTON EXIT TO BE INSTALLED; OWNER/CONTRACTOR TO CONFIRM.
10. EMERGENCY PUSH BAR TO BE INSTALLED.

2 POOL FENCE GATE
SCALE: 3/8" = 1'



MANUFACTURER INFORMATION:
NAME: AMERISTAR
WEB: WWW.AMERISTARPERIMETER.COM

PRODUCT NAME & INFORMATION:
FENCE: MONTAGE PLUS MAJESTIC 3-RAIL W/ FLUSH BOTTOM

NOTES:
1. ELEVATION SHOWN FOR DESIGN INTENT ONLY; FENCE SHALL MATCH SPECIFICATION ABOVE.
2. OR EQUAL. CONTRACTOR TO PROVIDE ALTERNATE FOR LANDSCAPE ARCHITECT APPROVAL.
3. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
4. ALL FENCE MATERIALS TO BE PAINTED BLACK.
5. CONTRACTOR TO CONFIRM ALL POST, RAIL, PICKET SIZE & SPACINGS WITH MANUFACTURER PRIOR TO PURCHASING AND INSTALLATION.

1 POOL FENCE
SCALE: 3/8" = 1'

MSD
LANDSCAPE ARCHITECTURE

[redacted]

THE MAYFIELD BY BROADSTONE
LA VERGNE, TN

DATE	RELEASE	NO.
12.19.25	1ST LDP SUBMITTAL	
1.29.26	2ND LDP SUBMITTAL	
2.6.26	3RD LDP SUBMITTAL	

NORTH

SCALE

SHEET TITLE
DETAILS

SHEET NUMBER
L2.0

NOT ISSUED FOR CONSTRUCTION

Planning Commission Report
Meeting: February 24, 2026

City of La Vergne

Item #: 7. **Site Plan - 272 Old Nashville Highway - Existing Home Totaling 2,350 Square Feet on 0.62 Acres. Property located at 272 Old Nashville Highway (Tax Map 17D, Group B, Parcel 11). NCD (Neighborhood Commercial) Zoning District. Property owned by Janet Ibrahim. Requested by Huddleston Steele, Inc.**

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

Summary:
On behalf of their client, Huddleston-Steele is requesting site plan approval for a proposed addition and change of use on Old Nashville Hwy. There is one, one-story building indicated on the plan that is 1200 square ft. The addition will be about 1150 sq. feet. The total lot size is 0.62 acres.

The space is slated to become retail/office area for a new business. The space in the rear (to the northeast) and along the road is existing concrete and paving that is proposed to be removed.

A total of 10 parking spaces are being provided where 10 are required. That includes 1 ADA parking space. The main ingress/egress is shown as 28 feet wide on the site plan. The mouth is wider than 28 feet.

This parcel is contained within a new Overlay Streetscape District.

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.

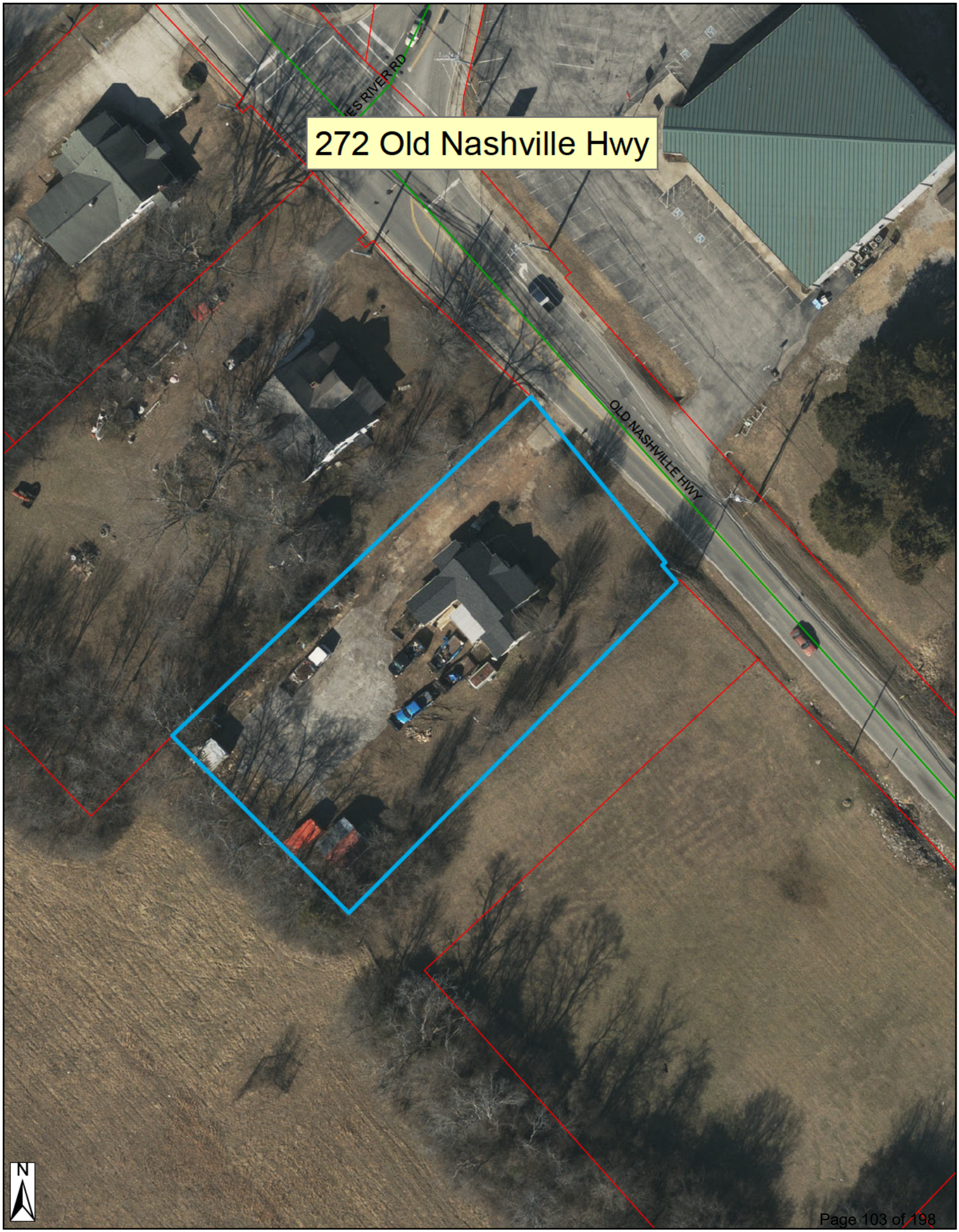
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Comments addressed.

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

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

Police
No comments.

<u>*Note:</u> 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.


272 Old Nashville Hwy
ES RIVER RD
OLD NASHVILLE HWY
N


272 Old Nashville Hwy
BUCHANAN ST
FERGUS DR
STONES RIVER CT
GAMBILL LN
OLD NASHVILLE HWY
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
N





NOTES

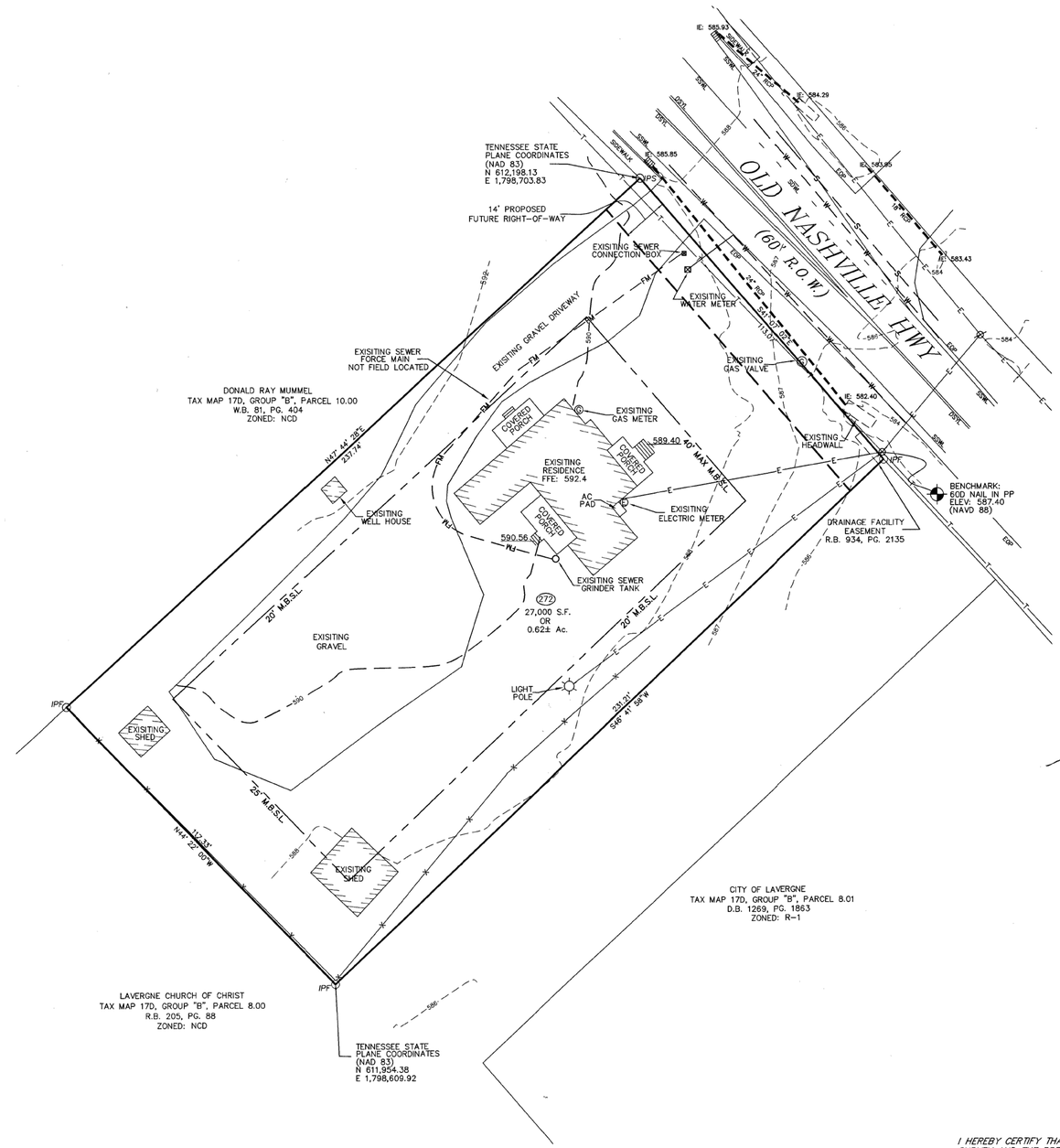
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

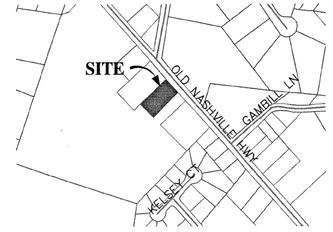
GLOBAL POSITION SYSTEM SURVEY NOTES

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: 07/10/2025, 08/18/2025, AND 12/02/2025
   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.)

LEGEND

- IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- IPF ○ *IRON PIN FND.*
- —X—X— *EXISTING FENCE LINE*
- —E—E— *EXISTING ELECTRIC LINE*
- —T—T— *EXISTING TELEPHONE LINE*
- —G—G— *EXISTING GAS LINE*





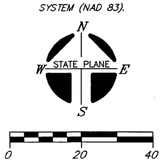
LOCATION MAP

N.T.S.

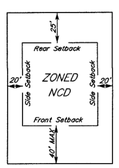
LEGEND

- ø *Power Pole*
- *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- △ *Reducer*
- ⊗ *Proposed Gate Valve & Box*
- ▲ *Concrete Thrust Block*
- —W— *Existing Water Line*
- —W— *Proposed Water Line*
- —S— *Existing Sanitary Sewer Line*
- —S— *Proposed Sanitary Sewer Line*
- ○ *Existing Manhole*
- ● *Proposed Manhole*
- CD *Sewer Line Check Dam*
- —00— *Existing Contours*
- —00— *Proposed Contours*
- 000 *Existing Spot Elevations*
- 000 *Proposed Spot Elevations*
- —SF— *Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)*
- *Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05*

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



ZONED: NCD
COMMERCIAL
FRONT SETBACK: 40' MAX
SIDE SETBACK: 20'
REAR SETBACK: 25'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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



HUDDLESTON-STEELE ENGINEERING, INC.

OWNER: JANET IBRAHIM
PROPERTY ADDRESS: 272 OLD NASHVILLE HWY LAVERGNE, TN 37086
TAX MAP: 17D, GROUP "B", PARCEL 11.00
DEED BOOK: 1669, PAGE: 3495
FLOOD MAP PANEL: 47014gC0015J
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

EXISTING CONDITIONS

JANET IBRAHIM

272 OLD NASHVILLE HWY

3th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: January, 2026	*SCALE: 1"=20'*	*SH. 1 OF 7*

I:\Civil 3D Projects\272 OLD NASHVILLE HWY\272 OLD NASHVILLE HWY - JAN2026.dwg, 1/27/2026 10:19:38 AM, KIP 7970K No. 2

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

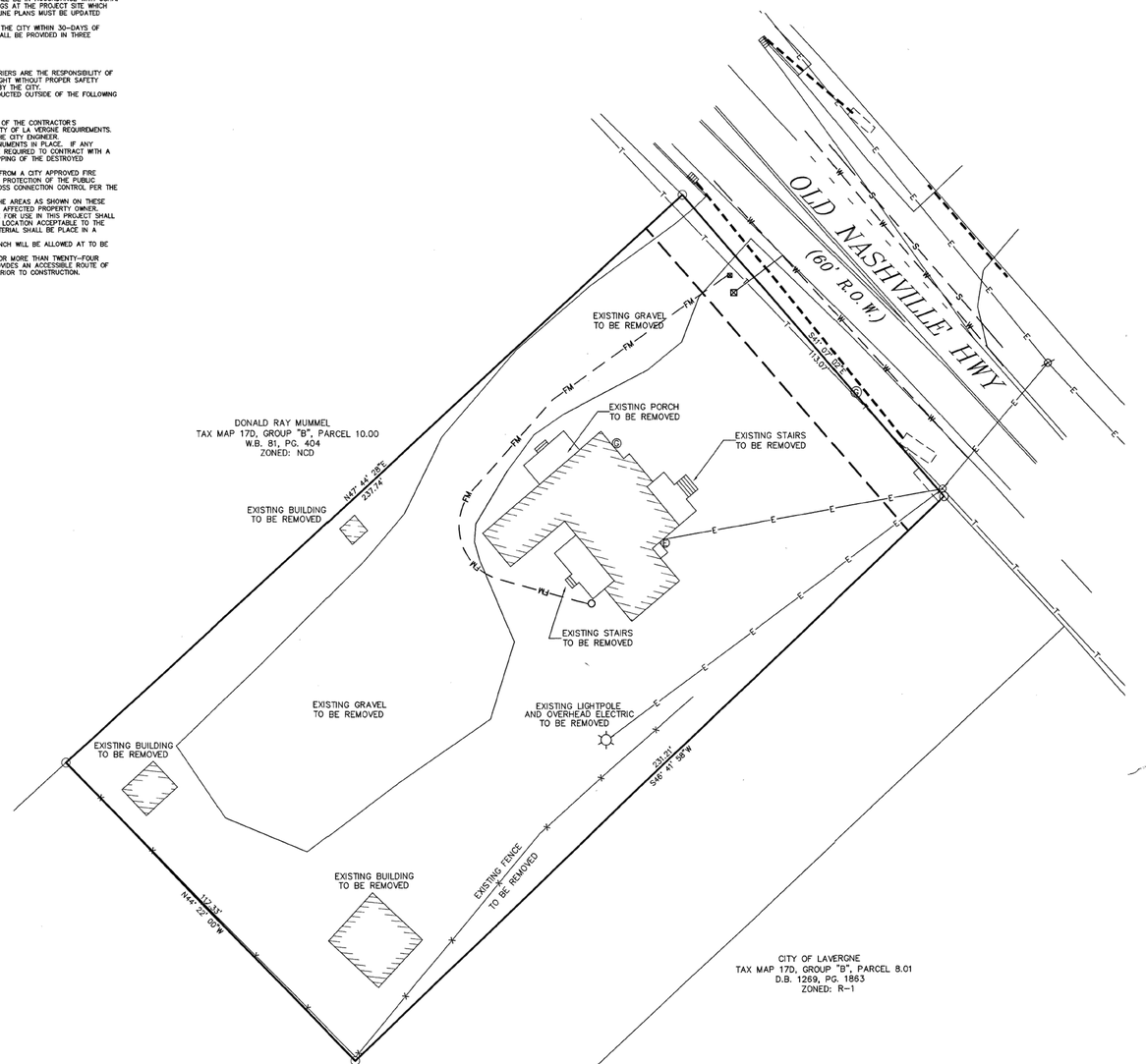
1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOKKIA GRX2 (#1001138-06) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT 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: 07/10/2025, 08/18/2025, AND 12/02/2025
   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.)

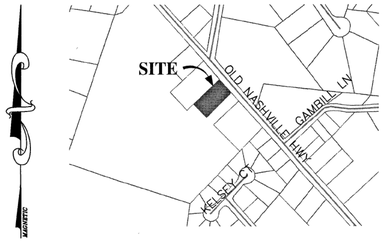
LEGEND

- IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- IPF ○ *IRON PIN FND.*
- —X—X— *EXISTING FENCE LINE*
- —E—E— *EXISTING ELECTRIC LINE*
- —T—T— *EXISTING TELEPHONE LINE*
- —G—G— *EXISTING GAS LINE*

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.





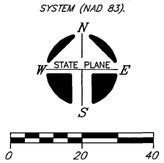
LOCATION MAP

N.T.S.

LEGEND

- ⌀ *Power Pole*
- ▿ *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- △ *Reducer*
- ⊗ *Proposed Gate Valve & Box*
- ▲ *Concrete Thrust Block*
- —W— *Existing Water Line*
- —W— *Proposed Water Line*
- —S— *Existing Sanitary Sewer Line*
- —S— *Proposed Sanitary Sewer Line*
- ○ *Existing Manhole*
- ● *Proposed Manhole*
- —CD— *Sewer Line Check Dam*
- —00— *Existing Contours*
- —00— *Proposed Contours*
- 00.0 *Existing Spot Elevations*
- 00.0 *Proposed Spot Elevations*
- —SF— *Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)*
- *Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05*

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



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.

OWNER: JANET IBRAHIM
PROPERTY ADDRESS: 272 OLD NASHVILLE HWY
LAVERGNE, TN 37086
TAX MAP: 17D, GROUP "B", PARCEL 11.00
DEED BOOK: 1669, PAGE: 3495
FLOOD MAP PANEL: 47019C0015J
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.

WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — TENNESSEE No. 1630 — STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

DEMOLITION PLAN

JANET IBRAHIM

272 OLD NASHVILLE HWY

3th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: January, 2026	*SCALE: 1"=20'*	*SH. 2 OF 7*

\Civil 3D Projects\272 OLD NASHVILLE HWY\272 OLD NASHVILLE HWY - JAN2026.dwg, 1/27/2026 10:19:31 AM, KP 7970K No. 2

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

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: 07/10/2025, 08/18/2025, AND 12/02/2025
   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.)

LEGEND

- IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- IPF ○ *IRON PIN FND.*
- —X—X— *EXISTING FENCE LINE*
- —E—E— *EXISTING ELECTRIC LINE*
- —T—T— *EXISTING TELEPHONE LINE*
- —G—G— *EXISTING GAS LINE*

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, 2-10 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.

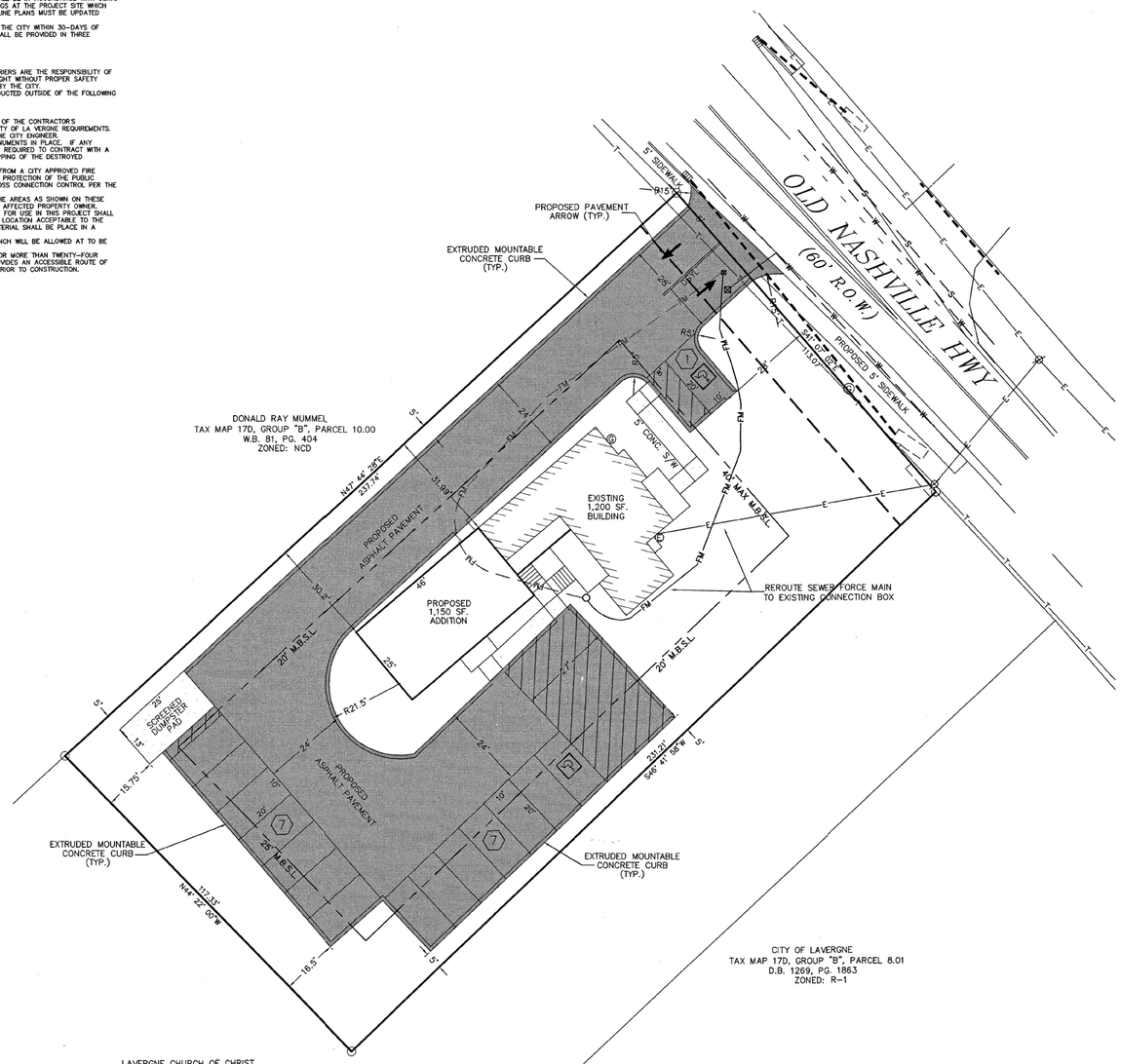
Site Data Chart

Zoning District: Neighborhood Commercial
Existing Use: Residence
Proposed Use: Office (including Medical Office)
Personal Services (Hair/Nail Salon)
Sit-Down Restaurant
Existing Building: 1,200 SF.
Proposed Addition: 1,150 SF.
Acreage/square footage of lot: 0.62± Ac./27,000± SF.

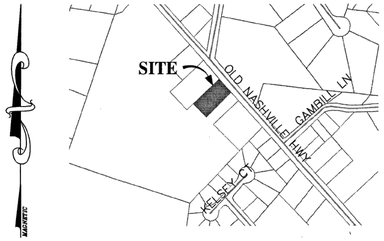
Parking:

Parking Required: 1 Space/250 SF.
2,350 SF. = 9.4 Required
Parking Provided: 13 Spaces
Handicap Provided: 2 Space
Total Provided: 15 Spaces

Landscaping & Buffering:
Impervious surface area: 15,736 SF.
Pervious surface area: 11,264 SF.
Landscaping area: 5,927 SF.



Existing Impervious Surface Area: 9,831 SF.
Proposed Impervious Surface Area: 13,884 SF.
Net Impervious Surface Area Being Removed: 1,456 SF.



LOCATION MAP
N.T.S.

HATCH LEGEND

- *ASPHALT PAVEMENT*
- *CONCRETE*

LEGEND

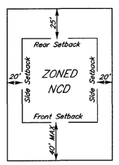
- ø *Power Pole*
- *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- △ *Reducer*
- ⊗ *Proposed Gate Valve & Box*
- ▲ *Concrete Thrust Block*
- —W— *Existing Water Line*
- —W— *Proposed Water Line*
- —S— *Existing Sanitary Sewer Line*
- —S— *Proposed Sanitary Sewer Line*
- ○ *Existing Manhole*
- ● *Proposed Manhole*
- CD *Sewer Line Check Dam*
- —00— *Existing Contours*
- —00— *Proposed Contours*
- 00.0 *Existing Spot Elevations*
- 00.0 *Proposed Spot Elevations*
- —SF— *Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)*
- *Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05*

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

N
W STATE PLANE E
S

0 20 40

ZONED: NCD
COMMERCIAL
FRONT SETBACK: 40' MAX
SIDE SETBACK: 20'
REAR SETBACK: 25'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

WILLIAM H. HUDDLESTON IV
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 1630
STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

OWNER: JANET IBRAHIM
PROPERTY ADDRESS: 272 OLD NASHVILLE HWY
LAVERGNE, TN 37086
TAX MAP: 17D, GROUP "B", PARCEL 11.00
DEED BOOK: 1669, PAGE: 3495
FLOOD MAP PANEL: 470149C0015J
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.

SITE PLAN

JANET IBRAHIM

272 OLD NASHVILLE HWY

3th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: January, 2026	SCALE: 1"=20'	SH. 3 OF 7

Civil 3D Projects\272 OLD NASHVILLE HWY\272 OLD NASHVILLE HWY - JAN2026.dwg, 1/27/2026 4:14:21 PM, KP 7970K No. 2

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

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: 07/10/2025, 08/18/2025, AND 12/02/2025
   The datum(s) for the TDOT CORS Network Station 3A thnt 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.)

LEGEND

- IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- IPF ○ *IRON PIN FND.*
- —X—X— *EXISTING FENCE LINE*
- —E—E— *EXISTING ELECTRIC LINE*
- —T—T— *EXISTING TELEPHONE LINE*
- —G—G— *EXISTING GAS LINE*

Site Data Chart

Zoning District: Neighborhood Commercial
Existing Use: Residence
Proposed Use: Office (including Medical Office)
Personal Services (Hair/Nail Salon)
Sit-Down Restaurant
Existing Building: 1,200 SF.
Proposed Addition: 1,150 SF.
Acreage/square footage of lot: 0.62± Ac./27,000± SF.

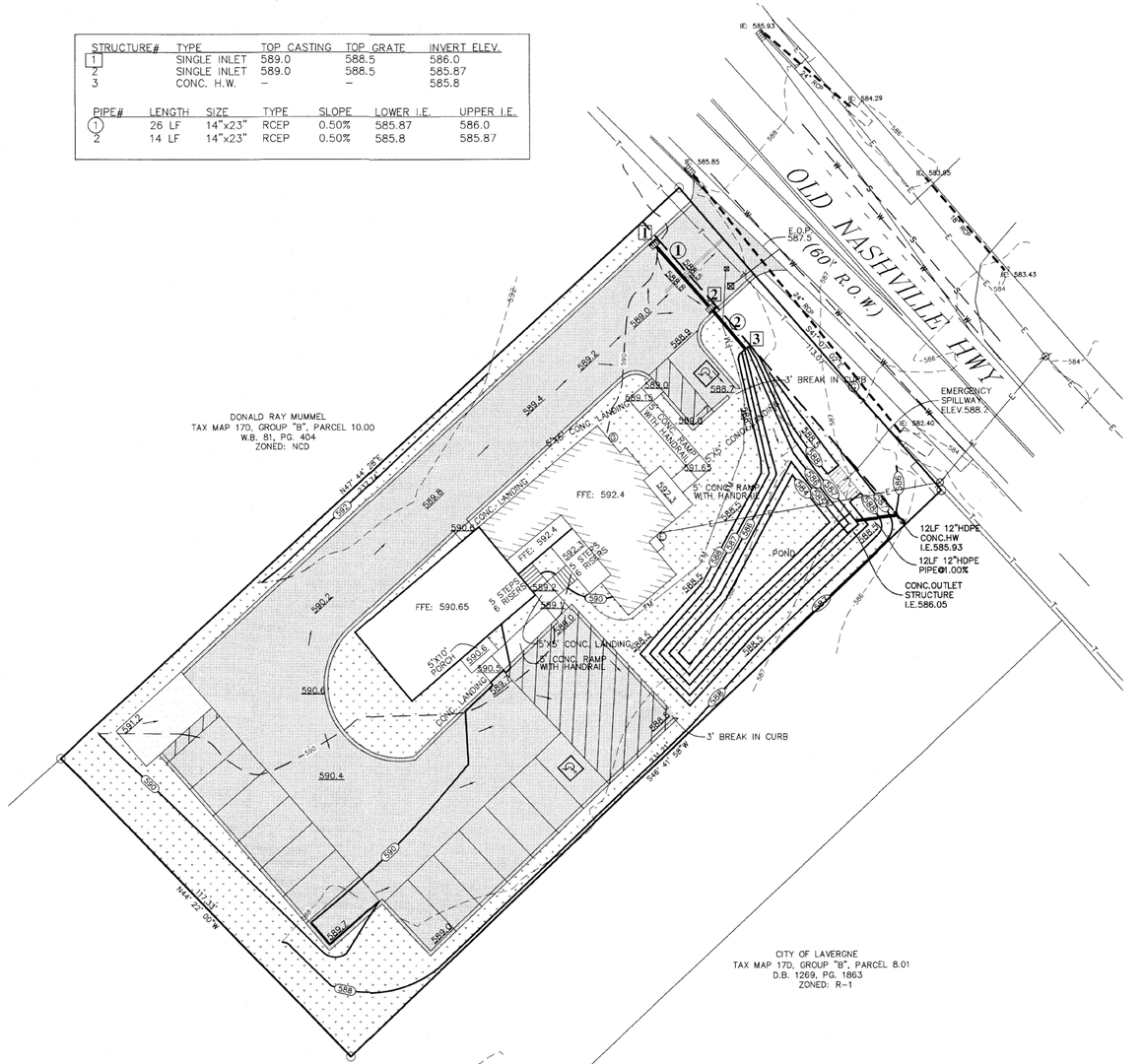
Parking:

Parking Required: 1 Space/250 SF.
2,350 SF. = 9.4 Required
Parking Provided: 13 Spaces
Handicap Provided: 2 Space
Total Provided: 15 Spaces

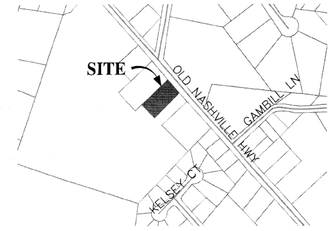
Landscaping & Buffering:
Impervious surface area: 15,736 SF.
Pervious surface area: 11,264 SF.
Landscaping area: 5,927 SF.

STRUCTURE#	TYPE	TOP CASTING	TOP GRATE	INVERT ELEV.
1	SINGLE INLET	589.0	588.5	586.0
2	SINGLE INLET	589.0	588.5	585.87
3	CONC. H.W.	–	–	585.8

PIPE#	LENGTH	SIZE	TYPE	SLOPE	LOWER I.E.	UPPER I.E.
1	26 LF	14"x23"	RCEP	0.50%	585.87	586.0
2	14 LF	14"x23"	RCEP	0.50%	585.8	585.87







LOCATION MAP

N.T.S.

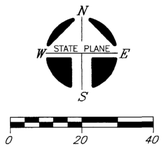
HATCH LEGEND

- *ASPHALT PAVEMENT*
- *LANDSCAPE AREA*
- *CONCRETE*

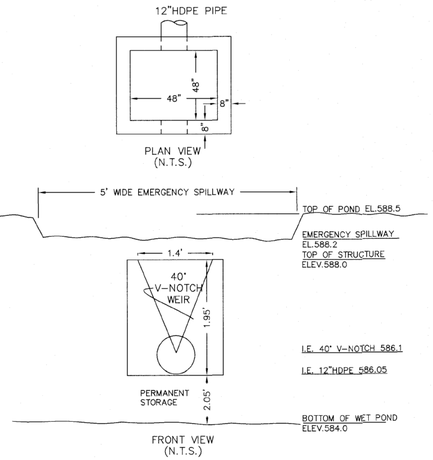
LEGEND

- *Power Pole*
- *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- *Reducer*
- *Proposed Gate Valve & Box*
- *Concrete Thrust Block*
- —W— *Existing Water Line*
- —W— *Proposed Water Line*
- —S— *Existing Sanitary Sewer Line*
- —S— *Proposed Sanitary Sewer Line*
- *Existing Manhole*
- *Proposed Manhole*
- *Sewer Line Check Dam*
- —00— *Existing Contours*
- —00— *Proposed Contours*
- 00.0 *Existing Spot Elevations*
- 00.0 *Proposed Spot Elevations*
- —SF— *Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)*
- *Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05*

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



OUTLET STRUCTURE DETAIL



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

WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE No. 1630 — STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

OWNER: JANET IBRAHIM
PROPERTY ADDRESS: 272 OLD NASHVILLE HWY LAVERGNE, TN 37086
TAX MAP: 17D, GROUP "B", PARCEL 11.00
DEED BOOK: 1669, PAGE: 3495
FLOOD MAP PANEL: 47019C0015J
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.

DRAINAGE PLAN

JANET IBRAHIM

272 OLD NASHVILLE HWY

3th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: January, 2026	*SCALE: 1"=20'*	*SH. 4 OF 7*

36\Civil 3D Projects\272 OLD NASHVILLE HWY\272 OLD NASHVILLE HWY - JAN2026.dwg, 1/27/2026 4:14:13 PM, KIP 7970N No. 2

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

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: 07/10/2025, 08/18/2025, AND 12/02/2025
   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.)

LEGEND

- IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- IPF ○ *IRON PIN FND.*
- —X—X— *EXISTING FENCE LINE*
- —E—E— *EXISTING ELECTRIC LINE*
- —T—T— *EXISTING TELEPHONE LINE*
- —G—G— *EXISTING GAS LINE*

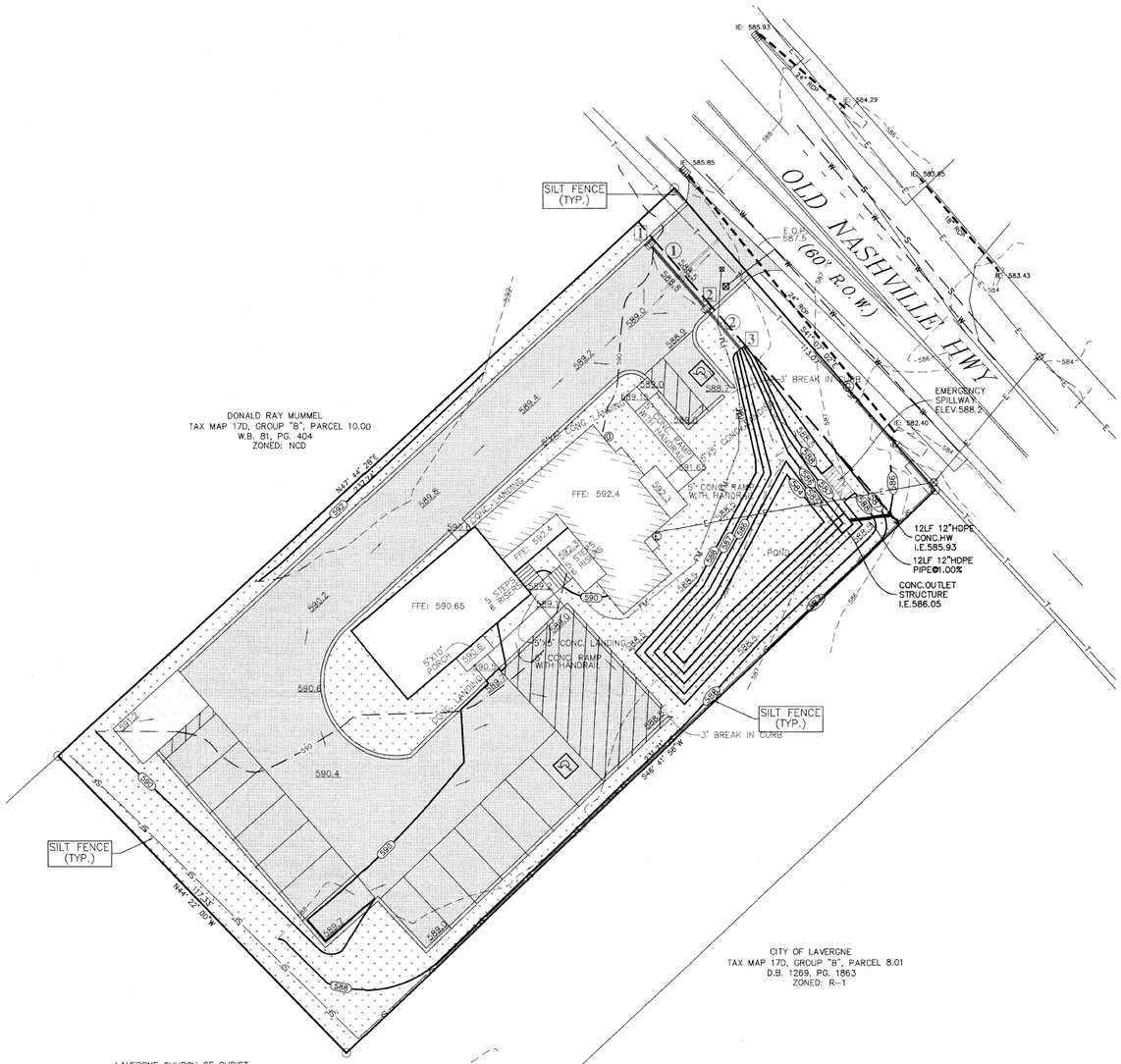
Site Data Chart

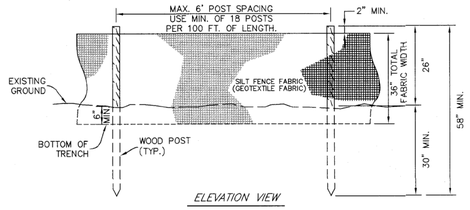
Zoning District: Neighborhood Commercial
Existing Use: Residence
Proposed Use: Office (Including Medical Office)
Personal Services (Hair/Nail Salon)
Sit-Down Restaurant
Existing Building: 1,200 SF.
Proposed Addition: 1,150 SF.
Acreage/square footage of lot: 0.62± Ac./27,000± SF.

Parking:

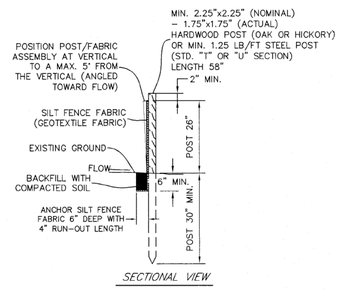
Parking Required: 1 Space/250 SF.
2,350 SF. = 9.4 Required
Parking Provided: 13 Spaces
Handicap Provided: 2 Space
Total Provided: 15 Spaces

Landscaping & Buffering:
Impervious surface area: 15,736 SF.
Pervious surface area: 11,264 SF.
Landscaping area: 5,927 SF.





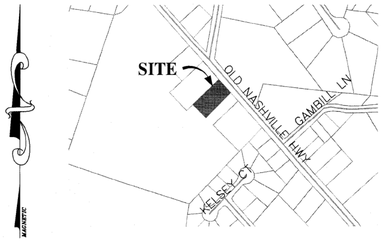
ELEVATION VIEW



SECTIONAL VIEW

TEMPORARY SILT FENCE DETAIL

N.T.S.



LOCATION MAP

N.T.S.

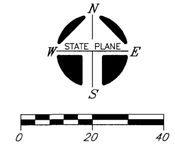
HATCH LEGEND

- *ASPHALT PAVEMENT*
- *LANDSCAPE AREA*
- *CONCRETE*

LEGEND

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

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



OWNER: JANET IBRAHIM
PROPERTY ADDRESS: 272 OLD NASHVILLE HWY
LAVERGNE, TN 37086
TAX MAP: 170, GROUP "B", PARCEL 11.00
DEED BOOK: 1669, PAGE: 3495
FLOOD MAP PANEL: 470149C0015J
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.

WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — TENNESSEE No. 1630
WILLIAM H. HUDDLESTON IV — REGISTERED ENGINEER — TENNESSEE No. 120,143
STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

EROSION PREVENTION/SEDIMENT CONTROL
INITIAL MEASURES

JANET IBRAHIM

272 OLD NASHVILLE HWY

3th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: January, 2026	*SCALE: 1"=20'*	*SH. 5A OF 7*

C:\Users\Bill\Civil 3D Projects\272 OLD NASHVILLE HWY\272 OLD NASHVILLE HWY - JAN2026.dwg, 1/27/2026 4:14:02 PM, KIP 7910K No. 2

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

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: 07/10/2025, 08/18/2025, AND 12/02/2025
   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.)

LEGEND

- IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- IPF ○ *IRON PIN FND.*
- —X—X— *EXISTING FENCE LINE*
- —E—E— *EXISTING ELECTRIC LINE*
- —T—T— *EXISTING TELEPHONE LINE*
- —G—G— *EXISTING GAS LINE*

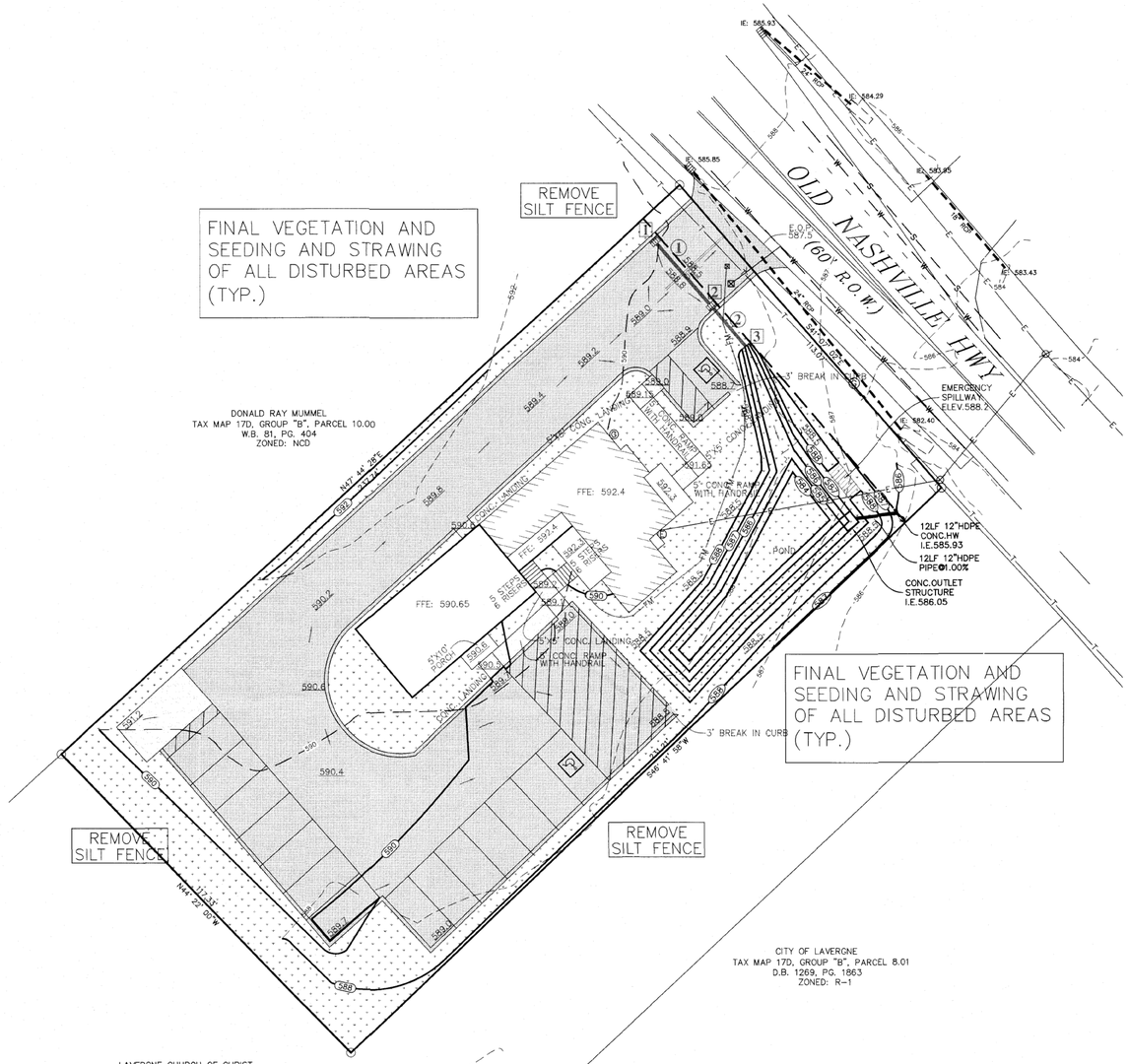
Site Data Chart

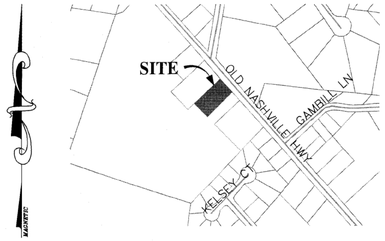
Zoning District: Neighborhood Commercial
Existing Use: Residence
Proposed Use: Office (Including Medical Office)
Personal Services (Hair/Nail Salon)
Sit-Down Restaurant
Existing Building: 1,200 SF.
Proposed Addition: 1,150 SF.
Acreage/square footage of lot: 0.62± Ac./27,000± SF.

Parking:

Parking Required: 1 Space/250 SF.
2,350 SF. ÷ 9.4 Required
Parking Provided: 13 Spaces
Handicap Provided: 2 Space
Total Provided: 15 Spaces

Landscaping & Buffering:
Impervious surface area: 15,736 SF.
Pervious surface area: 11,264 SF.
Landscaping area: 5,927 SF.





LOCATION MAP
N.T.S.

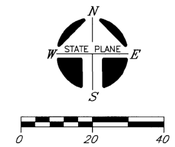
HATCH LEGEND

- *ASPHALT PAVEMENT*
- *LANDSCAPE AREA*
- *CONCRETE*

LEGEND

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

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



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

WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — AGRICULTURAL — TENNESSEE No. 1630 — STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

OWNER: JANET IBRAHIM
PROPERTY ADDRESS: 272 OLD NASHVILLE HWY LAVERGNE, TN 37086
TAX MAP: 170, GROUP "B", PARCEL 11.00
DEED BOOK: 1669, PAGE: 3495
FLOOD MAP PANEL: 47019C0015J
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.

EROSION PREVENTION/SEDIMENT CONTROL
FINAL MEASURES

JANET IBRAHIM

272 OLD NASHVILLE HWY

3th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: January, 2026	*SCALE: 1"=20'*	*SH. 5B OF 7*

(C:\Civil 3D Projects\272 OLD NASHVILLE HWY\272 OLD NASHVILLE HWY - JAN2026.dwg, 1/27/2026 4:13:54 PM, KIP 7970K No. 2

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
4. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.

GLOBAL POSITION SYSTEM SURVEY NOTES

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: 07/10/2025, 08/18/2025, AND 12/02/2025
   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.)

LEGEND

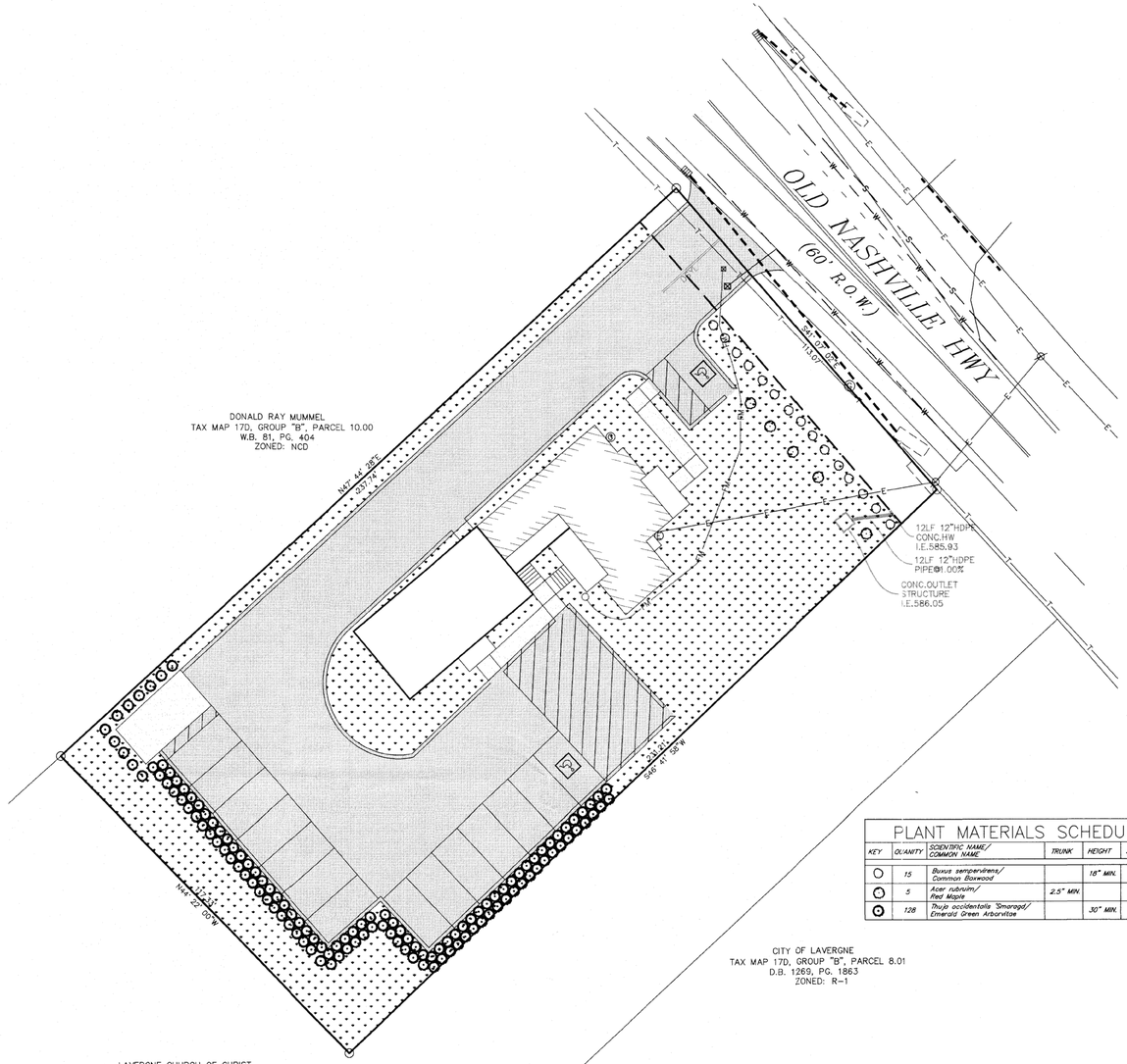
- IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED "H-S ENGR)*
- IPF ○ *IRON PIN FND.*
- —X—X— *EXISTING FENCE LINE*
- —E—E— *EXISTING ELECTRIC LINE*
- —T—T— *EXISTING TELEPHONE LINE*
- —G—G— *EXISTING GAS LINE*

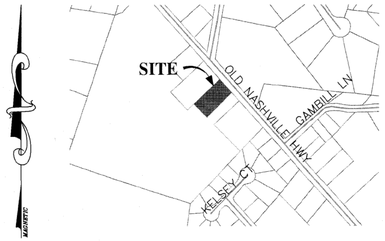
GENERAL NOTES

1. THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL UTILITIES, GEOTHERMAL LINES AND IRRIGATION LINES PRIOR TO COMMENCING ANY WORK. SAFEGUARD EXISTING UTILITIES THAT ARE TO REMAIN, REPOAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT NO ADDITIONAL EXPENSE TO THE OWNER. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES FOR THIS DISTRICT. NOTIFY TENNESSEE ONE-CALL 72 HOURS PRIOR TO PRECEDING WITH ANY EXCAVATION. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
3. 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 PUBLIC WORKS.
4. THE CONTRACTOR IS TO VERIFY THE TREE PLANTING REQUIREMENTS OF THE UTILITY AGENCIES FOR THIS DISTRICT PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
5. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL THE WORK IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER, LANDSCAPE ARCHITECT AND ENGINEER FROM LIABILITY AT THE SITE THROUGHOUT THE INSTALLATION PROCESS.
6. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE INSTALLATION OF THE WORK. WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, PROTECTIVE SHOES, ETC. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
9. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES BUT IS NOT LIMITED AND ANTIQUITIES.
10. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT AND PICK UP ALL SCRAP, DEBRIS, AND WASTE MATERIAL.
11. PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.

PLANTING NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING. TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
2. SHOULD THE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANT MATERIALS TO BE INSTALLED, CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION. OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
3. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
4. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
5. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PARKING LOT LANDSCAPE ISLAND AND MEDIAN AREAS ARE TO BE EXCAVATED TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF ASPHALT PAVEMENT ELEVATION. EXCAVATED MATERIAL IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OF OFFSITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALTIC CONSTRUCTION TRASH AND/OR MATERIALS ARE TO BE LEFT IN THE TOPSOIL AND PLANTING MIX BACKFILL AND /OR SUBGRADE OF ANY PROPOSED PARKING AREA ISLANDS AND/OR PLANTING MEDIANS AND STRIPS. PARKING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH TOPSOIL AND COMPACTED PER THE DETAILS AND PROJECT SPECIFICATIONS AND TO THE ELEVATION INDICATED ON THE GRADING PLANS. FINISHED GRADE CONDITIONS OF SODDED AND SEEDED LAWN AREAS BEHIND CURBS SHALL BE FLUSH WITH OR ONE INCH HIGHER THAN THE TOP OF CURB. ELEVATION AFTER SETTLEMENT AND INSTALLATION OF SOD OR SEED.
6. IN AREAS OF INORGANIC FILL OR WHERE SUBGRADE IS UNACCEPTABLE FOR PLANTING, THE WIDTH OF THE PLANT PIT SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER OF THE ROOT BALL . INSTALL BACKFILL PLANTING MIX AND PLANT MATERIALS AS SPECIFIED IN THE DETAILS.
7. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS AND AS INDICATED ON THE LANDSCAPE PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD SPECIFIED IN THE PROJECT MANUAL. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. ALL PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATED (PRIOR TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. 11.MATCHED GROWTH HABIT IS DEFINED AS GROWN TO BE LOOK ALIKE IN TERMS OF STRUCTURE AND CHARACTER. MATCHED TREES SHOULD BE CONTAINER GROWN AND FROM THE SAME STOCK.
12. ALL PROPOSED PLANT MATERIALS ARE TO MEET THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, INC. (ANSI), ISSUED IN ITS MOST RECENTLY PUBLISHED VERSION.





LOCATION MAP
N.T.S.

HATCH LEGEND

- *ASPHALT PAVEMENT*
- *LANDSCAPE AREA*
- *CONCRETE*

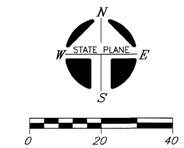
LEGEND

- ⌀ *Power Pole*
- *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- *Reducer*
- *Proposed Gate Valve & Box*
- *Concrete Thrust Block*
- —W— *Existing Water Line*
- —W— *Proposed Water Line*
- —S— *Existing Sanitary Sewer Line*
- —S— *Proposed Sanitary Sewer Line*
- *Existing Manhole*
- *Proposed Manhole*
- *Sewer Line Check Dam*
- *Existing Contours*
- *Proposed Contours*
- 00.0 *Existing Spot Elevations*
- 00.0 *Proposed Spot Elevations*
- —SF— *Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)*
- *Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05*

PLANT MATERIALS SCHEDULE

KEY	QUANITY	SCIENTIFIC NAME/ COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
○	15	*Buxus sempervirens/ Common Boxwood*		18" MIN.		
◌	5	*Acer rubrum/ Red Maple*	2.5" MIN.			
⊙	128	*Thuja occidentalis 'Smaragd'/ Emerald Green Arborvitae*		30" MIN.		

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



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

WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — TENNESSEE No. 1650

WILLIAM H. HUDDLESTON IV — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

OWNER: JANET IBRAHIM
PROPERTY ADDRESS: 272 OLD NASHVILLE HWY LAVERGNE, TN 37086
TAX MAP: 17D, GROUP "B", PARCEL 11.00
DEED BOOK: 1669, PAGE: 3495
FLOOD MAP PANEL: 47019C0015J
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.

LANDSCAPING PLAN

JANET IBRAHIM

272 OLD NASHVILLE HWY

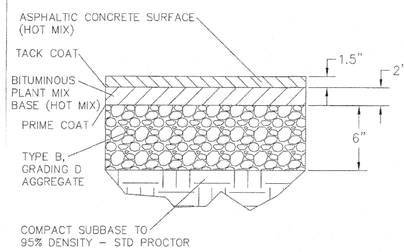
3th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: January, 2026	*SCALE: 1"=20'*	*SH. 6 OF 7*

C:\Civil 3D Projects\272 OLD NASHVILLE HWY\272 OLD NASHVILLE HWY - JAN2026.dwg, 1/27/2026 4:13:36 PM, KIP 7970X No. 2

THIS IS THE MINIMUM SECTION TO BE USED IN COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PROJECTS. IT MUST ALSO BE USED IN INDUSTRIAL ZONES FOR CUSTOMER AND EMPLOYEE PARKING LOTS.

HEAVY-DUTY PAVING SECTIONS ARE TO BE DESIGNED BY THE DEVELOPER'S ENGINEER SPECIFIC TO THE LOADS AND TRAFFIC OF THE PROJECT.



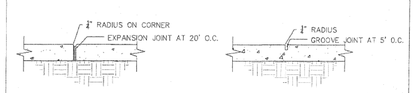
STD. PAVEMENT SECTION - PRIVATE PARKING

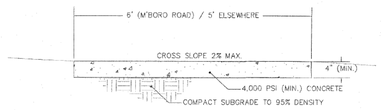
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

Revised November 2024

STANDARD DETAIL C005

CITY OF LA VERGNE, TENNESSEE





NOTE: ALL PUBLIC SIDEWALKS IN THE CITY OF LA VERGNE MUST COMPLY WITH THE LATEST "PUBLIC R.O.W. ACCESSIBILITY GUIDELINES (PROWAG)"(36 CFR 1190) INCLUDING PLACEMENT OF OBSTRUCTIONS SUCH AS SIGNS, POLES, AND MAILBOXES.

NOTE: PUBLIC WALKS MUST BE COMPLETELY INSIDE THE PUBLIC RIGHT-OF-WAY. IN THE EVENT THAT THE LANDOWNER CHOOSES TO PLACE ALL OR ANY PORTION OF THE WALK OUTSIDE OF THE PUBLIC RIGHT-OF-WAY FOR THE PURPOSES IN SUPPORT OF THEIR DEVELOPMENT, THEN SAID LANDOWNER MUST VOLUNTARILY DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT IN PERPETUITY TO THE CITY COVERING THE FULL EXTEND OF THE WALK. THIS DEDICATION WILL NOT BE CONSIDERED A PUBLIC 'TAKING'.

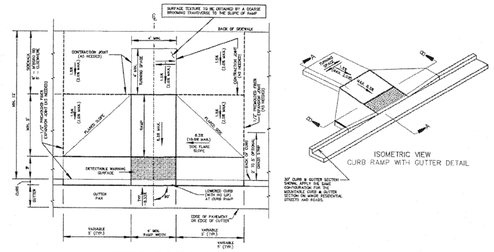
PUBLIC CONCRETE WALKS

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

Revised November 2024

STANDARD DETAIL C013

CITY OF LA VERGNE, TENNESSEE



ADA ACCESS RAMP (H/C RAMP)

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

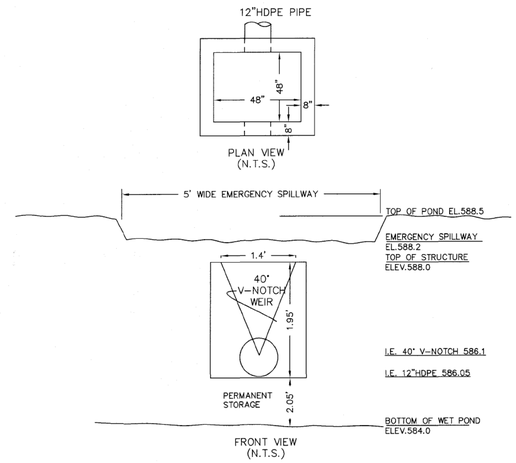
NOTE: IF ADDITIONAL INFORMATION IS NEEDED, REFERENCE TDOT STANDARD DRAWING MM-OR-2, ISHOME GENERAL NOTE G.

Revised November 2024

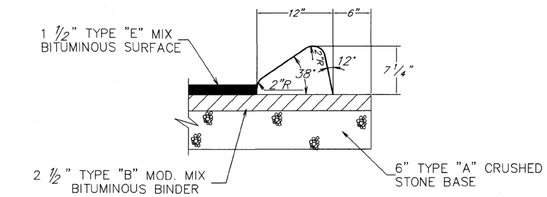
STANDARD DETAIL C014

CITY OF LA VERGNE, TENNESSEE

OUTLET STRUCTURE DETAIL

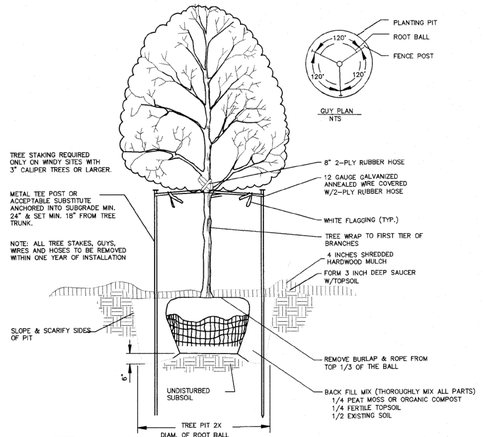


NOTE: CONTRACTOR TO DOWNLOAD CITY OF LAVERGNE'S STANDARD SPECIFICATIONS AND DETAILS.



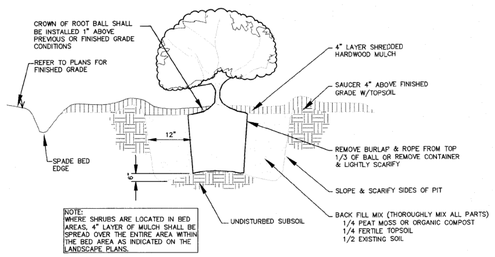
EXTRUDED MOUNTABLE CONCRETE CURB

N.T.S.



TREE PLANTING DETAIL

NTS



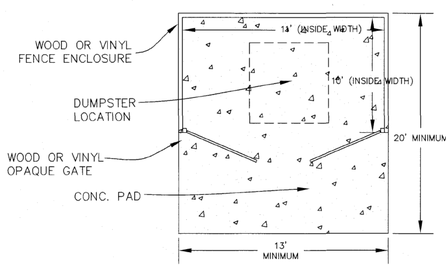
SHRUB PLANTING DETAIL

NTS



HANDICAP PAVEMENT MARKING DETAIL

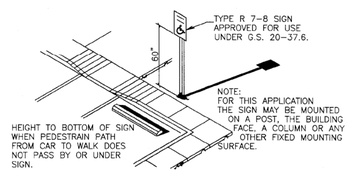
SCALE: NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL

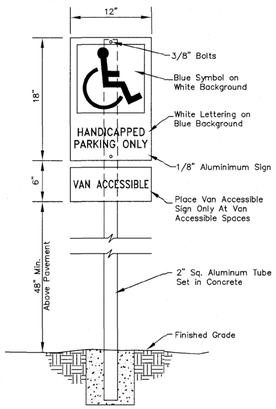
N.T.S.

WALL HEIGHT: 7 FEET



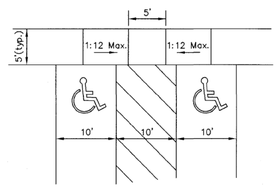
H.C. SIGN AND RAMP DETAILS

N.T.S.



HANDICAP PARKING SIGN DETAIL

SCALE: NOT TO SCALE



HANDICAP PARKING DETAIL

SCALE: NOT TO SCALE

OWNER: JANET IBRAHIM
PROPERTY ADDRESS: 272 OLD NASHVILLE HWY EAGLEVILLE, TN 37086
TAX MAP: 17D, GROUP "B", PARCEL 11.00
DEED BOOK: 1669, PAGE: 3495
FLOOD MAP PANEL: 47014900015J
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.

WILLIAM H. HUDDLESTON III — REGISTERED ENGINEER — 109774 — STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.

DETAILS SHEET

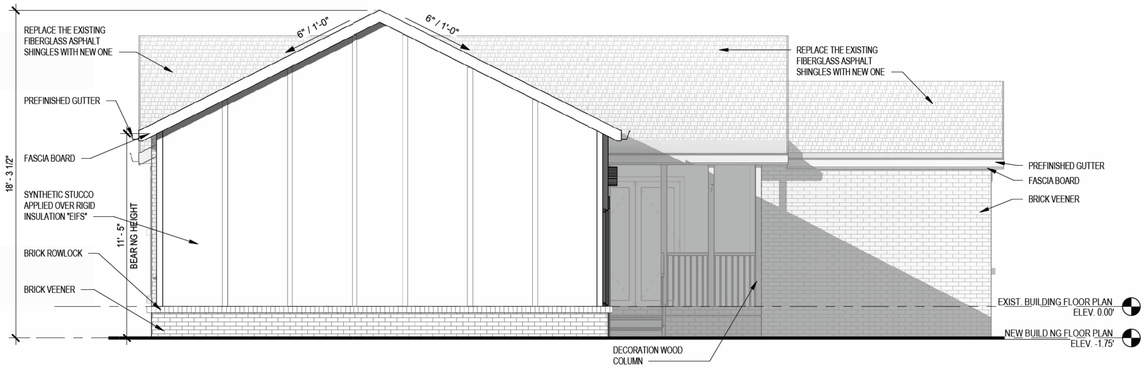
JANET IBRAHIM

272 OLD NASHVILLE HWY

3th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: January, 2026	*SCALE: NONE*	*SH. 7 OF 7*

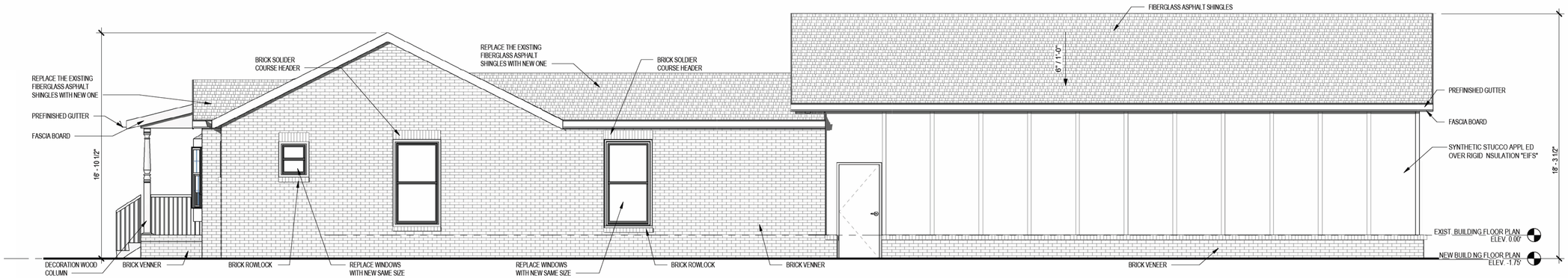
6:\Civil 3D Projects\272 OLD NASHVILLE HWY\272 OLD NASHVILLE HWY - JAN2026.dwg, 12/7/2026 10:18:19 AM, KP 7970X No. 2



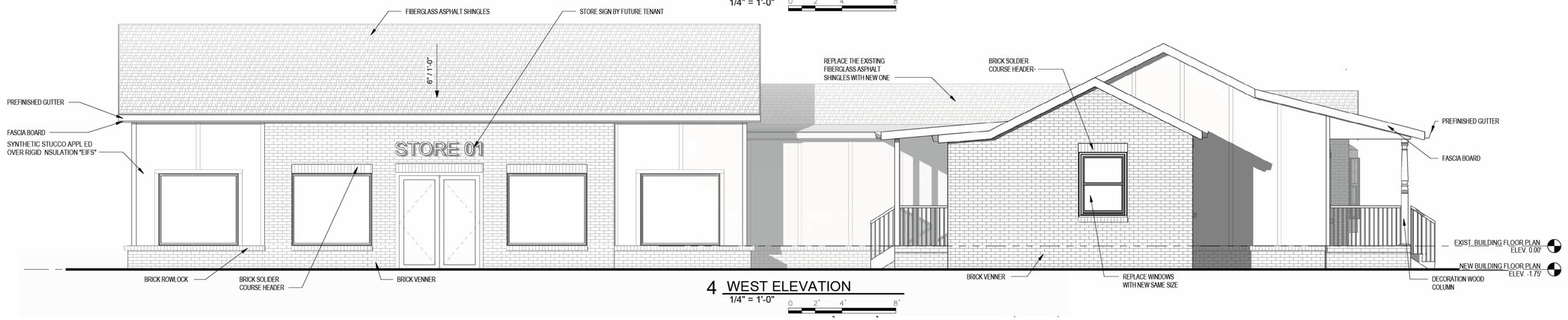
3 NORTH ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



1 SOUTH ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



2 EAST ELEVATION
1/4" = 1'-0" 0 2' 4' 8'



4 WEST ELEVATION
1/4" = 1'-0" 0 2' 4' 8'

GENERAL NOTES:

1) ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF LA VERGNE ARCHITECTURAL DESIGN STANDARDS. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

2) HVAC UNITS, COOLING AND OR MECHANICAL UNITS ARE LOCATED ON THE:

- ☐ ROOFTOP
- ☒ GROUND AND ATTIC
- ☐ NONE PROVIDED

MATERIAL ELEVATION CALCULATIONS

NORTH ELEVATION		
	AREA IN S.F.	% OF WALL SURFACE
EIFS	362	64%
BRICK	175	31%
DOORS, GLASS	33	6%
TOTALS	570	100%

EAST ELEVATION		
	AREA IN S.F.	% OF WALL SURFACE
EFIS	394	38%
BRICK	561	54%
DOORS, GLASS	79	8%
TOTALS	1,034	100%

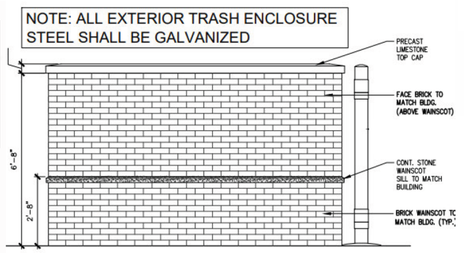
SOUTH ELEVATION		
	AREA IN S.F.	% OF WALL SURFACE
EIFS	0	0%
BRICK	350	74%
DOORS, GLASS	120	26%
TOTALS	470	100%

WEST ELEVATION		
	AREA IN S.F.	% OF WALL SURFACE
EFIS	314	30%
BRICK	520	51%
DOORS, GLASS	195	19%
TOTALS	1,029	100%

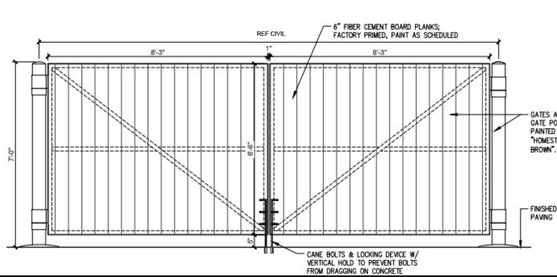
ELEVATION GENERAL NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ/CALCULATED AND STUDS TO BE 16" O.C.U.N.O
2. WEEP HOLES MUST BE PROVIDED AT MIN 24" O.C. OR PER LOCAL BUILDING ORDINANCE ABOVE DOOR AND WINDOW LINTELS AND AROUND WATER TABLE.
3. GUTTER LOCATIONS INDICATED ON ELEVATION DRAWINGS ARE SUGGESTED LOCATIONS. FINAL LOCATIONS ARE TO BE DETERMINED BY THE INSTALLER BASED ON FLOW RATE CALCULATIONS AND THE REQUIREMENTS OF RELEVANT REGULATORY AGENCY REQUIREMENTS

NOTE: ALL EXTERIOR TRASH ENCLOSURE STEEL SHALL BE GALVANIZED



STANDARD DUMPSTER ENCLOSURE ELEVATION FOR REFERENCE



CREATIVE DESIGN STUDIO

EXTERIOR ELEVATIONS

JANET IBRAHIM PLAZA
272 OLD NASHVILLE HWY.
LA VERGNE, TN 37086

REVISIONS

PROJECT NO. 202526
DATE 01/18/2026
SHEET NO. A5.01

1/18/2026 4:12:57 PM





CREATIVE DESIGN STUDIO

RENDERING

JANET IBRAHIM PLAZA

272 OLD NASHVILLE HWY.
LA VERGNE, TN 37086

REVISIONS

PROJECT NO.
202526

DATE
01/18/2026

SHEET NO.
A5.02

1/18/2026 4:12:58 PM

Planning Commission Report
Meeting: February 24, 2026

City of La Vergne

Item #: 8. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - South Waldron Road Mixed Use Development. 101 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3, 3.03, 3.04 and 3.05 and Tax Map 29, Parcels 36, 37, 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne, B & F Ventures, Michaels Homes, LLC, Randall W. Thomas Etux Amanda H. Requested by Equitable Property Company, LLC.**

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

Summary:
Equitable Property Company is requesting approval of a concept plan and rezoning for South Waldron Road Mixed Use, a mixed use PDR to consist of 100.95 acres. The accompanying rezoning request would change the 100.95 acres from R-1 to R-3 PDR, Planned Density Residential Zoning District (High Density Residential).

The property is located along the west side of Waldron Road and south of Blair Road in the southern part of LaVergne. Furthermore, this site lies east of The Ridge subdivision. Arbor Ridge, under construction, is across Waldron Rd. A future connection point is shown to Blair Road West when it is completed.

Directly across the street to the east (Arbor Ridge) of this site is zoned R-1 PDR. All the property to the south of this site is zoned R-1. Nextdoor to this site The Ridge is zoned R-1 and later phases R-2.

The purpose of the plan is to develop the property for construction of 877 dwelling units, up from the 614 that were approved last year in April with the first concept plan. The proposed dwelling units are to include single-family homes and multi-family units as well as 55+ living.

778 multi-family units divided by 877 units (total units) = 88.71% multi-fam (Page 14)

Staff Comments / Technical Items:

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

1. The upward of 88.71% of the total number of dwelling units will be allowed to be multi-family as long as the development is a private community with a Homeowners Association and a property management policy. (see report above)
2. The Design Book indicates a possible 54,954 SF grocery store & this store will be allowed to exceed Section 4.2.14 (M)(2) (allows a maximum commercial footprint of 10,000 SF per establishment) because this Design Book

has offered sufficient design considerations and presented those to the Planning Commission. These designs include building footprint placement and the use of buffers.

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

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Informational Comment: Utility Engineer to revise previous water and sewer availability letter based on Jan 5, 2026 PDR. System capacity available.

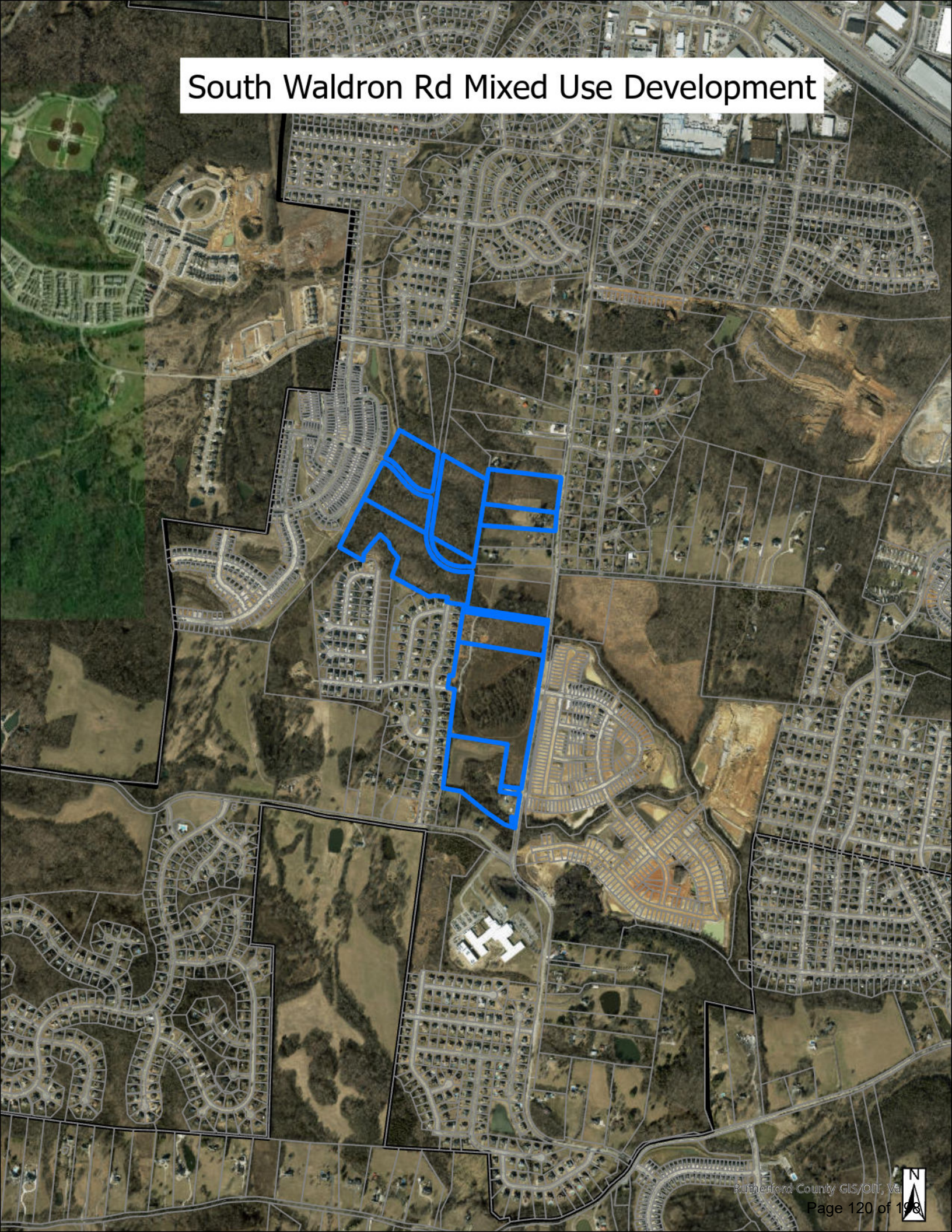
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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.


South Waldron Rd Mixed Use Development
Rutherford County GIS, OIT, Microsoft, Va
N


South Waldron Rd Mixed Use Development
Rutherford County GIS/OIT, Va
N


FOR SALE



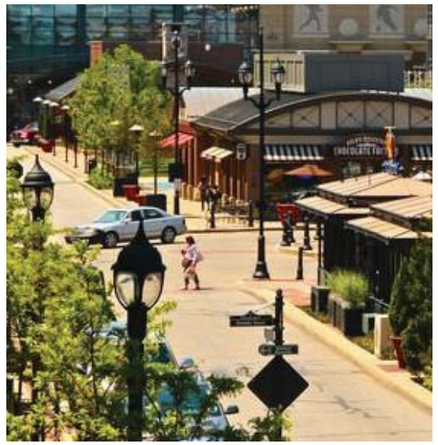





PROPERTY
OF
SEAY OIL CO.
FUEL SERVICES

SOUTH WALDRON ROAD MIXED USE DEVELOPMENT CITY OF LA VERGNE, TN

A REQUEST TO UPDATE THE PREVIOUSLY APPROVED PDR TO INCLUDE ADDITIONAL PARCLES AND RESULTING SITE PLAN UPDATE

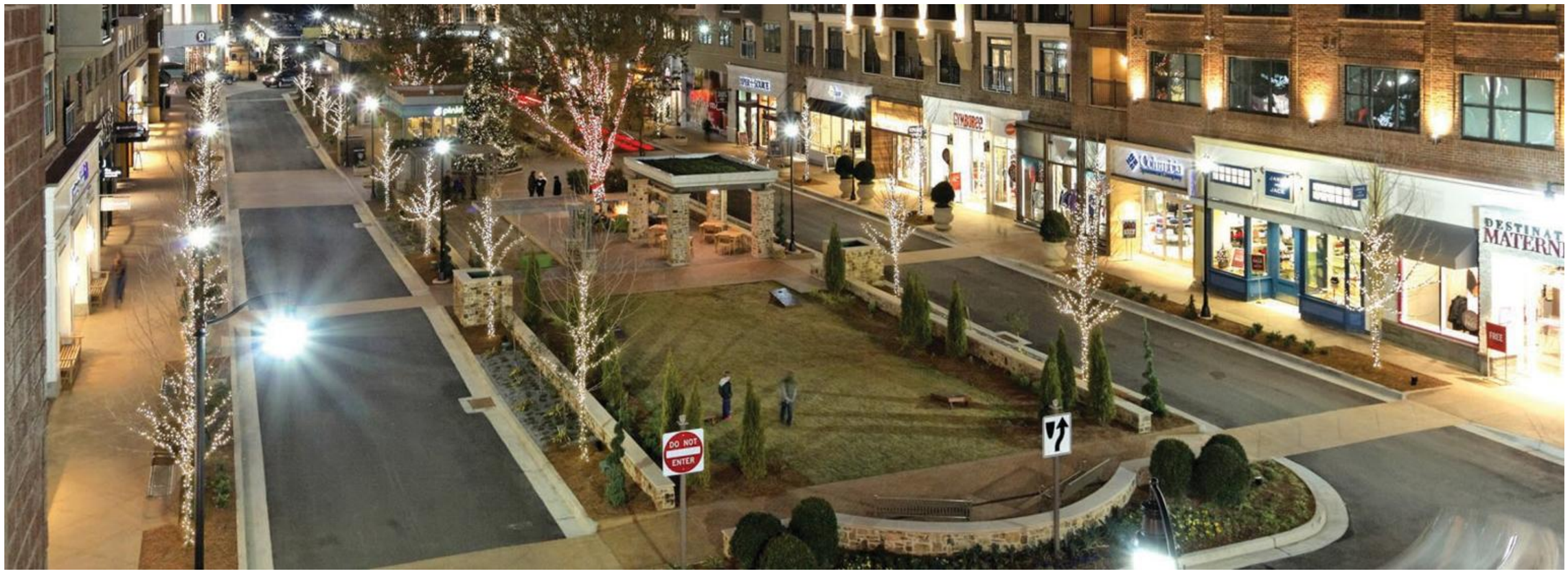












PROJECT VISION

The proposed South Waldron Mixed-Use Development encompasses approximately 101 acres and is designed to establish a vibrant, integrated community that harmonizes residential, commercial, and recreational elements. The master-planned development will feature a balanced mix of housing, retail, and open spaces, fostering pedestrian connectivity and long-term growth potential. This project is positioned to become a key destination for living, working, shopping, and leisure, attracting both local and national interest. The development team proposes to amend the original PDR by adding parcels B (12.55 acres) & C (11.85 acres) as further defined below.

Rezoning Request & Site Plan

The subject property is strategically located along Waldron Road, with direct integration into the planned Blair Road Extension. To accommodate the proposed development, we seek rezoning from Low-Density Residential (R-1) to a PDR to support a diverse range of residential and commercial uses. Approximately 4 acres of the original IDB property has been allocated for road infrastructure improvements, ensuring enhanced connectivity with the city's broader transportation network. In addition, the PDR includes ±2 acres graded and donated to the City of LaVergne for a fire hall.

Residential Components

This private development shall include a mix of single family, multi-family, townhomes, and 55+ residential with open, gated and access control communities. All connected by both trail and road access through the full development.

Active Adult (Parcel C) – A cohesive for-rent community offering continuum of care with 8 Townhomes, 28 Villas, and 140 active adult units. The community will feature extensive common facilities including dining, gathering spaces, clubhouse, indoor pool, and fitness center. (A deeded restriction for residents 55 and older)

Residential – A mix of gated and controlled access single family townhome, and multi family buildings.

- 16 single family lots featuring 50% percent masonry exteriors and options for front-entry or alley loaded garages ensuring architectural consistency.

- **Multifamily Residences (Parcels A)** – The residential and pedestrian- friendly section will feature 330 units within three- to four-story buildings, offering a mix of on-street, surface, garage, and carport parking for resident convenience. Additionally, the commercial and mixed-use portion of the development will include 258 units, integrating residential living with retail and office spaces for a dynamic, walkable community.

- **Townhomes** – 42 units with 50% percent masonry exteriors and options for front-entry or alley loaded garages ensuring architectural consistency.

55+ Single Family and Townhomes– The Southern end of the development connected by trail and road is exclusively 55+ for sale residences. The section will include 27 Single-story single-family homes and 28 accessible townhomes all with garage and off-street parking. The community will be pedestrian friendly and anchored by an amenity center and outdoor communal space.

All residential units will feature 50 % masonry exteriors, foundation landscaping, and sod in the primary and secondary front yards.

Town Center & Retail Spaces

At the heart of the development, the Town Center will serve as a pedestrian-friendly hub, integrating retail, dining, and community gathering spaces.

- **Retail / Office** – 160.741 square feet of scale retail space, strategically positioned on out parcels and along the central median to maximize visibility and accessibility. Pursuant to Section 5.052.6, we are requesting an exception to the 3,000-square-foot limit on individual retail spaces. Based on current market demand, projected tenant needs, and leasing interest, retail tenant spaces will exceed 3,000 square feet. Granting this exception will ensure alignment with market conditions and support the economic viability and long-term success of the development.
- **Grocery Store** – A ±54,954 square-foot grocery store to serve both residents and the surrounding community.
- **Sidewalk & Trail Connectivity** – Pedestrian access will be prioritized through an interconnected network of walkways and mulched walking trails, seamlessly linking retail, dining, and residential areas.
- **Vibrant Streetscape** – Designed to promote foot traffic, featuring dining terraces and retail frontages, fostering an active and engaging environment for both residents and visitors.
- **Amenities & Open Spaces** - Approximately 25% of the total site is dedicated to open space, ensuring a high quality of life for residents and visitors. These areas will include Pocket Parks & Village Greens – Strategically distributed throughout the development to provide accessible green spaces.

Amenity Center – A central clubhouse with a pool, sun deck, playgrounds, and fire pits, fostering a sense of community.

Trail System – Designed to complement natural tributaries, providing scenic walking and biking opportunities while ensuring connectivity across the development.

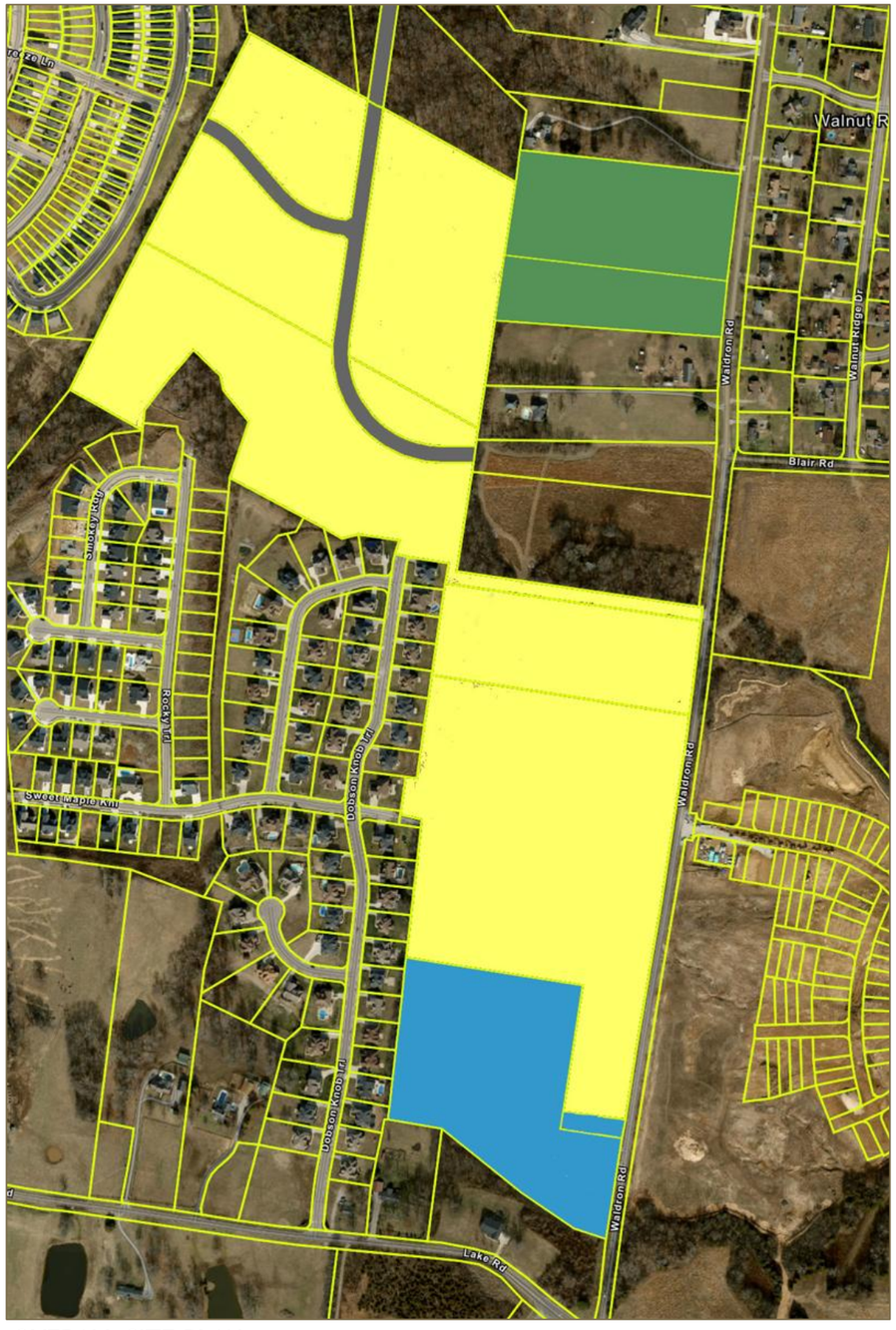
Creeks - Restoration of the creeks creating natural buffer areas throughout the site.

Community Oversight & Maintenance

In this private community , Residential and Commercial Homeowners Association (HOA) will be established to oversee the following:

- Common area maintenance
- Primary entrance aesthetics and upkeep
- Signage regulations to maintain cohesive branding and architectural consistency
- Bylaws and Restrictive Covenants have been submitted for review to the City of La Vergne (April 30, 2026).

This rezoning request is critical to achieving the envisioned mixed-use development, which will increase housing diversity, enhance economic vitality, and strengthen the community's overall infrastructure.



OVERALL SITE PLAN

Original IDB Parcels
76.55 Acres

New Parcel B
12.55 Acres

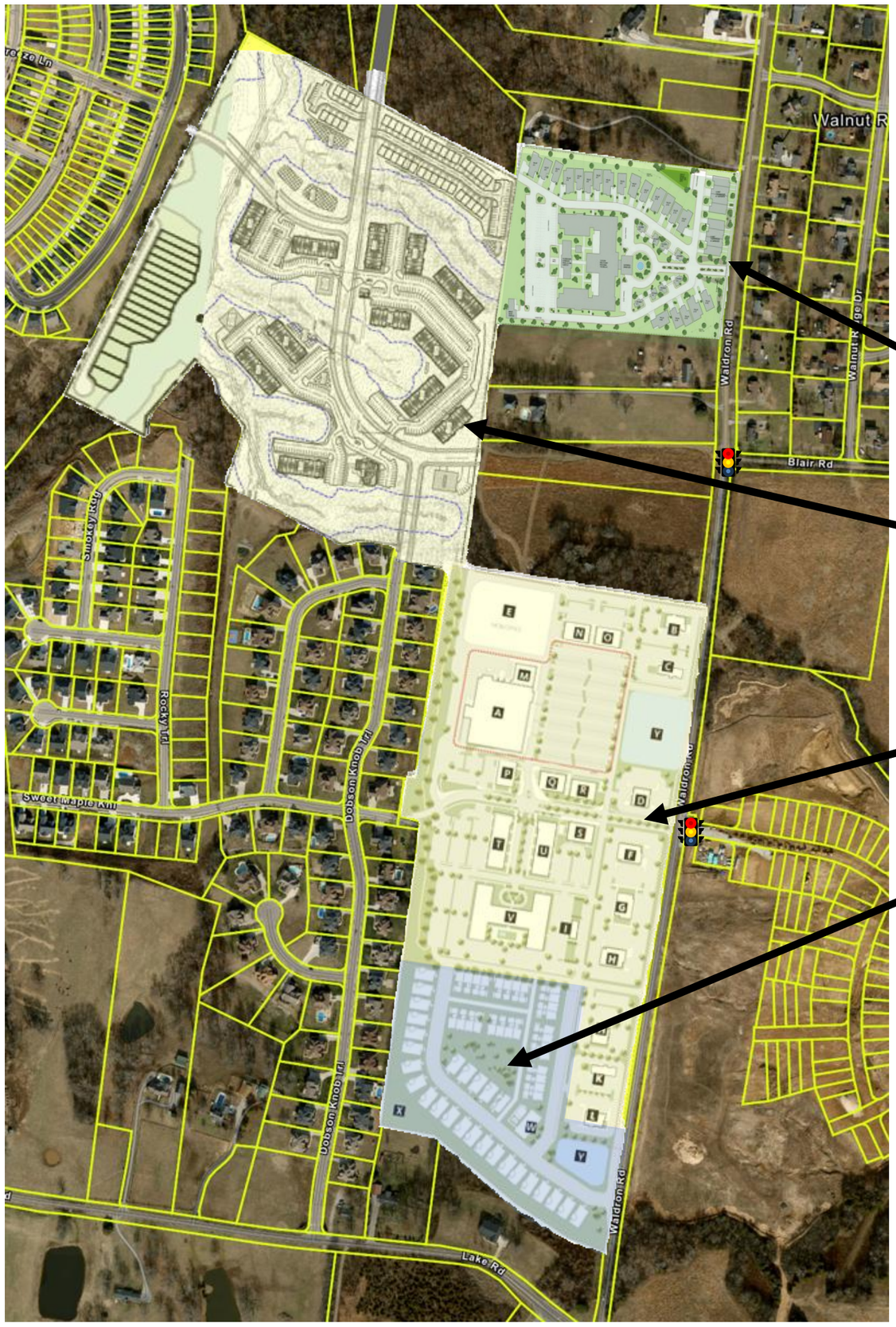
New Parcel C
±11.85 Acres

DEVELOPMENT VISION

South Waldron Site represents versatile commercial properties designed to serve a wide range of business needs and community services providing convenience and connectivity. With thoughtfully planned infrastructure, ample parking, and enhanced landscaping, the site is ideal for businesses seeking
a dynamic location with easy access and sustainable design with the goal to provide a well-integrated and sustainable environment for businesses to thrive.

- Diverse Business Potential: Approved uses include retail, food and beverage, professional services, animal care, daycare, medical services, and more.
- Strategic Accessibility: Located along Waldron and Blair Roads, featuring pedestrian and vehicular connections for easy access.
- Sustainable & Aesthetic Design: Includes foundation planting, architectural details, and landscaping that enhance property value and appeal.
- Functional & Safe Spaces: Compliance with safety standards, solid waste management, and the latest in stormwater systems.
- Modern Signage and Lighting: Exterior illumination aligned with La Vergne’s zoning standards and lighting ordinance.
- Building Design: Up to 4 stories with architectural enhancements such as base differentiation and main entry articulation.
- Landscaping & Screening: Landscape screening for parking, perimeter edge screening, and foundation planting around buildings.
- Parking & Accessibility: Setbacks of 10 feet from rights-of-way, shared parking options, and connectivity with nearby roads.
- Waste & Utilities Management: Private solid waste collection, screened equipment, and shared drainage and parking maintenance by an owners’ association where applicable.
- Community Safety: Donation of land for a new fire department, an essential resource for La Vergne. The new fire station will serve the growing community’s needs. Located within close proximity to both residential and commercial zones, this new facility will bolster emergency response capabilities, benefiting residents, businesses, and surrounding neighborhoods alike.

DEVELOPMENT COMPONENTS



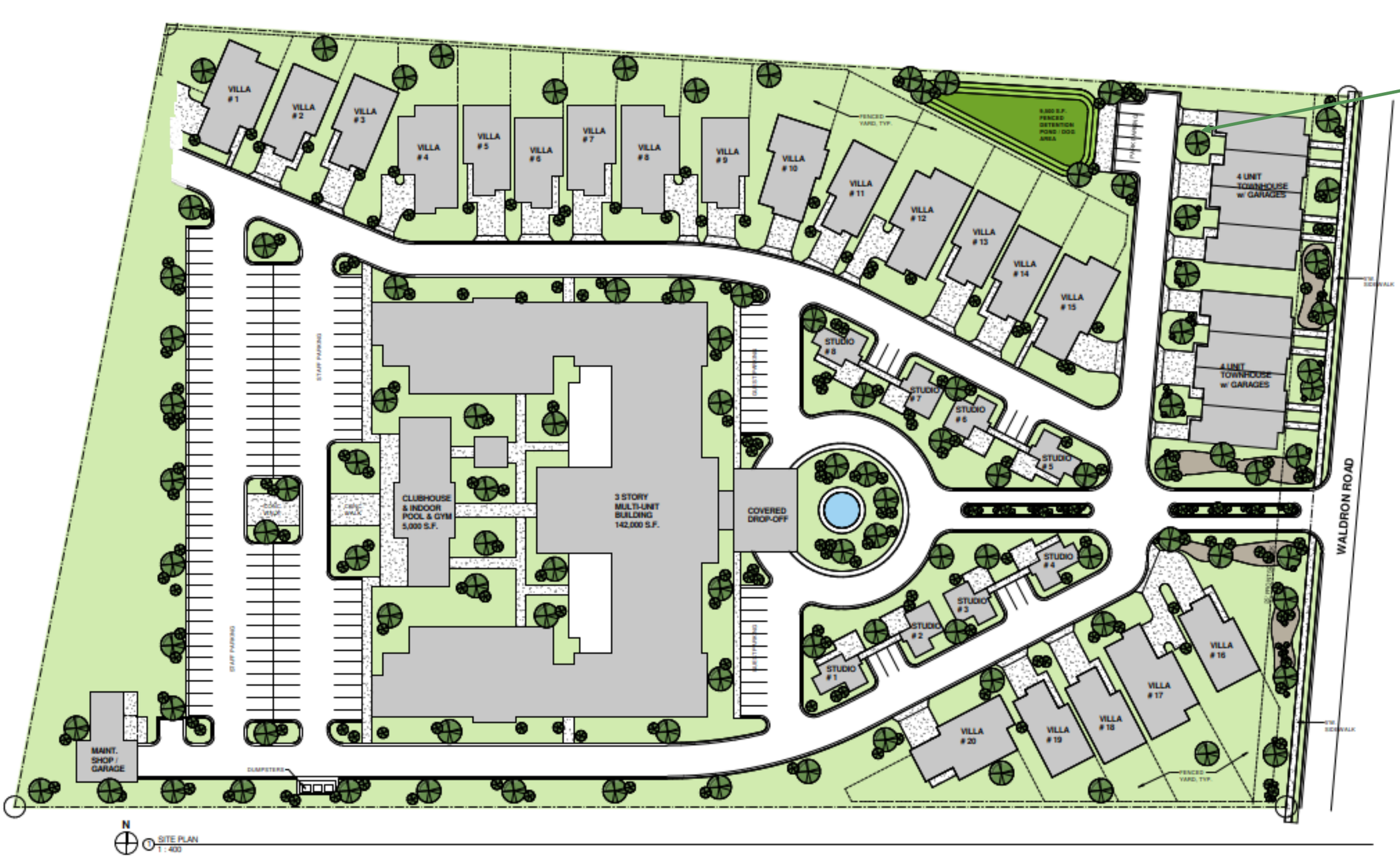
ACTIVE ADULT

RESIDENTIAL

MIXED USE

55+

ACTIVE ADULT | UNIT LAYOUT





ACTIVE ADULT | UNIT COUNT

Multi Family Active Adult					
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**
Studio	20.00%	28	622	17,416	13.47%
One Bedroom	45.00%	63	726	45,738	35.37%
Two Bedroom	25.00%	35	1,350	47,250	36.54%
XL - Large 2 BR / 3 BR	10.00%	14	1,350	18,900	14.62%
	100.00%	**140**		**129,304**	

Gross SF Factor	**1.25**
Project Gross SF	**161,630**
Parking Total	**162**



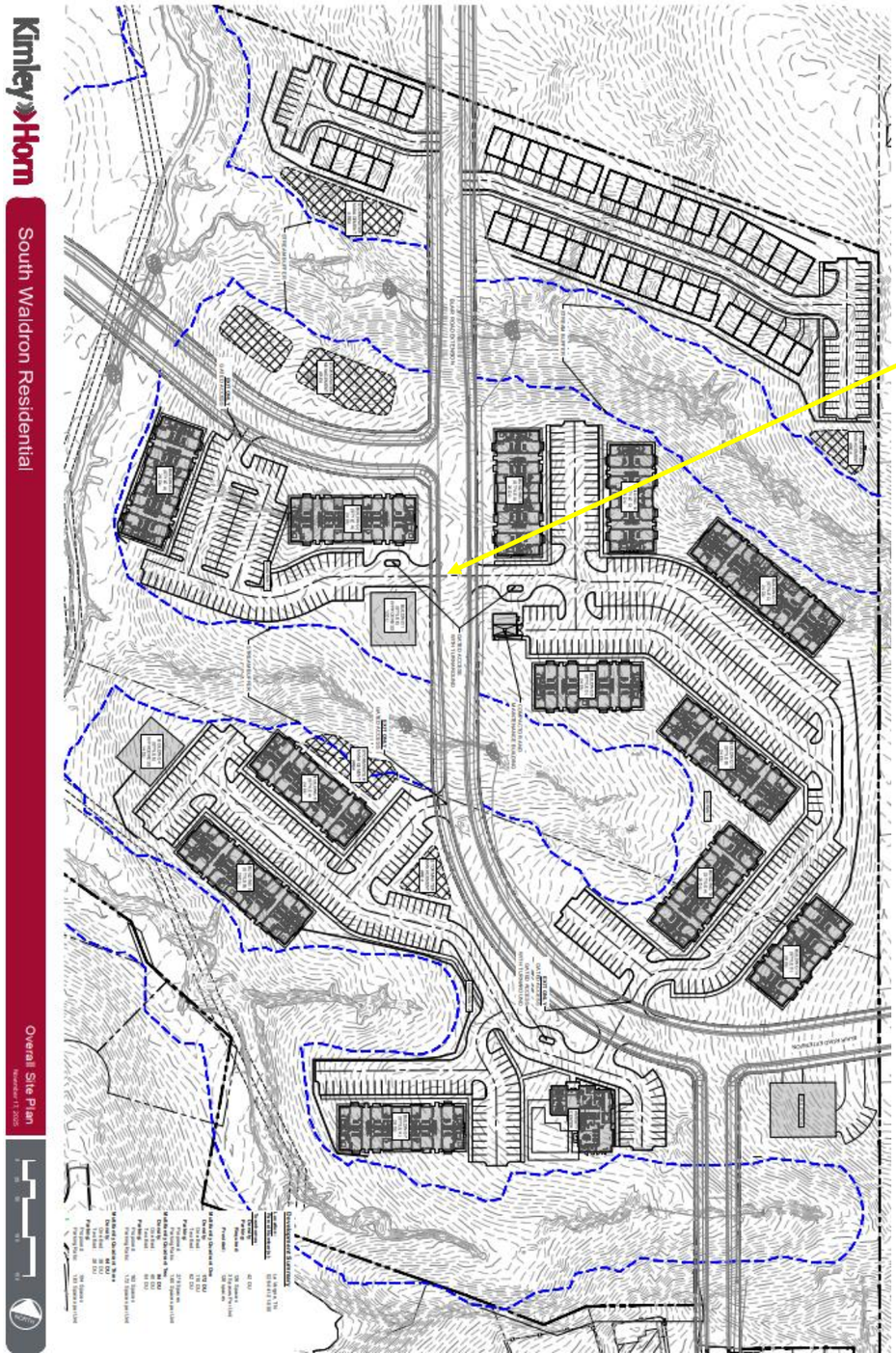
Villa Active Adult						
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**	**Parking**
Studio: 1 BR / 1.5 BA	28.57%	8	1,100	8,800	22.68%	12
Cottage Unts: 2 BR / 2 BA	71.43%	20	1,500	30,000	77.32%	2 car garage + driveway
	100.00%	**28**		**38,800**		**12**

Townhome Active Adult						
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**	**Estimated Parking**
Townhome: 2 BR / 2 BA	100.00%	8	1,300	10,400	100.00%	1-2 car garage + driveway
	100.00%	**8**		**10,400**		

Amenities	SF
Indoor Pool / Fitness Center	5,000
Maintenance Building	2,000
	7,000

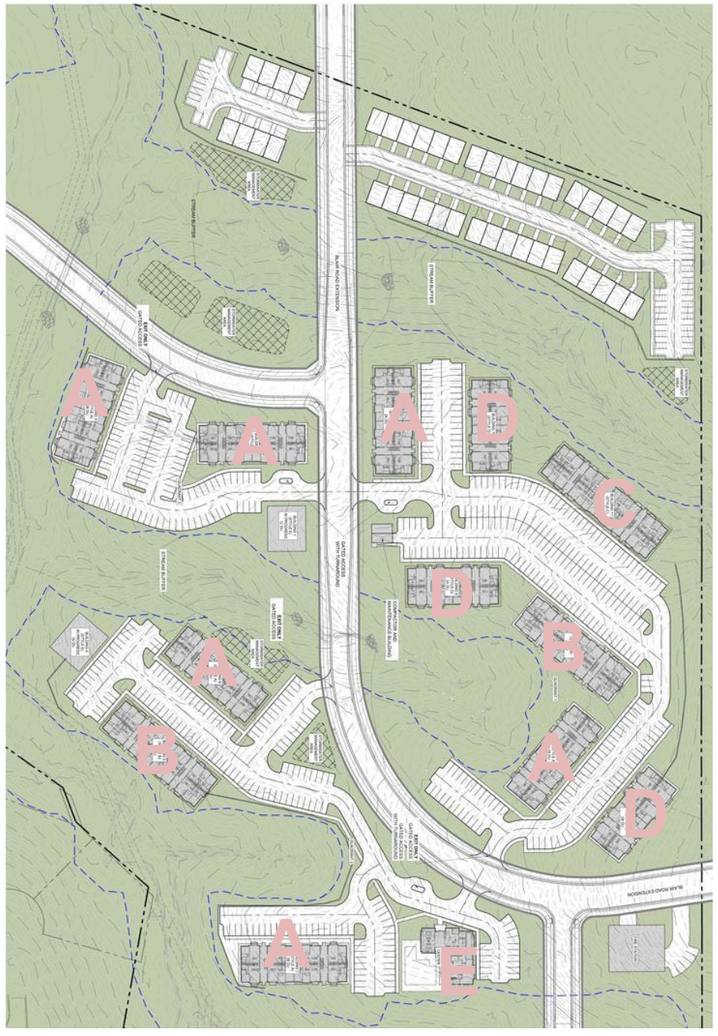
Total Phases		One Bedroom	Two Bedroom	Three Bedroom	Total	
Multifamily	Units	99	63	14	**176**	
	Unit Mix	56.25%	35.80%	7.95%	**100.00%**	**Average Unit SF**
	Total Gross SF	87,743	99,463	23,625	**217,830**	**1014.23**
	Total Net SF	71,954	87,650	18,900	**178,504**	
Parking					**174**	

RESIDENTIAL - LAYOUT





RESIDENTIAL





CENTRAL AMENITY CENTER - E



BUILDING STYLE - A





BUILDING STYLE - B





BUILDING STYLE - C





BUILDING STYLE - D



NORTHERN PARCEL | ENLARGED SITE PLAN

RESIDENTIAL - COUNT



Single Family									
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**Gross (Net+Garage)**	**Gross SF**	**% of Total SF**	**Parking Ratio**	**Estimated Parking**
Single Family	38.10%	16	2,920	46,720	3,400	54,400	41.85%	2.00	32.00
	38.10%	**16**		**46,720**		**54,400**			**32**

Townhomes									
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**Gross (Net+Garage)**	**Gross SF**	**% of Total SF**	**Parking Ratio**	**Estimated Parking**
Townhome	100.00%	42	2,658	111,636	3,138	131,796	100.00%	3.00	126.00
	100.00%	**42**		**111,636**		**131,796**			**126**

Multifamily Quadrant 1									
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**Gross**	**Gross SF**	**% of Total SF**	**Parking Ratio**	**Estimated Parking**
One Bedroom	63.95%	110	738	81,180	820	90,200	55.73%	1.62	178.20
Two Bedroom	36.05%	62	1,040	64,480	1,135	70,370	44.27%	1.62	100.44
	100.00%	**172**		**145,660**		**160,570**			**279**

Multifamily Quadrant 2									
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**Gross**	**Gross SF**	**% of Total SF**	**Parking Ratio**	**Estimated Parking**
One Bedroom	23.26%	40	738	29,520	820	32,800	20.27%	1.72	68.80
Two Bedroom	31.40%	54	1,040	56,160	1,135	61,290	38.56%	1.72	92.88
	54.65%	**94**		**85,680**		**94,090**			**162**

Multifamily Quadrant 3									
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**Gross**	**Gross SF**	**% of Total SF**	**Parking Ratio**	**Estimated Parking**
One Bedroom	22.09%	38	738	28,044	820	31,160	19.25%	1.63	61.94
Two Bedroom	15.12%	26	1,040	27,040	1,135	29,510	18.56%	1.63	42.38
	37.21%	**64**		**55,084**		**60,670**			**104**

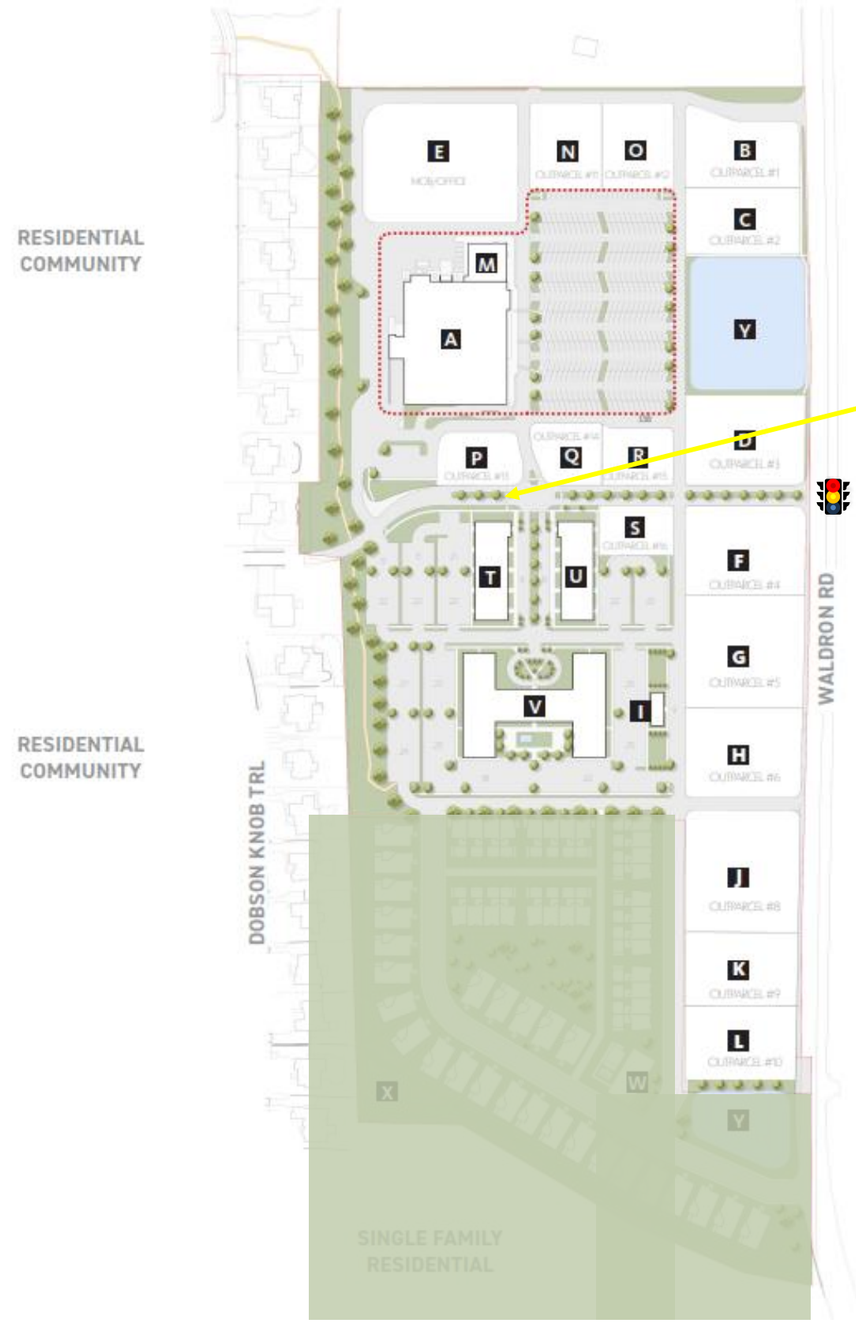
Amenities	SF
Fire Station	6,000
Amenity Center	5,416
	11,416

Total Phases		Townhome	Single Family	One Bedroom	Two Bedroom	Total	
Multifamily	Units	42.00	16.00	188.00	142.00	**388.00**	
	Unit Mix	10.82%	4.12%	48.45%	36.60%	**100.00%**	**Average Unit SF**
	Total Gross SF	131,796	54,400	154,160	161,170	**512,942**	**1322.02**
	Total Net SF	111,636	46,720	138,744	147,680	**444,780**	
Parking		126.00	32	308.94	235.70	**702.64**	

MIXED USE – LAYOUT

PROGRAM

A.	PROPOSED GROCER 54,954 gsf	N.	OUTPARCEL #11 0.55 acres
B.	OUTPARCEL #1 0.71 acres	O.	OUTPARCEL #12 0.55 acres
C.	OUTPARCEL #2 0.68 acres	P.	OUTPARCEL #13 0.39 acres
D.	OUTPARCEL #3 0.96 acres	Q.	OUTPARCEL #14 0.36 acres
E.	MOB/OFFICE 1.63 acres	R.	OUTPARCEL #15 0.36 acres
F.	OUTPARCEL #4 0.95acres	S.	OUTPARCEL #16 0.33 acres
G.	OUTPARCEL #5 1.19 acres	T.	RETAIL & MULTIFAMILY 4 levels 12,596 gsf retail 37,788 gsf multifamily
H.	OUTPARCEL #6 0.92 acres	U.	RETAIL & MULTIFAMILY 4 levels 12,596 gsf retail 37,788 gsf multifamily
I.	JEWEL BOX #7 1,625 gsf	V.	MULTIFAMILY 4 levels 143,480 gsf multifamily
J.	OUTPARCEL #8 1.22 acres	W.	CLUBHOUSE AMENITY
K.	OUTPARCEL #9 0.73 acres	X.	RESIDENTIAL (55+)
L.	OUTPARCEL #10 0.72 acres	Y.	STORMWATER RETENTION
M.	RETAIL 5,600 gsf		





MIXED USE - COUNTS

Multi Family Unit Mix							
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**	**Parking Ratio**	**Estimated Parking**
Studio	10.00%	21	610	12,772	7.29%	1.00	20.94
One Bedroom	35.00%	73	720	52,762	30.11%	1.00	73.28
Two Bedroom	45.00%	94	920	86,680	49.46%	1.50	141.33
Three Bedroom	10.00%	21	1,100	23,031	13.14%	2.00	41.87
	100.00%	**209**		**175,245**			**277.42**

Gross SF Factor	**1.25**
Project Gross SF	**219,056.00**
Projected Unit Count	**209**



Mixed Use Summary						
Level	**Building 2**	**Building 4**	**Building 5**	**Building 6**	**Building 7**	**Total SF**
1st Floor	-	-	0	0	29,870	29,870
2nd Floor	-	-	12,596	12,596	35,870	61,062
3rd Floor	-	-	12,596	12,596	35,870	61,062
4th Floor	-	-	12,596	12,596	35,870	61,062
Amenities	-	-	0	0	6,000	6,000
Total Multi Family	**-**	**-**	**37,788**	**37,788**	**143,480**	**219,056**

Level	**Building 2**	**Building 4**	**Building 5**	**Building 6**	**Building 7**	**Building 7a**	**Building 7b**	**Total SF**
1st Floor Retail	12,596	12,596	-	-	-	-	-	25,192
2nd Floor Office	15,360	15,360	-	-	-	-	-	30,720
Total	**27,956**	**27,956**	**-**	**-**	**-**	**-**	**-**	**55,912**

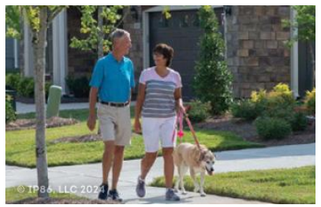
Retail	**Grocer**	**M**	**N**	**O**	**P**	**Q**	**R**	**S**	**Total SF**
Gross SF	**54,954**	**5,600**	**6,000**	**6,000**	**6,000**	**6,000**	**6,000**	**6,000**	**96,554**

Outparcel	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**Total SF**
Planned Use	Full-Service	FF | Coffee	Retail	Retail	Retail	Retail	Jewel Box	Retail	Retail	Retail	
Gross SF	**3,575**	**2,905**	**4,000**	**5,470**	**5,470**	**5,470**	**1,625**	**4,000**	**2,905**	**3,575**	**38,995**

Retail Total	**160,741**				
1st Floor Retail	25,192				
Retail	96,554				
Outparcel	38,995				
Office Total	**30,720**				
Multifamily Total	**219,056**	**Unit Count**	**Gross SF/Unit**	**Efficiency Factor**	**Avg. Net Rentable**
Multifamily	Info	**209**	**1046**	**0.82**	**858**
Parking Total	**1,512**	**SF Base**	**Spaces per 1,000 SF**		
Parking	Info	**410,517.00**	**3.7**		

55+ | LAYOUT


© IP86, LLC 2024


© IP86, LLC 2024


© IP86, LLC 2024


© IP86, LLC


© IP86, LLC 2024


© IP86, LLC


© IP86, LLC 2024


© IP86, LLC


E
N
O
B
C
M
A
Y
P
Q
R
D
S
F
T
U
G
V
I
H
W
X
Y
WALDRON RD
DOBSON KNOB TRL
SINGLE FAMILY
RESIDENTIAL



55+ | UNIT COUNT

Multi Family Active Adult					
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**
Studio	0.00%	0	622.00	0	0.00%
One Bedroom	0.00%	0	726.00	0	0.00%
Two Bedroom	0.00%	0	1,350.00	0	0.00%
XL - Large 2 BR / 3 BR	0.00%	0	1,350.00	0	0.00%
	0.00%	**0**		**0**	

Gross SF Factor	**1.25**
Project Gross SF	**0**
Parking Total	**0**



Single Family 55+						
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**	**Parking**
Single Family	100.00%	27	3,200.00	86,400	100.00%	Garage and driveway
	100.00%	**27**		**86,400**		

Townhome 55+						
Unit Type	**% Mix**	**Unit Count**	**Net Rentable**	**Total Net Rentable**	**% of Total SF**	**Estimated Parking**
Townhome	100.00%	28	2,100.00	58,800	100.00%	Garage and driveway
	100.00%	**28**		**58,800**		

Amenities	SF
Amenities	5,000.00
	5,000.00

Total Phases		Single Family	Townhome	Total	
Multifamily	Units	27	28	**55**	
	Unit Mix	49.09%	50.91%	**100.00%**	**Average Unit SF**
	Total Gross SF	86,400	58,800	**150,200**	**2640.00**
	Total Net SF	86,400	58,800	**145,200**	
Parking				**0.00**	

COMBINED DEVELOPMENT SUMMARY



Northern 55+ Parcel: For Rent

Unit Type	% Mix	Unit Count	Average Unit SF	Total Net SF	% of Total Net SF	Total Gross SF	Parking
Multifamily Active Adult	79.55%	140	924	129,304	72.44%	161,630	162
Villa Active Adult	15.91%	28	1,386	38,800	21.74%	38,800	12
Townhome Active Adult	4.55%	8	1,300	10,400	5.83%	10,400	0
Amenities	0.00%	0	0	0	0.00%	7,000	0
	100.00%	**176**		**178,504**		**217,830**	**174**

Northern Residential

Unit Type	% Mix	Unit Count	Average Unit SF	Total Net SF	% of Total Net SF	Total Gross SF	Parking
Single Family	4.12%	16	2,920	46,720	10.50%	54,400	32
Townhome	10.82%	42	2,658	111,636	25.10%	131,796	126
Multifamily Quadrant 1	44.33%	172	847	145,660	32.75%	160,570	279
Multifamily Quadrant 2	24.23%	94	911	85,680	19.26%	94,090	162
Multifamily Quadrant 3	16.49%	64	861	55,084	12.38%	60,670	104
Amenities	0.00%	0	0	0	0.00%	11,416	0
	100.00%	**388**		**444,780**		**512,942**	**703**

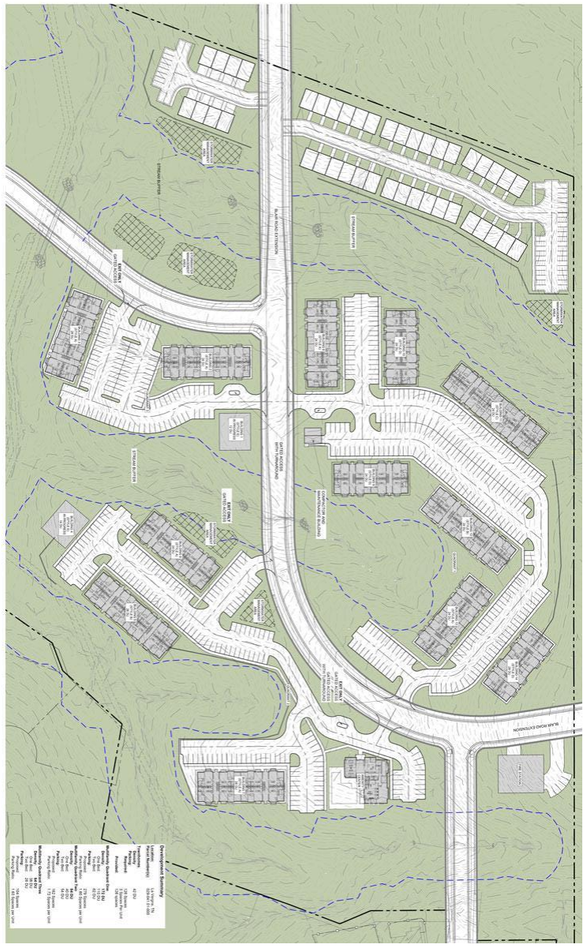
Southern Multi Family

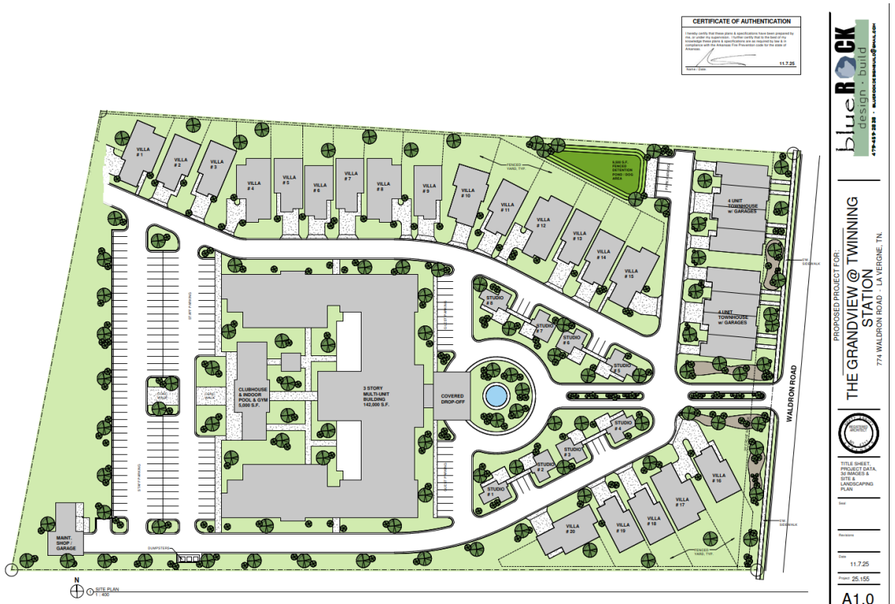
Unit Type	% Mix	Unit Count	Average Unit SF	Total Net SF	% of Total Net SF	Total Gross SF	Parking
Studio	10.00%	26	610	15,738	7.29%	19,673	26
One Bedroom	35.00%	90	720	65,016	30.11%	81,270	90
Two Bedroom	45.00%	116	920	106,812	49.46%	133,515	174
Three Bedroom	10.00%	26	1,100	28,380	13.14%	35,475	52
	100.00%	**258**		**215,946**		**269,933**	**342**

Southern 55+ Parcel: For Sale

Unit Type	% Mix	Unit Count	Average Unit SF	Total Net SF	% of Total Net SF	Total Gross SF	Parking
Single Family	49.09%	27	3,200	86,400	59.50%	86,400	Garage and driveway
Townhome	50.91%	28	2,100	58,800	40.50%	58,800	Garage and driveway
Amenities	0.00%	0	0	0	0.00%	5,000	0
	100.00%	**55**		**145200**		**150,200**	**0**

		N 55+ (Rent)	N Residential	S Mixed Use	S 55+ (Sale)	Total	
Residential	Units	176.00	388.00	258.00	55.00	**877.00**	
	Total Gross SF	217,830	512,942	269,933	150,200	**1,150,905**	**Average Unit SF**
	Total Net SF	178,504	444,780	215,946	145,200	**984,430**	**1312.32**
Office	Total Gross SF	0	0	30,720	0	**30,720**	
Retail	Total Gross SF	0	0	105,787	0	**105,787**	
Grocery	Total Gross SF	0	0	54,954	0	**54,954**	
Parking		174	702.64	1,716.38	0.00	**2,593.02**	





REQUIRED OPEN SPACE:
20% Open Space

PROVIDED OPEN SPACE:
+/- 25% Open Space

OPEN SPACE EXHIBIT

OPEN SPACE - NORTH

The South Waldron Mixed Use Site will transform over 25% of its area into thoughtfully designed open space, fostering a welcoming environment for residents and visitors alike. This extensive open space will include a mix of pocket parks, communal green areas, village greens, and natural buffers around existing tributaries. Recreational trails will wind through these green spaces, connecting the community with preserved natural stream buffers and enhancing accessibility to outdoor areas.

Central to the development, the Amenity Center will serve as a community hub, providing a variety of recreational and social amenities. Residents will enjoy a community clubhouse and cabana, a large pool with a sun deck, playgrounds, outdoor fire pits, and convenient access to a comprehensive walking trail network that spans the community. This center will offer ample outdoor seating areas, providing spaces for relaxation and community gatherings, as well as a dedicated playground for children.

In the heart of the mixed-use town center, a pedestrian-friendly network of sidewalks and trails will link the central village green with other community features. Retail jewel boxes, positioned along a central median, will create a dynamic retail experience, while pedestrian zones and robust streetscapes dotted with retail outlets and dining terraces will enrich the community's social scene. This interconnected design will encourage foot traffic, promoting a vibrant, accessible town center where residents can shop, dine, and enjoy outdoor areas in a cohesive, lively environment.



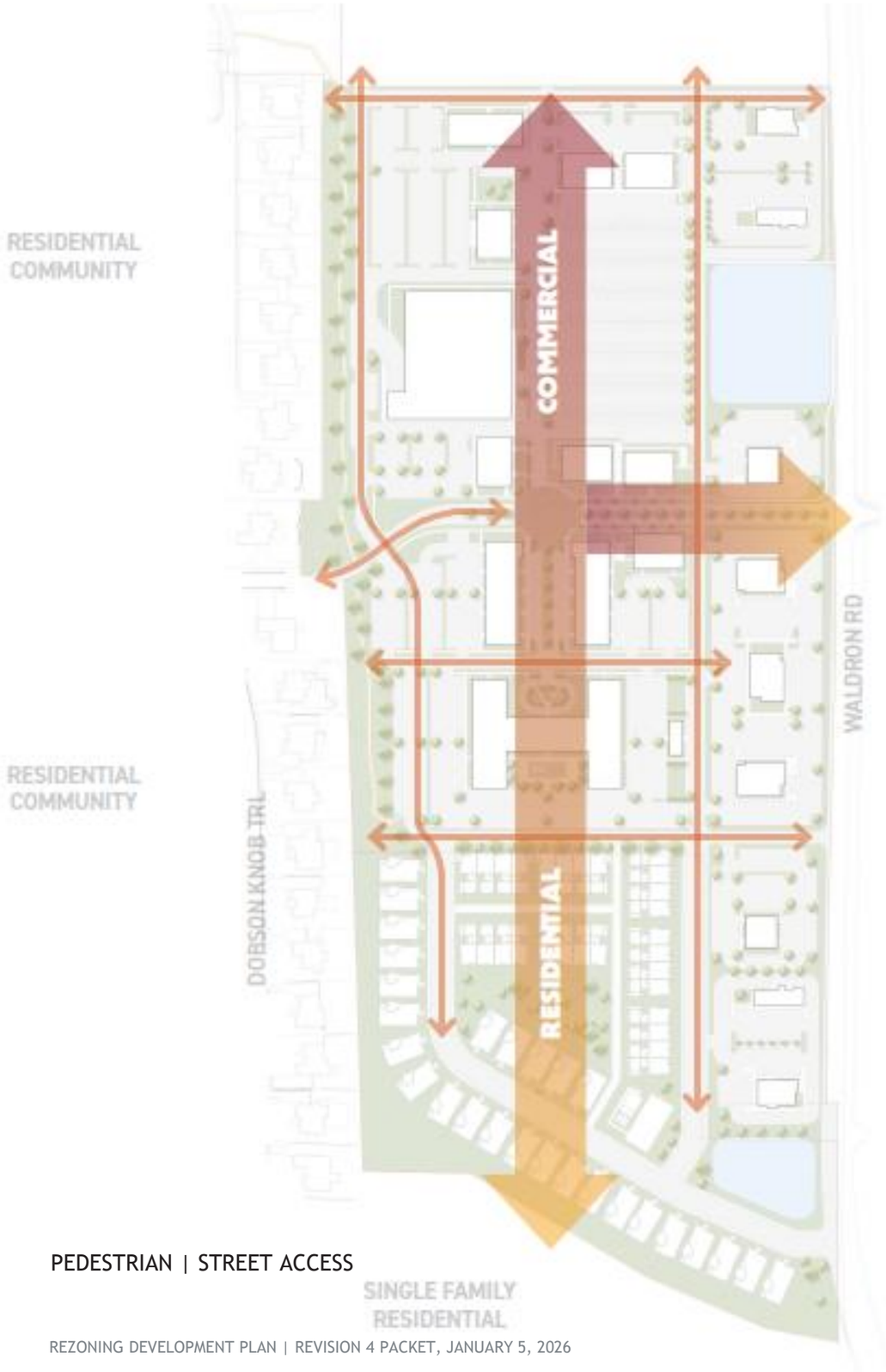


CONNECTED - FOCUSED VISION



PEDESTRIAN | STREET ACCESS

CONNECTED MIXED USE VISION



PEDESTRIAN | STREET ACCESS

SECONDARY CIRCULATION PATH

COMMERCIAL + RESIDENTIAL GRADIENT



VEHICULAR STREET ACCESS

The South Waldron Mixed Use Site has been strategically designed to integrate seamlessly with existing and planned infrastructure, promoting strong vehicular connectivity and accommodating anticipated traffic demands on key thoroughfares. The site will benefit from access to both the current and proposed improvements on Waldron Road and the future Blair Road Extension. To support traffic flow, the design incorporates primary, secondary, and tertiary street patterns within the development.

With the increased traffic expected from the South Waldron development, both Waldron Road and Blair Road are poised for enhancements by the City of La Vergne. Waldron Road is set to become a 3-lane roadway through realignment, with potential expansion to 5 lanes in the future, ensuring capacity for projected vehicular demands. Blair Road improvements include widening to 3 lanes, along with the installation of a traffic signal at the Waldron Road intersection. Additionally, Lake Road will be realigned to intersect with Waldron Road, facilitating smoother transitions and access points.

The South Waldron Mixed Use Site will feature four residential access points and include five commercial entrances onto Waldron and Blair Roads, equipped with designated travel lanes for efficient ingress and egress. An internal street network will promote connectivity within the development, as well as link to the surrounding roadways, providing accessible routes throughout.

All infrastructure will meet City of La Vergne Standards, with any deviations requiring approval from the City Engineer, ensuring that the development aligns with local regulations and supports community growth effectively.







OPEN SPACE EXHIBIT

REQUIRED OPEN SPACE:
20% Open Space

PROVIDED OPEN SPACE:
+/- 25% Open Space

OPEN SPACE - SOUTH

The South Waldron Mixed Use Site will transform over 25% of its area into thoughtfully designed open space, fostering a welcoming environment for residents and visitors alike. This extensive open space will include a mix of pocket parks, communal green areas, village greens, and natural buffers around existing tributaries. Recreational trails will wind through these green spaces, connecting the community with preserved natural stream buffers and enhancing accessibility to outdoor areas.

Central to the development, the Amenity Center will serve as a community hub, providing a variety of recreational and social amenities. Residents will enjoy a community clubhouse and cabana, a large pool with a sun deck, playgrounds, outdoor fire pits, and convenient access to a comprehensive walking trail network that spans the community. This center will offer ample outdoor seating areas, providing spaces for relaxation and community gatherings, as well as a dedicated playground for children.

In the heart of the mixed-use town center, a pedestrian-friendly network of sidewalks and trails will link the central village green with other community features. Retail jewel boxes, positioned along a central median, will create a dynamic retail experience, while pedestrian zones and robust streetscapes dotted with retail outlets and dining terraces will enrich the community's social scene. This interconnected design will encourage foot traffic, promoting a vibrant, accessible town center where residents can shop, dine, and enjoy outdoor areas in a cohesive, lively environment.





SUMMARY OF PDR VARIANCES & DECLARATIONS

General

Building Height

- 4 Story Buildings (exceeding 35’ in height)

Retaining Walls

- No Restriction on max height of retaining walls.

Residential

Parking (Gated & Un-Gated)

- Townhomes 3 spaces per unit
- Multifamily 1.6 Spaces per unit across unit mix
- Parking spaces will be a minimum of 9x18
- Option of on street parking where appropriate
- Landscape Islands placed at ends of parking rows with standard canopy trees

Building Materials

- Façades to exceed minimum 50% combination of Brick, Stone, Fiber Cement, or Concrete product excluding windows, trim, and doors

Parking

- Parking spaces will be a minimum of 9x18

Zoning

- Change underlying from R-1 to R-3

Commercial

Parking

- Parking spaces will be a minimum of 9x18
- Option of on street parking where appropriate
- Landscape Islands placed at ends of parking rows with standard canopy trees

Building Materials

- Commercial façades visible from a public street to have a minimum 50% use primary materials: brick, stone, decorative concrete or glass.

Declarations:

Access

- Twinning Station will, at its own expense, install light at main intersection across from Snowdrop Ave on Waldron Rd.

Future Easements

- Twinning Station acknowledges and agrees to work with city if future utility easements are required to cross undeveloped or open areas of the development

DEVELOPMENT STANDARDS

RESIDENTIAL

Uses Permitted:

- Single family detached homes shall be on its own lot of record and sold fee simple.
- Townhomes shall be its own land record as fee simple or horizontal property regime.
- Multifamily dwelling units shall be for rent.

Residential Development Standards:

- Entrances off Waldron Road and Blair Road shall have new entrance signage constructed of masonry materials and anchored by landscaping.
- Building heights shall not exceed 4 stories in height.
- Builders shall install sod and landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Seed/Straw will be installed on the side and rear foundations of all buildings.
- All townhome buildings shall be comprised of fifty percent masonry and brick.
- All mechanical equipment (i.e. HVAC and transformers) to be screened and located in the rear/side of all units.
- All on-site utilities shall be underground.
- All unit types 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 the residential units will comply with the City of La Vergne requirements.
- Residential units shall have a mix of concrete and asphalt driveways.
- All streets will be classified as a mix of public rights-of-way or private drives.
- 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. There will also be pedestrian connections between the residential portion of the development to the mixed uses town center.
- Mail service will be provided via CBU.
- Decorative streetlights will be coordinated with MTEMC.
- 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. Wooded and chain-link fences are prohibited.
- All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
- All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
- A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
- Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
- Monument signage shall have materials consistent with the building architecture and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
- All mechanical equipment located on the ground (i.e., hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
- Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
- All on-site utilities will be underground.
- On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
- Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
- All parking will have curbing.
- Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.

- Multi-Family: 26% Brick/Stone, 55% Fiber Cement, and 19% Glazing/Door's material, with natural wood accents for exterior materials. Building elevations exampled provided in slide. Note, the long faces carry most of the masonry, so the buildings look to have more masonry than as calculated.
- Townhomes: 60% Fiber Cement Board and 40% masonry/stone with natural wood accents for the exterior materials.
- Single Family Homes: 20% Fiber Cement Board and 80% masonry/stone, with natural wood accents for the exterior materials.
- Masonary shall include traditional brick as available in a variety of sizes such as modular, standard, queen, utility, and monarch.
- Stone shall include the following: natural stone products, stone veneer, and panelized stone.
- Cemntitious products shall include the following: Allura, LP Smartside, GAF Weatherside, James Hardie, Nichiha, and Certain Teed. Each of these products have offer lap siding, panel siding, plank siding, shingle/shak siding, trim boards, and soft boards.

- 55+ Single Family: Home facades shall be constructed of 100% Masonry. Masonry shall include Fiber Cement Siding, Brick, Stone, or Concrete product. Stucco and exterior insulation and finish systems (EIFS) are not considered masonry. This design standard will allow for farmhouse style homes with a broader color palette in addition to more traditional masonry style homes.

COMMERCIAL

While the exact uses for the commercial properties are unknown at this time, the allowable uses for this development are listed below. The list of allowable uses is based on the allowable uses listed under (C-2) Highway Service District and (C-3) Neighborhood Service Business District in the current zoning ordinance. Therefore, additional standards for those anticipated uses have been outlined below. The proposed sites will provide for adequate parking (including shared parking), vehicular and pedestrian circulation, solid waste management, stormwater management and landscaping.

Uses Permitted:

- Convenience retail sales and services
- Consumer Repair Services
- Financial, insurance, real estate and consulting services
- Food and beverage services
- Food Service (take out and drive-thru)
- Animal Care & Veterinarian (provided no outside housing of animals)
- General business services
- General personal services
- General retail trade
- Medical Services
- Professional Services (not otherwise listed)
- Religious facilities
- Daycare
- Grocery Stores
- Gasoline Station (including beer and tobacco sales)
- Beauty Parlor
- Barbershops
- Hardware Store
- Drug Store & Pharmacy
- Liquor Store
- Hotel
- Professional Office

Uses Prohibited:

- Bus transit station
- Bus or truck vehcile repair, meaintenance or storage facility
- Building materials and farm equipment sales
- Concrete or asphalt plant
- Rock quarry
- Residential homes leased on a short-term basis of less than 30 days, such as VRBO and Air B&B, but hotels and motels are expressly permitted
- Automobile sales, rental (other than as part of a hote's services) and delivery, aircraft dealers, boat dealers, recretaional and utility trailer dealers
- Wholesale sales
- Plant and forest nurseries
- Mortuaries, crematoriums and funeral homes
- Self-Storage, Mini Storage and Mini-Warehousing
- Outside kennels/Stables
- Manufacturing, Industrial and Warehousing
- Sporting and recreational vehcile campgrounds and tracks
- Automotive Repairs & Service
- Cellular Towers over 25' tall
- Automotive wrecking & recycling
- Junk or salvage yards
- Vehicle Storage Areas
- Truck Terminals
- Automotive, marine craft, aircraft and accessories
- Self-Service Laundries
- Marijuana Dispensoary and/or Marijuana Paraphernalia
- Beer & Tobacco Store (but specifically excluding convenience retail sales, grocery, and services)
- Vape/CBD Tattoo or Check Cashing Store
- Hookah Lounge *
- Extended Stay Hotel **

Commercial Development Standards:

- Building heights shall not exceed 4 stories in height.
- All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
- All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
- A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
- Drive-thru windows shall be permitted for uses such as restaurants, financial institutions, dry cleaners, etc.
- Commercial buildings shall have a well-defined architectural base by use of different materials, colors or change in pattern or a combination of these techniques.
- Building elevations will have articulation or multiple building planes to promote quality architecture, and main entrances that are well defined and easily recognizable.
- Buildings shall have a minimum of 3' of foundation planting, except where access for drive-through windows are needed.
- The commercial lots shall have a pedestrian network that connects to Waldron Road and Blair Road. There will also be pedestrian connections between the residential portion of the development from the commercial property.
- Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
- Monument signage shall have materials consistent with the building architecture and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
- Building signage shall follow standards outlined in the City of La Vergne sign ordinance.
- All mechanical equipment located on the ground (i.e. hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
- Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
- All on-site utilities will be underground.
- On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
- Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
- All parking will have curbing.
- Commercial lots will not be a part of the residential H.O.A.
- Commercial lots that utilize communal facilities shall be part of an owner's organization responsible for the care and upkeep of shared drainage, parking, etc.
- Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
- Commercial will be 35% Brick/stone and 65% Fiber Cement Board with natural wood accents.

* Hookah Lounge shall be further defined as any establishment, business, or premises, whether operated for profit or not, where customers, patrons, members, or other persons are permitted or allowed to smoke, inhale, vaporize, or otherwise consume tobacco, shisha, herbal substances, synthetic substances, or any similar product or material through a hookah, waterpipe, or any similar device, whether provided by the establishment or brought in by the patron. The term “hookah lounge" includes, but is not limited to, establishments where such activity occurs as the primary or ancillary use, regardless of whether food, beverages, or entertainment are also offered. For purposes of this definition, it shall be irrelevant whether the products consumed contain nicotine or other controlled substances, and whether the devices used are personal or communal.

** Extended Stay Hotels shall be further defined as any building, group of buildings, or portion thereof, designed, used, maintained, advertised, or offered for occupancy by guests or tenants for temporary lodging or residence, where individual units are equipped with kitchen facilities, kitchenettes, or any type of cooking appliance or equipment, and where accommodations are rented, offered, or intended to be rented for periods of more than seven (7) consecutive days, or where the business model, pricing structure, or operational policies are designed to encourage or accommodate occupancy for more than seven (7) consecutive days. This definition applies regardless of the actual duration of any individual guest's stay, and includes any facility that offers weekly rates, discounts for extended stays, or marketing directed toward business travelers, temporary workers, relocating residents, or others seeking accommodations for more than seven (7) days. The presence of housekeeping, concierge, hotel licensing, or transient occupancy tax status does not exempt a facility from classification as an extended stay hotel.

EPco

ARCHITECTURAL CHARACTERISTICS - TOWNHOMES AND MULTIFAMILY

ROOFING MATERIALS

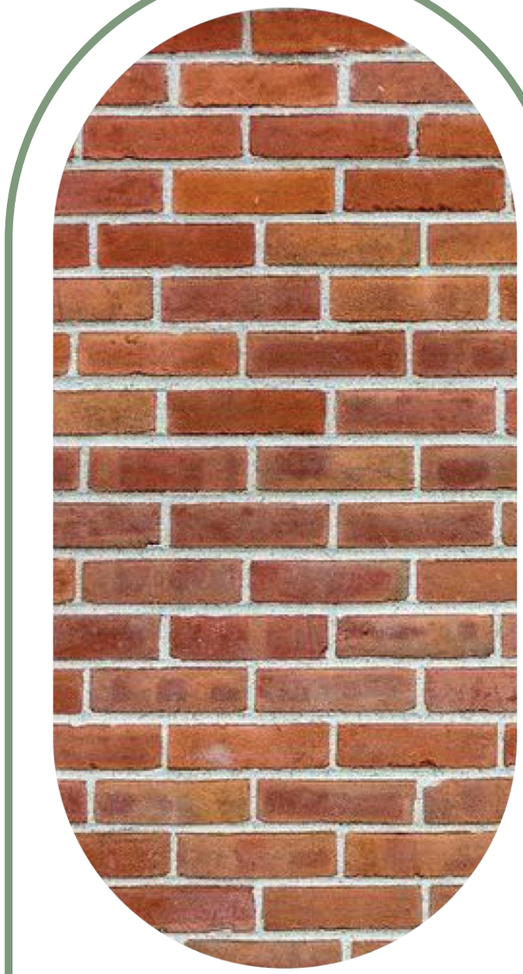
PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

EXTERIOR SIDING MATERIALS

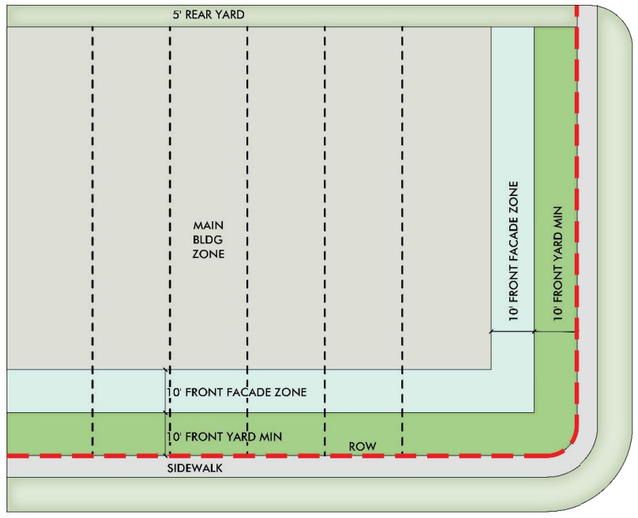
PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

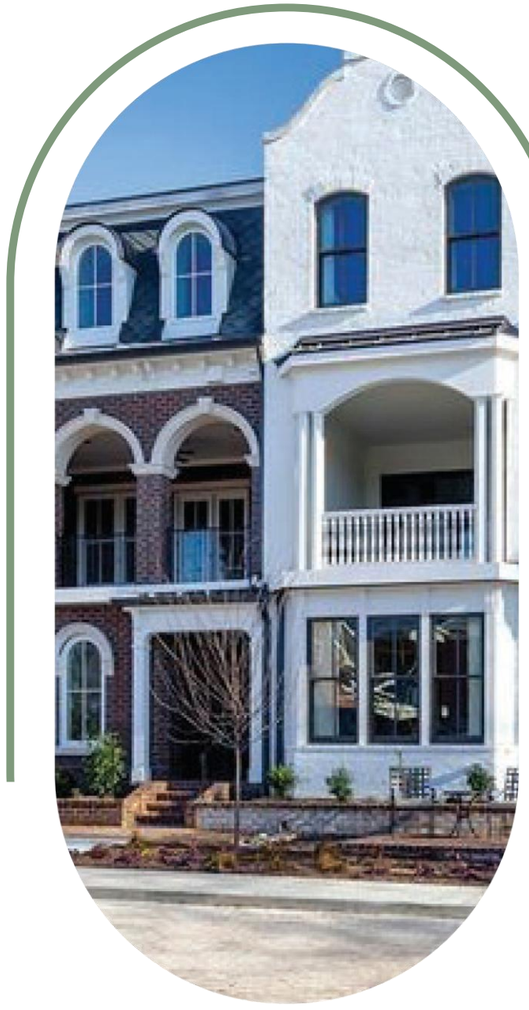
EXTERIOR COLORS

PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS



TOWNHOMES









Width: Ranges from 16-20 feet
Depth: Range from 70 - 120 feet
Front Yard Setback: 10 feet
Front Facade Zone: 10 feet
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet
Side Yard Setback: Townhomes must be at least 10 feet apart.
Rear Loaded Garages: May be placed at either 5 feet or 22 feet from the edge of the alley, and within the side facade zones.
Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5 feet to sidewalk
Front loading townhomes shall provide either surface parking spaces along the front facade with a sidewalk and a minimum 5 foot landscape to front facade, or front loading garages set back 5 feet from the main entrance and provide a minimum 22' driveway parking space from back of sidewalk to face of garage.
Townhomes shall be its own land record as fee simple or horizontal property regime.

EPco

ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY DETACHED HOMES

ROOFING MATERIALS

PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

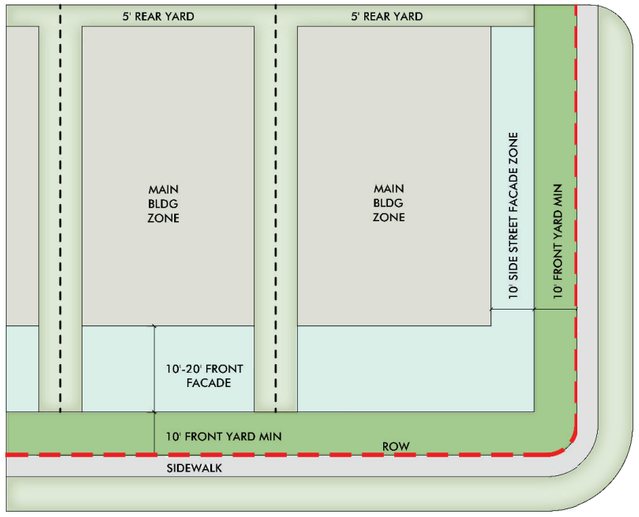
EXTERIOR SIDING MATERIALS

PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

EXTERIOR COLORS

PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS

SINGLE FAMILY

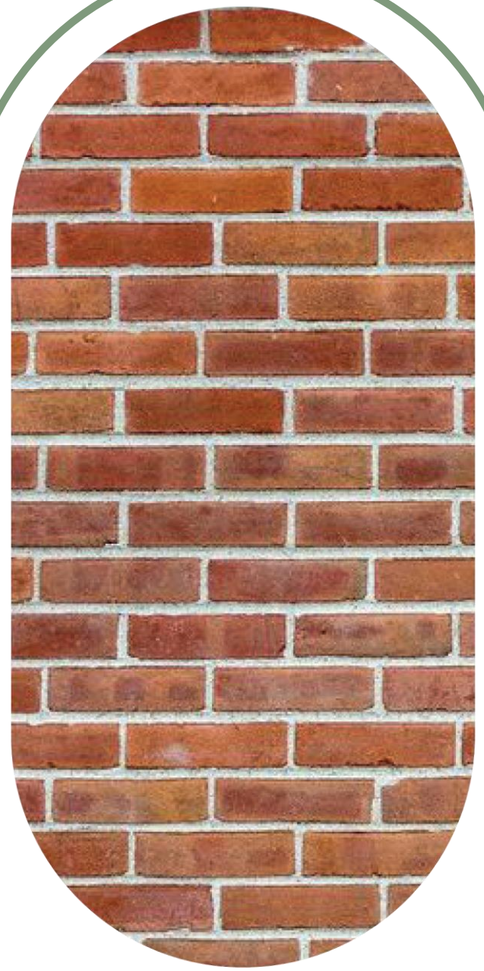


Width: Ranges from 50 - 75 feet
Depth: Range from 110 - 130 feet
Front Yard Setback: 10 feet
Front Facade Zone: Generally, 10 - 20 feet deep.
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet.
Side Yard Setback: Minimum setbacks for all structures are 5 feet. Houses must be at least 10 feet apart
Garages: Lots with driveway access from the street shall have garages placed min. 3 feet behind the front facade of the Main Body of the house.

Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.









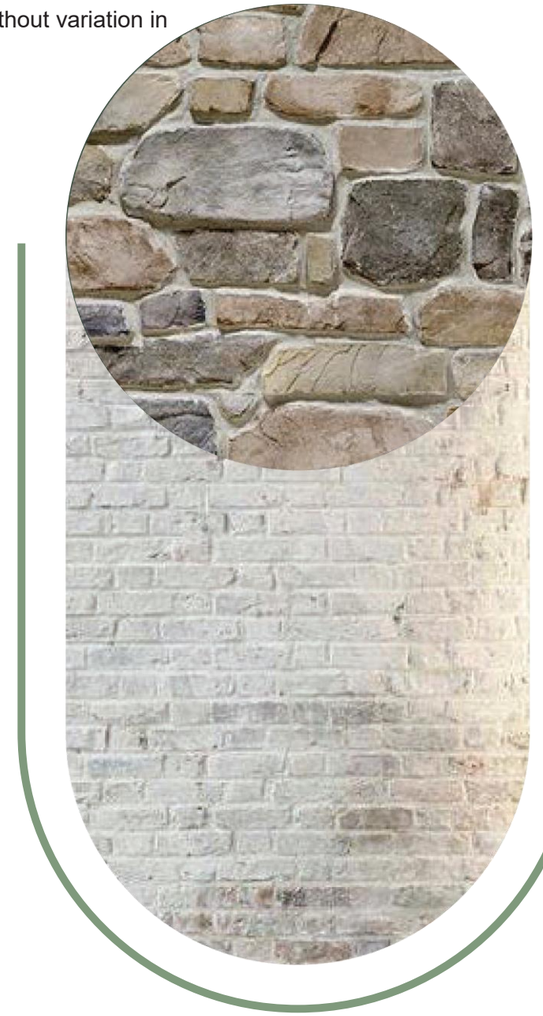
ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

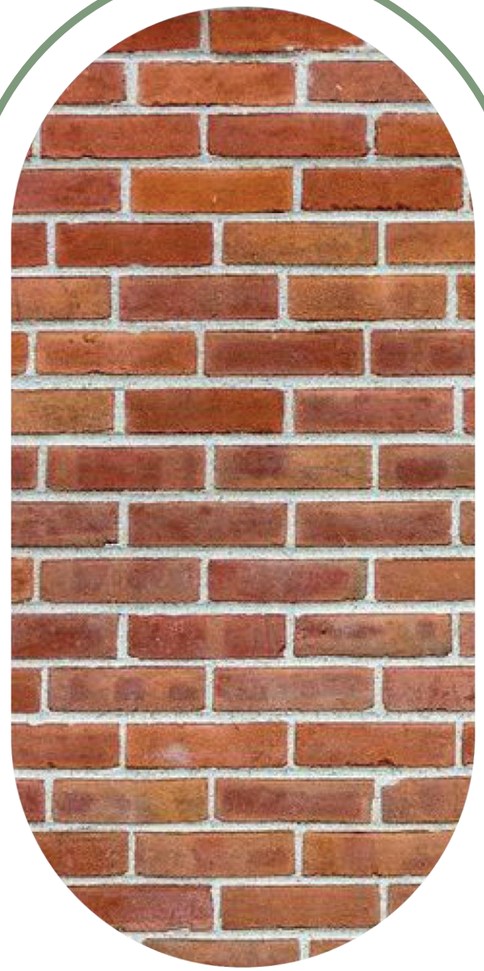
ARCHITECTURAL CHARACTER STANDARDS:

- Elevated Architectural Detail
- Cohesive Design Aesthetic for All Buildings
- Similar Themes between adjacent Structures
- Rooffines and Cornices to vary to create interest
- Mechanical Screening from Pedestrian View
- Color Scheme to be consistent within General Design
- One and Two-Level Structures to be comparable in heights with roof lines and features
- Glazing at the main retail spaces on the main level is beneficial for pedestrian interest
- Building and Dumpster enclosure elevations sown with materials notes and colored to accurately represent built appearance
- Prototype designs, indicate how they have been adapted to La Vergne setting and guidelines
- Location of building service areas noted, with screening provided
- Location of exterior mechanical equipment noted, plans for screening

BUILDING HEIGHT AND SETBACKS:

- All architectural building design shall follow the La Vergne City Zoning and Design Ordinance
- Roof cornices shall create shadow lines
- Clock tower and Roof features such as Gables and Tower Features shall be provided at main corner elements
- Symmetrical building heights and roof features may be required at gateway elements between buildings
- One story and two story shall be designed not to create drastic building height changes
- Setbacks with entrances and differentiating setbacks within buildings is encouraged for shadowing etc.
- Mechanical roof screening with parapets, roof structures or placed where not visible from grade
- No long Roof line designs will be appropriate without variation in parapets and cornices





MASSING, PROPORTION AND SCALE:

- Create appropriate massing and scale per adjacent structures and context
- Awnings, canopies and Main level retail window openings
- Vertical masonry columns between glazing
- Common design elements with masonry
- Utilize nominal masonry and not utility sized brick
- Main level window height to be 10'-0" with clear glazing
- Building entries to be visible and defined
- Facades shall not be ffat and shall have stepping and breaks

BUILDING COMPOSITION AND PATTERNING:

- Repetition is good for patterning
- Mix of masonry and metal panels and sim. limestone
- Create pedestrian visual connections between structures
- Symmetry should be used in mirrored building structures for “gateway" effect
- Roof line should be designed to vary and provide rhythm
- No large wall areas without varying depths and breaks in elevation
- Windows, Columns and vertical elements to break up facades
- Lighting sconces and other lighting features to be used
- Base, Body and Cap for architectural standards
- Main Level Retail windows areas to be 40% min.



EPco

ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

MATERIAL SELECTIONS AND STANDARDS AND PERCENTAGES:

All visible Sides of buildings shall be consistent for material use.
All materials to be durable and of high quality for longevity and maintenance purposes

PRIMARY MATERIALS – 70%:	Nominal Full brick or thin brick Natural or Simulated/Synthetic Stone Smooth Cast Stone
SECONDARY MATERIALS – 20%:	Exterior Insulation Finish System or EIFS (Cornices etc.) Authentic Stucco ACM Reynobond Smooth Metal Panels Composite or Cementuous Panels
ACCENT MATERIALS – 10%:	[NOTE: No More that 10% of Accent Material is Allowed] Architectural Metal Wall Panels Simulated Prefinished Wood Smooth-Faced Concrete Masonry Simulated stone (Lick and Stick) CMU or Split-Faced CMU Corrugated R-Panels (Prefab Structures)
DISCOURAGED MATERIAL USE:	Large areas of EIFS/Dryvit Simulated stone (Lick and Stick) CMU or Split-Faced CMU Corrugated R-Panels (Prefab Structures)

WINDOWS:	1" Insulated Aluminum Storefront Marvin Elevate or Equal Iron Lion Metal Frame or Equal False Windows and Spandrel Glass may be used as accent
ROOFING:	Standing Seam Metal Roofing Pre- Finished Metal Coping TPO for typical non-visible roofing
AWNINGS AND CANOPIES:	Standing Seam Metal Awnings Smooth ACM Metal for Canopies etc. Fabric Awnings
LIGHTING:	Consistent Pole Type Lighting, Black in Color Sconce Lighting, should have varying standards Uplighting recessed in walkway or building mounted accent

GENERAL PALETTE:

Retail/Mixed use, along center entry drive or “Avenues" architectural aesthetic may have a similar aesthetic to create a more cohesive well-organized shopping environment.

Commercial outparcels and other structures would follow the primary and secondary material options.

Prototype retail parcels would follow the primary and secondary material options but allow the prototypical design and their material concepts to remain.

- “Avenue" or retail/Mixed use section may be lighter stucco and brick with main level glazing
- Colors for accents may be placed for interest or signage
- Number of varying colors may be limited depending on tone changes
- Lighting and window type frames to be considered

HARDSCAPES:

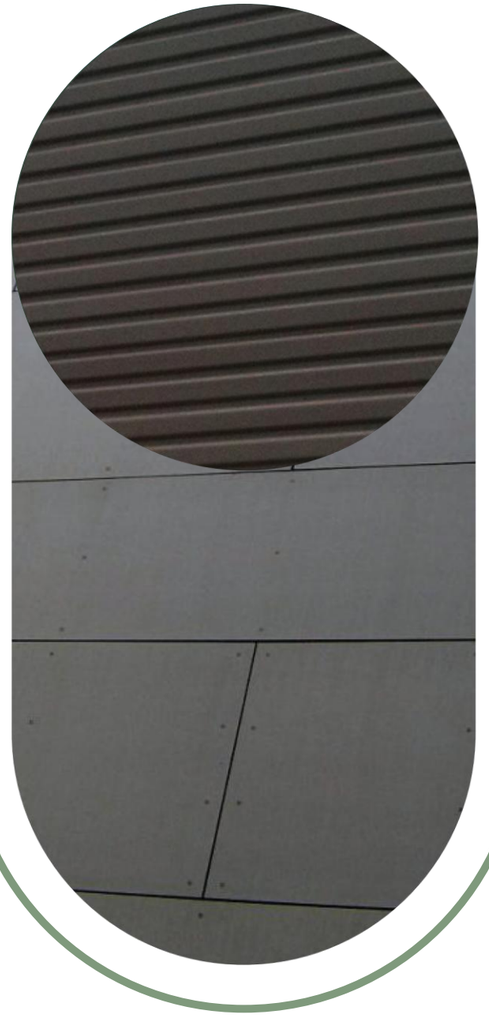
- Masonry site landscape and seat walls, planter walls and landscape features to create pedestrian gathering spaces with benches and light poles along walkways.
- Pathways to be added from parking to retail spaces

ROOF AND PARAPET:

- Long facades should have vertical features and varying roof lines
- Cornice lines with masonry detail shadow lines
- Gable roof and Corner Tower Features with varying roof lines
- Parapets and cornices shall create detail and provide shadowing
- Metal Roofing features and coping detail shall be consistent
- Stepping facades in plan and roof line
- Varying heights
- Rear roof side parapets visible form grade shall have finished material all sides
- Roof pitch in all areas shall be the same pitch for consistency

SIGNAGE:

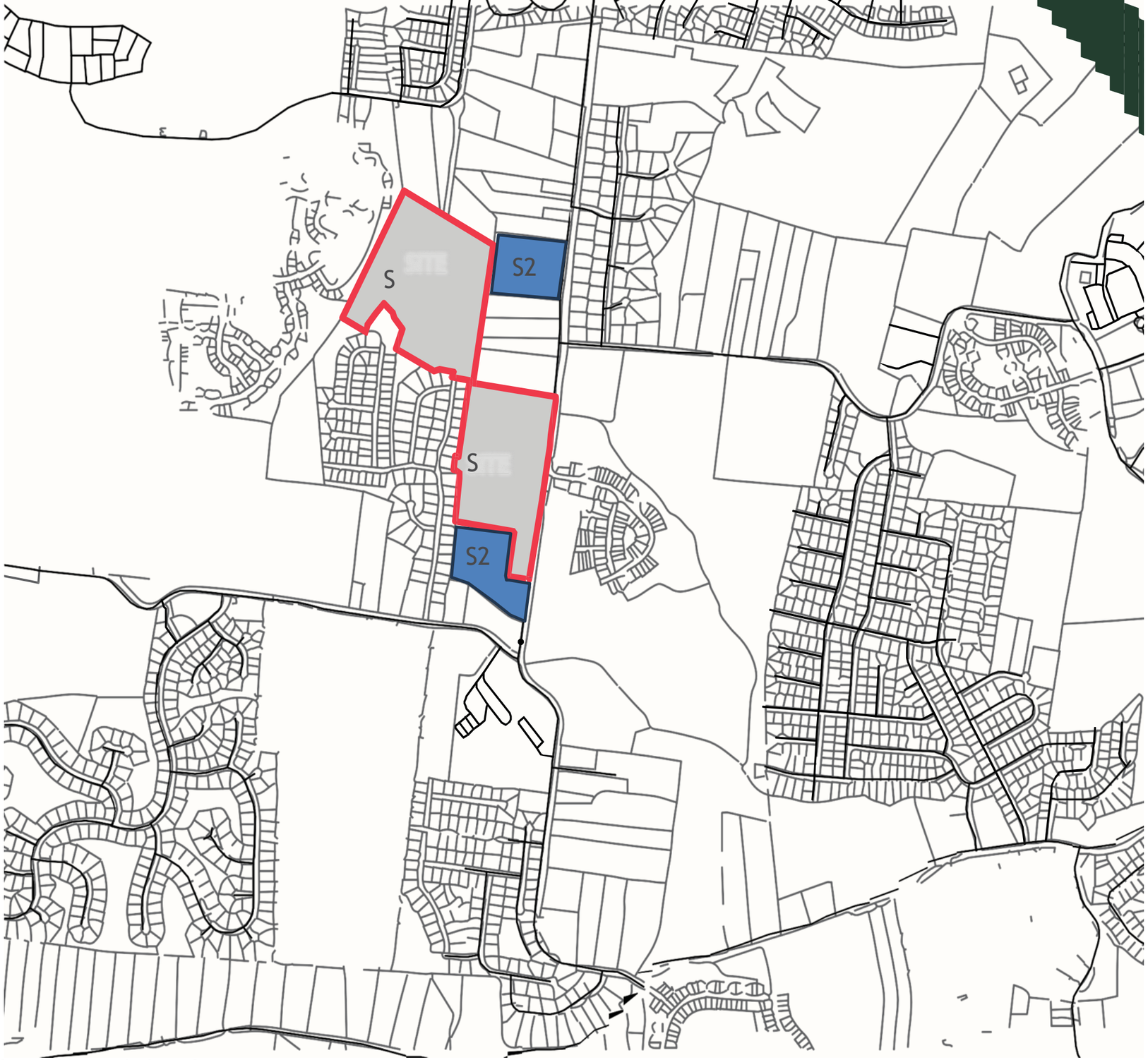
- All building signage shall follow the La Vergne City Zoning and Design Ordinance
- Signage should be contextual in height and scale with neighboring or adjacent structures
- Way finding signage will be designed to be throughout the development with a consistent aesthetic
- Neon Signage is not encouraged outside of “OPEN" type at retail storefronts







EPco



EXISTING CONDITIONS - VICINITY MAP

SUBDIVISION DEVELOPMENTS

Subdivision Name	TYPE	Existing 2024	Proposed Build-out	Exiting Plus Permitted
Cedar Ridge Apt	Apartment	150	150	150
Farmingdale	Single Family	267	267	267
Dove Creek	Single Family	133	133	133
Carother's Crossing (Metro)	Mixed Use	414	2300	414
Carother's Crossing (La Vergne)	Mixed Use	166	343	210
Brookside	Single Family	189	198	189
Summit View	Single Family	117	117	117
Woodland Hills	Single Family	366	451	366
Walnut Ridge	Single Family	68	68	68
The Ridge	Single Family	112	145	117
Arbor Ridge	Mixed Use	0	571	0
Portico Place	Single Family	71	163	87
Woodsong	Single Family	208	208	208
Vineyards	Single Family	353	353	353
McFarlin Point	Single Family	350	350	350
Pinnacle Point	Single Family	120	143	120
Woods at Martins Bend	Single Family	32	32	32
Gwynne Farms (Smyrna)	Mixed Use	135	540	135
Mission Hills	Mixed Use	0	599	0
Blair Ridge	Townhome	0	141	0
	Total:	3251	7272	3316

AREA DEMOGRAPHICS

Population Summary	
2010 Total Population	32,888
2020 Total Population	38,719
2023 Total Population	40,760
2028 Total Population	43,518
2023-2028 Annual Rate	1.32%
2023-2028 Total Growth	6.60%
2020 Group Quarters	61
2023 Group Quarters	61
2023 Total Daytime Population	37,307
Workers	17,469
Residents	19,838

Housing Unit Summary	
2023 Housing Units	13,653
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	27.6%
Vacant Housing Units	3.5%
2028 Housing Units	14,597
Owner Occupied Housing Units	71.0%
Renter Occupied Housing Units	25.6%
Vacant Housing Units	3.4%

Household Summary	
2010 Households	11,049
2010 Average Household Size	2.98
2020 Total Households	12,472
2020 Average Household Size	3.10
2023 Households	13,170
2023 Average Household Size	3.09
2028 Households	14,095
2028 Average Household Size	3.08
2023-2028 Annual Rate	1.37%
2010 Families	8,523
2010 Average Family Size	3.34
2023 Families	9,668
2023 Average Family Size	3.55
2028 Families	10,296
2028 Average Family Size	3.54
2023-2028 Annual Rate	1.27%

EPco



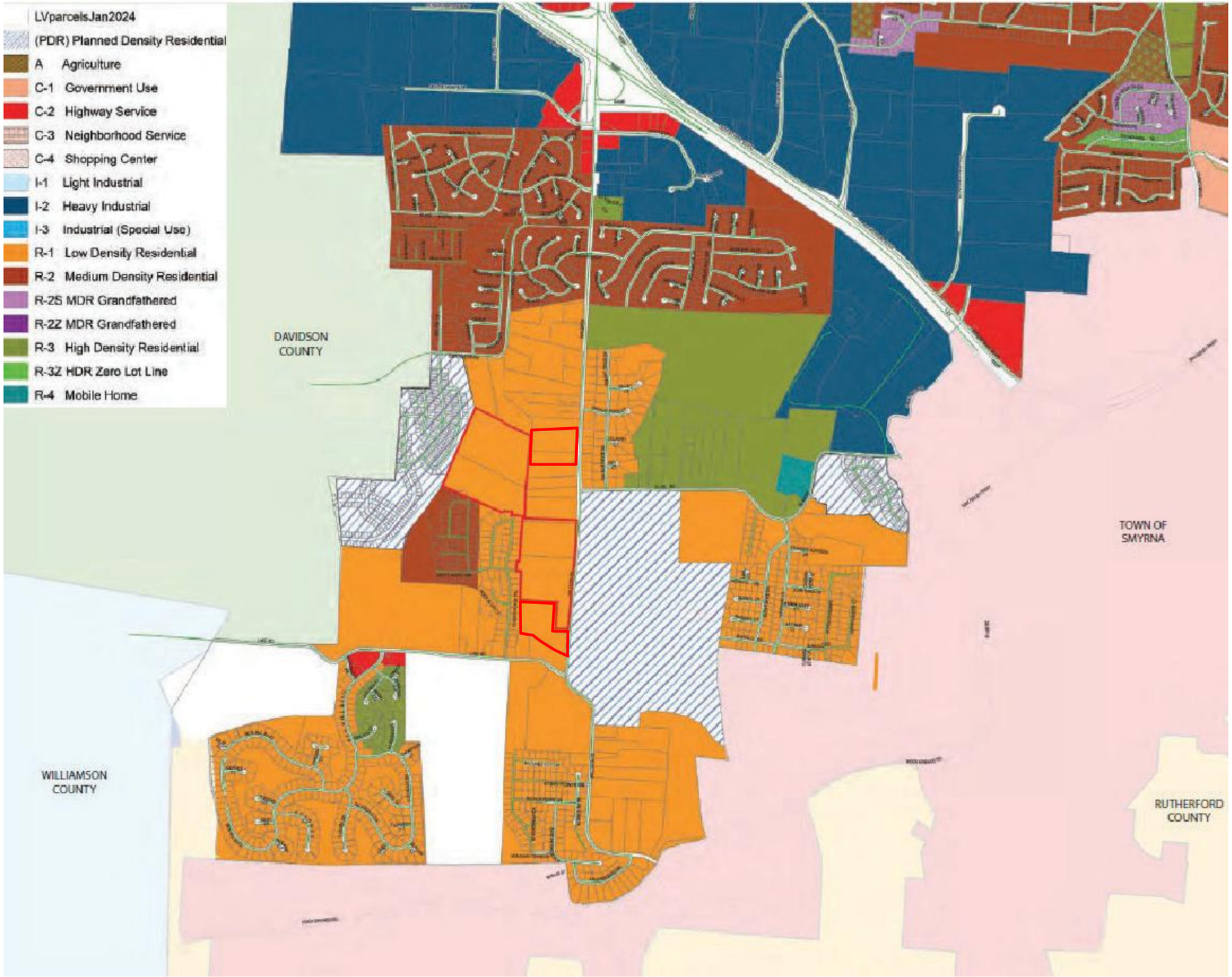
SUBDIVISION MAP

EXISTING SUBDIVISIONS

The South Waldron Mixed Use Site is centrally located amidst a diverse array of residential subdivisions, each contributing to the area's established character and appeal.

- East: Arbor Ridge PDR along Waldron Road offers a mix of residential types, commercial spaces, and trails. Further east, Ivy Pointe consists of two-story, single-family homes with garages and brick facades.
- North: Walnut Ridge Estates on Walnut Ridge Drive features single-family homes, primarily one and two stories, with vinyl and brick exteriors.
- West: The Ridge includes two-story single-family homes with garages and brick facades.
- Northwest: Carothers Crossing offers two-story homes with front and rear garages, featuring brick and stone exteriors.
- South: Pinnacle Point Subdivision, located behind Rock Springs Elementary, consists of two-story single-family homes.

This mix of established subdivisions enhances the South Waldron Mixed Use Site's potential for seamless integration of commercial and retail development as part of the local residential fabric, provides a well- rounded, community-oriented environment. With architectural consistency, and frequent use of brick and stone, combined with accessible amenities, positions the development as a complementary addition to the surrounding neighborhoods.



EXISTING ZONING MAP - CITY OF LA VERGNE

EXISTING ZONING

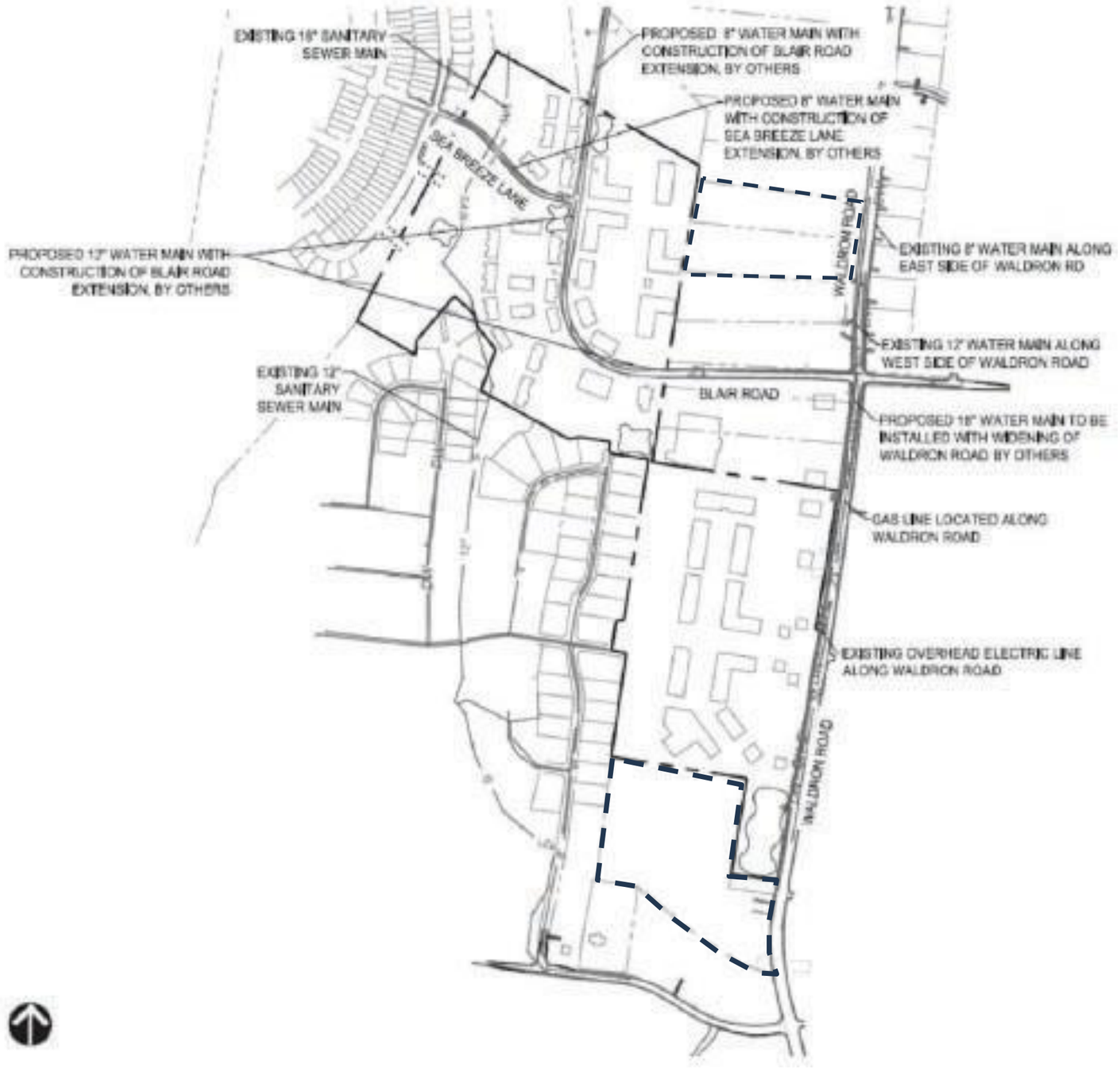
The South Waldron Mixed Use Site is located in a diverse zoning area within La Vergne, the site brings together residential and commercial opportunities to create a thriving community-oriented environment. The surrounding area is largely zoned Low Density Residential (R-1), preserving the peaceful and residential character of the neighborhood while offering a seamless integration for commercial development.

Proximity to Planned Development Residential (PDR) Areas:

- Carothers Crossing (Northwest of the site): This PDR-zoned area provides a unique community feel with a blend of housing types, creating a versatile neighborhood that fosters interaction and accessibility. The mixed residential styles within Carothers Crossing attract a dynamic community that would benefit from nearby commercial conveniences.

- Arbor Ridge (East, along Waldron Road): Another PDR-zoned area, Arbor Ridge combines diverse residential options with amenities like trails and open spaces, supporting an active, walkable environment. This development emphasizes community connectivity, making it a natural fit for businesses that value foot traffic and neighborhood engagement.

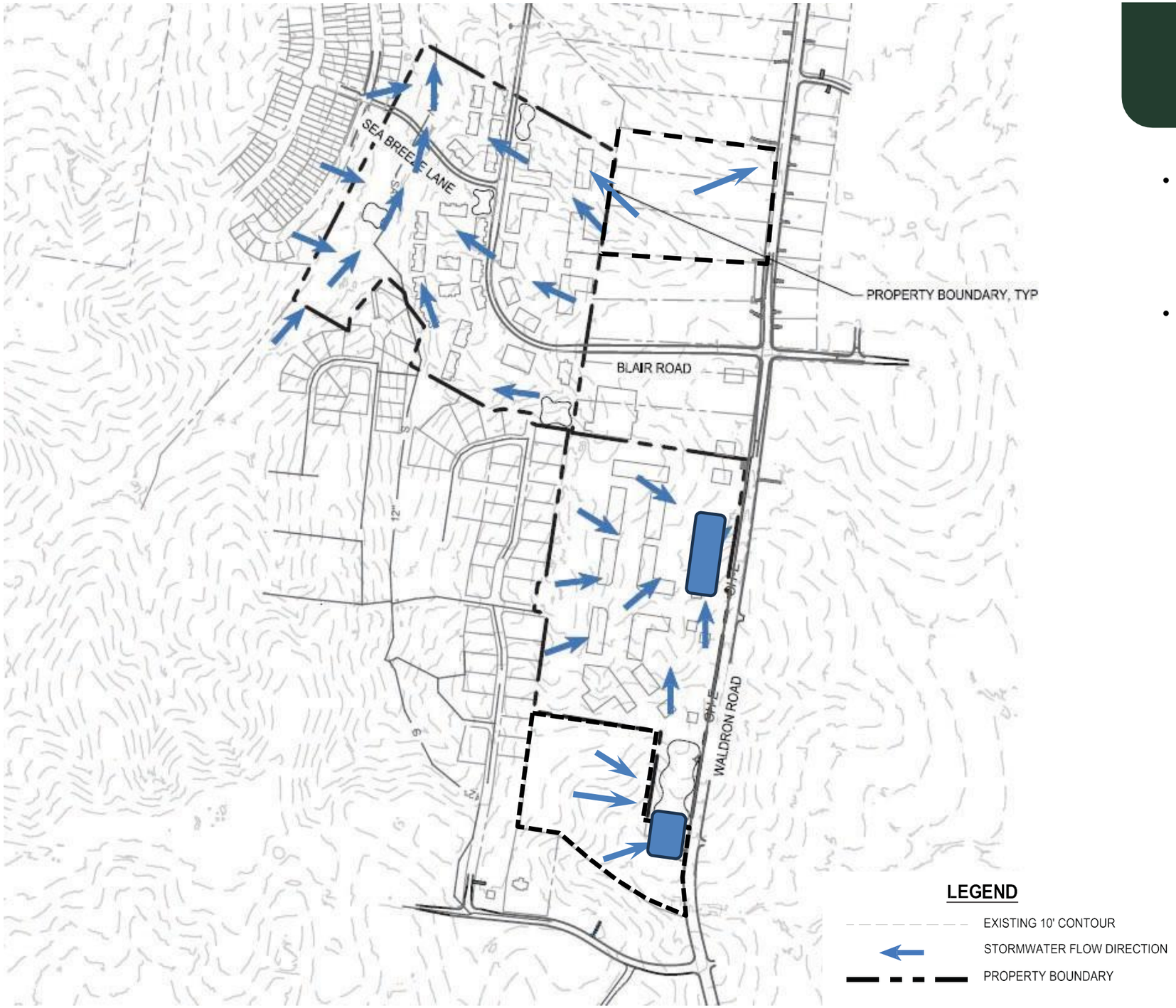
This mix of R-1 and PDR zoning around the South Waldron site offers a balanced array of land use options, promoting a harmonious blend of residential density and commercial accessibility. The integration of these zoning types encourages connectivity, providing residents with easy access to essential services, retail options, and amenities. The site's proximity to these mixed-use and residential areas makes it an ideal location for businesses aiming to serve a well-established and growing community, ultimately enhancing the neighborhood's appeal and functionality.



SITE UTILITIES

- Water Service will be provided by the City of La Vergne Public Utilities Department.
- As part of the Blair Road extension project, a 12” and 8” water main will be extended through the northern half of the property. As a part of the Waldron Road widening project, the existing 12” and 8” water mains will eventually be replaced by a single 18” water main.
- Sanitary sewer exists in the northern half of the project boundary along side Hurricane Creek, a 12” gravity main for a portion of the limits before upsizing to an 18” gravity sewer main. The southern half of the project is currently served by a lift station, gravity connections are currently being explored.
- Electric Service will be provided by Middle Tennessee Electric Membership Corporation, MTEMC. Service will be extended from Waldron Road into all areas of the site.

SITE UTILITY EXHIBIT



HYDROLOGY AND TOPOGRAPHY

SITE TOPOGRAPHY

- The northern portion of the site drains east to west towards Hurricaine Creek, which runs south to north. The southern portion of the porject drains west to east and south to north.

- This property does not lie wtihin any floodplain areas and is fully within Zone “X” as shown on panel 47149C0105J, EFF. 5/9/2023.

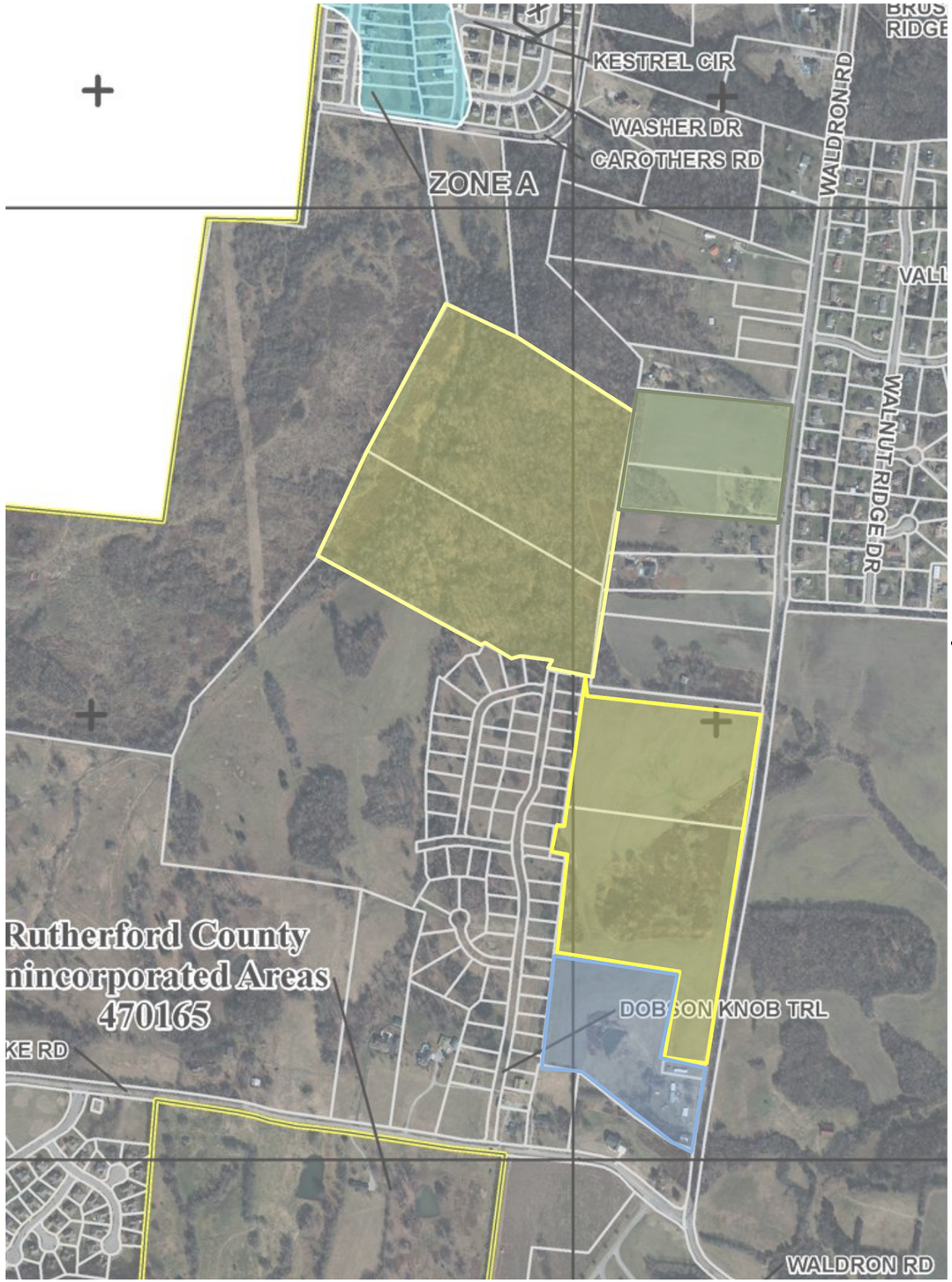
PER SECTION 3-101.2.4 OF THE SUBDIVISION REGULATIONS

SITE TOPOGRAPHY | 5 FOOT CONTOUR LINES

ATTACHED

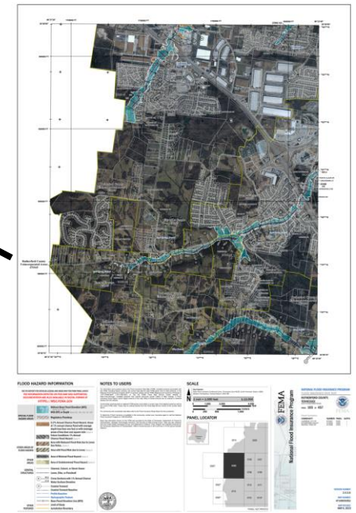
PENDING

PER ORDINANCE SECTION 14-603(5)(C)(I) STORM DETENTION CALCULATIONS



100 YEAR FLOOD PLAIN

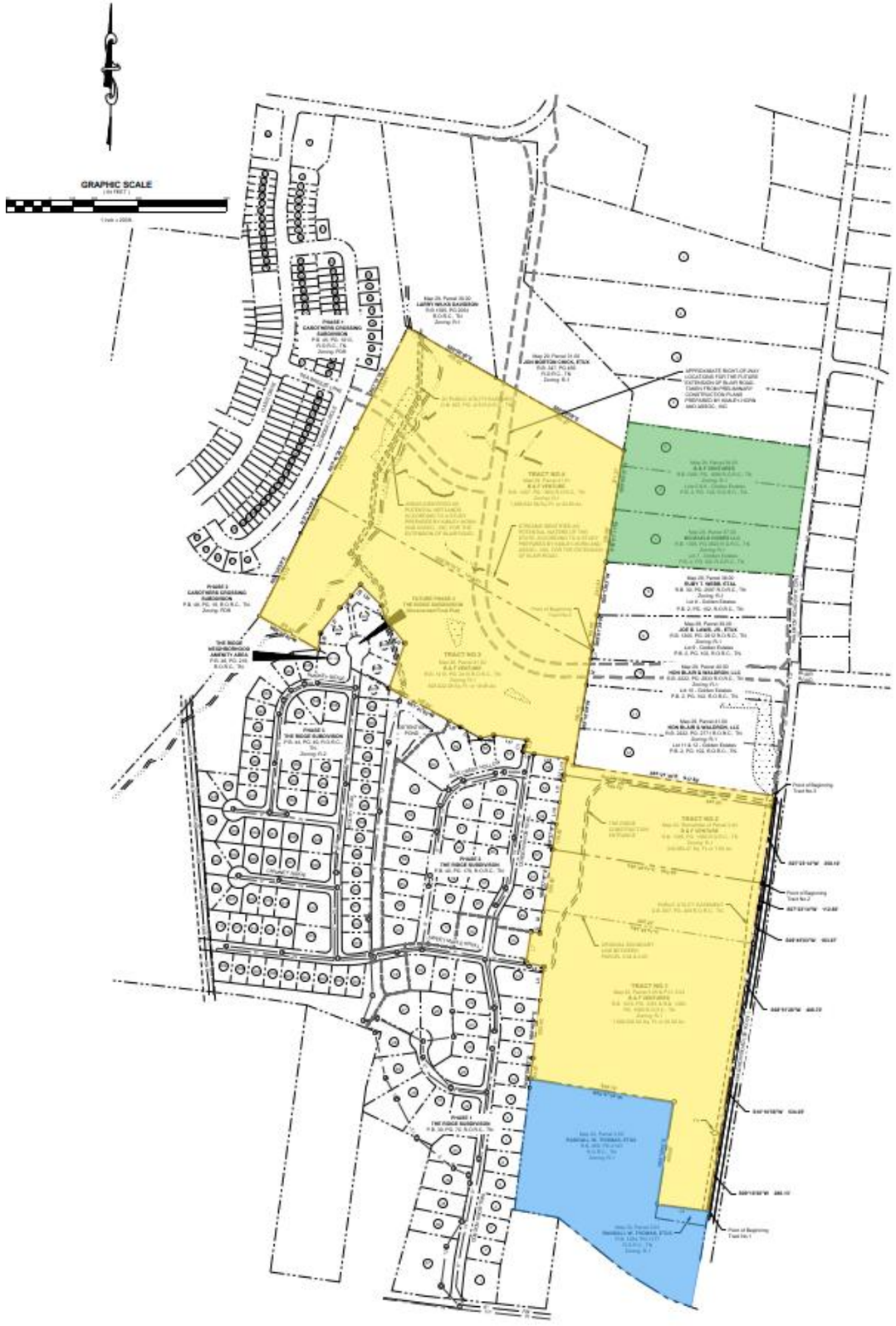
The project site is included in the area which has yet to be mapped by FEMA. Prior to any site plan application a HEC RAS Study shall be provided to establish the varying floodplain elevations across the site. All buildings shall be constructed per local and FEMA regulations. The floodplain area shown has been interpolated from the mapped areas immediately downstream along Hurricane Creek.



100 YEAR FLOOD PLAIN CALCULATION

Development Traffic Study

Update to original attached



SITE SURVEY

The South Waldron Mixed Use Site is meticulously planned to harmonize with its surrounding environment while providing a high-quality aesthetic that supports retail, commercial, and community engagement. The design incorporates key architectural elements to create a welcoming and cohesive space that aligns with nearby structures, enhancing the area's overall character and appeal.

Proposed Site Work Elements:

- Massing and Scale: The building forms will be thoughtfully scaled and massed to match the context of adjacent structures, ensuring compatibility with the surrounding neighborhood.
- Awnings, Canopies, and Retail Window Openings: Ground-level retail spaces will feature awnings and canopies to add depth to the façade while providing shelter for patrons. Large retail windows will foster visibility and a welcoming ambiance, inviting pedestrian engagement and street activity.
- Vertical Masonry Columns: Vertical masonry columns between window glazing provide a rhythm and solidity to the structure, enhancing its architectural integrity and visual appeal.
- Masonry Design Consistency: Common design elements will include high-quality masonry detailing, incorporating nominal-sized bricks (not utility-sized) to ensure refined, cohesive design. This masonry approach strengthens the building's presence while promoting durability and timeless appeal.
- Main Level Windows with Clear Glazing: Large 10-foot high clear-glazed windows on the main level will increase natural light, support visual connections to the interior, and create an open and transparent atmosphere for retail spaces.
- Defined Building Entries: The entrances will be highly visible and thoughtfully defined, creating an inviting and accessible entry experience for customers and visitors.
- Dynamic Facade Design: To avoid flat facades, the buildings will feature architectural stepping and breaks that add depth and interest, promoting a varied and visually engaging streetscape. This articulation creates a human scale and ensures that the development complements the surrounding area's architectural diversity.

These design and site work elements come together to create a visually appealing, functional, and community-oriented development that enhances the local architectural landscape while supporting businesses and community interaction.

Line Table		
Line #	Direction	Length
L1	S08° 58' 31"W	41.20'
L2	S08° 21' 17"W	118.97'
L3	S08° 00' 17"W	49.68'
L4	N82° 23' 01"W	231.77'
L5	N06° 41' 29"E	152.28'
L6	N76° 05' 41"W	80.86'
L7	N08° 39' 15"E	140.13'
L8	S81° 19' 11"E	40.45'
L9	N08° 37' 55"E	97.36'
L10	N08° 40' 09"E	100.00'

Line Table		
Line #	Direction	Length
L11	N08° 40' 47"E	100.02'
L12	N10° 34' 07"E	24.56'
L13	N10° 34' 07"E	75.13'
L14	N81° 21' 20"W	152.03'
L15	N75° 21' 15"W	50.00'
L16	N19° 38' 48"E	30.73'
L17	N81° 21' 20"W	152.82'
L18	S75° 52' 06"W	62.10'
L19	N60° 00' 51"W	103.94'
L20	N61° 35' 37"W	57.19'

Line Table		
Line #	Direction	Length
L21	N19° 12' 06"E	217.46'
L22	N38° 56' 35"W	148.60'
L23	N11° 21' 07"W	54.97'
L24	N45° 31' 30"W	137.19'
L25	S40° 12' 09"W	65.87'
L26	S42° 34' 30"W	72.93'
L27	S37° 43' 40"W	146.97'
L28	S06° 41' 10"W	74.83'

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	250.00'	21.82'	N17° 08' 47"E	21.81'

EPco

BUILDING TYPOLOGY

COMMERCIAL / MIXED USE DISTRICT







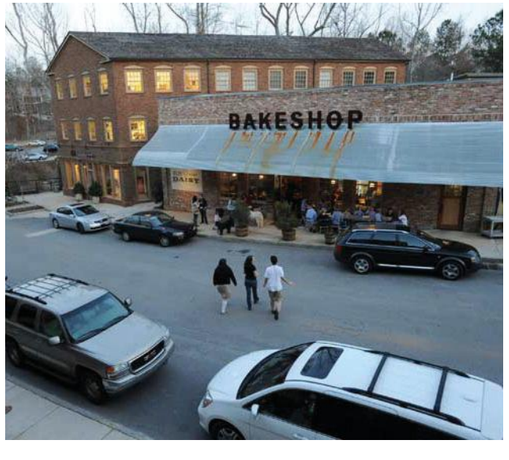
















BUILDING TYPOLOGY

AMENITY AREAS VISION IMAGERY





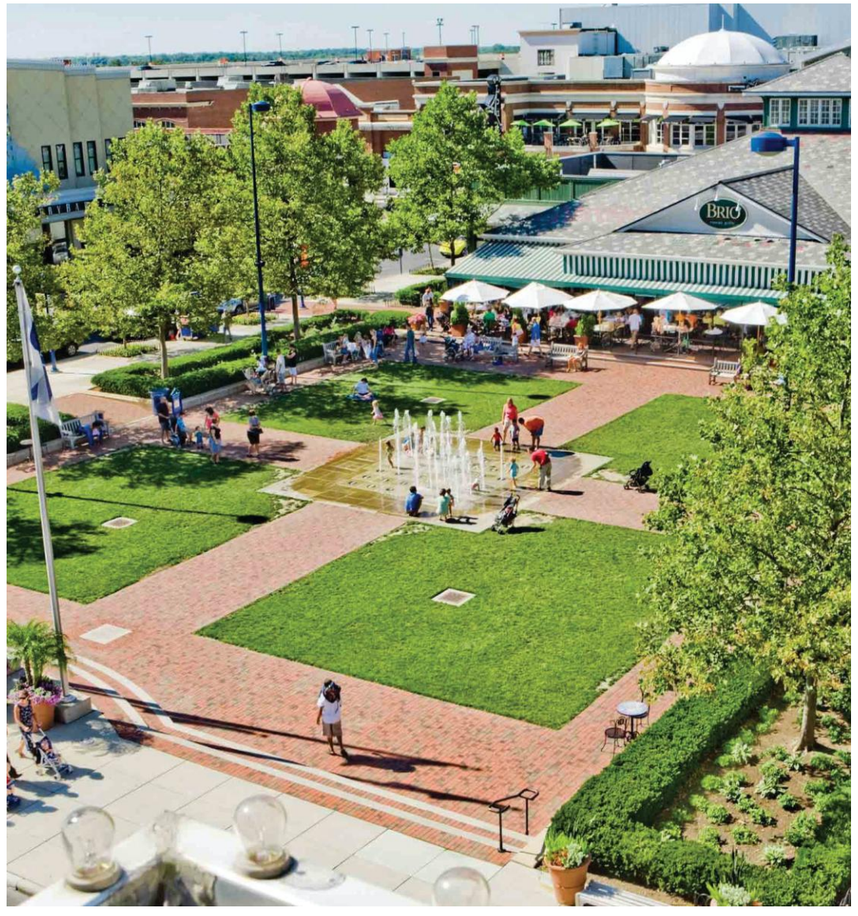
















BUILDING TYPOLOGY

RESIDENTIAL VISION IMAGERY







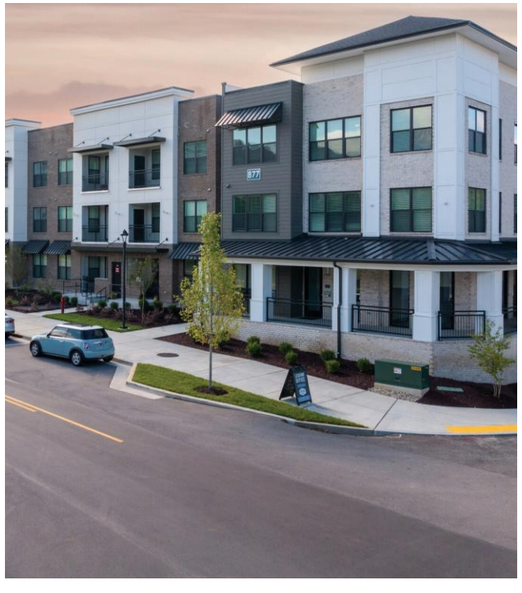
















BUILDING TYPOLOGY

MEDICAL, OFFICE, AND FIRE HALL VISION IMAGERY



















Planning Commission Report
Meeting: February 24, 2026

City of La Vergne

Item #: 9. **Preliminary Plat - The Villages at Woodland Hills, Phases 1 through 4 - 85 Lots on Approximately 48 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, Parcel 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by M/I Homes of Nashville, LLC.**

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

Summary:
On behalf of their client, SEC, Inc. is requesting approval of the preliminary plat for Woodland Hills, Section 1 - 4 located on 48 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-2.

The property is located off Waldron Road. The proposed layout shows 85 new lots with common areas. The common area (incl the detention ponds) is 1.92 acres and the residential lots comprise the remaining acreage. Also shown is the layout of several new streets.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

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

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


The Villages of Woodland Hills, Phases 1 - 4
693517900.906106
I-24 064C WB OFF RAMP
I-24 064B EB ON RAMP
I-24 FWY
INDUSTRIAL BLVD
CHARTER PL
TECHPARK DR
MASON RD
GRAYSON CT
POULAN CT
WOODLAND HILLS DR
KNOLLWOOD DR
HIGHLAND HILLS DR
LAUREL LEDGE DR
BRIAR HILL CT
BRIARGROVE DR
POPLAR HOLLOW DR
BRUSHY RIDGE DR
NEW SANFORD RD
SANFORD RD
I-24 EMWT
WATER TOWER TRL
SALYERS DR
SHELF LN
CAVE LN
MOUND RD
DRY CYN
LITTLE MEADOW WAY
ARBORBEND DR
QUIET GROVE RD
BLAIR RD
N


The Villages of Woodland Hills, Phases 1 - 4
INDUSTRI
I-24 FWY
TECHPAR
MASON RD
I-24 FWY
WHISPERING WINDS CT
GLEN SUMMER CV
WOODLAND HILLS DR
HIGHLAND HILLS DR
POPLAR HOLLOW DR
EMORY OAK CV
TWIN LEDGE CT
BRIARHILL CT
LAUREL LEDGE DR
ASPEN CV
SALYERS DR
N




M/I HOMES
SWPPP & SAFETY GUIDELINES
CAUTION
AUTHORIZED PERSONNEL ONLY
CONSTRUCTION AREA
NO TRESPASSING
VOLVO
FX4



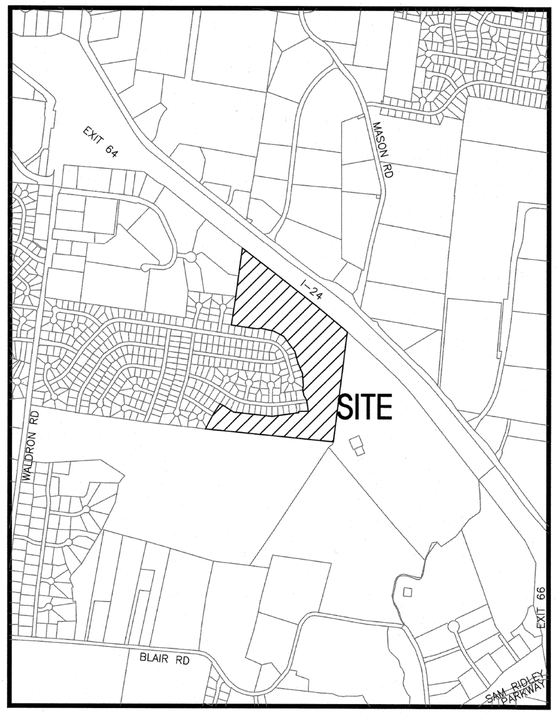
Villages At Woodland Hills
Phase 1, 2, 3, & 4

La Vergne, Tennessee

Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Notes
C0.2	Master Plan
C0.3	Slope Analysis
C1.0-1.5	Preliminary Plat
C1.6-1.7	Cross Sections



Site Location Map
1"=1,000'

Owner/Developer:
Connor Kelly
M/I Homes of Nashville, LLC
[redacted]

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

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
Phase 1: 48 Lots on 20.90± Acres
Phase 2: 29 Lots on 15.40± Acres
Phase 3: 3 Lots on 8.74± Acres
Phase 4: 5 Lots on 3.01± Acres
Total Lots: 85
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

Rear Setback
Single Detached 20 ft.

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

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
[redacted]

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2026

By: John F. Miner Date: February 16 2026
John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 2-16-26 — COMMISSION No. 122194 — STATE OF TENNESSEE

Sheet C0.0
Villages At Woodland Hills
Concept Plan & Construction Drawings
S.E.C. Project #86398
Date: 1-30-2023
Revised: 3-18-24, 1-19-2026

Site Clearing & Demolition Notes:

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

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

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

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

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

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4–inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches

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

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
   1) Protect improvements on adjoining properties and on the Owner's property.
   2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

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

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

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

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

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
   1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
   2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
   1) Erect temporary protection, barricades as per local governing authorities.
   2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
   1) Protect tree root systems from damage due to deleterious materials caused by run–off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
   2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

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

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

General Plan Notes:

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

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

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

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

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

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

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

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

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

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

Site Plan Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

6. No portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0105J, Dated May. 9, 2023.

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

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

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

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

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

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

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

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

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

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

Waterline Notes:

1. Restraints such as kickers and rods shall be installed at changes in direction where fittings are required and dead ends at the discretion of the City of LaVergne Utilities Department.
2. Thrust blocks shall be provided at all horizontal bends, tees, and fire hydrants.
3. The minimum cover on water mains shall be 30".
4. All water mains shall be hydrostatically tested and disinfected before acceptance.
5. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
6. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.
7. Contractor shall comply with the most current requirements of the "Waterline Specifications" of the City of LaVergne.
8. Contractor shall coordinate installation of waterline with the installation of the storm drainage system. Field adjustment of the waterline may be necessary to avoid conflicts.

General Ut lity Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sanitary Sewer Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
   This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)
2. This site lies within Zone X, areas determined to be outside the 0.2% annul chance floodplain per FEMA FIRM maps #47149C0105H, Dated 1/5/07.
3. Call 811 before you dig.
4. Contact the City of La Verge public utilities department at 615–793–9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities on site with contact number, e.g.
   On Site Utilities:
   Natural Gas– Smyrna Gas 615–355–5740
   Electric– Nashville Electric Service 615–736–6900
   Water– City of La Vergne 615–793–9891
   Sewer– City of La Vergne 615–793–9891
7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.
9. Contact City of La Vergne fire marshal at 615–287–5832 for fire code information and compliance.

Construction traffic will use Silver Birch Lane and Woodland Hills Drive. Property to the south (Proposed Mission Hills subdivision) may be utilized for portions, but is dependent upon construction timing of adjacent development. Periodic street cleaning shall be done within existing development. Portions of existing subdivision roads that are utilized shall be repaired by developer if damaged by construction traffic.



Villages At Woodland Hills

La Vergne, Tennessee

REVISED: 3–18–24: PC Comments
1–19–2026

DRAWN: SJA

DATE: 1–30–2023

CHECKED: MAT

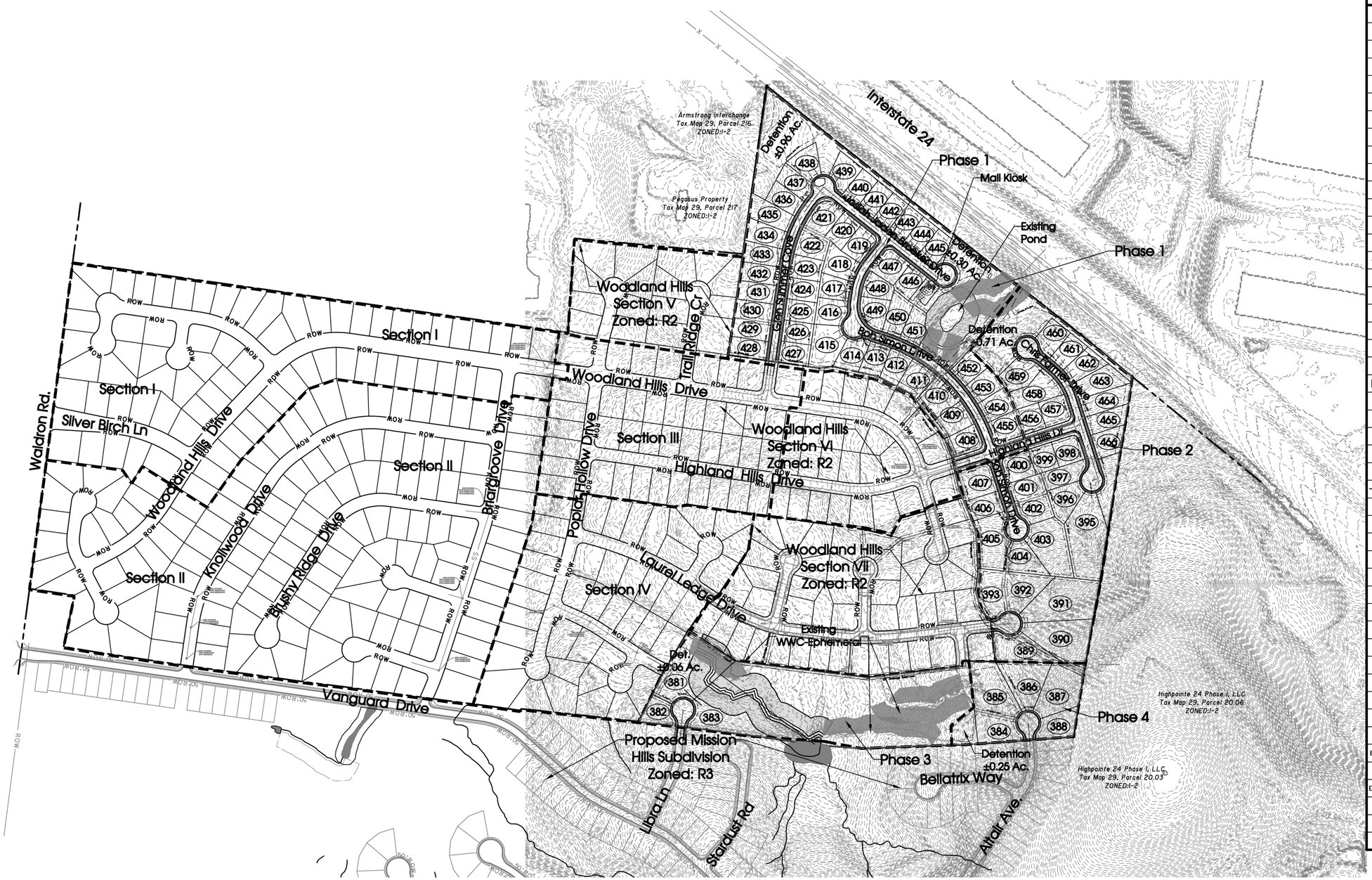
FILE NAME: 86398ConceptSub

SCALE: None

JOB NO. 86398

SHEET: C0.1

Notes



Legend:

■	EXIST. CONCRETE MONUMENT	[ ]	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇔	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE	⌐	REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER	1	REVISION NUMBER
○	EXIST. UTILITY POLE	⊙⊙⊙	RIP RAP
○	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW
◆	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE	➡	TRAFFIC ARROW
•	CONCRETE BOLLARD	➡	TURN LANE ARROWS
▩	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▩	CURB INLET	W	WATER METER
◎	AREA DRAIN	▭	WHEEL STOP
▶	CONCRETE THRUST BLOCK	⊠	GREASE TRAP
▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⌐	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
▶○	FIRE HYDRANT	▭	CONCRETE SIDEWALK
G	GAS METER	═	EXTRUDED CURB
⊗	GATE VALVE & BOX	═	CURB & GUTTER
○	EXTERIOR CLEANOUT	▭	CONCRETE SWALE
⊣⊢	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

[redacted]

F. MINER 3/18/26 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Villages At Woodland Hills

La Vergne, Tennessee

Construction traffic will use Silver Birch Lane and Woodland Hills Drive. Property to the south (Proposed Mission Hills subdivision) may be utilized for portions, but is dependent upon construction timing of adjacent development. Periodic street cleaning shall be done within existing development. Portions of existing subdivision roads that are utilized shall be repaired by developer if damaged by construction traffic.

Stream Buffer

N

200′ 0 200′ 400′

SCALE: 1"= 200′

REVISED: 3-18-26- PC Comments 1-19-2026

DRAWN: SJA

DATE: 1-30-2023

CHECKED: MAT

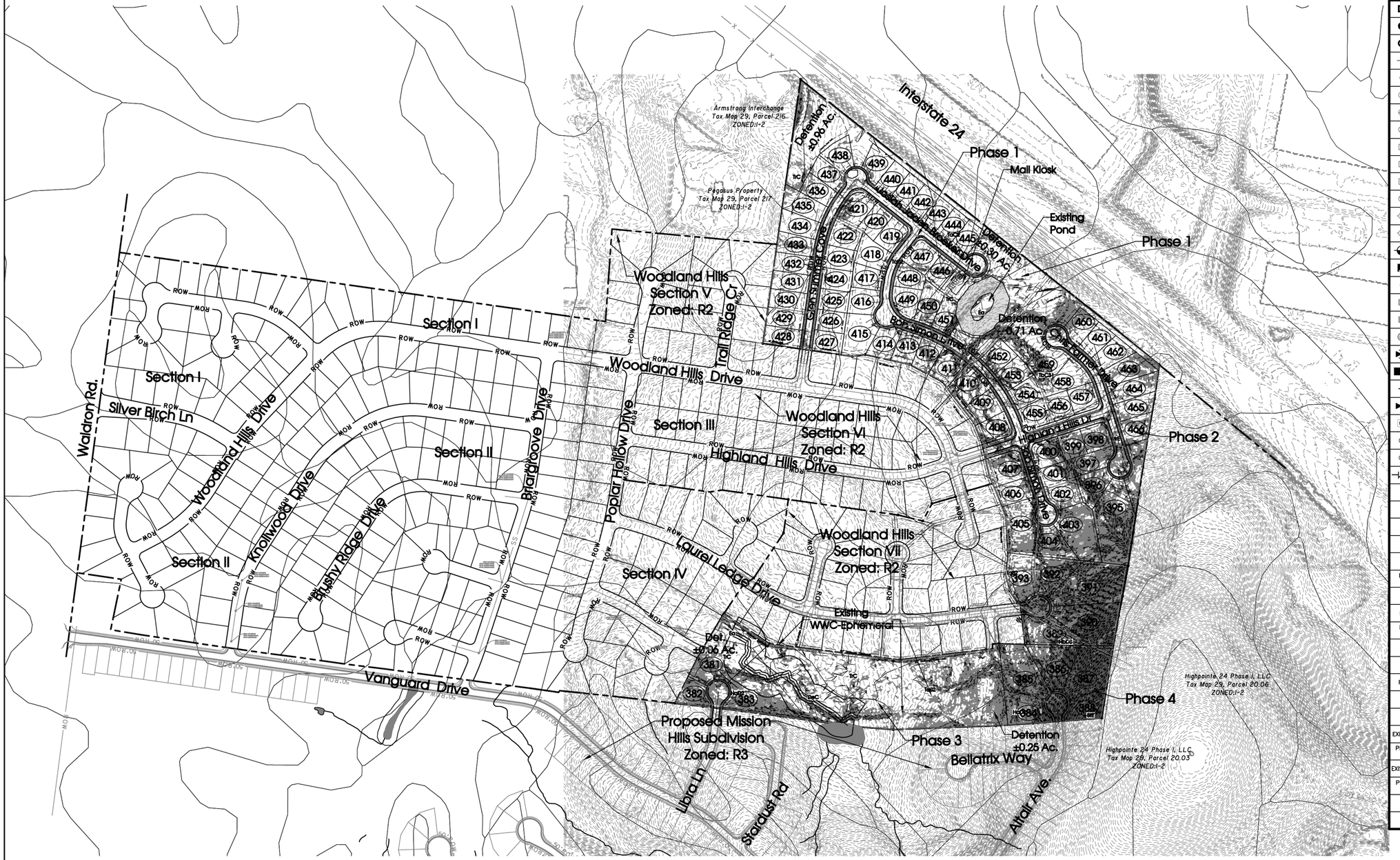
FILE NAME: 86398ConceptSub

SCALE: 1"=200'

JOB NO. 86398

SHEET: C0.2

Master Plan



Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
EXIST. SIGN POST		HEADWALL	
EXIST. SEWER CLEANOUT		WINGED HEADWALL	
EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION	63.25 ×
EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION	(63.25) ×
EXIST. TELEPHONE RISER		POST INDICATOR VALVE	
EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	1
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION	V.A.
CURB INLET		WATER METER	W
AREA DRAIN		WHEEL STOP	
CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION	#1
FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION	A
FIRE HYDRANT		CONCRETE SIDEWALK	
GAS METER		EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	
CHECK VALVE			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

[redacted]

F. MINER 3-24-26 REGISTERED ENGINEER STATE OF TENNESSEE

Villages At Woodland Hills

La Vergne, Tennessee

12% to 20% Slope

20%+ Slope

N

200′ 0 200′ 400′

SCALE: 1"= 200′

Construction traffic will use Silver Birch Lane and Woodland Hills Drive. Property to the south (Proposed Mission Hills subdivision) may be utilized for portions, but is dependent upon construction timing of adjacent development. Periodic street cleaning shall be done within existing development. Portions of existing subdivision roads that are utilized shall be repaired by developer if damaged by construction traffic.

REVISED: 3-18-26: PC Comments 1-19-2026

DRAWN: SJA

DATE: 1-30-2023

CHECKED: MAT

FILE NAME: 86398ConceptSub

SCALE: 1"=200'

JOB NO. 86398

Slope Analysis

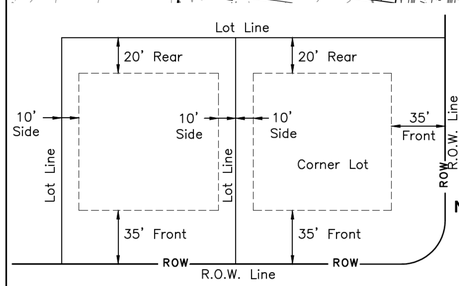
SHEET: C0.3



Legend:

■	EXIST. CONCRETE MONUMENT	[ ]	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇔	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
◯	EXIST. MANHOLE (SEWER & PHONE)	◯	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER	1	REVISION NUMBER
○	EXIST. UTILITY POLE		RIP RAP
○	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW
◆	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◪	BLOW OFF VALVE	➡	TRAFFIC ARROW
•	CONCRETE BOLLARD		TURN LANE ARROWS
▨	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▨	CURB INLET	W	WATER METER
◍	AREA DRAIN	▭	WHEEL STOP
◪	CONCRETE THRUST BLOCK	⊠	GREASE TRAP
▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊀	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
▶○	FIRE HYDRANT		CONCRETE SIDEWALK
G	GAS METER	═	EXTRUDED CURB
⊗	GATE VALVE & BOX	═	CURB & GUTTER
○	EXTERIOR CLEANOUT	═	CONCRETE SWALE
⊣⊢	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W



Minimum Building Setback Detail Single Detached
N.T.S.



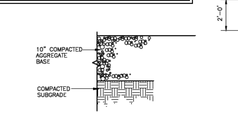
Preliminary plat approval shall not constitute final approval for recording purposes.

Note:
1. Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.
2. Any Detention Facilities That Serve More Than One Phase Must Be complete And Accepted Before Any Served Phase Is Accepted.

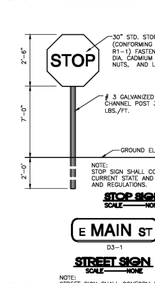
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical,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



TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TEMPORARY TURNAROUND
SCALE NONE



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

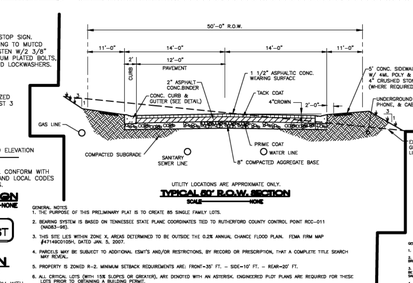
STOP SIGN
SCALE NONE



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

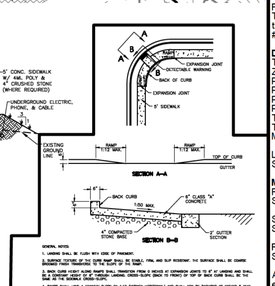
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

STREET SIGN
SCALE NONE



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

TYPICAL 50' R.O.W. SECTION
SCALE NONE



GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 85 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD83-SRS).
3. THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED JAN. 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EDMTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-2. MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. - SIDE=10' FT. - REAR=20' FT.
6. ALL CRITICAL LOTS (WITH USE SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

GENERAL NOTES:
1. GRADING SHALL BE PLANT MIX GRAD 'D' PAVEMENT.
2. SUBGRADE TESTING OF THE CURB RAMP SHALL BE DONE FINAL AND SLAP BOOKING. THE SURFACE SHALL BE COMPOSED SUBGRADE PRIOR TRANSITIONS TO THE FLOOR OF THE RAMP.
3. RAMP SURFACE SHALL HAVE A RAMPING SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.
4. CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PLATE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FULL DEPTH OF THE RAMP.
5. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A MIN. OF 60% REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP.

Owner/Developer:
Connor Kelly
MI Homes of Nashville, LLC
Franklin, TM 37067

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

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
Phase 1: 48 Lots on 20.90+/- Acres
Phase 2: 29 Lots on 15.40+/- Acres
Phase 3: 3 Lots on 8.74+/- Acres
Phase 4: 5 Lots on 3.01+/- Acres
Total Lots: 85
Total Land Area: 48.05+/- Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

Rear Setback
Single Detached 20 ft.

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

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

[redacted]

Villages At Woodland Hills
La Vergne, Tennessee

REVISED: 3-18-24: PC Comments
1-19-2026
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.0

Preliminary Plat



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

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

Minimum Building Setback Detail Single Detached
N.T.S.

Note:
1. Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.
2. Any Detention Facilities That Serve More Than One Phase Must Be complete And Accepted Before Any Served Phase Is Accepted.

SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

TEMPORARY TUNRAROUND
SCALE NONE

STOP SIGN
SCALE NONE

E MAIN ST
03-1

STREET SIGN
SCALE NONE

NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

TYPICAL 50' R.O.W. SECTION
SCALE NONE

SECTION A-A

SECTION B-B

Legend:

■	EXIST. CONCRETE MONUMENT	⊡	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇦	HC SIGN
⊸	EXIST. SIGN POST	—	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
⊙	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE	⊂	REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER	1	REVISION NUMBER
○	EXIST. UTILITY POLE	⊙⊙	RIP RAP
◇	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW
◈	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE	➡	TRAFFIC ARROW
•	CONCRETE BOLLARD	➡	TURN LANE ARROWS
▨	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▨	CURB INLET	W	WATER METER
◎	AREA DRAIN	▭	WHEEL STOP
◩	CONCRETE THRUST BLOCK	⊠	GREASE TRAP
▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⟋	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
▶◇	FIRE HYDRANT	▭	CONCRETE SIDEWALK
G	GAS METER	═	EXTRUDED CURB
⊗	GATE VALVE & BOX	═	CURB & GUTTER
○	EXTERIOR CLEANOUT	▭	CONCRETE SWALE
⊣⊢	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

Villages At Woodland Hills

La Vergne, Tennessee

Owner/Developer
Connor Kelly
Mil Homes of Nashville, LLC
Franklin, TM 37067

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

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
Phase 1: 48 Lots on 20.90± Acres
Phase 2: 29 Lots on 15.40± Acres
Phase 3: 3 Lots on 8.74± Acres
Phase 4: 5 Lots on 3.01± Acres
Total Lots: 85
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

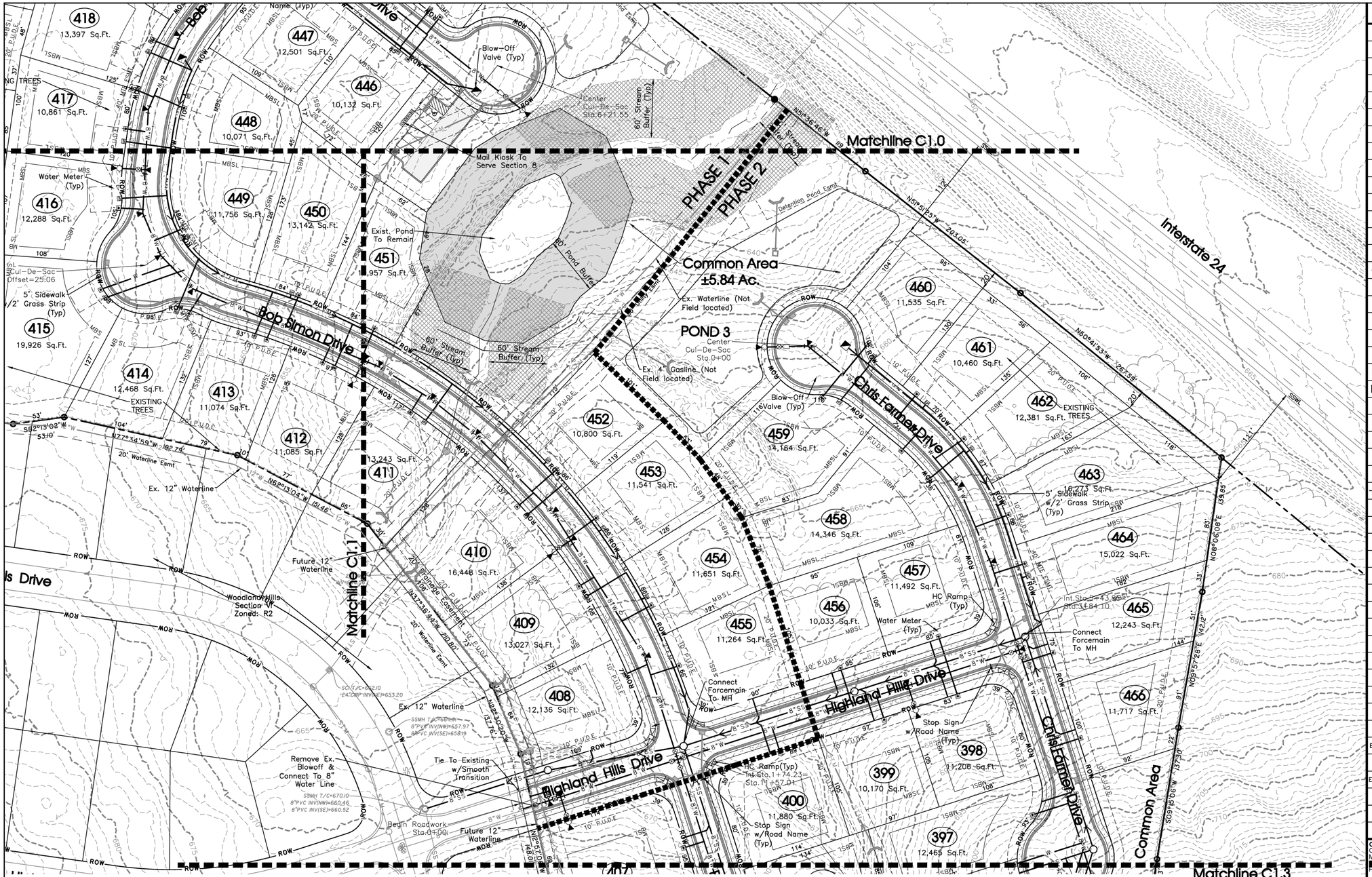
Rear Setback
Single Detached 20 ft.

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

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

REVISED: 3-18-24: PC Comments 1-19-2026
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.1

Preliminary Plat



Legend:

■	EXIST. CONCRETE MONUMENT	⊡	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇔	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
◯	EXIST. MANHOLE (SEWER & PHONE)	◯	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
⊓	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
⊡	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE	⊂	REMOTE FIRE DEPT. CONNECTION
Ⓦ	EXIST. WATER METER	1	REVISION NUMBER
○	EXIST. UTILITY POLE	⊙⊙⊙	RIP RAP
◇	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW
◈	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE	➡	TRAFFIC ARROW
•	CONCRETE BOLLARD	➡	TURN LANE ARROWS
▤	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▤	CURB INLET	W	WATER METER
◍	AREA DRAIN	▭	WHEEL STOP
◪	CONCRETE THRUST BLOCK	⊠	GREASE TRAP
▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊀	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
▶◇	FIRE HYDRANT	▭	CONCRETE SIDEWALK
G	GAS METER	═	EXTRUDED CURB
⊗	GATE VALVE & BOX	═	CURB & GUTTER
○	EXTERIOR CLEANOUT	▭	CONCRETE SWALE
⊣/⊢	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

Villages At Woodland Hills

La Vergne, Tennessee

Owner/Developer:
Connor Kelly
M/I Homes of Nashville, LLC
[redacted]
Franklin, TN 37067

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

Deed Reference:
Tax Map 39, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
Phase 1: 48 Lots on 20.90± Acres
Phase 2: 29 Lots on 15.40± Acres
Phase 3: 3 Lots on 8.74± Acres
Phase 4: 5 Lots on 3.01± Acres
Total Lots: 85
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

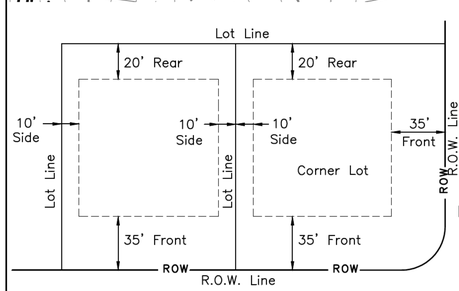
Rear Setback
Single Detached 20 ft.

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

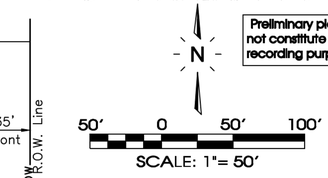
Preliminary plat approval shall not constitute final approval for recording purposes.

REVISED: 3-18-24: PC Comments 1-19-2026
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.2

Preliminary Plat



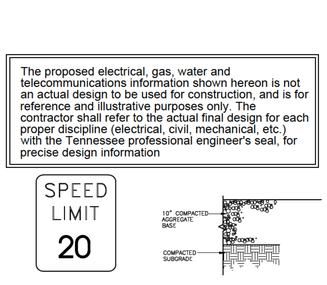
Minimum Building Setback Detail
Single Detached
N.T.S.



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

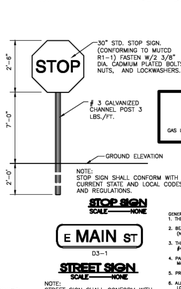
Note:
1. Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.
2. Any Detention Facilities That Serve More Than One Phase Must Be complete And Accepted Before Any Served Phase Is Accepted.

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



TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

TEMPORARY TURNAROUND
SCALE NONE

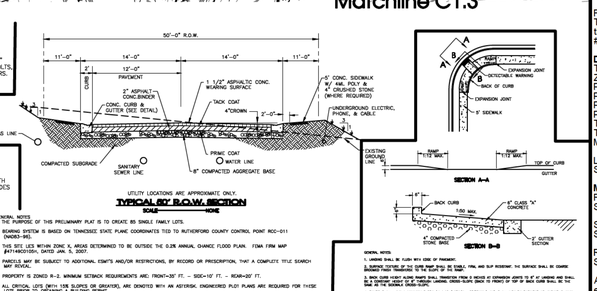


STOP SIGN
SCALE NONE

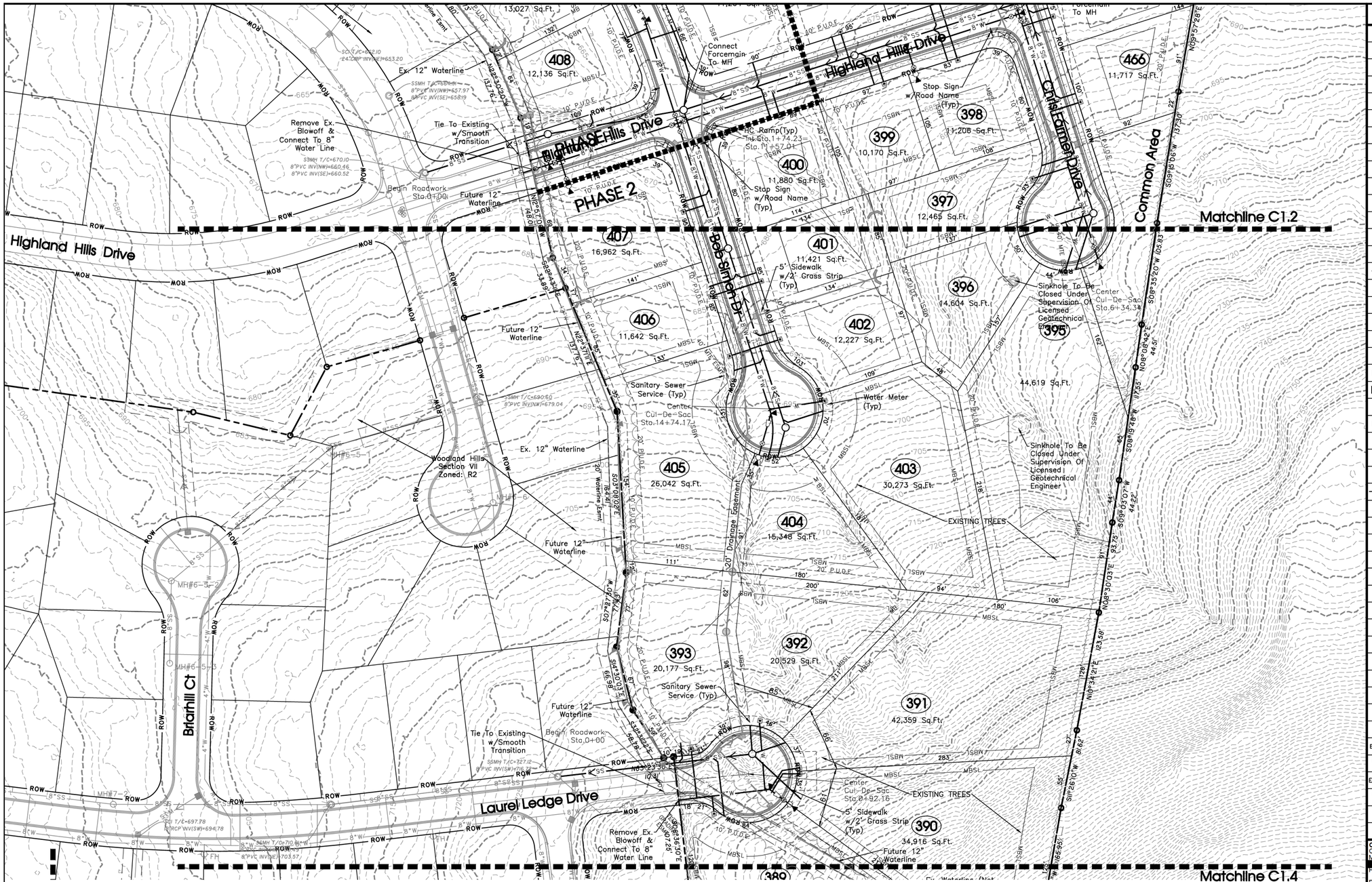
STREET SIGN
SCALE NONE

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

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



GENERAL NOTES
1. GRADING SHALL BE FLUSH WITH CURB OR PAVEMENT.
2. SLOPING CONTROL OF ALL SITES SHALL BE AS SHOWN ON THE GRADING PLAN, AND SLOP MONITORING THE SURFACE SHALL BE CHARGE ELEMENTS FROM PRECIPITATION DURING THE DURATION OF THE CONSTRUCTION.
3. NON-CURB STREET ALONG PAVED SHALL DEMONSTRATE FROM A DEPTH OF CONSTRUCTION ADDED TO 6" OF LEVELING AND SHALL BE OF SUFFICIENT WIDTH TO PROVIDE CONSTRUCTION ADDED TO 6" OF BASE AND



Legend:

■	EXIST. CONCRETE MONUMENT	[ ]	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇦	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
☐	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
☐	EXIST. GAS RISER	▭	REDUCER
☐	ELECTRICAL ENCLOSURE	⊰	REMOTE FIRE DEPT. CONNECTION
Ⓦ	EXIST. WATER METER	1	REVISION NUMBER
○	EXIST. UTILITY POLE	⊙⊙⊙	RIP RAP
○	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW
◆	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE	➡	TRAFFIC ARROW
•	CONCRETE BOLLARD	➡	TURN LANE ARROWS
▤	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▤	CURB INLET	W	WATER METER
◍	AREA DRAIN	▭	WHEEL STOP
▶	CONCRETE THRUST BLOCK	▨	GREASE TRAP
■	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊰	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
▶○	FIRE HYDRANT	▭	CONCRETE SIDEWALK
G	GAS METER	═	EXTRUDED CURB
⊗	GATE VALVE & BOX	═	CURB & GUTTER
○	EXTERIOR CLEANOUT	▭	CONCRETE SWALE
⊸⊸	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer
Connor Kelly
MI Homes of Nashville, LLC
[redacted]
Franklin, TN 37067

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

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
Phase 1: 48 Lots on 20.90± Acres
Phase 2: 29 Lots on 15.40± Acres
Phase 3: 3 Lots on 8.74± Acres
Phase 4: 5 Lots on 3.01± Acres
Total Lots: 85
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

Rear Setback
Single Detached 20 ft.

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

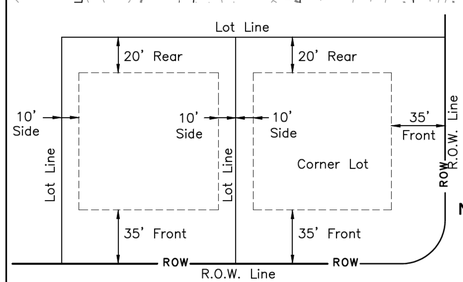
Preliminary plat approval shall not constitute final approval for recording purposes.

Villages At Woodland Hills

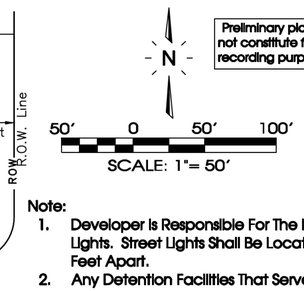
La Vergne, Tennessee

REVISED: 3-18-24: PC Comments 1-19-2026
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.3

Preliminary Plat



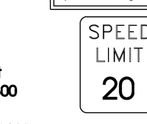
Minimum Building Setback Detail Single Detached
N.T.S.



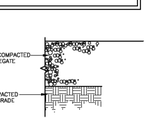
Preliminary plat approval shall not constitute final approval for recording purposes.

Note:
1. Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.
2. Any Detention Facilities That Serve More Than One Phase Must Be complete And Accepted Before Any Served Phase Is Accepted.

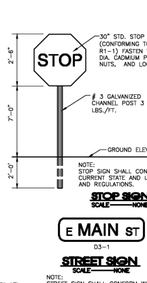
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrati e purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical,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



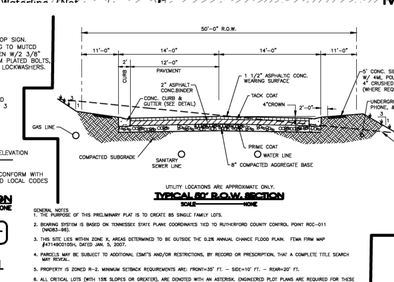
TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TEMPORARY TURNAROUND
SCALE NONE



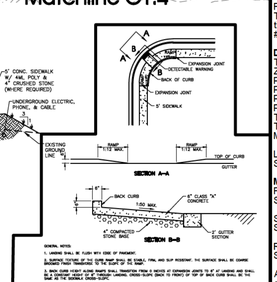
STOP SIGN
SCALE NONE



STREET SIGN
SCALE NONE

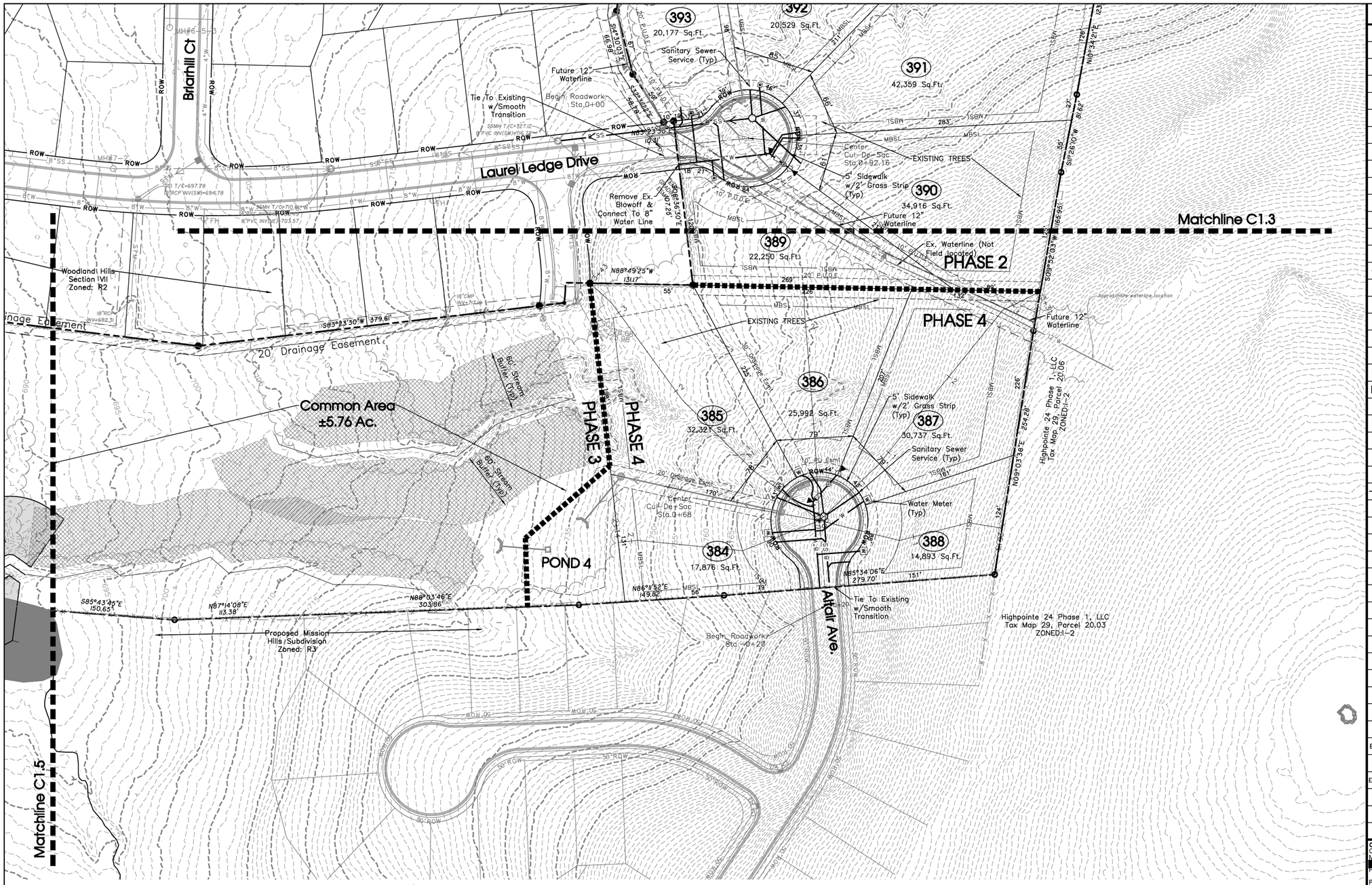
NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

TYPICAL 50' R.O.W. SECTION
SCALE NONE



GENERAL NOTES
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 85 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT ROC-011 (NAD83/11).
3. THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED JAN. 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASE'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-2. MINIMUM SETBACK REQUIREMENTS ARE: FRONT=30' FT. – SIDE=10' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DONOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

GENERAL NOTES
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SLOPING SECTION OF THIS CURB RAMP SHALL BE EQUALLY FINAL AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOM FINISH WITH LINES PERPENDICULAR TO THE SLOPE.
3. WING CURBS FLIGHT CLOSE WHERE SHALL TRANSITION FROM A HEIGHT OF EXPANSION JOINTS TO BE AT 4' LANDING AND SHALL BE A MINIMUM LENGTH OF 6' PARALLEL LANDING CROSS-SLOPE EQUAL TO FRONTS OF TOP OF BACK CURB SHALL BE THE SAME AS THE SURFACE CROSS-SLOPE.
4. RAMPS SHALL HAVE A MINIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED A FOOT RISE OF 30 INCHES.
5. LANDSCAPE SHALL BE CONSTRUCTED WITH NON-FIBROUS MATERIALS WHICH SHALL CONSIST OF PLANTS TRANSITIONS GRASS WITH A MINIMAL DIAMETER OF 1/4 INCH, A MINIMUM HEIGHT OF 6-12 INCHES AND A MINIMAL DENSITY OF LESS THAN 50 PLANTS PER SQUARE FOOT. THE LANDSCAPE SHALL BE PLANTED IN A MANNER THAT WILL PROVIDE A MINIMUM OF 90% COVERAGE WITHIN 3 YEARS OF PLANTING. THE LANDSCAPE SHALL BE MAINTAINED IN A MANNER THAT WILL PROVIDE A MINIMUM OF 90% COVERAGE AT ALL TIMES. THE LANDSCAPE SHALL BE MAINTAINED IN A MANNER THAT WILL PROVIDE A MINIMUM OF 90% COVERAGE AT ALL TIMES. THE LANDSCAPE SHALL BE MAINTAINED IN A MANNER THAT WILL PROVIDE A MINIMUM OF 90% COVERAGE AT ALL TIMES. THE LANDSCAPE SHALL BE MAINTAINED IN A MANNER THAT WILL PROVIDE A MINIMUM OF 90% COVERAGE AT ALL TIMES.
6. CURB RAMP SHALL HAVE A DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT. THE DETECTABLE WARNING SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.



Legend:

■	EXIST. CONCRETE MONUMENT	⊡	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇔	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
◯	EXIST. MANHOLE (SEWER & PHONE)	◯	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE	⊂	REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER	1	REVISION NUMBER
○	EXIST. UTILITY POLE	⊙⊙	RIP RAP
○	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW
◆	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE	➡	TRAFFIC ARROW
•	CONCRETE BOLLARD	➡	TURN LANE ARROWS
▨	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▨	CURB INLET	W	WATER METER
◎	AREA DRAIN	▭	WHEEL STOP
◩	CONCRETE THRUST BLOCK	⊠	GREASE TRAP
▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⊀	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
▶○	FIRE HYDRANT	▭	CONCRETE SIDEWALK
G	GAS METER	═	EXTRUDED CURB
⊗	GATE VALVE & BOX	═	CURB & GUTTER
○	EXTERIOR CLEANOUT	▭	CONCRETE SWALE
⊣⊢	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer
Connor Kelly
MI Homes of Nashville, LLC
[redacted]
Franklin, TN 37067

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

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
Phase 1: 48 Lots on 20.90± Acres
Phase 2: 29 Lots on 15.40± Acres
Phase 3: 3 Lots on 8.74± Acres
Phase 4: 5 Lots on 3.01± Acres
Total Lots: 85
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

Rear Setback
Single Detached 20 ft.

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

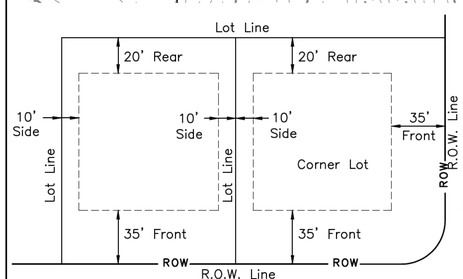
Preliminary plat approval shall not constitute final approval for recording purposes.

Villages At Woodland Hills

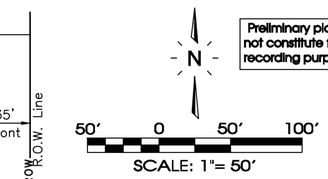
La Vergne, Tennessee

REVISED: 3-18-24: PC Comments
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: B6398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.4

Preliminary Plat



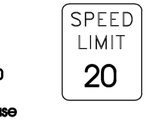
Minimum Building Setback Detail Single Detached
N.T.S.



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

Note:
1. Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.
2. Any Detention Facilities That Serve More Than One Phase Must Be complete And Accepted Before Any Served Phase Is Accepted.

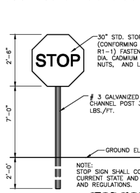
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrati e purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical,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



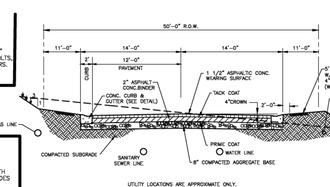
TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TEMPORARY TURNAROUND
SCALE NONE



STOP SIGN
SCALE NONE

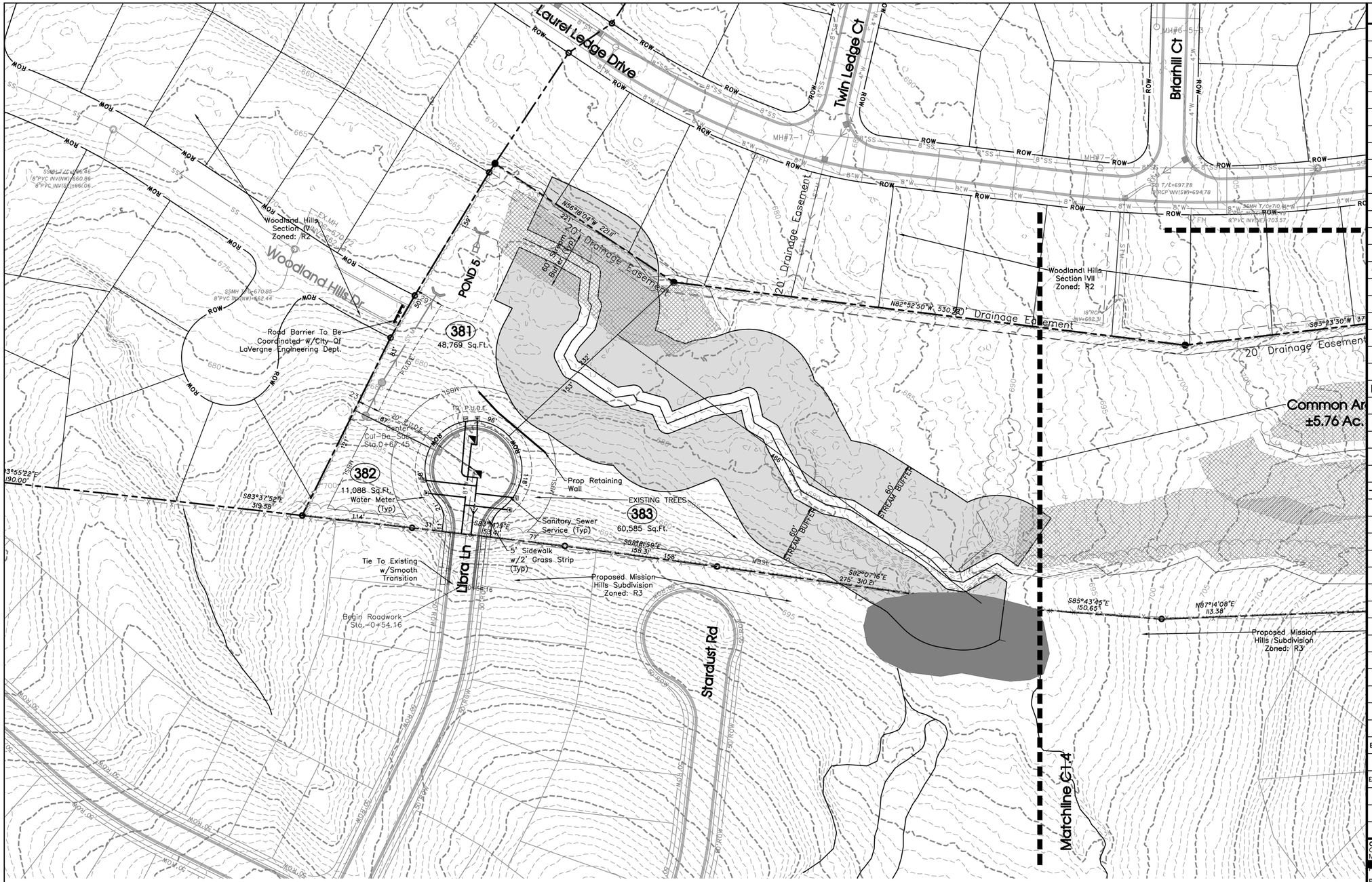


STREET SIGN
SCALE NONE

NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

TYPICAL 60' R.O.W. SECTION
SCALE NONE

Page 180 of 198



Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
EXIST. SIGN POST		HEADWALL	
EXIST. SEWER CLEANOUT		WINGED HEADWALL	
EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION	63.25 ×
EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION	(63.25) ×
EXIST. TELEPHONE RISER		POST INDICATOR VALVE	
EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	1
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
CURB INLET	W	WATER METER	
AREA DRAIN		WHEEL STOP	
CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION	#1
FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION	A
FIRE HYDRANT		CONCRETE SIDEWALK	
GAS METER	G	EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	
CHECK VALVE			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

Villages At Woodland Hills

La Vergne, Tennessee

Owner/Developer:
Connor Kelly
M/I Homes of Nashville, LLC
[redacted]
Franklin, TN 37067

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

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
Phase 1: 48 Lots on 20.90± Acres
Phase 2: 29 Lots on 15.40± Acres
Phase 3: 3 Lots on 8.74± Acres
Phase 4: 5 Lots on 3.01± Acres
Total Lots: 85
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

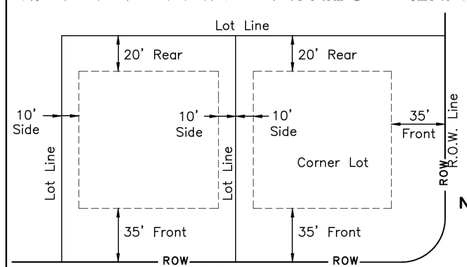
Rear Setback
Single Detached 20 ft.

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

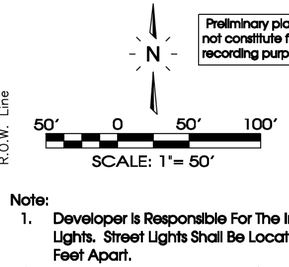
Preliminary plat approval shall not constitute final approval for recording purposes.

REVISED:
3-18-24: PC Comments
1-19-2026
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.5

Preliminary Plat



Minimum Building Setback Detail
Single Detached
N.T.S.



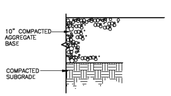
Preliminary plat approval shall not constitute final approval for recording purposes.

Note:
1. Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.
2. Any Detention Facilities That Serve More Than One Phase Must Be complete And Accepted Before Any Served Phase Is Accepted.

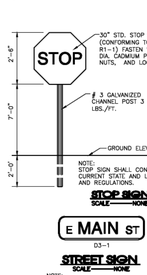
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical,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



TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TEMPORARY TURNAROUND
SCALE NONE

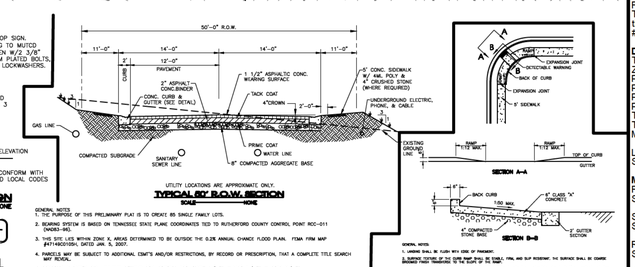


STOP SIGN
SCALE NONE

STREET SIGN
SCALE NONE

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

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



GENERAL NOTES
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 85 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD83-HD).
3. THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED JAN. 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-2. MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. - SIDE=10' FT. - REAR=20' FT.
6. ALL OPTION LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

GENERAL NOTES
1. GRADING SHALL BE FLUSH WITH SIDE OF PAVEMENT.
2. SLOPING CUTTING OF 2:1 (50% SLOPE) SHALL BE ALLOWABLE FINAL AND SLIP RESEEDING. THE SURFACE SHALL BE COMPACTED TO ASSURE STABILITY. CUTTING SLOPES SHALL BE SEEDED AND MULCHED.
3. WHERE SOME SLIGHT ALTERNATIVE SHOULD BE MADE IN THE ABOVE SPECIFICATIONS FROM A HEIGHT OF STANDARD CURVE TO 8" OF CURBING AND RAISE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PLACING CURB AS CHANGES OF 6" OR 8" BACK CURB SHALL BE TO THE LINE OF THE SUBGRADE CROSS-SECTION.
4. WHERE SHOWN, USE A MINIMUM SLOPE OF 1/2 (50%)HORIZONTAL AND SHALL NOT BE REQUIRED TO EXCEED A FOOT (100%) SLOPE.
5. CONTRACTOR SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHERE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 9 IN (229 MM) AT THE BASE, A NOMINAL HEIGHT OF 0.2 IN (5 MM) AND A CENTER-TO-CENTER SPACING OF 2.35 IN (60 MM). THE RADIAL DOME SPACING SHALL BE 1.65 IN (42 MM) BETWEEN THE FIRST ROW OF DOMES ADJACENT TO THE BACK OF CURB AND THE FIRST ROW OF DOMES ADJACENT TO THE GUTTER. THE DOMES SHALL BE ARRANGED IN A SQUARE PATTERN. THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT. THE COLOR SHALL BE YELLOW WHICH SHALL CONFORM TO FEDERAL STANDARD NO. 595, COLOR NO. 33538.
6. A CURB RAMP SHALL HAVE A RUNNING GRADIENT NOT STEEPER THAN 1:12 (8.3%). THE CROSS SLOPE OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:48 (2.1%).

Owner/Developer
Connor Kelly
M/I Homes of Nashville, LLC
[redacted]
Franklin, TN 37067
Phone: [redacted]

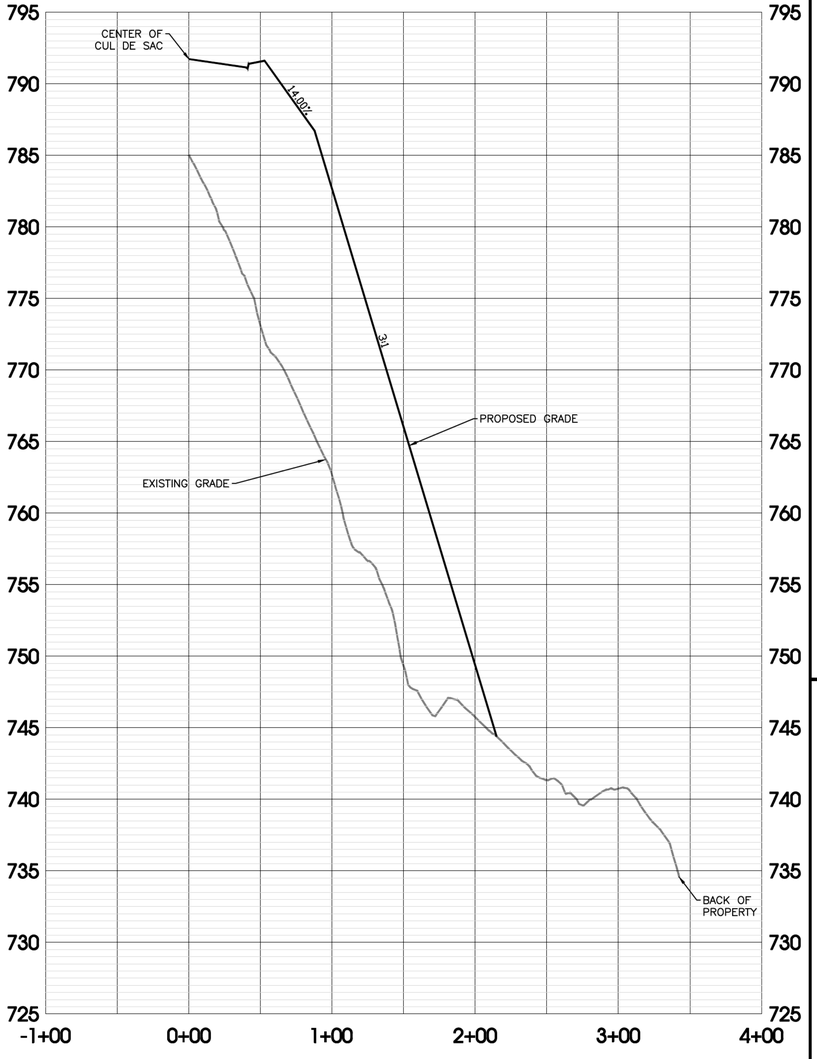
Engineer
Matthew A. Taylor, P.E.
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206
Phone: (615) 244-8591

Surveyor
Jeffrey Hall, R.L.S.
Ragan-Smith Associates, Inc.
315 Woodland Street
Nashville, TN 37206
Phone: (615) 244-8591

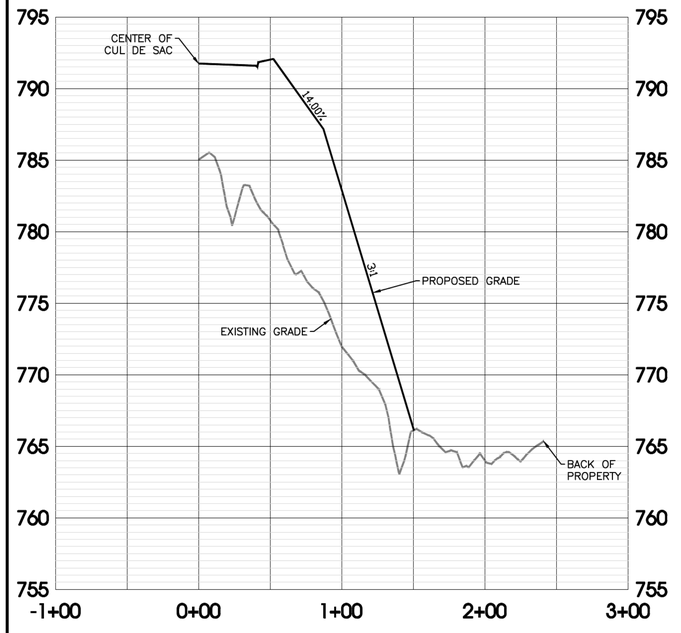
384



385



386



Note: All Lots Are Buildable. Walkout Basement/Garage Or Alternative Will Be Used.

[redacted]

Villages At Woodland Hills

La Vergne, Tennessee

Cross Sections

REVISED: 3-18-24- PC Comments 1-19-2026

DRAWN: SJA

DATE: 1-30-2023

CHECKED: MAT

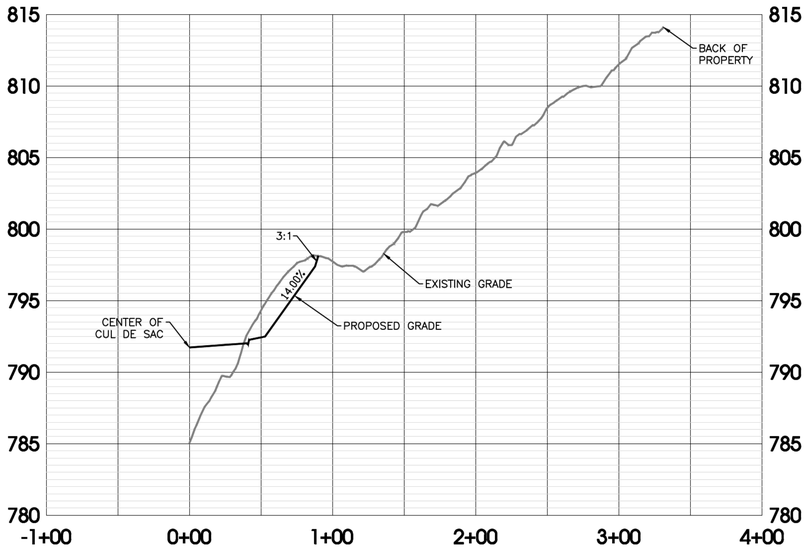
FILE NAME: 86398ConceptSub

SCALE: 1"=50' Horiz 1"=5' Vert

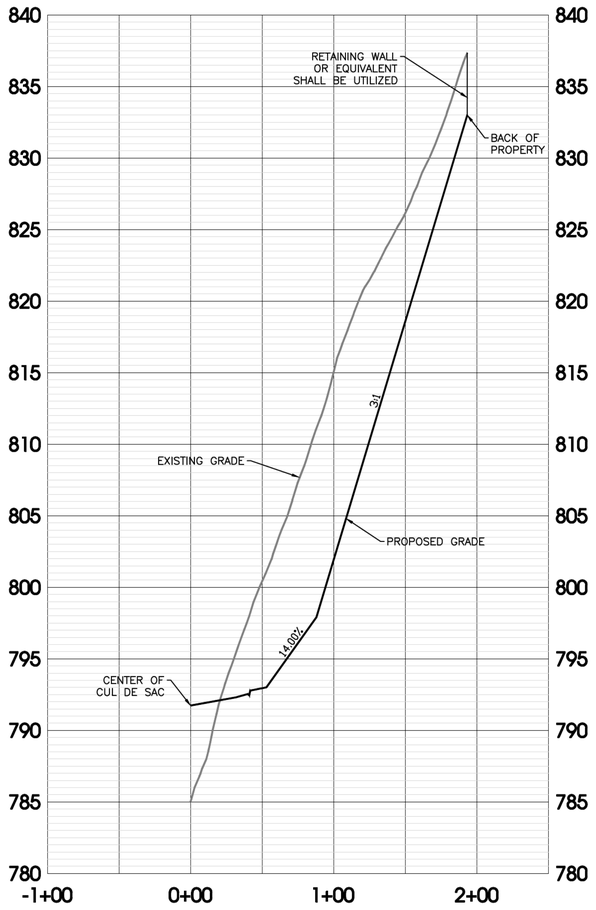
JOB NO. 86398

SHEET: C1.6

387



388



Note: All Lots Are Buildable. Walkout Basement/Garage Or Alternative Will Be Used.

SITE ENGINEERING CONSULTANTS

SEC, Inc.

[redacted]

Villages At Woodland Hills

La Vergne, Tennessee

Cross Sections

REVISED:
3-18-24: PC Comments
1-19-2026

DRAWN: SJA

DATE: 1-30-2023

CHECKED:
MAT

FILE NAME:
86398ConceptSub

SCALE:
1"=50' Horiz
1"=5' Vert

JOB NO.
86398

SHEET:
C1.7

Planning Commission Report
Meeting: February 24, 2026

City of La Vergne

Item #: 10. **Final Plat - Arbor Ridge, Section 4 - 47 Lots on 9.10 Acres. Requested by SEC, Inc. Property located at 927 Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes, LLC.**

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

Summary:
On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Secton 4 located on 9.10 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows 46 or 47 new lots with two (2) common areas. The common areas are 0.81 acres and the residential lots comprise the remaining acreage. Also shown is the layout of a new street, Large Poppy Drive.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

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

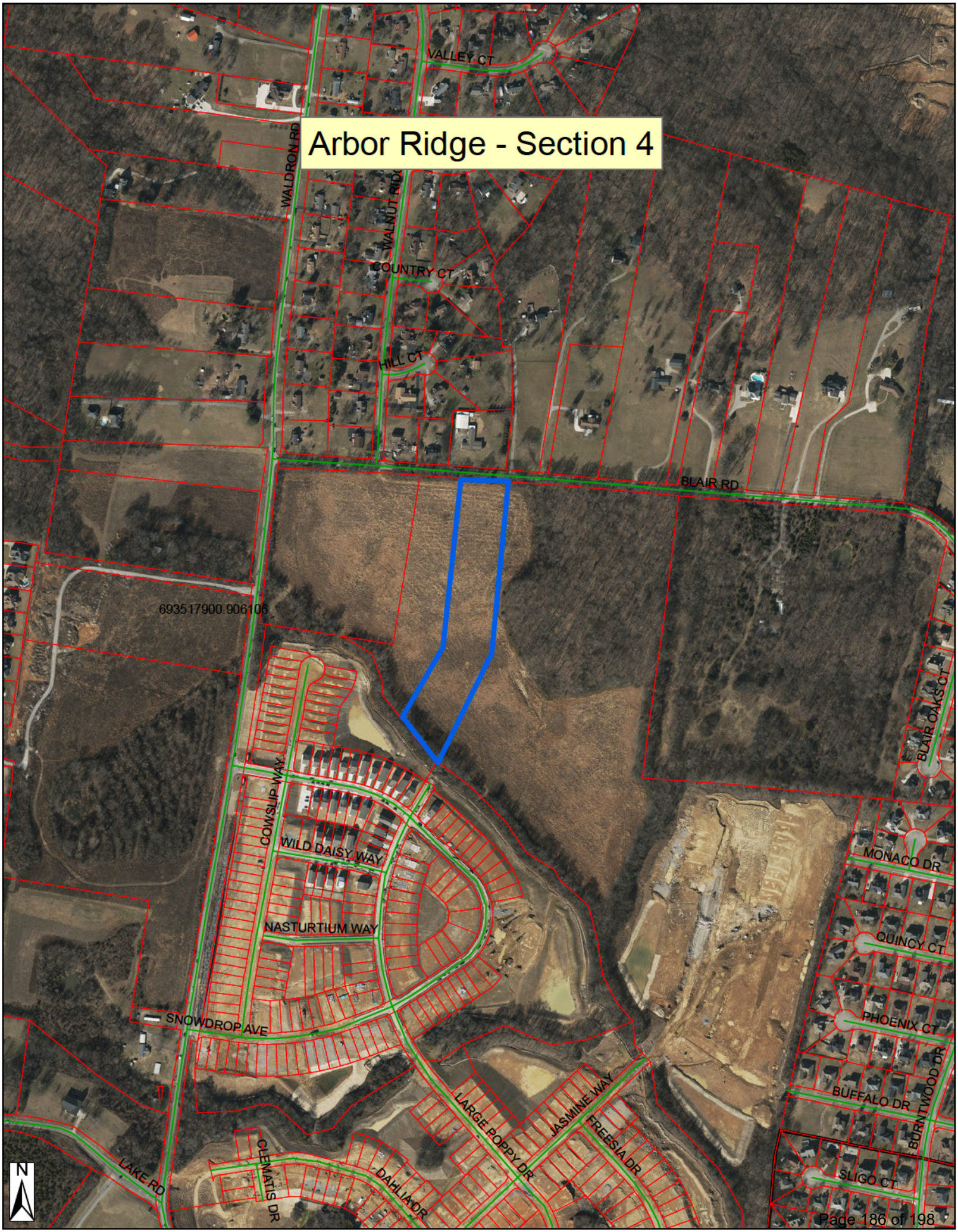
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments

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.

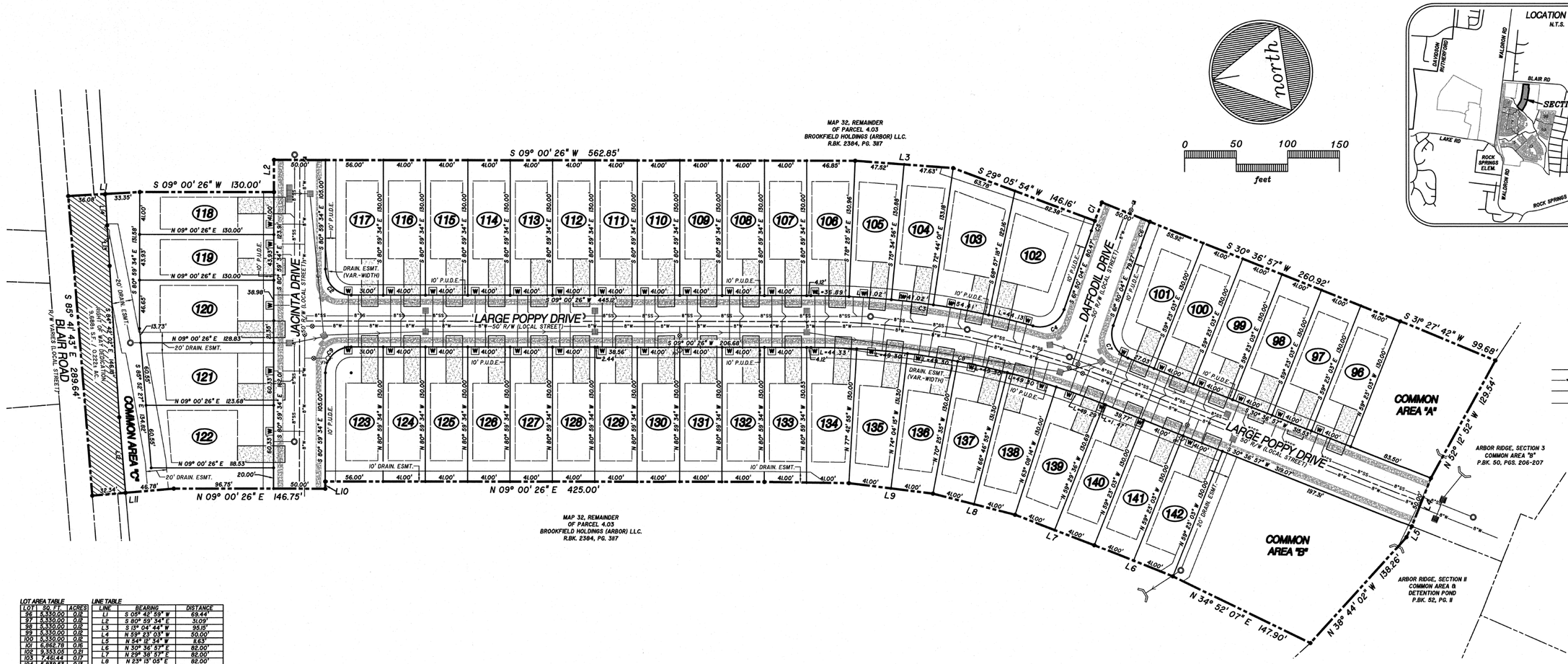

Arbor Ridge - Section 4
VALLEY CT
WALDRON RD
WALNUT RID
COUNTRY CT
HILL CT
BLAIR RD
693517900.906106
COWSLIP WAY
WILD DAISY WAY
NASTURTIUM WAY
SNOWDROP AVE
LAKE RD
CLEMATIS DR
DAHLIA DR
LARGE POPPY DR
JASMINE WAY
FREESIA DR
BLAIR OAKS CT
MONACO DR
QUINCY CT
PHOENIX CT
BUFFALO DR
BURNTWOOD DR
SLIGO CT
N


Arbor Ridge - Section 4
HILL CT
WALDRON RD
WALNUT RIDGE DR
BLAIR RD
693517900:906106
COWSLIP WAY
SNOWDROP AVE
LARGE POPPY DR
WILD DAISY WAY
N





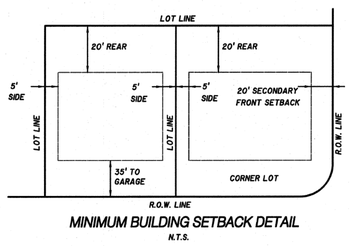




LOT AREA TABLE			
LOT	SQ. FT.	ACRES
96	5,330.00	0.12
97	5,330.00	0.12
98	5,330.00	0.12
99	5,330.00	0.12
100	5,330.00	0.12
101	6,862.78	0.16
102	9,353.05	0.21
103	7,461.44	0.17
104	5,839.53	0.13
105	5,788.66	0.13
106	5,722.49	0.13
107	5,330.00	0.12
108	5,330.00	0.12
109	5,330.00	0.12
110	5,330.00	0.12
111	5,330.00	0.12
112	5,330.00	0.12
113	5,330.00	0.12
114	5,330.00	0.12
115	5,330.00	0.12
116	5,330.00	0.12
117	7,145.87	0.16
118	5,330.00	0.12
119	5,700.91	0.13
120	7,834.81	0.18
121	7,616.92	0.17
122	7,326.03	0.17
123	7,145.87	0.16
124	5,330.00	0.12
125	5,330.00	0.12
126	5,330.00	0.12
127	5,330.00	0.12
128	5,330.00	0.12
129	5,330.00	0.12
130	5,330.00	0.12
131	5,330.00	0.12
132	5,330.00	0.12
133	5,340.81	0.12
134	5,834.54	0.13
135	5,906.75	0.14
136	5,906.75	0.14
137	5,906.75	0.14
138	5,906.75	0.14
139	5,893.50	0.14
140	5,359.66	0.12
141	5,330.00	0.12
142	5,330.00	0.12
CA-A	6,644.10	0.27
CA-B	23,708.63	0.54
CA-C	10,363.53	0.24
ROW	77,418.72	1.78
Total	397,149.61	9.12

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05° 42' 59" W	69.44'
L2	S 80° 59' 34" E	31.09'
L3	S 13° 04' 44" W	95.15'
L4	N 59° 23' 03" W	50.00'
L5	N 54° 12' 34" W	8.63'
L6	N 30° 36' 57" E	82.00'
L7	N 29° 36' 57" E	82.00'
L8	N 23° 13' 05" E	82.00'
L9	N 18° 25' 45" E	82.00'
L10	N 80° 59' 34" W	7.01'
L11	N 04° 07' 33" E	79.18'
L12	S 85° 53' 28" E	73.05'
L13	S 84° 36' 25" E	39.03'
L14	S 84° 17' 01" E	30.42'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	625.00'	001°44'43"	19.04'	S 60° 01' 45" E	19.04'
C2	25.00'	090°00'00"	39.27'	S 54° 00' 26" W	35.36'
C3	825.00'	015°06'08"	217.46'	S 16° 33' 30" W	216.83'
C4	25.00'	083°56'58"	37.50'	S 15° 31' 45" E	34.09'
C5	625.00'	000°55'57"	10.17'	S 61° 22' 05" E	10.17'
C6	575.00'	002°40'40"	26.87'	N 60° 29' 45" W	26.87'
C7	25.00'	069°33'00"	38.20'	S 74° 23' 27" W	34.59'
C8	775.00'	021°36'30"	292.28'	N 19° 48' 41" E	290.55'
C9	25.00'	090°00'00"	39.27'	N 35° 59' 34" W	35.36'



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

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 2384, PAGE 3126, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____

DEED REFERENCE:
TAX MAP 32, P/O PARCEL 4.03
RECORD BOOK 2384, PAGE 3126

MATTHEW CALDWELL, SENIOR ASSOCIATE
BROOKFIELD HOLDINGS (ARBOR) LLC

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 01-23-26 David A. Parker
REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. 2381

DAVID A. PARKER — REGISTERED LAND SURVEYOR — XVI — STATE OF TENNESSEE — 01-23-26 — TENNESSEE NO. 2381

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 4" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 4" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE 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 _____ NAME _____
SECRETARY, PLANNING COMMISSION

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 44 SINGLE FAMILY LOTS, 2 COMMON AREAS AND SANITARY SEWER AND WATER EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. ____, PG. ____, R.O.R.C., TN.
10. THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-.07.

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

OWNER/DEVELOPER:
STARTLIGHT HOMES TENNESSEE, LLC
[redacted]
FRANKLIN, TN 37064
CONTACT: MICHAEL STROBEL

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 6, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.04
R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR (PLANNED DENSITY RESIDENTIAL)
SECTION 4: 47 LOTS ON 9.10± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 SQ.FT. MINIMUM

FINAL PLAT

SECTION 4
ARBOR RIDGE SUBDIVISION

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

[redacted]

PROJ. # 18314.34	DATE: 1/26/26 REV:	FILE: 18314 Arbor Ridge S4	DRAWN BY: WCC	SCALE: 1" = 50'	SHEET 1 OF 1

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

February, 2026

Gary Lide
City of La Vergne Engineering Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: Arbor Ridge Subdivision Section 4
Opinion of Probable Cost for City Bonding
SEC No. 18314

Dear Gary,

Below is the Opinion of Cost for Items left to be completed:

1.	Listed Median of 3-quotes for pavement cost	$60,885
2.	SEC, Inc. Cost for As-Builts	$7,500
3.	General Erosion Control Maintenance	$5,000
4.	General Water and Sewer Maintenance	$5,000
5.	Contingency	$12,177

Total opinion of probable cost = $90,562.00

The pavement cost is based on the median bid cost across the three provided bid proposals. The listed median is $60,885.00 (Four Star) and the average cost was calculated to be $60,158.33, so a cost of $60,885.00 was used for pavement cost. A contingency of 20% of the pavement cost results to $12,177.00 based on the $60,885.00.

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-890-7901. My email address is [redacted]

Sincerely,

Aws L. Ahmed

Aws Ahmed, P.E.
SEC, Inc.

FOUR STAR PAVING

[redacted]

DATE: 02/13/26 **PROPOSAL #** _____

FROM: Boyd Berhow
JOB: Arbor Ridge Section 4

LOCATION: LaVergne, TN

Description	approx. Quantity	Unit	Unit Price	Total
Section 4				
Base 8"	4,510	SY	$ 14.80	$ 66,748.00
Prime	4,510	SY	$ 1.20	$ 5,412.00
Binder 2"	4,510	SY	$ 15.15	$ 68,326.50
Tack/ Surface 1.5" (BUDGET ONLY)	4,510	SY	$ 13.50	$ 60,885.00
Bituminous Adjustment (February 2025) - Reference Only	1	LS	$ (1,743.42)	$ (1,743.42)
		TOTAL		**$199,628.08**

Notes:
No concrete flat work.
No curb adjacent to concrete.
Tack/ Surface 1.5" price is for BUDGET ONLY. Materials not included in index adjustment.

EXCLUSIONS:
1. Any Subgrade Work
2. Engineering & Layout
3. Testing or its Expense
4. Bonds or Associated Fees
5. Rebar in Curbs
6. Utilities and/or Adjustments
7. Signs
8. Seeding or Sodding
9. Fees & Permits
10. Any work not specifically stated above.

Price is good through 05/31/26.
Quote is based on April 2022 TDOT Bituminous Index. ($659.17)
Prices will be adjusted in accordance with the TDOT Bituminous Index, based on the variance from the month the job was quoted to the month the work is done.

EARTHWORK & SITE UTILITIES BID PROPOSAL

Middle Tennessee Infrastructure, Inc.

[redacted]

Quote To: [redacted]
Company:
Phone:
Email:

Project Name: Arbor Ridge Sec 4 Paving
Project Address:
Plans Date:
Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Section 4 Asphalt				
105	Section 4 8" Base Stone	4,500.00	SY	18.42	82,890.00
106	Section 4 2" Binder	4,500.00	SY	17.55	78,975.00
107	Section 4 1.5" Topping	4,500.00	SY	15.60	70,200.00
	SECTION 4 ASPHALT TOTAL				**232,065.00**
GRAND TOTAL					**$232,065.00**

Eric J Ohnson

Proposal

PROJECT

Arbor Ridge Section 4 - Budget

DATE

02/13/2026

*Prices Valid for thirty (30) days.

Rogers Group, Inc.

[redacted]

[redacted]

Bid Item	Description	Quantity	UOM	Unit Price	Ext Price
1010	Base Stone 8"	4,490.000	SY	$ 15.50	$69,595.00
1020	Prime Coat and Chips	4,490.000	SY	$ 1.50	$6,735.00
1030	64-22 BM2 - 2"	4,490.000	SY	$ 13.25	$59,492.50
1040	Mobilization	1.000	LS	$12,400.00	$12,400.00
				Base Stone and Binder	**$148,222.50**
1060	Tack Coat	4,490.000	SY	$ 0.40	$1,796.00
1070	64-22 E Mix - 1.5"	4,490.000	SY	$ 11.00	$49,390.00
1080	Mobilization	1.000	LS	$3,800.00	$3,800.00
1090	Pavement Markings	1.000	LS	$2,800.00	$2,800.00
				E Mix	**$57,786.00**
Grand Total:					**$206,008.50**

Special Conditions:

**This Proposal is good for only 90 days from the date listed above, all material and subcontractor items are subject to increase after this date.*

- This quote is based on the TDOT Bituminous Index. Monthly progress billing for this work will be increased/decreased by the quantity of liquid asphalt used on the project. Bid Index is: $ 601.54 (July 2025)
- Plans by: SEC, Inc. / Date: 9/27/2024
- Special Note: This proposal is based on the inclusion of asphalt pavement placed upon base stone supplied or installed by Rogers Group, Inc.
- (2) base stone and (2) paving mobilization are included. Additional mobilizations will be $3,500.00.
- Layout is excluded from pricing. RGI will require 2 Ft. offset stakes by others.
- Subgrade to be +/-.1 Ft. average and properly compacted by others.
- Fixed point tie-ins to be in place prior to mobilization to site.
- Topping/Surface Mix is excluded.
- Site Signage are excluded.

- RGI will not be responsible for failures caused by the construction activities of others.
- All pavement repair, utility patching, etc. are excluded unless specifically listed above.
- Asphalt Industry recommends at least 1% drainage for asphalt surfaces. Design grades or existing condition constraints of less than 1% will increase chances of ponding water. RGI cannot guarantee zero ponding on finished surfaces less than 1%.
- Permits, bonds, testing, etc. are excluded from pricing.
- **All fees for third party payment and administrative service providers (i.e. Textura, Etc.) will be payable to Rogers Group, Inc. on the following billing cycle as a direct pass through. Proof of the transaction fee will be provided with our invoice.**
- This proposal shall be included in any contract signed between Rogers Group, Inc. and Owner.
- Pricing is based on a mutually agreeable contract between Rogers Group, Inc. and GC/Owner.
- Rogers Group, Inc., will perform no paving in January or February of any year.

Quotation prepared by: Andy Burton - Estimator

To accept this quotation, sign here and return: Andy Burton

Name: Andy Burton

Title: Estimator

Date: 2/13/2026

TERMS & CONDITIONS

Final and complete payment for all Work performed hereunder shall be made not later than fifteen (15) days after the completion of Work or delivery of materials. Interest at the highest legal rate allowable under the laws of the jurisdiction in which the contract is executed or one and one-half percent (1.5%) per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

RGI shall not become obligated to perform the Work called for under this contract until customer credit has been checked and approved by our Credit Department. If credit conditions become unsatisfactory at any time prior to our completion of the Work hereunder, RGI shall be furnished adequate security upon our request.

Any deviations from the specifications or modification of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. Any increase or decrease in the contract price resulting from such change shall be included in such writing.

RGI shall be provided with suitable access to the work area. If RGI's Work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit RGI to perform its Work hereunder in a normal uninterrupted single-shift operation.

Unless a time for the performance of RGI's Work is specified, RGI shall undertake it in the course of our normal operating schedule. RGI shall not be liable for any failure to undertake or complete the Work for causes beyond our control, including but not limited to fire, flood or other casualty; labor disputes or other disagreements; and accidents or other mishaps, whether affecting this work or other operations in which RGI is involved, directly or indirectly.

If for causes beyond our control our Work is not complete within twelve (12) months after the date of your acceptance of this proposal, RGI may cancel this agreement at any time thereafter on ten (10) days' notice. In such event RGI shall be (I) relieved of any further obligation with respect to the balance of the Work; and (II) entitled to receive final and complete payment for all Work performed to the date of cancellation within fifteen (15) days thereafter.

RGI shall not be responsible for, and customer agrees to hold RGI, its officers, directors, successors, assigns, agents, and employees, harmless from and indemnify them against, any liability resulting from damages to utilities or other facilities or objects buried beneath the surface; damages to sidewalks, driveways or injuries resulting from hazardous or toxic waste within the Work area. It is further understood that RGI shall not be responsible for any damage or deterioration of any of its work, whether completed or in process, resulting from any cause or causes beyond our control, including but not limited to failure of sub-grade or failure or inadequacy due to the work of others, whether or not such failure or inadequacy was or could have been known at the time our Work was undertaken.

You agree to indemnify and save RGI, its officers, directors, successors, assigns, agents, and employees harmless from and against all loss, damage, costs, expenses and attorney's fees of every kind whatsoever which may occur on account of any breach by you of this contract. This agreement shall be governed by and construed under the law of the state in which the Work is to be performed.

Company	Section 4
Four Star	$60,885.00
MTI	$70,200.00
Rogers	$49,390.00
Average	$60,158.33

Pavement	$60,885.00
As-Built	$7,500.00
EPSC	$5,000.00
W/S Maint.	$5,000.00
Contingency 20%	$12,177.00
Total	$90,562.00